AAV GROUP **JOINT STOCK COMPANY**	**THE SOCIALIST REPUBLIC OF VIETNAM** ***Independence - Freedom – Happiness***
No: 2908/2026/CV-AAV	***Hai Phong, August 29, 2026***

PERIODIC INFORMATION DISCLOSURE – FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure in the securities market, AAV Group Joint Stock Company hereby discloses its financial statements to the Hanoi Stock Exchange as follows:

1. Name of organization: AAV Group Joint Stock Company

- Stock code: AAV
- Address: AAV Group Building, Residential Area to the East of Yet Kieu Street, Tran Hung Dao Ward, Hai Phong City, Vietnam.
- Tel: (84-220).6266.066 - Fax: (84-220).6266.373
- Website: http://www.aavgroup.com.vn - Email: cbtt@aavgroup.com.vn

2. Contents of the disclosed information:

- Financial Statements for Q2 2026

☒ Separate financial statements (the listed organization has no subsidiaries and no superior accounting unit with affiliated units);

☒ Consolidated financial statements (the listed organization has subsidiaries);

☐ Combined financial statements (the listed organization has affiliated accounting units with separate accounting systems).

- Cases subject to explanation of causes:

+ The audit organization issues an opinion other than an unqualified opinion on the financial statements (for the audited financial statements for Q1 2026):

☐ Yes ☒ No

Xplanatory document in case the box is checked:

☐ Yes ☒ No

+ Profit after tax in the reporting period shows a difference of 5% or more before and after audit, or changes from loss to profit or vice versa (for the audited financial statements for Q1 2026):

☐ Yes ☒ No

Xplanatory document in case the box is checked:

☐ Yes ☒ No

+ Profit after corporate income tax in the statement of income for the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes ☐ No

Xplanatory document in case the box is checked:

☒ Yes ☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to a loss in the current period, or vice versa.:

☒ Yes ☐ No

Xplanatory document in case the box is checked:

☒ Yes ☐ No

This information was disclosed on the Company's website on August 29, 2026 at the following link: http://www.aavgroup.com.vn.

We hereby certify that the above-disclosed information is true and accurate, and we take full legal responsibility for the contents of the disclosed information.

Attachments:
- Semi-Annual Financial Statements 2026;
- Explanatory document

AUTHORIZED PERSON
FOR INFORMATION DISCLOSURE

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

Nguyen Thi Thom

AAV GROUP
JOINT STOCK COMPANY

No: 2908/2026/GT-AAV

"Regarding the Explanation of Profit After Tax in the Semi-Annual Financial Statements 2026 Compared to the Same Period"

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hai Phòng, August 29, 2026

To: - The State Securities Commission;
- The Stock Exchange Viet Nam;
- The Stock Exchange Ha Noi.

Name of company: AAV GROUP JOINT STOCK COMPANY

Address of headoffice: AAC Group 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: http://www.aavgroup.com.vn - Email: cbtt@aavgroup.com.vn

Stock symbol: AAV

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market.

- Pursuant to the Separate Financial Statements and Consolidated Financial Statements for the First Half of 2026; the Separate Financial Statements and Consolidated Financial Statements for the First Half of 2025; and the Separate Financial Statements and Consolidated Financial Statements for the Second Quarter of 2026 of AAV Group Joint Stock Company.

- AAV Group Joint Stock Company would like to provide explanations on certain specific matters as follows:

1. In the Separate Financial Statements, Profit after Tax in the reporting period recorded a loss and showed a difference of more than 10% compared to the same period of the previous year: (Unit: VND)

Target	Semi-Annual 2026	Semi-Annual 2025	Increase/ Decrease	Proportion
Sales Revenue	61.115.748	63.755.287	-2.639.539	-4,1
Finance Income	572.054	634.734.260	-634.162.206	-99,9

G&A expenses	2.382.887.142	1.567.470.297	815.416.845	52,0
Other expenses	15.193.271.734	3.511.000	15.189.760.734	432633,5
Net profit after tax	**- 17.586.290.540**	**-494.872.649**	**- 17.091.417.891**	**3453,7**

In the first 6 months of 2026, the business and production activities of the Parent Company faced numerous difficulties, resulting in total revenue failing to meet the set target.

Although the Company still recorded revenue from the sales of goods, rendering of services, and financial activities during the period, the total revenue generated was insufficient to cover operating expenses. Furthermore, the recognition of late tax payment penalties related to the Tran Hung Dao Street East Residential Area Project caused Other Expenses to surge drastically during the period. This is the main reason leading to a negative Net Profit After Corporate Income Tax on the Separate Financial Statements for the first 6 months of 2026.

