CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN SAO MAI VIỆT
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Appendix V

REPORT ON CORPORATE GOVERNANCE

(Promulgated with the Circular No 96/2020/TT-BTC on November 16, 2020 of the Minister of Finance)

SAO MAI VIET INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM**
---	**Independence - Freedom – Happiness**

No: 297/2026/BC-UNI	*HCM City, July 29, 2026*

REPORT ON CORPORATE GOVERNANCE FOR THE FIRST SIX MONTHS OF 2026

To: - The State Securities Commission;
- Hanoi Stock Exchange.

- Name of company: **SAO MAI VIET INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY**
- Address of headoffice: 140 Nguyen Van Thu Street, Tan Dinh Ward, Ho Chi Minh City
- Telephone: 078.678.1977 Fax: Email:
- Charter capital: 425.176.320.000 VND
- Stock symbol: UNI
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, General Director
- The implementation of internal audit: Not implemented

I. Activities of the General Meeting of Shareholders

Information on meetings, resolutions and decisions of the General Meeting of Shareholders (including the resolutions of the General Meeting of Shareholders approved in the form of written comments):

No.	Resolution/ Decision No.	Date	Content
1	260/2026/NQ/ĐHĐCĐ-UNI	25/06/2026	Resolution Annual General Meeting of Shareholders 2026

2	260A/2026/NQ/ĐHĐCĐ-UNI	25/06/2026	Resolution on: Dismissal and election of new members of the Board of Directors for the remaining term 2022-2027
3	260B/2026/NQ/ĐHĐCĐ-UNI	25/06/2026	Resolution on: Dismissal and election of one new member of the Supervisory Board for the remaining term 2022-2027

II. Board of Directors:

1. Information about the members of the Board of Directors:

No.	Board of Directors' members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Ms. Phan Hong My Phuong	President of the BOD		25/06/2026
2	Ms. Nguyen Thi Lieu	President of the BOD	25/06/2026	
3	Ms. Vu Thi Nhu Mai	Member of the BOD	18/03/2022	
4	Ms. Nguyen Thi Le Thanh	Member of the BOD	20/05/2023	
5	Mr. Lam Viet Chau	Member of the BOD	25/06/2026	

2. Meetings of the Board of Directors:

No.	Board of Director' member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Ms. Phan Hong My Phuong	7/7	100%	
2	Ms. Vu Thi Nhu Mai	7/7	100%	
3	Ms. Nguyen Thi Le Thanh	7/7	100%	
4	Ms. Nguyen Thi Lieu	7/7	100%	

3. Supervising the Board of Management by the Board of Directors:

The Board of Directors regularly monitors, urges, and guides the CEO to implement the business plan and the Company's long-term development strategy; Resolutions of the General Meeting of Shareholders; Resolutions of the BODs and the Company's internal management

regulations. Timely resolve arising issues under the authority of the BODs to facilitate the activities of the CEO.

At the BODs meetings, the CEO reports on the Company's business performance. Board members discuss, propose policies and solutions and coordinate with the General Director in implementing the BODs' Resolutions and Decisions; support the Board of Directors in completing the tasks set forth by the General Meeting of Shareholders.

4. Activities of the Board of Directors' subcommittees (If any):

Pursuant to the provisions of Circular No. 116/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance guiding for implementation of some articles on administration o public companies in the government's decree No. 155/2020/ND-CP dated December 31, 2020 elaborating some articles of the law on securities, the Charter and Internal Regulations on corporate governance of the Company, the establishment of subcommittees under the Board of Directors is not mandatory. Therefore, up to now, the Board of Directors has not established subcommittees under the BODs.

The BODs assigns tasks to each member of the Board in charge of specialized areas and supervises the operations of units throughout the Company.

5. Resolutions/Decisions of the Board of Directors (Annual report):

No.	Resolution/Decision No.	Date	Content	Approval rate
1	102A/2026/NQ/HĐQT-UNI	10/02/2026	Resolution regarding: Appointment of Chief Accountant	100%
2	24A/2026/NQ/HĐQT-UNI	24/04/2026	Resolution regarding: Extension of the time for holding the 2026 Annual General Meeting of Shareholders	100%
3	45A/2026/NQ/HĐQT-UNI	04/05/2026	Resolution regarding: Convening the 2026 Annual General Meeting of Shareholders	100%
4	46A/2026/NQ/HĐQT-UNI	04/06/2026	Resolution regarding: Submission of documents for the 2026 Annual General Meeting of Shareholders	100%
5	196A/2026/NQ/HĐQT-UNI	19/06/2026	Resolution regarding: Submission of additional documents for the 2026 Annual General Meeting of Shareholders	100%
6	25A/2026/NQ/HĐQT-UNI	25/6/2026	Resolution regarding: Election of the Chairperson of the 2026 Annual General Meeting of Shareholders	100%
7	29A/2026/NQ/HĐQT-UNI	29/06/2026	Resolution regarding: Election of the Chairman of the Board of Directors for the term 2022-2027	100%

