

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 Group Corporation discloses information on the separately audited and consolidated financial statements (FS) in 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 audited financial statements for 2025 of MGROUP Group Corporation:
 - ☐ Separate financial statements (TCNY does not have subsidiaries and superior accounting units have affiliated units);
 - ☒ Consolidated financial statements (TCNY has subsidiaries);
 - ☐ General financial statements (TCNY 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 on 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 between 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

This information is published on the company information disclosure website at info.mgroup.vn on March 20, 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 audited financial statements for 2025;
- Explanation of business fluctuations in separate and consolidated reports in 2025.

REPRESENTATIVE OF THE ORGANIZATION

Legal Representative/ Authorized person to disclose information

(Signed, state full name, position, seal)



MAI NAM CHUONG

MGROUP GROUP CORPORATION
Audited Consolidated Financial Statement
for the fiscal year ended 31 December, 2025



MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

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MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors MGROUP GROUP CORPORATION (the “company”) presents its report and the Company’s consolidated financial statements for the year ended 31 December 2025.

The company

MGROUP Corporation Joint Stock Company was converted from Mland VIETNAM Joint Stock Company. First business registration certificate No. 0312267721 dated May 8, 2013, 14th change registration dated September 16, 2025, issued by the Ho Chi Minh City Department of Finance.

The main activities of the Company are: Data processing, leasing and related activities. Consulting, brokerage, real estate auction, land use rights auction. Architectural activities and related technical consulting. Agency, brokerage, auction. Real estate business, land use rights owned, used or leased. Other information services.

Head office: 19th Floor, Indochina Park Tower, No. 4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City, Vietnam.

Events since the consolidated balance sheets date

There have been no significant events occurring after the balance sheet date, which would require adjustment or disclosures to be made in the consolidated financial statements.

The board of Management, the Board of General Directors and the Board of Controllers during the year and as at the date of this report is:

The Board of Management

Mr Mai Duc Hung	Chairman
Mr Mai Duc Hoan	Member
Mr Mai Nam Chuong	Member
Mr Nguyen Quoc Hoan	Member
Mr Le Tu	Member

The Board of General Directors

Mr Mai Nam Chuong	General Director	Relieved of duty on June 30, 2025
Mr Mai Duc Hoan	General Director	Appointed on June 30, 2025
Mr Le Tu	Deputy General Director	

The Board of Controllers

Ms Cao Thi Giang	Leader	Relieved of duty on April 29, 2025
Mr Cao Viet Cuong	Leader	Appointed on May 5, 2025
Ms Nguyen Thi Van Anh	Member	
Ms Dao Nhat Anh	Member	

The legal representative

The legal representative of the Company for the period and at the date of these financial statements:

Mr Mai Nam Chuong	Relieved of duty on June 30, 2025
Mr Mai Duc Hoan	Appointed on June 30, 2025

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
Report of The Board of General Directors (Cont.)

Auditors

NVA Auditing Company Limited have performed the audit on the company's Consolidated Financial Statements for this fiscal period.

Statement of the Board of General Directors' responsibility in respect of the Consolidated Financial Statements

The Board of General Directors is responsible for the consolidated financial statements of each financial year which give a true and fair view of the state of affairs of the Company and of its operation results and cash flows for the year. In preparing those consolidated financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Prepare the consolidated financial statements on the basis of compliance with accounting standards and system and other related regulations;
- Prepare the consolidated financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Establish and implement an internal control system effectively to limit the risk of material misstatement due to fraud or error in preparing and presenting the Consolidated Financial Statements.

The Board of General Directors is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Company and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We, The Board of General Directors has approved the consolidated financial statements attached from page 06 to page 32 and confirm that the consolidated financial statements for the fiscal year ended December 31st, 2025 prepared by us, give a true and fair view of the financial position as at December 31st, 2025, its Consolidated Income Statement and consolidated Cash Flows in the year 2025 of Company accordance with the Vietnamese Accounting System and comply with relevant statutory requirements.

On behalf of the Board of General Directors



Mai Duc Hoan
General Director

Ho Chi Minh City, March 19, 2026

No.: 05.06.1.4/25/BCTC/NVA

INDEPENDENT AUDITOR'S REPORT

To: Shareholders, the Board of Management and the Board of General Directors
MGROUP GROUP CORPORATION

We have audited the Consolidated Financial Statement of MGROUP GROUP CORPORATION prepared on March 19, 2026, as set out on pages from 06 to 32, which comprises the Consolidated Balance Sheet as at December 31st, 2025 and the Consolidated Income Statement, Consolidated Cash Flow Statement and Notes to the Consolidated Financial Statements for the year then ended.

The Board of General Directors' responsibilities

The Board of General Directors is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese accounting standards and system, and for such internal control as the Board of General Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibilities

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese standards on auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amount and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risk of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's Opinion

In our opinion, the consolidated financial statements have reflected fairly, in all material respects, the consolidated financial position of MGROUP GROUP CORPORATION as at December 31st, 2025, as well as the consolidated income statement and consolidated cash flows in the fiscal year ended on the same day, in accordance with current Vietnamese accounting standards and accounting regimes for enterprises and legal regulations related to the preparation and presentation of consolidated financial statements.

Ho Chi Minh City, March 19, 2026

NVA Auditing Company Limited

Deputy General Director



Cao Thi Hong Nga

Certificate Number of Registered Auditor:

0613-2023-152-1

Auditor

Nguyen Hong Nga

Certificate Number of Registered Auditor:

