

**CONSOLIDATE INTERIM FINANCIAL
STATEMENTS
FOR THE FIRST-QUARTER
ENDED 31 DECEMBER 2026
MBG GROUP JOINT STOCK
COMPANY**

TABLE OF CONTENTS

	Page
1. Contents	1
2. Consolidate interim statement of financial position as at 31 March 2026	2 - 5
3. Consolidate interim statement of income For the first-quarter ended 31 December 2026	6 - 7
4. Consolidate interim statement of cash flows For the first-quarter ended 31 December 2026	8 - 9
5. Notes to the consolidate interim financial statements For the first-quarter ended 31 December 2026	10- 43

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4 Alley, Lac Trung Street, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

As at 31 March 2026

CONSOLIDATE INTERIM STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Items	Code	Note	31/03/2026 VND	01/01/2026 VND
ASSETS				
A - Current assets	100		974,402,338,046	971,669,348,849
I. Cash and cash equivalents	110	V.1	27,424,967,396	37,448,033,508
1. Cash	111		27,424,967,396	37,448,033,508
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		8,000,000,000	6,800,000,000
1. Trading Securities	121		-	-
2. Provision for impairment of trading securities	122		-	-
3. Investments held to maturity	123	V.2a	8,000,000,000	6,800,000,000
4. Provision for short-term investments held to mat	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investm	126		-	-
III. Accounts receivable - short-term	130		550,722,472,735	533,122,459,609
1. Accounts receivable from customers	131	V.3	480,021,608,521	464,680,995,895
2. Prepayment to suppliers	132	V.4	83,135,026,369	80,877,647,602
3. Intra-compnay receivables	133		-	-
Receivables under schedule of construction				
4. contract	134		-	-
5. Other short-term receivables	135	V.6	2,866,016	844,283
6. Allowance for doubtful bebts	136		(12,437,028,171)	(12,437,028,171)
7. Shortage of assets awaiting	137		-	-
IV. Inventories	140		383,969,433,708	388,756,416,530
1. Inventories	141	V.7	383,969,433,708	388,756,416,530
2. Allawance for inventories	142		-	-
V. Short-term biological assets	150		-	-
1. Livestock raised for short-term, one-time produc	151		-	-
2. Seasonal or short-term, one-time crop productio	152		-	-
3. Short-term biological asset loss prevention	153		-	-
V. Other current assets	160		4,285,464,207	5,542,439,202
1. Short-term prepaid expenses	161	V.8a	310,937,446	396,771,522
2. Deductible value added tax	162		3,369,510,020	4,540,650,939
3. Taxes receivable from State Treasury	163	V.17	605,016,741	605,016,741
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4 Alley, Lac Trung Street, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

As at 31 March 2026

CONSOLIDATE INTERIM STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Items	Code	Note	31/03/2026	01/01/2026
			VND	VND
B- LONG - TERM ASSETS	200		473,679,775,291	479,080,343,481
I. Accounts receivable - long-term	210		-	-
1. Accounts receivable from customers	211		-	-
2. Long-term repayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Long-term allowances for doubtful debts	216		-	-
II. Fixed assets	220		21,062,213,408	24,145,158,280
1. Tangible fixxed assets	221	V.9	21,048,282,956	24,117,871,828
- Cost	222		100,382,042,073	100,382,042,073
- Accumulated depreciation	223		(79,333,759,117)	(76,264,170,245)
2. Finance lease fixed assets	224		-	-
- Costs	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	13,930,452	27,286,452
- Costs	228		200,340,000	200,340,000
- Accumulated amortisation	229		(186,409,548)	(173,053,548)
III. Long-term biological assets	230		-	-
1. Livestock for periodic production	231		-	-
a. Livestock for periodic production not yet	232		-	-
b. Livestock for periodic production reaching	233		-	-
- Costs	234		-	-
- Accumulated depreciation	235		-	-
2. Livestock for one-time long-term production	236		-	-
3. Seasonal or one-time long-term crops	237		-	-
4. Provision for long-term biological asset losses	238		-	-
IV Investment property	240		44,710,117,056	45,120,403,788
- Cost	241	V.11	49,217,297,239	49,217,297,239
- Accumulated depreciation	242		(4,507,180,183)	(4,096,893,451)
V. Long-term assets in progress	250		3,867,711,113	3,794,760,255
1. Long-term work in progress	251		-	-
2. Construction in progress	252	V.12	3,867,711,113	3,794,760,255
VI. Long-term financial investments	260		356,330,553,729	356,931,714,941
1. Investments in subsidiaries	261		-	-
2. Investments in joint-ventures, associates	262	V.2b	356,330,553,729	356,931,714,941
3. Equity investments in other entities	263		-	-
4. Allowances for long-term investments	264		-	-
5. Held-to-maturity investments	265		-	-
VII. Other long-term assets	270		47,709,179,985	49,088,306,217
1. Long-term prepaid expenses	271	V.8b	61,048,375	78,799,418
2. Deferred tax assets	272		-	-
3. Long-term reserved spare parts	273		-	-
4. Other long-term assets	274		-	-
5. Goodwill	279	V.13	47,648,131,610	49,009,506,799
TOTAL ASSETS	280		1,448,082,113,337	1,450,749,692,330

The accompanying notes are an integral part of these consolidate interim financial statements

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4 Alley, Lac Trung Street, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

As at 31 March 2026

CONSOLIDATE INTERIM STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Items	Code	Note	31/03/2026 VND	01/01/2026 VND
C - LIABILITIES	300		137,363,610,591	140,434,237,888
I. Short-term liabilities	310		135,640,112,277	138,710,739,574
1. Short-term trade payables	311	V.14	8,111,606,677	16,209,239,814
2. Short-term advances from customers	312		4,924,969,376	-
3. Dividends and profits must be paid.	313		-	-
4. Taxes and amounts payable to the State budget	314	V.17	679,533,237	476,214,066
5. Payables to employees	315		255,719,068	240,502,377
6. Short-term accrued expenses	316	V.15	335,000,000	479,949,398
7. Short-term internal payables	317		-	-
Payables relating to construction contracts				
8. under percentage of completion method	318		-	-
9. Short-term unearned revenue	319		300,000,000	300,000,000
10. Other short-term payables	320	V.16a	527,664,453	499,214,453
11. Short-term borrowings and finance lease	321	V.18	118,091,000,000	118,091,000,000
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323	V.19	2,414,619,466	2,414,619,466
14. Price stabilization fund	324		-	-
15. Government bond sale and repurchase	325		-	-
II. Long-term liabilities	330		1,723,498,314	1,723,498,314
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
Long-term taxes and amounts payable to the				
3. State budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Internal payables regarding operating capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338	V.16b	400,000,000	400,000,000
9. Long-term borrowings and finance lease liability	339		-	-
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		1,323,498,314	1,323,498,314
13. Long-term provisions	343		-	-
14. Scientific and technological development fund	344		-	-

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4 Alley, Lac Trung Street, Hanoi City, Vietnam


CONSOLIDATE INTERIM FINANCIAL STATEMENTS

As at 31 March 2026


CONSOLIDATE INTERIM STATEMENT OF FINANCIAL POSITION

As at 31 March 2026


Items	Code	Note	31/03/2026	01/01/2026
			VND	VND
D - EQUITY	400		1,310,718,502,746	1,310,315,454,442
1. Owner's contributed capital	411		1,202,185,400,000	1,202,185,400,000
- Ordinary shares with voting rights	411a		1,202,185,400,000	1,202,185,400,000
- Preference shares	411b		-	-
2. Share premium	412		(238,202,140)	(238,202,140)
3. Convertible options	413		-	-
4. Other owner's capital	414		-	-
6. Assets revaluation reserve	415		-	-
7. Foreign exchange reserve	416		-	-
8. Investment and development fund	417		-	-
9. Enterprise reorganisation support fund	418		8,423,689,821	8,423,689,821
10. Other equity funds	419		-	-
11. Retained earnings	420		97,282,193,812	96,890,509,962
- Retained earnings/(losses) accumulated to the prior year end	420a		96,890,509,962	76,658,674,732
- Retained earnings/(losses) of the current year	420b		391,683,850	20,231,835,230
13. Non-controlling interest	429		3,065,421,253	3,054,056,799
TOTAL RESOURCES	440		1,448,082,113,337	1,450,749,692,330



 Nguyen Thi Quyen
 Preparer



 Nguyen Thi Tuyet
 Chief accountant



 Pham Huy Thanh
 Chairman of the Board of
 Director

Address: No.9, Alley 61/4 Alley, Lac Trung Street, Hanoi City, Vietnam
CONSOLIDATE INTERIM FINANCIAL STATEMENTS
 For the first-quarter ended 31 December 2026

For the first-quarter ended 31 December 2026

The accompanying notes are an integral part of these consolidated interim financial statements

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4 Alley, Lac Trung Street, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

CONSOLIDATE INTERIM STATEMENT INCOME

For the first-quarter ended 31 December 2026

		Unit: VND	
Items	Cod e	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
21. Attributable to non-controlling interest	62	11,364,454	(1,157,488)
22. Basic earnings per share	70 VI.9	3	47
23. Diluted earnings per share	71 VI.9	3	47

Nguyen Thi Quyen

Preparer

Nguyen Thi Tuyet

Chief accountant

Hanoi, 28/04/2026

_____
Pham Huy Thanh

Chairman of the Board of Director

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4 Alley, Lac Trung Street, Hanoi City, Vietnam

