

SOCIALIST REPUBLIC OF VIETNAM
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REPORT
ON CORPORATE GOVERNANCE
FIRST SIX MONTHS OF 2026

Company Name: AAV Group Joint Stock Company

**Address: Residential area on the East side of Yet Kieu Street,
Tran Hung Dao Ward, Hai Phong City**

Hai Phong, 2026



No: 2807/2026/BC-AAV

Hai Phong, July 28, 2026

REPORT Corporate Governance Report for the First Six Months of 2026

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
			The 2026 Annual General Meeting of Shareholders (AGM) Resolution approved the following reports and proposals:
1	01/2026/NQ/ ĐHĐCĐ- AAV	28/4/2026	1. Approved the Report on the activities of the Board of Directors in 2025 and the key operational directions and tasks for 2026. 2. Approved the Report on the performance of the Independent Member of the Board of Directors in 2025 and the key operational directions for 2026. 3. Approved the Report on the activities of the Supervisory Board in 2025 and the key operational directions and tasks for 2026. 4. Approved the Report on the activities of the

No .	Resolution/ Decision No.	Date	Content
	01/2026/NQ/ ĐHĐCĐ- AAV	28/4/2026	Board of Management in 2025 and the key operational directions and tasks for 2026. 5. Approved the Proposal on the 2026 business and production plan. 6. Approved the Proposal on the audited financial statements for 2025. 7. Approved the dismissal and additional election of a member of the Supervisory Board of AAV Group Joint Stock Company for the 2022–2027 term. 8. Approved the 2025 profit distribution plan of AAV Group Joint Stock Company. 9. Approved the plan to use the share premium to offset accumulated losses. 10. Approved the private placement plan. 11. Approved the remuneration for the Board of Directors and the Supervisory Board for 2025 and 2026, as well as the performance bonus for the Board of Directors for exceeding the business plan in 2025 and 2026. 12. Approved the Proposal on the selection of the auditing firm for the audit of the 2026 financial statements.

II. Board of Directors

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	
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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	9	100%	100%	
2	Pham Thanh Tung	9	100%	100%	
3	Pham Manh Hung	9	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:

- Supervising and directing the Executive Management in the preparation and implementation of separate and consolidated financial statements for the reporting periods in 2026.
- 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 2026 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/D ecision No.	Date	Content	Appro val rate
1.	1201/2026/N Q/HĐQT- AAV	12/01/2026	Approval of the liquidation of the Audit Service Agreement and the selection of a replacement audit firm for the audit of the 2025 financial	100%

No.	Resolution/D ecision No.	Date	Content	Appro val rate
			statements of the parent company, its subsidiaries, and the consolidated financial statements of AAV Group Joint Stock Company.	
2.	2802/2026/Q Đ/HĐQT- AAV	28/02/2026	Approval of transactions between the Company and its related parties arising in 2026.	100%
3.	0203/2026/N Q/HĐQT- AAV	02/3/2026	Approval of the record date for determining shareholders entitled to attend the 2026 Annual General Meeting of Shareholders.	100%
4.	3103/2026/N Q/HĐQT- AAV	31/3/2026	Approval of the organization of the 2026 Annual General Meeting of Shareholders.	100%
5.	164/2026/BB/ HĐQT-AAV	16/4/2026	Approval of the partial withdrawal of the investment contribution for the cooperation in the development and business of the Yen Bridge Residential Area Project, comprising villas, townhouses, and commercial service houses, in Tu Ky Commune, Hai Phong City.	100%
6.	174/2026/BB/ HĐQT-AAV	17/4/2026	Approval of the adjustment to the allocation of proceeds from the 2021 private placement for charter capital increase in accordance with the capital utilization plan approved by the General Meeting of Shareholders.	100%
7.	2006/2026/B B/HĐQT- AAV	20/6/2026	Approval in principle of the partial withdrawal of the investment contribution for the cooperation in the development and business of the Ngoc Son Residential Area Project in Hai Tan Ward, Hai Duong City, Hai Duong Province (former administrative division).	100%

No.	Resolution/D ecision No.	Date	Content	Appro val rate
8.	2206/2026/B B/HĐQT- AAV	22/6/2026	Approval of the adjustment to the allocation of proceeds from the 2021 private placement for charter capital increase in accordance with the capital utilization plan approved by the General Meeting of Shareholders.	100%
9.	2806/2026/N Q/HĐQT- AAV	28/6/2026	Approval of the selection of the audit firm for the audit of the 2026 annual financial statements and the review of the 2026 semi-annual financial statements of the parent company, its subsidiaries, and the consolidated financial statements of AAV Group Joint Stock Company.	100%

III. Board of Supervisors

1. Information about members of Board of Supervisors

No	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
1	Dang Hong Duc	Head of Department	Becoming date 16/6/2022	Bachelor of Laws
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	1	100%	100%	
2	Tran Van Truong	1	100%	100%	

4	Luu Thi Hong Ngoc	1	0	0	
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3. Supervising Board of Directors, Board of Management and shareholders by Board of Supervisors or Audit Committee:

In 2026, 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 2026, the Board of Directors held 9 meetings and issued 9 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 2026 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 2026, 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 2026, 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
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 2026, 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.

