



Số/No.: 406 /2026/CV- SMC

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

TP. HCM, ngày 08 tháng 09 năm 2026

CÔNG BỐ THÔNG TIN BẤT THƯỜNG EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi:

- Ủy Ban Chứng khoán Nhà Nước/ State Securities Commission of Vietnam
- Sở Giao dịch Chứng khoán Việt Nam/ Vietnam Exchange
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh /Hochiminh Stock Exchange

I. Tên tổ chức/Name of organization:

Công Ty Cổ Phần Đầu tư Thương mại SMC/ SMC Trading Investment Joint Stock Company

- Mã chứng khoán/Stock code: SMC
- Địa chỉ/Address: 124-126 Ung Văn Khiêm, Phường Thanh Mỹ Tây, TP. Hồ Chí Minh
124-126 Ung Van Khiem Street, Thanh My Tay Ward, HCM City
- Điện thoại/Tel.: (08) 3899 2299 Fax: (08) 3898 0909
- Email: smc@smc.vn

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

Công ty CP Đầu Tư Thương Mại SMC Công bố/ SMC Trading Investment Joint Stock Company hereby discloses the following information:

1. Nghị quyết HĐQT ngày 08.09.2026 thông qua việc bổ sung tài liệu trình ĐHCĐ bất thường năm 2026/ Board of Directors' Resolution dated September 08, 2026 approving the addition of documents to be submitted to the 2026 Extraordinary General Meeting of Shareholders.
2. Tờ trình về việc bổ sung ngành, nghề kinh doanh và sửa đổi, bổ sung Điều lệ Công ty/ Proposal on the addition of business lines and amendments and supplements to the Company Charter.

III. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 08/09/2026 tại đường dẫn: <https://smc.vn>

/This information was published on the company's website on 08/09/2026 (date), as in the link: <https://smc.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.*

CÔNG TY CP ĐẦU TƯ THƯƠNG MẠI SMC
SMC TRADING INVESTMENT JOINT STOCK COMPANY
Người được ủy quyền CBTT/ *Organization representative*
Phó Tổng giám đốc/ *Deputy General Director*



NGUYỄN NGỌC Ý NHI

No.: 405/2026/NQ-HĐQT

Ho Chi Minh City, date 08 month 09 year 2026

RESOLUTION OF THE BOARD OF DIRECTORS

Re: Approval of additional contents and documents to be submitted to the 2026 Extraordinary General Meeting of Shareholders regarding the addition of business line - VSIC Code 6810

BOARD OF DIRECTORS SMC TRADING INVESTMENT JOINT STOCK COMPANY

Pursuant to:

- *The prevailing Law on Enterprises and its implementing regulations;*
- *The prevailing Law on Securities and its implementing regulations;*
- *The current Charter on organization and operation of SMC Trading Investment Joint Stock Company;*
- *The Company's business and production needs, efficient asset utilization, and restructuring and development orientation;*
- *The Proposal on the addition of business lines and amendment and supplementation of the Company's Charter, proposed to be submitted to the 2026 Extraordinary General Meeting of Shareholders;*
- *The Minutes of collecting opinions of members of the Board of Directors No. 404/2026/BBH-HĐQT dated 07/09/2026.*

RESOLVES:

Article 1. Approval of the proposal to add a business line for submission to the 2026 Extraordinary General Meeting of Shareholders

The Board of Directors unanimously approves the submission to the 2026 Extraordinary General Meeting of Shareholders for consideration and decision on the addition of the Company's business line as follows:

No.	Business line	VSIC Code
1	Real estate business, land-use rights belonging to owners, users or leased land	6810

Details: Real estate business, land-use rights belonging to owners, users or leased land in accordance with applicable laws.

Exclusion: Business involving land-use rights for cemeteries and graveyards.

The Company shall only conduct conditional business activities after fully satisfying the conditions prescribed by specialized laws from time to time.

This content is consistent with the Proposal intended to be submitted to the General Meeting of Shareholders, in which VSIC Code 6810 and the exclusion of business involving cemetery and graveyard land-use rights have been specifically identified.

Article 2. Approval of the addition of contents to the documents of the 2026

Extraordinary General Meeting of Shareholders

The Board of Directors unanimously approves the addition of the content specified in Article 1 of this Resolution to the Agenda and Documents of the Company's 2026 Extraordinary General Meeting of Shareholders, including but not limited to:

1. The Proposal to the Extraordinary General Meeting of Shareholders on the approval of the addition of business lines and the amendment and supplementation of the Company's Charter;
2. The Draft Resolution of the 2026 Extraordinary General Meeting of Shareholders supplemented with the corresponding contents;
3. Other relevant documents, appendices and contents serving the consideration and voting for approval by the General Meeting of Shareholders.

