

No.:11/2026/CBTT/TTT

Tay Ninh, April 24, 2026

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 hereby announces the following information regarding the Separate financial statements for Q1/2026 and consolidated financial statements for Q1/2026 to the Hanoi Stock Exchange:

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 for Q1/2026 and consolidated financial statements for Q1/2026

☐ 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 reviewed/audited financial statements):

☐ 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 2025):

☐ 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 April 24, 2026 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 Q1/2026 - Consolidated Financial Statements Q1/2026 - Explanation of Consolidated Financial Statements Q1/2026 No. 88/DLTM, dated April 24, 2026 - Explanation of Separate Financial Statements Q1/2026 No. 89/DLTM, dated April 24, 2026

Organization representative

Legal Representative/ Authorized Person
for Information Disclosure

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



Phan Thanh Trung

CONSOLIDATED FINANCIAL STATEMENT

From January 2026 to March 2026

As at 31 March 2026

Unit: VND

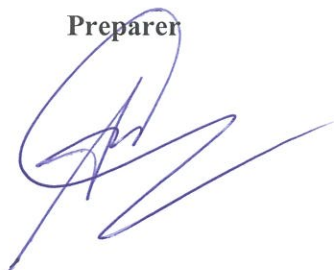
ASSETS	Code	Note	31/03/2026	31/12/2025
A. CURRENT ASSETS	100		508.397.692.317	492.240.708.739
I. Cash and cash equivalents	110		21.048.460.992	29.737.088.404
1. Cash	111	VII.1a	3.503.460.992	9.201.602.102
2. Cash equivalents	112	VII.1b	17.545.000.000	20.535.486.302
II. Short-term investments	120		442.513.947.564	416.472.263.999
3. Held-to-maturity investments	123	VII.2	442.513.947.564	416.472.263.999
III. Short-term receivables	130		32.137.829.736	37.952.859.105
1. Short-term trade receivables	131	VII.3	30.887.253.250	36.643.647.131
2. Short-term prepayments to suppliers	132		221.142.850	486.300.000
5. Other short-term receivables	135	VII.4	1.029.433.636	822.911.974
IV. Inventories	140		8.101.414.641	7.838.443.069
1. Inventories	141	VII.5	8.101.414.641	7.838.443.069
V. Short-term biological assets	150			
VI. Other short-term assets	160		4.596.039.384	240.054.162
1. Short-term deferred expenses	161	VII.9a	4.366.415.895	240.054.162
3. Taxes and other receivables from State budget	163		229.623.489	-
B. NON-CURRENT ASSETS	200		15.744.108.206	16.313.428.988
I. Long-term receivables	210		-	-
II. Fixed assets	220		13.868.623.487	13.701.762.929
1. Tangible fixed assets	221	VII.6	13.868.623.487	13.701.762.929
- Historical cost	222		319.254.972.936	318.456.370.073
- Accumulated depreciation (*)	223		(305.386.349.449)	(304.754.607.144)
3. Intangible fixed assets	227	VII.7	-	-
- Historical cost	228		125.000.000	125.000.000
- Accumulated amortization (*)	229		(125.000.000)	(125.000.000)
III. Long-term biological assets	230		-	-
IV. Investment properties	240	VII.8	947.529.115	1.018.593.799
- Historical costs	242		4.246.520.993	4.246.520.993
- Accumulated depreciation (*)	242		(3.298.991.878)	(3.227.927.194)
V. Long-term assets in progress	250		-	340.907.683
2. Construction in progress	252		-	340.907.683
VI. Long-term investments	260		-	-
VII. Other long-term assets	270		927.955.604	1.252.164.577
1. Long-term deferred costs	271	VII.9b	927.955.604	1.252.164.577
TOTAL ASSETS (280 = 100 + 200)	280		524.141.800.523	508.554.137.727



