

SAO MAI VIET INVESTMENT AND
DEVELOPMENT JOINT STOCK COMPANY

A3.04A12 The GoldView Apartment, 346 Ben Van
Don Street, Vinh Hoi Ward, Ho Chi Minh City

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness



No: 174A /CV-SMV

Ho Chi Minh City, April 17, 2026

*Rgd: Explanation on the fluctuation in
business results of Q1/2026 compared to
Q1/2025 by over 10%.*

ATTENTION: - THE STATE SECURITIES COMMISSION OF VIETNAM
- HANOI STOCK EXCHANGE

I. ABOUT THE INFORMATION DISCLOSURE ORGANIZATION

Name of company: Sao Mai Viet Investment and Development Joint Stock Company

Stock symbol: UNI

Address of headoffice: A3.4A12 The GoldView Apartment, 346 Ben Van Don Street, Vinh Hoi Ward,
Ho Chi Minh City

II. INFORMATION DISCLOSURE CONTENT

Pursuant to Circular No. 155/2015/TT-BTC dated October 6th, 2015 of the Ministry of Finance, Sao
Mai Viet Investment and Development Joint Stock Company explains the difference of over 10% as
follows:

Description	The 1st quarter 2026	The 1st quarter 2025	% Fluctuation
Revenue	0	300.000.000	-100%
Net profit after tax	-903.968.140	19.762.884	-4.674%

Reasons:

- Revenue in the 1st quarter of 2026 decreased by 100% compared to the same period in 2025.
- Profit in the 1st quarter of 2026 decreased by 4.674% compared to the 1st quarter of 2025 due to no revenue but expenses are still incurred.
- The above is the explanation from Sao Mai Viet Investment and Development Joint Stock Company regarding the change in profit in the Q1/2026 financial report compared to the same period in 2025.

Best regards.

To: - As above
- Save documents

GENERAL DIRECTOR

VU THI NHU MAI