AAV GROUP JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**
No: 1811/2026/NQ/HĐQT-AAV	*Hai Phong, November 18, 2026*

CÔNG TY CỔ PHẦN AAV GROUP (TÊN TRƯỚC ĐÂY LÀ CÔNG TY CỔ PHẦN VIỆT TIÊN SƠN ĐỊA ỐC)
Digitally signed by CÔNG TY CỔ PHẦN AAV GROUP (TÊN TRƯỚC ĐÂY LÀ CÔNG TY CỔ PHẦN VIỆT TIÊN SƠN ĐỊA ỐC)
DN: C=VN, S=Thành phố Hải Phòng, CN=CÔNG TY CỔ PHẦN AAV GROUP (TÊN TRƯỚC ĐÂY LÀ CÔNG TY CỔ PHẦN VIỆT TIÊN SƠN ĐỊA ỐC), OID.0.9.2342.19200300.100.1.1=MST:0800819038
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RESOLUTION

Approval in principle of the adjustment to the allocation structure of capital raised from the 2021 private placement of shares to increase charter capital, in accordance with the capital utilization plan approved by the General Meeting of Shareholders.

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 VND 40,000,000,000 from Item 3 – Investment Cooperation in the Construction of Ngoc Son Residential Area Project, Hai Tan Ward, Hai Duong City (now Tan Hung Ward, Hai Phong City), with the following proposed allocation:

+ VND 25,000,000,000 shall be transferred to Item 2 – Investment in the Construction of the Residential Area Project East of Tran Hung Dao Street, Sao Do Ward, Chi Linh City, Hai Duong Province (now Chu Van An Ward, Hai Phong City).

+ VND 5,000,000,000 shall be transferred to Item 4 – Supplementation of Working Capital.

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

The above adjustment does not change the total amount of proceeds from the issuance proposed to be allocated under the plan approved by the General Meeting of Shareholders, but only adjusts the allocation structure of funds among the projects and updates the capital utilization schedule for the amounts being reallocated, in order to align with the actual implementation status of the projects and enhance the Company's capital utilization 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 Issuance	Capital Utilization Schedule for the Proceeds from the 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 Hung Dao Street, Sao Do Ward, Chi Linh City, Hai Duong Province (now Chu Van An Ward, Hai Phong City)	133.000.000.000	- Amount: VND 16,972,774,462 Timeline: Q1–Q3/2025 - Amount: VND 1,027,225,538 Timeline: Q4/2025 – Q1/2026 - Amount: VND 3,000,000,000

No.	Capital utilization plan	Allocation of Proceeds from the Issuance	Capital Utilization Schedule for the Proceeds from the Issuance
			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 22,000,000,000 Timeline: Q4/2025 – Q1/2026 - Amount: VND 8,000,000,000 Timeline: Q1/2026 –

No.	Capital utilization plan	Allocation of Proceeds from the Issuance	Capital Utilization Schedule for the Proceeds from the Issuance
			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**	

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	40.000.000.000	Amount: VND 40,000,000,000 Timeline: Q4/2021 – Q2/2022

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
	Duong Province (now Tu Ky Commune, Hai Phong City)		
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 City)	158.000.000.000	- Amount: VND 16,972,774,462 Timeline: Q1–Q3/2025 - 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 - Amount: VND 25,000,000,000 Timeline: QIV/2026 – Q IV/2027

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
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)	0	No further proceeds from the issuance shall be allocated to this plan following the adjustment.
4	Supplement to working capital	53.000.000.000	- 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 - Amount: VND 5,000,000,000 Timeline: QIV/2026 – QIV/2027
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	115.000.000.000	- 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

No.	Capital utilization plan	Allocation of proceeds from the expected share issuance	Schedule for utilization of proceeds from the expected share issuance
			Timeline: Q3/2026 – Q4/2026 - Amount: VND 35,000,000,000 Timeline: QIII/2026 – QI/2027 - Amount: VND 10,000,000,000 Timeline: QIV/2026 – QIV/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:

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

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

CÔNG TY CỔ PHẦN AAV GROUP
AAV GROUP
M.S.D.N: 0800819038

Pham Thanh Tung