

MGROUP GROUP
CORPORATION

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: 11/2026/CV-MGROUP
Ref: Explanation of business changes in the
3rd quarter of 2026.

Ho Chi Minh City, October 20, 2026

**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 16/11/2020 guiding the disclosure of information on the securities market.

We would like to explain the business fluctuations on the separate financial statements for the 3rd quarter of 2026 compared to the separate financial statements of the 3rd quarter of 2025 (the 3rd quarter of profit alone and the difference of more than 10% compared to the same period last year):

No	Target	Q3/2026	Q3/2025	Difference	Proportion
01	Turnover	1.839.083.951	4.382.427.269	-2.543.343.318	-72,31%
02	Gross profit	459.361.643	2.348.362.938	-1.889.001.295	-24,32%
03	Business management costs	0	93.541.856	-93.541.856	
04	Other expenses	354.155.229	596.535.971	-242.380.742	-146,2%
05	Other income	-58.031	0	-58.031	100,00%
06	Profit after tax	200.402.812	1.674.690.160	-1.474.287.348	-13.59%

The profit on the separate report for the 3rd quarter of 2026 is a profit of VND 200,402,812 because the company's revenue reached VND 1,839,083,951 and the gross profit was only VND 459,361,643 while the business management expenses were VND 354,155,229, without financial expenses and other profits were only (VND 58,031).

Profit after tax on the separate report for Q3 2026 is (VND 1,474,287,348), corresponding to a decrease of -13.59%, this difference is due to the large revenue from the GEM project in Q3 2025. Q3.2026, although the revenue is lower, fixed costs are stable.

Above are the explanations of MGROUP Group Corporation on business fluctuations on its separate financial statements for the 3rd quarter of 2026.

Respect!

Recipients:

- As above;
- Archive office

MGROUP GROUP CORPORATION

REPRESENTATIVE



MAI DUC HOAN