1266-2023-152-1

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

CONSOLIDATED BALANCE SHEET

As at 31 December, 2025

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A . CURRENT ASSETS	100		42.559.265.281	63.752.040.010
I. Cash and cash equivalents	110	V.01	1.695.151.186	2.875.238.795
1. Cash	111		1.695.151.186	2.875.238.795
2. Cash equivalents	112		-	-
II. Short-term investments	120		-	-
1. Trading securities	121		-	-
2. Provision for impairment of trading securities	122		-	-
3. Held to maturity investment	123		-	-
III. Short-term accounts receivable	130		38.286.736.370	46.576.672.771
1. Short-term receivables from customers	131	V.02	4.740.763.747	5.908.607.540
2. Prepayments to suppliers in short-term	132	V.03	35.402.930.000	35.001.641.280
3. Short-term internal receivables	133		-	-
4. Receivable according to construction contract progress plan	134		-	-
5. Short-term loan receivable	135		-	-
6. Other short-term receivables	136	V.04	3.104.479.329	13.647.016.988
7. Provisions for short-term bad debts	137	V.05	(4.961.436.706)	(7.980.593.037)
IV. Inventory	140	V.06	631.280.455	11.797.207.820
1. Inventory	141		631.280.455	11.797.207.820
2. Provision for devaluation of inventory	149		-	-
V. Other current assets	150		1.946.097.270	2.502.920.624
1. Short-term prepaid expenses	151	V.07	21.892.120	1.702.424
2. VAT deductibles	152		1.811.000.904	2.388.013.954
3. Taxes and other receivables from State	154	V.12	113.204.246	113.204.246
4. Other current assets	155		-	-
B. NON- CURRENT ASSETS	200		115.841.535.765	119.998.609.276
I. Long-term receivables	210		3.700.400.000	3.649.016.000
1. Long-term receivables from customers	211		-	-
2. Business capital in affiliated units	212		-	-
3. Long-term internal receivables	213		-	-
4. Long-term loan receivable	215		-	-
5. Other long-term receivables	216	V.04	4.700.400.000	4.710.000.000
6. Provision for doubtful long-term receivables	219		(1.000.000.000)	(1.060.984.000)

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Consolidated balance sheet (cont.)**

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
II. Fixed assets	220		662.980.011	748.828.504
1. Tangible fixed assets	221	V.08	662.980.011	748.828.504
- Cost	222		741.582.727	1.207.716.000
- Accumulated depreciation	223		(78.602.716)	(458.887.496)
2. Fixed assets of finance leasing	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		-	-
- Cost	228		-	-
- Accumulated depreciation	229		-	-
III. Investment properties	230		-	-
- Cost	231		-	-
- Accumulated depreciation	232		-	-
IV. Unfinished long-term assets	240		56.761.890.990	49.623.353.272
1. Expenses for unfinished production and business	241	V.09	56.761.890.990	49.623.353.272
2. Construction in progress	242		-	-
V. Long-term investments	250		-	-
2. Investments in joint ventures and associates	252		-	-
3. Investments in other entities	253		-	-
4. Provision for long-term financial investments	254		-	-
VI. Other long-term assets	260		54.716.264.764	65.977.411.500
1. Long-term prepaid expenses	261	V.07	49.266.664	-
2. Deferred income tax assets	262		-	-
3. Other long-term assets	268		-	-
4. Commercial advantage	269		54.666.998.100	65.977.411.500
TOTAL ASSETS	270		158.400.801.046	183.750.649.286

MGROUP GROUP CORPORATION

 Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS
Consolidated balance sheet (cont.)

Unit: VND

RESOURCE	Code	Note	Ending balance	Beginning balance
A . LIABILITIES	300		12.741.303.705	17.962.167.990
I. Current liabilities	310		5.301.303.705	10.522.167.990
1. Short-term supplier payables	311	V.10	2.199.804.828	3.707.477.629
2. Short-term advance from customers	312	V.11	395.556.092	2.430.204.770
3. Taxes and other payables to the State Budget	313	V.12	114.179.101	13.303.797
4. Payables to employees	314		-	793.996.558
5. Short-term accrued expenses	315		150.000.000	-
6. Short-term internal payables	316		-	-
7. Payable according to construction contract progress plan	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.13	2.441.763.684	3.577.185.236
10. Short-term Loans and Finance leases liabilities	320		-	-
11. Short-term payables provision	321		-	-
12. Bonus and welfare fund	322		-	-
II. Long-term liabilities	330		7.440.000.000	7.440.000.000
1. Long-term payables to suppliers	331		-	-
2. Long-term unrealized revenue	336		-	-
3. Other long-term payables	337	V.13	7.440.000.000	7.440.000.000
4. Long-term loans and financial leases	338		-	-
B . OWNER'S EQUITY	400		145.659.497.341	165.788.481.297
I. Equity	410	V.14	145.659.497.341	165.788.481.297
1. Owner contributions	411		200.000.000.000	200.000.000.000
- Common shares with voting rights	411a		200.000.000.000	200.000.000.000
- Preferred stock	411b		-	-
2. Profit after tax retained	421		(71.223.057.144)	(55.798.049.991)
- Retained earnings accumulated by the end of the previous period	421a		(55.798.049.991)	(38.750.100.125)
- Retained earnings of current period	421b		(15.425.007.153)	(17.047.949.866)
3. Non-controlling interest	429		16.882.554.485	21.586.531.288
II. Funding source	430		-	-
TOTAL RESOURCE	440		158.400.801.046	183.750.649.286

Prepared by

Chief Accountant

General Director



Hoàng Thị Xuan

Hoàng Thị Xuan

Mai Duc Hoan

Ho Chi Minh City, March 19, 2026

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

CONSOLIDATED INCOME STATEMENT

Year 2025

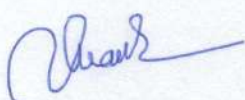
Unit: VND

Item	Code	Note	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01	VI.01	9.903.141.434	1.875.818.093
2. Deductible items	02		-	-
3. Net revenue from sale of goods and rendering of services	10	VI.02	9.903.141.434	1.875.818.093
4. Cost of goods sold	11	VI.03	7.098.662.982	1.821.272.638
5. Gross profit from sale of goods and rendering of services	20		2.804.478.452	54.545.455
6. Revenue from financial activities	21	VI.04	3.198.632	3.946.566
7. Financial expenses	22	VI.05	9.231.809.742	
<i>In which: Interest payable</i>	23		-	
8. Profit or loss in associated companies, joint ventures	24		-	-
9. Selling expenses	25	VI.06	404.714.806	-
10. Administrative expenses	26	VI.07	14.177.569.033	16.780.940.858
11. Net profit from operating activities	30		(21.006.416.497)	(16.722.448.837)
12. Other income	31	VI.08	5.307.890.376	1.282.343.787
13. Other expense	32	VI.09	747.505.398	2.191.620.361
14. Other profit	40		4.560.384.978	(909.276.574)
15. Total profit before tax	50		(16.446.031.519)	(17.631.725.411)
16. Current business income tax expenses	51		-	-
17. Deferred business income tax expenses	52		-	-
18. Profit after tax	60		(16.446.031.519)	(17.631.725.411)
18.1 Profit after tax of parent company	61		(15.425.007.153)	(17.047.949.866)
18.2 Profit after tax of non-controlling shareholders	62		(1.021.024.366)	(583.775.545)
19. Earnings per share	70	VI.10	(771)	(852)
20. Diminished earnings per share	71	VI.10	(771)	(852)