Article 3. Contents to be submitted to the General Meeting of Shareholders for consideration and approval

The Board of Directors unanimously agrees to submit to the 2026 Extraordinary General Meeting of Shareholders for consideration and voting on the following principal contents:

1. Addition of the business line “Real estate business, land-use rights belonging to owners, users or leased land - VSIC Code 6810”, excluding business involving land-use rights for cemeteries and graveyards;
2. Amendment and supplementation of the Company's Charter and relevant corporate governance documents to update the additional business line;
3. Review, determination and implementation of procedures relating to the maximum foreign ownership ratio of the Company arising from the addition of the business line;
4. Authorization of the Board of Directors to decide and organize the implementation of relevant procedures after approval by the General Meeting of Shareholders.

The proposed Proposal has identified that the addition of VSIC Code 6810 may give rise to a requirement to review the maximum foreign ownership ratio and authorizes the Board of

Directors to carry out procedures with the State Securities Commission of Vietnam (SSC), Vietnam Securities Depository and Clearing Corporation (VSDC), Ho Chi Minh Stock Exchange (HOSE) and relevant authorities.

Article 4. Authorization for implementation

The Board of Directors unanimously assigns and authorizes the Chairperson of the Board of Directors and/or the General Director of the Company to:

1. Finalize the Proposal, Draft Resolution and relevant documents for inclusion in the document set of the 2026 Extraordinary General Meeting of Shareholders;
2. Disclose, publish and supplement the meeting documents of the 2026 Extraordinary General Meeting of Shareholders in accordance with applicable laws;
3. Carry out necessary procedures with the State Securities Commission of Vietnam, Ho Chi Minh Stock Exchange, Vietnam Securities Depository and Clearing Corporation and other relevant authorities and organizations in accordance with regulations;
4. Proactively amend, supplement and finalize the contents, dossiers and documents upon request of competent state authorities, provided that such amendments and supplements do not alter the substance of the contents approved by the Board of Directors under this Resolution.

Article 5. Implementation provisions

1. This Resolution shall take effect from the date of signing.
2. Members of the Board of Directors, the Board of Management and relevant individuals and departments shall be responsible for implementing this Resolution.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS 
CHAIRMAN



PHAM HOANG ANH

No.: 403/2026/TT-DHĐCĐBT

Ho Chi Minh City, September 07, 2026

PROPOSAL TO THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

Re: Approval of the addition of a business line and amendments and supplements to the Company Charter

To: General Meeting of Shareholders of SMC Trading Investment Joint Stock Company

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and relevant amending, supplementing and replacing documents;*
- *The Law on Securities No. 54/2019/QH14 dated November 26, 2019 and relevant amending, supplementing and replacing documents;*
- *The Law on Investment and current implementing guidance documents;*
- *The Law on Real Estate Business and current implementing guidance documents;*
- *Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/ND-CP and relevant amending, supplementing and replacing documents;*
- *Current legal regulations on enterprise registration, business lines and market access conditions applicable to foreign investors;*
- *The current Charter on organization and operation of SMC Trading Investment Joint Stock Company;*
- *The Company's needs for production and business operations, asset utilization and development orientation in the coming period.*

The Board of Directors of SMC Trading Investment Joint Stock Company (the “Company” or “SMC”) respectfully submits to the 2026 Extraordinary General Meeting of Shareholders for consideration and approval the addition of a business line of the Company with the following specific contents:

I. NECESSITY OF ADDING THE BUSINESS LINE

Based on the actual operating situation, the need to effectively utilize existing resources and assets, and SMC's restructuring and business development orientation in the coming period, the Board of Directors considers the addition of a business line relating to real estate business necessary in order to:

1. Establish a legal basis for the Company to proactively utilize, manage, lease and efficiently use real estate, factories, warehouses, premises and other real estate assets under the Company's ownership, use rights or lawful exploitation rights;
2. Expand the scope of business activities in line with actual needs, the asset restructuring strategy and the Company's development orientation;
3. Enable the Company to flexibly manage, utilize and optimize the efficiency of asset use in compliance with current laws;
4. Complete the legal basis for the registered business lines so that the Company may conduct relevant activities when the need arises and fully satisfy the business conditions prescribed by law.

On that basis, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the addition of the Company's business line.

II. CONTENT OF THE ADDITIONAL BUSINESS LINE

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the addition of the following business line:

No.	Business line	Business code
1	Real estate business and land use rights belonging to owners, users or lessees	6810

Details: Real estate business and land use rights belonging to owners, users or lessees in accordance with law.

Excluding: Business in land use rights for cemeteries and graveyards.

The Company shall only conduct conditional business activities after fully satisfying the conditions prescribed by specialized laws from time to time.

Where the business registration authority or a competent state authority requires adjustment of the business line name, business code or detailed description in order to conform with the Vietnam Standard Industrial Classification or the laws in force at the time of carrying out the procedures, the General Meeting of Shareholders agrees to authorize the Board of Directors to decide on appropriate adjustments, provided that such adjustments do not alter the substance of the contents approved by the General Meeting of Shareholders.

III. AMENDMENTS AND SUPPLEMENTS TO THE COMPANY CHARTER

The General Meeting of Shareholders approves the amendments and supplements to the relevant contents of the Charter on organization and operation of SMC Trading Investment Joint Stock Company in order to update the business line specified in Section II of this Submission.

