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: 34 /CBTT-SJG No: 34 /CBTT-SJG	*Hà Nội, ngày 19 tháng 11 năm 2026* *Ha Noi, day 19 month 11 year 2026*

Người ký: CÔNG TY CỔ PHẦN SJ GROUP
Email: info@sjgroup.vn
Thời gian ký: 19.11.2026 16:39:53 +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 về Ngày đăng ký cuối cùng để thực hiện quyền mua chứng khoán của cổ đông hiện hữu theo Thông báo số 662/TB-SJG-TCĐT ngày 19 tháng 11 năm 2026./ *SJ Group Joint Stock Company hereby announces the final registration date for the exercise of share purchase rights by existing shareholders pursuant to Notice No. 662/TB-SJG-IR dated November 19, 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 19/11/2026 tại đường dẫn www.sjgroups.com.vn/ *This information was published on the company's website on 19/11/2026 (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 662/ TB-SJG-TCĐT
Notice No. 662 / 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

No.: 662 /TB-SJG-TCĐT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 19 November 2026

NOTICE

Regarding the final registration date for exercising the rights to purchase securities offered to existing shareholders

To: Vietnam Securities Depository and Clearing Corporation

Name of securities registration organization: SJ GROUP JOINT STOCK COMPANY
Trading name: SJ GROUP JOINT STOCK COMPANY
Head office: CT6 Lot, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi City.
Telephone: (024) 3768 4504 Fax: None

We hereby notify the Vietnam Securities Depository and Clearing Corporation (VSDC) of the final registration date for preparing the list of holders of the following securities:

Name of securities: Shares of SJ Group Joint Stock Company
Securities code: SJS
Type of securities: Ordinary shares
Par value: VND 10,000/share
Stock exchange: HOSE
Final registration date: 07 December 2026

1. Reasons and purposes

- To exercise the rights to purchase additional shares offered to existing shareholders.

2. Specific details

Exercise of rights to purchase shares:

- Expected number of securities to be issued: 200,000,000 (Two hundred million) securities;
- Issue price: VND 10,000 (Ten thousand dong) per security;
- Exercise ratio: 100:67.23 (As of the final registration date for preparing the list of shareholders entitled to exercise the rights, each shareholder holding 01 share will receive 01 share purchase right; every 100 rights will entitle the holder to purchase 67.23 newly issued shares).
- Rounding method, treatment of fractional shares, and handling of shares not fully subscribed for (if any):
  + Rounding method: The number of shares each shareholder is entitled to receive in the issuance shall be rounded down to the nearest whole share.

(Example: On the final registration date, shareholder A holds 100 shares. The number of shares that shareholder A is entitled to purchase is 100 x 67.23/100 (equivalent to the exercise ratio of 100:67.23) = 67.23 shares. After rounding down to the nearest whole share, shareholder A is entitled to purchase 67 shares, fractional shares are 0,23 shares.)

+ Treatment of fractional shares: Any fractional shares arising shall be allocated to other investors by the Board of Directors in accordance with applicable regulations.
+ Handling of shares that are not fully subscribed for (if any):

  The Board of Directors, as authorized by the General Meeting of Shareholders, shall handle any shares that remain unsubscribed as follows:

  - Have the right to offer the shares not subscribed for by shareholders and/or transferees of the pre-emptive purchase rights to other investors, on terms no more favorable than those offered to existing shareholders, in order to ensure that the entire offered share issue is completed.
  - Ensure that any offering to the other investors mentioned above complies with the cross-ownership provisions in Clause 2, Article 195 of the Law on Enterprises No. 59/2020/QH14 and other applicable laws and regulations.
+ Fractional shares arising from rounding and shares not fully subscribed for that are offered to other investors shall be subject to transfer restrictions for one (01) year from the closing date of the offering.
+ The handling of fractional shares arising from rounding and shares not fully subscribed for shall comply with Article 42 of Decree No. 155/2020/ND-CP dated 31 December 2020, Clause 2, Article 195 of the Law on Enterprises, and other relevant applicable laws and regulations.
+ If the statutory distribution period for the shares expires (including any extension, if granted) and there are still undistributed shares, such remaining shares shall be cancelled.

- Regulations on transfer of share purchase rights:
  + Period for transfer of share purchase rights: From 14 December 2026 to 28 December 2026.
  + Share purchase rights may be transferred only once. The transferee may not further transfer the rights to a third party. The transferor and transferee shall agree on the transfer price and payment for the transfer of the rights. The time limit and procedures for transferring these rights shall be announced by the Company's Board of Directors at the time of the offering.
  + Share purchase rights may be split for transfer to multiple different investors, as agreed by the two parties.
  + Any transfer of share purchase rights to foreign investors must ensure compliance with the foreign ownership ratio prescribed in Article 77 of the Law on Securities No. 54/2019/QH14.
- Regulations on subscription for securities:

+ Subscription registration and payment period: From 14 December 2026 to 04 January 2027.
+ The subscribed securities shall be freely transferable.

- Place of implementation:
  + For deposited securities: Holders shall carry out procedures for transferring share purchase rights, registering to subscribe for shares, and paying for subscribed shares at the depository members where their securities accounts are maintained.
  + For non-deposited securities: Holders shall carry out procedures for transferring share purchase rights, registering to subscribe for shares, and paying for the shares at the head office of SJ Group Joint Stock Company during business hours from Monday to Friday (morning: 9:00 a.m. – 11:30 a.m.; afternoon: 2:00 p.m. – 4:30 p.m.) and present their citizen identity cards at the following address:

    SJ Group Joint Stock Company

    Address: CT6 Lot, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi City

    Telephone: (024) 3768 4504 Fax: None
- Information on the blocked account for subscription payments:
  + Account holder: SJ Group Joint Stock Company
  + Account No.: 01388322
  + Bank: Viet A Commercial Joint Stock Bank – Hanoi Branch

VSDC is kindly requested to prepare and send our Company the list of securities holders as of the above-mentioned final registration date via VSDC's electronic communication portal.

LEGAL REPRESENTATIVE

CHAIRMAN OF THE BOARD OF DIRECTORS

Recipients:

- As above;
- Ho Chi Minh City Stock Exchange;
- Filed: Administration.

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

Bui Quang Bach

**** Enclosures***

- *Copy of the document evidencing disclosure of information on the final registration date for preparing the list of shareholders entitled to exercise their rights;*

- *Copy of the 2026 Annual General Meeting of Shareholders' Resolution No. 01/NQ-SJG-DHĐCĐ2026 dated 23 April 2026 and the SJ Group JSC Board of Directors' Submission No. 10/TTr-SJG-HĐQT dated 23 April 2026;*
- *Copy of the Board of Directors' Resolution No. 138/NQ-SJG-HĐQT dated 22 August 2026;*
- *Copy of the Board of Directors' Resolution No. 163/NQ-SJG-HĐQT dated 20 October 2026;*
- *Copy of the Board of Directors' Resolution No. 174/NQ-SJG-HĐQT dated 16 November 2026;*
- *Copy of the Certificate of Registration for Public Offering of Shares No. 670/GCN-UBCK issued by the State Securities Commission on 09 November 2026;*
- *Copy of the Prospectus for the additional public offering of shares under the Certificate of Registration for Public Offering of Shares No. 670/GCN-UBCK issued by the State Securities Commission on 09 November 2026.*