

AAV GROUP
JOINT STOCK COMPANY

No: 2701/2026/BC-AAV

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

Hai Phong, month 01 day 27 year 2026

**INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION
PORTAL OF THE STATE SECURITIES COMMISSION AND THE HANOI
STOCK EXCHANGE**

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

Name of company: AAV GROUP JOINT STOCK COMPANY

Address of headoffice: AAV Group Building, Residential area east of Yet Kieu street,
Tran Hung Dao ward, Hai Phong city.

Tel: (84-220) 6266.066

Fax: (84-220) 6266.373

Website: www.aavgroup.com.vn

Email: cbtt@aavgroup.com.vn

Information disclosure officer: Ms. Nguyen Thi Thom, Secretary and Company
Administrator.

Loại thông tin công bố:

☐ 24h ☐ 72h ☐ Request ☐ Unusual ☒ Periodic

Information disclosure content:

Report No. 2701/2026/BC-AAV dated January 27, 2026 on the corporate
governance situation of AAV Group Joint Stock Company in 2026.

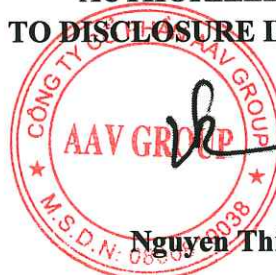
This information was disclosed on the website of AAV Group Joint Stock
Company on January 27, 2026 at the link: <http://aavgroup.com.vn>

We hereby commit that the information disclosed above is true and we are fully
responsible before the law for the content of the disclosed information./.

Attached documents:

AAV Group JSC – Corporate
Governance Report (2025).

**AUTHORIZED PERSON
TO DISCLOSE INFORMATION**



Nguyen Thi Thom

No: 2701/2026/BC-AAV

Hai Phong, month 01 day 27 year 2026

**REPORT CORPORATE GOVERNANCE SITUATION OF LISTED
COMPANIES IN 2025**

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

Name of company: AAV GROUP JOINT STOCK COMPANY

Address of headoffice: Viet Tien Son Building, Residential area east of Yet Kieu street, Cong hoa ward, Chi Linh city, Hai Duong province.

Tel: (84-220) 6266.066

Fax: (84-220) 6266.373

Website: www.aavgroup.com.vn

Email: cbtt@aavgroup.com.vn

Charter capital: 689,876,610,000 VND (Six hundred eighty-nine billion eight hundred seventy-six million six hundred ten thousand VND).

Stock symbol: AAV

Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors and General Director.

The implementation of internal audit: Not yet 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	01/2025/NQ/ ĐHĐCĐ- AAV	21/4/2025	Resolution of the 2025 Annual General Meeting of Shareholders on the approval of the following Reports and Proposals: <ol style="list-style-type: none">1. Approval of the Report on the activities of the Board of Directors in 2024 and the orientation and key tasks for 2025.2. Approval of the Report on the activities of the Supervisory Board in 2024 and the orientation and key tasks for 2025.3. Approval of the Report on the activities of the Executive Board (General Directors) in 2024

No .	Resolution/ Decision No.	Date	Content
	01/2025/NQ/ ĐHĐCĐ- AAV	21/4/2025	<p>and the orientation and key tasks for 2025.</p> <p>4. Approval of the Proposal on the 2025 Business Plan.</p> <p>5. Approval of the Proposal on the audited Financial Statements for 2024.</p> <p>6. Approval of the dismissal and additional election of members of the Supervisory Board of AAV Group Joint Stock Company for the 2022–2027 term.</p> <p>7. Approval of the 2024 Profit Distribution Plan of AAV Group Joint Stock Company.</p> <p>8. Approval of the remuneration for the Board of Directors and Supervisory Board in 2024 and 2025, and the performance bonus for the Board of Directors in 2024 and 2025.</p> <p>9. Approval of the Proposal on selecting the auditing firm for the 2025 Financial Statements.</p>

II. Board of Directors 2025

1. Information about the members of the Board of Directors

N o.	Board of Directors' members	Year of birth	Position	The date becoming/ceasing to be the member of the Board of Directors	
				Date of appointm ent	Date of dismissal
1.	Pham Quang Khanh	1973	Board of Directors' member	10/9/2021	
2.	Pham Thanh Tung	1989	Chairman of the Board of Directors	08/4/2024	
3.	Pham Manh Hung	1977	Independent Member of the Board of Directors	16/6/2022	