CONSOLIDATE INTERIM STATEMENT STATEMENT OF CASH FLOWS

For the first-quarter ended 31 December 2026

CONSOLIDATE INTERIM STATEMENT OF CASH FLOWS

(Direct method)

For the first-quarter ended 31 December 2026

ITEMS	Code	Note	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
I. Cash flows from operating activities				
1. Proceeds from goods sold, services rendered and other revenues	01		124,727,685,509	114,285,697,628
2. Expenditures paid to suppliers	02		(124,509,050,727)	(241,395,802,863)
3. Expenditures paid to employees	03		(814,464,142)	(955,588,263)
4. Corporate income tax paid	04		(1,980,878,748)	(1,454,203,895)
5. Other cash inflows from operating activities	05	V.17	(474,420,916)	(248,685,652)
6. Other cash outflows on operating activities	06		34,905,328	240,000,000
7. Other expenditures on operating activities	07		(5,845,064,466)	36,834,718
<i>Net cash flows from operating activities</i>	20		<i>(8,861,288,162)</i>	<i>(129,491,748,327)</i>
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1.Acquisition and construction of fixed assets and other long-term assets	21		(5,463,149)	(85,229,380)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		-	-
3.Cash outflow for lending, buying debt instruments of other entities	23		(8,000,000,000)	(6,500,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24		6,800,000,000	70,000,000,000
5. Equity investments in other entities	25		-	-
6. Cash recovered from equity investment in other entities	26		-	-
7. Interest earned, dividends and profits received	27		43,685,199	321,902,111
<i>Net cash flows from investing activities</i>	30		<i>(1,161,777,950)</i>	<i>63,736,672,731</i>
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1.Proceeds from share issue and owners' contributed capital	31		-	-
2. Capital withdrawals, buy-back of issued shares	32		-	-
3. Proceeds from borrowings	33	V.18	100,201,000,000	71,118,994,300
4. Repayment of borrowings	34	V.18	(100,201,000,000)	(71,008,726,420)
5.Repayment of obligations under finance leases	35		-	-
6. Dividends and profits paid	36		-	-
<i>Net cash flows from financing activities</i>	40		<i>-</i>	<i>110,267,880</i>
Net increase/(decrease) in cash for the year(50=20+30+40)	50		(10,023,066,112)	(65,644,807,716)

MBG GROUP JOINT STOCK COMPANY

Address: No.9, 61/4 Alley, Vinh Tuy Ward, Ha Noi, Viet Nam

CONSOLIDATE INTERIM STATEMENT STATEMENT OF CASH FLOWS

For the first-quarter ended 31 December 2026

Cash and cash equivalents at the beginning of the year	60	37,448,033,508	93,794,659,536
Effects of changes in foreign exchange rates	61	-	-
Cash and cash equivalents at the end of the year(70=50+6	70	27,424,967,396	28,149,851,820

_____
Nguyen Thi Quyen

Preparer

_____
Nguyen Thi Tuyet

Chief accountant



Hanoi, 28/04/2026

Pham Huy Thanh
Chairman of the
Board of Director

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements

NOTES TO THE CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

I. CORPORATE INFORMATION**1. Owership structure**

MBG Group Joint Stock Company ("the Company") is incorporated as a joint stock company in Vietnam.

2. Business sector

The principal activities of the Company are:

- Contruction of all types of houses;
- Manufacture of lighting equipment, decorative lights; manufacture of household electrical appliance;
- Trade in contruction material, other installation equipment in house;
- Trade in real estate.

3. Business activities

- Manufacton of lighting equipment, Detail: Manufacture of discharge, incandescent, fluorescent, ultraviolet, infra-red lamps, lamps, lamps and bulbs; manufacture of table lamps (lighting fixtures).
- Contruction of all types of houses;
- Installation of water supply, drainage, heating and air conditioning systems, Details: Installation of heating and air conditioning systems.
- Construction of other civil construction industry, Details: the contruction of a civil construction industry, industrial, waterway traffic and the construction of unber about B,C; Contruction of waterway traffic, construction unber an industry.
- Wholesale of material, other installation equipment, Details: Wholesale of bamboo, wood and processed wood; wholesale of cement; wholesale of construction bricks, tiles, stones, sand, gravel; wholesale of construction glass; wholesale of tiles and sanitary equipment; wholesale of hardware; wholesale of other construction materials and installation equipment.
- Wholesale of the machinery, equipment and spare parts, Details: Wholesale of machinery, equipment and spare parts for mining and construction; wholesale of machinery, electric materials, electrical materials (generators, electric motors, wires and other equipment used in electronic circuits); wholesale of machinery, equipment and spare parts for office machines (except computers and peripheral equipment); wholesale of machinery, equipment, tools and medical supplies (For conditional business lines, enterprises only conduct business when they meet the conditions prescribed by law).
- Consulting, brokerage, auction of real estate, auction of land use rights, Details: real estate management services, Real estate consulting services.

4. Normal operating cycle

The company's operating cycle usually does not exceed 12 months.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

5. Company structure

The MBG group joint stock company have the Parent Company and two subsidiary which controlled by the Parent Company. The MBG group joint stock company is consolidated in these Consolidated Financial Statements.

5a. Information on restructuring the Group*Establishment of a subsidiary*

The Company has contributed capital to establish MBG - Confitech Investment Company Limited with a capital contribution ratio of 80% of the charter capital. The purpose of contributing capital to MBG - Confitech Investment Company Limited is to invest in implementing the "Rural residential area project combining ecological resort and aquaculture in Do Son, Thanh Ba District, Phu Tho Province".

The Company contributes capital to Hom Eco Joint Stock Company with a capital contribution ratio of 98% of the charter capital.

5b. The list of Subsidiaries

The Company has two subsidiaries:

- MBG - Confitech Investment Company Limited has its head office at No. 2834, Area 4B, Hung Vuong Street, Van Phu Ward, Phu Tho Province. The main business activities of this subsidiary are Real estate trading, real estate services and the Company. At the end of the accounting period, the Company's interest rate and voting rights ratio in this subsidiary is 80%.

- Home Eco Group Joint Stock Company has its head office at Floor 4, No. DD 248, Dai Duong Street, Vinhomes OceanPark 2 Urban Area, Nghia Tru Commune, Hung Yen Province, Vietnam. The main business activities of this subsidiary are paint production and lamp production. At the end of the accounting period, the Company's interest and voting rights in this subsidiary were 98%.

5c. The list of joint ventures and associates

Name	Address	Principal activity	Proportion of ownership interest		Proportion of voting power held	
			31/03/2026	01/01/2026	31/03/2026	01/01/2026
- Vcado Global Joint stock Company	No. SH2A – SP.2A-35. San Ho 2A street, Vinhomes Oceanpark urban area, Da Ton commune, Gia Lam district, Hanoi city	Real estate exchange; Commercial business;	40.00%	40.00%	40.00%	40.00%
- Lac Sanh Phu Yen Joint stock Company	Binh Thang village, Son Thanh Dong commune, Tay Hoa district, Phu Yen province	Tourism, resorts, commercial services, and construction; Manufacturing of electrical equipment,	30.00%	30.00%	30.00%	30.00%
- Mien Trung Industrial Joint stock Company	Lot D1.2, part of lot D4 and part of lot D5, An Phu Industrial Park, Binh Kien Commune, Tuy Hoa City, Phu Yen Province	manufacturing of mechanical products and steel structures;	41.67%	41.67%	41.67%	41.67%
- Pjaca Phu Yen Joint stock Company	Part of lot D4 and part of lot D5, An Phu Industrial Park, Binh Kien Commune, Tuy Hoa City, Phu Yen Province	Manufacturing of plastic products, manufacturing of bottled water;	48.00%	48.00%	48.00%	48.00%
- Quoc Bao Van Ninh	Population Group 14, Van Gia Town, Van Ninh District,	Activities of sports clubs, house	32.00%	32.00%	32.00%	32.00%

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

Name	Address	Principal activity	Proportion of ownership interest		Proportion of voting power held	
			31/03/2026	01/01/2026	31/03/2026	01/01/2026
Joint stock Company	Khanh Hoa Province	construction, and commercial activities;				
-Viet Nam Green Industry Development Investment Joint Stock	No. 34 Hoa Dao, Ward 02, Phu Nhuan District, Ho Chi Minh City, Vietnam	Real estate investment and business;	36,00%	36,00%	36,00%	36,00%

6. Disclosure of information comparability in the consolidate financial statements

The figure in the consolidated interim financial position and related notes are the figures of the audited consolidated financial statements for the fiscal year ended 31 December 2025. The data presented in the the interim consolidated income statement, interim consolidated cash flow statement and related notes are the figures of the first quarter consolidated financial statements for the year ended 31 December, 2025 are comparable to the corresponding figures of the prior year.

7. Employees

As at March 31, 2026, total employees of the Company were 26 people (26 people as at December 31, 2025).

II. ACCOUNTING YEAR, ACCOUNTING CURRENCY**1. Annual accounting period**

The Company's financial year begins on 01 January and ends on 31 December.

2. Accounting currency

The accounting currency is Vietnam dong ("VND").

