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: 33 /CBTT-SJG No: 33 /CBTT-SJG	*Hà Nội, ngày 16 tháng 11 năm 2026* *Ha Noi, day 16 month 11 year 2026*

Người ký: CÔNG TY CỔ PHẦN SJ GROUP
Email: info@sjgroup.vn
Thời gian ký: 16.11.2026 17:35:19 +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 việc Chào bán cổ phiếu ra công chúng gồm các văn bản của Công ty như sau / *SJ Group Joint Stock Company hereby discloses information regarding its public offering of shares, comprising the following documents issued by the Company*:

- Thông báo chào bán cổ phiếu ra công chúng số 655/TB-SJG-TCĐT ngày 16 tháng 11 năm 2026/*Notice of Public Offering of Shares No 655/TB-SJG-TCĐT dated 16 November 2026*
- Bản cáo bạch và các phụ lục đính kèm/ *The Prospectus and its appendices*

(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 16/11/2026 tại đường dẫn www.sjgroups.com.vn/ *This information was published on the company's website on 16/11/2026 (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:*

- Theo nội dung thông tin công bố/ *Based on the disclosed information*

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

CÔNG TY CỔ PHẦN SJ GROUP

NGUYỄN HẢI NINH

SJ JOIN STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM
	Independence – Freedom – Happiness
No: 655/TB-SJG-TCĐT	*Hanoi, date 16 month 11 year 2026*

NOTICE OF PUBLIC OFFERING OF SHARES

Certificate of Registration for Public Offering of Shares No.670/GCN-UBCK issued by the Chairperson of the State Securities Commission on November 09, 2026.

I. INTRODUCTION TO THE ISSUER

1. Name of the issuer *(full):* SJ Group Joint Stock Company
2. Abbreviation: 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 4504 Number fax: No 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 dong)
6. Stock symbol: SJS
7. Where to open a payment account: Viet A Commercial Joint Stock Bank – Hanoi Branch
   - Account number : 7999 9999
8. Enterprise Registration Certificate No. 0101399461, initially issued by the Hanoi Department of Planning and Investment on August 8, 2003, with the 16th amendment issued on May 14, 2026, by the Hanoi Department of Finance.
   - Main business activities: Real estate business, land use rights belonging to the owner, user or lessee – Industry code 6810
   - Main products/services: Real estate and related services.
9. Establishment and operation license (if applicable according to specialized laws): None

II. PURPOSE OF THE OFFERING

The investment in the Van La residential area will be implemented in accordance with Resolution No. 01/NQ-SJG-ĐHĐCĐ2026 dated April 23, 2026, of the Annual General Meeting of Shareholders of SJ Group Joint Stock Company.

III. OFFERING PLAN

1. Stock name: Shares of SJ Group Joint Stock Company
2. Type of stock: common stock
3. Number of shares offered: 200,000,000 shares, including:
   - Number of shares offered by the issuing organization: 200,000,000 stocks;
   - Number of shares offered to shareholders/owners/members: 0 shares.
4. Offering price: 10,000 VND/share.
5. Total value of capital raised: 2,000,000,000,000 dong, including:
   - The value of capital raised by the Issuer: 2,000,000,000,000 dong;
   - Value of capital raised from shareholders/owners/members: 0 dong.

6. Distribution method: Distribution to existing shareholders through the exercise of shareholder rights as detailed in the Prospectus.
7. Minimum number of subscriptions: No minimum order quantity.
8. Registration period for purchase:
   - Timeframe for receiving the right to purchase: From December 14, 2026 to December 28, 2026.
   - Registration period for placing orders: From December 14, 2026 to January 04, 2027.
9. Location for registering to purchase shares:
   - For shareholders with deposited securities: Holders may carry out procedures for the transfer of subscription rights, register their subscription, and make payment for the subscribed shares at the depository participants where their securities accounts are maintained.
   - For shareholders without deposited securities: Holders must complete the procedures for transferring the right to purchase, register the subscription at the Company's Office (according to Section 13a), and deposit the purchase price into the blocked account (according to Section 11).
10. Timeframe for receiving payment for shares: From December 14, 2026 to January 04, 2027.
11. The blocked account for receiving funds from the stock purchase:
    - SJ Group Joint Stock Company
    - Account number: 01388322
    - Open at: Viet A Commercial Joint Stock Bank – Hanoi Branch.
12. Related organizations:
    - Consulting firm: National Securities Joint Stock Company
    - Auditing firm: ERNST & YOUNG Vietnam Co., Ltd.
13. Location for the publication of the Prospectus:

a) SJ Group Joint Stock Company

- Address: Plot CT6, Nam An Khánh New Urban Area, An Khánh Commune, Hanoi City
- Phone: (024) 3768 4504 Website: sjgroups.com.vn/

b) Head office of National Securities Joint Stock Company

- Address: 5th Floor, Samsora Premier Building, 105 Chu Van An Street, Ha Dong Ward, Hanoi City
- Phone: 024 3944 5474 Fax: 024 3944 5475 Website: nsi.com.vn/

Recipients:
- SSC;
- Ho Chi Minh City Stock Exchange (HOSE);
- Shareholders;
- Board of Directors, Board of Management;
- Supervisory Board, Internal Audit Department;;
- Office (for filing).

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

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

Bui Quang Bach