2. Meetings of the Board of Directors:

No.	Board of Director' member	Number of meetings attended by Board of Directors	Attendance rate	Voting rate	Reasons for absence
1	Pham Quang Khanh	17	100%	100%	
2	Pham Thanh Tung	17	100%	100%	
3	Pham Manh Hung	17	100%	100%	

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

Pursuant to the Law on Enterprises and its implementing documents; Pursuant to the Charter of Organization and Operation, the Board of Directors regularly monitors and closely follows the daily activities of the Board of Directors in the fields and project areas of the Company, directly directs and supervises the Board of Directors and managers in implementing the Resolutions of the General Meeting of Shareholders and the Board of Directors in production and business activities, strategic orientation for project development, capital mobilization, capital management, cost management; investment in construction, operation and exploitation of projects, orientation for production and business development of subsidiaries, etc...

The Board of Directors directs the Board of Management to complete the restructuring of the organizational structure and personnel to suit the new stage, build corporate culture and improve management efficiency.

The members of the Board of Directors work most of the time at the Company, maintaining full Board members in regular and ad hoc meetings. Closely follow the management and operation activities, and directly support and direct the implementation of many urgent and important tasks in all areas of the Company's operations, coordinate with the Board of Supervisors to control and supervise a number of issues such as:

- Supervise and direct the Executive Board in the preparation of the separate and consolidated financial statements for the periods in 2024 and the first half of 2025.
- Closely follow the direction of implementing the plan targets set by the General Meeting of Shareholders and the Board of Directors of the Company.
- Implement tasks related to organizing the 2025 Annual General Meeting of Shareholders.
- Implement a number of key projects of the Company.
- Grasp the operating situation of subsidiaries.

- Supervise the implementation of reporting regimes, periodic and irregular information disclosure with the State Securities Commission, Hanoi Stock Exchange, Vietnam Securities Depository Center related to the contents that must be disclosed.

- Supervise and direct the Executive Board in implementing the regimes, policies and regulations of the State for employees to ensure the legitimate rights of officers and employees and salary increases and allowances for employees. Fulfill the obligations of the Enterprise to employees such as paying Social Insurance, Health Insurance, Unemployment Insurance, organizing visits to families with special difficult circumstances in the Company.

4. Activities of the Board of Directors' subcommittees

The Board of Directors has not established any subcommittees under the Board of Directors, according to Resolution No. 1806/2022/NQ/HĐQT-VTSR dated 18/6/2022 on assigning tasks to independent members of the Board of Directors in charge of Human Resources and Remuneration for the 2022-2027 term.

- The independent member of the Board of Directors in charge of human resources and remuneration has the following duties:

- Assisting the Board of Directors in preparing personnel and handling issues related to the personnel of the Board of Directors, the Board of Supervisors, the Board of Supervisors and personnel under the authority of appointment, dismissal or approval.

- Based on the scale of operations and the production and business situation, to advise the Board of Directors well in planning the salary and bonus regime for officers and employees in the company;

- The independent member of the Board of Directors periodically reports annually on the evaluation of the Board of Directors' activities to the Board of Directors and the General Meeting of Shareholders.

The independent member of the Board of Directors in charge of human resources and remuneration has played a good role in advising the Board of Directors in management work, ensuring objectivity and independence in the company's human resources and remuneration work.

5. Resolutions/Decisions of the Board of Directors

No.	Resolution/Decision No.	Date	Content	Approval rate
1.	901/2025/QĐ/HĐQT-AAV	09/01/2025	Approval of related-party transactions arising in 2025.	100%

