

No.:37/2025/CBTT/TTT

Tay Ninh, October 20, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market, Tay Ninh Tourist – Trading Joint Stock Company In compliance with the disclosure requirements, the Company hereby announces the Separate financial statements (FS) for the third quarter of 2025 and consolidated financial statements for the third quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Company Name: Tay Ninh Tourist – Trading Joint Stock Company
 - Stock Symbol: TTT
 - Address: 1253 Cach Mang Thang 8 Street, Ninh Phuoc Quarter, Ninh Thanh Ward, Tay Ninh Province, Vietnam
 - Tel: 02763822376
 - Email:tanitour.tayninh@gmail.com Website:http://www.tanitour.com.vn/
2. Information Disclosure:
 - Separate financial statements (FS) for the third quarter of 2025 and consolidated financial statements for the third quarter of 2025
 - ☐ Separate Financial Statements (for a public company without subsidiaries and without a superior accounting entity with affiliated units);
 - ☒ Consolidated Financial Statements (for a public company with subsidiaries);
 - ☐ Combined Financial Statements (for a public company with affiliated accounting units that maintain separate accounting systems).
 - Cases requiring explanatory notes:
 - + The audit firm issues a qualified opinion on the financial statements (for the audited financial statements of 2024):

☐ Yes

☐ No
 - Explanatory note required if applicable:

☐ Yes

☐ No
 - + Net profit after tax in the reporting period shows a difference of 5% or more before and after the audit, or a transition from loss to profit or vice versa (for the audited financial statements of 2024):

☐ Yes

☐ No

Explanatory note required if applicable:

☐ Yes

☐ No

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory note required if applicable:

☒ Yes

☐ No

+ Net profit after tax in the reporting period is negative, transitioning from a profit in the same period of the previous year to a loss in this period or vice versa:

☐ Yes

☐ No

Explanatory note required if applicable:

☐ Yes

☐ No

This information was disclosed on the company's website on October 25, 2025, at the following link:: <http://tanitour.com.vn>

3. Report on transactions with a value equal to or greater than 35% of Total assets in 2025.

In the event the listed company has such transactions, please provide a full report including the following details:

- Transaction details:.....
- Transaction value as a percentage of the company's total assets (%) *(based on the most recent financial statements)*:.....
- Transaction completion date:.....

We hereby certify that the information disclosed above is true and we take full legal responsibility for the content of this disclosure.

Attachments:

- Separate financial statements for the third quarter of 2025 - Consolidated financial statements for the third quarter of 2025 - Explanation of separate financial statements for the third quarter of 2025 No. 261/DLTM - Explanation of consolidated financial statements for the third quarter of 2025 No. 262/DLTM

Organization representative

Legal Representative/ Authorized Person

for Information Disclosure

(Signature, full name, position, and official seal)



Phan Thanh Trung

**TAY NINH TOURIST – TRADING JOINT STOCK
COMPANY**

FINANCIAL STATEMENTS

The third quarter 2025

STATEMENT OF FINANCIAL POSITION
Quarter 3 of Year 2025

Unit: VND

ASSETS	Code	Note	30/09/2025	31/12/2024
A. CURRENT ASSETS	100		137,355,118,428	120,862,709,543
I. Cash and cash equivalents	110		11,192,659,179	5,046,238,278
1. Cash	111	VII.1a	1,192,659,179	1,046,238,278
2. Cash equivalents	112	VII.1b	10,000,000,000	4,000,000,000
II. Short-term investments	120		16,000,000,000	11,000,000,000
3. Held-to-maturity investments	123	VII.2a	16,000,000,000	11,000,000,000
III. Short-term receivables	130		108,613,142,438	103,859,610,955
1. Short-term trade receivables	131	VII.3	35,088,638,714	30,346,087,669
2. Short-term prepayments to suppliers	132		53,900,000	-
5. Short-term loan receivables	135	VII.4	71,000,000,000	71,000,000,000
6. Other short-term receivables	136	VII.5	2,470,603,724	2,513,523,286
IV. Inventories	140	VII.6	999,575,496	813,271,074
1. Inventories	141		999,575,496	813,271,074
V. Other short-term assets	150		549,741,315	143,589,236
1. Short-term prepaid expenses	151	VII.9a	549,741,315	143,589,236
3. Taxes and other receivables from State budget	153		-	-
B. NON-CURRENT ASSETS	200		30,003,683,238	31,462,215,813
II. Fixed assets	220		3,430,620,327	4,479,856,639
1. Tangible fixed assets	221	VII.7	3,430,620,327	4,479,856,639
- Historical cost	222		23,191,808,986	23,191,808,986
- Accumulated depreciation (*)	223		(19,761,188,659)	(18,711,952,347)
III. Investment properties	230	VII.8	1,089,658,482	1,302,852,533
- Historical costs	231		4,246,520,993	4,246,520,993
- Accumulated depreciation (*)	232		(3,156,862,511)	(2,943,668,460)
IV. Long-term assets in progress	240		-	-
V. Long-term investments	250	VII.2b	24,931,910,430	24,931,910,430
1. Investments in subsidiaries	251		24,931,910,430	24,931,910,430
VI. Other long-term assets	260		551,493,999	747,596,211
1. Long-term prepaid expenses	261	VII.9b	551,493,999	747,596,211
TOTAL ASSETS (270 = 100 + 200)	270		167,358,801,666	152,324,925,356



