CÔNG TY CỔ PHẦN SJ GROUP **SJ GROUP JOINT STOCK COMPANY**	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** **THE SOCALIST REPUBLIC OF VIETNAM** **Independence – Freedom - Happiness**
Số: 31 /CBTT-SJG No: 31 /CBTT-SJG	*Hà Nội, ngày 10 tháng 11 năm 2026* *Ha Noi, day 10 month 11 year 2026*

Người ký: CÔNG TY CỔ PHẦN SJ GROUP
Email: info@sjgroup.vn
Thời gian ký: 10.11.2026 09:58:40 +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: Giấy chứng nhận Đăng ký chào bán thêm cổ phiếu ra công chúng số 670/GCN-UBCK ngày 09 tháng 11 năm 2026 của Ủy ban Chứng khoán nhà nước cấp cho Công ty cổ phần SJ GROUP/ *SJ Group Joint Stock Company hereby discloses the information: The Certificate of Registration for an Additional Public Offering of Shares, No. 670/GCN-UBCK, issued on November 9, 2026 by the State Securities Commission to SJ Group Joint Stock Company.*

*(*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 10/11/2026 tại đường dẫn www.sjgroups.com.vn/ *This information was published on the company's website on 10/11/2026 (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:*

- Giấy chứng nhận số 670 / GCN-UBCK
Certificate *No.* 670 / GCN-UBCK

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

CÔNG TY CỔ PHẦN SJ GROUP

NGUYỄN HẢI NINH

MINISTRY OF FINANCE
STATE SECURITIES COMMISSION

No.: 670 /GCN-UBCK

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, November 09,2026

CERTIFICATE
Registration for an Additional Public Offering of Shares

THE CHAIRPERSON OF THE STATE SECURITIES COMMISSION

Pursuant to the Law on Securities No. 54/2019/QH14, as amended and supplemented by Law No. 56/2024/QH15 (hereinafter referred to as the "Law on Securities");

Pursuant to Government Decree No. 155/2020/ND-CP detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/ND-CP;

Pursuant to Circular No. 118/2020/TT-BTC of the Minister of Finance guiding certain matters relating to securities offering and issuance, public tender offers, share repurchases, registration of public companies and cancellation of public company status, as amended and supplemented by Circular No. 115/2025/TT-BTC;

Pursuant to Decision No. 686/QD-BTC dated February 28, 2025 of the Ministry of Finance stipulating the functions, duties, powers and organizational structure of the State Securities Commission;

Having considered the application for registration of an additional public offering of shares submitted by SJ Group Joint Stock Company;

At the proposal of the Head of the Securities Offering Management Department.

DECIDES:

Article 1. A Certificate of Registration for an Additional Public Offering of Shares is hereby granted to:

SJ GROUP JOINT STOCK COMPANY

- Name in foreign language: SJ Group.
- Head office: Land Lot CT6, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi, Vietnam.
- Enterprise Registration Certificate for a joint stock company No. 0101399461, first issued by the Hanoi Department of Planning and Investment on August 8, 2003, and amended for the 16th time by the Hanoi Department of Finance on May 14, 2026.
- Charter capital: VND 2,974,748,280,000 (Two trillion nine hundred seventy-four billion seven hundred forty-eight million two hundred eighty thousand Vietnamese dong).

Article 2. The shares of SJ Group Joint Stock Company are registered for public offering on the following terms:

1. Type of shares: Ordinary shares;
2. Par value per share: VND 10,000 (Ten thousand Vietnamese dong)
3. Total number of shares offered: 200,000,000 shares (Two hundred million shares);
4. Total value of the shares offered, calculated at par value: VND 2,000,000,000,000 (Two trillion Vietnamese dong);
5. Distribution period: Within 90 days from the effective date of the Certificate of Registration for the Offering;
6. Distribution method: In accordance with the plan set out in the Prospectus;
7. Advisory organization: National Securities Joint Stock Company.

Article 3. SJ Group Joint Stock Company and the organizations and individuals involved in the application shall comply with Article 11a of the Law on Securities and Clause 1, Article 6 of Decree No. 155/2020/ND-CP, as amended and supplemented by Point b, Clause 3, Article 1 of Decree No. 245/2025/ND-CP.

Article 4. The State Securities Commission shall receive and process the application in accordance with Clause 2, Article 11a of the Law on Securities and Point d, Clause 1, Article 6 of Decree No. 155/2020/ND-CP, as amended and supplemented by Point b, Clause 3, Article 1 of Decree No. 245/2025/ND-CP.

Article 5. This Certificate is made in five (05) original copies, of which: one (01) copy is issued to SJ Group Joint Stock Company, two (02) copies are retained by the State Securities Commission, one (01) copy is sent to the Ho Chi Minh City Stock Exchange, and one (01) copy is sent to the Vietnam Securities Depository and Clearing Corporation. This Certificate shall take effect from the date of signing./.

PP.CHAIRPERSON
VICE CHAIRPERSON

(Signed and stamped)

Hoang Van Thu