Prepared by

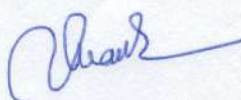
Chief Accountant

General Director



Hoang Thi Xuan

Ho Chi Minh City, March 19, 2026



Hoang Thi Xuan




Mai Duc Hoan

CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)

Year 2025

Unit: VND

Item	Code	Current year	Previous year
I. Cash flows from operating activities			
<i>1. Profit before tax</i>	01	(16.446.031.519)	(17.631.725.411)
<i>2. Adjustments for</i>			
- Depreciation of fixed assets and investment properties	02	137.467.061	185.008.804
- Provisions	03	91.476.000	1.439.645.601
- Unrealized exchange rate difference gains and losses	04	-	-
- Gains/losses from investing activities	05	9.527.666.178	(286.290.353)
- Borrowing costs	06	-	-
- Other adjustments	07	-	-
<i>3. Profit from operating activities before changes in working capital</i>	08	(6.689.422.280)	(16.293.361.359)
- Increase/Decrease in receivables	09	(1.668.943.052)	4.417.308.922
- Increase/Decrease in inventory	10	(3.972.610.353)	(2.217.789.562)
- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)	11	(4.008.268.343)	(2.101.839.350)
- Increase/Decrease in prepaid expenses	12	11.231.072.805	11.412.880.377
- Increase, decrease trading securities	13	-	-
- Interest paid	14	-	-
- Enterprise income tax paid	15	-	-
- Other income from operating activities	16	-	-
- Other operating expenses	17	-	-
<i>Net cash flows from operating activities</i>	20	(5.108.171.223)	(4.782.800.972)
II. Cash flow from investing activities			
1. Payments for purchase and construction of fixed assets and other long-term assets	21	(741.582.727)	(800.000.000)
2. Proceeds from disposals of fixed assets and other long-term	22	390.909.091	454.545.455
3. Cash paid for lending or purchasing debt instruments of other entities	23	-	-
4. Cash received from repayment of loans or resale of debt instruments of other entities	24	-	-
5. Cash paid for equity investments in other entities	25	-	-
6. Proceeds from equity investments in other entities	26	4.275.558.618	-
7. Cash received from interest, dividends and shared profits	27	3.198.632	3.946.566
<i>Net cash flows from investing activities</i>	30	3.928.083.614	(341.507.979)

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Consolidated cash flows statement (Cont.)**

Unit: VND

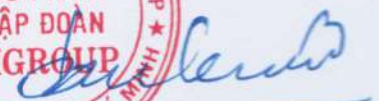
Item	Code	Current year	Previous year
III. Cash flows from financing activities			
1. Proceeds from issuing shares, receiving capital contributions	31	-	-
2. Cash paid to owners, stock repurchases	32	-	-
3. Proceeds from borrowing	33	-	-
4. Loan principal repayment	34	-	-
5. Lease payment	35	-	-
6. Dividends, profits paid to owners	36	-	-
<i>Net cash flows from financing activities</i>	40	-	-
Net cash flows within the year	50	(1.180.087.609)	(5.124.308.951)
Cash and cash equivalents at the beginning of year	60	2.875.238.795	7.999.547.746
Impact of foreign exchange fluctuation	61	-	-
Cash and cash equivalents at the end of year	70	1.695.151.186	2.875.238.795

Prepared by

Chief Accountant

General Director



Hoang Thi Xuan

Hoang Thi Xuan

Mai Duc Hoan

Ho Chi Minh City, March 19, 2026

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Year 2025

I. BACKGROUND**1. Owner's equity**

MGROUP Corporation Joint Stock Company was converted from Mland VIETNAM Joint Stock Company. First business registration certificate No. 0312267721 dated May 8, 2013, 14th change registration dated September 16, 2025, issued by the Ho Chi Minh City Department of Finance.

Head office: 19th Floor, Indochina Park Tower, No. 4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City, Vietnam.

2. Operating field

Operating field of the Company are service and trading.

3. Business activities

Main business field of the company: The Company's main activities are data processing, leasing and related activities. Consulting, brokerage, real estate auction, land use rights auction. Architectural activities and related technical consulting. Agents, brokers, auctions. Real estate business, land use rights belonging to the owner, user or tenant. Other information services.

4. Operating period

The Company's normal operating cycle is within a period of not more than 12 months.

5. Enterprise structure

Number of employees of the Company as of 31 December 2025: 08 people (at the beginning of the year was 09 people).

As of December 31, 2025, the Company has the following subsidiaries consolidated using the cost method:

Subsidiary	Business field	Charter capital	Ownership ratio	Voting rate
Nam Hoa Joint Stock Company	Real estate business	75.500.000.000	77,22%	77,22%

6. Declaration on the information comparative ability in the Consolidated Financial Statement

In the year there were no changes in accounting policies compared to the previous year, there was no effect on the comparability of the information in the consolidated financial statements.

II. FINANCIAL YEAR AND ACCOUNTING MONETARY UNIT**1. Financial Year**

Annual Financial Year commences from 1st January and ends on 31st December.

2. Accounting monetary unit

The Company maintains its accounting records in VND.

MGROUP GROUP CORPORATION

Address: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

Notes to the Consolidated financial statements (Cont.)

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting System

The Company applies the Vietnamese Accounting System (VAS) issued under Circular No. 200/2014/TT-BTC dated December 22, 2014; Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements dated December 22, 2014; and Circular No. 53/2017/TT-BTC dated March 21, 2017, regarding the amendment and supplement of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance, as well as Vietnamese Accounting Standards issued by the Ministry of Finance and subsequent amending, supplementing, and guiding documents.

2. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Consolidated financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING PRINCIPLE

1. Basis for preparing consolidated financial statements

The consolidated financial statements are prepared on the accrual basis (except for cash flow information).

