

EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi: - State Securities Commission (SSC)
- Hanoi Stock Exchange (HNX)

1. SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

- Stock code: SMN
- Headquarters: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City
- Telephone: 028 38300312
- Email: huynhthimyduyen@sobee.vn

2. Contents of Disclosure:

On September 9, 2026, South Books and Educational Equipment Joint Stock Company received the Investment Registration Certificate, Project Code No. 0863847878, for the 2nd Amendment, issued by the Ho Chi Minh City Export Processing and Industrial Zones Authority (HEPZA) (Investment Registration Certificate attached).

3. This information was published on the company's website on September 9, 2026, as in the link <https://sobee.vn/tin-chung-khoan/>.

We hereby certify that the information disclosed above is true and accurate, and we fully accept legal responsibility for the contents of the disclosed information.

**PERSON AUTHORIZED TO
DISCLOSE INFORMATION**

(Signature, full name, position, and seal)

Attached:

- Documents on disclosed information;



Huỳnh Thị Mỹ Duyên

PEOPLE'S COMMITTEES
HO CHI MINH CITY
MANAGEMENT EXPORT PROCESSING
AND INDUSTRIAL ZONES

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

INVESTMENT REGISTRATION CERTIFICATE

Project code: 0863847878

Initial certification: August 28, 2019

Second Adjustment Certificate: August 2026

Pursuant to the Law on Investment No. 143/2025/QH15 dated December 11, 2025;

Pursuant to the Government's Decree No. 96/2026/ND-CP dated March 31, 2026 detailing and guiding the implementation of a number of articles of the Law on Investment;

Pursuant to the Circular No. 55/2026/TT-BTC dated May 14, 2026 of the Minister of Finance regulating forms of documents and reports related to investment activities in Vietnam and investment promotion;

Pursuant to the Government's Decree No. 35/2022/ND-CP dated May 28, 2022 regulating the management of industrial parks and economic zones;

Pursuant to the Prime Minister's Decision No. 1625/QD-TTg dated July 28, 2025 on the establishment of the Management Board of Export Processing and Industrial Zones of Ho Chi Minh City;

Pursuant to Decision No. 18/2025/QD-UBND dated September 19, 2025 of the People's Committee of Ho Chi Minh City on the promulgation of regulations on the functions, tasks, powers and organizational structure of the Management Board of Export Processing and Industrial Zones of Ho Chi Minh City;

Pursuant to the Investment Registration Certificate No. 0863847878, the first certification dated August 28, 2019, the first adjustment certificate dated June 14, 2024 issued by the Management Board of Export Processing and Industrial Zones of Ho Chi Minh City to SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY;

Pursuant to the written request for implementation of the investment project and the attached dossier submitted by SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY on August 28, 2026,

**MANAGEMENT BOARD OF EXPORT PROCESSING AND INDUSTRIAL
ZONES**

HO CHI MINH CITY

Certification:

Investment project WAREHOUSE OF GOODS AND SUPPLIES OF SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY; first certificate on August 28, 2019, first adjusted certificate on June 14, 2024 issued by the Management Board of Export Processing and Industrial Zones of Ho Chi Minh City;

To register for adjustment of the following contents: information on the economic organization implementing the project, project implementation schedule.

Information about the investment project after adjustment is as follows:

Investors:

Business name: SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY.

Type of organization: Joint stock company.

Enterprise Registration Certificate No. 0309902130 issued by the Department of Finance of Ho Chi Minh City, registered for the first time on April 2, 2010, registered for the 10th change on May 18, 2026;

Head office address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City.

Phone number: 028 38 300 312.

Email: sobeejsc@yahoo.com;

Information about legal representatives:

Full name: PHAM VAN DUNG. Gender: Male.

Date of birth: September 20, 1969. Nationality: Vietnamese. Title: General Director.

Personal identification number: 035069003402.

Contact address: 231 Nguyen Văn Cu, Cho Quan Ward, Ho Chi Minh City.

Phone number: 028 38 300 312.

