AAV GROUP JOINT STOCK COMPANY

REVIEWED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the accounting period from 01/01/2026 to 30/06/2026

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AAV GROUP JOINT STOCK COMPANY

Address: AAV Group Building, East Yet Kieu Residential Area, Tran Hung Dao Ward, Hai Phong City, Vietnam

REPORT OF THE BOARD OF MANAGEMENT

For the accounting period from 01/01/2026 to 30/06/2026

The Board of Management of AAV Group Joint Stock Company (hereinafter referred to as "the Company") presents this report together with the Company's Consolidated Interim Financial Statements for the accounting period from 1st January 2026 to 30th June 2026, which have been reviewed by the independent auditors.

1. General information

AAV Group Joint Stock Company (formerly known as Viet Tien Son Real Estate Joint Stock Company) is a joint stock company incorporated under Business Registration Certificate No. 0800819038 initially issued by the Department of Planning and Investment of Hai Duong Province on 12th April 2010, and its 18th amended registration dated 13th November 2025.

The Company's charter capital is VND 689,876,610,000 (In words: Six hundred eighty-nine billion, eight hundred seventy-six million, six hundred ten thousand Vietnamese Dongs), equivalent to 68,987,661 shares with a par value of VND 10,000 per share.

2. Board of Directors, Board of Management and Board of Supervisors

The member of the Board of Directors, Board of Supervisors and Board of Management who directed the operations of the Company during the accounting period and up to the date of this report include:

Board of Directors

Full name:	Position
Mr. Pham Thanh Tung	Chairman
Mr. Pham Quang Khanh	Member
Mr. Pham Manh Hung	Independent Member

Board of Management and Chief Accountant

Full name:	Position
Mr. Phan Van Hai	General Director
Mr. Nguyen Thanh Hai	Deputy General Director
Mrs. Dang Thi Tuyet Minh	Chief Accountant

Board of Supervisors

Full name:	Position
Mr. Dang Hong Duc	Chief Supervisor
Mrs. Do Thi Nhung	Member
Mrs. Luu Thi Hong Ngoc	Member

3. Legal representative

The legal representative of the Company during the accounting period and on the date of making this report is Mr. Pham Thanh Tung – Chairman of the Company.

REPORT OF THE BOARD OF MANAGEMENT (CONTINUED)
For the accounting period from 01/01/2026 to 30/06/2026

4. Headquarters

The Company is headquartered at: AAV Group Building, East Yet Kieu Residential Area, Tran Hung Dao Ward, Hai Phong City, Vietnam.

5. Extraordinary amounts and events arising after the end of the accounting period

Up to the date of this report, the Board of Management of the Company believes that no events have occurred that may cause the figures and information presented in the Company's reviewed Consolidated Interim Financial Statements to be misleading.

6. Auditing firm

PKF-TTG Auditing and Consulting Co., Ltd. has been appointed as the auditor to review the Company's Consolidated Interim Financial Statements for the accounting period from 1st January 2026 to 30th June 2026.

7. Disclosure of the responsibilities of the Board of Management for the Consolidated Interim Financial Statements

The Board of Management of the Company is responsible for the preparation and presentation of the Company's Consolidated Interim Financial Statements, ensuring that the Consolidated Interim Financial Statements reflect honestly and reasonably the financial situation as of 30th June 2026, as well as the results of business activities and cash flows for the 6-month accounting period ending on the same day of the Company. In the process of preparing this Consolidated Interim Financial Statement. The Board of Management of the Company commits to comply with the following requirements:

- Establish and maintain internal controls that the Board of Management of the Company determines are necessary to ensure that the preparation and presentation of the Consolidated Interim Financial Statements are free of material errors due to fraud or mistakes;
- Appropriate selection and consistent application of accounting policies;
- Make judgments and estimates reasonably and prudently;
- State clearly whether applicable accounting standards have been followed, and whether there are any material departures requiring disclosure and explanation in the Consolidated Interim Financial Statements;
- Prepare and present the Consolidated Interim Financial Statements in accordance with Vietnamese Accounting Standards, the prevailing Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of Consolidated Interim Financial Statements;
- Prepare the Consolidated Interim Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept to fairly reflect the financial position of the Company at any time and to serve as a basis for the preparation of the Consolidated Interim Financial Statements in compliance with the prevailing State regulations. The Board of Management is also responsible for safeguarding the assets of the Company and has taken appropriate measures for the prevention and detection of fraud and other irregularities.

The Company's Board of Management commits that the Company complies with the provisions of the Law on Securities and does not violate its information disclosure obligations under relevant regulations.

REPORT OF THE BOARD OF MANAGEMENT (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

8. Board of Management Opinion

In the opinion of the Company's Board of Management, the attached reviewed Consolidated Interim Financial Statements give a true and fair view of the financial position of the Company as at 30th June 2026, and of its results of operations and its cash flows for the six-month accounting period then ended, in accordance with Vietnamese Accounting Standards, the current Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Consolidated Interim Financial Statements

Ha Noi, 28th August 2026

FOR AND ON BEHALF OF THE BOARD OF MANAGEMENT

CHAIRMAN OF BOARD OF DIRECTORS

CÔNG TY CỔ PHẦN AAV GROUP
AAV GROUP
M.S.D.N: ...819038

PHAM THANH TUNG

PKF - TTG

No.: 22 /2026/BCSX/TTG.KD9

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **The Shareholders**
Board of Directors, Board of Management
AAV Group Joint Stock Company

We have reviewed the accompanying Consolidated Interim Financial Statements of AAV Group Joint Stock Company (hereinafter referred to as "the Company"), prepared on 28th August 2026, which comprise the Consolidated Interim Statement of Financial Position as at 30th June 2026, the Consolidated Interim Income Statement, the Consolidated Interim Cash Flow Statement for the six-month accounting period then ended, and the Notes to the Consolidated Interim Financial Statements, presented from page 7 to page 47.

These reviewed Consolidated Interim Financial Statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Board of Management's Responsibility

The Company's Board of Management is responsible for the preparation and true and fair presentation of these Consolidated Interim Financial Statements in accordance with Vietnamese Accounting Standards, the current Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Consolidated Interim Financial Statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these Consolidated Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Consolidated Interim Financial Statements do not give a true and fair view, in all material respects, of the financial position of AAV Group Joint Stock Company as at 30th June 2026, and of its consolidated financial performance and its consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the prevailing Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Consolidated Interim Financial Statements.

Emphasis of Matter

We draw attention to Note 2.3: As at 30th June 2026, the Company's current liabilities exceeded its current assets by VND 380,088,304,789, and its accumulated losses amounted to VND 65,257,470,281. These events or conditions indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. At the date of this report, the Company's Management commits to continue accelerating the development and completion of real estate projects, and ensuring business operations. The separate financial statements for the financial year ended 30th June 2026 are still prepared on a going concern basis.

Other Matter

The Consolidated Interim Financial Statements for the six-month accounting period ended 30th June 2025 were reviewed by an auditor of another auditing firm. This auditor expressed a qualified conclusion on those Consolidated Interim Financial Statements on 29th August 2025.

Ha Noi, 28th August 2026

FOR AND ON BEHALF OF

PKF-TTG AUDITING AND CONSULTING CO., LTD.

M.S.D.N: 0106679573
CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN PKF-TTG
THÀNH PHỐ HÀ NỘI

Nguyen Ngoc Tu
Deputy General Director
Audit practice registration certificate
No. 2305-2023-330-1

AAV GROUP JOINT STOCK COMPANY | **Form No. B 01 – DN/HN**

Address: AAV Group Building, East Yet Kieu Residential Area, Tran Hung Dao Ward, Hai Phong City, Vietnam

Attached to Circular No. 43/2026/TT-BTC dated 20th April 2026 of the Minister of Finance

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

ASSETS	Codes	Notes	Closing balance VND	Opening balance VND
CURRENT ASSETS	**100**		**322,638,830,979**	**257,718,745,348**
Cash and cash equivalents	**110**		**2,625,933,162**	**12,674,706,591**
Cash	111	5.1	2,625,933,162	12,674,706,591
Current receivables	**130**		**297,357,133,260**	**231,506,231,898**
Short-term trade receivables	131	5.3	29,800,887,862	24,981,479,246
Short-term advances to suppliers	132	5.4	252,627,649,722	208,049,945,608
Other short-term receivables	135	5.5	22,000,000,000	5,000,000,000
Provision for doubtful short-term receivables	136	5.6	(7,071,404,324)	(6,525,192,956)
Inventory	**140**		**8,684,176,204**	**2,674,060,361**
Inventories	141	5.7	8,684,176,204	2,674,060,361
Other current assets	**160**		**13,971,588,353**	**10,863,746,498**
Short-term prepaid expenses	161	5.14	77,188,190	38,327,266
Deductible value-added tax	162		12,514,666,655	10,525,312,971
Tax and other receivables from the State budget	163	5.13	1,379,733,508	300,106,261
NON-CURRENT ASSETS	**200**		**1,110,016,580,572**	**1,167,024,370,361**
Long-term receivables	**210**		**308,543,107,785**	**383,543,107,785**
Other long-term receivables	215	5.5	308,543,107,785	383,543,107,785
Fixed assets	**220**		**18,190,092,674**	**19,031,924,086**
Tangible fixed assets	221	5.8	18,174,198,432	19,010,998,592
- Historical cost	*222*		*34,103,649,642*	*33,725,086,679*
- Accumulated depreciation	*223*		*(15,929,451,210)*	*(14,714,088,087)*
Intangible fixed assets	227	5.9	15,894,242	20,925,494
- Historical cost	*228*		*122,500,000*	*122,500,000*
- Accumulated amortization	*229*		*(106,605,758)*	*(101,574,506)*
Investment property	**240**	**5.10**	**4,293,062,482**	**4,364,881,948**
- Historical cost	*241*		*6,605,445,474*	*6,605,445,474*
- Accumulated depreciation	*242*		*(2,312,382,992)*	*(2,240,563,526)*
Long-term assets in progress	**250**	**5.11**	**748,479,510,226**	**712,341,338,889**
Long-term work in progress	251		748,479,510,226	712,341,338,889
Long-term financial investments	**260**	**5.2**	**19,989,745,973**	**35,000,000,000**
Investments in associates, jointly controlled entities	262		19,989,745,973	35,000,000,000
Other non-current assets	**270**		**10,521,061,432**	**12,743,117,653**
Long-term prepaid expenses	271	5.14	-	228,295,062
Goodwill	279		10,521,061,432	12,514,822,591
TOTAL ASSETS	**280**		**1,432,655,411,551**	**1,424,743,115,709**

