

No. 15/2026/CBTT-MGROUP

Ho Chi Minh City, August 13, 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 securities market, MGROUP Group Corporation discloses separate financial statement information (FS) and consolidates the semi-annual review 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 and consolidated financial statements for semi-annual review 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 August 13, 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 and consolidated financial statements reviewed semi-annually in 2026;
- Explanation of business fluctuations, separate report and consolidated semi-annual review in 2026.

REPRESENTATIVE OF THE ORGANIZATION

Persons Authorized To Disclose Information

(Signed, state full name, position, seal)



MAI NAM CHUONG

MGROUP GROUP CORPORATION
Reviewed Separate Financial Statements
For the accounting period from January 1, 2026 to June 30, 2026



MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

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MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management MGROUP GROUP CORPORATION (the “company”) presents its report and the Company’s separate financial statements for the period from January 1, 2026 to June 30, 2026.

THE COMPANY

MGROUP Corporation Joint Stock Company was converted from Mland VIETNAM Joint Stock Company. First business registration certificate No. 0312267721 dated May 8, 2013, 14th change registration dated September 16, 2025, issued by the Ho Chi Minh City Department of Finance.

The main activities of the Company are: Data processing, leasing and related activities. Consulting, brokerage, real estate auction, land use rights auction. Architectural activities and related technical consulting. Agency, brokerage, auction. Real estate business, land use rights owned, used or leased. Other information services.

Head office: 19th Floor, Indochina Park Tower, No. 4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City, Vietnam.

Events after the reporting date of the separate financial statements

There have been no significant events occurring after the balance sheet date, which would require adjustment or disclosures to be made in the separate financial statements.

The members of the Board of Directors, the Board of Management and the Board of Supervisors during the period and up to the date of these financial statements were as follows:

The Board of Directors

Mr Mai Duc Hung	Chairman
Mr Mai Duc Hoan	Member
Mr Mai Nam Chuong	Member
Mr Nguyen Quoc Hoan	Member
Mr Le Tu	Member

The Board of Management

Mr Mai Duc Hoan	General Director
Mr Le Tu	Deputy General Director

The Board of Supervisors

Mr Cao Viet Cuong	Head
Ms Nguyen Thi Van Anh	Member
Ms Dao Nhat Anh	Member

The legal representative

The legal representative of the Company for the period and at the date of these financial statements:

Mr Mai Duc Hoan

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
Report of The Board of Management (cont.)

Auditors

NVA Auditing Company Limited has reviewed the Company's separate financial statements for the accounting period from January 1, 2026 to June 30, 2026.

Statement of the Board of Management's responsibility in respect of the Separate Financial Statements

The Board of Management is responsible for the separate financial statements of each financial year which give a true and fair view of the state of affairs of the Company and of its operation results and cash flows for the year. In preparing those separate financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Prepare the separate financial statements on the basis of compliance with accounting standards and system and other related regulations;
- Prepare the separate financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Establish and implement an internal control system effectively to limit the risk of material misstatement due to fraud or error in preparing and presenting the Separate Financial Statements.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Company and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We, the Board of Management of the Company, have approved the accompanying separate financial statements set out on pages 05 to 33 and confirm that these separate financial statements give a true and fair view of the financial position of the Company as at June 30, 2026, and of its separate results of operations and separate cash flows for the accounting period from January 1, 2026 to June 30, 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and relevant prevailing regulations.



Mai Duc Hoan
General Director

Ho Chi Minh City, August 12th, 2026

No.: 27.05.1.1/26/BCTC/NVA

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

**To: The Shareholders, the Board of Directors and the Board of Management
MGROUP GROUP CORPORATION**

We have reviewed the accompanying interim Separate Financial Statements of MGROUP GROUP CORPORATION prepared on August 12th, 2026, as set out on pages from 05 to 33, which comprises the Separate Statement of Financial Position as at June 30, 2026, the Income Statement, the Cash Flow Statement for the accounting period from January 1, 2026 to June 30, 2026 and Notes to the Financial Statements.

The Board of Management's responsibilities

The Board of Management is responsible for the preparation and fair presentation of these separate financial statements in accordance with Vietnamese accounting standards and system, and for such internal control as the Board of Management determines is necessary to enable the preparation of separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibilities

Our responsibility is to express a conclusion on the interim separate 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.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying separate interim financial statements do not present fairly, in all material respects, the financial position of MGROUP GROUP CORPORATION as at June 30, 2026, and its separate results of operations and separate cash flows for the accounting period from January 1, 2026 to June 30, 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of separate interim financial statements.

Hồ Chí Minh City, August 12th, 2026

NVA Auditing Company Limited
Deputy General Director



Cao Thị Hồng Nga

Certificate Number of Registered Auditor:
0613-2023-152-1

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

SEPARATE STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A. CURRENT ASSETS	100		9.035.998.846	14.266.938.265
I. Cash and cash equivalents	110	V.01	953.236.142	1.667.091.389
1. Cash	111		953.236.142	1.667.091.389
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	V.02	2.003.198.010	7.814.983.685
1. Trading Securities	121		-	-
2. Provision for devaluation of held for trading securities	122		-	-
3. Short-term investments held to maturity	123		2.003.198.010	7.814.983.685
III. Short-term receivables	130		5.320.851.692	4.018.486.370
1. Short-term trade receivables	131	V.03	5.251.008.263	4.740.763.747
2. Short-term prepayments to suppliers	132	V.04	1.085.180.000	1.134.680.000
3. Short-term intercompany receivables	133		-	-
4. Construction contract progress-in-progress receivables	134		-	-
5. Other short-term receivables	135	V.05	3.946.100.135	3.104.479.329
6. Provision for doubtful debts – short-term	136	V.06	(4.961.436.706)	(4.961.436.706)
IV. Inventory	140		631.280.455	631.280.455
1. Inventory	141	V.07	631.280.455	631.280.455
2. Provision for devaluation of inventory	142		-	-
V. Short-term biological assets	150		-	-
VI. Other current assets	160		127.432.547	135.096.366
1. Short-term deferred expenses	161	V.08	14.228.301	21.892.120
2. Deductible VAT	162		-	-
3. Taxes and other receivables from the State	163	V.12	113.204.246	113.204.246
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-
B. NON-CURRENT ASSETS	200		180.086.724.390	176.545.527.706
I. Long-term receivables	210		3.000.050.000	3.700.400.000
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Capital provided to dependent units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215	V.05	4.000.050.000	4.700.400.000
6. Provision for doubtful debts – long-term	216	V.06	(1.000.000.000)	(1.000.000.000)