RESOURCES	Code	Note	30/09/2025	31/12/2024
C. LIABILITIES	300		14,684,857,563	17,606,966,280
I. LIABILITIES	310		14,459,857,563	17,606,966,280
1. Short-term trade payables	311	VII.10	4,253,951,637	8,020,279,210
2. Short-term prepayments from customers	312		-	-
3. Taxes and other payables to State budget	313	VII.11	6,291,011,587	4,097,180,845
4. Payables to employees	314		-	4,506,209,603
5. Short-term accrued expenses	315	VII.12	702,916,106	266,615,574
8. Short-term unearned revenue	318		504,709,586	4,545,455
9. Other short-term payables	319	VII.13a	2,704,440,222	709,307,168
12. Bonus and welfare fund	322		2,828,425	2,828,425
II. Non-current liabilities	330		225,000,000	-
7. Other long-term payables	337	VII.13b	225,000,000	-
D. OWNER'S EQUITY	400		152,673,944,103	134,717,959,076
I. Owner's equity	410	VII.14	152,559,732,133	134,566,743,671
1. Contributed capital	411		45,702,100,000	45,702,100,000
- Ordinary shares with voting rights	411a		45,702,100,000	45,702,100,000
8. Development and investment funds	418		24,537,406,213	24,537,406,213
11. Retained earnings	421		82,320,225,920	64,327,237,458
- Retained earnings accumulated to previous year	421a		64,327,237,458	45,600,613,844
- Retained earnings of the current year	421b		17,992,988,462	18,726,623,614
II. Non-business funds and other funds	430		114,211,970	151,215,405
1. Non-business funds	431		177,197	177,197
2. Funds that form fixed assets	432	VII.15	114,034,773	151,038,208
TOTAL CAPITAL (440 = 300 + 400)	440		167,358,801,666	152,324,925,356

Tay Ninh, 20 Oct 2025

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

STATEMENT OF INCOME
(Full Version)
Quarter 3 of Year 2025

Unit: VND

ITEMS	Code	Note	Quarter 3 of Year 2025		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year		Current year	
1. Revenue from sales of goods and rendering of services	01	VIII.1	24,312,691,747	20,383,989,516	94,600,255,433	84,428,118,796
2. Revenue deductions	02		-	-	1,036,863,835	696,766,760
3. Net revenue from sales of goods and rendering of services	10		24,312,691,747	20,383,989,516	93,563,391,598	83,731,352,036
4. Cost of goods sold and services rendered	11	VIII.2	19,485,739,808	17,300,337,759	73,184,046,498	66,126,623,457
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		4,826,951,939	3,083,651,757	20,379,345,100	17,604,728,579
6. Financial income (*)	21	VIII.3	1,380,937,682	1,248,477,439	3,976,459,056	3,696,370,621
7. Financial expense	22		-	-	-	-
<i>In which: Interest expense</i>	23		-	-	-	-
8. Selling expense	25	VIII.4	305,192,873	186,549,503	1,033,191,664	851,610,722
9. General and administrative expenses	26	VIII.5	1,325,786,263	1,124,698,449	4,648,911,721	4,272,764,935
10. Net profit from operating activities ((30 = 20 + (21 - 22) - (24 + 25))	30		4,576,910,485	3,020,881,244	18,673,700,771	16,176,723,543
11. Other income	31	VIII.6	1,699,610,179	4,996,296	5,087,647,287	3,145,297,163
12. Other expenses	32	VIII.7	122,949,705	29,110,533	1,234,090,925	965,910,533
13. Other profit (40 = 31 - 32)	40		1,576,660,474	(24,114,237)	3,853,556,362	2,179,386,630
14. Total net profit before tax (50 = 30 + 40)	50		6,153,570,959	2,996,767,007	22,527,257,133	18,356,110,173
15. Current corporate income tax expense	51	VIII.8	1,240,314,192	608,953,402	4,534,268,671	3,700,022,035
17. Profit after corporate income tax	60		4,913,256,767	2,387,813,605	17,992,988,462	14,656,088,138

