CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN SAO MAI VIỆT
Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN SAO MAI VIỆT
DN: C=VN, L=TPHCM, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN SAO MAI VIỆT, OID.0.9.2342.19200300.100.1.1=MST:0301401291
Reason: I am the author of this document
Location: your signing location here
Date: 2026-11-14 09:57:38
Foxit Reader Version: 10.0.0

Appendix IV

ANNUAL REPORT

(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: 74/2026/BC-UNI	*Ho Chi Minh City, day 07 month 04 year 2025*

ANNUAL REPORT IN 2025

To: - The State Securities Commission;

- Hanoi Stock Exchange.

I. General information

1. General information

- Trading name: **SAO MAI VIET INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY**

- Certificate of business registration No: 0301401291

- Charter capital: 426.176.320.000 VND

- Owner's capital:

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

- Telephone: 078.678.1977

- Fax:

- Website: www.saomaiviet.net

- Securities code (if any): UNI

- Foundation and development process (Date of incorporation, time of listing, and development milestones since the establishment until now):

Sao Mai Viet Investment and Development Joint Stock Company (former name: Vien Lien Joint Stock Company) was established under license No. 223/GP-UB issued by the People's Committee of Ho Chi Minh City on March 2th, 1993. When established, the Company only had a charter capital of

700.000.000 VND, the main capital contribution was from employees of Ho Chi Minh City Post Office. After many capital increases, the Company's current charter capital has reached 426.176.320.000 VND.

Realizing the importance of the stock market affecting the sustainable development of the Company, with the determination to make the UNI brand known to many people, especially investors and customers. On July 3th, 2006, with the permission of The State Securities Commission, Vien Lien Joint Stock Company officially listed its shares on the Ho Chi Minh City Stock Exchange with the trading stock code UNI. Due to insufficient charter capital as prescribed, on May 27, 2009, the listing was transferred to the Hanoi Stock Exchange according to the Listing Registration Certificate No. 12/GCN-TTGDHN dated May 21st, 2009.

- Other events:

2. Lines and locations of the business:

- Lines of the business: (Specify major lines of business or products and services which account for more than 10% of the total revenue in the last 02 years).

- Real estate business in Phu Quoc.
- Real estate consulting.

- Location of business: (Specify major locations of business which account for more than 10% of the total revenue in the last 02 years).

- Ho Chi Minh City; Phu Quoc, An Giang province.

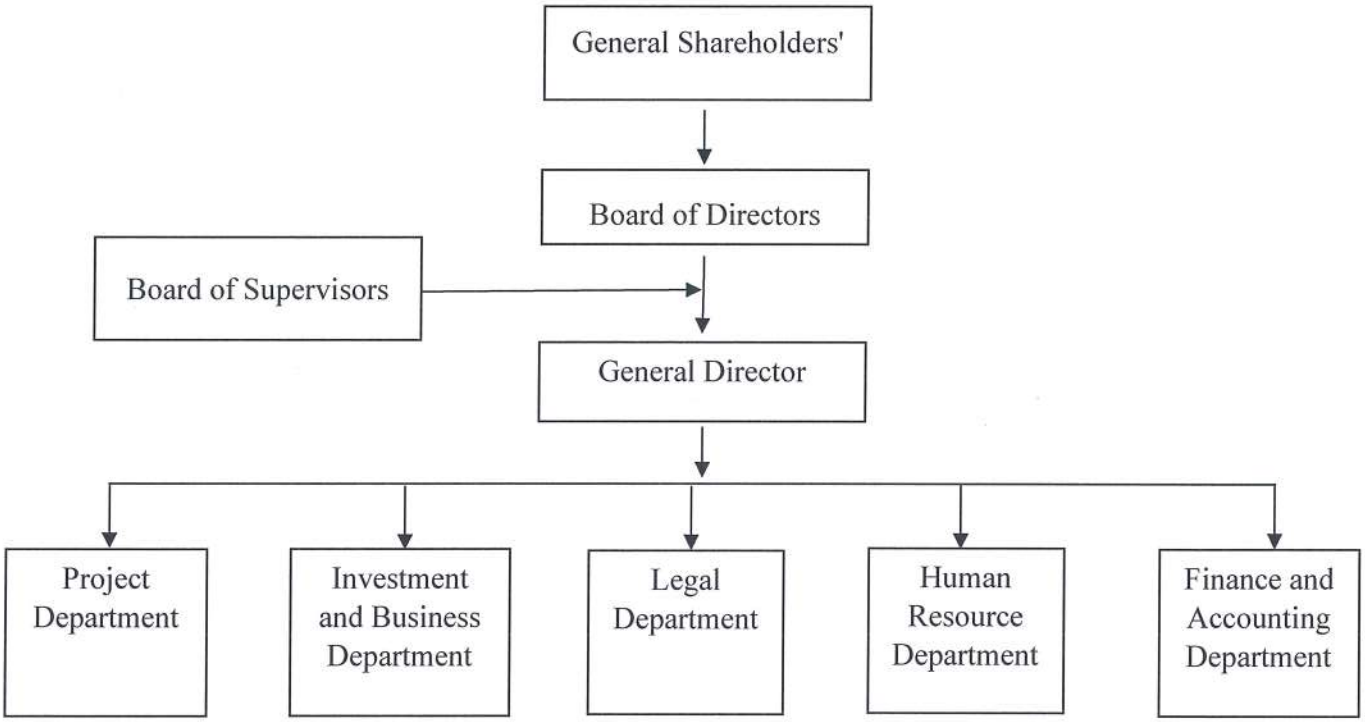
3. Information about governance model, business organization and managerial apparatus

