

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 Corporation discloses consolidated financial statements (FS) for the 2nd Quarter of 2025 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, 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:
 - Consolidated Financial Statement Quarter 2/2025 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 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 30, 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:

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

REPRESENTATIVE OF THE ORGANIZATION

Persons Authorized To Disclose Information
(Signed, state full name, position, seal)



MAI NAM CHUONG

**MGROUP GROUP
CORPORATION**



No: 12/2025/CV-MGROUP

*Ref: Explanation of business fluctuations in the
consolidated report for the 2nd quarter of 2025.*

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness



Ho Chi Minh City, July 30, 2025

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 consolidated financial statements for the 2nd quarter of 2025 compared to the consolidated financial statements for the 2nd quarter of 2024 (the 2nd quarter consolidated losses and differences of more than 10% compared to 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	9.231.809.743	-	-	100%
04	Other expenses	3.595.678.772	4.073.018.217	-477.339.445	-12%
05	Other income	2.716.546.933	190.123.312	-2.525.423.621	1329%
06	Revenue	-10.378.061.483	-4.030.431.594	-6.347.629.889	157%

The profit after tax on the consolidated statement for the 2nd quarter of 2025 is (6,347,629,889) compared to the 2nd quarter of 2024, equivalent to 157% of this difference is mainly due to the divestment of investment in MLAND Real Estate Joint Stock Company in the 2nd quarter of 2025, financial expenses for divestment (*adjusted on the consolidated report*) are VND 9,231,809,743.

Respect!

Recipients:

- REPRESENTATIVE**
- CÔNG TY CỔ PHẦN TẬP ĐOÀN MGROUP**
- QUẢN LÝ - T.P. HỒ CHÍ MINH**

2