The consolidated financial statements include the financial statements of the parent company and its subsidiaries. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. Potential voting rights that are exercisable or convertible are taken into account in assessing control. The results of subsidiaries acquired or sold during the year are included in the consolidated income statement from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

In case the accounting policy of a subsidiary is different from the accounting policy applied at the Parent Company, the financial statements of the subsidiary will be adjusted appropriately before being used for consolidation of the report.

Balances of accounts in the balance sheet of companies in the same group, intra-group transactions, and unrealized profits arising from these transactions are eliminated in preparing the consolidated financial statements. Unrealized losses arising from intra-group transactions are also eliminated when the costs creating such losses are not recoverable.

Minority interests represent the profits and net assets of a subsidiary not held by the parent and are presented in a consolidated line item in the interim consolidated income statement and interim consolidated balance sheet. Minority interests consist of the amount of the minority interests at the date of the original business combination and the minority's share of changes in equity since the date of the combination. Losses attributable to the minority in excess of the minority's interest in the equity of the subsidiary are allocated against the Group's interests except to the extent that the minority has a binding obligation and is able to make an additional investment to cover the losses.

2. Types of exchange rates applied in accounting

Economic transactions arising in foreign currencies are converted into Vietnamese Dong at the actual exchange rate at the time of the transaction. At the end of the year, foreign currency items classified as assets are the foreign currency buying rate, and foreign currency items classified as liabilities are the foreign currency selling rate of the commercial bank where the enterprise regularly conducts transactions at the time of preparing the Financial Statements.

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FINANCIAL STATEMENTS**Notes to the Consolidated financial statements (Cont.)**

Actual exchange rate differences arising during the year and exchange rate differences due to revaluation of balances of monetary items at the end of the year are transferred to financial revenue or expenses during the year.

3. Principles for recording cash and cash equivalents

Cash includes cash at the fund, demand deposits in bank, monetary gold used with value storage functions, excluding gold classified as inventory used for the purpose of raw materials to manufacture products or goods for sale.

Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of purchase, easily convertible into a specified amount of money and without much risk in conversion into money.

4. Principles of accounting receivables and other receivables

Receivables are presented at their carrying value minus provisions for doubtful debts.

The classification of receivables as trade receivables and other receivables is done according to the following principles:

- Trade receivables reflect receivables of a commercial nature arising from transactions, including receivables from consignment export sales to other entities.
- Other receivables reflect non-commercial receivables unrelated to buying and selling transactions.

Provision for doubtful debts represents the value of receivables that the Company expects to incur or be unable to recover at the end of the accounting period. Increase or decrease in provision account balance is accounted for in corporate management expenses on the consolidated income statement.

Receivables are presented as short-term and long-term based on the remaining term of the receivables.

5. Principle of evaluating inventories

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Raw materials and merchandise: Includes purchase costs and other direct costs incurred to bring the inventories to their current location and condition.
- Finished goods: Includes the main raw material costs, direct labor costs, and related general manufacturing costs allocated based on normal operating levels.
- Work in progress: Includes main raw material costs, direct labor costs, and general manufacturing costs.

Net realizable value is the estimated selling price of inventories at the end of the period minus the estimated costs to complete and sell them.

The cost of inventories is calculated using the weighted average method and is accounted for on a perpetual basis.

An provision is made for devaluation of inventories for each inventory item whose historical cost is greater than its net realizable value. Increase or decrease in balance of the provision for devaluation of inventories that need to be appropriated at the balance sheet date is recognized at cost of goods sold.

6. Principles for recognition and depreciation of tangible fixed assets

Fixed assets are presented at historical cost less accumulated depreciation. The historical cost of fixed assets includes all costs incurred by the enterprise to acquire the fixed assets until they are in a condition ready for use. Subsequent expenditures are only added to the historical cost of fixed assets if these

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expenditures certainly increase the future economic benefits from using the asset. Expenditures that do not meet this condition are recognized as production and business expenses in the period.

When fixed assets are sold or disposed of, the historical cost and accumulated depreciation are written off, and any gains or losses arising from the disposal are recognized in income or expenses for the year.

Depreciation is provided on a straight-line basis. Annual rates calculated to write off the cost of each asset evenly over its expected useful life as follows:

Asset	Depreciation period (year)	
	Current year	Previous year
- Transportation facilities	06	06

Cost of fixed assets and depreciation time are determined by Circular No.45/2013/TT/BTC dated 25/04/2013 issued by the Ministry of Finance on guidance on management, use and depreciation of fixed assets and other regulations.

7. Cost of basic construction in progress

Construction in progress reflects costs directly related (including interest expenses related in accordance with the company's accounting policy) to assets under construction, machinery and equipment being installed for production, leasing and management purposes as well as costs related to repairs of fixed assets in progress. These assets are recorded at original cost and are not depreciated.

8. Principles of recognition and allocation of prepaid expenses

Prepaid expenses only related to present fiscal year are recognised as short-term prepaid expenses and are recorded into operating costs.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature of those expenses to choose reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

9. Commercial advantage

Goodwill arising in a business combination that does not result in a parent-subsidiary relationship is amortized to expense using the straight-line method.

10. Principles for recognizing liabilities and accrued expenses

Liabilities and accrued expenses are recognized for amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of liabilities into trade payables and other payables is performed according to the following principles:

- Trade payables reflect the amounts payable of a commercial nature arising from transactions of purchasing goods, services, assets, and the seller is an independent entity from the Company, including amounts payable upon import through a trustee.
- Accrued expenses reflect the amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to the absence of invoices or incomplete accounting documents, and amounts payable to employees for vacation wages, production, and business expenses to be accrued.
- Other payables reflect the amounts payable that are not of a commercial nature, not related to the transactions of buying, selling, or providing goods and services.

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Notes to the Consolidated financial statements (Cont.)

11. Principle of equity recognition

Owner's investment capital

Owner's investment capital is recognized according to the amount actually invested by the shareholders.

Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds as per the Company Charter and legal regulations, and as approved by the General Meeting of Shareholders.

