

No. 09/2025/CBTT-MGROUP

Ho Chi Minh City, April 18th, 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 stock market, MGROUP Corporation discloses financial statement information for the 1st quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Name of company : **MGROUP CORPORATION**
 - Stock symbol : MGR
 - Address of headoffice : 19th Floor, Block A, Indochina Park Tower, No. 4
Nguyen Dinh Chieu, Da Kao 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:
 - Separate financial statements for the 1st quarter of 2025 of MGROUP 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 April 18th, 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 financial statements for the 1st quarter of 2025;
- Explanation of business fluctuations in the 1st quarter of 2025.

REPRESENTATIVE OF THE ORGANIZATION

Legal Representative/ Authorized person to disclose information

(Signed, state full name, position, seal)



MAI NAM CHUONG

**MGROUP
CORPORATION**



No: 07/2025/CV-MGROUP
Ref: *explanation of business
fluctuations in the 1st quarter of 2025.*

**THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness**



Ho Chi Minh City, April 18th, 2025

To: State Securities Commission;

Hanoi Stock Exchange.

MGROUP 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 separate financial statements for the first quarter of 2025 compared to the separate financial statements for the first quarter of 2024 (interest):

No.	Target	Q4/2024	Q4/2023	Difference	Proportion
01	Revenue	-	148.417.503	-148.417.503	-100,00%
02	Gross Profit	-	148.417.503	-148.417.503	-100,00%
03	Business management costs	326.618.269	539.692.562	-213.074.293	-39,48%
04	Other expenses	-	7.044.300	-7.044.300	
05	Other income	1.872.288.375	-	1.872.288.375	100,00%

06	Profit after tax	1.545.906.035	-398.075.395	1.943.981.430	488,35%
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Profit after tax on the separate financial statements for the first quarter of 2025 profit of VND 1,545,906,035 is due to other income of VND 1,872,288,375, while business management expenses are VND 326,618,269, lower than business management expenses in the first quarter of 2024, equivalent to 39.48%.

The profit on the Q1 2025 separate report is different from the Q1 2024 report of VND 1,943,981,430, this difference is mainly due to the company has recovered the deposits for projects.

Above are the explanations of MGROUP Corporation on business fluctuations on the separate financial statements for the 1st quarter of 2025.

Best Regards!

MGROUP GROUP JOINT STOCK COMPANY

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**

Recipients:

- As above;
- Archive office



Mai Nam Chuong