

No. 21/2025/CBTT-MGROUP

Ho Chi Minh City, August 14, 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 securities market, MGROUP Group Corporation discloses separate financial statement information (FS) and consolidates the semi-annual review 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, 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 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 August 14, 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 and consolidated financial statements reviewed semi-annually in 2025;
- Explanation of business fluctuations, separate report and consolidated semi-annual review in 2025.

REPRESENTATIVE OF THE ORGANIZATION

Persons Authorized To Disclose Information

(Signed, state full name, position, seal)



MAI NAM CHUONG

**MGROUP GROUP
CORPORATION**



No: 13/2025/CV-MGROUP

*Ref: Explanation of business fluctuations
in the separate report for semi-annual
review in 2025.*

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness



Ho Chi Minh City, August 14, 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 semi-annual reviewed separate financial statements for 2025 compared to the semi-annual reviewed separate financial statements for 2024 (loss and difference of more than 10% over the same period last year):

No.	Target	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024	Difference	Proportion
01	Turnover	4.047.224.374	1.247.694.233	2.799.530.141	69%
02	Gross Profit	18.000.163	0	18.000.163	100%
03	Financial Costs	9.659.130.160	32.098.113	9.627.032.047	99.7%
04	Cost of sales	281.681.385	0	281.681.385	100%
05	Project Management Costs	970.023.319	1.271.687.164	-301.663.845	-31%
06	Other Profits	4.588.835.308	-1.903.514.013	6.492.349.321	141%

07	Profit after tax	-6.291.196.071	-3.206.851.782	-3.084.344.289	49%
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Profit on the separate report for semi-annual review of 2025 loss (6,291,196,071) VND is due to the company's revenue of VND 4,047,224,374 and gross profit of only VND 18,000,163 while other profit is VND 4,588,835,308, selling expenses are VND 281,681,385, management expenses are VND 970,023,319, expenses due to divestment investment in Northern MLAND Real Estate Joint Stock Company 9,659,130,160 VND.

The profit after tax on the 2025 semi-annual review separate report is (3,084,344,289) VND, equivalent to 49% of this difference, mainly due to MGROU Group Corporation divesting investment in Northern MLAND Real Estate Joint Stock Company, financial expenses for divestment are 9,659,130,160 VND. On the other hand, in the first 6 months of 2025, there will be other benefits of VND 4,588,835,308 to offset the loss due to divestment, so the profit after tax is only a loss (6,291,196,071).

Above are the explanations of MGROU Group Corporation on business fluctuations on the semi-annual reviewed separate financial statements in 2025.

Respect!

Recipients:

- As above;
- Archive office

**MGROU GROUP CORPORATION
REPRESENTATIVE**



MAI DUC HOAN