Tay Ninh, 20 Oct 2025

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

CASH FLOW STATEMENT

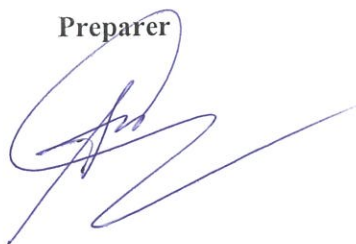
(By indirect method)
Quarter 3 of Year 2025

Unit: VND

ITEMS	CODE	NOTE	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES				
<i>1. Profit before tax</i>	01		<i>22,527,257,133</i>	<i>18,356,110,173</i>
<i>2. Adjustments for:</i>				
Depreciation and amortization	02		1,225,426,928	1,648,267,981
(Gains) from investment activities	05		(3,976,459,056)	(3,696,370,621)
<i>3. Profit from operating activities before changes in working capital</i>	08		<i>19,776,225,005</i>	<i>16,308,007,533</i>
Increase in receivables	09		(5,135,076,685)	(4,697,421,987)
Increase in inventories	10		(186,304,422)	(531,066,671)
Decrease in payables (excluding interest payables/CIT payables)	11		(3,530,805,851)	(2,788,622,132)
Increase in prepaid expenses	12		(210,049,867)	(238,837,614)
Corporate income tax paid	15		(3,914,798,537)	(3,826,164,580)
Other payments on operating activities	17		-	(10,000,000)
<i>Net cash inflow from operating activities</i>	20		<i>6,799,189,643</i>	<i>4,215,894,549</i>
II. CASH FLOWS FROM INVESTING ACTIVITIES				
3. Loans granted, purchases of debt instruments of other entities	23		(71,000,000,000)	(62,000,000,000)
4. Collection of loans, proceeds from sales of debt instruments	24		66,000,000,000	56,000,000,000
7. Interest, dividends and profit received	27		4,358,004,258	3,550,417,199
<i>Net cash outflow from investing activities</i>	30		<i>(641,995,742)</i>	<i>(2,449,582,801)</i>
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash flows in the year	50		6,146,420,901	1,766,311,748
Cash and cash equivalents at beginning of the year	60		5,046,238,278	6,692,285,669
Cash and equivalents at the year-end	70		11,192,659,179	8,458,597,417

Tay Ninh, 20 Oct 2025

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

SELECTED EXPLANATORY NOTES TO FINANCIAL STATEMENT
Quarter 3 of Year 2025

I. GENERAL INFORMATION

1. Form of ownership

Tourism Corporation - Commercial Tay Ninh was established according to Decision No. 178/QDUB dated 28/12/1982 by the People's Committee of Tay Ninh Province, Decision No. 329/QD-CT dated 13/04/2005 regarding the implementation of the equitization of Tay Ninh Tourism Company, and Decision No. 259/QDUBND dated 17/03/2006, regarding the approval of the plan and the transformation of Tay Ninh Tourist Company into Tay Ninh Tourist Trading Joint Stock Company

The company operates under Business Registration Certificate No. 3900244068, issued by the Department of Planning and Investment of Tay Ninh Province on 05/02/2007

During its operation, the company was approved the most recent amended Business Registration Certificate by the Department of Planning and Investment of Tay Ninh Province on 14/07/2023

The charter capital according to the 14th amended Business Registration Certificate of the Company is 45,702,100,000 VND, divided into 4,570,210 shares.

The par value: 10,000 VND/share

The company is headquartered at 1253 Cach Mang Thang Tam Street, Ninh Phuoc Quarter, Ninh Thanh Ward, Tay Ninh City, Tay Ninh Province, Vietnam

Business field and main activities

The Company's main business activities include beverage trading, electric vehicle transportation services, parking services and landscape cleaning services in and around the Ba Den Mountain area...