2. In the Consolidated Financial Statements, Profit After Tax fluctuated by more than 10% compared to the same period in 2025 and shifted from a profit in the previous period to a loss in this period: (Unit: VND)

Target	Semi-Annual 2026	Semi-Annual 2025	Increase/ Decrease	Proportion
Net Sales	198.586.744.747	134.504.394.305	64.082.350.442	47,64%
Finance Income	2.431.846	635.737.406	-633.305.560	-99,62%
Finance Expenses	940.393.161	599.506.988	340.886.173	56,86%
Selling Expenses	1.893.955.352	628.008.488	1.265.946.864	201,58%
Other Expenses	15.193.271.734	144.818.785	15.048.452.949	10391,23%
Net Profit After Tax	**-14.903.707.084**	**596.122.141**	**-15.499.829.225**	**-2600,11%**
Profit after tax of Parent Company	-15.840.987.266	-655.256.268	-15.185.730.998	2317,53%

In the first 6 months of 2026, consolidated revenue from sales of goods and rendering of services recorded positive growth, reaching VND 198.58 billion, up

47.64% (equivalent to an increase of VND 64.08 billion) compared to the same period in 2025.

However, consolidated net profit after corporate income tax for the first 6 months of 2026 decreased by VND 15.50 billion (equivalent to a decrease of 2,600.11%) compared to the same period, shifting from a profit in the previous period (+VND 596.12 million) to a loss in this period (-VND 14.90 billion). The main reasons are as follows:

Surge in other expenses: Other expenses incurred VND 15.19 billion (up VND 15.05 billion, equivalent to an increase of 10,391.23% year-on-year) due to the accounting of late tax payment penalties for the Tran Hung Dao Street East Residential Area Project.

Increase in selling expenses and financial expenses: Selling expenses rose by 201.58% (equivalent to an increase of VND 1.27 billion) due to fluctuations in the petroleum market and the Company's effort to promote sales activities; Financial expenses increased by 56.86% (equivalent to an increase of VND 340.88 million) due to higher interest expenses incurred to supplement working capital for petroleum business operations.

Decline in financial income: Financial income dropped by 99.62% (down VND 633.31 million) year-on-year.

The occurrence of the aforementioned abnormal expenses caused total expense growth to exceed net revenue growth, resulting in a net loss after corporate income tax on the consolidated financial statements for the first 6 months of 2026.

3. Discrepancies between post-audit and pre-audit figures in the 2026 Semi-Annual Consolidated Financial Statements: (Unit: VND)

Target	Consolidated Semi-Annual Financial Statements 2026 after audit	Q2/2026 Consolidated Financial Statements	Increase/ Decrease	Proportion
Other Expenses	15.193.271.734	156.479	15.193.115.255	9709364%
Net Profit After Tax	**-14.903.707.084**	**299.662.199**	**-15.203.369.283**	**-5074%**

The main reason for the discrepancy in figures on the 2026 Semi-Annual Consolidated Financial Statements after audit compared to the self-prepared (pre-audit) statements is:

During the audit process, the Company recognized additional expenses for late land use fee payments regarding the Tran Hung Dao Street East Residential Area

Project under the "Other Expenses" item, causing this item to surge by VND 15.19 billion. This adjustment of abnormal expenses resulted in the consolidated net profit after corporate income tax shifting from a profit (VND 299.66 million) to a loss (-VND 14.90 billion), representing a decrease of VND 15.20 billion (-5,074%) compared to the self-prepared figures.

4. Discrepancies between post-audit and pre-audit figures in the 2026 Semi-Annual Separate Financial Statements: (Unit: VND)

Target	Separate Financial Statements 2026	Q2/2026 Separate Financial Statements	Increase/ Decrease	Proportion
Other Expenses	15.193.271.734	156.479	15.193.115.255	9709364%
Net Profit After Tax	**-17.586.290.540**	**-2.393.175.285**	**- 15.193.115.255**	**635%**

The main reason for the discrepancy in figures on the 2026 Semi-Annual Separate Financial Statements after audit compared to the self-prepared (pre-audit) statements is:

Following the audit firm's review and adjustment to record additional expenses for late land use fee payments related to the Tran Hung Dao Street East Residential Area Project under "Other Expenses" (an increase of VND 15.19 billion). Due to the incurrence of this expense, the net loss after corporate income tax on the 2026 Semi-Annual Separate Financial Statements increased by an additional VND 15.19 billion (equivalent to a 635% increase in loss), driving the Parent Company's total net loss after tax up from -VND 2.39 billion to -VND 17.58 billion.

The above is the explanation regarding the 2026 Semi-Annual Financial Statements of AAV Group Joint Stock Company./.

Sincerely!

Recipients:
- *As above;*
- *State Securities Commission, HNX (for report);*
- *Board of Directors, Supervisory Board (for report);*
- *Board of Management of the Company;*
- *Archive*

AAV GROUP JOINT STOCK COMPANY

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN AAV GROUP
AAV GROUP
M.S.D.N: 0800...038

Phan Van Hai