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30/06/2026

EQUITY AND LIABILITIES	Codes	Notes	Closing balance VND	Opening balance VND
LIABILITIES	**300**		**702,727,135,768**	**679,911,132,842**
Current liabilities	**310**		**443,074,110,562**	**343,698,417,280**
Short-term trade payables	311	5.12	19,314,290,382	6,219,122,489
Short-term advances from customers	312	5.19	2,702,093,908	5,639,401
Short-term tax and other payables to the State budget	314	5.13	249,582,852,179	237,785,959,883
Payables to employees	315		525,844,068	512,540,090
Short-term accrued expenses	316	5.15	31,818,452	31,818,452
Short-term deferred revenue	319	5.16	123,929,153	125,354,545
Other short-term payables	320	5.17	-	3,200,000,000
Short-term borrowings and finance lease liabilities	321	5.18	170,793,282,420	95,817,982,420
Non-current liabilities	**330**		**259.653.025.206**	**336,212,715,562**
Long-term advances from customers	332		35,024,231,619	35,024,231,619
Long-term accrued expenses	334		11,889,808,320	11,889,808,320
Long-term deferred revenue	337	5.16	3,588,985,267	3,648,675,623
Long-term borrowings and finance lease liabilities	339	5.18	209,150,000,000	285,650,000,000
OWNER'S EQUITY	**400**		**729,928,275,783**	**744,831,982,867**
Owner's equity	**410**	**5.20**	**729,928,275,783**	**744,831,982,867**
Owner's contributed capital	411		689,876,610,000	689,876,610,000
- Shares with voting rights	*411a*		*689,876,610,000*	*689,876,610,000*
Share premium	412		65,711,978,000	65,711,978,000
Retained earnings	420		(65,257,470,281)	(49,416,483,015)
- Retained earnings at the end of the prior year	*420a*		*(49,416,483,015)*	*(27,945,669,426)*
- Retained earnings for the current period	*420b*		*(15,840,987,266)*	*(21,470,813,589)*
Non-controlling interests	429		39,597,158,064	38,659,877,882
TOTAL EQUITY AND LIABILITIES	**440**		**1,432,655,411,551**	**1,424,743,115,709**

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN OF BOARD OF DIRECTORS
(Sign, full name)	*(Sign, full name)*	*(Sign, full name, seal)*
		CÔNG TY CỔ PHẦN AAV GROUP · AAV GROUP · M.S.D.N: 0800819038
DANG THI TUYET MINH	**DANG THI TUYET MINH**	**PHAM THANH TUNG**

CONSOLIDATED INTERIM STATEMENT OF INCOME

For the accounting period from 01/01/2026 to 30/06/2026

Items	Codes	Notes	Current period VND	Prior period VND
Revenue from sales of goods and rendering of services	**01**	**6.1**	**198,586,744,747**	**134,504,394,305**
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	**10**		**198,586,744,747**	**134,504,394,305**
Cost of goods sold	**11**	**6.2**	**187,993,921,687**	**126,736,003,410**
Gross profit/(loss) from sales of goods and rendering of services	**20**		**10,592,823,060**	**7,768,390,895**
Gain/(loss) on disposal of investment property	21		-	-
Financial income	22	6.3	2,431,846	635,737,406
Financial expenses	23	6.4	940,393,161	599,506,988
In which: Interest expense	*24*	*6.4*	*940,393,161*	*599,506,988*
Selling expenses	25	6.5	1,893,955,352	628,008,488
General and administrative expenses	26	6.5	7,461,087,716	7,504,459,774
Share of profit or loss of joint ventures and associates	27		(10,254,027)	(10,007,655)
Net profit/(loss) from operating activities	**30**		**289,564,650**	**(337,854,604)**
Other income	31	6.6	-	1,001,259,259
Other expenses	32	6.7	15,193,271,734	144,818,785
Other profit	**40**		**(15,193,271,734)**	**856,440,474**
Total accounting profit before tax	**50**		**(14,903,707,084)**	**518,585,870**
Current income tax expense	51		-	-
Deferred income tax expense	52		-	(77,536,271)
Net profit after corporate income tax	**60**		**(14,903,707,084)**	**596,122,141**
Net profit after tax attributable to shareholders of the parent	61		(15,840,987,266)	(655,256,268)
Net profit after tax attributable to non-controlling interests	62		937,280,182	1,251,378,409
Basic earnings per share	**70**	**6.8**	**(230)**	**(9)**

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN OF BOARD OF DIRECTORS
(Sign, full name)	*(Sign, full name)*	*(Sign,full name,seal)*
		CÔNG TY CỔ PHẦN AAV GROUP ★ AAV GROUP ★ M.S.D.N: 0800819038
DANG THI TUYET MINH	DANG THI TUYET MINH	PHAM THANH TUNG

CONSOLIDATED INTERIM FINANCIAL OF CASH FLOWS

(Indirect method)

For the accounting period from 01/01/2026 to 30/06/2026

Items	Codes	Notes	Current period VND	Prior period VND
Cash flows from operating activities				
Profit before tax	**01**		**(14,903,707,084)**	**518,585,870**
Adjustments for:				
Depreciation and amortization	02		3,285,975,000	6,093,319,391
Provisions	03		546,211,368	(554,428,500)
Gain/(loss) from investing activities	05		7,822,181	(625,729,751)
Interest expenses	06		940,393,161	599,506,988
Operating profit before changes in working capital	**08**		***(10,123,305,374)***	***6,031,253,998***
Increase, decrease in receivables	09		6,298,906,339	(94,551,036,536)
Increase, decrease in inventories	10		(42,148,287,180)	(24,484,059,139)
Increase, decrease in payables (excluding interest and corporate income tax)	11		27,540,702,926	8,294,953
Increase, decrease in prepaid expenses	12		189,434,138	(675,476,997)
Interest paid	14		(943,993,161)	(661,264,203)
Corporate income tax paid	15		(765,000,000)	(4,912,137)
Net cash flows from operating activities	**20**		***(19,951,542,312)***	***(114,337,200,061)***
Cash flows from investing activities				
Payments for additions to fixed assets and other long-term assets	21		(378,562,963)	(1,649,852,551)
Cash outflows for loans granted and purchase of debt instruments of other entities	23		-	276,000,000,000
Cash inflows from collection of loans and disposal of debt instruments of other entities	24		-	(138,000,000,000)
Payments for investments in other entities	25		-	(15,000,000,000)
Proceeds from withdrawal of investments in other entities	26		15,000,000,000	15,000,000,000
Interest and dividends received	27		2,431,846	635,737,406
Net cash flows from investing activities	**30**		***14,623,868,883***	***136,985,884,855***

CONSOLIDATED INTERIM FINANCIAL OF CASH FLOWS (CONTINUED)

(Indirect method)

For the accounting period from 01/01/2026 to 30/06/2026

Items	Codes	Notes	Current period VND	Prior period VND
Cash flows from financing activities				
Proceeds from borrowings	33		82,161,900,000	55,095,761,236
Repayments of borrowings	34		(86,883,000,000)	(40,675,600,000)
Net cash flows from/(used in) financing activities	***40***		***(4,721,100,000)***	***14,420,161,236***
Net cash flows during the period	**50**		**(10,048,773,429)**	**37,068,846,030**
Cash and cash equivalents at the beginning of the period	**60**		**12,674,706,591**	**7,794,104,640**
Cash and cash equivalents at the end of the period	**70**		**2,625,933,162**	**44,862,950,670**

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN OF BOARD OF DIRECTORS
(Sign, full name)	*(Sign, full name)*	*(Sign,full name,seal)*
		CÔNG TY CỔ PHẦN AAV GROUP ★ AAV GROUP ★ M.S.D.N: 0800819038
DANG THI TUYET MINH	**DANG THI TUYET MINH**	**PHAM THANH TUNG**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS

For the accounting period from 01/01/2026 to 30/06/2026

1. CORPORATE INFORMATION

1.1. Forms of capital ownership

AAV Group Joint Stock Company (formerly known as Viet Tien Son Real Estate Joint Stock Company, hereinafter referred to as the "Company") is a joint stock company incorporated under the Law on Enterprises of Vietnam and operates under Enterprise Registration Certificate No. 0800819038 initially issued by the Department of Planning and Investment of Hai Duong Province (now the Department of Finance of Hai Phong City) on 12th April 2010, and its 18th amended registration issued by the Department of Finance of Hai Phong City on 13th November 2025.

The Company's charter capital is VND 689,876,610,000 (In words: Six hundred eighty-nine billion, eight hundred seventy-six million, six hundred ten thousand Vietnamese Dongs), equivalent to 68,987,661 shares with a par value of VND 10,000 per share.

The Company's shares have been listed on the Hanoi Stock Exchange (HNX) under the stock code AAV since 17th May 2017.