12. Principles and methods of revenue recognition

Revenue is recognized when it is probable that the company will receive economic benefits that can be reliably determined. Revenue is determined at the fair value of amounts received or to be received after deducting trade discounts, sales rebates and sales returns. The following specific conditions must also be met before revenue is recognized as follows:

Revenue from service provision

Revenue from service provision is recognized when the outcome of the transaction can be reliably measured. If the service provision spans multiple periods, revenue is recognized in the period based on the results of the work completed by the end of the accounting period. The outcome of the service provision transaction is determined when the following conditions are met:

Revenue is determined with relative certainty;

Economic benefits associated with the service transaction are probable;

The stage of completion of the transaction at the end of the financial year can be measured;

The costs incurred for the transaction and the costs to complete the transaction can be measured.

Interest

Interest is recognized on an accrual basis, determined by the balance of the deposit accounts and the actual interest rates per period.

13. Principle of cost recognition

Cost of goods sold in the year was recorded in accordance with the revenue generated in the period and ensured compliance with the prudent principle.

For the cost of direct materials consumed in excess of the normal rate, labor costs, and fixed production overheads that are not allocated to the value of warehoused products, the accountant must immediately calculate them into the cost of goods sold (after deducting compensation, if any) even if the product or goods have not been identified as being sold.

Provision for devaluation of inventories is charged to cost of goods sold on the basis of inventories and the difference between the net realizable value and the cost of inventories. When determining the volume of inventory that is subject to a decline in value for which a provision is made, the accountant must exclude the volume of inventory that has been signed for sale (with a net realizable value not lower than the value of the contract). book) but has not yet been delivered to the customer if there is solid evidence that the customer will not abandon the performance of the contract.

14. Principles of financial expense recognition

Reflects financial operating expenses including expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, losses on transferring short-term securities, costs of selling securities; Provision for devaluation of trading securities, provision for losses on investments in other entities, losses arising from selling foreign currencies, exchange rate losses...

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FINANCIAL STATEMENTS

Notes to the Consolidated financial statements (Cont.)

15. Principles of recording selling expenses, administrative expenses

Selling expenses is used to record expenses actually incurred in process of selling products, goods, providing services, including publicity expenses, demonstration expenses, advertising expenses, sale commission, warranty charges of goods and products (excluding construction activity), maintenance charges, cost of packing, transportation...

Administrative expenses is used to record overhead costs of business including salary expenses of business' administrative staffs (salary, wages, subsidies,...); social insurance, medical insurance, labor union expenses, unemployment insurance of administrative staff, expenses of office materials, labor instruments, depreciation of fixed assets used for administration, lease rent, licence tax, provision for bad debts, outsourced services (electricity, water, telephone, fax, assets warranty, fire and explosive accidents,...) other cash expenses (expenses of entertainment, customer conference...).

16. Principles of recording corporate income tax expenses

Corporate income tax expenses recognized in the income statement include current corporate income tax expenses and deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate in the current period.

17. Earnings per share

Basic earnings per share are calculated by dividing the profit after corporate income tax (after setting up bonus and welfare funds) allocated to shareholders owning the company's common shares by the average amount. weighted number of common shares outstanding during the year.

Diluted earnings per share is calculated by dividing the net income or loss after tax, allocated to ordinary shareholders of the company, by the weighted average number of common shares outstanding during the year, plus the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common shares

18. Segment reporting

Segment reporting includes a business segment or a geographical segment.

Business segment: A distinguishable component of an entity that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

Geographical segment: A distinguishable component of an entity that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

19. Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognized at cost plus that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash and cash equivalents, short-term trade and other receivables, and investments held to maturity.

Financial liabilities: At the date of initial recognition, financial liabilities are recognized at cost minus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise payable to suppliers, other payables, accrued expenses and borrowings.

Offsetting of financial instruments

Financial assets and financial liabilities are offset against each other and presented at net value on the Balance Sheet when and only when the Company.

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FINANCIAL STATEMENTS**Notes to the Consolidated financial statements (Cont.)**

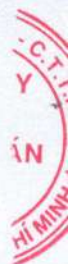
- Has a legally enforceable right to offset the recognised amounts; and
- Intends to settle on a net basis or to realise the asset and settle the liability simultaneously

20. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operating policy decisions. Parties are also considered related if they are under common control or common significant influence.

In considering related party relationships, the substance of the relationship is more important than its legal form.

Transactions with related parties are presented in Note VII.2



MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the consolidated financial statements (Cont.)****V. ADDITIONAL INFORMATION TO ITEMS IN CONSOLIDATED BALANCE SHEET**

1. Cash	Ending balance VND	Beginning balance VND
Cash on hand	66.868.599	376.286.919
Cash at bank without maturity	1.628.282.587	2.498.951.876
Total	1.695.151.186	2.875.238.795
2. Receivables from customers	Ending balance VND	Beginning balance VND
a) Short-term		
Golden Hill Investment Corporation	3.678.882.566	3.678.882.566
Hung Phat Invest Ha Noi Company Limited	338.319.647	361.763.084
Others	723.561.534	1.867.961.890
Total	4.740.763.747	5.908.607.540
b) Long-term	-	-
c) Trade receivables from related parties: None		
3. Prepayments to suppliers	Ending balance VND	Beginning balance VND
a) Short-term		
Kien Gia Construction Consultant Corporation	34.260.000.000	34.718.637.500
Others	1.142.930.000	283.003.780
Total	35.402.930.000	35.001.641.280
b) Long-term	-	-
c) Prepayments to suppliers - related parties: Details are presented in Note VII.2		
4. Other receivables	Ending balance VND	Beginning balance VND
a) Short-term		
Advance	4.209.329	4.892.016.988
Deposits, mortgages	1.000.000.000	4.625.000.000
Project deposit	2.100.000.000	3.530.000.000
Others	270.000	600.000.000
Total	3.104.479.329	13.647.016.988
b) Long-term		
Deposits, mortgages	4.700.400.000	4.710.000.000
Total	4.700.400.000	4.710.000.000
c) Other receivables from related parties: Details are presented in Note VII.2		

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FINANCIAL STATEMENTS

Notes to the consolidated financial statements (Cont.)

