CÔNG TY CỔ PHẦN TẬP ĐOÀN MBG
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GROUP JOINT STOCK COMPANY
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(V/v: Explanation of the 10% difference in after-tax profit on the separate financial statements for third quarter of 2026 compared third quarter of 2025)

SOCIALIST REPUBLIC OF VIETNAM
Toxic Independence – Freedom – Happiness

Hanoi , date 30 month 10 year 2026

To **: - STATE SECURITIES COMMISSION**
- HANOI STOCK EXCHANGE

Company name: **MBG GROUP JOINT STOCK COMPANY**
Stock code: **MBG**
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Information Disclosure Type: ☐24-Hour ☐Irregular on a ☐Regular Request☒

Announcement content (*):
Implement information disclosure according to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding on information disclosure on the stock market.

MBG Group Joint Stock Company explains profit difference profit after tax collect import business career in newspaper fox conclude fruit active dynamic terrible business private belong to period newspaper fox replace change from 10% or more up compared to newspaper fox together period year before . Specifically as follows:

- Accounting profit after corporate income tax Quarter III Year 2026: **VND 2,606,638,229**.
- Accounting profit after corporate income tax Quarter III Year 2025: **VND 3,130,328,603**.

The decrease of 16.73% and the explanation for the change in net profit after tax during the period — where the difference in corporate income tax profit after tax in the separate income statement of the reporting period varied by 10% or more compared to the same period of the previous year — are due to the following reasons:

SEPARATE BUSINESS RESULTS REPORT

Unit: VND

ITEMS	QUARTER III 2026	QUARTER III 2025
1. Gross revenue from goods sold and services rendered	**57,873,520,555**	**166,610,024,146**
2. Deductions	**-**	**-**
3. Net revenue from goods sold and services rendered	**57,873,520,555**	**166,610,024,146**

ITEMS	QUARTER III 2026	QUARTER III 2025
4. Cost of goods sold and services rendered	**51,136,269,428**	**161,243,802,237**
5. Gross profit/ (losses) from goods sold and services rendered	**6,737,251,127**	**5,366,221,909**
6. Profit/loss from the sale and liquidation of investment properties	-	-
7. Financial income	**2,422,386**	**644,018,726**
8. Financial expenses	**1,971,229,578**	**1,249,839,371**
In which: Interest expense	*2,127,990,080*	*1,249,839,371*
9. Selling expenses	**38,410,000**	**853,000**
10. General and administration expenses	**1,324,061,796**	**1,742,795,387**
11. Net profit from business operations	**3,405,972,139**	**3,016,752,877**
12. Other income	**4,556,183**	**113,577,149**
13. Other expenses	-	**1,423**
14. Other Profit	**4,556,183**	**113,575,726**
15. Accounting profit/ (losses) before tax	**3,410,528,322**	**3,130,328,603**
16. Current corporate income tax expense	**803,890,093**	-
17. Deferred corporate income tax expense	-	-
18. Net profit/ (losses) after corporate income tax	**2,606,638,229**	**3,130,328,603**

- Revenue from sales and services in the third quarter of 2026 decreased by VND 108,736,503,591 compared to the third quarter of 2025, representing a decline of 65.26%. The primary reason is the rise in market interest rates, occurring against a backdrop of a general market downturn; this, combined with a decline in consumer demand and purchasing power, led to a drop in sales volume and negatively impacted the Company's revenue during the period.
- Cost of goods sold in the third quarter of 2026 decreased by VND 110,107,532,809 compared to the third quarter of 2025, a reduction of 68.29%. This was mainly a result of the decline in sales revenue, which led to a corresponding decrease in the cost of goods sold.
- Financial income in the third quarter of 2026 decreased by VND 641,596,340 compared to the third quarter of 2025, a drop of 99.62%. This was because the Company recorded interest

income from apartment deposits in the third quarter of 2025, whereas no such income was generated in the third quarter of this year.

- Financial expenses in the third quarter of 2026 increased by VND 721,390,207 compared to the third quarter of 2025, an increase of 57.72%. This was due to higher borrowing interest rates compared to the same period last year.
- General and administrative expenses in the third quarter of 2026 decreased by VND 418,733,591 compared to the third quarter of 2025, representing a decline of 24.03%.

The above information has been published on the Company's website on 30/10/2026 at the following address: http://www.mbg.vn/co-dong/Cong-bo-thong-tin/.

MBG Group Joint Stock Company here by certifies that the contents of the above explanatory statement are truthful and accurate.

Sincerely weight have a cold thanks

CHAIRMAN OF THE BOARD OF DIRECTORS

Recipient:
- *As directed;*
- *Board of Directors, Executive Board, Supervisory Board (copy);*
- *CBTT (Website);*
- *Save HC, TCKT.*

M.S.D.N: 0102382580 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN MBG
THÀNH PHỐ HÀ NỘI

CHỦ TỊCH HĐQT

Phạm Huy Thành