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Separate Statement of Financial Position (cont.)**

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
II. Fixed assets	220		588.821.739	662.980.011
1. Tangible fixed assets	221	V.09	588.821.739	662.980.011
- Cost	222		741.582.727	741.582.727
- Accumulated depreciation	223		(152.760.988)	(78.602.716)
2. Finance lease fixed assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		-	-
- Cost	228		-	-
- Accumulated depreciation	229		-	-
III. Long-term biological assets	230		-	-
IV. Investment properties	240		-	-
- Cost	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term assets in progress	250		-	-
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
VI. Long-term investments	260	V.02	176.486.435.989	172.132.881.031
1. Investments in subsidiaries	261		171.405.234.000	171.405.234.000
2. Investments in associates and joint ventures	262		-	-
3. Investments in other entities	263		-	-
4. Provision for devaluation of long-term financial investments	264		(1.265.088.415)	(1.072.352.969)
5. Long-term investments held to maturity	265		6.346.290.404	1.800.000.000
6. Provision for long-term held-to-maturity investments	266		-	-
VII. Other long-term assets	270		11.416.662	49.266.664
1. Long-term deferred expenses	271	V.08	11.416.662	49.266.664
2. Deferred income tax assets	272		-	-
3. Long-term equipment, materials and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		189.122.723.236	190.812.465.971

MGROUP GROUP CORPORATION

 Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS
Separate Statement of Financial Position (cont.)

Unit: VND

RESOURCES	Code	Note	Ending balance	Beginning balance
C. LIABILITIES	300		2.490.739.305	3.598.387.215
I. Short-term liabilities	310		2.490.739.305	3.598.387.215
1. Short-term trade accounts payable	311	V.10	1.153.699.715	1.335.843.338
2. Short-term advances from customers	312	V.11	165.556.092	395.556.092
3. Dividends and profits payable	313		-	-
4. Tax and other payables to the State	314	V.12	33.348.997	114.179.101
5. Payables to employees	315		-	-
6. Short-term accrued expenses	316		-	150.000.000
7. Short-term intercompany payables	317		-	-
8. Construction contract-in-progress payables	318		-	-
9. Short-term unearned revenue	319		-	-
10. Other short-term payables	320	V.13	1.138.134.501	1.602.808.684
11. Short-term borrowings and finance lease liabilities	321		-	-
12. Provision for short-term liabilities	322		-	-
13. Bonus and welfare funds	323		-	-
14. Price stabilisation fund	324		-	-
15. Government bonds under repurchase agreements	325		-	-
II. Long-term liabilities	330		-	-
D. OWNERS' EQUITY	400	V.14	186.631.983.931	187.214.078.756
1. Owners' capital	411		200.000.000.000	200.000.000.000
- Ordinary shares with voting rights	411a		200.000.000.000	200.000.000.000
- Preference shares	411b		-	-
2. Share premium	412		-	-
3. Bond conversion option	413		-	-
4. Other owner's equity	414		-	-
5. Treasury shares	415		-	-
6. Asset revaluation surplus	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development funds	418		-	-
9. Other equity funds	419		-	-
10. Undistributed earnings	420		(13.368.016.069)	(12.785.921.244)
- Accumulated retained earnings at the end of the previous period	420a		(12.785.921.244)	(7.807.499.630)
- Retained earnings for the current period	420b		(582.094.825)	(4.978.421.614)
TOTAL RESOURCE	440		189.122.723.236	190.812.465.971

Preparer



Hoang Thi Xuan

 Ho Chi Minh City, August 12th, 2026

Chief Accountant



Hoang Thi Xuan

General Director



Mai Duc Hoan

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

SEPARATE INCOME STATEMENT

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

Item	Code	Note	Current period	Previous period
1. Revenue from sales of goods and rendering of services	01	VI.01	4.619.414.264	4.047.224.374
2. Sales deductions	02		-	-
3. Net revenue from sales of goods and rendering of services	10	VI.02	4.619.414.264	4.047.224.374
4. Cost of goods sold	11	VI.03	4.289.301.074	4.029.224.211
5. Gross profit from sales of goods and rendering of services	20		330.113.190	18.000.163
6. Gain/(loss) on disposal of investment property	21			
7. Financial income	22	VI.04	221.143.291	12.803.322
8. Financial expenses	23	VI.05	192.735.446	9.659.130.160
<i>In which: Interest expenses</i>	24		-	-
9. Selling expenses	25	VI.06	27.054.487	281.681.385
10. Administrative expenses	26	VI.07	906.474.425	970.023.319
11. Net operating profit	30		(575.007.877)	(10.880.031.379)
12. Other income	31	VI.08	23.568.889	5.307.890.376
13. Other expense	32	VI.09	30.655.837	719.055.068
14. Other profit	40		(7.086.948)	4.588.835.308
15. Total profit before tax	50		(582.094.825)	(6.291.196.071)
16. Current corporate income tax expense	51	VI.10	-	-
17. Deferred corporate income tax expense	52		-	-
18. Net profit after tax	60		(582.094.825)	(6.291.196.071)

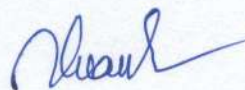
Preparer



Hoang Thi Xuan

Ho Chi Minh City, August 12th, 2026

Chief Accountant



Hoang Thi Xuan

General Director



Mai Duc Hoan

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

SEPARATE CASH FLOWS STATEMENT

(Under indirect method)

