

**MCG ENERGY AND REAL ESTATE  
JOINT STOCK COMPANY**

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

No: /CV-MCG  
Explanation for being placed on the  
warning list

Ha Noi, date month year 2026

Dear: **Hanoi Stock Exchange**

- Based on Decision No. 23/QĐ-HĐTV dated April 18, 2025, of the Board of Members of the Vietnam Stock Exchange on the Regulations on Registration and Management of Unlisted Securities Transactions;

- Based on Decision No. 181/QĐ-SGDHN dated March 17, 2026, of the Hanoi Stock Exchange regarding placing a company under warning status;

MCG Energy and Real Estate Joint Stock Company (stock code MCG) would like to explain the reason for placing MCG shares under warning status due to the audit firm issuing qualified audit opinions on its annual financial statements for three consecutive years or more, as follows:

- Debt reconciliation: We have actively sent debt reconciliation confirmation to customers and suppliers as well as provided information for the Auditing Company to send an independent confirmation letter from the Auditing Company to the Company's partners. However, due to time constraints, at the time of signing the report, some partner companies have not yet had time to send back a full debt confirmation letter.

- Accounts Reconciliation: The company has actively sent accounts receivable reconciliation confirmations to customers and suppliers, as well as provided information for the auditing firm to send independent confirmation letters to the company's partners. However, due to time constraints, some partner companies had not yet sent complete accounts receivable confirmation letters at the time of signing the report.

The company will soon supplement and provide these to the auditors. At the same time, the company commits to accurately recording accounts receivable and payable that have not yet been reconciled, reflecting the actual situation at each point in time.

- Revenue and Cost of Goods Sold for Project HH1B: The company is currently tracking the costs of apartments in the HH1B building project at 102 Truong Chinh Street under the item "Long-term work-in-progress production costs". The balance as of December 31, 2025, is VND 42,142,198,717. At the same time, the "Other long-term payables" item reflects the receipt of a deposit for the transfer of apartments totaling VND 71,882,906,500. The company expects to complete the legal procedures, sign sales contracts with buyers, and recognize the revenue from the transfer of these apartments in 2028.

The above is the explanation from MCG Energy and Real Estate Joint Stock Company. We look forward to continued support from the Hanoi Stock Exchange.

Best regards!

**Recipient:**

- As above;
- Board of Directors, Supervisory Board (for reporting);
- Save documents.

**GENERAL MANAGER**



Nguyễn Ngọc Hưng