No.	Resolution/D ecision No.	Date	Content	Appro val rate
2.	2002/2025/Q Đ/HĐQT- AAV	20/02/2025	Regarding the establishment of a Land Clearance Committee for the Con Son Resort Project, Cong Hoa Ward, Chi Linh City.	100%
3.	2102/2025/T B-AAV	21/02/2025	Approval of the record date for exercising the rights to attend the 2025 Annual General Meeting of Shareholders.	100%
4.	1903/2025/N Q/HĐQT- AAV	19/03/2025	Regarding the change of the capital use plan from the 2021 private share issuance to increase charter capital.	100%
5.	2703/2025/N Q/HĐQT- AAV	27/3/2025	Regarding the organization of the 2025 Annual General Meeting of Shareholders.	100%
6.	1905/2025/N Q/HĐQT- AAV	19/05/2025	Regarding the dismissal and appointment of the Company's Chief Accountant.	100%
7.	1206/2025/N Q/HĐQT- AAV	12/6/2025	Approval of the detailed implementation of the adjusted capital use plan from the 2021 private share issuance to increase charter capital, in accordance with the plan approved by the 2025 Annual General Meeting of Shareholders.	100%
8.	1306/2025/N Q/HĐQT- AAV	13/06/2025	Resolution of the Board of Directors approving the draft investment cooperation contract for the Ngoc Son Residential Project, Hai Tan Ward,	100%



No.	Resolution/Decision No.	Date	Content	Approval rate
			Hai Duong City.	
9.	1806/2025/NQ/HĐQT-AAV	18/06/2025	Regarding the selection of an auditing firm for the 2025 Financial Statements and the 2025 semi-annual financial review of the Parent Company, its subsidiaries, and consolidated statements of AAV Group Joint Stock Company.	100%
10.	256/2025/NQ/HĐQT-AAV	25/06/2025	Resolution of the Board of Directors on approving the investment policy for the construction of residential buildings at the Residential Area Project East of Yet Kieu Street, Chi Linh City (Phase 1).	100%
11.	3008/2025/NQ/HĐQT-AAV	30/8/2025	Approval of the investment project for the construction of structural works of 96 units under the project "Investment in the construction of technical infrastructure for the residential area east of Yet Kieu Road, Chi Linh Town (now Tran Hung Dao Ward, Hai Phong City).	100%
12.	1909/2025/NQ/HĐQT-AAV	19/9/2025	Approval of the detailed plan for the transfer of the entire capital contribution in Viet Tien Son Joint Stock Company.	100%
13.	2210/2025/NQ/HĐQT-AAV	22/10/2025	Approval of the policy on liquidation of the contract for construction of technical infrastructure for the project "Investment in the construction of the residential area east of Tran Hung Dao Road, Sao Do Ward (now Chu Van An Ward, Hai Phong City)."	100%
14.	3110/2025/NQ/HĐQT-	31/10/2025	Approval of the change in the plan for use of proceeds from the private	100%

No.	Resolution/D ecision No.	Date	Content	Appro val rate
	AAV		placement of shares for charter capital increase in 2021, based on the capital utilization plan approved by the 2025 Annual General Meeting of Shareholders.	
15.	2009/2025/Q Đ-PD	20/9/2025	Approval of the total investment amount of the residential area project east of Yet Kieu Road and adjustment of the investment project for the construction of structural works of 96 units under the technical infrastructure construction project for the residential area east of Yet Kieu Road, Tran Hung Dao Ward, Hai Phong City.	100%
16.	3110- 1/2025/NQ/H ĐQT-AAV	31/10/2025	Approval of borrowing from Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Hanoi City Branch.	100%
17.	1712/2025/N Q/HĐQT- AAV	17/12/2025	Approval of the adjustment of the capital utilization structure of proceeds from the private placement of shares for charter capital increase in 2021 in accordance with the capital utilization plan approved by the General Meeting of Shareholders.	100%

III. Board of Supervisors

1. Information about members of Board of Supervisors

No .	Members of Board of Supervisors	Positio n	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
1	Dang Hong Duc	Head of Depart ment	Becoming date 16/6/2022	Bachelor of Laws
2	Tran Van Truong	Memb	08/4/2024 - 21/4/2025	Construction

No .	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
		er		engineering technology
3	Do Thi Nhung	Member	Becoming date 08/4/2024	Bachelor of Accounting
4	Luu Thi Hong Ngoc	Member	Becoming date 21/4/2024	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	Dang Hong Duc	2	100%	100%	
2	Tran Van Truong	1	100%	100%	Due to the dismissal of a member of the Supervisory Board effective from April 21, 2025.
3	Do Thi Nhung	2	100%	100%	
4	Luu Thi Hong Ngoc	0	0	0	Appointment of a Supervisory Board member 21/4/2025