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

Item	Code	Note	Current period	Previous period
I. Cash flows from operating activities				
1. Profit before tax	01		(582.094.825)	(6.291.196.071)
2. Adjustments for				
- Depreciation of fixed assets and investment property	02		74.158.272	58.924.730
- Provisions	03		192.735.446	(840.869.840)
- Foreign exchange gains/losses arising from the retranslation of foreign currency monetary items	04		-	-
- Gains/losses from investing activities	05		(220.472.622)	286.251.746
- Borrowing costs	06		-	-
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	08		(535.673.729)	(6.786.889.435)
- Increase/Decrease in receivables	09		(602.015.322)	(1.093.015.648)
- Increase/Decrease in inventory	10		-	3.165.927.365
- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)	11		(1.107.647.910)	(1.606.340.338)
- Increase/Decrease in deferred charges	12		45.513.821	(117.164.529)
- Increase/Decrease in trading securities	13		-	-
- Interest paid	14		-	-
- Corporate income tax paid	15		-	-
- Other cash receipts from operating activities	16		-	-
- Other cash payments for operating activities	17		-	-
Net cash flows from operating activities	20		(2.199.823.140)	(6.437.482.585)
II. Cash flow from investing activities				
1. Cash payments for the acquisition and construction of fixed assets and other long-term assets	21		-	(727.272.727)
2. Cash proceeds from the disposal of fixed assets and other long-term assets	22		-	390.909.091
3. Cash payments for loans granted and purchases of debt instruments of other entities	23		(1.020.000.000)	-
4. Cash receipts from the collection of loans granted and disposal of debt instruments of other entities	24		2.200.000.000	(5.685.663.117)
5. Cash payments for investments in other entities	25		-	-
6. Cash proceeds from disposal of investments in other entities	26		-	16.000.000.000
7. Cash receipts from interest, dividends and profits received	27		305.967.893	12.803.322
Net cash flows from investing activities	30		1.485.967.893	9.990.776.569

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Separate Cash Flows Statement (cont.)**

Unit: VND

Item	Code	Note	Current period	Previous period
III. Cash flows from financing activities				
1. Cash proceeds from issuance of shares and capital contributions from owners	31		-	-
2. Cash payments for return of capital contributions to owners and repurchase of issued shares	32		-	-
3. Cash proceeds from borrowings	33		-	-
4. Cash repayments of borrowings	34		-	-
5. Cash repayments of finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
<i>Net cash flows from financing activities</i>	40		-	-
Net cash flow during the period	50		(713.855.247)	3.553.293.984
Cash and cash equivalents at the beginning of the period	60		1.667.091.389	327.048.646
Effect of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at the end of the period	70		953.236.142	3.880.342.630

Preparer



Hoang Thi Xuan

Ho Chi Minh City, August 12th, 2026

Chief Accountant



Hoang Thi Xuan

General Director



Mai Duc Hoan

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

I. BACKGROUND**1. Form of Ownership**

MGROUP Corporation Joint Stock Company was converted from Mland VIETNAM Joint Stock Company. First business registration certificate No. 0312267721 dated May 8, 2013, 14th change registration dated September 16, 2025, issued by the Ho Chi Minh City Department of Finance.

Head office: 19th Floor, Indochina Park Tower, No. 4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City, Vietnam.

2. Operating field

Operating field of the Company are service and trading.

3. Business activities

Main business field of the company: The Company's main activities are data processing, leasing and related activities. Consulting, brokerage, real estate auction, land use rights auction. Architectural activities and related technical consulting. Agents, brokers, auctions. Real estate business, land use rights belonging to the owner, user or tenant. Other information services.

4. Operating period

The Company's normal operating cycle is within a period of not more than 12 months.

5. Enterprise structure

As at June 30, 2026, the Company had the following subsidiary:

Name of subsidiary	Address	Voting rights	Ownership interest
Nam Hoa Joint Stock Company		77,22%	77,22%

6. Number of Employees

The number of the Company's employees as at June 30, 2026 was 08 employees (as at December 31, 2025: 08 employees)

7. Declaration on the information comparative ability in the Separate Financial Statement

During the period, the Company did not make any changes to its accounting policies compared with the previous period. Accordingly, there was no impact on the comparability of the information presented in the separate financial statements.

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

Notes to the Separate Financial Statements (cont.)

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Accounting Period**

The Company's fiscal year begins on January 1 and ends on December 31 each year.

2. Accounting Currency

The currency used for accounting records is the Vietnamese Dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**1. Applicable Accounting System**

The Company applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC ("Circular 99"), which provides guidance on the accounting system for enterprises and was promulgated by the Ministry of Finance on October 27, 2025.

2. Statement of Compliance with Accounting Standards and Accounting System

The Company has adopted Vietnamese Accounting Standards and the guidance documents issued by the State for their implementation. The separate financial statements have been prepared and presented in accordance with all applicable requirements of the Vietnamese Accounting Standards, the circulars providing guidance on their implementation, and the prevailing accounting system.

IV. ACCOUNTING POLICIES**1. Principles for recording cash and cash equivalents**

Cash includes cash at the fund, demand deposits in bank, monetary gold used with value storage functions, excluding gold classified as inventory used for the purpose of raw materials to manufacture products or goods for sale.

Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of purchase, easily convertible into a specified amount of money and without much risk in conversion into money.

2. Recognition of financial investment**a) Held-to-maturity investments**

Loans are recognized at the outstanding amounts under loan agreements between the parties and are not traded in the market in the same manner as securities.

Loans are measured at cost less the allowance for doubtful loans. The allowance for doubtful loans is provided in accordance with the prevailing accounting regulations.

b) Investments in Subsidiaries

Investments in subsidiaries are accounted for using the cost method. Net profit distributions received from subsidiaries arising after the acquisition date are recognized in the separate income statement. Other distributions (other than net profit distributions) are treated as a recovery of the investment and are recognized as a deduction from the carrying amount of the investment.

c) Provision for Impairment of Investments in Subsidiaries

A provision for impairment of investments is recognized when there is objective evidence that such investments are impaired at the end of the accounting period for the preparation of the separate financial statements.

MGROUP GROUP CORPORATION

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FINANCIAL STATEMENTS

Notes to the Separate Financial Statements (cont.)

Differences in increases or decreases in investment provisions are recorded in financial expenses.

3. Principles of accounting receivables and other receivables

Receivables are presented at their carrying value minus provisions for doubtful debts.

The classification of receivables as trade receivables and other receivables is done according to the following principles:

- Trade receivables reflect receivables of a commercial nature arising from transactions, including receivables from consignment export sales to other entities.
- Other receivables reflect non-commercial receivables unrelated to buying and selling transactions.

Provision for doubtful debts represents the value of receivables that the Company expects to incur or be unable to recover at the end of the accounting period. Increase or decrease in provision account balance is accounted for in corporate management expenses on the income statement.

Receivables are presented as short-term and long-term based on the remaining term of the receivables.

4. Principle of evaluating inventories

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Raw materials and merchandise: Includes purchase costs and other direct costs incurred to bring the inventories to their current location and condition.
- Products: Includes the main raw material costs, direct labor costs, and related general manufacturing costs allocated based on normal operating levels.
- Work in progress: Includes main raw material costs, direct labor costs, and general manufacturing costs.

