

Hai Phong, September 30, 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.

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

Type of disclosed information:

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

Information disclosure content:

Disclosed information content: Resolution No. 2908/2026/NQ/HĐQT-AAV dated September 29, 2026 of the Board of Directors of AAV Group Joint Stock Company regarding the adjustment of the allocation 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.

This information was published on the official website of AAV Group Joint Stock Company on September 30, 2026 at the following 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:

Board of Directors' Resolution No.
2908/2026/NQ/HĐQT-AAV dated
September 29, 2026

AUTHORIZED PERSON
TO DISCLOSE INFORMATION



Nguyen Thi Thom

No: 2909/2026/NQ/HĐQT-AAV

Hai Phong, September 29, 2026

RESOLUTION

On the adjustment of the allocation structure of proceeds from the private placement of shares for charter capital increase in 2021 in accordance with the approved capital utilization plan

**BOARD OF DIRECTORS
AAV GROUP JOINT STOCK COMPANY**

- Pursuant to the Law on Enterprises 2020 and its guiding documents;
- Pursuant to the Law on Securities 2019 and its guiding documents;
- Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020, detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to the Charter of AAV Group Joint Stock Company;
- Pursuant to the plan for private placement of shares to increase charter capital No. 29/2021/PA/HDQT-VTSR approved by the Extraordinary General Meeting of Shareholders in 2021 on September 10, 2021;
- Pursuant to the Resolution of the Annual General Meeting of Shareholders in 2025;
- Pursuant to the Resolution of the Annual General Meeting of Shareholders in 2026;
- Pursuant to the Minutes of the Board of Directors meeting of AAV Group Joint Stock Company regarding the adjustment of the allocation structure of proceeds from the private placement of shares for charter capital increase in 2021.

RESOLVES:

Article 1: Adjustment of capital allocation structure

- Transfer the amount of VND 25,000,000,000 from Item 1 - Investment and Business Cooperation with International Trading and Investment Company Limited (TRABINCO) to implement the “Cau Yen Residential Area Complex of Villas, Townhouses and Commercial Service Houses” in Tu Ky Town, Tu Ky District, Hai Duong Province (now Tu Ky Commune, Hai Phong City) to Item 5 - Investment in the construction of the Residential Area East of Yet Kieu Street Project, Tran Hung Dao Ward, Hai Phong City.

- Transfer the amount of VND 60,000,000,000 from Item 3 - Investment cooperation in the construction of the Ngoc Son Residential Area Project, Hai Tan Ward, Hai Duong City (now Tan Hung Ward, Hai Phong City), of which:

+ The amount of VND 50,000,000,000 shall be transferred to Item 2 - Investment in the construction of the Residential Area East of Tran Hung Dao Street Project, Sao Do Ward, Chi Linh City, Hai Duong Province (now Chu Van An Ward, Hai Phong City).

+ The amount of VND 10,000,000,000 shall be transferred to Item 5 - Investment in the construction of the Residential Area East of Yet Kieu Street Project, Tran Hung Dao Ward, Hai Phong City.

The above adjustment does not change the total capital amount or the purpose of capital use as approved by the General Meeting of Shareholders, but only adjusts the allocation structure and disbursement schedule among items to align with the actual implementation conditions and improve capital efficiency.

Reason for adjustment: Based on the actual situation of business operations and the Company's capital needs in each period in order to enhance the efficiency of capital utilization.

Capital utilization plan before adjustment:

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
1	Investment cooperation with International Trading Investment and Business Company Limited (TRABINCO) for the implementation of the "Complex of villas, townhouses, and commercial service houses in Cau Yen Residential Area" in Tu Ky Town, Tu Ky District, Hai Duong Province (now Tu Ky Commune, Hai Phong City)	65.000.000.000	Amount: VND 65,000,000,000 Timeline: Q4/2021 – Q2/2022
2	Investment in the construction of the Residential Area project located to the East of Tran Hung Dao Street, Sao Do Ward, Chi Linh City, Hai Duong Province (now Chu Van An Ward, Hai Phong	83.000.000.000	- Amount: VND 16,972,774,462 Timeline: Q1–Q3/2025 - Amount: VND 1,027,225,538 Timeline: Q4/2025 – Q1/2026