5. Provisions for bad debts

	Ending balance			Beginning balance		Unit: VND
	Original cost	Recoverable value	Provision	Original cost	Recoverable value	
Architects & Construction Service Corporation	1.000.000.000	500.000.000	(500.000.000)	1.000.000.000	500.000.000	(500.000.000)
Golden Hill Investment Corporation	3.678.882.566	-	(3.678.882.566)	3.678.882.566	-	(3.678.882.566)
FLC Homes Real Estate Development And	1.000.000.000	-	(1.000.000.000)	1.000.000.000	-	(1.000.000.000)
Investment Joint Stock Company	-	-	-	2.205.223.473	500.000.000	(2.205.223.473)
Marina Hotel J.S.C	782.554.140	-	(782.554.140)	2.618.659.398	161.409.201	(1.657.470.998)
Others						
Total	6.461.436.706	500.000.000	(5.961.436.706)	10.502.765.437	1.161.409.201	(9.041.577.037)

6. Inventory

	Ending balance		Beginning balance		Unit: VND
	Original cost	Provision	Original cost	Provision	
Investment real estate goods	631.280.455	-	11.797.207.820	-	
Total	631.280.455	-	11.797.207.820	-	

7. Prepaid expenses

	Ending balance	Beginning balance	Unit: VND
	VND	VND	
a) Short-term			
Prepaid expenses awaiting allocation	685.887	1.702.424	
Net book value of tools and supplies awaiting allocation	21.206.233	-	
Total	21.892.120	1.702.424	

b) Long-term

Net book value of tools and supplies awaiting allocation	49.266.664	-
Total	49.266.664	-

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FINANCIAL STATEMENTS
Notes to the consolidated financial statements (Cont.)
8. Increase, decrease in tangible fixed assets

Unit: VND

	Transportation facilities	Total
<i>Cost of tangible fixed assets</i>		
Beginning balance	1.207.716.000	1.207.716.000
Increase	741.582.727	741.582.727
Include:		
- New purchases	741.582.727	741.582.727
Decrease	1.207.716.000	1.207.716.000
Include:		
- Liquidating, disposing	800.000.000	800.000.000
- Other decreases	407.716.000	407.716.000
Closing balance	741.582.727	741.582.727
<i>Accumulated depreciation</i>		
Beginning balance	458.887.496	458.887.496
Increase	137.467.061	137.467.061
- Depreciation within year	137.467.061	137.467.061
Decrease	517.751.841	517.751.841
Include:		
- Liquidating, disposing	110.035.841	110.035.841
- Other decreases	407.716.000	407.716.000
Closing balance	78.602.716	78.602.716
<i>Net book value</i>		
Opening balance	748.828.504	748.828.504
Closing balance	662.980.011	662.980.011

9. Unfinished long-term assets

	Ending balance VND	Beginning balance VND
Expenses for unfinished production and business (*)	56.761.890.990	49.623.353.272
Total	56.761.890.990	49.623.353.272

(*) Nam Hoa villa housing project in Nghi Hoa ward, Cua Lo town according to Decision No. 2345/QĐ-UBND dated July 16, 2020 of Nghe An province on approval:

- Investment project name: Nam Hoa villa housing area in Nghi Hoa ward, Cua Lo town;
- Construction permit No. 78GP/SXD dated October 21, 2020
- Construction location: Nghi Hoa ward, Cua Lo town, Nghe An province;
- Total area: 29,922.0 m²
- Objective: A low-rise housing area invested in synchronous construction, ensuring the best living and working conditions for residents living in the project.

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FINANCIAL STATEMENTS

Notes to the consolidated financial statements (Cont.)

10. Trade accounts payable

	Ending balance		Beginning balance		Unit: VND
	Value	Ability to repay	Value	Ability to repay	
a) Short-term					
Vuong Phat Real Estate Joint Stock Company	754.008.708	754.008.708	754.008.708	754.008.708	
Bach Nhu Properties Services Company Limited	270.655.717	270.655.717	270.655.717	270.655.717	
Mr Nguyen Minh Viet	-	-	400.000.000	400.000.000	
Kien Gia Construction Consultant Corporation	863.961.490	863.961.490	519.918.990	519.918.990	
Others	311.178.913	311.178.913	1.762.894.214	1.762.894.214	
Total	2.199.804.828	2.199.804.828	3.707.477.629	3.707.477.629	

b) Long-term

	-	-	-	-	
--	---	---	---	---	--

c) Trade payables to related parties: Details are presented in Note VII.2

11. Short-term advance from customers

	Ending balance		Beginning balance	
	VND		VND	
Khang Hung Travel Development And Investment Company Limited	-	-	2.011.079.593	
Others	395.556.092		419.125.177	
Total	395.556.092		2.430.204.770	

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Notes to the consolidated financial statements (Cont.)

	Beginning balance	Paid during the	Ending balance
Unit: VND			

13. Other payables

Deposits, mortgages
Deposit for apartments
Other

b) Long-term

Total

c) Other payables to related parties: Details are presented in Note VII.2

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FINANCIAL STATEMENTS

Notes to the consolidated financial statements (Cont.)

14. Owner's Equity

Unit: VND

a. Increase and decrease in owners' equity

	Contributed legal capital	Profit after tax retained	Non-controlling interest	Total
Opening Balance				
- Decrease in current year	200.000.000.000	(22.118.311.066)	22.485.485.606	200.367.174.541
- Loss in current year		(16.631.789.059)	(315.178.774)	(315.178.774)
				(16.631.789.059)
Ending Balance	200.000.000.000	(38.750.100.125)	21.586.531.288	183.420.206.708
Opening Balance				
- Decrease in current year	200.000.000.000	(55.798.049.991)	21.586.531.288	165.788.481.297
- Loss in current year		(15.425.007.153)	(4.703.976.803)	(15.425.007.153)
Ending Balance	200.000.000.000	(71.223.057.144)	16.882.554.485	145.659.497.341

b. Details of owner's invested capital

	Ending balance VND	%	Beginning balance VND	%
Mai Duc Hung Fund Investment Company Limited	51.533.000.000	25,77%	-	0,00%
Mr Mai Duc Hung	59.400.000.000	29,70%	59.400.000.000	29,70%
Mr Mai Duc Tu	40.000.000.000	20,00%	40.000.000.000	20,00%
Mr Mai Nam Chuong	6.000.000.000	3,00%	59.933.000.000	29,97%
Others	43.067.000.000	21,53%	40.667.000.000	20,33%
Total	200.000.000.000	100,00%	200.000.000.000	100,00%