1.2. Business sector

The principal activities of the Company are real estate leasing and petroleum trading.

1.3. Principal business activities

The principal activities of the Company during the current period are real estate leasing and petroleum trading.

1.4. Normal operating cycle

The Company's normal operating cycle is carried out within a period not exceeding 12 months.

1.5. Characteristics of the Company's operations during the accounting period affecting the Consolidated Interim Financial Statements

During the six-month accounting period ended 30th June 2026, there were no operations that had a significant impact on the items in the Company's Consolidated Interim Financial Statements.

1.6. Statement on comparability in the Consolidated Interim Financial Statements

Effective from 1st January 2026, the Company has, for the first time, adopted Circular No. 99/2025/TT-BTC dated 27th October 2025 issued by the Ministry of Finance guiding the Corporate Accounting System, and Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT-BTC on guidelines for the preparation and presentation of Consolidated Financial statements.

These changes in accounting policies are implemented to more appropriately reflect the economic substance of transactions and events, and do not have a material impact on the Company's consolidated financial position, consolidated financial performance, and consolidated cash flows as at 30th June 2026.

1.7. Corporate structure

The Company is headquartered at: AAV Group Building, East Yet Kieu Residential Area, Tran Hung Dao Ward, Hai Phong City, Vietnam

As at 30th June 2026, the Company has subsidiaries and dependent accounting units, specifically as follows:

The Company has the following subsidiaries:

Name of company	Business activities	Ownership interest	Voting right
AAV Land Joint Stock Company	Real estate leasing	76,96%	76,96%
Huy Ngan Development Joint Stock Company	Petroleum trading	80%	80%

The Company has the following joint ventures and associates:

Associates	Business activities	Ownership interest	Voting right
AAV Afforestation Joint Stock Company	Afforestation, forest care and forestry plant nursery	40%	40%

Number of employees

The total number of employees of the Company as at 30th June 2026 was 46 employees (As at 31st December 2025 was 43 employees).

2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS, ACCOUNTING PERIOD

2.1. Basis of preparation of the consolidated financial statements

Scope of consolidation and control

The Consolidated Financial Statements comprise the financial statements of the Company and the financial statements of the entities controlled by the Company (subsidiaries).

The Company is considered to have control over an enterprise when it has the power to govern the financial and operating policies of that enterprise so as to obtain economic benefits from its activities. Control is typically evidenced by holding more than half of the voting rights of the investee. When assessing control, the Group also considers the existence and effect of potential voting rights that are currently exercisable or convertible.

Reporting period and accounting policies applied

The financial statements of subsidiaries are prepared for the same reporting period as the Company's Consolidated Financial Statements, using accounting policies consistent with those of the Company.

Where necessary, adjustments are made to the financial statements of subsidiaries to ensure consistency with the accounting policies applied by the Company and its subsidiaries.

Elimination of intra-group transactions

All intra-group transactions and balances, including unrealized gains or losses arising from intra-group transactions between entities within the Company, are eliminated upon the preparation of the consolidated financial statements.

Non-controlling interests

Non-controlling interests comprise the value of non-controlling interests at the date of the initial business combination and the non-controlling interests' share of changes in equity since the date of the business combination.

Losses incurred by a subsidiary are allocated to the non-controlling interests in proportion to their ownership interest, even if this results in a deficit balance exceeding the non-controlling interests' share of the subsidiary's net assets.

Goodwill

Goodwill recognized in the consolidated financial statements represents the excess of the cost of the business combination over the Company's share of the fair value of the identifiable assets, liabilities, and contingent liabilities of the subsidiary, associate, or joint venture at the date of the investment transaction. Goodwill is amortized on a straight-line basis over its estimated useful life of 10 years.

Goodwill arising from the acquisition of an associate or a jointly controlled entity is included in the carrying amount of the investment in that associate or jointly controlled entity. Goodwill arising from the acquisition of subsidiaries is presented separately as an asset on the Consolidated Statement of Financial position.

Upon the sale of a subsidiary, associate, or joint venture, the remaining unamortized value of the goodwill is included in the gain or loss on the disposal of the respective entity.

2.2. Accounting period, currency used in accounting

The Company's annual accounting period starts from 01/01 and ends on 31/12 of the calendar year.

This Consolidated Interim Financial Statement is prepared for the accounting period from 01/01/2026 to 30/06/2026.

The accompanying Consolidated Financial statements are presented in Vietnamese Dong (VND) on a historical cost basis and in accordance with Vietnamese accounting standards, the Vietnamese enterprise accounting system, and legal regulations relevant to the preparation and presentation of Consolidated Financial statements.

The accompanying Consolidated Financial Statements are not intended to present the consolidated financial position, consolidated results of operations, and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3. Going concern assumption

As at 30th June 2026, the Company's current liabilities exceeded its current assets by VND 380,088,304,789, and its accumulated losses amounted to VND 65,257,470,281. These events or conditions indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. At the date of this report, the Company's Management commits to continue accelerating the development and completion of real estate projects, and ensuring business operations. The Consolidated Financial Statements for the financial year ended 30th June 2026 are still prepared on a going concern basis.

3. APPLICABLE ACCOUNTING STANDARDS AND REGIMES

3.1. Accounting Standards and Applicable Regimes

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27th, 2025, of the Minister of Finance guiding the enterprise accounting system; Circular No. 202/2014/TT-BTC dated December 22th, 2014, of the Minister of Finance guiding the preparation and presentation of consolidated financial statements; Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT; Circulars of the Ministry of Finance guiding the implementation of accounting standards; and other legal regulations related to the preparation and presentation of the Consolidated Financial Statements.

3.2. Statement on Compliance with Vietnamese Accounting Standards and Accounting Regulations

The Company's Board of Management assures that it has complied with the requirements of accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27th, 2025, Circular No. 202/2014/TT-BTC dated December 22nd, 2014; Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, the circulars guiding the implementation of accounting standards of the Ministry of Finance, and other relevant legal regulations concerning the preparation and presentation of consolidated financial statementst.

4. SUMMARY OF IMPORTANT ACCOUNTING POLICIES

The following are important accounting policies applied in the preparation and presentation of the Consolidated Interim Financial Statements

The accounting policies applied in the preparation and presentation of the interim financial statements are consistent with the accounting policies applied in the preparation and presentation of the Consolidated Financial statements of the most recent year.

4.1. Accouting estimates

The preparation and presentation of the Consolidated Interim Financial statements in compliance with the Vietnam Accounting Standards, the current Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of the consolidated interim financial statements require the Board of Management to make estimates and assumptions that affect the reporting figures. liabilities, assets and the presentation of liabilities and contingent assets at the end of the accounting period as well as reporting figures on revenues and expenses throughout the accounting period.

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

4.2. Cash and cash equivalents

Cash includes cash at the fund and bank deposits (demand).

Cash equivalents are short-term investments with a payback or maturity period of not more than 3 months that are capable of converting into a specified amount of money and have no risk of conversion into cash as of the date of purchase of such investment at the time of reporting.

4.3. Financial investments

Investments in subsidiaries;

Subsidiaries are entities over which the Company has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one half of the voting rights. The assessment of control takes into consideration current potential voting rights.

Investments in subsidiaries are initially recognized at cost, including the purchase price and directly attributable acquisition costs. After initial recognition, these investments are stated at cost less provision for impairment of investments. A provision for impairment of investments is made when the investee incurs a loss leading to a probable loss of the Company's capital, unless there is evidence that the value of the investment has not been impaired. The provision for impairment of investments is reversed when the investee subsequently generates a profit to offset the losses for which the provision was previously made. The provision is reversed only to the extent that the carrying amount of the investment does not exceed the carrying amount that would have been determined had no provision been recognized.

In the event that the Company dissolves a subsidiary and merges all of its assets and liabilities into the Company (the Company succeeds to all rights and obligations of the subsidiary), the Company derecognizes the carrying amount of the investment in the subsidiary and recognizes all assets and liabilities of the dissolved subsidiary in the Company's consolidated financial statements at their fair values at the merger date. The difference between the carrying amount of the investment in the subsidiary and the fair value of the assets and liabilities is recognized in financial income or financial expenses.

4.4. Receivables

Receivables are presented in the Consolidated Interim Financial statements according to the book value receivable from the Company's customers and other receivables plus provisions for bad debts. At the time of reporting, if:

- Receivables with a recovery or payment period of 01 year or less (or in a production and business cycle) are classified as short-term assets;
- Receivables with a recovery or payment period of more than 01 year (or more than one production and business cycle) are classified as long-term assets;

The provision for bad debts represents the expected loss of value due to receivables not being paid by customers arising from the balance of receivables at the end of the accounting period.

Provisions for bad debts are set aside for receivables that are overdue for 06 months or more or receivables that debtors are unable to pay due to liquidation, bankruptcy or similar difficulties.

4.5. Inventory

Inventory is recognized as the lower of its original cost and its net realizable value.

The original cost of inventory includes the cost of purchase, processing, and other directly related costs incurred to bring the inventory to its location and ready-to-use condition.

The net realizable value of inventory is the estimated selling price of the inventory in the normal course of business less the estimated costs to complete the product and the estimated costs necessary for its sale.

The company applies the regular declaration method to account for inventory.

4.6. Fixed assets and depreciation of fixed assets

Fixed assets are reflected in terms of historical cost and accumulated depreciation value.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition for its intended use.

The cost of self-constructed or manufactured assets includes the actual construction and manufacturing costs incurred, plus installation and test running costs.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives as follows:

	Useful life
Buildings and structures	05 - 50 years
Machinery and equipment	06 - 20 years
Transortation and transmission vehicles	06 - 10 years
Office equipment	03 - 10 years

Intangible fixed assets

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the asset for its intended use. Expenditures on upgrading the assets are capitalized into the cost of the intangible fixed assets; other expenditures are charged to the results of operations for the period. When intangible fixed assets are sold or disposed of, their cost and accumulated amortization are derecognized, and any gains or losses arising from the disposal are recognized in the results of operations.