Accordingly, the list of the Company's business lines in the Charter and/or its appendices and relevant provisions shall be updated by adding:

“Real estate business and land use rights belonging to owners, users or lessees – Business code 6810.” Excluding: Business in land use rights for cemeteries and graveyards.

The General Meeting of Shareholders assigns and authorizes the Board of Directors to:

1. Decide on the specific amendments and supplements to the Charter to record the addition of the business line;
2. Finalize, sign and issue the amended and supplemented Charter and/or the consolidated Charter upon completion of the relevant legal procedures;
3. Adjust the business line name, business code, detailed description or other technical contents in the Charter where necessary to comply with laws and the requirements of competent state authorities.

IV. FOREIGN OWNERSHIP LIMIT AND RELATED PROCEDURES

The addition of the Real Estate Business line – business code 6810 may give rise to a requirement to review and re-determine the maximum foreign ownership limit in the Company in accordance with laws on investment and securities and international treaties to which Vietnam is a party.

The General Meeting of Shareholders agrees to:

1. Assign the Board of Directors to review all applicable laws, international treaties, the Company's business lines and relevant factors in order to determine the maximum foreign ownership limit applicable to SMC from time to time;
2. Where the addition of the business line results in a requirement to change the Company's maximum foreign ownership limit, the Board of Directors shall have full authority to decide and carry out the necessary procedures in accordance with law;
3. The Board of Directors is authorized to work with, provide explanations to, supplement and adjust dossiers and carry out procedures with the State Securities Commission of Vietnam (SSC), Vietnam Securities Depository and Clearing Corporation (VSDC), Ho Chi Minh Stock Exchange (HOSE), and other relevant authorities and organizations in connection with the determination, notification, updating and management of the Company's maximum foreign ownership limit;
4. Where a state regulatory authority requires amendment, supplementation or clarification of the dossier, the Board of Directors is authorized to proactively decide on such amendments and supplements in accordance with law and the actual circumstances, ensuring the lawful rights and interests of the Company and its shareholders.

V. AUTHORIZATION TO THE BOARD OF DIRECTORS

For implementation of the above contents, the General Meeting of Shareholders fully authorizes the Board of Directors to decide on and organize the implementation of related matters, including but not limited to:

1. Decide the timing for adding business code 6810 in accordance with the Company's operating situation and applicable laws;
2. Finalize the business line, business code and detailed description thereof in accordance with the Vietnam Standard Industrial Classification and the requirements of the business registration authority;
3. Carry out procedures for amendment and supplementation of enterprise registration contents with the competent business registration authority;
4. Decide, sign, issue and implement amendments and supplements to the Company Charter, the consolidated Charter and relevant internal governance documents to conform with the business lines after the addition;
5. Review and decide on matters relating to the Company's maximum foreign ownership limit on the basis of Vietnamese laws, international treaties and guidance/requirements of competent state authorities;

6. Prepare, sign, submit, amend, supplement, explain and finalize dossiers with the State Securities Commission of Vietnam in relation to changes in business lines, the maximum foreign ownership limit and related matters;
7. Carry out procedures with the Vietnam Securities Depository and Clearing Corporation (VSDC) to update the maximum foreign ownership limit, securities information and other related contents;
8. Carry out reporting, information disclosure and registration/notification procedures with the Ho Chi Minh Stock Exchange (HOSE) as prescribed;
9. Work with the business registration authority, SSC, VSDC, HOSE, tax authority and other competent authorities and organizations to carry out procedures arising from the addition of the business line;
10. Make information disclosures in accordance with laws on securities and the securities market;
11. Decide on amendments, supplements and completion of dossiers, documents, forms and registration contents where required by competent state authorities, provided that such amendments and supplements do not materially alter the contents approved by the General Meeting of Shareholders;
12. Sign and implement necessary documents, dossiers and materials for implementation of the contents approved by the General Meeting of Shareholders;
13. Further authorize the Chairman of the Board of Directors, the General Director and/or other individuals or organizations to act on behalf of the Board of Directors in carrying out part or all of the above matters in accordance with law;
14. Decide on and carry out all other necessary or related matters to complete the addition of the business line, amendment of the Charter, registration with state authorities and ensure implementation in compliance with law.

The above authorization shall take effect from the effective date of the Resolution of the General Meeting of Shareholders approving this matter and remain effective until the Board of Directors has completed all related matters.

VI. MATTERS SUBMITTED TO THE GENERAL MEETING OF SHAREHOLDERS

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and voting approval of the following:

1. Addition of the following business line:

Real estate business and land use rights belonging to owners, users or lessees – Business code 6810.

Excluding: Business in land use rights for cemeteries and graveyards.

2. Amendments and supplements to the Company Charter and relevant governance documents to update the above business line.
3. Review, determination and implementation of procedures relating to the Company's maximum foreign ownership limit arising from the addition of the business line.
4. All authorizations to the Board of Directors under Section V of this Submission.

The Board of Directors respectfully submits the above to the General Meeting of Shareholders for consideration and approval.

Respectfully submitted./.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS 
CHAIRMAN



PHAM HOANG ANH