- Governance model:

According to the provisions of Clause 2, Article 137 of the Enterprise Law 2020

- General Shareholders';
- Board of Directors (BODs);
- Board of Supervisors and Director or General Director.

- Managementstructure:



- Subsidiaries, associated companies: (Specify the names, addresses, major fields of production and business, paid-in charter capital, ownership rates of the Company in such subsidiaries, associated companies).

- Not have

4. Development orientations

- Main objectives of the Company:

+ Gradually build and develop the Company to become a Group, taking business profit efficiency as a measure for all activities of the Company.

+ Fully contribute all types of taxes to the State budget, create jobs for the society.

+ Link the Company's interests with employees through improving the welfare of the Company's employees.

- Development strategies in medium and long term:

+ Choosing Phu Quoc as the key location for the Company to increase capital and accumulate profits through feasible ongoing projects:

- 11.3ha residential area in Ham Ninh and expansion.

- Corporate objectives with regard to Corporate environment, society and community Sustainability.

5. Risks: (Specify the risks probably affecting the production and business operations or the realization of the Company's objectives, including environmental risks).

II. Yearly Operations

1. Situation of production and business operations

- Results of business operations in the year: Specify the results achieved for the year. Specify major changes and movements in business strategy, revenue, profits, costs, markets, products, supplies, etc..

- Implementation situation/actual progress against the plan: Comparing the actual progress with the targets and the results of the preceding years. Analyzing specific reasons of the unachievement/ achievement/ excess of the targets and against the preceding years.

	I. BALANCE SHEET		
	As of December 31st, 2025	Unit: VND	
No.	**Item**	**31/12/2025**	**31/12/2024**
I	**Short-term assets**	**902.805.132.367**	**556.460.221.632**
1	Cash and Cash equivalent	2.814.069.968	613.710.967
2	**Short-term receivables**	251.963.599.852	84.928.980.370
3	Inventories	632.159.816.869	461.641.532.569
4	Other current assets	15.867.645.678	9.275.997.726
II	**Long-term assets**	-	-
	TOTAL ASSETS	**902.805.132.367**	**556.460.221.632**
III	**Liabilities**	**469.240.215.115**	**392.335.309.756**
1	Short-term liabilities	134.418.599.073	392.335.309.756
2	Long-term liabilities	334.821.616.042	-
IV	**Owner's equity**	**433.564.917.252**	**164.124.911.876**
1	Contributed capital	433.564.917.252	164.124.911.876
2	Capital surplus	926.860.000	1.476.860.000
3	Development and investment funds	94.830.030	94.830.030
4	Undistributed profit after tax	6.366.907.222	6.376.901.846
4.1	Undistributed profit after tax brought forward	6.376.901.846	6.375.560.345
4.2	Undistributed profit after tax for the current year	(9.994.624)	1.341.501
	TOTAL SOURCES	**902.805.132.367**	**556.460.221.632**
	II. INCOME STATEMENTS		
No.	**Item**	**31/12/2025**	**31/12/2024**
1	Revenues from sales and services rendered	4.500.000.000	1.067.037.037
2	Financial income	5.080.821	300.733
3	General administration expenses	1.566.805.558	763.275.131