The Company's intangible fixed assets include:

Software programs

Costs associated with computer software programs that are not an integral part of the related hardware are capitalized. The cost of computer software represents all costs incurred by the Company up to the time the software is put into use. Computer software is amortized on a straight-line basis over 3 to 5 years.

4.7. Investment properties

Investment properties are land use rights and infrastructures owned by the Company. Investment properties are stated at cost less accumulated depreciation. The cost of an investment property comprises all the costs incurred or the fair value of the consideration given to acquire the investment property up to the time of its acquisition or completion of construction.

Expenditure related to investment properties incurred after initial recognition is recognized as an expense, except when it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the investment property, in which case it is capitalized as an additional cost of the investment property.

When investment properties are sold, their cost and accumulated depreciation are derecognized and any gain or loss resulting from their disposal is recognized in income or expenses for the year.

If the Company has investment properties held for lease, the following paragraph is presented:

Investment properties held for lease are depreciated on a straight-line basis over their estimated useful lives.

4.8. Construction in progress

Construction in progress is stated at cost. This cost comprises all necessary expenditures to newly acquire fixed assets, newly construct, or repair, renovate, expand or technologically re-equip the construction works, such as: construction costs; equipment costs; compensation, support and resettlement costs; project management costs; construction investment consulting costs and other costs.

These costs are capitalized as an increase in assets when the construction works are completed, the overall final acceptance is performed, and the assets are handed over and put into a state ready for their intended use.

4.9. Prepaid expenses

Prepaid expenses comprise short-term and long-term prepaid expenses in the Company's statement of financial position, and mainly include infrastructure rental expenses, insurance fees, tools and instruments, returnable packaging, ... and other short-term and long-term prepaid expenses. The allocation of prepaid expenses to production and operating expenses for each period is based on the nature and extent of each type of expense corresponding to the ability to generate economic benefits from these expenses.

4.10. Trade and other payables

The accounts payable are presented in the interim financial statements according to the book value payable to the Company's sellers and other payables and are detailed for each payable. At the time of reporting, if:

- Payables with a payment term of 1 year or less (or in a production and business cycle) are classified as short-term;
- Payables with a payment term of more than 1 year (or more than one production and business cycle) are classified as long-term.

4.11. Accrued expenses

Accrued expenses include the value of expenses that have been included in the business operating expenses during the accounting period, but have not yet been incurred at the end of the accounting period. When these expenses are actually incurred, if there is a difference from the amount accrued, the accountant will record an additional or a reduction in expenses corresponding to the difference.

4.12. Borrowing costs

Borrowing expenses include loan interest and other expenses incurred in connection with the process of carrying out loan procedures which are recorded in financial operating expenses in the period, unless such borrowing expenses are included in (capitalization) of the value of assets because they are directly related to construction investment. procurement of assets or production of unfinished assets when fully meeting the capitalization conditions as prescribed in the borrowing cost standards.

4.13. Owner's equity

The Company's initial investment capital is recorded according to the value of capital contributions of capital contributors when it is converted into/established as a joint-stock company. During the operation, the Company's investment capital was recorded to increase according to the increased value of contributed capital of shareholders.

The surplus of share capital is recorded according to the difference between the reissue price and the par value of shares upon initial issuance, additional issuance, the difference between the reissue price and the book value of treasury shares and the capital composition of convertible bonds at maturity. Direct expenses related to the additional issuance of shares and the re-issuance of treasury shares are recorded as a decrease in the share capital surplus.

Upon redemption of shares issued by the Company, the payment including transaction-related expenses is recorded as treasury shares and reflected as a deduction in equity. When re-issued, the difference between the reissue price and the book price of treasury shares shall be recorded in the item " Share premium".

4.14. Profit distribution

Profit after corporate income tax is distributed to shareholders following the allocation of funds in accordance with the Company's Charter and applicable laws, and subject to approval by the General Meeting of Shareholders.

When distributing profit to shareholders, consideration is given to non-monetary items included in undistributed profit after tax such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-monetary items that may impact cash flow and the capacity to pay dividends.

Dividends are recognized as a liability upon approval by the General Meeting of Shareholders and the finalization of the list of shareholders entitled to receive them.

4.15. Taxes

Value added tax (VAT):

The Company applies the Value added tax (VAT) deduction method in accordance with the prevailing tax laws.

Corporate Income Tax:

Taxable income is calculated based on the operating results for the accounting period and adjusted for expenses that are not accepted as reasonable and valid for tax purposes.

The Corporate Income Tax rate applied to the Company in the accounting period is 20%.

Corporate income tax expense for the accounting period comprises current income tax.

Current income tax is calculated based on the taxable income for the period using the tax rate applicable in the accounting period. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and financial accounting, as well as adjustments for non-taxable income and non-deductible expenses.

Deferred income tax is the corporate income tax expected to be payable or recoverable on temporary differences between the carrying amounts of assets and liabilities for the purpose of the Consolidated Interim Financial Statements and their corresponding tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which these deductible temporary differences can be utilized.

Other taxes: *In accordance with current applicable regulations in Vietnam.*

The Company's tax declarations are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the tax amounts presented in the Consolidated Interim Financial Statements may be altered upon the decision of the tax authorities.

4.16. Revenue

Revenue is recognized when the results of the transaction are reliably determined and the Company is likely to derive economic benefits from this transaction.

(i) Sales revenue is recognized when the majority of the risks and benefits associated with ownership of the goods have been transferred to the buyer, and the Company no longer retains ownership or control over the goods, and the costs associated with the sales transaction have been determined.

(ii) Revenue from the provision of services is recognized when the majority of the risks and benefits have been transferred to the customer, the service has been provided and accepted by the customer, and the costs incurred for the transaction and the cost of completing the transaction of providing such service are determined. Revenue from consultancy services is recorded on the basis of the value of financial invoices issued, the record of acceptance of the completed workload and accepted for payment by the client.

(iii) Financial income includes revenue arising from dividends and distributed profits, interest on deposits, and interest on loans. Interest is determined on an accrual basis based on the balance of deposits and the applicable interest rate. Dividends and dividends are recognized when the company is entitled to dividends or profits from capital contributions. Dividends in shares (in case of joint-stock companies) are only allowed to monitor the number of additional shares, not record the value of shares received.

4.17. Cost of goods sold

The cost of goods sold is recorded in accordance with the revenue from service provision and ensures the principle of prudence.

For the cost of raw materials directly consumed in excess of the normal level, labor costs, fixed general production costs not allocated to the value of products in the warehouse, they shall be immediately recorded in the cost of goods sold (after deducting compensations, if any) even if the products, goods that have not been identified as consumable.

4.18. Financial expenses

The Company's financial operating expenses include loan interest expenses, exchange rate difference losses and other financial operating expenses that are not capitalized according to regulations incurred in the accounting period.

4.19. Selling expenses and general administrative expenses

Selling expenses and general administrative expenses are all actual costs incurred in the process of selling products and goods, providing services, and general administrative expenses of the Company.

4.20. Basic earnings per share

The basic profit per share for ordinary shares is calculated by dividing the profit or loss belonging to shareholders owning ordinary shares (after deducting the reward fund and benefits set aside in the year) by the average weighted number of outstanding ordinary shares in the period.

4.21. Related parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other in making financial and operating decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering the relationship of each related parties, the nature of the relationship is given attention rather than the legal form.

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	Current period (VND)	Prior period (VND)
Cash	2,141,464,277	2,861,351,417
Demand deposits	484,468,885	9,813,355,174
- Vietnam Joint Stock Commercial Bank for Industry and Trade	71,831,733	13,764,027
- Joint Stock Commercial Bank for Investment and Development of Vietnam	254,620,210	2,497,295,131
- Orient Commercial Joint Stock Bank	42,053,588	3,990,443,442
- Military Commercial Joint Stock Bank	100,488,597	3,295,170,699
- Others	15,474,757	16,681,875
Total	**2,625,933,162**	**12,674,706,591**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.2. Long-term financial investments

	Closing balance			Opening balance		
	Histoical cost	Carrying amount under the equity method (i)	Fair value	Histoical cost	Carrying amount under the equity method (i)	Fair value
	VND	VND	VND	VND	VND	VND
Investments in joint ventures and associates (*)	**20,000,000,000**	**19,989,745,973**	**(*)**	**35,000,000,000**	**35,000,000,000**	**(*)**
+ AAV Afforestation Joint Stock Company	20,000,000,000	19,989,745,973	(*)	20,000,000,000	20,000,000,000	(*)
+ APP 1 Thanh Hoa Petroleum Joint Stock Company	-	-	(*)	15,000,000,000	15,000,000,000	(*)
Total	**20,000,000,000**	**19,989,745,973**	**(*)**	**35,000,000,000**	**35,000,000,000**	**(*)**

(i) The carrying amount under the equity method of the two above associates is determined based on their financial statements as at 30th June 2026.

(*) At the reporting date, the Company has not determined the fair value of these financial instruments for disclosure in the Consolidated Financial statements because there are no quoted market prices for these financial instruments, and Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System do not currently provide guidance on how to determine fair value using valuation techniques. The fair values of these financial instruments may differ from their carrying amounts.