Normal business and production cycle

The company's typical production and business cycle is carried out within a period of no more than 12 months.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND). Accounting Based on Historical Cost Principles in Accordance with the Regulations of Vietnam Accounting Law

III. STANDARDS AND APPLICABLE ACCOUNTING POLICIES

1. The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance.
2. Declaration of compliance with Accounting Standards and Accounting System: Financial Statements are prepared and presented in accordance with Vietnam Accounting Standards and Current Vietnam Accounting System.

IV. APPLIED ACCOUNTING POLICIES

1. Rules for recording cash and cash equivalents

Cash is a comprehensive indicator reflecting the total amount of money available at the reporting date, including cash on hand, bank deposits, and non-term deposits. It is recorded and reported in Vietnamese Dong (VND), in accordance with the regulations of the Accounting Law.

2. Rules for recording inventories:

- **Rules for recording inventories**
Inventory is recognized for at original cost, which includes the purchase price and other costs related to the purchasing process.
- **The cost of inventory is calculated using weighted average method**
- **Inventory is recorded by perpetual**

3. Rules for recording depreciation of fixed assets

Principles of recording fixed assets

Fixed assets are initially stated at the historical cost, reflected on the Balance Sheet based on historical cost, accumulated depreciation, and net carrying amount.

The recording and depreciation of fixed assets are carried out in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance and Circular No. 147/2016/TT-BTC amending and supplementing certain articles of Circular 45/2013/TT-BTC

Fixed assets must meet all 4 of the following conditions to be recognized:

- Ensure economic benefits from the use of those fixed assets.
- The historical cost of fixed assets must be reliably determined.
- Estimated useful life of more than one year
- Value of 30,000,000 VND or more.

The historical cost of fixed assets includes the purchase price (minus trade discounts and rebates), taxes, and reasonable and valid expenses related to bringing the fixed assets into operational use in the production and business activities

Subsequent costs incurred after the initial recognition of tangible fixed assets are added to the historical cost of the fixed assets when these costs are certain to increase economic benefits during use. Costs that do not meet these conditions are recognized as operating expenses in the period incurred.

When fixed assets are liquidated or sold, the historical cost and accumulated depreciation are written off, and any gains or losses from the liquidation are included in Statement of income

Method of depreciation of fixed assets

The fixed assets are depreciation on a straight-line method basis over their estimated useful lives. Rate of depreciation of the fixed asset is applied and based on Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance.

Tangible assets	<i>Estimate year in use (year)</i>
Buildings, structures	10-15 year
Machinery and equipment	10 year
Means of transportations	06-10 year
Office equipment and devices	04-15 year

4. Rules for accounting for financial investments

Short-term financial investments are term deposits from 1 to 3 months at local banks.

Long-term financial investments are investments in purchasing shares of subsidiary companies.

5. Rules for recording and allocating other expenses:

Prepaid expenses allocated to operating costs during the period are expenses with an allocation period from 06 to 36 months.

6. Unearned revenues

Unearned revenues include prepayments from customers for one or many accounting periods relating to asset leasing. Unearned revenues is transferred to revenue based on the amount determined appropriate for each accounting period.

7. Accrued Expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as: audit expenses, salary and bonuses, etc.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year.

8. Rules for recording owner's equity

Owner's equity is stated at actually contributed capital of owners.

9. Rules and methods for recording revenues:

Revenue includes: revenue from goods, services, bank interest, dividends, and other revenues.

Revenue from goods is recognized when the company has dispatched the goods and issued an invoice to the customer.

Revenue from services is recognized when the company has provided the service and issued an invoice to the customer.

Interest income from bank deposits is recognized on a time basis and at the interest rates specified in each deposit contract, in accordance with revenue recognition conditions.

10. Other accounting rules and methods

Principles for Determining Accounts Receivable from Customers: Based on the signed contract and the issued sales invoice to the customer.

Principles for Determining Advances to Suppliers: Based on payment vouchers, bank documents, and the signed contract.

Principles for Determining Accounts Payable to Suppliers: Based on the receipt voucher, the seller's sales invoice, and the signed contract.