RESOURCES	Code	Note	31/03/2026	31/12/2025
C. LIABILITIES	300		29.570.747.100	32.560.056.824
I. LIABILITIES	310		29.345.747.100	32.335.056.824
1. Short-term trade payables	311	VII.10	12.025.485.330	6.940.144.307
2. Short-term prepayments from customers	312		-	671.089.578
3. Dividends and profits must be paid.	313		158.270.000	158.270.000
4. Taxes and other payables to State budget short-term	314	VII.11	10.103.312.224	11.564.331.065
5. Payables to employees	315		2.626.120.687	9.026.320.519
6. Short-term accrued expenses	316		862.182.653	589.360.443
9. Short-term deferred revenue	319	VII.12	1.435.106.074	180.409.095
10. Other short-term payables	320	VII.13a	2.048.766.136	3.118.627.821
13. Bonus and welfare fund	323		86.503.996	86.503.996
II. Non-current liabilities	330		225.000.000	225.000.000
8. Other long-term payables	338	VII.13b	225.000.000	225.000.000
D. OWNER'S EQUITY	400		494.571.053.423	475.994.080.903
I. Owner's equity	410	VII.14	494.571.053.423	475.994.080.903
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
4. Other capital	414		49.005.143.018	49.017.477.496
8. Development and investment funds	418	VII.15	50.761.702.190	50.761.702.190
11. Retained earnings	420		170.945.473.790	156.689.354.579
- Retained earnings accumulated to previous year	420a		156.689.354.580	126.302.014.099
- Retained earnings of the current year	420b		14.256.119.210	30.387.340.480
13. Non – Controlling Interests	429		178.156.634.425	173.823.446.638
TOTAL CAPITAL (440 = 300 + 400)	440		524.141.800.523	508.554.137.727

Tay Ninh, *dy* April 2026

Preparer



Le Thi Cam

Chief Accountatn



Tran Thi Phuong

General Director



Tran Thi Hien

CONSOLIDATED STATEMENT OF INCOME

(Full version)
Quarter 1 of Year 2026

Unit: VND

ITEMS	Code	Note	Quarter 1 of Year 2026		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01	VIII.1	60.168.899.046	59.439.071.112	60.168.899.046	59.439.071.112
2. Revenue deductions	02				-	-
3. Net revenue from sales of goods and rendering of services	10		60.168.899.046	59.439.071.112	60.168.899.046	59.439.071.112
4. Cost of goods sold and services rendered	11	VIII.2	39.187.669.983	35.595.226.383	39.187.669.983	35.595.226.383
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		20.981.229.063	23.843.844.729	20.981.229.063	23.843.844.729
6. Profit/loss from the sale and liquidation of investment properties.	21					
7. Financial income (*)	22	VIII.3	6.536.680.307	6.559.376.518	6.536.680.307	6.559.376.518
8. Financial expense	23		-	-	-	-
<i>In which: Interest expense</i>	24		-	-	-	-
9. Share of joint ventures and associates' profit or loss			-	-	-	-
10. Selling expense	25	VIII.4	1.595.151.831	363.939.091	1.595.151.831	363.939.091
11. General and administrative expenses	26	VIII.5	3.007.833.080	2.380.242.460	3.007.833.080	2.380.242.460
12. Net profit from operating activities ((30 = 20 + (21 - 22) - (24 + 25))	30		22.914.924.459	27.659.039.696	22.914.924.459	27.659.039.696
13. Other income	31		379.279.289	649.759.200	379.279.289	649.759.200
14. Other expenses	32		29.670.000	184.780.000	29.670.000	184.780.000
15. Other profit (40 = 31 - 32)	40		349.609.289	464.979.200	349.609.289	464.979.200
16. Total net profit before tax (50 = 30 + 40)	50		23.264.533.748	28.124.018.896	23.264.533.748	28.124.018.896
17. Current corporate income tax expense	51		4.675.226.750	5.648.396.779	4.675.226.750	5.648.396.779
18. Deferred corporate income tax expense	52		-	-	-	-
19. Profit after corporate income tax (60 = 50 - 51 - 52)	60		18.589.306.998	22.475.622.117	18.589.306.998	22.475.622.117
Accounting profit after tax of the Parent Company	61		14.256.119.211	16.350.696.312	14.256.119.211	16.350.696.312
Profit after tax attributable to non-controlling interest	62		4.333.187.787	6.124.925.805	4.333.187.787	6.124.925.805
20. Basic earnings per share	70	VIII.6	3.119	3.578	3.119	3.578
21. Diluted earnings per share	71		3.119	3.578	3.119	3.578