Details of the Company's investments as of June 30th, 2026, are as follows:

	Address	Direct ownership interest	Voting rights percentage	Principal business activities
AAV Forestry Joint Stock Company	No. 85 Nguyen Khang Street, Yen Hoa Ward, Hanoi City	40%	40%	Afforestation, forest tending and forestry plant nursery

5.3. Trade receivables

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Short-term	**29,800,887,862**	**(3,938,785,824)**	**24,981,479,246**	**(3,392,574,456)**
- Transport Investment and Construction Consultancy Joint Stock Company	2,763,413,000	(2,763,413,000)	2,763,413,000	(2,763,413,000)
- Management Board of Basic Construction Investment Projects of Chi Linh Town	20,686,046	(20,686,046)	4,398,389,522	(20,686,046)
- Trieu Phu One Member Company Limited	2,510,135,426	-	2,016,045,380	-
- Lam Hien Anh Company Limited	1,363,422,720	-	1,552,621,900	-
- HTP Construction and Trading Company Limited	1,169,959,380	-	-	-
- Cuong Thanh Trading and Investment Joint Stock Company	3,573,295,220	-	-	-
- Quy Trang Waterway Transport Company Limited	2,702,000,000	-	-	-
- Other customers	15,697,976,070	(1,154,686,778)	14,251,009,444	(608,475,410)
Total	**29,800,887,862**	**(3,938,785,824)**	**24,981,479,246**	**(3,392,574,456)**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period from 01/01/2026 to 30/06/2026

5.4. Short-term advances to suppliers

	Closing balance		Opening balance	
	Value (VND)	Provision (VND)	Value (VND)	Provision (VND)
- Minata Vietnam Company Limited (*)	155,050,000,000	-	105,000,000,000	-
- Tan Duong Urban Development and Construction Joint Stock Company (*)	52,717,600,000	-	52,717,600,000	-
- Duc Tung HD Company Limited (*)	25,495,445,000	-	25,495,445,000	-
- Thanh An Technology and Engineering Joint Stock Company	19,364,604,722	(3,132,618,500)	24,836,900,608	(3,132,618,500)
Total	**252,627,649,722**	**(3,132,618,500)**	**208,049,945,608**	**(3,132,618,500)**

(*) This represents an advance payment for the technical infrastructure construction of the Yet Kieu Residential Area Project, Cong Hoa Ward, Chi Linh City (now Tran Hung Dao Ward, Hai Phong City) under Construction Contract No. 1508/2025/HĐXD/AAV-MINATA dated 15th August 2025, with an advance amount of VND 54,000,000,000.

+ This represents an advance payment to the contractor for the technical infrastructure construction of the Residential Area Project east of Tran Hung Dao Street, Chu Van An Ward, Hai Phong City under Economic Contract No. 01GX1/2026/HĐKT dated 12th June 2026, with an advance amount of VND 35,000,000,000.

+ This represents an advance payment for the construction of a mixed-use apartment and commercial complex in Viet Hoa Ward, Hai Phong City under Contract No. 2312/2025/HĐKT dated 23rd December 2025, with an advance amount of VND 66,050,000,000.

(**) This represents an advance payment to the contractor for the construction of traffic roads, rainwater and wastewater drainage systems, and stone embankments under the investment project for the construction of the residential area east of Yet Kieu Street. According to the working minutes dated 7th February 2024 between Tan Duong Urban Development and Construction JSC and AAV Group JSC, the two parties confirmed that the completed construction volume had reached 75% of the contracted volume value for these items.

(***) This represents an advance payment to the contractor for the construction of electrical works under the Yet Kieu Project. According to the working minutes dated 31st December 2023 between Duc Tung HD Co., Ltd. and AAV Group JSC, the two parties confirmed that the completed construction volume had reached 70% of the contracted volume value for these items. On 10th March 2025, Duc Tung HD Co., Ltd. issued an invoice in accordance with the minutes of acceptance dated 10th March 2025.

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.5. Other receivable

	Closing balance Value VND	Closing balance Provision VND	Opening balance Value VND	Opening balance Provision VND
Short-term	**22,000,000,000**	-	**5,000,000,000**	-
- Advances	17,000,000,000	-	-	-
+ Mrs. Do Thi Thuan Yen	6,000,000,000	-	-	-
+ Mr. Do Van Hung	3,000,000,000	-	-	-
+ Mrs. Le Thi Thuy Hoan	4,000,000,000	-	-	-
+ Mrs. Bui Thi Duyen	4,000,000,000	-	-	-
- Receivables from business cooperation:	5,000,000,000	-	5,000,000,000	-
+ Thanh Huyen Petroleum Transport Company Limited	*5,000,000,000*	-	*5,000,000,000*	-
Long-term	**308,543,107,785**	-	**383,543,107,785**	-
- Deposits and mortgages	3,543,107,785	-	3,543,107,785	-
- Receivables from business cooperation:	*305,000,000,000*	-	380,000,000,000	-
+ Tan Ha Do Investment Joint Stock Company (*)	*90,000,000,000*	-	*90,000,000,000*	-
+ Ngoc Son Construction and Trading One Member Company Limited (*)	*115,000,000,000*	-	*150,000,000,000*	-
+International Trade Business and Investment Company Limited (**)	*100,000,000,000*	-	*140,000,000,000*	-
Total	**330,543,107,785**	-	**388,543,107,785**	-

Other receivables from related parties: Details are presented in Note 7.2

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.5. Other receivable (Continued)

(*) Based on the General Meeting of Shareholders' Resolution No. 186/2025/NQ/ĐHĐCĐ-LAND dated 18th June 2025 and the Business Cooperation and Investment Contract No. 256/2025/Land-THĐ dated 25th June 2025 with AAV LAND Joint Stock Company regarding the Investment and Construction Cooperation of the Technical Infrastructure Project of Can Loc Industrial Cluster in Thien Loc Commune and Nghen Town, Can Loc District, Ha Tinh Province (currently known as Can Loc Commune, Ha Tinh Province).

- Capital contribution proportion: Tan Ha Do Investment Joint Stock Company contributes VND 40,165,288,000 (accounting for 28.7% of the total investment); AAV Land Joint Stock Company contributes VND 90,000,000,000 (accounting for 71.3% of the total investment).

- Profit distribution: Based on the actual capital contribution proportion.

- Project information: According to the Project Approval Decision No. 3576/QD/UBND dated 22nd October 2020.

+ Total investment: VND 140,165,288,000.

+ Objectives: To invest in the technical infrastructure of Can Loc District Industrial Cluster with synchronous, modern, and standard technical infrastructure under the form of investment socialization. This aims to form a multi-industry concentrated industrial cluster, attract investment projects, contribute to economic restructuring, increase income for workers, increase state budget revenue, minimize environmental pollution, and prevent fire and explosion.

+ Project operation period: 50 years.

(**) Based on the Board of Directors' Resolution No. 1006/2025/NQ/HĐQT-AAV dated 10th June 2025 and the Business Cooperation and Investment Contract No. 1008/2025/AAV - NS dated 10th June 2025 with AAV Group Joint Stock Company regarding the Investment, Construction, and Business Cooperation of Ngoc Son Residential Area Project, Hai Tan Ward, Hai Duong City, Hai Duong Province (currently known as Tan Hung Ward, Hai Phong City). Specific cooperation information is as follows:

+ Objectives: To meet the housing and other service needs for a segment of the population, and to accelerate the urban development process towards a centralized and modern direction.

+ Total investment: VND 499,362,000,000, in which the capital contribution of AAV Group Joint Stock Company is VND 150 billion (accounting for 30.03% of the total investment); Ngoc Son Construction and Trading One Member Company Limited is VND 349,362,000,000 (accounting for 69.97% of the total investment).

+ Profit distribution: Based on the capital contribution proportion in the project

+ Estimated completion date for construction: By the end of 30th June 2027.

5.5. Other receivable (Continued)

+ Up to the present time, the Project is in the process of site clearance. Based on the land area allocated as regulated by the Provincial People's Committee, the investor has coordinated with local authorities and relevant entities to carry out site clearance compensation and has been handed over the land on-site to implement the project with a total handed-over land area (in 2 phases) of 125,806.7 m2 / 126,401 m2 (accounting for 99.53%).

(***) Based on the Board of Directors' Resolution No. 0710-2/2021/NQQ/HĐQT-VTSR dated 7th October 2021 with AAV Group Joint Stock Company regarding the investment cooperation to implement the Construction Investment Project of "Complex of villas, adjacent houses and commercial service houses in Cau Yen Residential Area" in Tu Ky Town, Tu Ky District, Hai Duong Province (formerly) (now Tu Ky Commune, Hai Phong City). Specific project information is as follows:

+ Project area: The total project area is 47,065 m2; the total salable area is 16,240 m2.

+ Total investment: The estimated total investment of the project is VND 475 billion, of which AAV Group Joint Stock Company contributes 35% of the total investment capital (equivalent to VND 166,250,000,000), and International Trade Business and Investment Company Limited contributes 65% of the total investment capital (equivalent to VND 308,750,000,000).

+ Profit distribution: Based on the actual capital contribution proportion of the parties at the time of distribution.

+ Project progress: According to Decision No. 2747/QD-UBND of Hai Duong Province dated 29th June 2025 on extending the project implementation schedule: The project must be completed before 31st December 2025. Up to the present time, the project has completed 100% of its technical infrastructure. The total number of units built and completed with rough exteriors is 44 units, including 26 adjacent houses and 18 commercial service houses. The plan for 2026 is to have finished products ready for sale to the market and to continue completing the construction of the remaining units of the project.

+ Legal status: The Company is finalizing the procedures to request the competent State authorities to issue the Land Use Rights Certificate in accordance with regulations. On 25th June 2025, the People's Committee of Hai Duong Province issued Decision No. 2419/QD-UBND on the issuance of the Certificate of land use rights, ownership of houses and other land-attached assets to International Trade Business and Investment Company Limited to implement the construction project of Cau Yen Residential Area, Tu Ky Town, along with the Certificate of land use rights, ownership of houses and other land-attached assets issued by the People's Committee of Hai Duong Province on 25th June 2025. On 29th June 2025, the People's Committee of Hai Duong Province issued Decision No. 2747/QD-UBND on approving the adjustment of the Project's investment policy.