Net realizable value is the estimated selling price of inventories at the end of the period minus the estimated costs to complete and sell them.

The cost of inventories is calculated using the weighted average method and is accounted for on a perpetual basis.

An provision is made for devaluation of inventories for each inventory item whose historical cost is greater than its net realizable value. Increase or decrease in balance of the provision for devaluation of inventories that need to be appropriated at the balance sheet date is recognized at cost of goods sold.

5. Principles for recognition and depreciation of tangible fixed assets

Fixed assets are presented at historical cost less accumulated depreciation. The historical cost of fixed assets includes all costs incurred by the enterprise to acquire the fixed assets until they are in a condition ready for use. Subsequent expenditures are only added to the historical cost of fixed assets if these expenditures certainly increase the future economic benefits from using the asset. Expenditures that do not meet this condition are recognized as production and business expenses in the period.

When fixed assets are sold or disposed of, the historical cost and accumulated depreciation are written off, and any gains or losses arising from the disposal are recognized in income or expenses for the year .

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Depreciation is provided on a straight-line basis. Annual rates calculated to write off the cost of each asset evenly over its expected useful life as follows:

Asset	Depreciation period (year)	
	Current period	Previous period
- Transportation facilities	06	06

Cost of fixed assets and depreciation time are determined by Circular No.45/2013/TT/BTC dated 25/04/2013 issued by the Ministry of Finance on guidance on management, use and depreciation of fixed assets and other regulations.

6. Principles for recognition and allocation of deferred expenses

Deferred expenses only related to present fiscal year are recognised as short-term prepaid expenses and are recorded into operating costs.

The calculation and allocation of long-term deferred expenses to profit and loss account in the period should be based on nature of those expenses to choose reasonable method and allocated factors. Deferred expenses are allocated partly into operating expenses on a straight-line basis.

7. Principles for recognizing liabilities and accrued expenses

Liabilities and accrued expenses are recognized for amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of liabilities into trade payables and other payables is performed according to the following principles:

- Trade payables reflect the amounts payable of a commercial nature arising from transactions of purchasing goods, services, assets, and the seller is an independent entity from the Company, including amounts payable upon import through a trustee.
- Accrued expenses reflect the amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to the absence of invoices or incomplete accounting documents, and amounts payable to employees for vacation wages, production, and business expenses to be accrued.
- Other payables reflect the amounts payable that are not of a commercial nature, not related to the transactions of buying, selling, or providing goods and services.

8. Recognition of dividend and profit payables

Dividend and profit payables are recognized for amounts payable in the future in respect of dividends and profit distributions (whether in cash or non-cash assets), and the settlement of cash dividend and profit payables to the Company's shareholders and capital contributors.

The Company recognizes a liability for dividends and profit distributions when it no longer has the discretion to avoid the obligation to pay dividends and profit distributions to its shareholders and capital contributors in accordance with the relevant laws and regulations. The determination of the recognition date and the payment of dividends and profit distributions are as follows:

- For entities subject to the securities laws and regulations, the date on which the investee no longer has the discretion to avoid the payment of dividends shall be determined in accordance with the applicable securities laws and regulations.

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FINANCIAL STATEMENTS

Notes to the Separate Financial Statements (cont.)

- For all other entities, the date on which the investee no longer has the discretion to avoid the payment of dividends shall be determined in accordance with the Law on Enterprises and the entity's Charter.

9. Principle of equity recognition***Owner's investment capital***

Owner's investment capital is recognized according to the amount actually invested by the shareholders.

Profit distribution

Profit after corporate income tax is distributed to the shareholders after appropriations to the funds in accordance with the Company's Articles of Association and applicable laws and regulations, and upon approval by the General Meeting of Shareholders.

10. Principles of recognition revenue and income

Revenue is recognized when it is probable that the company will receive economic benefits that can be reliably determined. Revenue is determined at the fair value of amounts received or to be received after deducting trade discounts, sales rebates and sales returns. The following specific conditions must also be met before revenue is recognized as follows:

Revenue from the sale of goods and products

Revenue from the sale of goods and products is recognized when all of the following conditions are satisfied:

- Significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer retains control over the goods as an owner or control over the goods;
- Revenue is recognized with reasonable certainty. When the contract stipulates that the buyer has the right to return purchased goods under specific conditions, revenue is recognized only when those specific conditions no longer exist, and the buyer is not entitled to return the goods (except in cases where the customer has the right to return goods in exchange for other goods or services);
- The Company has received or will receive the economic benefits from the sale transaction;
- Costs associated with the sale transaction can be identified.

Revenue from service provision

Revenue from service provision is recognized when the outcome of the transaction can be reliably measured. If the service provision spans multiple periods, revenue is recognized in the period based on the results of the work completed by the end of the accounting period. The outcome of the service provision transaction is determined when the following conditions are met:

Revenue can be reliably measured;

Economic benefits associated with the service transaction are probable;

The stage of completion of the transaction at the end of the financial year can be measured;

The costs incurred for the transaction and the costs to complete the transaction can be measured.

Interest

Interest is recognized on an accrual basis, determined by the balance of the deposit accounts and the actual interest rates per period.

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Notes to the Separate Financial Statements (cont.)

11. Principle of cost recognition

Cost of goods sold in the year was recorded in accordance with the revenue generated in the period and ensured compliance with the prudent principle.

For the cost of direct materials consumed in excess of the normal rate, labor costs, and fixed production overheads that are not allocated to the value of warehoused products, the accountant must immediately calculate them into the cost of goods sold (after deducting compensation, if any) even if the product or goods have not been identified as being sold.

The provision for inventory devaluation is included in cost of goods sold, based on the quantity of inventory and the difference between the net realizable value and the original cost of the inventory when the net realizable value is lower. When determining the quantity of inventory subject to a devaluation provision, the accountant must exclude the quantity of inventory for which sales contracts have been signed (with a net realizable value not lower than the carrying amount) but not yet delivered to customers, provided that there is conclusive evidence that the customers will not withdraw from performing the contracts.

12. Principles of financial expense recognition

Reflects financial operating expenses including expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, losses on transferring short-term securities, costs of selling securities; Provision for devaluation of trading securities, provision for losses on investments in other entities, losses arising from selling foreign currencies, exchange rate losses.