4	Other income	-	23.166.212
5	Other expenses	80.458.510	90.740.336
6	Total net profit before tax	48.447.741	23.081.960
7	Profits after enterprise income tax	(9.994.624	1.341.501
8	Basic earnings per share	0	0

2. Organization and Human resource

- List of the Board of Directors: (List, curriculum vitae and ownership percentage in voting shares and other securities issued by the Company of the General Director, Deputy General Directors, Chief Accountant and other managers).

No.	Name	Title	Level	Total number of shares owned	Ratio (%)
1	Mrs. Vu Thi Nhu Mai	Member of BODs and General Director	Bachelor of Economics	0	0%
2	Mr. Nguyen Phan Dang Khoa	Chief Accountant	Bachelor of Economics	0	0%
3	Mr. Nguyen Luong Hoang	Deputy General Director in charge of Business	Master of Business	0	0%
4	Mr. Lam Viet Chau	Deputy General Director in charge of Project Development	Architect	10.900	0.03%

- Changes in the Board of Management: (List the changes in the Board of Management of the year):

During the year, Company added two Deputy General Directors, including one in charge of Business and one in charge of Project Development.

- Number of staffs. Summary and changes of the employee policies.

Number of Company employees: 10 people

- **Training policy:**

The Company focuses on promoting training and development activities, especially in professional skills; Creating conditions for employees to participate in training courses to improve their professional qualifications, state policies... Employees sent to study will have their study expenses paid by Company and will receive salaries based on their study results.

- **Salary policy:**

The Company has established regulations on salary payment and bonus distribution applied uniformly throughout the Company. Salaries are distributed according to the principles of publicity and democracy, ensuring fairness and reasonableness among positions in the Company.

- **Bonus policy:**

In order to encourage and motivate the employees to increase productivity and work quality, Company has a policy of periodic and extraordinary bonuses for individuals and groups. The bonus is based on the achievements of individuals or groups in implementing savings, technical innovations, business organization methods, finding new customers, new markets, excellent completion of assigned tasks, and high efficiency in business.

- **Other policies for workers:**

The Company always implements well the policies on salary, social insurance, health insurance for employees according to the Labor Law, Labor Regulations and Collective Labor Agreement... Company's leaders and the Executive Board of the Trade Union regularly visit, encourage, subsidize, and give gifts to employees' families when they encounter difficulties, misfortunes, or joys and sorrows. On Mid-Autumn Festival, June 1th, holidays and Tet holiday, Company also gives gifts to employees' children.

3. Investment activities, project implementation

a) Major investments: Specify major investments implemented for the year (including financial investments and projects investment), the implementation progress of major projects. Incase the Company has conducted public offering for the projects, it is necessary to indicate the progress of implementation of the projects and analyze the reasons incase of achievement/failure to achieve the announced and committed targets.

- Investing in the 11.3 Ha Ham Ninh, Phu Quoc Residential Area Project : 243.663.438.566 VND
- Compensation for resettlement assistance is approximately 73.000.000.000 VND; land use fees are approximately 140.000.000.000 VND.

b) Subsidiaries, associated companies: (Summarizing the operations and financial situation of the subsidiaries, associated companies).

4. Financial situation

a) Financial situation

Financial Figure	202	2024	% change
** Applicable for organization other than credit institutions and non-bank financial institutions:*			
Total asset	902.805.132.367	556.460.221.632	62,2%
Net revenue	4.500.000.000	1.067.037.037	321,7%
Profit from operating activities	128.906.251	90.656.084	42,1%
Other profits	-	23.166.212	-231,6%
Profit before tax	48.447.741	23.081.960	109,8%
Profit after tax	(9.994.624)	1.341.501	-845%

- Other figures: (depending on the specific characteristics of the industry and of the Company to clarify the company's operating results for the last two years).

b) Major financial benchmarks:

Benchmarks	2025	Năm 2024	Note
1. Solvency ratio + Current ratio: (Short term Asset/Short term debt)	6,716	1,418	
+ Quick ratio: Short term Asset - Inventories Short term Debt	2,013	0,241	
2. Capital structure Ratio + Debt/Total assets ratio + Debt/Owners' Equity ratio	 0,519 1,082	 0,705 2,390	
3. Operation capability Ratio + Inventory turnover: Cost of goods sold/Average inventory	 0,004	 0,004	

Net revenue/ Total Assets	0,004	0,001	
4. Target on Profitability			
+ Profit after tax/ Net revenue Ratio	-0,002	0,001	
+ Profit after tax/ total capital Ratio	-2,306	8,173	
+ Profit after tax/ Total assets Ratio	-1,107	2,41	
+ Operating profit/ Net revenue Ratio	0,028	0,084	

5. Shareholders structure, change in the owner's equity.

a) Shares: Specify total number and types of floating shares, number of freely transferable shares and number of preferred shares in accordance with the law, Company Charter and commitments of the owner. Where the company has securities traded in foreign countries or underwrited the issuance and listing of securities in foreign countries, it is required to specify the foreign markets, the number of securities to be traded or underwritten and important information concerning the rights and obligations of the company related to the securities traded or underwritten in foreign countries.

b) Shareholders structure: Specify shareholders structure by ownership proportion (major, minority shareholders); institutional and individual shareholders; domestic and foreign shareholders; State and other shareholders).

No.	Item	Number of shares	Percentage (%)
1	Domestic individual ownership	33.063.428	77,58%
2	Domestic organization ownership	9.323.577	21,88%
3	Foreign individual ownership	222.217	0,52%
4	Foreign organization ownership.	8.510	0.02%
5	Treasury stock		
	Total :	***42.617.732***	***100,00%***

c) Change in the owner's equity: Specify equity increases for the year including public offerings, private offerings, bond conversions, warrant conversions, issuance of bonus shares, shares dividend, etc.:

In 2025, Company successfully completed a private placement of shares, raising a total of 270 billion VND. The funds raised from this issuance were used as follows: 156 billion VND was used for the development of the Phu Quoc project, and 114 billion VND was used to repay principal and interest at Vietnam Prosperity Bank (VP Bank).

d) Transaction of treasury stocks: Specify number of existing treasury stocks, list transactions of treasury stocks conducted for the year including trading times, prices and counter parties

Number of treasury shares held as of December 31st, 2025: 0 shares

e) Other securities: Specify other securities issuance conducted during the year. Specify the number, characteristics of other types of floating securities and outstanding commitments of the Company to other individuals, organizations (including Company's staffs and managers) related to the securities issuance.

6. Report related impact of the Company on the environment and society

6.1. Management of raw materials:

a) The total amount of raw materials used for the manufacture and packaging of the products as well as services of the organization during the year.

b) The percentage of materials recycled to produce products and services of the organization.

6.2. Energy consumption:

a) Energy consumption - directly and indirectly.

b) Energy savings through initiatives of efficiently using energy.

c) The report on energy saving initiatives (providing products and services to save energy or use renewable energy); report on the results of these initiatives.

6.3. Water consumption (water consumption of business activities in the year)

a) Water supply and amount of water used.

b) Percentage and total volume of water recycled and reused.

6.4. Compliance with the law on environmental protection:

a) Number of times the company is fined for failing to comply with laws and regulations on environment.

b) The total amount to be fined for failing to comply with laws and regulations on the environment.

6.5. Policies related to employees

a) Number of employees, average wages of workers.

+ Total number of employees	: 10
+ Average salary	: 30.000.000 VND/month
+ Minimum salary	: 12.000.000 VND/month
+ Maximum salary	: 85.000.000 VND/month

b) Labor policies to ensure health, safety and welfare of workers.

+ Fully pay Social Insurance, Health Insurance, Accident Insurance

c) Training employees

- The average number of training hours per year, according to the staff and classified staff.

- The skills development and continuous learning program to support workers employment and career development.

6.6. Report on responsibility for local community.

The community investments and other community development activities, including financial assistance to community service.