5.6. Bad debt

	Closing balance			Opening balance		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
Overdue receivables						
- Transport Investment and Construction Consultancy Joint Stock Company	2,763,413,000	-	2,763,413,000	2,763,413,000	-	2,763,413,000
- An Thanh Phat Infrastructure Construction Investment Joint Stock Company	2,150,000,000	-	2,150,000,000	2,150,000,000	-	2,150,000,000
- Hoang Phuc Construction Consultancy Joint Stock Company	412,618,500	-	412,618,500	412,618,500	-	412,618,500
- Tai Loc Trading and Transport Company Limited	416,833,480	125,050,044	291,783,436	416,833,480	208,416,740	208,416,740
- Truong Thinh Phat Trading and Transport Company Limited	318,089,530	95,426,859	222,662,671	318,089,530	159,044,765	159,044,765
- Tuan Hien Trading Investment Company Limited	326,685,560	98,005,668	228,679,892	326,685,560	163,342,780	163,342,780
- Others	1,178,630,016	176,383,191	1,002,246,825	746,028,296	77,671,125	668,357,171
Total	**7,566,270,086**	**494,865,762**	**7,071,404,324**	**7,133,668,366**	**608,475,410**	**6,525,192,956**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.7. Inventory

	Closing balance		Opening balance	
	Historical cost (VND)	Provision (VND)	Historical cost (VND)	Provision (VND)
- Merchandise	8,684,176,204	-	2,674,060,361	-
Total	**8,684,176,204**	**-**	**2,674,060,361**	**-**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.8. Increase and decrease of tangible fixed assets

	Buildings and Structures	Machinery and equipment	Mean of transport and transmission	Management equipment	Other fixed assets	Total
	VND	VND	VND	VND	VND	VND
HISTORICAL COST						
Opening balance	**17,971,722,844**	**1,079,703,545**	**11,642,453,349**	**2,953,206,941**	**78,000,000**	**33,725,086,679**
- Purchases during the period	-	-	-	-	378,562,963	378,562,963
Closing balance	**17,971,722,844**	**1,079,703,545**	**11,642,453,349**	**2,953,206,941**	**456,562,963**	**34,103,649,642**
ACCUMULATED DEPRECIATION						
Opening balance	**(6,205,430,419)**	**(725,011,484)**	**(5,141,006,873)**	**(2,624,872,644)**	**(17,766,667)**	**(14,714,088,087)**
- Depreciation for the period	(256,866,264)	(38,416,662)	(706,083,268)	(201,551,778)	(12,445,151)	(1,215,363,123)
Closing balance	**(6,462,296,683)**	**(763,428,146)**	**(5,847,090,141)**	**(2,826,424,422)**	**(30,211,818)**	**(15,929,451,210)**
NET CARRYING AMOUNT						
Opening balance	**11,766,292,425**	**354,692,061**	**6,501,446,476**	**328,334,297**	**60,233,333**	**19,010,998,592**
Closing balance	**11,509,426,161**	**316,275,399**	**5,795,363,208**	**126,782,519**	**426,351,145**	**18,174,198,432**

The cost of fully depreciated intangible fixed assets that are still in use as at 30th June 2026 was VND 5,889,365,047.

5.9. Increase and decrease of intangible fixed assets

	Copyrights and patents VND	Computer software VND	Total VND
HISTORICAL COST			
Opening balance	**32,500,000**	**90,000,000**	**122,500,000**
Closing balance	**32,500,000**	**90,000,000**	**122,500,000**
ACCUMULATED AMORTIZATION			
Opening balance	**(26,507,839)**	**(75,066,667)**	**(101,574,506)**
Amortization for the period	(2,031,252)	(3,000,000)	(5,031,252)
Closing balance	**(28,539,091)**	**(78,066,667)**	**(106,605,758)**
NET CARRYING AMOUNT			
Opening balance	**5,992,161**	**14,933,333**	**20,925,494**
Closing balance	**3,960,909**	**11,933,333**	**15,894,242**

The cost of fully amortizated intangible fixed assets that are still in use as at 30th June 2026 was VND 54,000,000.

5.10. Investment property

	Land use rights VND	Buildings VND	Total VND
HISTORICAL COST			
Opening balance	**1,722,214,000**	**4,883,231,474**	**6,605,445,474**
Closing balance	**1,722,214,000**	**4,883,231,474**	**6,605,445,474**
ACCUMULATED DEPRECIATION			
Opening balance	**(522,826,673)**	**(1,717,736,853)**	**(2,240,563,526)**
- Depreciation for the period	(18,813,918)	(53,005,548)	(71,819,466)
Closing balance	**(541,640,591)**	**(1,770,742,401)**	**(2,312,382,992)**
NET CARRYING AMOUNT			
Opening balance	**1,199,387,327**	**3,165,494,621**	**4,364,881,948**
Closing balance	**1,180,573,409**	**3,112,489,073**	**4,293,062,482**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.11. Long-term assets in progress

	Closing balance		Opening balance	
	Revalued amount (VND)	**Historical cost (VND)**	**Revalued amount (VND)**	**Historical cost (VND)**
Long-term work in progress	**748,479,510,226**	**748,479,510,226**	**712,341,338,889**	**712,341,338,889**
- Yet Kieu Project (*)	429,879,473,034	429,879,473,034	396,614,870,277	396,614,870,277
- Con Son Project (**)	4,987,854,909	4,987,854,909	4,987,854,909	4,987,854,909
- Tran Hung Dao Project (***)	306,065,086,351	306,065,086,351	303,336,397,178	303,336,397,178
- Viet Hoa 13-storey building project (****)	7,022,971,915	7,022,971,915	6,878,092,508	6,878,092,508
- Other projects	524,124,017	524,124,017	524,124,017	524,124,017
Total	**748,479,510,226**	**748,479,510,226**	**712,341,338,889**	**712,341,338,889**

(*) Construction Investment Project of Eastern Yet Kieu Road Residential Area, Cong Hoa Ward, Chi Linh City, Hai Duong Province (currently Tran Hung Dao Ward, Hai Phong City). The project is implemented on an area of 199,559 m2, the total investment for technical infrastructure items according to the Investment Certificate is VND 214.65 billion. There are 12 project items currently under construction: Land leveling reached 90%; Traffic roads reached 85%; Planting trees and grass (sidewalk trees) reached 80%; Rainwater drainage reached 85%; Wastewater drainage reached 85%; Water supply and fire prevention and fighting reached 85%; Communication systems reached 85%; Lighting systems reached 85%; Relocation of 22KV and 35KV medium-voltage lines reached 80%; 0.4kV domestic electricity reached 85%. There are 02 items that have not yet been constructed: 22kV lines and substations; T1, T2 canals and two bridges over T1 canal.

(**) Con Son - Kiep Bac Garden Villa Tourism Cluster Investment Project in Cong Hoa Ward, Chi Linh City, Hai Duong Province (formerly). The project is implemented on an area of 906,800 m2, the estimated total investment is VND 550,005,370,000. The project was approved for investment under Document No. 695/QD-UBND dated 13rd February 2018 by the People's Committee of Hai Duong Province. Incurred costs are expenses related to documentation preparation, application for the investment certificate, and surveying. The Site Clearance Council has conducted an inventory and handed over 68/73 site clearance records for review and approval. The project is undergoing Environmental Impact Assessment (EIA) and appraisal at the Ministry of Natural Resources and Environment.

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.11. Long-term assets in progress (Continued)

(***) Construction Project of Eastern Tran Hung Dao Road Residential Area, with a total planned area of 89,146 m2.* The project's 1/500 detailed planning was approved under Decision No. 3846 dated 11st December 2017. AAV Group Joint Stock Company (formerly known as Viet Tien Son Real Estate Joint Stock Company) won the bid and signed the investment contract No. 01/2019/HĐ-ĐT for the construction of the residential area to the east of Tran Hung Dao road, Sao Do Ward, Chi Linh City. Incurred costs include site clearance compensation, design documentation preparation, and surveying. The People's Committee of Hai Duong Province has issued a decision approving the land price for the project, and the Tax Department of Hai Duong Province has issued a notice for payment of land rental and land use tax. On 16th April 2024, the People's Committee of Hai Duong Province issued Decision No. 1461/QD-UBND approving the policy to adjust the Construction Investment Project of the Residential Area to the east of Tran Hung Dao road, Chi Linh City (According to the Decision, the project's implementation schedule is extended to 30th September 2026). On 19th March 2025, the Company paid VND 12,494,454,000 for site clearance compensation in accordance with Official Letter No. 109/CV-HĐGPMB dated 19th March 2025 and completed its site clearance obligations for this project.

(****) This represents the construction costs of the Viet Hoa 13-storey building.