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

In 2025, the Board of Supervisors regularly assessed the indicators in the Financial Report, assigned specific tasks to each member of the Supervisory Board on the Company's operations, and supervised the activities of the Board of Directors and the Board of Management specifically:

- The Board of Directors and the Board of Management have fully complied with the provisions of law in management and operation. The members of the Board of Directors, the Board of Management and the management staff have properly performed the assigned functions and tasks according to the provisions of the Charter and the Resolution passed by the General Meeting of Shareholders.

- The Board of Directors has closely followed the activities of the Executive Board in production and business activities, supervising the implementation of the Resolutions set forth by the General Meeting of Shareholders.

- In 2024, the Board of Directors held 17 meetings and issued 17 Resolutions/Decisions. The meetings of the Board of Directors had the number of members attending in accordance with regulations. The number of meetings of the Board of Directors was in accordance with the provisions of law and the Company's Charter.

- The resolutions of the Board of Directors were issued in accordance with the functions and powers of the Board of Directors and in accordance with the policies and resolutions of the General Meeting of Shareholders and in compliance with the Law on Enterprises as well as other provisions of law and the Company's Charter.

- The work of auditing the financial statements for 2025 was carried out seriously and on time, approved by the auditing company and the Securities Commission, and selected by the Board of Directors under the authorization of the General Meeting of Shareholders.

- The Board of Directors and the Board of Management have strictly complied with the regulations on periodic and irregular information disclosure according to Circular 96/2020/TT-BTC and Circular 68/2024/TT-BTC dated September 18, 2024 regulating information disclosure on the stock market.

- The Executive Board has well implemented the State's policies, human resource policies have always been of interest, ensuring jobs and stable income for employees.

- Regarding shareholders, in 2025, the Company's Board of Supervisors did not receive any requests or complaints from shareholders or groups of shareholders according to the provisions of the Company's Charter and the law.

- In 2025, the Company did not have any disputes related to the Company's production and business activities and legal issues.

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

The Board of Supervisors closely coordinates with the Board of Directors and the Board of Management but still maintains its independence. The quarterly and extraordinary meetings of the Board of Directors and the Board of Management are attended by members of the Board of Supervisors or reported to the Board of Supervisors to improve the quality and independence of the control activities. The Board of Supervisors' recommendations such as existing problems in management and operation activities are noted by the Board of Directors and the Board of Management and sought to resolve them during the process of managing and operating the Company.

The Board of Directors has promptly and fully provided its Resolutions and Decisions to the Board of Supervisors. The Board of Management has created favorable conditions for the Board of Supervisors to collect information and documents related to the Company's production and business activities when requested.

The Board of Directors has stepped up the supervision of the activities of the Board of Directors and management departments to ensure proper implementation of the

Resolutions of the General Meeting of Shareholders, the Board of Directors and compliance with legal regulations.

5. Other activities of the Board of Supervisors: Nothing

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	Mr. Phan Van Hai General Director	12/05/1987	Bachelor of law	appointment 10/01/2023
2	Mr. Nguyen Thanh Hai Deputy General Director	11/12/1960	Bachelor of Economics	appointment 29/3/2024

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Hoang Hai Ha	19/09/1982	Bachelor of Economics	appointment 14/9/2024 dismissal 19/5/2025
Dang Thi Tuyet Minh	30/5/1975	Bachelor of Economics	appointment 19/5/2025

VI. Training courses on corporate governance:

Corporate governance training courses in 2025 that Board of Directors, Supervisory Board members, CEO, other managers and Company Secretary have participated in according to regulations on corporate governance: Board of Directors, Supervisory Board members, CEO, and managers do not participate in specialized training courses but all participate in programs to learn practical experience, sharing each member's experience with each other to help members complete their assigned tasks well. (Mr. Phan Van Hai attended the 2nd Bachelor of Law degree training course at the University of Law - Hanoi National University)

In addition, the Board of Directors has arranged and facilitated professional functional departments to participate in seminars and training programs organized by

the State Securities Commission, the Securities Depository Center, the Stock Exchange, and training units in appropriate fields and specialties to improve the Company's compliance with regulations issued by the State:

According to the plan in 2025, the company will focus more on training programs on technical expertise, construction supervision, information disclosure, administrative management, accounting, tax... and participate in training courses and training courses on other new legal documents.