Tay Ninh, 24 April 2026

Preparer

Le Thi Cam

Chief Accountant

Tran Thi Phuong

General Director

Tran Thi Hien

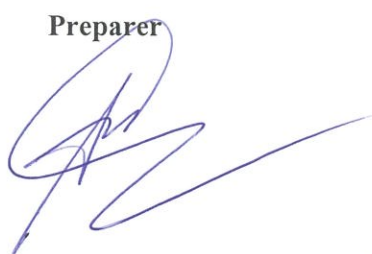
CONSOLIDATED STATEMENT OF CASH FLOWS
(Indirect Method)
Quarter 1 of Year 2026

Unit: VND

ITEMS	Code	Note	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Quarter 1-2026	Quarter 1-2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
<i>1. Profit before tax</i>	01		23.264.533.748	28.124.018.896
<i>2. Adjustment for:</i>				
- Depreciation and amortization of fixed assets and investment properties	02		690.472.511	705.158.102
- Gains from investment activities	05		(6.536.680.307)	(6.559.376.518)
<i>3. Operating profit before changes in working capital</i>	08		17.418.325.952	22.269.800.480
- Decrease/Increase in receivables	09		5.522.193.902	(3.914.033.800)
- Increase/ Decrease in inventories	10		(262.971.572)	1.203.428.491
- Increase in payables (excluding interest payable/ corporate income tax payable)	11		2.851.553.363	1.937.762.935
- Increase in prepaid expenses	12		(3.802.152.760)	(4.579.100.219)
- Corporate income tax paid	15		(10.832.003.039)	(6.688.305.675)
- Other payments on operating activities	17		-	(137.176.846)
<i>Net cash flow from operating activities</i>	20		10.894.945.846	10.092.375.366
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(78.570.000)	(355.670.976)
3. Loans and purchase of debt instruments from other entities	23		(53.959.000.000)	(39.385.000.000)
4. Collection of loans and resale of debt instrument of other entities	24		33.640.000.000	30.095.000.000
7. Interest and dividend received	27		813.996.742	2.912.290.452
<i>Net cash flow from investing activities</i>	30		(19.583.573.258)	(6.733.380.524)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
<i>Net cash flow from financing activities</i>	40		-	-
Net cash flows in the period/year (50=20+30+40)	50		(8.688.627.412)	3.358.994.842
Cash and cash equivalents at the beginning of the period/year	60		29.737.088.404	7.278.702.137
Cash and cash equivalents at the end of the period/year (70=50+60+61)	70		21.048.460.992	10.637.696.979

Tay Ninh, April 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter 1 of Year 2026

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 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.

Group structure

The Group's subsidiaries

Tay Ninh Cable Car Tour Company

Headquarters: Binh Minh Ward, Tay Ninh Province.

Charter capital: 127.880.000.000 VND

Proportion of ownership and voting rights : 51%.

Basis for the preparation of Consolidated Financial Statements

The company's consolidated financial statements are prepared in accordance with the Enterprise Accounting Regime issued together with Circular No. 99/2025/TT-BCT dated 27/10/2025 of the Ministry of Finance guiding the Enterprise Accounting Regime and Circular No. 202/2014/TT-BTC on guidelines for preparing consolidated financial statements. These Circulars do not require the company to retrospectively adjust figures in the financial statements of previous periods.

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. 99/2025/TT-BCT dated 27/10/2025 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

Estimate year in use (year)

Buildings, structures	10-15 year
Machinery and equipment	10 year
Means of transportations	06-10 year
Office equipment and devices	04-15 year
Accounting software, electronic ticket sales	3 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

	31/03/2026	31/12/2025 (Re-presented)
	VND	VND
Cash	3.503.460.992	9.201.602.102
Cash on hand	834.344.585	864.124.201
Cash at bank	2.669.116.407	8.337.477.901
Cash equivalents (*)	17.545.000.000	20.535.486.302
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	14.500.000.000	16.506.376.713
Vietnam Investment and Development Bank - Tay Ninh Branch	3.045.000.000	4.029.109.589
Total	21.048.460.992	29.737.088.404

(*) As of 31/03/2026, cash equivalents include term deposits from 01 to 03 months held at Joint-stock Commercial Banks with an interest rate of 4,75% per year..