6.7. Green capital market activities under the guidance of the SSC.

Note: *(As for Section 6 of Part II of this Appendix, the company may set up a separate Sustainability Development Report, in which the items 6.1, 6.2 and 6.3 are not mandatory for companies operating in sector of finance, banking, securities and insurance).*

III. Report and assessment of the Board of Management (The Board of Management reports and assesses on the situation in all aspects of the Company)

The Board of Management's reports and assessments shall include at least the following contents:

1. Assessment of operating results

- General analysis of company's operations against the targets and previous operating results. In case the operating results do not meet targets, clearly state the reasons and responsibilities of the Board of Directors for such results (if any).

Resolution No. 207/2025/NQ/ĐHĐCĐ-UNI dated June 20th, 2025, of the Annual General Meeting of Shareholders approves the following business plan targets and dividend payout ratios for 2025:

No.	Key indicators	Plans in 2025
1	Revenue	65.000.000.000 VND
2	Profit before tax	8.000.000.000 VND
3	Profit after tax	6.000.000.000 VND
4	Dividend payout ratio in 2025	0%

In 2025, the company failed to achieve its planned targets, primarily due to objective reasons, most notably obstacles related to the project's legal procedures.

Specifically, the process of completing procedures related to investment, land, planning, construction, and relevant approvals from competent state agencies has taken longer than expected, due to dependence on the document processing procedures, changes and updates to the legal system, and requirements for reviewing and supplementing documents at each stage. This has resulted in the project not yet meeting the conditions for construction to commence as planned.

Due to the inability to commence construction, the company is also not yet eligible to bring the product to market, resulting in no revenue generated from real estate business – the company's core business. Consequently, the revenue, profit, and cash flow targets have not been met as planned and approved by the General Shareholders' Meeting.

- The Company's achievements.

2. Financial Situation

a) Assets

Analysis of the asset, changes in assets (analysis, assessment of the efficiency of assets usage, bad liabilities, bad assets that affect business results).

b) Liabilities

- Current debts, major changes of debts.

- Analysis of outstanding debts, impact of the exchange rate changes on operating results of the company, and the cost of borrowing to the company's results.

3. Improvements in organizational structure, policies, management

In 2025, Company implemented several significant improvements in organizational structure, policies, and management practices to enhance operational efficiency and competitiveness. Specifically, Company reviewed and streamlined its organizational structure, clearly defining the functions and responsibilities of each department, thereby improving coordination and accountability in work execution.

On July 1st, 2025, the BODs met and issued a Resolution on: Appointing a Deputy General Director in charge of Business.

On December 30th, 2025, the BODs met and issued a Resolution on: Appointing a Deputy General Director in charge of Project Development.

In addition, the internal policy system has been adjusted and supplemented to be transparent, consistent with legal regulations, and appropriate to the practical situation of the enterprise, especially in the areas of finance, human resources, and risk management.

4. Development plans in the future

In the coming period, Company has identified its main objective as accelerating the completion of legal procedures and the implementation of the project. Accordingly, in 2026, Company is determined to complete all legal procedures related to investment, land, construction, and necessary approvals from competent authorities to be eligible to commence the Vien Lien High-End Beach Residential and Villa Project.

Based on this, Company will focus on mobilizing financial resources, personnel, and partners to implement the project in accordance with the approved plan, ensuring progress, quality, and compliance with legal regulations. The project is oriented towards high-end development standards, with integrated technical infrastructure and services, linked to environmental protection and effective exploitation of tourism potential, contributing to enhancing the commercial value and position of the company in the real estate market.

5. Explanation of the Board of Directors for auditor's opinions (if any) - (In case the auditor's opinions are not absolutely approved).

6. Assessment Report related to environmental and social responsibility of company

a. Review concerning the environmental indicators (water consumption, energy, emissions...).

b. Review concerning the problems of workers

c. Review concerning corporate responsibility towards the local community

IV. Assessments of the Board of Management on the Company's operation (for joint stock companies)

1. Assessments of the Board of Management on the Company's operation, including the assessment related to environmental and social responsibilities.

Regarding business operations:

During the reporting period, Company's business activities primarily focused on completing the legal procedures to implement real estate projects in accordance with the established strategic direction. However, due to the lengthy legal procedures and dependence on various objective factors, the projects have not yet met the conditions for commencement of construction, resulting in no revenue generated from core business activities.

In light of this situation, the BODs has been directing the Executive Board to focus maximum resources and proactively coordinate with relevant authorities to resolve legal obstacles and expedite the completion of necessary documents and procedures. At the same time, Company is also strengthening preparations to ensure readiness for construction as soon as all necessary conditions are met.