13. Principles of recording selling expenses, administrative expenses

Selling expenses is used to record expenses actually incurred in process of selling products, goods, providing services, including publicity expenses, demonstration expenses, advertising expenses, sale commission, warranty charges of goods and products (excluding construction activity), maintenance charges, cost of packing, transportation,...

Administrative expenses is used to record overhead costs of business including salary expenses of business' administrative staffs (salary, wages, subsidies,...); social insurance, medical insurance, labor union expenses, unemployment insurance of administrative staff, expenses of office materials, labor instruments, depreciation of fixed assets used for administration, lease rent, licence tax, provision for bad debts, outsourced services (electricity, water, telephone, fax, assets warranty, fire and explosive accidents,...) other cash expenses (expenses of entertainment, customer conference...).

14. Principles of recording corporate income tax expenses

Corporate income tax expenses recognized in the income statement include current corporate income tax expenses and deferred corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate in the current period.

15. Earnings per share

The Company does not calculate this indicator on the separate financial statements because according to the provisions of accounting standard No. 30 on "Earnings per share" requires that in case the Company has to prepare both separate financial statements and consolidated financial statements, it only has to present information on earnings per share according to the provisions of this standard on the consolidated financial statements.

MGROUP GROUP CORPORATION

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Notes to the Separate Financial Statements (cont.)

16. Segment reporting

Segment reporting includes a business segment or a geographical segment.

Business segment: A distinguishable component of an entity that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

Geographical segment: A distinguishable component of an entity that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

17. Financial instruments**Initial recognition**

Financial assets: At the date of initial recognition, financial assets are recognized at cost plus that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash and cash equivalents, short-term trade and other receivables, and investments held to maturity.

Financial liabilities: At the date of initial recognition, financial liabilities are recognized at cost minus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise payable to suppliers, other payables, accrued expenses and borrowings.

Reassessment after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

18. Related parties

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

In considering related party relationships, the substance of the relationship is more important than its legal form.

Transactions with related parties are presented in Note VII.2

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the Separate Financial Statements (cont.)****V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE SEPARATE STATEMENT OF FINANCIAL POSITION****1. Cash and cash equivalents**

	Ending balance VND	Beginning balance VND
Cash on hand	81.756.443	66.868.599
Cash at banks	871.479.699	1.600.222.790
- <i>Vietnam Technological and Commercial Joint Stock Bank</i>	865.121.334	1.594.204.578
- <i>Other banks</i>	6.358.365	6.018.212
Total	953.236.142	1.667.091.389

2. Financial investments**a. Held to maturity investments**

Unit: VND

	Ending balance			Beginning balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
a1. Short-term						
Loans						
- <i>Nam Hoa Joint Stock Company (*)</i>	1.960.000.000	1.960.000.000	-	7.615.663.121	7.615.663.121	-
Accrued interest on loan agreements	1.960.000.000	1.960.000.000	-	7.615.663.121	7.615.663.121	-
	43.198.010	43.198.010		199.320.564	199.320.564	
Total	2.003.198.010	2.003.198.010	-	7.814.983.685	7.814.983.685	-
a2. Long-term						
Loans						
- <i>Nam Hoa Joint Stock Company (**)</i>	6.275.663.121	6.275.663.121	-	1.800.000.000	1.800.000.000	-
Accrued interest on loan agreements	6.275.663.121	6.275.663.121	-	1.800.000.000	1.800.000.000	-
	70.627.283	70.627.283				
Total	6.346.290.404	6.346.290.404	-	1.800.000.000	1.800.000.000	-

(*) Short-term loans comprise:

- Loan under Contract No. 0212/2025/HĐV/MG-NH dated 02/12/2025. The loan has a term of 10 months and bears interest at 5,5% per annum. The loan is unsecured. The outstanding principal balance is VND 940.000.000.
- Loan under Contract No. 0601.2026.HĐV.MG.NH dated 06/01/2026. The loan has a term of 10 months and bears interest at 5.5% per annum. The loan is unsecured. The outstanding principal balance is VND 150.000.000.
- Loan under Contract No. 2004/2026/HĐV/MGR- NH dated 20/04/2026. The loan has a term of 11 months and bears interest at 5.5% per annum. The loan is unsecured. The outstanding principal balance is VND 870.000.000.

(**) Long-term loans comprise:

- Loan under Resolution No. 05a/NQ-HĐQT dated 02 July 2021, Loan Contract No. HĐg.03/MG-NH/HĐV dated 12/01/2022, Appendix No. 02-02/MG-NH/PLHDV dated 15/7/2023, and Appendix No. 03-02/MG-NH/PLHDV dated 12/01/2025. Loan term: 24 months, interest rate: 0%, loan purpose: Working capital supplement for the subsidiary. The loan is unsecured. The outstanding principal balance is VND 100.000.000.
- Loan under Loan Contract No. 1605/2025/HĐV/MG-NH dated 16/06/2025 and Appendix No. 01 dated 14/04/2026. The outstanding principal balance is VND 6.175.663.121. Loan term: 24 months (from dated 16/4/2026), interest rate: 5,5% per annum, loan purpose: Additional payment for land use fee adjustments under urban planning. The loan is unsecured.

MGROUP GROUP CORPORATION

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FINANCIAL STATEMENTS

Notes to the Separate Financial Statements (cont.)

2. Financial investments (cont.)

b. Investments in other entities

	Ending balance			Beginning balance				
	% Ownership/ Voting	Cost (VND)	Provision (VND)	Recoverable amount (VND)	% Ownership/ Voting	Cost (VND)	Provision (VND)	Recoverable amount (VND)
<i>Investments in subsidiaries</i>								
Nam Hoa Joint Stock Company	77,22%	171.405.234.000	(1.265.088.415)	170.140.145.585	77,22%	171.405.234.000	(1.072.352.969)	170.332.881.031
Total		171.405.234.000	(1.265.088.415)	170.140.145.585		171.405.234.000	(1.072.352.969)	170.332.881.031

Note: The Company's voting rights in the subsidiary are equivalent to its ownership interest in the subsidiary.

Movement in the allowance for impairment of long-term financial investments

	Ending balance VND	Beginning balance VND
Beginning balance	(1.072.352.969)	(1.744.361.711)
Provision made during the period	(192.735.446)	(181.130.910)
Provision reversed during the period	-	853.139.652
Ending balance	(1.265.088.415)	(1.072.352.969)

Significant transactions with the subsidiary during the period => Details are presented in Note VII.2.