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
	City)		- Amount: VND 3,000,000,000 Timeline: Q1/2026 – Q3/2026 - Amount: VND 50,000,000,000 Timeline: QII/2026 – Q III/2026 - Amount: VND 12,000,000,000 Timeline: QIII/2026 – Q IV/2026
3	Investment cooperation for the construction of Ngoc Son Residential Area Project in Hai Tan Ward, Hai Duong City (now Tan Hung Ward, Hai Phong City)	100.000.000.000	Amount: VND 100,000,000,000 Timeline: Q1–Q3/2025
4	Supplement to working capital	48.000.000.000	- Amount: VND 1,780,000,000 Timeline: Q4/2021 – Q2/2022 - Amount: VND 13,633,370,237 Timeline: Q1–Q3/2025 - Amount: VND 2,586,629,763 Timeline: Q4/2025 – Q1/2026 - Amount: VND 22,000,000,000 Timeline: Q4/2025 – Q1/2026 - Amount: VND 8,000,000,000 Timeline: Q1/2026 – Q3/2026

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
5	Investment in the construction of the Residential Area project located to the East of Yet Kieu Street, Tran Hung Dao Ward, Hai Phong City	70.000.000.000	- Amount: VND 18,000,000,000 Timeline: Q4/2025 - Amount: VND 29,000,000,000 Timeline: Q1/2026 – Q3/2026 - Amount: VND 23,000,000,000 Timeline: Q3/2026 – Q4/2026
Total		366.000.000.000	

Capital utilization plan after adjustment:

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
1	Investment cooperation with International Trading Investment and Business Company Limited (TRABINCO) for the implementation of the “Complex of villas, townhouses, and commercial service houses in Cau Yen Residential Area” in Tu Ky Town, Tu Ky District, Hai Duong Province (now Tu Ky Commune, Hai Phong City)	40.000.000.000	Amount: VND 40,000,000,000 Timeline: Q4/2021 – Q2/2022
2	Investment in the construction of the Residential Area project located to the East of Tran	133.000.000.000	- Amount: VND 16,972,774,462 Timeline: Q1–Q3/2025

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
	Hung Dao Street, Sao Do Ward, Chi Linh City, Hai Duong Province (now Chu Van An Ward, Hai Phong City)		- Amount: VND 1,027,225,538 Timeline: Q4/2025 – Q1/2026 - Amount: VND 3,000,000,000 Timeline: Q1/2026 – Q3/2026 - Amount: VND 50,000,000,000 Timeline: QII/2026 – Q III/2026 - Amount: VND 12,000,000,000 Timeline: QIII/2026 – Q IV/2026 - Amount: VND 50,000,000,000 Timeline: QIII/2026 – Q I/2027
3	Investment cooperation for the construction of Ngoc Son Residential Area Project in Hai Tan Ward, Hai Duong City (now Tan Hung Ward, Hai Phong City)	40.000.000.000	Amount: VND 40,000,000,000 Timeline: Q1–Q3/2025
4	Supplement to working capital	48.000.000.000	- Amount: VND 1,780,000,000 Timeline: Q4/2021 – Q2/2022 - Amount: VND 13,633,370,237 Timeline: Q1–Q3/2025 - Amount: VND 2,586,629,763 Timeline: Q4/2025 – Q1/2026 - Amount: VND



No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
			22,000,000,000 Timeline: Q4/2025 – Q1/2026 - Amount: VND 8,000,000,000 Timeline: Q1/2026 – Q3/2026
5	Investment in the construction of the Residential Area project located to the East of Yet Kieu Street, Tran Hung Dao Ward, Hai Phong City	105.000.000.000	- Amount: VND 18,000,000,000 Timeline: Q4/2025 - Amount: VND 29,000,000,000 Timeline: Q1/2026 – Q3/2026 - Amount: VND 23,000,000,000 Timeline: Q3/2026 – Q4/2026 - Amount: VND 35,000,000,000 Timeline: QIII/2026 – QI/2027
Total		366.000.000.000	

Article 2: Responsibilities assigned by the Board of Directors to the Chairman of the Board

To organize and direct the implementation of the above-mentioned adjustment to the capital allocation structure in accordance with the contents of this Resolution;

To ensure that the use of capital is for the proper purposes, allocated to the right beneficiaries, efficient, and in compliance with applicable laws, the Company's Charter, and relevant resolutions.

Article 3: Effectiveness

This Resolution shall take effect from the date of signing.

Members of the Board of Directors, the Board of Management, Heads of departments, and relevant individuals shall be responsible for the implementation of this Resolution./.

Recipients:

ON BEHALF OF THE BOARD OF DIRECTORS

PHẦN

V GRC

N: 0800

- As stated in Article 3;
- Archived at the Secretariat

CHAIRMAN



Pham Thanh Tung