III. APPLIED ACCOUNTING SYSTEM AND ACCOUNTING STANDARDS**1. Applied accounting system**

The company and its subsidiaries apply Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, guiding the Enterprise Accounting System; Circular No. 202/2014/TT-BTC dated December 22, 2014, guiding the preparation and presentation of consolidated financial statements; and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of interim consolidated financial statements.

2. Declaration on compliance with Accounting Standards and Accounting System

The Board of Directors ensures that it has complied with the requirements of Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises which issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting the Interim Financial Statements.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Basis for preparation of Consolidate Financial statements

The consolidated financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

2. Base of consolidation

The consolidated interim financial statements comprise the financial interim statements of the parent company and the financial interim statements of the subsidiary. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the power, directly or indirectly, to govern the financial and operating policies of a subsidiary so as to obtain benefits from its activities. In determining control, potential voting rights arising from call options or debt and equity instruments that are convertible into common shares at the balance sheet date are taken into account.

The results of subsidiaries acquired or sold during the period are included in the interim consolidated income statement from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

The interim financial statements of the parent company and the subsidiaries used for consolidation are prepared for the same accounting period and apply uniform accounting policies to like transactions and events in similar circumstances. In cases where the accounting policies of a subsidiary differ from those applied consistently in the Group, the Financial Statements of the subsidiary will be appropriately adjusted before being used for the preparation of the Interim Consolidated Financial Statements.

Intercompany balances, intra-group transactions, and unrealized intra-group profits arising from these transactions must be eliminated in full. Unrealized losses arising from intra-group transactions are also eliminated unless the costs creating such losses are irrecoverable.

Non-controlling interests represent the portion of the profit or loss in the results of operations and net assets of a subsidiary not held by the Group and are presented in a separate line item the interim consolidated income statement and in the interim consolidated balance sheet (as part of equity). Non-controlling interests consist of the amount of the non-controlling interests at the date of the original business combination and the non-controlling interest in changes in equity since the date of the combination. Losses incurred by the subsidiary are allocated to the non-controlling interest, even if such losses exceed the non-controlling interest in the net assets of the subsidiary.

equity). Non-controlling interests consist of the amount of the non-controlling interests at the date of the original business combination and the non-controlling interest in changes in equity since the date of the combination. Losses incurred by the subsidiary are allocated to the non-controlling interest, even if such losses exceed the non-controlling interest in the net assets of the subsidiary.

3. Cash and cash equivalents

Cash is a synthetic indicator reflecting the total amount of money available to the enterprise at the reporting time, including cash in the enterprise's fund, non-term bank deposits, monetary gold and money in transit, recorded and reported in Vietnamese Dong (VND), in accordance with the provisions of the Accounting Law No, 88/2015/QH13 dated November 20, 2015, effective from January 1, 2017.

Cash equivalents is the short-term investments, term deposits with recover term or maturity not exceeding 3 months from the date of investment, deposits can be easily converted into a specified amount of money and risk-free in conversion to cash at the time of reporting which is in accordance with Vietnamese Accounting Standard No, 24 "Cash Flow Statement".

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

4. Financial investments

Held-to-maturity investments

Held to maturity investments are those that the Company's management has intention and ability to hold until maturity, Held to maturity investments comprise term deposits (including treasury bills, promissory notes), bonds, preference shares which the issuer is required to re-buy them in a certain time in the future and held to maturity loans to earn profits periodically and other held to maturity investments.

Investments held to maturity are recorded from the date of acquisition and initially measured at cost, including the purchase price and any costs incurred in connection with the purchase of the investments, Interest income from investments held to maturity after the date of acquisition is recognised in the Income Statement on an accrual basis, Interest earned before the Company holds them is deducted from the cost at the date of acquisition.

Investments held to maturity are measured at cost less allowance for doubtful debts.

When there is strong evidence that part or all of the investment may not be recovered and the amount of the loss can be reliably determined, the loss is recognised as financial expenses in the period and directly reduces the value of the investment.

Investments in subsidiaries

The Investments are presented as investments in Subsidiaries when the Company has control over the investee, Control is the power to govern the financial and operating policies of an enterprise so as to obtain benefits from its activities.

An investment is considered to be controlled by the investee when the Company holds more than 50% of the ownership of that entity, unless such ownership does not confer control.

Below are the conditions where control also exists even when the parent owns less than one half of the voting power of an enterprise:

- (i) Power over more than one half of the voting rights by virtue of an agreement with other investors;
- (ii) Power to govern the financial and operating policies of the enterprise under a statute or an agreement;
- (iii) Power to appoint or remove the majority of the members of the Board of Management or equivalent governing body;
- (iv) Power to cast the majority of votes at meetings of the Board of Management or equivalent governing body.

The initial recognition date of an investment in a subsidiary acquired during the period is the date on which the Company obtains effective control over the investee, In the Company's separate financial statements, investments in subsidiaries are presented at cost (purchase price and directly attributable costs) less provision for loss of financial investments. The provision for loss of financial investments is based on the accumulated loss value on the financial statements of the subsidiary and can be reversed when profits are made, Any increase or decrease in the provision for financial investment value impairment is recorded in financial expenses during the period.

Equity Joint Venture

A joint venture is a contractual arrangement whereby two or more parties undertake an economic activity which is subject to joint control, Joint control is understood as the making of strategic decisions related to the operating and financial policies of the joint venture unit must have the consensus of the parties having joint control.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

In the case where a member company directly carries out its business activities under joint venture arrangements, its share of the jointly controlled assets and any liabilities incurred jointly with other venturers arising from the joint venture operations are recognised in the financial statements of the respective company and classified according to the nature of the economic transactions arising. Liabilities and expenses incurred that are directly attributable to the share of the jointly controlled assets are accounted for on an accrual basis. Income from the sale or use of its share of the output of a joint venture and its share of the expenses incurred are recognised when it is probable that the economic benefits arising from these transactions will flow to or from the Company and the economic benefits can be measured reliably.

Joint venture arrangements that involve the establishment of a separate entity in which the venturers have an equity interest are called jointly controlled entities.

Investment in associate

An associate is an enterprise in which the investor has significant influence and which is neither a subsidiary nor a joint venture of the investor. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control over those policies.

Investment in subsidiary, joint ventures and associates are initially recorded at cost, included the purchase price or capital contribution plus costs directly to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary at the time of acquisition.

Dividends and profits from periods prior to the purchase of the investment are recorded as a reduction in the value of the investment itself. Dividends and profits from periods subsequent to the purchase of the investment are recorded as revenue. Dividends received in the form of shares are only recorded as the number of shares increased, not as the value of shares received at par value.

Provision for losses on investments in subsidiaries, joint ventures and associates is made at the time of preparing the financial statements. When investments in subsidiaries, joint ventures and associates have decreased compared to the original price, the Company makes provisions as follows:

- For investments in subsidiaries, joint ventures and associates with listed shares on the market or the fair value of the investment is reliably determined, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting date, the provision is set up at the rate equal to the difference between the actual capital contribution of the parties in the subsidiary, joint venture or associate and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties in the subsidiary, joint venture or associate.

If the subsidiary, joint venture or associate is the subject of the Consolidated Financial Statement, the basis for determining the provision for losses is the Consolidated Financial Statement.

Increases or decreases in the provision for losses on investments in subsidiaries, joint ventures or associates that need to be set up at the closing date of the financial statement are recorded in financial expenses.

5. Receivables

The receivables are presented at net book value less provision for doubtful debts

The classification of receivables is made according to the following principles:

- Receivables from customers reflect receivables of a commercial nature arising from purchase-sale transactions between the Company and buyers who are independent entities of the Company, including receivables for export sales entrusted to other entities.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

- Internal receivables reflect receivables from affiliated units without legal status that are dependent on accounting.

- Other receivables reflect receivables of a non-commercial nature, not related to purchase-sale transactions.

The Company sets aside provisions for bad debts for receivables that are overdue as stated in economic contracts, contract commitments or debt commitments, which the enterprise has requested many times but has not yet recovered. The determination of the overdue period of the receivable is based on the principal repayment period according to the original purchase and sale contract, not taking into account the debt extension between the parties; or for receivables that have not yet reached the payment deadline but the debtor has gone bankrupt or is in the process of dissolution, missing, absconding and will be refunded when the debt is recovered.

- The increase or decrease in the provision for bad debts at the closing date of the interim financial report is accounted for in the enterprise management expenses.

6. Inventories

Inventories are determined on base to stated at the lower of cost and net realisable value.

The cost of inventories includes the costs incurred to bring the inventories to their present location and condition, including: Purchase price, non-refundable taxes, transportation, handling, storage costs during the purchase process, standard losses, and other costs directly attributable to the purchase of inventories.

Net realizable value means the estimated selling price of inventories in a normal production and business period minus (-) the estimated cost for completing the products and the estimated cost needed for their consumption.

The Company applies the perpetual inventory method to account for inventories. The selling price of inventories is calculated by the weighted average method after each import. The selling price of raw materials and the selling price of goods are calculated by the weighted average method.

7. Prepaid expenses

Prepaid expenses is used to record expenses actually incurred but they are related to operation output of many accounting period. Prepaid expenses includes tools and supplies issued for use awaiting allocation, fixed asset repair costs, prepaid land rental, business advantages, goodwill, establishment costs and other prepaid expenses.

Tools and equipment: Tools and equipment put into use are allocated to expenses using the straight-line method over 1-3 years.