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Unit: VND

	Ending balance		Beginning balance	
	Book value	Provision amount	Book value	Provision amount
a. Short-term				
Golden Hill Investment Corporation	3.678.882.566	(3.678.882.566)	3.678.882.566	(3.678.882.566)
Hung Phat Invest Ha Noi Company Limited	338.319.647	(338.319.647)	338.319.647	(338.319.647)
Dat Xanh Real Estate Services Joint	691.085.070	-	24.000.000	-
Others	542.720.980	(444.234.493)	699.561.534	(444.234.493)
Total	5.251.008.263	(4.461.436.706)	4.740.763.747	(4.461.436.706)

b. Long-term**c. Trade receivables from related parties: none****4. Prepayments to suppliers**

	Ending balance VND	Beginning balance VND
a. Short-term		
Kien Gia Construction Consultant Corporation	802.680.000	802.680.000
Others	282.500.000	332.000.000
Total	1.085.180.000	1.134.680.000

b. Long-term**c. Prepayments to related parties: Details are presented in Note VII.2****5. Other receivables**

Unit: VND

	Ending balance		Beginning balance	
	Book value	Provision amount	Book value	Provision amount
a. Short-term				
Advance	976.100.135	-	4.209.329	-
Deposits, mortgages	1.000.000.000	(500.000.000)	1.000.000.000	(500.000.000)
Project deposit	1.970.000.000	-	2.100.000.000	-
Others	-	-	270.000	-
Total	3.946.100.135	(500.000.000)	3.104.479.329	(500.000.000)
b. Long-term				
Deposits, mortgages	4.000.050.000	(1.000.000.000)	4.700.400.000	(1.000.000.000)
Total	4.000.050.000	(1.000.000.000)	4.700.400.000	(1.000.000.000)

c. Other receivables from related parties: Details are presented in Note VII.2

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
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6. Bad debts

7. Inventory

8. Deferred expenses

Tools and equipment pending allocation
Other short-term deferred expenses
Total

b. Long-term

Tools and equipment pending allocation

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MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the Separate Financial Statements (cont.)****9. Increase, decrease in tangible fixed assets**

Unit: VND

	Transportation facilities	Total
<i>Cost of tangible fixed assets</i>		
Beginning balance	741.582.727	741.582.727
Increase	-	-
Decrease	-	-
Closing balance	741.582.727	741.582.727
<i>Accumulated depreciation</i>		
Beginning balance	78.602.716	78.602.716
Depreciation	74.158.272	74.158.272
Decrease	-	-
Including:		
- Disposal and liquidation	-	-
Closing balance	152.760.988	152.760.988
<i>Net book value</i>		
Beginning balance	662.980.011	662.980.011
Closing balance	588.821.739	588.821.739

10. Short-term trade payables

	Ending balance VND	Beginning balance VND
Vuong Phat Real Estate Joint Stock Company	754.008.708	754.008.708
Bach Nhu Properties Services Company Limited	270.655.717	270.655.717
VN Space Company Limited	-	217.610.545
Others	129.035.290	93.568.368
Total	1.153.699.715	1.335.843.338

Short-term payables to related parties: none

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Dong Tay Land Corporation	94.326.749	94.326.749
Cosy Land Investment Corporation	71.229.343	71.229.343
Others	-	230.000.000
Total	165.556.092	395.556.092

12. Tax and statutory obligations

Unit: VND

	Beginning balance		Payable during the period	Paid during the period	Ending balance	
	Receivable tax	Compulsory tax			Receivable tax	Compulsory tax
Value added tax	-	54.003.284	93.963.460	115.727.542		32.239.202
Business income tax	113.204.246	-			113.204.246	-
Personal income tax		60.175.817	2.642.305	61.708.327		1.109.795
Total	113.204.246	114.179.101	96.605.765	177.435.869	113.204.246	33.348.997

13. Other payables

a. Short-term	
Deposit for apartments	350.000.000
Others	788.134.501
Total	1.138.134.501

b. Long-term**c. Other payables to related parties: none**

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the Separate Financial Statements (cont.)****14. Owner's Equity****a. Statement of changes in equity**

Unit: VND

	Owner's capital contribution	Undistributed after-tax profits	Total
For the accounting period from January 1, 2025 to June 30, 2025			
Beginning balance	200.000.000.000	(7.807.499.630)	192.192.500.370
- Loss for the previous period		(6.291.196.071)	(6.291.196.071)
Ending balance	200.000.000.000	(14.098.695.701)	185.901.304.299
For the accounting period from January 1, 2026 to June 30, 2026			
Beginning balance	200.000.000.000	(12.785.921.244)	187.214.078.756
- Loss for the current period		(582.094.825)	(582.094.825)
Ending balance	200.000.000.000	(13.368.016.069)	186.631.983.931

b. Details of owners' capital contributions

	Ending balance VND	%	Beginning balance VND	%
Mr Mai Duc Hung	59.400.000.000	29,70%	59.400.000.000	29,70%
Mai Duc Hung Fund Investment Company	51.533.000.000	25,77%	51.533.000.000	25,77%
Mr Mai Duc Tu	40.000.000.000	20,00%	40.000.000.000	20,00%
Others	49.067.000.000	24,53%	49.067.000.000	24,53%
Total	200.000.000.000	100,00%	200.000.000.000	100,00%

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	Current period VND	Previous period VND
- Owners' capital contributions		
+ At the beginning of year	200.000.000.000	200.000.000.000
+ Increase during the period	-	-
+ Decrease during the period	-	-
+ At the end of the period	200.000.000.000	200.000.000.000

d. Shares

	Ending balance Shares	Beginning balance Shares
Number of authorized shares	20.000.000	20.000.000
Number of shares issued to the public	20.000.000	20.000.000
+ <i>Ordinary shares</i>	20.000.000	20.000.000
Number of shares repurchased	-	-
Number of shares outstanding	20.000.000	20.000.000
+ <i>Ordinary shares</i>	20.000.000	20.000.000

*Par value of outstanding shares: VND 10.000 per share.***VI. ADDITIONAL INFORMATION OF ITEMS PRESENTED IN THE SEPARATE INCOME STATEMENT****1. Revenue from sales of goods and rendering of services**

	Current period VND	Previous period VND
- Revenue from sale of investment properties	-	3.133.964.133
- Revenue from real estate brokerage services	4.619.414.264	913.260.241
Total	4.619.414.264	4.047.224.374