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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							Resolution of the General Meeting of Shareholders and the Board of Directors	Insider
2	Pham Thanh Tung							Resolution of the General Meeting of Shareholders and the Board of Directors	Insider
3	Pham Manh Hung							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							Resolution of General Meeting of Shareholders Board of Directors	Insider
5	Nguyen Thanh Hai							Board Resolution	Insider
6	Nguyen Thi Tuyet Minh								

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 Thom							Board Resolution	Insider
8	Dang Hong Duc							Resolution of General Meeting of Shareholders	Insider
9	Do Thi Nhung							Resolution of General Meeting of Shareholders	Insider
10	Luu Thi Hong Ngoc								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
11	AAV Land Joint Stock Company							Resolution of General Meeting of Shareholders	Subsidiary
12	Nguyen Tuan Thanh							Resolution of General Meeting of Shareholders	legal representative, Chairman of the Board, AAV Land Joint Stock Company
13	Nguyen Van Tu							Resolution of General Meeting of Shareholders	Manager AAV Land Joint Stock Company
14	Ha Anh Dung							Resolution of General	Manager AAV



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
15	Huy Ngan Development Joint Stock Company							Meeting of Shareholders	Land Joint Stock Company
16	Nguyen Thi Hien						Resolution of the Board of Directors		
17	Nguyen Van Binh						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
18	Nguyen Van Binh						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
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No.	Name of organization/ individual	Relation 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, total 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, Tan Hung Ward, Hai Phong City	10/6/2025	Board of Directors' Resolution No. 164/2026/BB/HĐQT-AAV dated April 16, 2026	AAV Group Joint Stock Company approved the partial withdrawal of its investment contribution in the amount of VND 40,000,000,000 (in words: Forty billion Vietnamese Dong) from the Investment Cooperation Agreement for the development of the Ngoc Son Residential Area Project in Hai Tan Ward, Hai Duong City.	

No	Name of organization/ individual	Relation 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, total quantity, total value of transaction	Note
2	International Investment and Trading Business Company Limited	Mr. Pham Quang Khanh, Chairman of the Members' Council, is also the Chairman of the Board of Directors of Viet Tien Son Real Estate Joint Stock Company.	0105687816 Issued by the Hanoi Department of Planning and Investment on December 2, 2011.	No. 32, Lot H1, Yen Hoa New Urban Area, Yen Hoa Ward, Cau Giay District, Hanoi, Vietnam.	06/2026	Board of Directors' Resolution No. 2006/2026/BB/HDQT-AAV dated June 20, 2026.	AAV Group Joint Stock Company approved the partial withdrawal of its investment contribution in the amount of VND 50,000,000,000 (in words: Fifty billion Vietnamese Dong) from the Investment Cooperation Agreement for the implementation of the investment and construction project "Yen Bridge Residential Area Complex comprising villas, townhouses, and commercial service houses."	

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: None
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): None
- 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): None
- 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: None

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	Percentage of share ownership at the end of the period	Not e
I	Pham Quang Khanh									Insider

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	Percentage of share ownership at the end of the period	Notes
1	Nguyen Van Chieu									
2	Trinh Thi Thu Ha									
3	Nguyen Ha Trang									
4	Pham Dam Quang Anh									

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	Percentage of share ownership at the end of the period	Not e
5	Pham Dam Ha My									
6	Pham Bao Ngoc									
7	Pham Thi Phu									
8	Pham Thi Ly									
9	Chu Thanh Hung									
10	Pham Huy Thanh									
11	Pham Thi Mung									
12	Pham Quang Van									



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	Percentage of share owners hip at the end of the period	Not e
13	Tran Thi Phuong									
14	Pham Thi Lan									
15	Pham Thi Minh									
16	Pham Thanh Trang									

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	Percentage of share owners hip at the end of the period	Not e
17	International Investment and Trading Company Limited									
18	Ngoc Son Construction and Trading One Member Limited Liability Company									
II	Pham Thanh Tung									

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	Percentage of share ownership at the end of the period	Not e
1	Nguyen Thi Theu									
2	Pham Duc Hieu									
3	Pham Khanh Linh									
4	Pham Huy Thanh									
5	Pham Thi Mung									

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	Percentage of share owners hip at the end of the period	Not e
6	Nguyen Van Khoa									
7	Nguyen Thi Thuy									
8	Pham Xuan Bach									
9	Ha Thi Kim Ngan									
10	Ha Tay Passenger Car Joint Stock Company									

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	Percentage of share owners hip at the end of the period	Not e
11	Nguyen Khang Housing Investment and Development Joint Stock Company									
12	Delta Joint Stock Company									
13	International Investment and Trading Company Limited									
14	Linh Yen Construction and Trade Company Limited									

