MBG GROUP JOINT STOCK COMPANY

No: 2908/CV-MBG

(V/v: The audited consolidated financial statements for the first six months of 2026 explain the difference in profit.)

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hanoi, 29 August 2026

To: - THE STATE SECURITIES COMMISSION
- THE STOCK EXCHANGE

Name of company: **MBG GROUP JOINT STOCK COMPANY**
Stock code : **MBG**
Address of headoffice: 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
Type of public information: ☐24 hours ☐ extraordinary ☐ upon request ☒ periodic
Content public(*):
Implement information disclosure according to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding on making information disclosure on the stock market.
MBG Group Joint Stock Company provides an explanation regarding the change of 10% or more in profit after corporate income tax in the consolidated statement of profit or loss for this reporting period compared to the same period of the previous year. Specifically as follows:
- Accounting profit after corporate income tax for the first six months of 2026: **319,199,752** VND.
- Accounting profit after corporate income tax for the first six months of 2025: **7,580,343,496** VND.

The difference decreased by 95.79% due to the following reasons:

CONSOLIDATE STATEMENT OF INCOME

Unit: VND

ITEMS	From 01/01/2026 To 30/06/2026	From 01/01/2025 To 30/06/2025
1, Gross revenue from goods sold and services rendered	**239,400,757,700**	**184,041,922,114**
2, Deductions	-	-
3, Net revenue from goods sold and services rendered	**239,400,757,700**	**184,041,922,114**
4, Cost of goods sold and services rendered	228,174,202,500	170,681,391,428
5, Gross profit from goods sold and services rendered	**11,226,555,200**	**13,360,530,686**

ITEMS	From 01/01/2026 To 30/06/2026	From 01/01/2025 To 30/06/2025
6, Financial income	1,016,052,403	336,369,996
7, Financial expenses	4,525,708,716	2,254,240,928
- In which: Interest expense	*4,525,708,716*	*2,254,240,928*
8, Share of joint ventures and associates' profit or loss	(767,820,953)	(309,974,970)
9, Selling expenses	167,900,629	-
10, General and administration expenses	5,601,452,578	4,011,010,712
11, Net operating profit	**1,179,724,727**	**7,121,674,072**
12, Other income	281,526,617	480,125,500
13, Other expenses	24,574,347	9,577,688
14, Other profit	**256,952,270**	**470,547,812**
15, Accounting profit before tax	**1,436,676,997**	**7,592,221,884**
16, Current corporate income tax expense	963,309,622	70,572,711
17, Deferred corporate tax income expense	154,167,623	(64,610,751)
18, Net profit after corporate income tax	**319,199,752**	**7,586,259,924**
19, Basic earnings per share	**3**	**63**

- Sales revenue for the first six months of 2026 increased by VND 55,358,835,586 compared to the same period in 2025, representing a growth rate of 30.08%. This was driven by positive market trends for lighting, electrical, and construction equipment, enabling the Company to secure more business contracts and thereby achieve higher revenue than in the previous year.
- Cost of goods sold for the first six months of 2026 rose by VND 57,492,811,072 compared to the first six months of 2025, an increase of 33.68%. This was primarily due to the rise in sales revenue, which led to a corresponding increase in the cost of goods sold. Additionally, market fluctuations caused an increase in input material costs, further driving up production costs and the cost of goods sold.
- Financial income for the first six months of 2026 increased by VND 679,682,407 compared to the first six months of 2025, representing a growth rate of 202.06%. This increase was

attributable to interest income generated from apartment reservation deposits during the period.

- Financial expenses for the first six months of 2026 increased by VND 2,271,467,788 compared to the first six months of 2025. This rise was due to the recognition of a provision for the devaluation of investments and an increase in loan interest expenses compared to the previous period.
- General and administrative expenses for the first six months of 2026 increased by VND 1,590,441,866 compared to the first six months of 2025, representing a growth rate of 39.65%. This is because the company recorded a reversal of the provision for bad debts in the previous period, whereas no such reversal occurred in the current period.

The above is the primary factor affecting the company's business performance for the first six months of 2026.

The above information has been posted on the Company's website, Date 29/08/2026 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

Receiving place:

- As respectfully ;

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

- 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