2. Net revenue from sales of goods and rendering of services

	Current period VND	Previous period VND
- Net revenue from sale of investment properties	-	3.133.964.133
- Net revenue from real estate brokerage services	4.619.414.264	913.260.241
Total	4.619.414.264	4.047.224.374

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3. Costs of goods sold	Current period VND	Previous period VND
- Cost of investment properties sold	-	3.165.927.365
- Cost of real estate brokerage services	4.289.301.074	863.296.846
Total	4.289.301.074	4.029.224.211
4. Financial income	Current period VND	Previous period VND
- Interest on deposits	221.143.291	12.803.322
Total	221.143.291	12.803.322
5. Financial expenses	Current period VND	Previous period VND
- Provision for/Reversal of impairment of long-term financial investm	192.735.446	(840.869.840)
- Loss from disposal of a subsidiary	-	10.500.000.000
Total	192.735.446	9.659.130.160
6. Selling expenses	Current period VND	Previous period VND
- Employee expenses	27.054.487	247.569.088
- Outsourced service expenses	-	5.637.226
- Other expenses	-	28.475.071
Total	27.054.487	281.681.385
7. Administrative expenses	Current period VND	Previous period VND
- Employee expenses	541.509.025	558.873.000
- Tools and supplies expenses	40.000.321	21.701.835
- Depreciation expenses	74.158.272	58.924.730
- Taxes, fees and charges expenses	350.000	7.200.000
- Provision expense	-	-
- Outsourced service expenses	155.155.089	178.038.776
- Other expenses	95.301.718	145.284.978
Total	906.474.425	970.023.319
8. Other income	Current period VND	Previous period VND
- Write-back of unclaimed liabilities	-	3.407.288.375
- Other income	23.568.889	1.900.602.001
Total	23.568.889	5.307.890.376

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	Current period VND	Previous period VND
- Penalty expenses	180.137	-
- Expenses from disposal of assets	-	299.055.068
- Non-refundable deposit	-	20.000.000
- Other	30.475.700	400.000.000
Total	30.655.837	719.055.068

10. Current income tax expense

Current income tax is calculated at the tax rate of 17% on taxable income.

Tax settlement of the Company will be controlled by the tax agency. By applying the laws and regulations on taxes for many different types of transactions which can be explained in several ways, the tax presented on the consolidated financial statements can be changed by decision of the tax agency.

Current business income tax expenses are calculated as follows:

	Current period VND	Previous period VND
Total accounting profits before-tax	(582.094.825)	(6.291.196.071)
Adjustment to accounting profits to determine corporation income taxable profit	7.093.337	(1.500.550.000)
+ Increase adjustments	7.093.337	400.000.000
. <i>Expenses not deductible</i>	7.093.337	400.000.000
+ Decrease adjustments	-	(1.900.550.000)
. <i>Other adjustments reducing pre-tax profit</i>	-	(1.900.550.000)
Total taxable profit	-	-
Current corporate income tax rate	17%	17%
Current year corporate income tax expense	-	-
Current business income tax expenses	-	-

11. Productions and operation costs by items

	Current period VND	Previous period VND
- Employee expenses	568.563.512	806.442.088
- Depreciation expenses	74.158.272	58.924.730
- Provision expense	-	-
- Outsourced service expenses	4.444.456.163	1.046.972.848
- Other expenses	135.652.039	202.661.884
Total	5.222.829.986	2.115.001.550

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the Separate Financial Statements (cont.)****VII. OTHERS INFORMATION****1. Events after the reporting period**

In addition, no material events have occurred after the reporting date that require adjustment to or disclosure in the Separate Financial Statements.

2. Information about related parties**2.1. List of related parties**

Related parties	Relation
Nam Hoa Joint Stock Company	Subsidiary
Mland Mien Nam Corporation	Under common capital ownership
Kien Gia Construction Consultant Corporation	Under common key management

Key management personnel and their close family members include the members of the Board of Directors, the Board of Management, the Chief Accountant, and the close family members of these individuals.

2.2. Related Party Transactions

During the year, the Company had transactions with related parties. The main transactions (excluding VAT) are as follows:

Related parties	Transaction	Transaction value excluding VAT (VND)	
		Current period	Previous period
Mr Mai Duc Hung	Advance	117.000.000	15.000.000
	Advance settlement	1.259.148	-
Mr Mai Duc Hoan	Advance	2.138.000.000	3.910.000.000
	Advance settlement	1.277.974.853	3.606.699.429
Nam Hoa Joint Stock Company	Loans	1.020.000.000	6.175.663.121
	Collection of loans	2.200.000.000	490.000.004
	Interest income from loans	220.472.622	-
Mland Mien Nam Corporation	Brokerage commission	-	-
	Deposit payment	-	300.000.000

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As at the end of the accounting period, outstanding balances with related parties are as follows:

Related parties	Ending balance	Beginning balance
Loans (Note V.2)	8.235.663.121	9.415.663.121
Nam Hoa Joint Stock Company	8.235.663.121	9.415.663.121
Prepayments to suppliers (Note V.4)	802.680.000	802.680.000
Kien Gia Construction Consultant Corporation	802.680.000	802.680.000
Advance (Note V.5)	1.089.591.292	199.320.564
Mr Mai Duc Hung	115.740.852	-
Mr Mai Duc Hoan	860.025.147	-
Other receivables (Note V.5)		
Nam Hoa Joint Stock Company	113.825.293	199.320.564

Remuneration of the Board of Directors, the Board of Management, the Board of Supervisors and the Chief Accountant during the period:

Name	Regency	Current period VND	Previous period VND
Remuneration of members of the Board of Directors			
Mr Mai Duc Hung	Chairman	7.560.000	45.060.000
Mr Mai Nam Chuong	Member	7.560.000	25.560.000
Remuneration of members of the Board of Supervisors			
Ms Cao Thi Giang	Head of the Board of Supervisors (Resigned on 29/04/2025)		7.245.000
Mr Cao Viet Cuong	Head of the Board of Supervisors (Appointed on 05/05/2025)		-
Remuneration of the Board of Management			
Mr Mai Duc Hoan	General Director	92.072.222	112.500.000
Remuneration of other key management personnel			
Nguyen Thi Yen Anh	Chief Accountant (Resigned on 13/05/2025)		79.236.000
Hoang Thi Xuan	Chief Accountant (Appointed on 13/05/2025)	33.000.000	11.000.000
Total		140.192.222	280.601.000

3. Segment reporting

Segment information is presented by business segment and geographical area. The primary segment reporting is by business segment based on the Company's internal organizational and management structure and internal financial reporting system.