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.12. Trade payables

	Closing balance (VND)	Opening balance (VND)
- Son Ha DT Trading and Construction Investment Company Limited	1,862,101,240	3,717,500,000
- Thien Phuc Petroleum Trading and Transport Company Limited	2,000,000,000	2,000,000,000
- Nam Dinh Petroleum Joint Stock Company	10,000,000,000	-
- Thai An Group Investment and Development Company Limited	3,205,405,700	-
- QT Infrastructure Construction and Foundation Development Joint Stock Company	942,259,504	-
- Mai Hanh Company Limited	520,122,000	-
- Other suppliers	784,401,938	501,622,489
Total	**19,314,290,382**	**6,219,122,489**

5.13. Taxes and other payables to the State budget

	Receivables at beginning of period VND	Payables at beginning of period VND	Increase during the period VND	Decrease during the period VND	Receivables at end of period VND	Payables at end of period VND
Value added tax	-	22,162,831	8,605,179,568	8,627,342,399	-	-
Corporate income tax	290,739,595	234,241,219	-	1,313,868,466	1,370,366,842	-
Personal income tax	9,366,666	24,472,030	44,925,600	52,120,223	9,366,666	17,277,407
Land tax and land rentals	-	195,467,952,501	10,086,000	3,142,710,286	-	192,335,328,215
Fees, charges and other payables	-	42,037,131,302	15,193,115,255	-	-	57,230,246,557
Total	**300,106,261**	**237,785,959,883**	**23,853,306,423**	**13,136,041,374**	**1,379,733,508**	**249,582,852,179**

5.14. Prepaid expenses

	Closing balance VND	Opening balance VND
Short-term	**77,188,190**	**38,327,266**
- Tools and supplies issued for use	13,656,521	5,432,099
- Insurance expenses	8,156,669	-
- Other short-term prepaid expenses	55,375,000	32,895,167
Long-tern	**-**	**228,295,062**
- Tools and supplies issued for use	-	22,920,062
- Other expenses	-	205,375,000
Total	**77,188,190**	**266,622,328**

5.15. Accrued expenses

	Closing balance (VND)	Opening balance (VND)
Short-term	**31,818,452**	**31,818,452**
- Electrical design consultancy costs for Au Co Project	31,818,452	31,818,452
Long-term	**11,889,808,320**	**11,889,808,320**
- Accrued costs for Viet Hoa project (*)	11,889,808,320	11,889,808,320
Total	**11,921,626,772**	**11,921,626,772**

(*) AAV LAND JSC tracks and accrues the cost of sales for the Viet Hoa project. The Company recognized revenue from 2014 to 2018, and this accrued cost of sales is based on the budgeted costs of specific items, corresponding to the revenue already recognized. Upon the acceptance of these construction items and the receipt of related invoices, this accrued amount will be reduced.

5.16. Deferred revenue

	Closing balance VND	Opening balance VND
a) Short-term	**123,929,153**	**125,354,545**
- Revenue received in advance (*)	123,929,153	125,354,545
b) Long-term	**3,588,985,267**	**3,648,675,623**
- Revenue received in advance (*)	3,588,985,267	3,648,675,623
Total	**3,712,914,420**	**3,774,030,168**

(*) Under the kiosk lease agreements, the Company collected a lump-sum rental payment for the entire lease term and has issued the invoices, covering 57 kiosks with lease terms ranging from 45 to 50 years.

5.17. Other payables

	Closing balance (VND)	Opening balance (VND)
Short-term	**-**	**3,200,000,000**
- Other payables and liabilities	-	3,200,000,000
Total	**-**	**3,200,000,000**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.18. Borrowings and finance lease liabilities

Items	Closing balance		During period		Opening balance	
	Value	Amount within payment capacity	Increases	Decreases	Value	Amount within payment capacity
Short-term borrowings	**170,793,282,420**	**170,793,282,420**	**148,761,900,000**	**73,786,600,000**	**95,817,982,420**	**95,817,982,420**
Short-term bank borrowings	23,248,700,000	23,248,700,000	45,441,900,000	46,986,600,000	24,793,400,000	24,793,400,000
- Asia Commercial Joint Stock Bank - Nam Dinh Branch (1)	*90,200,000*	*90,200,000*	-	*93,800,000*	*184,000,000*	*184,000,000*
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Dinh Branch (2)	*11,066,000,000*	*11,066,000,000*	*16,790,000,000*	*19,690,000,000*	*13,966,000,000*	*13,966,000,000*
- Military Commercial Joint Stock Bank - Nam Dinh Branch (3)	*12,092,500,000*	*12,092,500,000*	*28,651,900,000*	*27,202,800,000*	*10,643,400,000*	*10,643,400,000*
Borrowings from individuals	71,044,582,420	71,044,582,420	26,820,000,000	26,800,000,000	71,024,582,420	71,024,582,420
Current portion of long-term borrowings	76,500,000,000	76,500,000,000	76,500,000,000	-	-	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch (4)	*76,500,000,000*	*76,500,000,000*	*76,500,000,000*	-	-	-
Long-term borrowings	**209,150,000,000**	**209,150,000,000**	-	**76,500,000,000**	**285,650,000,000**	**285,650,000,000**
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch (4)	209,150,000,000	209,150,000,000	-	76,500,000,000	285,650,000,000	285,650,000,000
Total	**379,943,282,420**	**379,943,282,420**	**148,761,900,000**	**150,286,600,000**	**381,467,982,420**	**381,467,982,420**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.18. Borrowings and finance lease liabilities (Continued)

(1) Credit Agreement No. NAD.DN.3250.131221 dated 15th December 2021 with Asia Commercial Joint Stock Bank (ACB) - Nam Dinh Branch with the loan amount of VND 910,000,000. Purpose: To finance the purchase of a Hyundai Santa Fe 2.2D Premium car, secured by the purchased vehicle itself. Term: 60 months. Interest rate: 12.6% per annum.

(2) Short-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Dinh Branch under Credit Agreement No. 01/2025/14479281/HĐTD dated 22nd December 2025, credit limit is VND 29,500,000,000, loan term is until the end of 18th December 2026. Purpose: To supplement working capital, issue guarantees, and issue Letters of Credit.

(3) Short-term loan from Military Commercial Joint Stock Bank - Nam Dinh Branch under Credit Agreement No. 418415.26.776.18062011.TD dated 10th June 2026, credit limit is VND 40,000,000,000, loan term is until the end of 8th June 2027. Purpose: To serve petroleum trading activities. Collaterals comprise:

- Real estate at Residential Group No. 3, Con Town, Hai Hau District, Nam Dinh Province according to the Certificate of land use rights, ownership of houses and other land-attached assets; Issue number: CH 50793; Issuing authority: Department of Natural Resources and Environment of Nam Dinh Province; Date of issue: 20th July 2017, issued to Mr. Nguyen Manh Tuyen.

- Real estate at Hamlet 1, Hai Tay Commune, Hai Hau District, Nam Dinh Province according to the Certificate of land use rights, ownership of houses and other land-attached assets; Issue number: DD 734860; Issuing authority: Department of Natural Resources and Environment of Nam Dinh Province; Date of issue: 24th May 2022, issued to Mr. Nguyen Van Binh and Mrs. Nguyen Thi Hien.

- Real estate at Residential Group No. 3, Con Town, Hai Hau District, Nam Dinh Province according to the Certificate of land use rights, ownership of houses and other land-attached assets; Issue number: CO 810254; Issuing authority: Department of Natural Resources and Environment of Nam Dinh Province; Date of issue: 28th March 2019, issued to Mr. Nguyen Van Nghia and Mrs. Pham Thi Sen.

(4) Investment project loan agreement No. 01/2025-HĐCVDADT/NHCT106-AAV GROUP dated 10th October 2025. Investment limit: VND 300,000,000,000. Purpose: To pay for reasonable, valid, and legal expenses for technical infrastructure investment and land use fees under the Eastern Yet Kieu Road Residential Area Project - Phase 1 (formerly). Term: 42 months. Grace period: Not beyond 30th September 2026. Interest rate: Floating rate.

Collateral: According to the Property rights mortgage agreement No. 04/2025/HĐBĐ/NHCT106-AAV GROUP dated 27th October 2025, the collateral includes all rights and benefits attached to or arising from the construction investment project of the Residential Area to the east of Yet Kieu Road, Chi Linh Town, Hai Duong Province (currently Tran Hung Dao Ward, Hai Phong City) invested by the Mortgagor in accordance with Investment Certificate No. 04121000543 dated 29th April 2011 issued by the People's Committee of Hai Duong Province, the 1st Amended Investment Certificate No. 04121000543 dated 10th July 2013 issued by the People's Committee of Hai Duong Province, and Approval for adjustment of the Project's investment policy No. 2087/QD-UBND dated 18th June 2025 issued by the People's Committee of Hai Duong Province. The total value of mortgaged assets is VND 600,457,000,000.

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

5.19. Advances from customers

	Closing balance (VND)	Opening balance (VND)
Short-term	**2,702,093,908**	**5,639,401**
- Hoang Quan Waterway Transport Company Limited	1,483,710,880	-
- Phu Hung Marine Transport Service Company Limited	716,015,300	-
- Other advances from customers	502,367,728	5,639,401
Long-term	**35,024,231,619**	**35,024,231,619**
- Advances from customers for Yet Kieu project	35,024,231,619	35,024,231,619
Total	**37,726,325,527**	**35,029,871,020**

5.20. Owner's equity

Table of changes in equity

Items	Owner's investment capital VND	Share premium VND	Undistributed earnings after tax VND	Non-controlling interests VND	Total VND
Balance at the beginning of the previous year	**689,876,610,000**	**65,711,978,000**	**(27,945,669,426)**	**38,574,723,132**	**766,217,641,706**
- Profit for the previous year	-	-	(21,470,813,589)	484,985,156	(20,985,828,433)
- Increase from business combinations	-	-	-	(399,830,406)	(399,830,406)
Balance at the end of the previous year	**689,876,610,000**	**65,711,978,000**	**(49,416,483,015)**	**38,659,877,882**	**744,831,982,867**
Balance at the beginning of this period	**689,876,610,000**	**65,711,978,000**	**(49,416,483,015)**	**38,659,877,882**	**744,831,982,867**
- Profit for the period	-	-	(15,840,987,266)	937,280,182	(14,903,707,084)
Balance at the end of this period	**689,876,610,000**	**65,711,978,000**	**(65,257,470,281)**	**39,597,158,064**	**729,928,275,783**

