

No. 19/2025/CBTT-MGROU

Ho Chi Minh City, July 19, 2025

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, MGROU Corporation discloses financial statement information for the 2nd quarter of 2025 to 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, Da Kao Ward, District 1, 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 2025 of MGROU 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 2024):

☐ 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 2024):

☐ 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 July 19, 2025.

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.

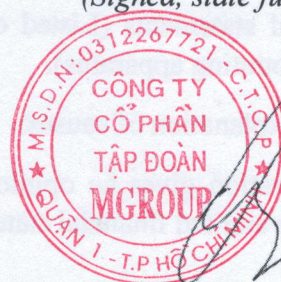
Attachments:

- Separate financial statements for the 2nd quarter of 2025;
- Explanation of business fluctuations in the 2nd quarter of 2025.

REPRESENTATIVE OF THE ORGANIZATION

Legal Representative/ Authorized person to disclose information

(Signed, state full name, position, seal)



MAI NAM CHUONG

**MGROUP GROUP
CORPORATION**



No: 11/2025/CV-MGROUP

Ref: Explanation of business fluctuations
in the 2nd quarter of 2025.

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness



Ho Chi Minh City, July 19, 2025

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

MGROUP 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 2nd quarter of 2025 compared to the 2nd quarter 2024 (2nd quarter loss and difference of more than 10% over the same period last year):

No.	Target	Q2/2025	Q2/2024	Difference	Proportion
01	Revenue	4.047.224.374	1.099.276.730	2.947.947.644	268%
02	Gross Profit	18.000.163	-148.417.503	166.417.666	112%
03	Business management costs	9.659.130.160	32.098.113	9.627.032.047	29.993%
04	Other expenses	638.960.606	731.994.602	(93.033.996)	-13%
05	Other income	2.716.546.933	192.330.287	2.524.216.646	1.312%

06	Revenue	(7.837.102.106)	-687.878.274	(7.149.223.832)	-1.039%
----	---------	-----------------	--------------	-----------------	---------

The profit on the separate report for the 2nd quarter of 2025 loss (7,837,102,106) is due to the company's revenue of VND 4,047,224,374 and gross profit of only VND 18,000,163 while business management expenses are VND 638,960,606, financial expenses are VND 9,659,130,160 and other profits are VND 2,716,546,933.

Profit after tax on the separate report for Q2 2025 is VND (7,149,223,832) compared to Q2 2024, equivalent to 1,039% of this difference is mainly due to Q2 2025 MGROUPE Group Joint Stock Company divesting investment in NORTHERN MLAND REAL ESTATE JOINT STOCK COMPANY, financial expenses for divestment are VND 9,646,860,348. On the other hand, there was other income of VND 2,716,546,933 to offset the loss, so the loss after tax (7,149,223,832) was less than the loss due to divestment.

Above are the explanations of MGROUPE Group Corporation on business fluctuations on the separate financial statements for the 2nd quarter of 2025.

Respect!

MGROUPE GROUP CORPORATION

REPRESENTATIVE

Recipients:

- As above;
- Archive office



MAI DUC HOAN