The BODs believes that, although business performance has not met expectations in the short term, focusing on perfecting the legal framework is a necessary and crucial step for the company's ability to implement the project and generate sustainable revenue in the next phase.

Regarding governance and management:

The Executive Board has implemented the resolutions of the BODs in a timely manner, complying with legal regulations and the Company's Charter. The internal governance system has been gradually improved, enhancing transparency, accountability, and operational efficiency. Internal inspection and supervision have been strengthened to minimize risks and errors in operations.

Regarding risk management and legal compliance:

Company has proactively reviewed, updated, and complied with relevant legal regulations in the fields of investment, land, construction, and real estate business. The project's legal documents and procedures are carried out in accordance with current regulations and procedures, while maintaining close coordination with competent authorities to minimize potential legal risks.

Company has progressively strengthened its risk identification and control efforts, particularly those related to legal progress, policy changes, and market factors that could affect project implementation. The BODs regularly directs the Executive Board to assess and forecast risk scenarios in order to develop timely and appropriate solutions in accordance with legal regulations.

Regarding environmental and social responsibility:

The BODs acknowledges the Company's efforts in fulfilling its responsibilities towards the environment and community, specifically:

- Complying with environmental protection laws and regulations during project implementation and business operations;
- Gradually applying energy-saving solutions, reducing waste, and minimizing negative impacts on the environment;
- Caring for the rights of employees, improving working conditions, ensuring occupational safety, and fully implementing all regulations and policies;
- Participating in social welfare activities and contributing to the local community where the Company operates.

2. Assessment of Board of Directors on Board of Management' performance

The BODs' supervision of the Company's Executive Board is carried out in accordance with the provisions of Company's Internal Regulations on Corporate Governance and the BODs' Operating Regulations. The BODs' supervision of the Executive Board is carried out through the following forms: organizing meetings chaired by the BODs, participating in regular meetings organized by the General Director, and approving reports from the General Director.

Through monitoring activities show that:

- In 2025, General Director organized and managed Company's business activities in accordance with the duties and powers prescribed by Law, Company's Charter and internal management regulations; and fully implemented the Resolutions and Decisions of the BODs. General Director fully provided information, created conditions for the Board of Supervisors to access and inspect the financial situation and other activities of the Company;

- The BODs has maintained a good monthly and quarterly meeting schedule to summarize, evaluate and gain experience to adjust management and production solutions flexibly and effectively;

- With the achieved results in market development, revenue, profit, financial management as well as financial recovery results, the BODs highly appreciates the management work of the BODs in 2025.

3. Plans, orientations of the Board of Directors

In 2026, the BODs identified the key objective as completing the necessary legal conditions for the implementation of real estate projects, laying the groundwork for the construction phase and generating revenue for the Company in subsequent years. Specifically:

• Focus on completing project legal procedures: Directing the Executive Board to prioritize resources to expedite the implementation of procedures related to land, investment, planning, construction, and necessary approvals from competent state agencies, ensuring the project is ready for commencement as soon as possible.

• Preparing for construction implementation: Simultaneously with the legal completion process, the company will proactively prepare the necessary conditions regarding design, contractor selection, funding, and construction plans, ensuring readiness for immediate implementation once the project is licensed according to regulations.

• Enhancing financial capacity: Strengthening cash flow management, optimizing costs, and researching suitable capital mobilization options (investment partnerships, credit, issuance, etc.) to ensure sufficient resources for project implementation.

V. Corporate governance (Non-listed organizations are not obliged to disclose the information in this Section).

1. Board of Directors

a) Members and structure of the Board of Directors: (List of members of the Board of Management, percentages of ownership in voting shares and other securities issued by the company, clearly Specify independentand other members; number of positions that a member the Board of Management held in other companies).

No.	Name	Title	Total number of shares owned	Ratio (%)
1	Mrs. Phan Hong My Phuong	Chairman of BODs	0	0%
2	Mrs. Vu Thi Nhu Mai	Member of BODs	0	0%
3	Mrs. Nguyen Thi Le Thanh	Member of BODs	500	0%
4	Mrs. Nguyen Thi Lieu	Member of BODs	0	0%

b) The committees of the Board of Director: (Listing the committees of the Board of Directors and members of each committee).

c) Activities of the Board of Directors: Assessment on the Board of Directors, specifying the number of meetings, contents and results of Board of Directors meetings.

