MCG ENERGY AND REAL ESTATE
JOINT STOCK COMPANY
No: 117/CV-MCG

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
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Ha Noi, date 30 month 10 year 2026

Dear: **Ha Noi Stock Exchange**

- Pursuant to Circular No. 96/2020/TT-BTC of the Ministry of Finance Guiding information disclosure on the stock market issued on November 16, 2020;

- Pursuant to the Consolidated Financial Statements for the third quarter of 2026 signed on 30./10./2026;

MCG Energy and Real Estate Joint Stock Company (stock code MCG) would like to report as follows:

1. Explanation: After-tax profit differs by more than 10% between the third quarter of 2026 and the third quarter of 2025

In the third quarter of 2026, the cost of goods sold increased by VND 2.83 billion a rise of 65.17% compared to the same period last year driven by higher depreciation of fixed assets. Furthermore, the Company increased its ownership stake to 20% in a joint venture, Binh Long Renewable Energy Joint Stock Company. As this entity has only recently commenced commercial power generation, it incurred significant interest and depreciation expenses, resulting in a loss for the reporting period; this contributed to an increase of VND 490 million in the Company's share of losses from its associate.

Additionally, in the third quarter of 2025, the Company received penalty payments for late construction payments from the project owner Management Board for Irrigation Construction Investment 7 regarding the Tan My project. This created a variance of VND 353.9 million (or 65.5%) in "other income" when compared to the third quarter of 2026. Meanwhile, the current period saw an increase in management-related expenses, resulting in a difference of VND 181.9 million compared to the previous period.

For the above reasons, the difference in after-tax profit between the third quarter of 2026 and the third quarter of 2025 is over 10%.

2. Explanation: The after-tax profit for the reporting period showed a loss, shifting from a profit in the same period of the previous year to a loss in this period

In its consolidated financial statements for the third quarter of 2026, MCG Energy and Real Estate Joint Stock Company reported a loss after tax of VND 493.6 million, primarily driven by a sharp increase in the cost of goods sold. Additionally, rising financial and administrative expenses, a significant decline in other income, and an increase in losses from associates compounded by the fact that the growth in revenue from sales and services was insufficient to cover these costs resulted in a loss for the reporting period.

Above is the explanation of MCG Energy and Real Estate Joint Stock Company, looking forward to continuing to receive support from Hanoi Stock Exchange.

Best regards!

MCG ENERGY AND REAL ESTATE
JOINT STOCK COMPANY

CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ BẤT ĐỘNG SẢN MCG

TỔNG GIÁM ĐỐC
Nguyễn Ngọc Hưng

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ BẤT ĐỘNG SẢN MCG
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