Principles for Determining Advances from Customers: Based on receipts, bank documents, and the signed contract

Principles for Determining Employee Payables: Based on the planned salary fund approved by the Board of Directors, monthly payments to employees are made according to the company's payroll scheme

Principles for Recording In-progress Construction Costs: Determined at historical cost at the time the actual expenses are incurred, based on legitimate invoices and documents.

11. Tax Obligations:

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

12. Earnings Per Share (EPS)

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Management) by the weighted average number of ordinary shares outstanding during the year.

V. RELATED PARTIES

- The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include
- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of [Separate] Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

VI. SEGMENT INFORMATION

The company's business activities involve the sale of goods and provision of services solely in the Nui Ba area of Tay Ninh province, so the company does not prepare segment reports by business field and geographical area.

VII. SELECTED EXPLANATORY NOTES TO STATEMENT OF FINANCIAL POSITION

1. Cash and Cash Equivalents

	30/09/2025	31/12/2024
	VND	VND
a. Cash	1,192,659,179	1,046,238,278
Cash on hand	520,406,932	228,999,232
Cash at bank	672,252,247	817,239,046
b. Cash equivalents (*)	10,000,000,000	4,000,000,000
Total	11,192,659,179	5,046,238,278

(*) As of Sep 30, 2025, cash equivalents include term deposits from 01 to 03 months held at Joint-stock Commercial Banks with an interest rate of 4.1% - 4.5% per year.

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

1253 Cach Mang Thang Tam Street, Ninh Phuoc Quarter, Ninh Thanh Ward,
Tay Ninh City, Tay Ninh Province, VietNam

Financial Statements
Quarter 3 of Year 2025

2. Investment in subsidiaries**a. Held to maturity investments**

	30/09/2025		31/12/2024	
	VND		VND	
	Original cost	Book value	Original cost	Book value
Term deposits (*)	16,000,000,000	16,000,000,000	11,000,000,000	11,000,000,000
Total	16,000,000,000	16,000,000,000	11,000,000,000	11,000,000,000

(*) These are 6-month term deposits with an interest rate of 4.8% per year.

b. Investment in subsidiaries

	Ownership Percentage	Stock code	30/09/2025		31/12/2024	
			VND		VND	
			Original cost	Provision	Original cost	Provision
Investments in subsidiaries						
Tay Ninh Cable Car Tour Company	51%	TCT	24,931,910,430	-	24,931,910,430	-
Total			24,931,910,430	-	24,931,910,430	-

Details of the Company's subsidiaries as at 30 Sep 2025 are as follows:

Subsidiaryname	<u>Place of Incorporation and Operation</u>	Ownership and Voting Interest	Principal Business Activities
Tay Ninh Cable Car Tour Company	Nui Ba Den, Ninh Phu Quarter, Ninh Son Ward, Tay Ninh City, Tay Ninh Province	51%	Tourism transportation services

3. Short-term trade receivables

	30/09/2025		31/12/2024	
	VND		VND	
	Value	Provision	Value	Provision
Trade receivables accounting for at least 10% of total trade receivables	33,422,061,485	-	28,911,315,098	-
Tay Ninh Sun.,JSC	33,422,061,485	-	28,911,315,098	-
Others	1,666,577,229	-	1,434,772,571	-
Total	35,088,638,714	-	30,346,087,669	-

4. Short - term loans receivables

Loans to corporate parties at the interest rates specified in each contract. The loan term is 12 months and is intended to finance the borrower is business operation.
The loan are unsecured.

5. Other short - term receivables

	30/09/2025		31/12/2024	
	VND		VND	
	Value	Provision	Value	Provision
Accrued interest on term deposits and loans receivable	2,131,978,084	-	2,513,523,286	-
Others	338,625,640	-	-	-
Total	2,470,603,724	-	2,513,523,286	-

6. Inventories

	30/09/2025		31/12/2024	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Raw materials	479,206,992	-	9,676,546	-
Goods	520,368,504	-	803,594,528	-
Total	999,575,496	-	813,271,074	-