8. Tangible fixed assets

Tangible fixed assets are initial recognition about at original cost reflected on the Financial Position according to the indicators of original cost, accumulated depreciation and carrying amount.

The recording of tangible fixed assets and depreciation of fixed assets are implemented in accordance with Vietnamese Accounting Standard No, 03 - Tangible fixed assets, Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance guiding the enterprise accounting regime, Circular No, 45/2013/TT-BTC dated April 25, 2013 guiding the regime of management, use and depreciation of fixed assets and Circular No, 147/2016/TT-BTC dated October 13, 2016 on amending and supplementing a number of articles of Circular No, 45/2013/TT-BTC and Circular No, 28/2017/TT-BTC dated April 12, 2017 on amending and supplementing a number of articles of Circular No, 45/2013/TT-BTC and Circular No, 147/2016/TT-BTC of the Ministry of Finance.

The historical cost includes the purchase price (less the trade discount or discount), leases and any directly attributable costs to bring the tangible fixed assets into work condition for its intended use.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

For fixed assets that have been put into use but have not yet been officially settled, the original cost of the fixed assets will be temporarily recorded as an increase and depreciation will be deducted, When the official settlement is made, the original cost and depreciation will be adjusted accordingly.

Expenses arising after the initial recognition of tangible fixed assets are recorded as an increase in the original cost of the asset when these expenses certainly increase economic benefits in the future, Expenses arising that do not satisfy the above conditions are recorded by the Company as production and business expenses in the period.

Tangible fixed assets are depreciated using the straight-line method based on the estimated useful life, Accounting for tangible fixed assets is classified according to groups of assets with the same nature and purpose of use in the production and business activities of the Company, The specific depreciation time is as follows:

<i>Assets</i>	<i>Year</i>
Building and structure	05 – 12
Machinery and equipment	05 – 07
Means and transportation and transmission	06 – 07
Management instrument and tools	03 – 05

9. Intangible fixed assets

Intangible fixed assets are measured at historical cost less accumulated amortization.

The cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the date when the asset is ready for use. Expenses related to intangible fixed assets incurred after initial recognition are recognized as production and business expenses in the period unless these costs are directly attributable to a specific intangible fixed asset and increase the economic benefits from these assets.

When intangible fixed assets are sold or liquidated, the cost and accumulated depreciation are written off and the gain or loss arising from the liquidation is recognized as income or expense in the year.

The Company's intangible fixed assets are Management Software Programs, Expenses related to computer software programs that are not part of the related hardware are capitalized. The cost of computer software is all costs incurred by the Company up to the date when the software is put into use, Computer software is amortized using the straight-line method.

10. Investment Property

Investment property is an office building owned by a company for the purpose of earning rental income, Investment property for lease is stated at cost less accumulated depreciation, The cost of an investment property is the total cost incurred by the company or the fair value of the consideration given to acquire the investment property up to the date of its acquisition or completion of construction.

Expenditures relating to investment property incurred after initial recognition are recognized as expenses, unless these expenses are likely to cause the investment property to generate future economic benefits in excess of the originally assessed level of performance, in which case they are recorded as an increase in cost.

Investment property is no longer presented in the consolidated balance sheet after it has been sold or after the investment property is no longer used and it is considered that no future economic benefits will be obtained from the disposal of that investment property, The difference between the net proceeds from disposal and the carrying amount of the investment property is recognised in the consolidated statement of income in the year of disposal.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

A transfer from owner-occupied property or inventories to investment property occurs only when the owner ceases to use the property and commences an operating lease or at the end of the construction phase. A transfer from investment property to owner-occupied property or inventories occurs only when the owner begins to use the property or to develop it for sale. A transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying amount of the property at the date of transfer.

Investment property used for rental purposes is depreciated using the straight-line method over its estimated useful life. The depreciation period for the office building is 30 years.

11. Construction in progress

Construction in progress of Company is project implementation expense project.

12. Consolidate and Goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination comprises the fair value, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group, in exchange for control of the acquired entity, and any costs directly attributable to the combination. The assets acquired, identifiable liabilities, and contingent liabilities assumed in a business combination are measured at their fair values at the date of acquisition. For a multi-period business combination, the cost of a business combination is the sum of the cost of the investment at the date of acquisition plus the cost of previous investments reassessed at their fair values at the date of acquisition. The difference between the revaluation price and the cost of the investment is recognised in the income statement if, before the date of obtaining control, the Group did not have significant influence over the subsidiary and the investment is presented under the cost method. If, before the date of obtaining control, the Group had significant influence and the investment is presented under the equity method, the difference between the revaluation price and the value of the investment under the equity method is recognised in the income statement and the difference between the value of the investment under the equity method and the cost of the investment is recognised directly in the item "Retained earnings" in the interim consolidated balance sheet. The excess of the cost of the business combination over the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities recognised at the date of obtaining control of the subsidiary is recognised as goodwill. If the Group's share of the fair value of the identifiable assets, liabilities and contingent liabilities recognised at the date of acquisition exceeds the cost of the business combination, the difference is recognised in the income statement.

Goodwill is amortised on a straight-line basis over a period not exceeding 10 years. When there is evidence that the impairment of goodwill is greater than the amortisation, the amortisation in the year/period is the impairment incurred.

The non-controlling interest at the date of the initial business combination is determined based on the non-controlling interest's share of the fair value of the recognised assets, liabilities and contingent liabilities.

13. Liabilities and Accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company, including the number of payables on imports through trustees.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

- Accrued expenses reflect the payables for goods and services received from the seller or provided for the buyer, for which no invoices have yet been received from suppliers. Those payables also reflect the number of payables to employees on vacation wages, production, and business costs that must accrue.

- Internal payables reflect the payable between superior and subordinate units have no legal with dependent accounting.

- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

Liabilities and accrued expenses are classified as short-term and long-term in the interim balance sheet based on their remaining term at the end of the accounting period.

14. Unearned revenue

Unearned revenue includes revenue received in advance such as amounts paid by customers in advance for one or more periods for office rentals.

Unearned revenue is transferred to proceeds from sales and services rendered at the amount determined in accordance with each accounting period.

15. Owners' equity

The contributed capital reflects the actual amount of investment by owners, capital surplus is the additional paid-in capital in excess of par value that an investor pays when buying shares from an issuing entity

Share capital surplus is recorded as the difference between the issue price and the par value of shares when first issued, additional issuance, the difference between the reissue price and the book value of treasury shares and the capital component of convertible bonds at maturity. Direct costs related to the additional issuance of shares and reissuance of treasury shares are recorded as a decrease in share capital surplus.

Other capital of the owner is formed by supplementing from the results of business operations, revaluation of assets and the remaining value between the fair value of donated, donated, and sponsored assets after deducting taxes payable (if any) related to these assets.

Treasury shares are shares in which the Company buys back shares issued by the Company itself, the payment including costs related to the transaction is recorded as treasury shares and is reflected as a deduction in equity. When reissued, the difference between the reissue price and the book value of treasury shares is recorded in the item " Surplus equity".

Undistributed profit after tax is the profit (profit or loss) from the enterprise's operations after deducting the current year's corporate income tax expense and adjustments due to retroactive application due to changes in accounting policies and retroactive adjustments due to material errors in previous years.

Profit after corporate income tax is distributed to owners/shareholders/members after setting aside funds according to the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into account non-monetary items in undistributed profit after tax that may affect cash flow and the ability to pay dividends such as interest from revaluation of assets contributed as capital, interest from revaluation of monetary items, financial instruments and other non-monetary items.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

16. Dividend distribution

The Company's net profit after tax is available for appropriation to shareholders as dividends after approval by shareholders at the Company's Annual General Meeting nas after making appropriation to reserve funds in accordance with the Company's Charter.

The distribution of profits to shareholders takes into account non-monetary items in undistributed profits after tax that may affect cash flow and the ability to pay dividends such as interest on revaluation of contributed assets, interest on revaluation of monetary items, financial instruments and other non-monetary items.

17. Recognition of revenues and income

Revenues of Company included revenues from sales and services (details group of goods and products actually sold by the Company), construction, providing consulting and design services...

Revenues from sales of products, goods

Sale turnover shall be recognized if it simultaneously meets the following five (5) conditions:

- The enterprise has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The enterprise no longer holds the right to manage the goods as the goods owner, or the right to control the good
- Turnover has been determined with relative certainty, When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the products or goods (except in cases where the customer has the right to return the goods in exchange for other goods or services);
- The enterprise has gained or will gain economic benefits from the good sale transaction;
- It is possible to determine the costs related to the goods sale transaction.

Turnover from service provision

Turnover from service provision shall be determined only when it satisfies all the four (4) conditions below:

Turnover is determined with relative certainty, When a contract provides that the buyer has the right to return the purchased services under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer has no right to return the services provided.

- It is possible to obtain economic benefits from the service provision transaction.
- The work volume finished on the date of making the accounting balance sheet can be determined.
- The costs incurred from the service provision transaction and the costs of its completion can be determined.

Turnover from construction contracts

When the outcome of a contract can be estimated reliably :

- For construction contracts that stipulate that contractors are paid according to the planned progress, revenue and expenses related to the contract are recorded corresponding to the completed work portion determined by the Company on the closing date of the financial statements.
- For construction contracts that stipulate that contractors are paid according to the value of the performed volume, revenue and expenses related to the contract are recorded corresponding to the completed work portion confirmed by the customer and reflected on the issued invoice.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

Increases and decreases in construction and installation volume, compensation and other revenues are only recorded as revenue when agreed with the customer.