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	Current year VND	Previous year VND
- Owner's invested capital		
+ At the beginning of year	200.000.000.000	200.000.000.000
+ Increase in the year	-	-
+ Decrease in the year	-	-
+ At the end of year	200.000.000.000	200.000.000.000

d. Share

	Ending balance Share	Beginning balance Share
Authorised shares capital	20.000.000	20.000.000
Issued shares capital	20.000.000	20.000.000
+ Ordinary shares	20.000.000	20.000.000
+ Preferred shares	-	-
Number of shares bought back	-	-
+ Ordinary shares	-	-
+ Preferred shares	-	-
Number of shares outstanding	20.000.000	20.000.000
+ Ordinary shares	20.000.000	20.000.000
+ Preferred shares	-	-

Par value of 10.000 VND

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1. Revenue from sale of goods and rendering of services	Current year VND	Previous year VND
- Revenue from sale of investment properties	3.133.964.133	-
- Revenue from real estate brokerage services	6.769.177.301	1.875.818.093
Total	9.903.141.434	1.875.818.093
2. Net revenue from sale of goods and rendering of services	Current year VND	Previous year VND
- Net revenue from sale of investment properties	3.133.964.133	-
- Net revenue from real estate brokerage services	6.769.177.301	1.875.818.093
Total	9.903.141.434	1.875.818.093
3. Costs of goods sold	Current year VND	Previous year VND
- Cost of investment properties sold	3.932.735.617	-
- Cost of real estate brokerage services	3.165.927.365	1.821.272.638
Total	7.098.662.982	1.821.272.638
4. Financial income	Current year VND	Previous year VND
- Interest on deposits	3.198.632	3.946.566
Total	3.198.632	3.946.566
5. Financial expenses	Current year VND	Previous year VND
- Loss from disposal of a subsidiary	9.231.809.742	-
Total	9.231.809.742	-
6. Selling expenses	Current year VND	Previous year VND
- Labour cost	307.668.320	-
- External service charges	11.755.225	-
- Other expenses in cash	85.291.261	-
Total	404.714.806	-

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7. Administrative expenses	Current year VND	Previous year VND
- Labour cost	1.454.948.686	1.494.588.672
- Office supplies expenses	75.304.608	9.088.604
- Depreciation expenses	137.467.061	185.008.804
- Tax, fee and charge costs	10.199.197	46.537.012
- Provision expense, Reversal of provision	91.476.000	1.439.645.601
- External service charges	595.130.093	901.191.123
- Other expenses in cash (*)	11.813.043.388	12.704.881.042
Total	14.177.569.033	16.780.940.858
(*) In which: the value of commercial advantage is:	11.310.413.400	11.310.413.400
8. Other income	Current year VND	Previous year VND
- Income from disposal of fixed assets	-	282.343.787
- Write-off of unclaimed payables	3.407.288.375	-
- Other income	1.900.602.001	1.000.000.000
Total	5.307.890.376	1.282.343.787
9. Other expenses	Current year VND	Previous year VND
- Fine amount	2.294.250	7.764.775
- Penalty for breach of contract	-	90.000.000
- Expenses from disposal of assets	299.055.068	-
- Loss of non-refundable deposits	40.000.000	-
- Funding for survey and planning adjustment costs	-	2.088.800.000
- Other	406.156.080	5.055.586
Total	747.505.398	2.191.620.361
10. Earnings per share	Current year VND	Previous year VND
- Accounting profit after corporate income tax	(15.425.007.153)	(17.047.949.866)
- Adjustments to increase or decrease accounting profit to determine profit or loss allocated to common stockholders	-	-
- Profits allocated to common stockholders	(15.425.007.153)	(17.047.949.866)
- Average outstanding common shares during the year	20.000.000	20.000.000
- Basic Earnings (Loss) Per Share	(771)	(852)
-Declining earnings (loss) per share	(771)	(852)

There were no dilutive potential ordinary shares during the year and up to the date of this report.

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the consolidated financial statements (Cont.)****11. Productions and operation costs by items**

	Current year VND	Previous year VND
- Cost of raw materials	-	3.347.401
- Labour cost	1.762.617.006	1.494.588.672
- Depreciation expenses	137.467.061	185.008.804
- Provision expense, Reversal of provision	91.476.000	1.439.645.601
- External service charges	3.772.812.683	4.063.125.958
- Other expenses in cash	19.122.376.172	12.557.159.257
Total	24.886.748.922	19.742.875.693

VII. OTHERS INFORMATION**1. Events since the Balance sheet date**

There have been no significant events occurring after the balance sheet date, which would require adjustment or disclosures to be made in the Consolidated financial statement.

2. Information about related parties**2.1. List of related parties**

Related parties	Relation
Mland Mien Nam Corporation	With Capital Contributors
Kien Gia Construction Consultant Corporation	With Key Management Members

Key management members and related individuals include: Members of the Board of Members, Board of Directors, Chief Accountant and close family members of these individuals.

2.2. Related Party Transactions

During the year, the Company entered into transactions with related parties. The main transactions are as

Related parties	Transaction	Transaction value excluding VAT	
		Current year	Previous year
Mr Mai Duc Hung	Advance	117.000.000	327.302.012
	Completion	117.000.000	467.302.012
	Loan		600.000.000
Mr Mai Duc Hoan	Advance	4.345.000.000	63.000.000
	Completion	4.389.513.988	31.084.352
Mr Mai Nam Chuong	Advance	-	200.000.000
	Completion	-	200.000.000
Mr Le Tu	Advance	-	-
	Completion		37.388.000
Mland Mien Nam Corporation	Brokerage commission	-	2.358.059.468
	Refund of deposits	500.000.000	

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At the end of the reporting period, outstanding amounts with related parties were as follows:

Related parties	Ending balance	Beginning balance
Prepayments to suppliers (Note V.3)	34.260.000.000	34.718.637.500
Kien Gia Construction Consultant Corporation	34.260.000.000	34.718.637.500
Advance (Note V.4)	-	44.513.988
Mr Mai Duc Hung	-	-
Mr Mai Duc Hoan	-	44.513.988
Trade accounts payable (Note V.10)	863.961.490	519.918.990
Kien Gia Construction Consultant Corporation	863.961.490	519.918.990
Other payables (Note V.13)	838.955.000	1.138.955.000
Mland Mien Nam Corporation	-	300.000.000
Mr Mai Duc Hung	704.955.000	704.955.000
Mr Mai Duc Hoan	134.000.000	134.000.000

