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| **CÔNG TY CỔ PHẦN SJ GROUP**<br>**SJ GROUP JOINT STOCK COMPANY** | **CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**<br>**Độc lập - Tự do - Hạnh phúc**<br>**THE SOCALIST REPUBLIC OF VIETNAM**<br>**Independence – Freedom - Happiness** |
| Số: 30 /CBTT-SJG<br>No: 30 /CBTT-SJG | *Hà Nội, ngày 05 tháng 11 năm 2026*<br>*Ha Noi, day 05 month 11 year 2026* |

Người ký: CÔNG TY CỔ PHẦN SJ GROUP
Email: info@sjgroup.vn
Thời gian ký: 05.11.2026 14:33:35 +07:00

# CÔNG BỐ THÔNG TIN BẤT THƯỜNG
## *EXTRAORDINARY INFORMATION DISCLOSURE*

Kính gửi: Sở Giao dịch Chứng khoán TPHCM
*To: Hochiminh Stock Exchange*

1. Tên tổ chức/*Name of organization*: Công ty Cổ phần SJ GROUP (SJ GROUP)

- Mã chứng khoán/*Stock code:* SJS

- Địa chỉ/*Address:* Ô đất CT6, Khu Đô thị mới Nam An Khánh, xã An Khánh, thành phố Hà Nội, Việt Nam / *Land lot CT6, Nam An Khanh Urban Area, An Khanh Commune, Hanoi City, Vietnam.*

- Điện thoại liên hệ/*Tel:* 0243 7684504/7684505/7684506

- Email: info@sjgroups.com.vn

2. Nội dung thông tin công bố/*Contents of disclosure*:

Công ty cổ phần SJ Group công bố thông tin: Thông báo phát hành cổ phiếu để trả cổ tức số 635/ TB-SJG-TCĐT ngày 05 tháng 11 năm 2026 / *SJ Group Joint Stock Company hereby discloses the following information: Notice of Share Issuance for Dividend Payment No. 635 /TB-SJG-TCĐT dated November 05th, 2026.*

*(*Chi tiết như tài liệu đính kèm/ *Details as in the attached documents)*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 05/11/2026 tại đường dẫn www.sjgroups.com.vn/ *This information was published on the company's website on 05/11/2026 (date), as in the link www.sjgroups.com.vn/*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm / *Attached documents:*

- Thông báo số 635 / TB-SJG-TCĐT
*Notice No.* 635 / TB-SJG-TCĐT

**Đại diện tổ chức**
***Organization representative***
Người UQ CBTT
*Person authorized to disclose information*

CÔNG TY CỔ PHẦN SJ GROUP

**NGUYỄN HẢI NINH**

**SJ GROUP JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM**
**Independence – Freedom – Happiness**

No: 635 / TB-SJG-TCĐT

*Hanoi, November ..05, 2026*

# NOTICE
# OF STOCK ISSUANCE FOR DIVIDEND PAYMENT

## I. INTRODUCTION TO THE ISSUER

1. Name of the issuer: SJ GROUP JOINT STOCK COMPANY
2. Abbreviated name: SJ GROUP JOINT STOCK COMPANY
3. Head office address: Plot CT6, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi City.
4. Phone number: (024) 3768 450 4
   Fax: None
   Website: sjgroups.com.vn
5. Charter capital: 2,974,748,280,000 VND (Two trillion, nine hundred seventy-four billion, seven hundred forty-eight million, two hundred eighty thousand dongs)
6. Stock symbol: SJS
7. Where payment account is opened: Viet A Commercial Joint Stock Bank - Hanoi Branch

   Account number: 7999 9999
8. Enterprise Registration Certificate: No. 0101399461 initially issued by Hanoi Authority for Planning and Investment on August 8, 2003, and the 16th amendment on May 14, 2026, issued by Hanoi Department of Finance.

- Main business lines: Real estate business, land use rights belonging to owners, users or renters. Industry code: 6810
- Main products/services: Real estate and related services.

9. Establishment and operation license No.: None

## II. ISSUANCE PLAN

1. Stock name: SJ GROUP Joint Stock Company's Stock.
2. Stock type: Common stock.
3. Total number of issued shares: 297,474,828 shares *(Two hundred ninety-seven million four hundred seventy-four thousand eight hundred twenty-eight shares).*
4. Number of outstanding shares: 297,474,828 shares *(Two hundred ninety-seven million four hundred seventy-four thousand eight hundred twenty-eight shares).*

5. Number of treasury shares: 0 shares *(zero shares).*
6. Expected number of shares to be issued : 29,747,483 shares *(Twenty-nine million seven hundred forty-seven thousand four hundred eighty-three shares).*
7. Total issuance value at par value: 297,474,830,000 VND *(Two hundred ninety-seven billion four hundred seventy-four million eight hundred thirty thousand dong).*
8. Execution ratio: 100:10 (on the record date to close the list of shareholders to exercise their rights, a shareholder owning 100 shares at the record date will receive 10 newly issued shares).
9. Source of capital for issuance: From undistributed after-tax profit on the 2025 audited consolidated financial statements.
10. Plan for handling fractional shares: The number of additionally issued shares when distributed to Shareholders, according to the execution ratio, will be rounded down to the nearest whole number. The fractional shares arising from rounding down (if any) will be cancelled.

    *Example: Shareholder A is on the list of shareholders receiving dividends in shares, whereby shareholder A owns 115 SJS shares. Thus, the number of dividend shares shareholder A will receive is 115 * 10% = 11.5, which is rounded down to 11 shares, and the 0.5 fractional share will be cancelled.*
11. Final registration date for rights allocation: The record date for stock dividend entitlement coincides with the record date for the exercise of rights to purchase shares offered to existing shareholders.

***Recipient:***
- SSC;
-HOSE;
- Shareholders;
- BOD, BOM;
- Supervisory Board, Internal Audit;
- Save Chairman's Office.

**SJ GROUP JOINT STOCK COMPANY**
**CHAIRMAN**

M.S.D.N:0101399461 - C.T.C.P
CÔNG TY CỔ PHẦN SJ GROUP
THÀNH PHỐ HÀ NỘI

**BUI QUANG BACH**