When the results of construction contract performance cannot be estimated reliably, then:

- Revenue is only recorded equivalent to the contract costs incurred for which reimbursement is relatively certain.
- Contract costs are only recorded as expenses when incurred.
- The difference between the total cumulative revenue of the construction contract recorded and the cumulative amount recorded on the contract's progress payment invoices is recorded as a receivable or a payable according to the progress payment schedule of the construction contract.

Operating lease revenue is recognised on a straight-line basis over the lease term, Rental payments received in advance for multiple periods are allocated to revenue in accordance with the lease term.

In the event that the lease term is over 90% of the useful life of the asset, revenue is recognised once for the entire amount of rental payments received in advance if all of the following conditions are met:

- The lessee has no right to cancel the lease contract and the Company has no obligation to return the amount received in advance in any case and in any form;
- The amount received in advance from the lease is not less than 90% of the total expected rental payments under the contract during the lease term and the lessee must pay the entire rental within 12 months from the commencement date of the lease;
- Almost all risks and rewards associated with ownership of the leased asset have been transferred to the lessee;
- The cost of leasing activities is estimated relatively fully.

Operating lease revenue

Financial income

Interest from long-term investments is estimated and the right to receive interest from the investee companies is recognized.

Interest from bank deposits is recorded based on the bank's periodic announcement, loan interest is recorded based on the actual time and interest rate of each period.

Dividends and distributed profits

Dividends and distributed profits are recorded when the Company receives the right to dividends or profits from capital contributions. Dividends received in shares are only tracked according to the number of shares increased, not recorded as the value of shares received/recorded at par value.

18. Revenue deductions

Revenue deductions include trade discounts, sales discounts, sales returns arising in the same period of consumption of products, goods, and services that are adjusted to reduce the revenue of the arising period.

In case products, goods, and services have been consumed in previous periods, but trade discounts, sales discounts, and returns arise in this period, revenue is recorded as a decrease according to the following principles:

- If the discount, trade discount, or return arises before the issuance of the Interim Consolidated Financial Statements: record a decrease in revenue on the Interim Consolidated Financial Statements of this period.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

If the discount, trade discount, or return arises after the issuance of the Interim Consolidated Financial

Statements; record a reduction in revenue on the Interim Consolidated Financial Statements of the following period.

19. Borrowing cost

Borrowing costs including borrowing interests and costs directly related to the loan.

Borrowing costs should be recognized into production or business costs in the period in which they are incurred, unless they are capitalized according to provisions of Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of assets that take a substantial period of time to complete and put into use or sale are added to the cost of the asset until such time as the asset is put into use or sale. Income from temporary investment in loans is recorded as a reduction in the cost of the relevant asset. For loans specifically for the construction of fixed assets or investment real estate, interest is capitalized even if the construction period is less than 12 months.

In case of joint capital borrowings, which are used for the purpose of investment in construction or production of an uncompleted asset, the borrowing costs eligible for capitalization in each accounting period shall be determined according to the capitalization rate for weighted average accumulated costs incurred to the investment in construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate applicable to the enterprise's borrowings unrepaid in the period, except for particular borrowings for purpose of obtaining an uncompleted asset.

20. Expenses

Costs are amounts reducing economic benefits, recorded at the time the transaction arises or shall be likely to arise in the future regardless of spending money or not.

Costs and revenues set up by it must be recorded simultaneously on the principle of matching concept. However, in some cases, the principle of matching concept may conflict with the prudence concept in accounting, accountants must be based on the nature and the accounting Standards to record transactions true and fair.

21. Taxes and tax payable*Value added tax (VAT)*

Enterprises apply the declaration and calculation of VAT according to the guidance of current tax law at 10% and 8%;

Corporate income tax

Corporate income tax (if only) is total value tax in current year and deferred tax liabilities.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and it further excludes items that are not taxable or deductible.

The current taxed income shall be determined on basis of taxable income and the corporate income tax rate is 20%.

The determination of the Group's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority.

Other taxes

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

Other taxes and fees are declared and paid by the enterprise to the local tax authority in accordance with current tax laws in Vietnam

22. Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, Parties included:

- Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are under common control with, the Group, including the parent company, subsidiaries of the Group, joint ventures, jointly controlled entities, and associates.
- Individuals who have direct or indirect voting power in the Reporting enterprises that gives them significant influence over the enterprise, key management personnel having authority and responsibility for planning, directing and controlling the activities of the Group, including close family members of any such individual.
- Enterprises in which the voting power is directly or indirectly held by any of the individuals listed above or in which such person is able to exercise significant influence.

In considering each possible related party relationship, attention is paid to the substance of the relationship, not merely the legal form.

23. Segment reporting

A business segment is a distinguishable component that is engaged in providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of segments operating in other economic environments.

Segment information is prepared and presented in accordance with the accounting policies adopted for the preparation and presentation of the Group's interim consolidated financial statements.

V. SUPPLEMENTTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARETE STATEMENT OF FINANCIAL POSITION**1. Cash and cash equivalents**

	31/12/2025	01/01/2026
	VND	VND
Cash on hand	2,983,754,906	2,353,718,112
Cash at banks of demand deposit	24,441,212,490	35,094,315,396
Total	27,424,967,396	37,448,033,508

2. Financial investment**2a. Held-to-maturity investments**

	31/12/2025		01/01/2026	
	Cost	Book value	Cost	Book value
	VND	VND	VND	VND
<i>Short- term</i>				
Term deposits	8,000,000,000	8,000,000,000	6,800,000,000	6,800,000,000
Total	8,000,000,000	8,000,000,000	6,800,000,000	6,800,000,000

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

Loans are granted between MBG – CONFITECH Investment Co., Ltd. and individuals for personal consumer purposes, with an interest rate of 6.5% per year and a loan term of 3 months.

2b, Long – term financial investment

	31/12/2025			01/01/2026		
	Cost	Adjustment	Fair	Cost	Adjustment	Fair
	VND	using the equity method VND	value VND	VND	using the equity method VND	value VND
- VCADO GLOBAL Joint Stock company	48,000,000,000	46,042,971,144	(*)	48,000,000,000	45,970,564,279	(*)
- MBG Lac sanh Phu Yen Joint Stock company	48,000,000,000	47,367,966,953	(*)	48,000,000,000	47,586,696,757	(*)
- Mien Trung Industrial joint stock company	50,000,000,000	50,412,344,010	(*)	50,000,000,000	50,468,363,470	(*)
- PJACA Phú Yên Joint Stock company	48,000,000,000	49,239,064,214	(*)	48,000,000,000	49,454,734,568	(*)
- Quoc Bao Van Ninh Joint Stock company	94,000,000,000	91,293,808,409	(*)	94,000,000,000	91,476,564,303	(*)
- Viet Nam green industry development investment joint stock company	72,000,000,000	71,974,398,999	(*)	72,000,000,000	71,974,791,564	(*)
Total	360,000,000,000	356,330,553,729	(*)	360,000,000,000	356,931,714,941	(*)

(*) At the reporting date, the Company has not determined fair values of these financial instruments for disclosure in the separate financial statements because information about their market prices is not available and there is currently no guidance no determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises, The fair values of these financial instruments may differ from their carrying amounts,

Detailed information of the Subsidiaries, Joint Ventures and Associates, including business lines, voting rights ratios, and interest ratios are presented in Part I, Item 5 of the Notes to these interim separate financial statements,

Transactions between Subsidiaries, Joint Ventures and Associates are presented in Part VII, Item 2 of the Notes to these interim separate financial statements.

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

3. Short-term accounts receivables from customers

	31/12/2025		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
<i>Receivables of related parties</i>	-	-	19,428,790,131	-
PJACA Phu Yen joint stock company	-	-	11,900,613,569	-
Lac Sanh Phu Yen joint stock company	-	-	7,528,176,562	-
<i>Other accounts receivables</i>	480,021,608,521	12,437,208,171	445,252,205,764	12,437,208,171
CH consulting and trading company limited	80,293,331,354	-	-	-
Nam Thang Long consultancy and trading company limited	123,314,027,035	-	111,852,561,755	-
Dong Do construction and architecture consultant joint stock company	159,732,112,273	6,843,557,429	165,640,326,793	6,843,557,429
Kosy joint stock company	61,012,344,118	-	48,170,914,038	-
Others	55,669,793,741	5,593,470,742	51,982,195,344	5,593,470,742
Total	480,021,608,521	12,437,028,171	464,680,995,895	12,437,028,171

4. Prepayment to suppliers

	31/12/2025		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
Zone Viet Joint stock company	25,965,427,214	-	9,830,745,320	-
PJACA GROUP Joint stock company	37,484,506,480	-	-	-
Van Phong Hoilding company limited	11,112,773,664	-	36,119,488,054	-
Van Phong Toan Cau Hoilding company limited	7,630,595,280	-	34,446,541,280	-
Others	941,723,731	-	480,872,948	-
Total	83,135,026,369	-	80,877,647,602	-

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

5. Other short-term receivables

	31/12/2025		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
Anticipated Interest	-	-	-	-
Others	2,866,016	-	844.283	-
Total	2,866,016	-	844.283	-

