

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**



No: 09/2026/CV-MGROUP
Ref: Explanation of business fluctuations
in the separate report for semi-annual
review in 2026.

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness



Ho Chi Minh City, August 13, 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 November 16th, 2020 guiding information disclosure on the stock market.

We would like to explain the business fluctuations on the semi-annual reviewed separate financial statements in 2026 compared to the semi-annual reviewed separate financial statements in 2025 (losses and differences of more than 10% compared to the same period last year):

No.	Target	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025	Difference	Proportion
01	Turnover	4.619.414.264	4.047.224.374	572.189.890	12.4%
02	Gross Profit	330.113.190	18.000.163	312.113.027	94.5%
03	Financial Costs	192.735.446	9.659.130.160	-9.466.394.714	-4.911,6%
04	Cost of sales	27.054.487	281.681.385	-254.626.898	-941,2%
05	Project Management Costs	906.474.425	970.023.319	-63.548.894	-7%
06	Other Profits	-7.086.948	4.588.835.308	-4.595.922.256	-64.851%

07	Profit after tax	-582.094.825	-6.291.196.071	5.709.101.246	980,8%
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The profit on the semi-annual review of the separate report in 2026 was a loss (582,094,825) of VND due to the company's revenue of VND 4,619,414,264 (up 12.4% over the same period last year) and gross profit of VND 330,113,190 while other profits were negative VND 7,086,948, selling expenses of VND 27,054,487 (down 941.2% over the same period last year), stable management expenses of VND 906,474,425, only down 7% compared to the first 6 months of 2025.

Profit after tax on the separate report of the semi-annual review in 2026 is 5,709,101,246 VND, equivalent to 980.8%, this difference is mainly due to the divestment of investment in MLAND Northern Real Estate Joint Stock Company in 2025, financial costs for divestment of VND 9,659,130,160, in 2026 production and business activities will not have this large fluctuation cost

Above are the explanations of MGROUP Group Corporation on business fluctuations on the semi-annual reviewed separate financial statements in 2026.

Respect!

Recipients:

- As above;
- Archive office

MGROUP GROUP CORPORATION

REPRESENTATIVE



MAI DUC HOAN