7. Tangible fixed assets

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management Equipment and Tools	Other	Total
I. Historical cost						
Balance as at 31/12/2024	6,599,881,503	603,731,998	13,429,743,117	2,526,652,368	31,800,000	23,191,808,986
Balance as at 30/09/2025	6,599,881,503	603,731,998	13,429,743,117	2,526,652,368	31,800,000	23,191,808,986
II. Accumulated depreciation						
Balance as at 31/12/2024	5,614,534,918	229,241,064	10,316,911,146	2,526,652,368	24,612,851	18,711,952,347
- Depreciation in the period	495,759,362	69,607,500	446,866,015	-	-	1,012,232,877
- Depreciation of Budget Assets	-	19,858,251	14,064,977	-	3,080,207	37,003,435
Balance as at 30/09/2025	6,110,294,280	318,706,815	10,777,842,138	2,526,652,368	27,693,058	19,761,188,659
III. Net carrying amount						
As at 31/12/2024	985,346,585	374,490,934	3,112,831,971	-	7,187,149	4,479,856,639
As at 30/09/2025	489,587,223	285,025,183	2,651,900,979	-	4,106,942	3,430,620,327

8. Finance lease fixed assets

As at 30/09/2025, Finance lease fixed asset is an office for rent on CMT8 Street, Ninh Phuoc Quarter, Ninh Thanh Ward, Tay Ninh City, Tay Ninh Province

9. Prepaid expenses

	30/09/2025	31/12/2024
	VND	VND
a. Short-term	549,741,315	143,589,236
Repairs costs for fixed assets	91,015,742	29,571,235
Tool and supply expenses	9,864,167	6,604,167
Others	448,861,406	107,413,834
b. Long-term	551,493,999	747,596,211
Repairs costs for fixed assets	114,066,184	31,056,610
Tool and supply expenses	272,033,700	91,535,028
Others	165,394,115	625,004,573
Total	1,101,235,314	891,185,447

10. Trade payables

	30/09/2025		31/12/2024	
	VND		VND	
	Value	The amount ability to repay	Value	The amount ability to repay
Short-term				
(*) Each entity accounting for at least 10% of total trade payables in details	3,497,559,540	3,497,559,540	6,462,575,074	6,462,575,074
Suntory PepsiCo Vietnam Beverag Co., Ltd	3,491,559,540	3,491,559,540	3,280,627,775	3,280,627,775
Thai Duong Civil Constructio Co., Ltd	-	-	818,227,051	818,227,051
Phu Dat Green Tree Co., Ltd	6,000,000	6,000,000	2,200,695,000	2,200,695,000
(*) Other trade payables	756,392,097	756,392,097	1,720,729,384	1,720,729,384
Total	4,253,951,637	4,253,951,637	8,020,279,210	8,020,279,210

11. Tax and other payables to the state budget

	31/12/2024		During the Period		30/09/2025	
	VND		VND		VND	
	Opening receivable	Opening payables	Payables in the period	Actual payment in the period	Closing receivables	Tax payable at the end of the period
Value-added tax	-	142,833,512	3,360,420,921	1,910,934,585	-	1,592,319,848
Corporate income tax	-	3,914,798,537	4,534,268,671	3,914,798,537	-	4,534,268,671
Personal income tax	-	9,226,421	1,064,454,664	1,064,516,158	-	9,164,927
Land tax and land rental	-	-	130,907,560	-	-	130,907,560
Fees, charges and other payables	-	30,322,375	147,624,531	153,596,325	-	24,350,581
Total	-	4,097,180,845	9,237,676,347	7,043,845,605	-	6,291,011,587

12. Accrued expenses

	30/09/2025	31/12/2024
	VND	VND
Short-term		
Accrue Electricity Expenses	117,031,315	89,931,574
Others	585,884,791	176,684,000
Total	702,916,106	266,615,574

13. Other payables

	30/09/2025	31/12/2024
	VND	VND
a. Short-term	2,704,440,222	709,307,168
Dividends Payable	138,130,000	148,903,000
Ticket Collection Fees for Ba Den Mountain Tourist	2,468,175,767	422,186,005
Site Management Board		
Others	98,134,455	138,218,163
b. Long-term	225,000,000	-
Office Rental Deposit	225,000,000	-
Total	2,929,440,222	709,307,168

14. Owner's equity

	Contributed capital	Retained earnings	Development Investment Fund	Total
Balance as at 31/12/2023	45,702,100,000	54,741,033,844	24,537,406,213	124,980,540,057
Profits in previous period	-	14,656,088,138	-	14,656,088,138
Balance as at 30/09/2024	45,702,100,000	69,397,121,982	24,537,406,213	139,636,628,195
Balance as at 31/12/2024	45,702,100,000	64,327,237,458	24,537,406,213	134,566,743,671
Profits in this period	-	17,992,988,462	-	17,992,988,462
Balance as at 30/09/2025	45,702,100,000	82,320,225,920	24,537,406,213	152,559,732,133

