CÔNG TY CỔ PHẦN TẬP ĐOÀN MBG

MBG GROUP JOINT STOCK COMPANY

No: 2907/CV-MBG

(v/v: Explanation for the 10% difference in after-tax profit, negative net profit after tax and negative net profit after tax shifting from profit to loss on the consolidated financial statements for Quarter II 2026 compared to Quarter II 2026*)*

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

Hanoi, 29/07/2026

To: **- THE STATE SECURITIES COMMISSION;**

- THE STOCK EXCHANGE.

Name of company: **MBG GROUP JOINT STOCK COMPANY**

Stock code : **MBG**

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

Telephone: 024.36447655

Authorized person to disclose information: **Ms Dang Thi Tuyet Lan**

Telephone: 024.36447655

Type of public information: ☐24 hours ☐ abnormal ☐ upon request ☒ periodic

Content public(*):

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market. MBG Group Joint Stock Company explains the difference in after-tax profit in the consolidated business performance report for the reporting period when the change is 10% or more, the after-tax profit is negative, and the after-tax profit changes from profit to loss compared to the same period of the previous year, as follows:

After-tax accounting profit for quarter II 2026: **VND (221,185,300)**

After-tax accounting profit for quarter II 2025: **VND 3,642,479,230**

The decrease of VND 3,863,664,530 equivalent to a 106,07% reduction, due to the following reasons:

CONSOLIDATE INTERIM STATEMENT OF INCOME

Unit: VND

ITEMS	QUARTER II 2026	QUARTER II 2025
1. Revenue from sales of goods and provision of services	**122,115,383,000**	**77,409,750,017**
2. Deductions from revenue	**-**	**-**
3. Net revenue from sales of goods and provision of services	**122,115,383,000**	**77,409,750,017**

ITEMS	QUARTER II 2026	QUARTER II 2025
4. Cost of goods sold	**116,995,872,872**	**71,487,436,098**
5. Gross profit from sales and services	**5,119,510,128**	**5,922,313,919**
6. Profit/loss from the sale and liquidation of investment properties.	**-**	**-**
7. Financial income	**922,294,587**	**95,896,380**
8. Financial expenses	**2,689,779,366**	**1,256,410,687**
Of which: Interest expenses	**2,689,779,366**	**1,256,410,687**
9. Share of profit (loss) in joint ventures and associates	**(166,570,101)**	**(107,841,213)**
10. Selling expenses	**76,000,000**	**-**
11. General and administrative expenses	**2,755,557,736**	**1,178,114,441**
12. Profit from operating activities	**353,897,512**	**3,475,843,958**
13. Other income	**3,737,509**	**240,066,237**
14. Other expenses	**2,000,001**	**3,078,476**
15. Other profit	**1,737,508**	**236,987,761**
16. Total accounting profit before tax	**355,635,020**	**3,712,831,719**
17. Current corporate income tax expense	**422,652,697**	**70,352,489**
18. Deferred corporate income tax expense	**154,167,623**	**-**
19. Profit after corporate income tax	**(221,185,300)**	**3,642,479,230**

- **Revenue:** Sales revenue in the second quarter of 2026 increased by VND 44,705,632,983 equivalent to a growth rate of 57.75% compared to the second quarter of 2025. The increase was mainly due to the positive market movements in products related to lighting equipment. electrical devices. and construction materials. which enabled the Company to .sign more economic contracts.
- **Cost of Goods Sold (COGS):** COGS in the second quarter of 2026 increased by VND 45,508,436,774 equivalent to a growth rate of 63.66% compared to the second quarter of 2025. The main reason is that sales revenue increased, leading to a corresponding increase in the cost of goods .sold. At the same time, due to market fluctuations, the cost of raw materials also increased, causing production costs and the cost of goods sold to rise.

- **Financial Income:** Financial income in the second quarter of 2026 increased by VND 826,398,207 equivalent to a 861.76% increase. This was due to interest income from apartment deposits generated during the quarter.
- **Financial Expenses:** Financial expenses in the second quarter of 2026 increased by VND 1,433,368,679 equivalent to a growth rate of 114.08% compared to the second quarter of 2025 primarily due to higher loan interest expenses compared to the same period last year.
- **General and Administrative Expenses:** Business management expenses in the second quarter of 2026 increased by VND 1,577,443,295 compared the second quarter of 2025, equivalent to a 133.90% reduction. In 2026, the consolidated financial statements included additional expenses related to the allocation of goodwill, whereas these expenses were not incurred in 2025..

These are the main factors affecting the Company's business performance in the second quarter of 2026.

The above information has been posted on the Company's website on dated 29/07/2026 at website: http//www.mbg.vn./co-dong/Cong-bo-thong-tin/

MBG Group Joint Stock Company commits that the content in the above explanation letter is true and fair.

Thank you very much!

CHAIRMAN OF THE BOARD OF DIRECTORS

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

CHỦ TỊCH HĐQT

Phạm Thúy Chinh

Receiving place:

- As respectfully;

- Board of Directors. Board of General Directors. Board of Supervisors (b/c);

- CBTT (Website);

- Save HC. TCKT.