Details of owners' equity

	Closing balance VND	Opening balance VND
Mr. Pham Quang Khanh	162,619,200,000	162,619,200,000
Mr. Pham Thanh Tung	38,615,990,000	38,615,990,000
Other owner's equity	488,641,420,000	488,641,420,000
Total	**689,876,610,000**	**689,876,610,000**

Capital transactions with owners and dividend distribution, profit sharing

	Current period VND	Prior period VND
Owner's investment capital		
+ *Contributed capital at the opening*	*689,876,610,000*	*689,876,610,000*
+ *Contributed capital increased during period*	-	-
+ *Contributed capital decreased during period*	-	-
+ *Contributed capital at the closing*	*689,876,610,000*	*689,876,610,000*
Dividends and distributed profits	-	-

Share

	Closing balance Shares	Opening balance Shares
- Number of shares registered for issuance	68,987,661	68,987,661
- Number of shares issued to the public	68,987,661	68,987,661
+ *Ordinary shares*	*68,987,661*	*68,987,661*
+ *Preference shares*	-	-
- Number of shares repurchased	-	-
+ *Ordinary shares*	-	-
+ *Preference shares*	-	-
- Number of outstanding shares in circulation	68,987,661	68,987,661
+ *Ordinary shares*	*68,987,661*	*68,987,661*
+ *Preference shares*	-	-
* *Par value of outstanding shares (VND/share)*	*10,000*	*10,000*

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED INTERIM STATEMENT OF INCOME

6.1. Revenue from sales of goods and rendering of services

	Current period VND	Prior period VND
- Revenue from sales of goods and rendering of services	198,525,628,999	134,440,639,018
- Revenue from leasing investment properties	61,115,748	63,755,287
Total	**198,586,744,747**	**134,504,394,305**

6.2. Cost of goods sold

	Current period VND	Prior period VND
- Revenue from sales of goods and rendering of services	187,922,102,221	126,664,183,944
- Revenue from leasing investment properties	71,819,466	71,819,466
Total	**187,993,921,687**	**126,736,003,410**

6.3. Financial income

	Current period VND	Prior period VND
- Interest on bank deposits	2,431,846	635,737,406
Total	**2,431,846**	**635,737,406**

6.4. Financial expenses

	Current period VND	Prior period VND
- Interest expenses	940,393,161	599,506,988
Total	**940,393,161**	**599,506,988**

6.5. Selling expenses and general and administrative expenses

	Current period VND	Prior period VND
General and administrative expenses	***7,461,087,716***	***7,504,459,774***
- Management staff expenses	1,637,964,699	1,212,270,708
- Materials and tools expenses	185,603,616	162,464,027
- Depreciation of fixed assets	1,145,492,757	1,713,075,877
- Provision/Reversal of provision expenses	546,211,368	(554,428,500)
- Taxes, fees and charges	-	21,121,258
- Outsourced services expenses	1,386,261,222	386,797,988
- Other cash expenses	565,792,895	345,670,614
- Goodwill	1,993,761,159	4,217,487,802
Selling expenses	***1,893,955,352***	***628,008,488***
- Staff expenses	1,496,666,939	463,545,264
- Depreciation of fixed assets	74,901,618	90,936,246
- Other cash expenses	322,386,795	73,526,978
Total	**9,355,043,068**	**8,132,468,262**

6.6. Other income

	Current period VND	Prior period VND
- Income from business cooperation	-	1,000,000,000
- Income from disposal of fixed assets	-	1,259,259
Total	**-**	**1,001,259,259**

6.7. Other expenses

	Current period VND	Prior period VND
- Tax arrears, late payment interest and tax penalties	15,193,271,734	144,818,785
Total	**15,193,271,734**	**144,818,785**

6.8. Basic earnings per share

	Current period VND	Prior period VND
Profit attributable to ordinary shareholders (VND)	(15,840,987,266)	(655,256,268)
Weighted average number of ordinary shares outstanding during the period (Shares)	68,987,661	68,987,661
Basic earnings per share (VND/share)	**(230)**	**(9)**

NOTES TO THE CONSOLIDED INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period from 01/01/2026 to 30/06/2026

6.9. Production and business costs by element

	Current period VND	Prior period VND
Cost of raw materials, materials and tools	185,603,616	162,464,027
Labors costs	3,134,631,638	1,675,815,972
Depreciation of fixed assets expenses	3,285,975,000	1,875,831,589
Taxes, fees and charges	-	24,121,258
Goodwill	1,993,761,159	4,217,487,802
Outsourced service expenses	1,708,648,017	18,156,853,553
Other cash expenses	565,792,895	344,790,614
Total	**10,874,412,325**	**26,457,364,815**

7. OTHER INFORMATION

7.1. Events occurring after the end of the accounting period

As of the date of this report, the Company's Board of General Directors believes that no events could have caused the figures and information presented in the Company's Consolidated Interim Financial Statements to be misrepresented.

7.2. Information about related parties

Outstanding balances as at 30th June 2026 and significant transactions with related parties during the financial year ended on the same date are shown in the accompanying schedules. Specifically as follows:

Related parties	Relationship
Tan Ha Do Investment Joint Stock Company	- Mr. Pham Thanh Tung - Chairman of the Board of Directors of AAV Group JSC is the Chairman and Director of Tan Ha Do Investment JSC
Additives and Petroleum Products Development Joint Stock Company (APP)	- Mr. Pham Thanh Tung - Chairman of the Board of Directors of AAV Group JSC is a major shareholder of Additives and Petroleum Products Development JSC until 16th April 2025
International Trading Business and Investing Company Limited	- Mr. Pham Quang Khanh - Member of the Management of AAV Group JSC is the Chairman of the Members' Council and General Director of International Trading Business and Investing Company Limited. - Mr. Pham Thanh Tung - Chairman of the Board of Directors of AAV Group JSC is the General Director of International Trading Business and Investing Company Limited.
Ngoc Son Construction and Trading One-Member Limited Liability Company	- Mr. Pham Quang Khanh - Member of Management of AAV Group JSC is the Chairman of the Members' Council and General Director of Ngoc Son Construction and Trading One-Member Limited Liability Company
Mr. Phan Van Hai	General Director of the Company

Transactions with related parties

	Transaction description	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Ngoc Son Construction and Trading One-Member Limited Liability Company	Capital contribution for business cooperation	-	90,000,000,000
Ngoc Son Construction and Trading One-Member Limited Liability Company	Payment for business cooperation	35,000,000,000	-
International Trading Business and Investing Company Limited	Payment for business cooperation	40,000,000,000	-
	Recovery of capital contribution	15,000,000,000	-
APP 1 Thanh Hoa Petroleum Joint Stock Company	Capital contribution for business cooperation	-	15,000,000,000

Balances with related parties

	Transaction description	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Ngoc Son Construction and Trading One-Member Limited Liability Company	Other receivables	115,000,000,000	150,000,000,000
International Trading Business and Investing Company Limited	Other receivables	100,000,000,000	140,000,000,000
Tan Ha Do Investment Joint Stock Company	Other receivables	90,000,000,000	90,000,000,000

The Company incurred salaries, remunerations, bonuses, and other benefits for the Company's management (the Board of Directors and the Board of Management) during the accounting period from 1st January 2026 to 30th June 2026.

	Position	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Mr. Phan Van Hai	General Director	192,000,000	180,000,000

7.3. Segment reporting

Under the provisions of the Accounting Standard and its guiding Circular, the Company is required to prepare segment reports: Accordingly, a segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and returns that are different from those of other segments. The Company's operations take place within the territory of Vietnam. Therefore, the Company prepares its segment reporting by business segment. The Company's business segments include: Petroleum trading, real estate trading, and other services.

Current period	**Petroleum trading VND**	**Real estate trading VND**	**Total VND**
Net revenue from sales to external parties	198,525,628,999	61,115,748	198,586,744,747
Net revenue from sales goods and rendering of services	**198,525,628,999**	**61,115,748**	**198,586,744,747**
Cost of goods sold	187,922,102,221	71,819,466	187,993,921,687
Gross profit	**10,603,526,778**	**(10,703,718)**	**10,592,823,060**
Financial income			2,431,846
Financial expenses			(940,393,161)
Selling expenses			(1,893,955,352)
General and administrative expenses			(7,461,087,716)
Share of profit of associates			(10,254,027)
Other income			-
Other expenses			(15,193,271,734)
Current income tax expense			-
Net profit after corporate income tax			**(14,903,707,084)**

7.4. Events after the reporting period

The Company's Board of Management confirms that, in their opinion, there have been no unusual events occurring after the end of the accounting period that would materially affect the financial position and operations of the Company requiring adjustments or disclosures in these financial statements.

7.5. Comparative figures

Comparative figures on the Consolidated Interim Statement of Financial Position and corresponding notes are derived from the Consolidated Financial Statements for the financial year ended 31st December 2025 of AAV Group Joint Stock Company, which were audited by PKF-TTG Audit and Advisory Company Limited.
Comparative figures on the Consolidated Interim Income Statement, Consolidated Interim Cash Flow Statement and corresponding notes are derived from the Consolidated Interim Financial Statements for the accounting period from 1st January 2025 to 30th June 2025 of AAV Group Joint Stock Company, which were reviewed by Moore AISC Auditing and informatics Services Company Limited.

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN OF BOARD OF DIRECTORS
(Sign, full name)	*(Sign, full name)*	*(Sign,full name,seal)*
		CÔNG TY CỔ PHẦN AAV GROUP AAV GROUP M.S.D.N: 0800819038
DANG THI TUYET MINH	**DANG THI TUYET MINH**	**PHAM THANH TUNG**