Geographical area

The company only operates within the geographical area of Vietnam.

Business lines

The Company's principal business activities are real estate brokerage and real estate trading. Accordingly, no segment information by business line is presented.

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FINANCIAL STATEMENTS

Notes to the Separate Financial Statements (cont.)

4. Fair Value of Financial Assets and Liabilities

Financial Assets	Book Value				Unit: VND
	Ending balance		Beginning balance		
	Cost	Provision	Cost	Provision	
Cash and cash equivalents	953.236.142	-	1.667.091.389	-	
Short-term held-to-maturity investments	8.235.663.121	-	9.415.663.121	-	
Trade receivables	5.251.008.263	(4.461.436.706)	4.740.763.747	(4.461.436.706)	
Other receivables	7.946.150.135	(1.500.000.000)	7.804.879.329	(1.500.000.000)	
Total	22.386.057.661	(5.961.436.706)	23.628.397.586	(5.961.436.706)	

Financial Liabilities

	Book Value	
	Ending balance	Beginning balance
Trade and other payables	2.291.834.216	2.938.652.022
Accrued expenses	-	150.000.000
Total	2.291.834.216	3.088.652.022

Company has not determined the fair value of financial assets and financial liabilities as at the end of the financial year due No. 210/2009/TT-BTC circular issued by the Ministry of Finance dated 06 November 2009 as well as the current regulations do not provide specific guidance on determining the fair value of financial assets and financial liabilities. Circular No. 210/2009/TT-BTC requirements applicable Financial Reporting Standards International presentation of financial statements and disclosures for financial instruments but not provide guidance for the equivalent assessment and recognition of financial instruments, including the application of fair value in line with the international financial reporting standards.

5. Collaterals

At the end of the year, the Company had no collateral pledged to other entities and the Company also did not hold any collateral of other entities.

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the Separate Financial Statements (cont.)****6. Credit risk**

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Trade receivables

The Company's customer credit risk management is based on the Company's policies, procedures and controls relating to customer credit risk management.

Outstanding trade receivables are monitored on an ongoing basis. Provisioning analyses are performed on a customer-by-customer basis for major customers at the reporting date. On this basis, the Company does not have a concentration of credit risk.

Bank deposits

The majority of the Company's bank deposits are held at large, reputable banks in Vietnam. The Company considers the concentration of credit risk in bank deposits to be low.

7. Liquidity risk

Liquidity risk is the risk that the company will have difficulties in paying its financial liabilities. The company's liquidity risks mainly arise from the differences in maturity dates of financial assets and financial liabilities.

The company manages the liquidity risks by maintaining an appropriate amount of cash and cash equivalent that the sufficient as judged by the Directors to meet the company's operation demands in order to minimize the effects of the changes in cash flows to the company.

The maturity profile of the Company's financial liabilities based on the contractual undiscounted cash flows is as follows:

	Under 1 year	From 01 year to 05 year	Unit: VND Total
Ending balance	2.291.834.216	-	2.291.834.216
Trade payables	1.153.699.715	-	1.153.699.715
Other payables	1.138.134.501	-	1.138.134.501
Accrued expenses	-	-	-
Beginning balance	3.088.652.022	-	3.088.652.022
Trade payables	1.335.843.338	-	1.335.843.338
Other payables	1.602.808.684	-	1.602.808.684
Accrued expenses	150.000.000	-	150.000.000

The Company believes that the concentration of risk with respect to debt repayment is low. The Company is able to repay its debts when they fall due from cash flows from operations and proceeds from maturing financial assets.

8. Market risks

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk includes three types: foreign currency risk, interest rate risk and other price risk.

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the Separate Financial Statements (cont.)****Foreign currency risk:**

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Company manages foreign currency risk by considering current and expected markets when planning for future transactions in foreign currencies. The Company monitors risks to its financial assets and liabilities in foreign currencies.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's exposure to market interest rate risks relates primarily to short-term deposits and loans.

The Company manages interest rate risk by closely monitoring relevant market conditions to determine appropriate interest rate policies that are conducive to the Company's risk management purposes.

The Company does not perform a sensitivity analysis for interest rates because the risk of changes in interest rates at the reporting date is insignificant or the financial liabilities have fixed interest rates.

Other price risks

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices other than changes in interest rates and foreign exchange rates.

The shares held by the Company may be affected by risks regarding the future value of the investment shares. The Company manages share price risk by setting investment limits and diversifying its investment portfolio.

9. Comparative figures

The comparative figures are based on the audited separate financial statements for the financial year ended 31 December 2025 and the reviewed separate financial statements for the accounting period from 1 January 2025 to 30 June 2025. These comparative figures have been reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance on the accounting regime for enterprises, as follows:

Item in the Separate Statement of Financial Position	Code	Beginning balance (Restated)	Beginning balance (As previously reported)	Difference
A . CURRENT ASSETS	100	14.266.938.265	14.266.938.265	-
II. Short-term financial investments	120	7.814.983.685	-	7.814.983.685
Short-term investments held to maturity	123	7.814.983.685	-	7.814.983.685
III. Short-term receivables		4.018.486.370	11.833.470.055	(7.814.983.685)
Short-term loan receivables		-	7.615.663.121	(7.615.663.121)
Other short-term receivables	135	3.104.479.329	3.303.799.893	(199.320.564)
B. NON-CURRENT ASSETS	200	176.545.527.706	176.545.527.706	-
I. Long-term receivables	210	3.700.400.000	5.500.400.000	(1.800.000.000)
Long-term loan receivables	215	-	1.800.000.000	(1.800.000.000)
VI. Long-term investments	260	172.132.881.031	170.332.881.031	1.800.000.000
Long-term investments held to maturity	265	1.800.000.000	-	1.800.000.000

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Notes to the Separate Financial Statements (cont.)

10. Information on continuous operation

During the year, no activities or events have arisen that have a significant impact on the Company's ability to continue as a going concern. Therefore, the Company's separate financial statements are prepared on the assumption that the Company will continue to operate.

Preparer



Hoang Thi Xuan

Ho Chi Minh City, August 12th, 2026

Chief Accountant



Hoang Thi Xuan



General Director

Mai Duc Hoan