Income of Board of Directors, General Director, Supervisory Board, Chief Accountant in the year:

		Current year	Previous year
		VND	VND
Board of Directors' income			
Mr Mai Duc Hung	Chairman	15.120.000	165.120.000
Board of Controllers' income			
Ms Cao Thi Giang	Leader (Relieved of duty on April 29, 2025)	8.452.500	-
Board of General Directors' Income			
Mr Mai Nam Chuong	General Director (Relieved of duty on June 30, 2025)	36.120.000	51.119.988
Mr Mai Duc Hoan	General Director (Appointed on June 30, 2025)	260.960.000	150.000.000
Income of other key management members			
Nguyen Thi Yen Anh	Chief Accountant (Relieved of duty on May 13, 2025)	63.530.000	188.472.000
Hoang Thi Xuan	Chief Accountant (Appointed on May 13, 2025)	44.000.000	-
Total		428.182.500	554.711.988

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FINANCIAL STATEMENTS

Notes to the consolidated financial statements (Cont.)

3. Segment reporting

Segment information is presented by business segment and geographical area. The primary segment reporting is by business segment based on the Company's internal organizational and management structure and internal financial reporting system.

Geographical area

The company only operates within the geographical area of Vietnam.

Business field

The company has the following main business activities: Real estate consulting, brokerage and trading.

During the period, the Company only generated real estate brokerage revenue, so it did not present segment reports by business sector.

4. Fair value of Financial Asset and Liability

Unit: VND

	Book value		Beginning balance	
	Ending balance	Provision	Original cost	Provision
Cash and cash equivalent	1.695.151.186	-	2.875.238.795	-
Trade receivables and other receivables	6.841.033.747	(4.461.436.706)	10.038.607.540	(7.541.577.037)
Total	8.536.184.933	(4.461.436.706)	12.913.846.335	(7.541.577.037)
Financial liabilities			Ending balance	Beginning balance
Trade and other payables			12.081.568.512	14.724.662.865
Total			12.231.568.512	14.724.662.865

Company has not determined the fair value of financial assets and financial liabilities as at the end of the financial year due No. 210/2009/TT-BTC circular issued by the Ministry of Finance dated 06 November 2009 as well as the current regulations do not provide specific guidance on determining the fair value of financial assets and financial liabilities. Circular No. 210/2009/TT-BTC requirements applicable Financial Reporting Standards International presentation of financial statements and disclosures for financial instruments but not provide guidance for the equivalent assessment and recognition of financial instruments, including the application of fair value in line with the international financial reporting standards.

MGROUP GROUP CORPORATIONAddress: 19th Floor, Indochina Park Tower, No.4 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City**FINANCIAL STATEMENTS****Notes to the consolidated financial statements (Cont.)****5. Collaterals**

At the end of the year, the Company had no collateral pledged to other entities and the Company also did not hold any collateral of other entities.

6. Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Receivable from customers

The Company's customer credit risk is managed based on the Company's policies, procedures and controls relating to customer credit risk management. Outstanding customer receivables are monitored on an ongoing basis. Provisions for doubtful debts are made at the reporting date on a customer-by-customer basis for major customers. On this basis, the Company does not have any concentration of credit risk.

Bank deposits

The majority of the Company's bank deposits are held at large, reputable banks in Vietnam. The Company considers the concentration of credit risk in bank deposits to be low.

7. Liquidity risk

Liquidity risk is the risk that the company will have difficulties in paying its financial liabilities. The company's liquidity risks mainly arise from the differences in maturity dates of financial assets and financial liabilities.

The company manages the liquidity risks by maintaining an appropriate amount of cash and cash equivalent that the sufficient as judged by the Directors to meet the company's operation demands in order to minimize the effects of the changes in cash flows to the company.

The terms of payment of financial liabilities are based on the payments supposed to make according to the contracts. Details are as follows:

	Under 1 year	From 1 year to 05 year	Total
Ending balance	4.791.568.512	7.440.000.000	12.231.568.512
Payable to suppliers	2.199.804.828	-	2.199.804.828
Other payables	2.441.763.684	7.440.000.000	9.881.763.684
Beginning balance	7.284.662.865	7.440.000.000	14.724.662.865
Payable to suppliers	3.707.477.629	-	3.707.477.629
Other payables	3.577.185.236	7.440.000.000	11.017.185.236

The Company believes that the concentration of risk with respect to debt repayment is low. The Company is able to repay its debts when they fall due from cash flows from operations and proceeds from maturing financial assets.

8. Market risks

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk includes three types: foreign currency risk, interest rate risk and other price risk.

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Foreign currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Company manages foreign currency risk by considering current and expected markets when planning for future transactions in foreign currencies. The Company monitors risks to its financial assets and liabilities in foreign currencies.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's exposure to market interest rate risks relates primarily to short-term deposits and loans.

The Company manages interest rate risk by closely monitoring relevant market conditions to determine appropriate interest rate policies that are conducive to the Company's risk management purposes.

The Company does not perform a sensitivity analysis for interest rates because the risk of changes in interest rates at the reporting date is insignificant or the financial liabilities have fixed interest rates.

Other price risks

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices other than changes in interest rates and foreign exchange rates.

The shares held by the Company may be affected by risks regarding the future value of the investment shares. The Company manages share price risk by setting investment limits and diversifying its investment portfolio.

9. Comparative figures

Comparative figures are the figures in the audited consolidated financial statements for the fiscal year ended 31 December 2024.

10. Information on continuous operation

During the year, no activities or events have arisen that have a significant impact on the Company's ability to continue as a going concern. Therefore, the Company's separate financial statements are prepared on the assumption that the Company will continue to operate.

11. Other information

On June 5, 2025, the Board of Directors issued Resolution No. 06/2025/NQ-HĐQT regarding the disposal of the Company's entire equity interest in Northern MLAND Real Estate Joint Stock Company. Accordingly, during the period, the Company completed the transfer of these shares to Mr. Nguyen Huu Dung under a share transfer agreement dated June 5, 2025, for a total consideration of VND 5,5 billion.

Prepared by



Hoang Thi Xuan

Ho Chi Minh City, March 19, 2026

Chief Accountant



Hoang Thi Xuan

General Director



Mai Duc Hoan