III. Board of Supervisors :

1. Information about members of Board of Supervisors:

No.	Members of Board of Supervisors	Position	The date becoming to be the member of the Board of Supervisors	Qualification
1	Ms. Tran Thi Thanh Loan	Head Board of Supervisor	18/03/2022 (Appointed)	Bachelor of accounting
2	Ms. Nguyen Thi Ngoc Oanh	Board of Supervisor	20/06/2025 (Appointed)	Bachelor of accounting
3	Ms. Nguyen Thi Kim Thoa	Board of Supervisor	25/06/2026 (Appointed)	Bachelor of accounting

2. Meetings of Board of Supervisors

No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Tran Thi Thanh Loan	1/1	100%	100%	
2	Ms. Nguyen Thi Ngoc Oanh	1/1	100%	100%	
3	Ms. Nguyen Thi Kim Thoa	1/1	100%	100%	

3. Supervising Board of Directors, Board of Management and shareholders by Board of Supervisors:

- Inspect and supervise to ensure that the Company complies with the Law on Enterprises, the Company's Charter and the Resolution Annual General Meeting of Shareholders. The Supervisor Board is consulted and invited to participate in all meetings of the Board of Directors, and sends complete documents.

- Examining and appraising the Company's Business Operations Report and Financial Statement.

4. The coordination among the Board of Supervisors, the Board of Management, Board of Directors and other managers:

Between the Board of Supervisors and the Board of Directors, the General Director of the company always has close coordination. The Board of Supervisors receive cooperation and facilitation from the BODs and the General Director in performing its duties, such as providing information and documents, and appointing staff to work with the Board of Supervisors when requested. The reports summarizing the inspection and control of the Board of Supervisors are sent to the BODs and the General Director.

5. Other activities of the Board of Supervisors (If any):

IV. Board of Management

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
1	Ms. Vu Thi Nhu Mai	12/11/1977	Bachelor of economics	08/02/2022 (Appointed)
2	Mr. Nguyen Luong Hoang	10/10/1984	Master of Business Administration	12/08/2025 (Appointed)
3	Mr. Lam Viet Chau	11/11/1977	Architect	30/12/2025 (Appointed)

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Mr. Nguyen Phan Dang Khoa	21/12/1981	Bachelor of Accounting	10/02/2026 (Appointed)

VI. Training courses on corporate governance:

Training courses on corporate governance were involved by members of Board of Directors, the Board of Supervisors, Director (General Director), other managers and secretaries in accordance with regulations on corporate governance.

VII. The list of affiliated persons of the public company (annual report) and transactions of affiliated persons of the Company

1. The list of affiliated persons of the Company

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1	Ms. Phan Hong My Phuong		*President of the BOD*				25/06/2026	*According to the Resolution of the 2026 Annual General Meeting of Shareholders*	
2	Ms. Nguyen Thi Lieu		President of the BOD			20/06/2026 (Elected as Chairman of the Board of Directors effective June 29, 2026)		According to Board of Directors Resolution No. 29A/2026/NQ/HĐQT-UNI	
3	Ms. Vu Thi Nhu Mai		Member of the BOD, General Director			18/03/2022			
4	Ms. Nguyen Thi Le Thanh		Member of the BOD			20/05/2023			
5	Mr. Lam Viet Chau		Member of the BOD			20/06/2025			
6	Mr. Nguyen Phan Dang Khoa		Chief Accountant			10/02/2026			
7	Ms. Tran Thi Thanh Loan		Chief of Board of Supervisors			18/03/2022			
8	Ms. Nguyen Thi Ngoc Oanh		Board of Supervisor			20/06/2025			

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
9	Ms. Nguyen Thi Kim Thoa		Board of Supervisor			25/06/2025			
10	Ms. Vu Thanh Thao					02/06/2026		Individual owning over 10% of shares	
11	Ms. Nguyen Thi Kim Tuyen					09/06/2026		Individual owning over 10% of shares	
12	Ms. Nguyen Thi Thanh Tam					05/06/2026		Individual owning over 10% of shares	
13	Nhan Nghia General Development Investment Company Limited					03/12/2025		Organization owning over 10% of shares	

Note: NSH No.: ID card No./Passport No. (As for individuals) or Business Registration Certificate No., License on Operations or equivalent legal documents (As for organisations).

2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons.

No.	*Name of organization/ individual*	*Relationship with the Company*	*NSH No.* date of issue, place of issue*	*Address*	*Time of transactions with the Company*	*Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)*	*Content, quantity, total value of transaction*	*Note*
1	Ms. Vu Thi Nhu Mai	Insider			01/01/2025	1A/2025/NQ/HĐQT-UNI	- Loan agreement - Contract value: 300,000,000,000 VND	

Note: NSH No.: ID card No./Passport No. (As for individuals) or Business Registration Certificate No., License on operations or equivalent legal documents (As for organisations).

3. *Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power.*

No.	*Transaction executor*	*Relationship with internal persons*	*Position at the listed Company*	*ID card No. /Passport No., date of issue, place of Issue*	*Address*	*Name of subsidiaries or companies which the Company control*	*Time of transaction*	*Content, quantity, total value of transaction*	*Note*

4. *Transactions between the Company and other objects*

4.1. *Transactions between the Company and the company that its members of Board of Management, the Board of Supervisors, Director (General Director) have been founding*

members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting).