VII. The list of affiliated persons of the public company 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	Pham Quang Khanh	003C555689 SSI Securities Corporation	Board Member			10/9/2021		Resolution of the General Meeting of Shareholders and the Board of Directors	Insider
2	Pham Thanh Tung		Chairman of the Board			08/4/2024		Resolution of the General Meeting of Shareholders and the Board of Directors	Insider
3	Pham Manh Hung		Independent Board Member			16/6/2022		Resolution of General Meeting of Shareholders	Insider

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
4	Phan Van Hai		General Director			01/7/2020		Resolution of General Meeting of Shareholders Board of Directors	Insider
5	Nguyen Thanh Hai		Deputy General Manager			29/3/2024		Board Resolution	Insider
6	Hoang Hai Ha		Chief Accountant			14/9/2024	19/5/2025	Board Resolution	Insider

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
7	Nguyen Thi Tuyet Minh		Chief Accountant			19/5/2025			
8	Nguyen Thi Thom		Secretary and Corporate Governance Officer, Authorized Information Disclosure Officer			01/7/2020		Board Resolution	Insider
9	Dang Hong Duc		Head of Supervisory Board			16/6/2022		Resolution of General Meeting of Shareholders	Insider

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
10	Do Thi Nhung		Board of Supervisors			08/4/2024		Resolution of General Meeting of Shareholders	Insider
11	Tran Van Truong		Board of Supervisors			08/4/2024	21/4/2025	Resolution of General Meeting of Shareholders	Insider
12	Luu Thi Hong Ngoc		Board of Supervisors			21/4/2025			Insider
13	AAV Land Joint Stock Company					04/4/2011		Resolution of General Meeting of Shareholders	Subsidiary

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
14	Nguyen Tuan Thanh					AAV Land Joint Stock Company appointment 14/8/2024		Resolution of General Meeting of Shareholders	legal representative, Chairman of the Board, AAV Land Joint Stock Company
15	Nguyen Van Tu					AAV Land Joint Stock Company appointment 01/01/2023		Resolution of General Meeting of Shareholders	Manager AAV Land Joint Stock Company
16	Ha Anh Dung					29/01/2024		Resolution of General Meeting of Shareholders	Manager AAV Land Joint Stock 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
17	Viet Tien Son JSC					08/12/2021		Resolution of General Meeting of Shareholders AAV	Subsidiary
18	Le Ngoc Toan					08/12/2021	17/10/2024	Resolution of General Meeting of Shareholders	Manager CTCP VTS
19	Pham Quoc Hung					31/01/2024		Resolution of General Meeting of Shareholders	TV HĐQT Viet Tien Son JSC

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
20	Ta Van Hoang					24/6/2022		Resolution of General Meeting of Shareholders	Manager Viet Tien Son JSC
21	Huy Ngan Development Joint Stock Company					12/11/2024	Resolution of the Board of Directors		
22	Nguyen Thi Hien					12/11/2024	Resolution of the Board of Directors		

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
23	Nguyen Van Binh					12/11/2024	Resolution of the Board of Directors		
24	Nguyen Van Binh					12/11/2024	Resolution of the Board of Directors		

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	Ngoc Son Construction and Trading One Member Limited Liability Company.	Mr. Pham Quang Khanh is the Legal Representative	0800379806 First issued by the Department of Finance of Hai Duong Province on 18/5/2007	Ngoc Son Residential Area, Hai Tan Ward, Hai Duong City, Vietnam	10/6/2025	Resolution of the General Meeting of Shareholders No. 01/2025/NQ/ĐHĐCĐ -AAV 21/4/2025 Resolution of the Board of Directors No. 1306/2025/NQ/HĐQ T-AAV 13/6/2025	Cooperation in investment and construction of the Ngoc Son Residential Project, Hai Tan Ward, Hai Duong City. AAV Group participates in the project with an investment amount of VND 150,000,000,000 (one hundred and fifty billion Vietnamese Dong). An amount of VND 90,000,000,000 has already been transacted	