() Details of Contributed capital*

	30/09/2025		31/12/2024	
Contributions of Entities	Rate	VND	Rate	VND
Globe Joint Stock Company	24.5%	11,197,010,000	24.5%	11,197,010,000
Olympia Company Limited	24 %	10,968,500,000	24 %	10,968,500,000
Anh Duong Construction Consulting Company Limited	24 %	10,968,500,000	24 %	10,968,500,000
Others	27.5 %	12,568,090,000	27.5 %	12,568,090,000
Total	100%	45,702,100,000	100%	45,702,100,000

Common shares

	30/09/2025	31/12/2024
	VND	VND
Quantity of outstanding shares in circulation	4,570,210	4,570,210
Par value per share (VND/per)	10,000	10,000

15. Capital Source for Fixed Assets

	30/09/2025			31/12/2024		
	VND			VND		
	Original cost	Depreciation	Transfer value	Original cost	Depreciation	Transfer value
Studio E335 Photocopier	55,250,000	55,250,000	-	55,250,000	55,250,000	-
HWATA Water Tank	31,800,000	27,693,058	-	31,800,000	24,612,851	-
Ford 4000 Tractor Head	95,000,000	46,688,034	-	95,000,000	39,441,239	-
FJ 500T Rotavator	19,450,000	11,933,618	-	19,450,000	10,054,522	-
Xinda 1718 Money Counting Machine	11,500,000	10,387,097	-	11,500,000	8,717,742	-
Tractor Trailer	75,000,000	43,181,818	-	75,000,000	36,363,636	-
HP Probook 450 G8 Laptop (2 units)	63,035,999	52,530,000	-	63,035,999	43,074,600	-
Laptop Dell Vostro 3501 i5 8G 512SSD (HCNS1)	22,848,000	17,516,800	-	22,848,000	14,089,600	-
Laptop Dell Vostro 3501 i5 8G 512SSD (HCNS2)	22,847,999	17,516,800	-	22,847,999	14,089,600	-
Total	396,731,998	282,697,225	-	396,731,998	245,693,790	-
Net carrying amount as at 31/12/2024	151,038,208					
Net carrying amount as at 30/09/2025	114,034,773					

VIII. SELECTED EXPLANATORY NOTES TO STATEMENT OF INCOME

1. Revenues from sales and services rendered

	Quarter 3/2025	Quarter 3/2024
	VND	VND
Revenue from Cleaning and Landscaping	9,105,373,839	8,579,553,590
Revenue from Goods	10,893,497,670	8,098,806,382
Revenue from Vehicle Parking Services	2,188,068,518	2,031,970,371
Revenue from Transportation	791,925,926	688,231,481
Others	1,333,825,794	985,427,692
Total	24,312,691,747	20,383,989,516

2. Costs of goods sold

	Quarter 3/2025	Quarter 3/2024
	VND	VND
Cost from Cleaning and Landscaping Services	8,121,582,425	7,839,164,951
Cost from Goods	8,957,208,982	7,718,635,712
Cost from Vehicle Parking Services	1,606,419,242	1,127,117,525
Cost from Transportation	645,021,603	470,910,086
Others	155,507,556	144,509,485
Total	19,485,739,808	17,300,337,759

3. Financial income

	Quarter 3/2025	Quarter 3/2024
	VND	VND
Interest from Bank Deposits, Loans receivables	1,380,937,682	1,248,477,439
Total	1,380,937,682	1,248,477,439

4. Selling expenses

	Quarter 3/2025	Quarter 3/2024
	VND	VND
Labour expenses	261,391,301	123,624,119
Others	43,801,572	62,925,384
Total	305,192,873	186,549,503

5. General and administrative expense

	Quarter 3/2025	Quarter 3/2024
	VND	VND
Labour expenses	1,136,299,729	928,042,359
Expenses of outsourcing services	131,001,466	120,828,687
Others	58,485,068	75,827,403
Total	1,325,786,263	1,124,698,449

6. Other income

	Quarter 3/2025 VND	Quarter 3/2024 VND
Product Display Support Income	1,694,160,000	-
Others	5,450,179	4,996,296
Total	1,699,610,179	4,996,296

7. Other expenses

	Quarter 3/2025 VND	Quarter 3/2024 VND
Product display support costs	122,949,705	-
Others	-	29,110,533
Total	122,949,705	29,110,533

