

**AAV GROUP
JOINT STOCK COMPANY**
No: 1204/2026/CV-AAV

“Explanation regarding the potential delisting
of AAV shares”

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hai Phong, April 12, 2026

To: Hanoi 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 attention and support to our Company over the past time.

On April 8, 2026, AAV Group Joint Stock Company received Notice No. 1521/TB-SGDHN issued by the Hanoi Stock Exchange regarding the potential delisting of AAV shares due to business losses for three consecutive years. After reviewing the matter, the Company would like to report and provide explanations as follows:

1. Business performance results (years 2023, 2024, 2025)

Target	2023	2024	2025
Total assets	918.101.485.490	933.947.489.471	1.424.743.115.709
Revenue from sales and service provision	73.112.403.857	38.485.998.242	318.416.810.887
Profit after corporate income tax	(17.328.079.341)	(15.755.563.834)	(20.985.828.433)
Profit after tax attributable to the parent company	(16.936.707.426)	(15.680.070.747)	(21.470.813.589)

2. Causes of business losses for three consecutive years (2023, 2024, 2025) according to the audited consolidated financial statements

During the years 2023, 2024, and 2025, the Company's consolidated after-tax profit recorded negative results mainly due to objective and temporary factors, specifically as follows:

Adverse developments in the real estate market: The real estate and financial–credit markets faced numerous difficulties, with declining liquidity, directly affecting the Company’s sales progress and revenue recognition.

Project implementation progress: The Company’s core business is real estate; however, several key projects have been delayed due to legal obstacles and market conditions, resulting in insufficient conditions for revenue recognition in accordance with accounting regulations. In 2025, the Company had to make provisions for late payment of land use fees for projects including the Residential Area East of Tran Hung Dao Street, Chu Van An Ward, and the Residential Area East of Yet Kieu Street, Tran Hung Dao Ward.

Increase in financial expenses: In the context of rising interest rates and capital pressure, borrowing costs increased significantly, affecting overall business performance.

Increase in other expenses: Including administrative expenses, operating maintenance costs, and provisions in accordance with accounting regulations.

3. Assessment of the current operating situation

Although the Company recorded accumulated losses for three consecutive years (2023, 2024, 2025), the Company affirms that:

Business operations are still maintained normally without interruption;

Liquidity and solvency are ensured, and the Company shows no signs of insolvency or bankruptcy;

Key projects are still being implemented, with legal procedures gradually being completed and expected to generate revenue starting from 2026.

4. Remedial measures and plan to improve business performance

In order to address the losses, the Company has been and will continue to implement the following synchronized solutions:

Restructuring the investment portfolio: Focusing resources on projects with high feasibility and strong cash flow generation potential;

Accelerating legal procedures and project construction progress: To soon meet the conditions for revenue recognition;

Strict cost control: Optimizing the operating structure and reducing unnecessary expenses;

Restructuring capital sources: Reducing financial cost pressure and improving capital efficiency;

Enhancing business activities and cooperation: Expanding partnerships, promoting sales, and improving cash flow;

Handling accumulated losses: The Board of Directors plans to submit to the 2026 Annual General Meeting of Shareholders a proposal to use share premium to offset accumulated losses, thereby improving the financial position.

6. Commitments

- Fully comply with information disclosure obligations

Closely coordinate with the Hanoi Stock Exchange;

Make maximum efforts to maintain listing and improve operational efficiency.

7. Recommendations

The Company respectfully requests the Hanoi Stock Exchange to consider objective factors, the actual situation, and the Company's remedial measures, and to create favorable conditions for the Company to have time to improve its business results, stabilize operations, and protect shareholders' interests.

Sincerely!

Recipients:

- As above;
- Archived at the Office.

**AAV GROUP JOINT STOCK
COMPANY**

Chairman of the Board of Directors



Phạm Thanh Tung