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
1	Tan Ha Do Investment., JSC	Mr. Pham Thanh Tung is the Chairman and General Director	Mr. Pham Thanh Tung – Chairman of the Board of AAV Group., JSC	3002198819 First issued by the Department of Planning and Investment of Ha Tinh Province on 29/9/2020	Trung Hai Hamlet, Thien Loc Commune, Can Loc District, Ha Tinh Province	AAV Land., JSC	25/6/2025	Cooperation in investment and construction of the technical infrastructure project for the Can Loc District Industrial Cluster, located in Thien Loc Commune and Nghen Town, Can Loc District, Ha Tinh Province. AAV Land participated in the project with an investment of VND 90,000,000,000	

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): Non

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): Non

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: Non

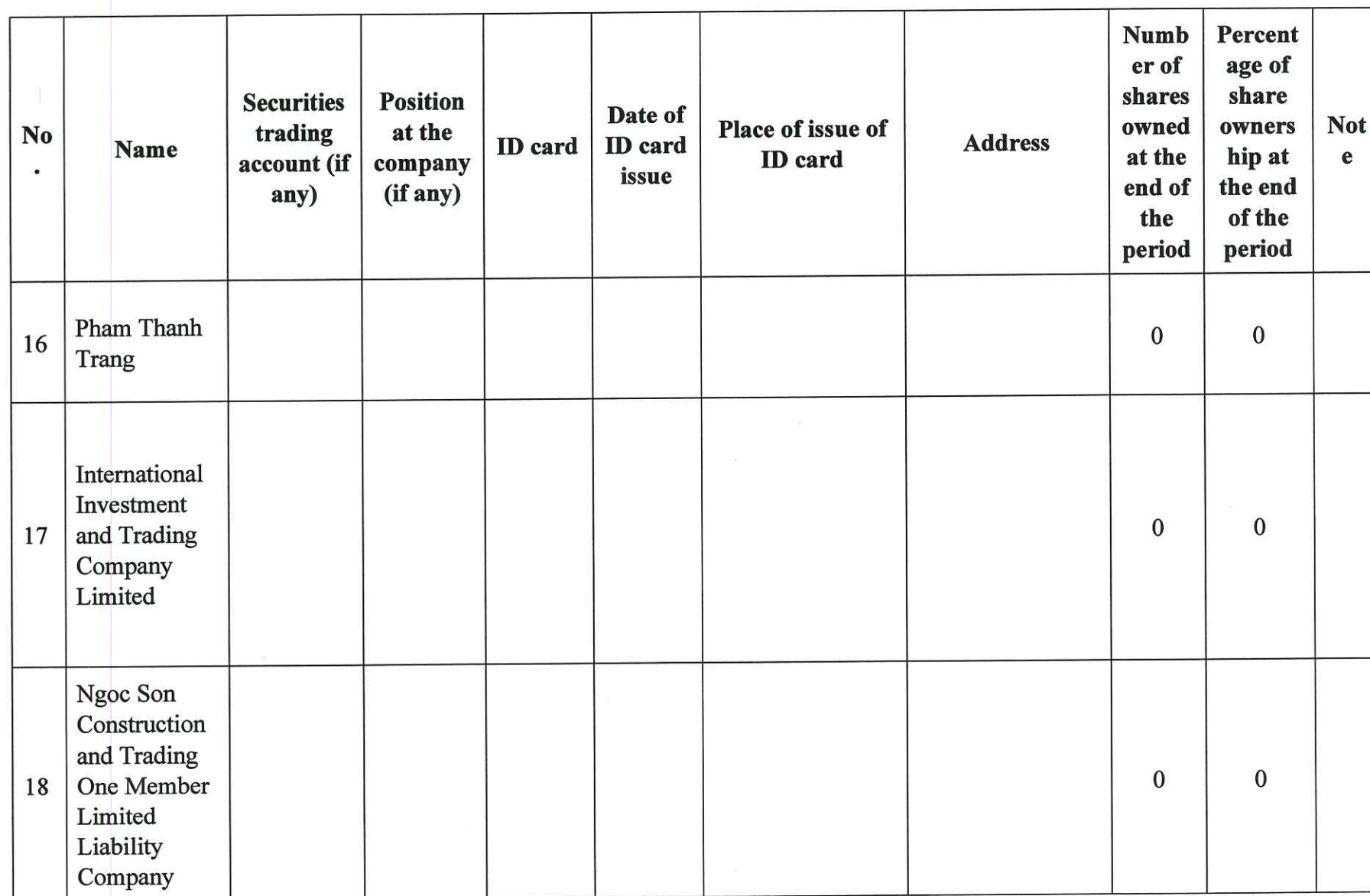
No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
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VIII.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