8. Current corporate income tax expenses

	Quarter 3/2025 VND	Quarter 3/2024 VND
Corporate income tax from business activities		
Total profit before tax	6,153,570,959	2,996,767,007
Increase:	48,000,000	48,000,000
Non-deductible Expenses for Corporate Income Tax Calculation	48,000,000	48,000,000
Taxable Corporate Income	6,201,570,959	3,044,767,007
Current corporate income tax expense (tax rate 20%)	1,240,314,192	608,953,402

IX. OTHER INFORMATION

A. Transactions with Key Personnel

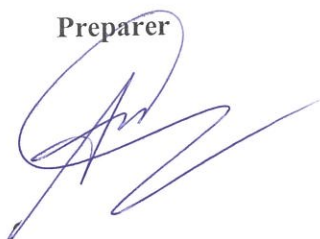
Related Parties	Quarter 3/2025 VND	Quarter 3/2024 VND
Salaries, Bonuses, and Remuneration for the Board of Directors, Executive Board, and Supervisory Board		
Mrs. Nguyen Lam Nhi Thuy	-	134,136,000
Mr. Nguyen Thanh Dong	134,136,000	-
Mr. Trinh Van Ha	18,000,000	18,000,000
Mrs. Tran Thi Hien	144,000,000	144,000,000
Mr. Vo Tran Chi Thinh	15,000,000	15,000,000
Mr. Nguyen Huy Cuong	15,000,000	15,000,000
Mr. Phan Thanh Trung	12,000,000	12,000,000
Members of the Supervisory Board	106,800,000	106,800,000
Total	444,936,000	444,936,000

B. Information on Related Parties

	Relationships	Quarter 3/2025 VND	Quarter 3/2024 VND
Transactions with Related Parties			
1. Revenue			
+ Tay Ninh Cable Car Tour Company	Subsidiary	1,201,768,641	1,034,110,817
2. Purchasing Goods and Services			
+ Tay Ninh Cable Car Tour Company	Subsidiary	15,433,320	21,291,319
3. Related Parties Balances			
+ Receivable Tay Ninh Cable Car Tour Company	Subsidiary	515,057,977	-
+ Payable Tay Ninh Cable Car Tour Company	Subsidiary	-	-

Tay Ninh, 20 Oct 2025

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien



No.: 261/DLTM

Tay Ninh, October 10th, 2025

*Re: Explanation Report on Separate Profit for Q3/2025
Increase Compared to Separate Profit for Q3/2024*

To:

- Hanoi Stock Exchange.

Pursuant to Chapter III, Article 14, Clauses 2, 3, and 4 of Circular 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market;

Based on the business results for Q3/2025 of Tay Ninh Tourist - Trading Joint Stock Company,

Tay Ninh Tourist – Trading Joint Stock Company hereby reports and explains the main reasons for the net profit after tax for Q3/2025 *Increasing* compared to the net profit after tax for Q3/2024, as follows:

Key Financial Indicators:

No	Indicator	Quarter 3/2025	Quarter 3/2024	Increase (+)/ Decrease (-)	% Changes
1	Total revenue	27,393,239,608	21,637,463,251	5,755,776,357	26.60
2	Total expenses	21,239,668,649	18,640,696,244	2,598,972,405	13.94
3	Profit before tax	6,153,570,959	2,996,767,007	3,156,803,952	105.34
4	Profit after tax	4,913,256,767	2,387,813,605	2,525,443,162	105.76

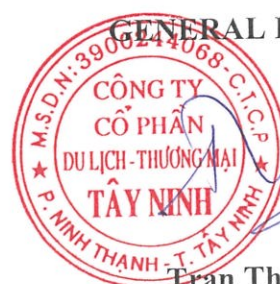
Based on the above summary table, the profit after tax in the third quarter of 2025 reached VND 4,913,256,767, an increase of 105.76% compared to the profit after tax in the third quarter of 2024, equivalent to VND 2,525,443,162, due to: total revenue in the third quarter of 2025 rising by 26.60% over the same period, equivalent to VND 5,755,776,357.

This is a report explaining the main reasons leading to the increase in the after-tax profit target for the third quarter of 2025 compared to the after-tax profit target for the third quarter of 2024.

Sincerely,

Recipients:

- As above;
- Hanoi Stock Exchange (HNX);
- Archive.



Tran Thi Hien