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	Percentage of share owners hip at the end of the period	Not e
15	Tan Ha Do Investment., JSC									
III	Pham Manh Hung									
1	Pham Hong Son									
2	Le Thi Tru									
3	Pham Thi Thu Hoai									

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	Percentage of share ownership at the end of the period	Not e
4	Le Van That									
5	Pham Thi Thuy									
6	Pham Thi Duong									
7	Quach Van Xuan									
8	Pham Tien Dung									
9	Do Thi Ty									



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	Percentage of share owners hip at the end of the period	Not e
10	Pham Thanh Ha									
11	Dinh Thi Lan Huong									
12	Pham Lam Tung									
13	Pham Quynh Chi									
14	H&T Holdings Investment Joint Stock Company									

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	Percentage of share owners hip at the end of the period	Not e
15	KH New City Joint Stock Company									
16	H&T Real Estate Investment Co., Ltd.									
17	DHVLand Development Joint Stock Company									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	Percentage of share ownership at the end of the period	Not e
18	Dak Lak Urban Development Investment Company Limited									
19	VTH Investment Company Limited									
IV	Phan Van Hai									Insider
1	Phan Van Do									

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	Percentage of share owners hip at the end of the period	Not e
2	Phan Thi Hong									
3	Ta Dinh Toa									
4	Nguyen Thi Nga									
5	Ta Thi Khuyen									

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	Percentage of share ownership at the end of the period	Not e
6	Phan Hai Duong									
7	Phan Hai Binh									
8	Phan Hai Quan									
9	Phan Van Hung									
10	Nguyen Thi Minh Nguyet									

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	Percentage of share ownership at the end of the period	Not e
V	Nguyen Thanh Hai									
1	Nguyen Truong De									
2	Luong Thi Tan									
3	Nguyen Thi Tuyet Mai									
4	Nguyen Thi Mai Trang									
5	Nguyen Duc Tu									

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	Percentage of share owners hip at the end of the period	Not e
6	Nguyen Thi Mai Phuong									
7	Lin Zongxing									
8	Nguyen Tien Duc									
9	Nguyen Thi Phuong Lan									
10	Nguyen Thi San									
11	Nguyen Hung Long									
12	Nguyen Thi Kiem									
13	Nguyen									

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	Percentage of share owners hip at the end of the period	Not e
	Thanh Binh									
14	Nguyen Thi Hau									
15	Nguyen Thi Hoa									
16	Duong Van Diep									
17	Nguyen Thi Thanh									
18	Nguyen Thi Loan									
19	Nguyen Thi Muoi									



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	Percentage of share ownership at the end of the period	Notes
20	Bui Chien Thang									
21	Vu Lenh Thuan									
22	Nguyen Dinh Ha									
23	Nguyen Thieu Southeast Pharmaceutical Joint Stock Company									
VI	Đang Thi Tuyet Minh									

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	Percentage of share owners hip at the end of the period	Not e
1	Nguyen Van Thanh									
2	Nguyen Hai Long									
3	Nguyen Giang Nam									
4	Nguyen Thi Loc									
11	Dang Minh Tuan									
VI I	Dang Hong Duc									Insider

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	Percentage of share ownership at the end of the period	Not e
1	Dang Tien Dung									
2	Nguyen Thi Nga									
3	Dang Thuy Dung									

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	Percentage of share owners hip at the end of the period	Not e
4	Pham Thuy Linh									
VI	Nguyen Thi Thom									Insider
1	Hoang Bao Vy									
2	Dong Bao Binh									

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	Percentage of share ownership at the end of the period	Not e
3	Nguyen Thi Minh Thao									
4	Nguyen Ngoc Thang									
5	Đinh Xuan Hieu									
6	Phung Thi Ha									

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	Percentage of share ownership at the end of the period	Not e
IX	Do Thi Nhung									Insider
1	Nguyen Hai Ha									
2	Nguyen Ngoc Huy									
3	Nguyen Tuong Vy									
4	Do Van Chien									

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	Percentage of share owners hip at the end of the period	Not e
5	Dam Thi Thuc									
6	Nguyen Ngoc Trai									
7	Tran Thi Nhieu									
8	Nguyen Ngoc Hoan									



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	Percentage of share ownership at the end of the period	Not e
9	Do Thi Thuy									
X	Luu Thi Hong Ngoc									
1	Luu Truong Tiep									
2	Ta Thi Dien									
3	Nguyen									

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	Percentage of share ownership at the end of the period	Not e
	Canh Tuyen									
4	Nguyen Canh Duy									
5	Nguyen Ngoc Linh									
6	Luu Thi Thanh Huyen									
7	Vu Hong Thuan									
8	Luu Thi Hong Hao									
9	Duong Van Manh									
10	Luu Ngoc Son									

2. Transactions of internal persons and affiliated persons with shares of the company: None

IX. Other significant issues

On April 22, 2026, the Hanoi Stock Exchange (HNX) issued a decision on the compulsory delisting of AAV shares. Following the completion of the required procedures, on May 19, 2026, HNX approved the registration of AAV shares for trading on the UPCoM market, with the first trading date on May 26, 2026.

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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

