

**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: **138A** /2026/CV-SMV

Ho Chi Minh City, August 13, 2026

*Rgd: Explanation of the more than 10%
fluctuation in the audited first half of 2026
compared to the first half of 2025*

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 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 difference of over 10% as follows:

Description	Half-year 2026	Half-year 2025	% Fluctuation
Revenue	5.670.000.000	900.000.000	530%
Net profit after tax	122.201.184	45.175.996	170,5%

Reasons:

- Revenue in the first half of 2026 compared to the same period in 2025 increased by 530%.
- Half-year profit in 2026 is projected to increase by 170.5% compared to half-year 2025 due to higher revenue during the period.
- The above is the explanation from Sao Mai Viet Investment and Development Joint Stock Company regarding the change in profit in the 2026 semi-annual financial report compared to the same period in 2025.

Best regards.

To: - As above
- Save documents

GENERAL DIRECTOR

VU THI NHU MAI