4.2. *Transactions between the Company and the company that its affiliated persons with members of Board of Directors, Board of Supervisors, Director (General Director) and other managers as a member of Board of Directors, Director (General Director or CEO).*

4.3. *Other transactions of the Company (if any) may bring material or non- material benefits for members of Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers.*

VIII. Share *transactions of internal persons and their affiliated persons (Annual report)*

1. *Transactions of internal persons and affiliated persons with shares of the Company*

No.	Name	Securities trading account (if any)	Position at the company (if any)	Relationship with the Company	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Time of starting to be affiliated person	Note
1	**Ms. Nguyen Thi Lieu**		**President of the BODs**				**-**	**0**	**25/06/2026**	
1.1	Mr. Nguyen Van Trung			Father				0		
1.2	Ms. Vu Thi Len			Mother				0		
2	**Ms. Vu Thi Nhu Mai**		**Member of the BODs, General Director**				**-**	**0**	**18/03/2022**	
2.1	Mr. Vu Duy Thang			Father				0		
2.2	Ms. Tran Thi My			Mother				0		
2.3	Ms. Vu Thi Kim Lien			Older sister				0		
2.4	Ms. Vu Thi Lan Phuong			Younger sister				0		
2.5	Mr. Le Minh Nhan			Son				0		
2.6	Mr. Le Minh Nghia			Son				0		
3	**Ms. Nguyen Thi Le Thanh**		**Member of the BODs**				**500**	**0**	**20/05/2023**	
3.1	Mr. Vu Duy			Husband				0		

	Be									
3.2	Ms. Vu Thanh Thuy			Daughter				0		
3.3	Ms. Vu Thanh Thao			Daughter			3.900.000	9,15%		
4	**Mr. Lam Viet Chau**		**Member of the BODs, Deputy General Director in charge of Project Development**					**0**	**25/06/2026**	
4.1	Ms. Ngo Minh Phuong			Mother				0		
4.2	Mr. Lam Viet Cuong			Brother				0		
4.3	Ms. Pham Thi Thu Thuy			Wife				0		
4.4	Ms. Lam Linh Dan			Daughter				0		
5	**Mr. Nguyen Luong Hoang**		**Deputy General Director in charge of Business**					**0**	**12/08/2025**	
5.1	Mr. Nguyen Luong Huy			Father			149.900	0.351%		
5.2	Ms. Phan Thi Hoa			Mother				0		
5.3	Ms. Nguyen Phan Tram Oanh			Sister				0		

5.4	Mr. Nguyen Luong Khai			Brother				0		
5.5	Ms. Nguyen Phuong Dung			Wife				0		
5.6	Ms. Nguyen Hoang Kha Han			Daughter				0		
5.7	Mr. Nguyen Luong Hoang Bach			Son				0		
6	**Ms. Tran Thi Thanh Loan**		**Chief of Board of Supervisors**				**2.000**	**0.004%**	**18/03/2022**	
6.1	Ms. Hoang Thi Lien			Mother				0		
6.2	Ms. Tran Bich Thuy			Older sister				0		
6.3	Mr. Tran Hoang Minh			Older brother				0		
6.4	Mr. Truong Nhu Nguyen			Husband				0		
6.5	Mr. Truong Nhu Nghia			Son				0		
6.6	Mr. Truong Nhu Thanh			Son				0		
7	**Ms. Nguyen Thi Ngoc Oanh**		**Board of Supervisor**					**0**	**20/06/2025**	
7.1	Mr. Nguyen Van Phung			Husband				0		
7.2	Ms. Nguyen			Daughter				0		

	Ngoc Khanh Phi									
7.3	Ms. Nguyen Thi Ngọc Lan			Sister				0		
8	**Ms. Nguyen Thi Kim Thoa**		**Board of Supervisor**					**0**	**25/06/2026**	
8.1	Ms. Nguyen Thi Ngoc My			Mother				0		
9	**Mr. Nguyen Phan Dang Khoa**		**Chief Accountant**					**0**	**10/02/2026**	
9.1	Ms. Duong Kim Ly			Mother				0		
9.2	Ms. Nguyen Thi Tuyet Trinh			Wife				0		
9.3	Mr. Nguyen Tuan Khai			Son				0		
9.4	Mr. Nguyen Tuan Khanh			Son				0		

2. Transactions of internal persons and affiliated persons with shares of the company

No.	Transaction executor	Relationship with internal persons	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percentage	Number of shares	Percentage	
1	Ms. Vu Thanh Thao	Individual owning over 10% of shares	0	0%	10.000.000	23,46%	Buy

IX. Other significant issues

Recipients:
- Archived: ...

CHAIRMAN OF THE BOARD OF DIRECTORS
(Sign, full name and seal)

M.S.D.N: 0301402291 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN SAO MAI VIỆT
QUẬN 4 - T.P HỒ CHÍ MINH

NGUYEN THI LIEU