The BODs chaired and successfully organized the 2025 Annual General Meeting of Shareholders, supervised and directed information disclosure with the goal of ensuring transparency and accuracy in accordance with regulations.

In 2025, the Board of Directors held 13 regular and extraordinary meetings to promptly review and approve resolutions/decisions related to issues under the authority of the BODs; supervise the BODs in implementing the resolutions/decisions of BODs and the General Meeting of Shareholders; and fully disclose information as prescribed. The members of BODs have fulfilled their responsibilities as company managers in a responsible manner for the work and development of the Company, effectively coordinating with the Board of Supervisors to ensure the transparency of the Company's operations.

- Resolutions of the BODs in 2025:

No.	NUMBER OF RESOLUTIONS	DATE	CONTENTS
1	1A/2025/NQ/HĐQT-UNI	01/01/2025	Resolution: Signing a loan agreement to supplement working capital for business operations.
2	35/2025/NQ/HĐQT-UNI	03/03/2025	Resolution: Organizing a written shareholder consultation on the contents of Proposal No. 33/2025/TTr-HĐQT dated March 3rd, 2025
3	173A/2025/NQ/HĐQT-UNI	17/03/2025	Resolution: Establishing a working group to assist in counting the written shareholder opinions on the contents of Proposal No. 33/2025/TTr-HĐQT dated March 3rd, 2025

No.	NUMBER OF RESOLUTIONS	DATE	CONTENTS
4	283A/NQ/HĐQT-UNI	28/03/2025	Resolution: Approving the list of prospective investors for the Company's private placement of shares
5	14A/NQ/HĐQT-UNI	01/04/2025	Resolution: Approving the results of the private placement of shares.
6	94A/2025/NQ/HĐQT-UNI	09/04/2025	Resolution: Extending the date for holding the 2025 Annual General Meeting of Shareholders
7	55A/2025/NQ/HĐQT-UNI	05/05/2025	Resolution: Convene the 2025 Annual General Meeting of Shareholders
8	205/2025/NQ/HĐQT-UNI	20/05/2025	Resolution: Using assets as collateral/pledge to secure the debt repayment obligations of Kyoritsu Maintenance Vietnam Co., Ltd.
9	225A/NQ/2025/HĐQT-UNI	22/05/2025	Resolution: Appointing the Company's Governance Office
10	17A/NQ/HĐQT-UNI	01/07/2025	Resolution: Signing contracts with related parties of company insiders.
11	16A/2025/NQ/HĐQT-UNI	01/07/2025	Resolution: Appointment of Deputy General Director in charge of Business
12	38/2025/NQ/HĐQT-UNI	31/07/2025	Resolution: Signing the Audit Contract for the 2025 Financial Statements
13	301A/2025/NQ/HĐQT-UNI	30/12/2025	Resolution: Appointing a Deputy General Director in charge of Project Development

d) Activities of independent members of the Board of Directors. Activities of the committees of the Board of Directors: (Assessment of activities of the committees of the Board of Directors, specifying the number of meetings of each committee, contents and results of the meetings).

e) List of members of the Board of Directors possessing certificates on corporate gorvenance. List of members of the Board of Directors participating in corporate governance training programs in the year.

2. Internal Audid

a) Members and structure of the Internal Audid: (List of members of the Internal Audid, percentages of ownership in voting shares and other securities issued by the company).

No internal audid department.

b) Activities of the Internal Audid: (Assessment of the Internal Audid, specifying the number of meetings, contents and results of the Internal Audid meetings).

3. Transactions, remunerations and interests of the Board of Directors, Board of Management and Internal Audid

a) Salary, rewards, remuneration and benefits: (Salary, rewards, remuneration and other benefits and expenses for each member of the Board of Directors, members of the Internal Audid, Director and General Director and managers. Values of such remuneration, benefits and expenses shall be disclosed in details for each person. Non-material benefits or interests which have not been/cannot be quantified by cash shall be listed and accounted for sufficiently).