6. Inventories

	31/12/2025		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
Raw materials	10,540,956,355	-	11,901,325,284	-
Work in progress	15,284,511,057	-	5,276,066,588	-
Finished goods	142,290,379,977	-	141,705,376,539	-
Goods	215,853,586,319	-	219,873,648,119	-
Total	383,969,433,708	-	388,756,416,530	-

7. Prepaid expenses**7a. Short-term prepaid expenses**

	31/12/2025	01/01/2026
	VND	VND
Prepaid expenses	13,319,652	59,244,821
Others	297,617,794	337,526,701
Total	310,937,446	396,771,522

7b. Long-term prepaid expenses

	31/12/2025	01/01/2026
	VND	VND
Prepaid expenses	51,212,593	67,009,505
Others	9,835,782	11,789,913
Total	61,048,375	78,799,418

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

8. Increases, decreases in tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
Cost					
01/01/2026	29,497,123,571	63,857,520,800	6,958,997,702	68,400,000	100,382,042,073
Purchase in the year	-	-	-	-	-
31/12/2025	<u>29,497,123,571</u>	<u>63,857,520,800</u>	<u>6,958,997,702</u>	<u>68,400,000</u>	<u>100,382,042,073</u>
<i>In which:</i>					
The intangible assets were fully depreciated but are still in use	-	6,165,300,000	1,909,368,727	35,000,000	8,109,668,727
Waiting for liquidation	-	-	-	-	-
Accumulated depreciation					
01/01/2026	22,700,677,050	48,135,821,708	5,384,321,485	43,350,002	76,264,170,245
Depreciation charged	802,627,418	2,079,751,914	183,034,539	4,175,001	3,069,588,872
31/12/2025	<u>23,503,304,468</u>	<u>50,215,573,622</u>	<u>5,567,356,024</u>	<u>47,525,003</u>	<u>79,333,759,117</u>
Carrying amount					
01/01/2026	6,796,446,521	15,721,699,092	1,574,676,217	25,049,998	24,117,871,828
31/12/2025	<u>5,993,819,103</u>	<u>13,641,947,178</u>	<u>1,391,641,678</u>	<u>20,874,997</u>	<u>21,048,282,956</u>
<i>In which:</i>					
Temporarily Unused	-	-	-	-	-

9. Increases, decreases in tangible fixed assets

It is a management software, details are as follows :

	Software VND	Total VND
Cost		
01/01/2026	200,340,000	200,340,000
31/03/2025	<u>200,340,000</u>	<u>200,340,000</u>
Accumulated amortisation		
01/01/2026	173,053,548	173,053,548
Depreciation charged	13,356,000	13,356,000
31/03/2025	<u>186,409,548</u>	<u>186,409,548</u>
Carrying amount		
01/01/2026	27,286,452	27,286,452
31/03/2025	<u>13,930,452</u>	<u>13,930,452</u>
<i>In which::</i>		
The tangible assets were fully depreciated but are still in use	-	-
Waiting for liquidation	-	-

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

10. Increases, decreases in investment properties

	Land use rights VND	Total VND
Cost		
01/01/2026	49,217,297,239	49,217,297,239
31/03/2025	49,217,297,239	49,217,297,239
Accumulated depreciation		
01/01/2026	4,096,893,451	4,096,893,451
Depreciation charged	410,286,732	410,286,732
31/03/2025	4,507,180,183	4,507,180,183
Carrying amount		
01/01/2026	45,120,403,788	45,120,403,788
31/03/2025	44,710,117,056	44,710,117,056

11. Construction in progress

	31/03/2025 VND	01/01/2026 VND
Other construction in progress	3,794,760,255	3,794,760,255
Total	3,794,760,255	3,794,760,255

12. Goodwill

	Goodwill VND	Total VND
Cost		
01/01/2026	54,455,007,555	54,455,007,555
31/03/2025	54,455,007,555	54,455,007,555
Accumulated depreciation		
01/01/2026	5,445,500,756	5,445,500,756
Depreciation charged	1,361,375,189	1,361,375,189
31/03/2025	6,806,875,945	6,806,875,945
Carrying amount		
01/01/2026	49,009,506,799	49,009,506,799
31/03/2025	47,648,131,610	47,648,131,610

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

13. Short-term trade payables

	31/03/2025		01/01/2026	
	Value	Amount able to be paid off	Value	Amount able to be paid off
	VND	VND	VND	VND
<i>Payables to related parties</i>	-	-	-	-
<i>Payables to other supplies</i>	8,112,741,710	8,112,741,710	16,209,239,814	16,209,239,814
Vgo Group Joint Stock Company	-	-	8,737,772,904	8,737,772,904
Zone Viet Joint Stock Company	7,894,185,560	7,894,185,560	8,737,772,904	8,737,772,904
Nam Hanoi Trading and Consulting Joint Stock Company	-	-	6,079,290,356	6,079,290,356
Others	217,421,117	217,421,117	1,392,176,554	1,392,176,554
Total	8,111,606,677	8,111,606,677	16,209,239,814	16,209,239,814

14. Short-term accrued expenses

	31/03/2025	01/01/2026
	VND	VND
Provision for interest expense	-	144,949,398
Others	335,000,000	335,000,000
Total	335,000,000	479,949,398

15. Other payables**15a, Short-term other payables**

	31/03/2025		01/01/2026	
	Value	Amount able to be paid off	Value	Amount able to be paid off
	VND	VND	VND	VND
- Trade union fee	112,932,653	112,932,653	84,482,653	84,482,653
- Constrexim Joint Stock Company No. 1 - Capital contribution for business cooperation(*)	414,731,800	414,731,800	414,731,800	414,731,800
Total	527,664,453	527,664,453	499,214,453	499,214,453

(*) It is the Company received as joint venture capital from Constrexim Joint Stock Company No. 1 to implement the Do Son Rural Residential Area Project combining ecological resort and aquaculture, Thanh Ba district, Phu Tho province,

15b, Long-term other payables

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

	31/03/2025		01/01/2026	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Long term collateral & deposit	400,000,000	400,000,000	400,000,000	400,000,000
Total	400,000,000	400,000,000	400,000,000	400,000,000

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

16. Taxes and amounts payables to the State budget

	01/01/2026		During the year		31/03/2025	
	Payables VND	Receivable VND	Amount payable VND	Paid VND	Payables VND	Receivable VND
Value added tax on domestic goods	-	605,016,741	-	-	-	605,016,741
Corporate income tax	140,959,276	-	678,083,313	474,420,916	678,083,312	-
Personal income tax	335,254,790	-	2,649,925	2,993,151	1,449,925	-
Fees, charges and other payables	-	-	-	-	-	-
Total	476,214,066	605,016,741	680,733,238	477,414,067	679,533,237	605,016,741

17. Short-term borrowings and finance lease liabilities

	31/03/2025		In the year		01/01/2026	
	Amount VND	Amount able to be paid off VND	Increases VND	Decrease VND	Amount VND	Amount able to be paid off VND
Short-term borrowings						
Military Commercial Joint Stock Bank – Dien Bien Phu Branch (1)	35,000,000,000	35,000,000,000	35,000,000,000	35,000,000,000	35,000,000,000	35,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam-Hanoi Branch(2)	43,391,000,000	43,391,000,000	25,501,000,000	25,501,000,000	43,391,000,000	43,391,000,000
Saigon Thuong Tin Commercial Joint Stock Bank(3),(4)	39,700,000,000	39,700,000,000	39,700,000,000	39,700,000,000	39,700,000,000	39,700,000,000
Total	118,091,000,000	118,091,000,000	100,201,000,000	100,201,000,000	118,091,000,000	118,091,000,000

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

(1) Credit contract No, 320097,25,051,1970764,TD dated July 28, 2025 with Military Commercial Joint Stock Bank - Dien Bien Phu Branch, Credit limit: 50,000,000,000 VND, of which the loan limit is: 35,000,000,000 VND and the guarantee limit outside the payment guarantee is: 15,000,000,000 VND, Interest rate: According to each disbursement, Purpose: Providing credit for production and business activities and installation of electrical equipment,

Collateral:

Real estate according to the certificate of land use rights, house ownership rights and other assets attached to land No, DN 093278, certificate issuance number: CT22369, Issuing agency: Land registration office of Hung Yen province; issued on June 14, 2024,

Real estate according to the certificate of land use rights, house ownership rights and other assets attached to land No, DN 093270, number of the certificate issued: CT22370, Issuing authority: Hung Yen Provincial Land Registration Office; issued on June 14, 2024,

Real estate according to the certificate of land use rights, house ownership rights and other assets attached to land No, DN 093268, number of the certificate issued: CT22372, Issuing authority: Hung Yen Provincial Land Registration Office; issued on June 14, 2024,

Real estate according to the certificate of land use rights, house ownership rights and other assets attached to land No, DN 150337, number of the certificate issued: CT22189, Issuing authority: Hung Yen Provincial Land Registration Office; issued on June 14, 2024,

(2) Credit limit contract No, 01/2025/5263251/HDTD dated July 14, 2025 with Vietnam Joint Stock Commercial Bank for Investment and Development, Credit limit: VND 44,900,000,000 and is also the combined loan, guarantee and L/C issuance limit, without distinguishing the loan limit, guarantee limit and separate L/C issuance limit, Credit limit maintenance period: 12 months from the date of signing the Contract, Interest rate: according to each disbursement, Purpose: Supplementing working capital, guarantee, issuing L/C to serve the production and business activities of customers,