Email: sobeejsc@yahoo.com;

Registration for implementation of investment projects with the following contents:

Article 1.- Contents of investment projects

1. Name of investment project: WAREHOUSE OF GOODS AND SUPPLIES OF SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

2. Project objectives: Warehouse for storage of goods (publications, educational equipment, printing supplies (paper, paperboard)).

3. Project scale: warehouse area 3,500 m², capacity 17,000 tons.

4. Location of the project: Lot A5-3, Zone A5, N2 Street, Tan Phu Trung Industrial Park, Tram Bom Hamlet, Cu Chi Commune, Ho Chi Minh City.

Expected land area: 5,000 m².

5. Total investment capital of the project: VND 31,500,000,000 (Thirty-one billion five hundred million).

In which, the contributed capital for the implementation of the project is: 31,500,000,000 (Thirty-one billion five hundred million) VND, in cash, accounting for 100% of the total investment capital.

Capital contribution schedule: until September 2021.

6. Operation duration of the project: until December 16, 2054.

7. Project implementation schedule:

- Factory construction: from February 2027 to February 2028.
- Installation of machinery and equipment: from February 2028 to April 2028.
- Official operation: from April 2028.
- Completion of investment capital: October 2028.

Article 2: Investment incentives and supports:

Projects are entitled to the following incentives and supports:

1. Corporate income tax incentives:

- Legal basis of incentives: Law on Investment, Law on Corporate Income Tax, relevant guiding documents and provisions of international treaties to which the Socialist Republic of Vietnam is a signatory.

2. Import tax incentives:

- Legal basis of incentives: Law on Export Tax, Import Tax and relevant guiding and adjusting documents.

3. Incentives for exemption and reduction of land rent, land use levy and land use tax:

- Legal basis of the offer: in accordance with the provisions of current law.

4. Incentives for accelerated depreciation, increase in deductible expenses when calculating taxable income:

- Legal basis of the offer: in accordance with the provisions of current law.

5. Special investment incentives and supports (if any): in accordance with current laws.

Article 3.- Conditions for the operation of the project:

1. Investors must carry out procedures for registration for issuance of accounts on the National Investment Information System in accordance with law.

2. Investors are responsible for implementing the regime of reporting on investment activities in accordance with the provisions of the law on investment and relevant laws; fully and promptly update relevant information on the National Investment Information System as prescribed in Article 47 of the Law on Investment 2025 and submit to the inspection and supervision of competent state agencies in accordance with law.

3. Investors shall comply with the provisions of the Law on Investment, the Law on Enterprises, the law on planning, land, environment, construction, labor, fire prevention and fighting, other relevant provisions of law, and the Investment Registration Certificate in the course of implementation of the investment project; coordinate with relevant functional agencies in ensuring security and order in the course of implementation of the investment project.

4. Investors shall be responsible before law for the legality, accuracy and truthfulness of dossiers and documents, information and data submitted and provided to competent state agencies.

5. In case of technology transfer from abroad to Vietnam, the investor is responsible for registering the technology transfer contract according to the provisions of Clause 1, Article 31 of the Law on Technology Transfer No. 07/2017/QH14 which has been amended and supplemented by Law No. 115/2025/QH15 (guided in Article 20 of Decree No. 101/2026/ND-CP dated March 31, 2026 of the Government).

Article 4: This Investment Registration Certificate takes effect from the date of signing and replaces the Investment Registration Certificate No. 0863847878, the first certification dated August 28, 2019, the first adjustment certificate on June 14, 2024 issued by the Management Board of Export Processing and Industrial Zones of Ho Chi Minh City.

Article 5.- This Investment Registration Certificate shall be made in 02 (two) originals; 01 copy shall be issued to SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY, 01 copy shall be archived at the Management Board of Export Processing and Industrial Zones of Ho Chi Minh City and posted on the National Investment Information System.

Recipients:

- As in Article 5;
- Copy sent: Ho Chi Minh City Tax. Ho Chi Minh City; Customs Sub-Department Region II; Cu Chi Commune People's Committee; Leaders of the Board; Northwest Saigon Urban Development Joint Stock Company, Departments;
- Save: DT_(HA)
- Case code: H29.34-260828-0007

**DEPUTY HEAD OF
DEPARTMENT**

Signed and stamped

Tran Viet Ha