- In case of completing the profit target assigned by the General Meeting of Shareholders, the remuneration of the BODs and the Internal Audit is calculated based on the average income of officers and employees, through the annual General Meeting of Shareholders to determine the remuneration deduction level.

b) Transactions of internal shareholders: (Information about share transactions of the members of Board of Directors, members of the Internal Audid, Director (General Director), Chief Accountant, managers, Company Secretary, major shareholders and the affiliated persons).

During the year, members and insider shareholders transferred shares according to the information in the following table:

STT	NAME	NUMBER OF SHARES REGISTERED FOR TRANSFER	NUMBER OF SHARES AFTER TRANSFER	TRANSFER DATE
1	VU DUY BE	1.519.388	0	19/11/2025
2	NGUYEN THI LE THANH	605.322	500	20/11/2025
3	VU THANH THUY	1.424.131	0	19/11/2025
4	VU THANH THAO	1.377.892	0	18/11/2025
5	VU THỊ NHƯ MAI	3.446.236	0	25/11/2025 - 01/12/2025
6	VU THI KIM LIEN	1.082.312	156.700	21/11/2025

c) Contracts or transactions with internal shareholders: (Information about the contracts, or transactions that Company's members of the Internal Audid, Director (General Director), managers and affiliated persons entered into or executed in the year with the company, subsidiaries, other companies in which the company hold the control rights.

On May 20th, 2025, the BODs issued a Memorandum of Understanding regarding the use of assets as collateral to secure the debt repayment obligations of Kyoritsu Maintenance Vietnam Co., Ltd. Following this, the Chairman of the BODs issued a Resolution on the use of assets as collateral to secure the debt repayment obligations of Kyoritsu Maintenance Vietnam Co., Ltd.

Based on this, Kyoritsu Maintenance Vietnam Co., Ltd. has Mrs. Vu Thi Nhu Mai as its legal representative, who is also the legal representative of Sao Mai Viet Investment and Development Joint Stock Company.

According to the provisions of the law at: (i) Clause 46, Article 4 of the Securities Law No. 54/2019/QH14 dated November 26th, 2019 and (ii) Point d, Clause 23, Article 4 of the Enterprise Law No. 59/2020/QH14 dated June 17th, 2020, Sao Mai Viet Company and Kyoritsu Company have a related relationship. Therefore, in the process of cooperating with Kyoritsu Company and/or its parent company or affiliated companies to contribute capital/purchase shares/acquire capital contributions, acquire companies, form joint ventures, cooperate, etc., to carry out real estate business activities including investment, construction, capital arrangement, use of collateral, and fulfillment of development and business guarantee obligations, approval must be granted by the General Meeting of Shareholders in accordance with current law.

In accordance with Resolution No. 207/2025/NQ/ĐHĐCĐ-UNI dated June 20th, 2025, of the Annual General Meeting of Shareholders, the BODs approves the signing of the following contracts:

- A framework agreement on cooperation in developing the Office and Tourist Apartment Project – The One Tower between Sao Mai Viet Investment and Development Joint Stock Company and Kyoritsu Maitenance Vietnam Co., Ltd.

- Cooperation agreement on project management and development between Sao Mai Viet Investment and Development Joint Stock Company and Kyoritsu Maitenance Vietnam Co., Ltd.

d) Implementation of regulations on corporate governance: (Clearly specify the contents which have not been implemented in accordance to the law on corporate governance. Reasons, solutions and remediation plans/plans to improve efficiency in corporate governance).

VI. Financial statements

1. Auditor's opinions: In our opinion, the financial statements present fairly, in all material respects, give a true and fair view of the financial position of Sao Mai Viet Investment and Development Joint Stock Company as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Financial Reporting Standards. Financial Statements are prepared in accordance with the Vietnamese accounting system and are complying with relevant statutory requirements.

2. Audited financial statements (Audited annual financial statements include: Balance sheet; Income statement; Cash flow statement; Financial Statements Explaination. In case the company has to prepare consolidated or general Financial Statements in accordance to the law on accounting and audit, the Financial Statements presented in the Annual Reports shall be the consolidated Financial Statements; and the addresses where the financial statements of the parent company or the general Financial Statements or the financial statements of superior accounting units to be published and provided).

Recipients:

- Archived:

CONFIRMATION BY THE COMPANY'S LEGAL REPRESENTATIVE

(Signature, full name and seal)

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

VU THI NHU MAI