Collateral:

Real estate as per the Certificate of Land Use Rights, Ownership of Residential Housing, and Other Assets Attached to Land, parcel number 3167, map sheet number 09, certificate registration number: CT22368, located at ĐDD-244, Dream City Ecological Urban Area, Long Hung Commune, Van Giang District, Hung Yen Province, Real estate as per the Certificate of Land Use Rights, Ownership of Residential Housing, and Other Assets Attached to Land, parcel number 3165, map sheet number 09, certificate registration number: CT22369, located at ĐDD-246, Dream City Ecological Urban Area, Long Hung Commune, Van Giang District, Hung Yen Province, Real estate as per the Certificate of Land Use Rights, Ownership of Residential Housing, and Other Assets Attached to Land, parcel number 65, map sheet number 19, certificate registration number: CH00310, located at No, 9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, owned by Mr, Pham Huy Thanh and Ms, Dang Thi Tuyet Lan,

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

(3) Credit limit contract No, 20252829014 TD dated August 29, 2025 with Saigon Thuong Tin Commercial Joint Stock Bank - Thanh Tri Branch, Credit limit: 19,700,000,000 VND, of which the loan limit is: 19,700,000,000 VND and the guarantee limit in the form of guarantee and the limit of LC issuance is: 19,700,000,000 VND; The credit limit maintenance period is 12 months from the date of signing the Credit limit contract, Interest rate: According to each disbursement,

Collateral:

Real estate located at plot of land No, 2415, map sheet No, 6, Nghia Tru commune, Hung Yen province,
Real estate located at plot of land No, 2412, map sheet No, 6, Nghia Tru commune, Hung Yen province,
The property is located on plot number 2419, map sheet number 6, Nghia Tru commune, Hung Yen province,

(4) Credit limit contract No, 202528284226 TD dated August 15, 2025 with Saigon Thuong Tin Commercial Joint Stock Bank - Thanh Tri Branch, Credit limit: 20,000,000,000 VND, of which the loan limit is: 20,000,000,000 VND and the guarantee limit in the form of guarantee and LC issuance limit is: 20,000,000,000 VND; The credit limit maintenance period is 12 months from the date of signing the Credit limit contract, Interest rate: According to each disbursement, Collateral: -
Real estate located at plot number 3326, address Dream City Ecological Urban Area, Nghia Tru Commune, Hung Yen Province, including assets attached to the land of the Villa at address CX7-146, Dream City Ecological Urban Area, Nghia Tru Commune, Hung Yen Province, according to the land use rights certificate number AA01906854 dated June 29, 2025,

Details of short-term loans incurred during the period are as follows:

01/01/2024	118,091,000,000
Loan Amount Incurred	100,201,000,000
Carryover from Long-Term Loan	-
Loan Amount Repaid	100,201,000,000
31/03/2025	118,091,000,000

18. Bonus and welfare fund

	01/01/2026	Increase due to provision from profit	Fund disbursement during the period	31/03/2025
	VND	VND	VND	VND
Bonus funds	1,253,717,831	-	-	1,253,717,831
Welfare funds	1,160,901,635	-	-	1,160,901,635
Total	2,414,619,466	-	-	2,414,619,466

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

19. Owner's equity

19a. Reconciliation table of equity

Items	Owner's contributed capital	Capital surplus	Investment and Development fund	Investment and development fund	Non- controlling interest	Total
	VND	VND	VND	VND	VND	VND
01/01/2025	1,202,185,400,000	(238,202,140)	8,423,689,821	76,658,674,732	2,618,115,292	1,289,647,677,705
- Net profit for the year	-	-	-	20,231,835,230	35,941,507	20,267,776,737
Capital increase at the - subsidiary company	-	-	-	-	400,000,000	400,000,000
31/12/2025	1,202,185,400,000	(238,202,140)	8,423,689,821	96,890,509,962	3,054,056,799	1,310,315,454,442
01/01/2026	1,202,185,400,000	(238,202,140)	8,423,689,821	96,890,509,962	3,054,056,799	1,310,315,454,442
- Net profit for the year	-	-	-	391,683,850	11,364,454	403,048,304
31/03/2025	1,202,185,400,000	(238,202,140)	8,423,689,821	97,282,193,812	3,065,421,253	1,310,718,502,746

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)**19b. Shares**

	31/03/2025	01/01/2026
	Share	Share
Number of shares registered for issuance	120,218,540	120,218,540
Number of shares issued to the public	120,218,540	120,218,540
- Ordinary shares	120,218,540	120,218,540
- Preference shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preference shares	-	-
Number of outstanding shares in circulation	120,218,540	120,218,540
- Ordinary shares	120,218,540	120,218,540
- Preference shares	-	-

An ordinary share has par value of 10,000 VND/share.

VI. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE STATEMENT OF INCOME**1. Revenue from goods sold and services rendered**

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Revenue from sale of goods	116,685,374,700	92,170,107,050
Revenue from real assets	-	13,862,065,047
Revenue from rental assets	600,000,000	600,000,000
Total	117,285,374,700	106,632,172,097

2. Cost of goods sold and services rendered

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Cost of finished goods sold	110,768,042,896	87,792,507,263
Cost of real assets	-	10,992,251,335
Cost of rental assets	410,286,732	410,286,732
Total	111,178,329,628	99,195,045,330

3. Financial income

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Interest on deposits and loans	93,757,816	240,473,616
Total	93,757,816	240,473,616

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

4. Financial expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Other	1,835,929,350	674,776,487
Provision/(Reversal) for impairment of trading securities and investment losses	-	323,053,754
Total	1,835,929,350	997,830,241

5. Selling expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Staff costs	12,810,629	-
Other	79,090,000	-
Total	91,900,629	-

6. General and administration expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Staff cost	613,875,911	603,083,395
Expenses of office requisites	42,034,522	18,985,210
Depreciation expenses of fixed assets	420,070,355	508,256,358
Taxes, fees, charges	8,820,000	37,300,000
Reversal of provision for doubtful debts	-	(133,756,229)
Setting up provisions for bad debts	348,594,363	323,264,079
Outside service expenses	51,124,502	54,055,000
Distribution of trade advantages	1,361,375,189	-
Total	2,845,894,842	1,411,187,813

7. Other income

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Penalties received	-	240,000,000
Other	277,789,108	59,263
Total	277,789,108	240,059,263

8. Other expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Penalties tax, Collect Taxes Arrears	-	6,499,212
Others	22,574,346	-
Total	22,574,346	6,499,212

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

9. Earnings per share**9a, Basic earnings per share and Diluted earnings per share**

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Accounting profit after corporate income tax of the parent company's shareholders	390,739,498	5,675,751,832
Appropriation to bonus and welfare funds	-	-
Basic/diluted earnings per share	390,739,498	5,675,751,832
Weighted average number of common shares outstanding during the period	120,218,540	120,218,540
Basic/diluted earnings per share	<u>3</u>	<u>47</u>

9b, Other information

There have been no transactions of common shares or potential common shares between the reporting period and the date of issuance of these interim consolidated financial statements.

10. Production cost by nature

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Raw materials and consumables	2,288,902,782	2,508,556,074
Labour	329,431,055	757,895,085
Depreciation and amortisation	3,217,295,663	3,089,373,258
Provision for expenses/Reversal of provisions	-	-
Outside service expenses	571,492,506	231,262,850
Other expenses	107,075,548	54,055,000
Total	<u>6,514,197,554</u>	<u>6,641,142,267</u>

VII. OTHER INFORMATION**1. Significant transactions with related parties**

Related parties	Relationship
- Vcado Global joint stock company	Associate
- MBG Lac Sanh Phu Yen joint stock company	Associate/ legal representative is Mr Pham Huy Thanh
- PJACA Phu Yen joint stock company	Associate/ legal representative is member of the Board of Directors which is wife of Mr Pham Huy Thanh legal representative of MBG
- Mien Trung Industry joint stock company	Associate/ legal representative is Mr Pham Huy Thanh
- Quoc Bao Van Ninh joint stock company	Associate/ legal representative is Mr Pham Huy Thanh
- Mr Pham Huy Thanh	Chairman of the Board of Directors - legal representative of the Company

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

- Ms Dang Thi Tien Mother-in-law of Mr Pham Huy Thanh -
Chairman of the Board of Directors - legal
representative of the Company
- Ms Dang Thi Tuyet Lan Wife of Mr Pham Huy Thanh – Member of
Chairman of the Board of Directors – Vice of
General

Closing balance with related parties

Related parties	Close balance	31/03/2025 VND	01/01/2026 VND
PJACA Phu Yen joint stock company	Receivables of customer	-	11,900,613,569
MBG Lac Sanh Phu Yen joint stock company	Short-term of other Receivables	-	7,528,176,560

Related party transactions

Related parties	Nature of transaction	From 01/01/2026 to 31/03/2025 VND	From 01/01/2026 to 30/12/2025 VND	From 01/01/2025 to 31/03/2025 VND	From 01/01/2024 to 31/03/2025 VND
Mr Pham Huy Thanh	Accounts receivable from customers	60.000.000	60.000.000	60.000.000	60.000.000
Ms Dang Thi Tien	Accounts receivable from customers	-	-	48.900.000	48.900.000
MBG Lac Sanh Phu Yen joint stock company	Accounts receivable from customers	-	-	2.851.402.270	2.851.402.270
PJACA Phu Yen joint stock company	Accounts receivable from customers	-	-	1.820.000.000	1.820.000.000
Cong nghiep Mien Trung joint stock company	Accounts receivable from customers	2.084.462.000	2.084.462.000	600.000.000	600.000.000
MBG Lac Sanh Phu Yen joint stock company	Purchase services	-	-	60.000.000	60.000.000

