

**SAO MAI VIET INVESTMENT AND
DEVELOPMENT JOINT STOCK
COMPANY**

140 Nguyen Van Thu Street, Tan Dinh Ward,
Ho Chi Minh City

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness


No: 138B/2026/CV-SMV

Ho Chi Minh City, August 13, 2026

*Rgd: Explanation of fluctuations in business results
in 2026 before and after audit*

ATTENTION: - **THE STATE SECURITIES COMMISSION OF VIETNAM**
- **THE 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 head office: 140 Nguyen Van Thu Street, Tan Dinh 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 differences before and after the audit as follows:

Target	End of Q2 - 2026 (Before audit)	Annual 2026 (After audit)	Fluctuation
Revenue	5.670.000.000	5.670.000.000	0%
Profit after corporate income tax	-58.592.444	121.973.266	148,04%
Interest expense	223.150.684	223.150.684	0%

Reasons:

- Net profit after corporate income tax increased by 148.04% compared to the pre-audit figures due to cost adjustments.
- The above are the explanations from Sao Mai Viet Investment and Development Joint Stock Company regarding the changes in profit in the 2026 financial statements before and after auditing.

Best regards.

To:

- As above
- Save documents

GENERAL DIRECTOR


VU THI NHU MAI