

No. 12/2026/CBTT-MGROUP

Ho Chi Minh City, July 20, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Dear: **Hanoi Stock Exchange**

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, MGROUP Group Corporation discloses financial statement information for the 2nd quarter of 2026 with the Hanoi Stock Exchange as follows:

1. Name of company : **MGROUP GROUP CORPORATION**
 - Stock symbol : MGR
 - Address of headoffice : 19th Floor, Block A, Indochina Park Tower, No. 4
Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City.
 - Phone/Tel : 028.7106.8910 Fax:
 - Email : info@mgroup.vn Website: www.mgroup.vn
2. Content of information disclosure:
 - Separate financial statements for the 2nd quarter of 2026 of MGROUP Group Corporation:

☐ Separate financial statements (Listed organization does not have subsidiaries and superior accounting units have affiliated units);

☐ Consolidated financial statements (Listed organization has subsidiaries);

☐ General financial statements (Listed organization has an accounting unit under the organization of its own accounting apparatus).

+ Cases subject to explanation of causes:

+ The audit organization gives an opinion that is not a fully accepted opinion for the financial statements (for the audited financial statements in 2025):

☐ Yes

☐ No

- Written explanation in case of accumulation:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after audit, turning from loss to profit or vice versa (for audited financial statements in 2025):

☐ Yes

☐ No

- Written explanation in case of accumulation:

☐ Yes

☐ No

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

☒ Yes

☐ No

- Written explanation in case of accumulation:

☒ Yes

☐ No

+ Profit after tax in the reporting period suffers a loss, transferred from profit in the same reporting period of the previous year to loss in this period or vice versa:

☐ Yes

☐ No

- Written explanation in case of accumulation:

☐ Yes

☐ No

3. This information is published on the company information disclosure website at info.mgroup.vn on 20/7/2026.

We would like to commit that the information published above is true and fully responsible before the law for the content of the disclosed information.

Attachments:

- Separate financial statements for the 2nd quarter of 2026;
- Explanation of business changes in the quarter 2026.

REPRESENTATIVE OF THE ORGANIZATION

Authorized person to disclose information
(Signed, state full name, position, seal)



MAI NAM CHUONG

**MGROUP GROUP
CORPORATION**

**THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness**

No: 07/2026/CV-MGROUP

Ho Chi Minh City, July 20, 2026

Ref: *Explanation of business changes
in the 2nd quarter of 2026.*

**Dear: State Securities Commission;
Hanoi Stock Exchange.**

MGROUP Group Corporation operates under the Business Registration Certificate No. 0312267721 issued by the Department of Planning and Investment of Ho Chi Minh City.

Pursuant to Circular No. 96/2020/TT-BTC dated 16/11/2020 guiding the disclosure of information on the securities market.

We would like to explain the business fluctuations on the separate financial statements for the 2nd quarter of 2026 compared to the separate financial statements of the 2nd quarter of 2025 (the 2nd quarter alone with losses and a difference of more than 10% compared to the same period last year):

No	Target	Q2/ 2026	Q2/ 2025	Difference	Proportion
01	Turnover	2.445.574.684	4.047.224.374	-1.601.649.690	-65,49%
02	Gross profit	151.057.923	18.000.163	133.057.760	88,08%
03	Business management costs	91.128.634	9.659.130.160	-9.568.001.526	-10.499%
04	Other expenses	397.550.734	638.960.606	-241.409.872	-60.7%
05	Other income	-6.906.811	2.716.546.933	-2.723.453.744	-39 .431%

06	Profit after tax	-248.069.278	(7.837.102.106)	7.589.032.828	-3.059%
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The profit on the separate report for the 2nd quarter of 2026 was a loss (248,069,278) of VND due to the company's revenue of VND 2,445,574,684 and gross profit of only VND 151,057,923 while business management expenses were VND 397,550,734, financial expenses of VND 91,128,634 and other profits (VND 6,906,811).

Profit after tax on the separate report for the 2nd quarter of 2026 is 7,589,032,828 VND compared to the 2nd quarter of 2025, equivalent to a decrease of -3,059%, this difference is mainly due to the divestment of investment in MGROUP Group Corporation in the 2nd quarter of 2025 MLAND REAL ESTATE JOINT STOCK COMPANY IN THE NORTH, the financial cost of divestment is VND 9,646,860,348, so the financial cost is too large. Q2.2026 Although revenue is lower, fixed costs are stable.

Above are the explanations of MGROUP Group Corporation on business fluctuations on its separate financial statements for the 2nd quarter of 2026.

Respect!

MGROUP GROUP CORPORATION

REPRESENTATIVE GENERAL DIRECTOR

Recipients:

- As above;
- Archive office.



MAI DUC HOAN