Income of the Board of Directors, Board of Management and Board of Supervisors

	From 01/01/2026 to 31/03/2025 VND	From 01/01/2026 to 31/03/2025 VND	From 01/01/2025 to 31/03/2025 VND	From 01/01/2024 to 31/03/2025 VND
Income of the Board of Directors	30,000,000	30,000,000	28,000,000	28,000,000
Pham Huy Thanh	12,000,000	12,000,000	12,000,000	12,000,000
Dang Thi Tuyet Lan	6,000,000	6,000,000	6,000,000	6,000,000
Vuong Bao Yen	-	-	4,000,000	4,000,000
Hoang Thi Ba	6,000,000	6,000,000	-	-
Duong Quang Dong	6,000,000	6,000,000	6,000,000	6,000,000
Income of the Board of Supervisors	12,000,000	12,000,000	11,000,000	11,000,000

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

Pham Tuyet Nhung	6,000,000	6,000,000	6,000,000	6,000,000
Nguyen Thi Hanh	3,000,000	3,000,000	3,000,000	3,000,000
Nguyen Thi Quynh	-	-	2,000,000	2,000,000
Pham Thi Nga	3,000,000	3,000,000	-	-
Income of the Board of Management	85,250,077	85,250,077	81,564,230	81,564,230
Dang Thi Tuyet Lan	60,183,693	60,183,693	48,238,461	48,238,461
Duong Quang Dong	25,066,384	25,066,384	33,325,769	33,325,769
Total	127,250,077	127,250,077	120,564,230	120,564,230

2. Segment information

According to the Accounting Standard No, 28 and the Circular guiding this Standard, the Company needs to prepare segment reports, Accordingly, a segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments

The 2025 accounting period is a domestic operating unit, Therefore, the Company does not present segment reports by geographical area,

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)**Business Segment Reporting**

Items	Sale of goods		Construction		Asset leases		Others		Reported segments		Exclusions		Total	
	VND		VND		VND		VND		VND		VND		VND	
BUSINESS RESULT														
Revenue from sale of goods	116,685,374,700		-		600,000,000		-		117,285,374,700				117,285,374,700	
Revenue from sale of goods to segment														
Depreciated and amortisation expenses	114,668,685,741		-		589,630,120		-		115,258,315,861				115,258,315,861	
Profits from operating activities	2,016,688,959		-		10,369,880		-		2,027,058,839				2,027,058,839	
ASSETS														
Asset of segment	1,050,922,668,191		-		5,403,878,614		-		1,056,326,546,805				1,056,326,546,805	
Asset do not depreciated and amortisation									391,755,521,125				391,755,521,125	
Total assets									1,448,082,067,930				1,448,082,067,930	
LIABILITIES														
Liabilities of segment	134,259,523,226		-		690,366,845		-		134,949,890,071				134,949,890,071	
Asset do not depreciated and amortisation									2,414,619,466				2,414,619,466	
Total Liabilities									137,364,509,537				137,364,509,537	

The accompanying notes are an integral part of these separate interim financial statements

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

3. Financial instruments

On November 6, 2009, the Ministry of Finance issued Circular No, 210/2009/TT-BTC guiding the application of International Accounting Standards on the presentation of financial statements and disclosures for financial instruments ("Circular 210"), effective for financial statements from 2011 onwards, However, Circular 210 does not provide equivalent guidance for the evaluation and recognition of financial instruments including the application of fair value in accordance with International Accounting Standards and International Financial Reporting Standards, The Company's assets and liabilities are still recorded and accounted for in accordance with the current provisions of Vietnamese Accounting Standards and the Vietnamese Accounting System,

3.1 Financial Risk Management

The Company's financial liabilities mainly consist of loans, trade payables and other short-term payables, The main purpose of these financial liabilities is to mobilize financial resources to serve the Company's operations, The Company also has financial assets such as cash and cash equivalents, trade receivables and other receivables arising directly from the Company's operations, The Company does not hold or issue derivative financial instruments,

The material risks arising from the Company's financial instruments are market risk, credit risk and liquidity risk,

Risk management is an indispensable function for the entire business operations of the Company, The Company has established a control system to ensure a reasonable balance between the cost of risks incurred and the cost of risk management, The Board of Directors continuously monitors the Company's risk management process to ensure a reasonable balance between risks and controls, risks, the Board of Directors reviews and agrees to apply management policies for the above risks as follows:

Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices, Market prices have four types of risks: interest rate risk, currency risk, commodity price risk and other price risk, Financial instruments affected by market risk include cash, trade receivables, trade payables and other payables,

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates, The Company's market risk from changes in interest rates relates primarily to the Company's long-term debt obligations with floating interest rates,

The Company has no interest rate risk during the year because the Company's borrowings have fixed interest rates,

Commodity price risk

The Company does not have significant commodity price risk, The Company manages commodity price risk by closely monitoring relevant information and situations of the commodity market and through suppliers to manage the timing of purchases, production plans and inventory levels appropriately,

The Company has not used derivative financial instruments to hedge commodity price risks,

Credit risk

Credit risk is the risk that a party to a financial instrument or customer contract will not meet its obligations, leading to a financial loss, The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including bank deposits,

Trade and other receivables

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)

The Company manages credit risk by regularly monitoring outstanding receivables and seeking to maintain close control over outstanding receivables at the reporting date,

Bank deposits

The Company mainly maintains deposit balances with well-known banks in Vietnam, Credit risk for deposit balances with banks is managed by the Company's treasury department in accordance with the Company's policy, The Company's maximum credit risk for items in the balance sheet at each financial reporting period is the carrying amount as presented in Note 3, The Company considers that the concentration of credit risk for bank deposits is low.

Liquidity risk

Liquidity risk is the risk that the Company will have difficulty in fulfilling its financial obligations due to lack of capital, The Company's liquidity risk arises mainly from the fact that financial assets and financial liabilities have different maturities,

The Company manages liquidity risk by maintaining a level of cash and cash equivalents and bank loans at a level that the Board of Directors considers adequate to meet the Company's operations and to minimize the impact of fluctuations in cash flows,

The table below summarizes the maturity of the Company's financial liabilities based on expected contractual payments on a discounted basis as follows:

31/03/2025	Under 1 year	From 1 to 5 year	Over 5 years	Total
Short – term borrowing	118,091,000,000	-	-	118,091,000,000
Long-term borrowing	-	-	-	-
Short-term trade payables	8,112,741,710	-	-	8,112,741,710
Other short-term payables	527,664,453	-	-	527,664,453
Total	126,731,406,163	-	-	126,731,406,163
01/01/2026	Under 1 year	From 1 to 5 year	Over 5 years	Total
Short – term borrowing	118,091,000,000	-	-	118,091,000,000
Long-term borrowing	-	-	-	-
Short-term trade payables	16,209,239,814	-	-	16,209,239,814
Other short-term payables	499,214,453	-	-	499,214,453
Total	134,799,454,267	-	-	134,799,454,267

MBG GROUP JOINT STOCK COMPANY

Address: No.9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

CONSOLIDATE INTERIM FINANCIAL STATEMENTS

For the first-quarter ended 31 December 2026

Notes to the consolidate interim financial statements (continue)**2.1. Financial assets and financial liabilities**

The table below presents the carrying value and fair value of the financial instruments presented in the Company's financial statements as follows:

Financial assets	31/03/2025		01/01/2026	
	Cost	Provision	Cost	Provision
Cash and cash equivalents	27,424,967,396		37,448,033,508	-
Accounts receivable from customers	480,021,608,521	(12,437,028,171)	464,680,995,895	(12,437,028,171)
Short-term loan receivables	8,000,000,000		6,800,000,000	
Other	2,866,016		844,283	
Total	515,449,441,933	(12,437,028,171)	508,929,873,686	(12,437,028,171)

	31/03/2025	01/01/2026
Trade payables	8,112,741,710	16,209,239,814
Loans and other liabilities	118,618,664,453	118,590,214,453
Total	126,731,406,163	134,799,454,267

The fair value of asset and financial liabilities is reflected at the amount at which the financial instrument could be converted in a current transaction between the parties, except in the event of a forced sale or liquidation.

The Company uses the following methods and assumptions to estimate fair value:

1. The fair value of cash and cash equivalents, trade receivables, trade payables and other short-term liabilities is equivalent to the carrying value of these items as a result of these instruments short term,
2. The fair value of listed securities and financial debt instruments is determined according to the market price at the reporting date,
3. Fair value of securities and financial investments whose fair value cannot be determined with certainty because there is no highly liquid market for securities and investments, This financial statement is presented at book value,
4. Bank loans and financial liabilities whose fair value cannot be determined with certainty because there is no liquid market for loans and financial liabilities This is presented at book value.



Nguyen Thi Quyen
Preparer



Nguyen Thi Tuyet
Chief accountant

Hanoi, 28/04/2026



Pham Huy Thanh
Chairman of the Board of Director