1. The list of internal persons and their affiliated persons

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Date of ID card issue	Place of issue of ID card	Address	Number of shares owned at the end of the period	Percent age of share owners hip at the end of the period	Note
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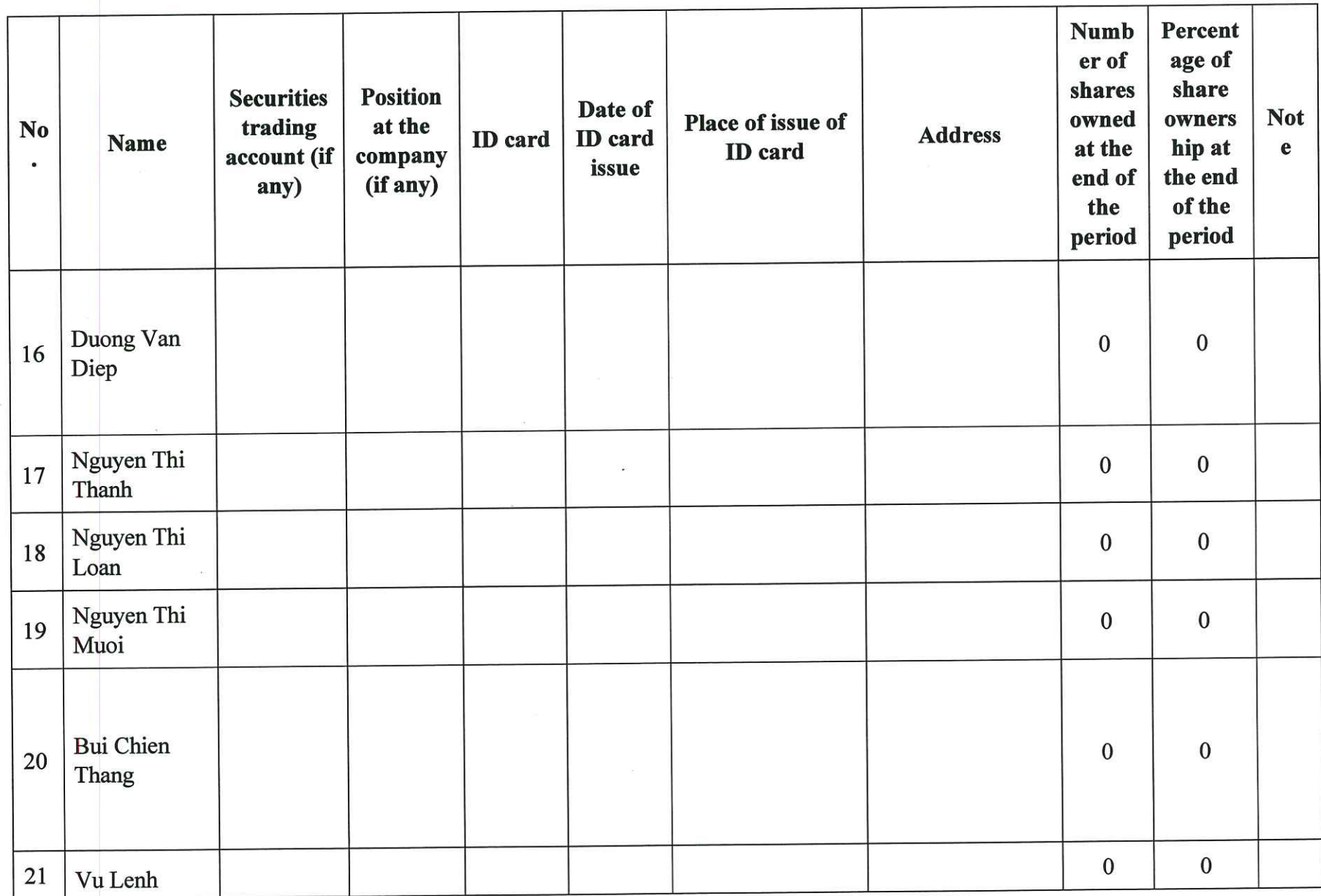
No .	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Date of ID card issue	Place of issue of ID card	Address	Number of shares owned at the end of the period	Percent age of share owners hip at the end of the period	Not e
14	H&T Holdings Investment Joint Stock Company							0	0	
15	KH New City Joint Stock Company							0	0	
16	H&T Real Estate Investment Co., Ltd.							0	0	
17	DHVLand Development Joint Stock Company							0	0	Chairman of the Board

