MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

No: 105/CBTT-MCG

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, date 26. month 8 year 2026

DISCLOSURE OF UNUSUAL INFORMATION

To: - State Securities Commission,
- Hanoi Stock Exchange.

1. Organization Name: MCG Energy and Real Estate Joint Stock Company

- Stock Code: MCG
- Address: Lane 102, Truong Chinh Street, Kim Lien Ward, Hanoi City
- Contact Phone: 024.38694773
- Email: vanphong@mcger.com

2. Content of Announcement:

On August 25, 2026, MCG Energy and Real Estate Joint Stock Company (stock code: MCG) received Official Letter No. 8188/UBCK-PTTT dated August 21, 2026, from the State Securities Commission regarding the notification of the maximum foreign ownership ratio for the Company. Accordingly, the Company hereby discloses information concerning its maximum foreign ownership ratio as detailed in the attached document.

3. This information was published on the Company's website on ..26./..8../2026 at the following link:

https://www.mcger.com/dang-bai/categories/tin-tuc

We hereby commit that the information published above is true and accurate and we assume full legal responsibility for the content of the information published above.

* Attached documents: Official Dispatch No. 8188/UBCK-PTTT dated August 21, 2026, from the State Securities Commission regarding the notification dossier on the maximum foreign ownership ratio of MCG Energy and Real Estate Joint Stock Company.

Recipient:
- As above;
- Save: TCHC.

REPRESENTATIVE OF THE ORGANIZATION
Legal representative/Person authorized to disclose information
GENERAL MANAGER

M.S.D.N: 0106103295 - C.T.C.P
CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ BẤT ĐỘNG SẢN MCG
THÀNH PHỐ HÀ NỘI

Nguyen Ngoc Hung

MINISTRY OF FINANCE
STATE SECURITIES COMMISSION

No: 88/UBCK-PTTT
Regarding the filing to notify the maximum foreign ownership ratio of MCG Energy and Real Estate Joint Stock Company

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, date 21 month 8 year 2026

To: - MCG Energy and Real Estate Joint Stock Company;
- Vietnam Securities Depository and Clearing Corporation.

The State Securities Commission (SSC) has received the notification regarding the maximum foreign ownership ratio for MCG Energy and Real Estate Joint Stock Company (UPCoM: MCG) (the Company), set at 0%. The SSC provides the following comments:

1. Organizations and individuals involved in the preparation of the dossier shall be legally liable for the legality, accuracy, truthfulness, and completeness of the dossier in accordance with Clause 1, Article 11a of the Law on Securities No. 54/2019/QH14 (as amended and supplemented by Law No. 56/2024/QH15) and shall be responsible for the results of the review regarding the maximum foreign ownership ratio at the Company as prescribed by law.

In the event that the Company's foreign ownership ratio exceeds the ratio prescribed by law, the Company must comply with the provisions of Clause 5, Article 139 of the Government's Decree No. 155/2020/NĐ-CP (detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/NĐ-CP).

2. The SSC requests that the Company fulfill its information disclosure obligations in accordance with Clause 2, Article 13 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Minister of Finance (guiding information disclosure on the securities market, as amended and supplemented by Circular No. 68/2024/TT-BTC and Circular No. 18/2025/TT-BTC) and comply with legal regulations regarding foreign ownership ratios on the Vietnamese securities market. 3. The Vietnam Securities Depository and Clearing Corporation shall update and adjust the system regarding the Company's maximum foreign ownership ratio in accordance with Clause 4, Article 142 of Decree No. 155/2020/ND-CP, as amended and supplemented by Decree No. 245/2025/ND-CP.

The State Securities Commission hereby notifies the Company, the Vietnam Securities Depository and Clearing Corporation, and relevant entities so that they may acknowledge and comply with the provisions of the law./.

Recipient:
- As above;
- Chairman (for reporting);
- Listed Company Management Department; Market Surveillance Department;
- Market Supervision Department; HNX;
- Save: VT, PTTT (09b).

BY ORDER OF THE CHAIRMAN
HEAD OF SECURITIES MARKET DEVELOPMENT DEPARTMENT
(Signed)
Pham Thi Thuy Linh