

AAV GROUP
JOINT STOCK COMPANY
No.: 0404/2026/CV-AAV

“Regarding the report on measures and the
roadmap to remedy the status of securities under
warning and control”

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hai Phong, April 4, 2026

To: The Stock Exchange

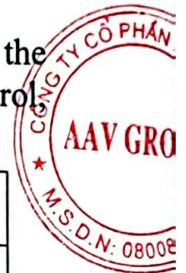
First of all, AAV Group Joint Stock Company (HNX: AAV) would like to extend our respectful greetings and sincere appreciation to the Hanoi Stock Exchange for its continuous support and assistance to our Company over the past period.

Pursuant to Decision No. 297/QĐ-SGDHN dated April 2, 2025 of the Hanoi Stock Exchange regarding the maintenance of the warning status, and Decision No. 298/QĐ-SGDHN dated April 2, 2025 of the Hanoi Stock Exchange regarding placing AAV shares of AAV Group Joint Stock Company under control, due to the reason that the undistributed after-tax profit as of December 31, 2023 in the audited consolidated financial statements was negative; and the after-tax profit attributable to the parent company's shareholders for 2023 and 2024 in the audited 2024 consolidated financial statements was also negative.

AAV Group Joint Stock Company hereby reports on the measures and the roadmap to remedy the status of securities being under warning and control with the following details:

| Criteria | Q4 2025 | 2025 | Notes |
|---|-------------------|-------------------|-------|
| Total assets | 1.433.204.645.250 | 1.424.743.115.709 | |
| Revenue from sales of goods and provision of services | 113.696.499.623 | 318.416.810.887 | |
| Profit after corporate income tax | (56.754.433.082) | (20.985.828.433) | |
| Profit after tax attributable to the parent company | (55.846.071.757) | (21.470.813.589) | |

During 2023, 2024, and 2025, the Company's consolidated after-tax profit recorded negative results mainly due to objective and temporary factors, including: difficulties in the real estate and financial markets, delays in the



implementation progress of certain projects, and increases in financial expenses and other costs in accordance with accounting regulations.

Despite reporting accounting losses for three consecutive years, the Company has maintained normal business operations, ensured liquidity, incurred no material overdue debts, and shown no signs of insolvency or bankruptcy. Key projects are still being implemented and are gradually completing their legal procedures, thereby creating a foundation for revenue recognition in subsequent periods.

To address the above situation, the Company has been implementing the following key solutions:

- Restructuring the investment portfolio, focusing on projects with strong cash flow potential;
- Accelerating legal procedures and construction progress to meet conditions for revenue recognition at an earlier stage;
- Strictly controlling costs and optimizing the operating structure;
- Restructuring capital sources to reduce financial cost pressures;
- Enhancing business activities and expanding partnerships to improve cash flow;
- The Board of Directors of AAV Group Joint Stock Company plans to submit to the 2026 Annual General Meeting of Shareholders for consideration and approval the use of a portion of share premium to offset accumulated losses.

With the above synchronized measures, the Company expects its business performance to improve positively in the coming period, gradually overcoming losses and ensuring the interests of shareholders.

The Company commits to fully complying with information disclosure obligations in accordance with legal regulations and will continue to provide timely reports to the State Securities Commission and the Hanoi Stock Exchange.

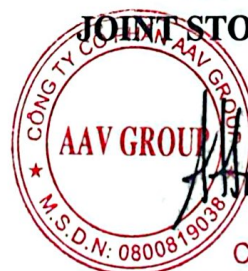
Sincerely!

Recipients:

- As stated above;
- Filed at the Office.

AAV GROUP

JOINT STOCK COMPANY



CHỦ TỊCH HĐQT

Phạm Thanh Tùng