No .	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Date of ID card issue	Place of issue of ID card	Address	Number of shares owned at the end of the period	Percent age of share ownership at the end of the period	Not e
										rd
18	Dak Lak Urban Development Investment Company Limited							0	0	
19	VTH Investment Company Limited							0	0	
IV	Phan Van Hai		General Director					0	0	Insider

[illegible]

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No .	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Date of ID card issue	Place of issue of ID card	Address	Number of shares owned at the end of the period	Percent age of share owners hip at the end of the period	Not e
	Thuan									
22	Nguyen Dinh Ha							0	0	
23	Nguyen Thieu Southeast Pharmaceutical Joint Stock Company							0	0	
X	Hoang Hai Ha		Chief Accountant					0	0	

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[illegible]

[illegible]

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Date of ID card issue	Place of issue of ID card	Address	Number of shares owned at the end of the period	Percent age of share ownership at the end of the period	Note
2	Nguyen Hai Long							0	0	
3	Nguyen Giang Nam							0	0	
4	Nguyen Thi Loc							0	0	
11	Dang Minh Tuan							0	0	
VI II	Dang Hong Duc		Head of Supervisory Board					0	0	Insider

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Date of ID card issue	Place of issue of ID card	Address	Number of shares owned at the end of the period	Percent age of share ownership at the end of the period	Note
10	Luu Ngoc Son							0	0	

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


IX. Other significant issues

Pursuant to Resolution No. 01/2025/NQ/DHDCD-AAV dated April 21, 2025 of the General Meeting of Shareholders, which approved the adjustment and supplementation of the capital use plan from the private share issuance for increasing charter capital in 2021, as previously approved by the Extraordinary General Meeting of Shareholders on September 10, 2021.

On September 19, 2025, the Board of Directors issued Resolution No. 1909/2025/NQ/HĐQT-AAV on the detailed implementation of the transfer of the entire capital contribution in Viet Tien Son Joint Stock Company.

In the first half of 2025, AAV Group Joint Stock Company made several personnel changes (which have been disclosed in accordance with applicable laws), specifically as follows:

No.	Name	Position	Date of appointment/dismissal	Appointment/Dismissal
1	Tran Van Truong	Member of the Supervisory Board for the 2022–2027 Term	21/4/2025	Dismissal
2	Luu Thi Hong Ngoc	Member of the Supervisory Board for the 2022–2027 Term	21/4/2025	Appointment

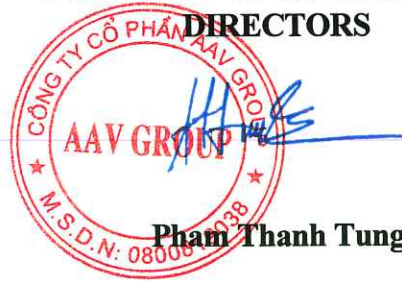


No.	Name	Position	Date of appointment/ dismissal	Appointment/Dismissal
3	Hoang Hai Ha	Chief Accountant	19/5/2025	Dismissal
4	Dang Thi Tuyet Minh	Chief Accountant	19/5/2025	Appointment

Recipients:

- As above;
- State Securities Commission, HNX (for report);
- Board of Directors, Supervisory Board (for report);
- Board of Management of the Company;
- Archive

**CHAIRMAN OF THE BOARD OF
DIRECTORS**



Phạm Thanh Tung