

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**

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Số: 14/2025/CV-MGROUP

*Ref: Explanation of business fluctuations in
the semi-annual reviewed consolidated report
in 2025.*

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

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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 consolidated financial statements of 2025 compared to the semi-annual reviewed consolidated financial statements of 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	9.231.809.743	0	9.231.809.743	100%
04	Cost of sales	281.681.385	0	281.681.385	100%
05	Project Management Costs	7.146.662.878	8.081.387.364	-934.724.486	-13%
06	Other Profits	4.586.541.058	-1.905.720.988	6.492.262.046	142%

07	Profit after tax	-12.053.785.034	-9.985.061.794	-2.068.723.240	17%
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Profit on the semi-annual reviewed consolidated financial statements for 2025 loss (12,053,785,034) is due to revenue of 4,047,224,374, up 69% over the same period last year, however, the gross profit of the enterprise only reached 18,000,163 VND while selling expenses were 281,681,385, business management expenses were 7,146,662,878 VND, the cost of divestment of investment in MLAND Northern Real Estate Joint Stock Company, the financial cost of divestment (*adjusted on the consolidated report*) is VND 9,231,809,743

Profit after tax on the semi-annual reviewed consolidated financial statements in 2025 is VND 2,068,723,240, equivalent to 17% compared to the semi-annual review in 2024, because in the semi-annual review of 2025, other profit is VND 4,586,541,058, the difference compared to the semi-annual review of 2024 is VND 6,492,262,046, an increase of 142%. Other profits have increased, but due to the divestment of investment in MLAND Northern Real Estate Joint Stock Company, the company's profit after tax has lost more than the same period last year.

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

Respect!

Recipients:

- As above;
- Archive office

**MGROUP GROUP CORPORATION
REPRESENTATIVE**



MAI DUC HOAN