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

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

Consolidated Report

Quarter 1 of Year 2026

2. Investment in subsidiaries
Held to maturity investments

	31/03/2026		31/12/2025	
	VND	VND	VND	VND
	Original cost	Book value	Original cost	Book value
Held to maturity investments				
* Short-term	442.513.947.564	.513.947.564	416.472.263.999	416.472.263.999
Term deposits (*)	51.186.517.429	51.186.517.429	31.230.806.467	31.230.806.467
Vietnam Investment and Development Bank - Tay Ninh Branch	20.051.631.609	20.051.631.609	10.181.643.836	10.181.643.836
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	17.129.706.164	17.129.706.164	9.123.779.451	9.123.779.451
Others	14.005.179.656	14.005.179.656	11.925.383.180	11.925.383.180
Short-term loan receivables	391.327.430.135	391.327.430.135	385.241.457.532	385.241.457.532
Loan receivables form Corporates (**)				
Tan Tao Long Beach Joint Stock Company	46.878.904.107	46.878.904.107	46.213.150.683	46.213.150.683
Lac Hong Tourist Trading joint Stock Company	26.676.000.002	26.676.000.002	26.259.287.672	26.259.287.672
Ba Na Suoi Mo Golf Course Joint Stock Company	222.178.904.108	222.178.904.108	218.751.506.848	218.751.506.848
Han River Sun Company Limited	95.593.621.918	95.593.621.918	94.017.512.329	94.017.512.329
* Long-term	-	-	-	-
Total	442.513.947.564	442.513.947.564	416.472.263.999	416.472.263.999

(*) These are 6-month term deposits with an interest rate of 6,7- 7,8% per year.

(**) Detailed information related to loans

	Loan contract	Loan interest rate	Loan purpose	Loan term	Form of guarantee	31/03/2026
Tan Tao Long Beach Joint Stock Company	171 /2025/HĐV/TTT-LBT+PL01	6%/year	Supplementing working capital	12 months	No collateral	45.000.000.000
Lac Hong Tourist Trading joint Stock Company	360/ 2024/HĐV/TTT-SLH+PL01	6,5%/year	Supplementing working capital	12 months	No collateral	26.000.000.000
Ba Na Suoi Mo Golf Course Joint Stock Company	15/2025/HĐV/TCT-BNG	6%/year	Supplementing working capital	12 tháng	No collateral	90.000.000.000
Ba Na Suoi Mo Golf Course Joint Stock Company	24/2025/HĐV/TCT-BGD	6,8%/year	Supplementing working capital	12 tháng	No collateral	125.000.000.000
Han River Sun Company Limited	25/2025/HĐV/TCT-SHR	6,8%/year	Supplementing working capital	12 tháng	No collateral	94.000.000.000

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3. Short-term trade receivables

	31/03/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
(*) Trade receivables accounting for at least 10% of total trade receivables	28.807.643.220	-	32.088.415.600	-
Tay Ninh Sun.,JSC	28.807.643.220	-	32.088.415.600	-
Others	2.079.610.030	-	4.555.231.531	-
Total	30.887.253.250	-	36.643.647.131	-

4. Other short - term receivables

	31/03/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
Accrued interest on term deposits and loans receivable	905.980.000	-	810.911.974	-
Others	123.453.636	-	12.000.000	-
Total	1.029.433.636	-	822.911.974	-

5. Inventories

	31/03/2026		31/12/2025	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Raw materials	4.096.421.916	-	4.204.867.223	-
Tools, supplies, work in progress	3.494.827.511	-	3.473.501.496	-
Goods	510.165.214	-	160.074.350	-
Total	8.101.414.641	-	7.838.443.069	-

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6. Tangible fixed assets

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management Equipment and Tools	Other	Total
I. Historical cost						
Balance as at 31/12/2025	77.113.068.853	209.762.679.605	15.262.030.936	14.128.915.837	2.189.674.842	318.456.370.073
- Purchase in the period	88.137.403	710.465.460	-	-	-	798.602.863
Balance as at 31/03/2026	77.201.206.256	210.473.145.065	15.262.030.936	14.128.915.837	2.189.674.842	319.254.972.936
II. Accumulated depreciation						
Số dư ngày 31/12/2025	66.839.321.114	209.443.333.255	12.756.398.620	13.528.959.520	2.186.594.635	304.754.607.144
- Depreciation in the period	390.327.740	38.293.599	126.830.338	63.956.150	-	619.407.827
- Depreciation of Budget Assets	-	6.619.417	4.688.325	-	1.026.736	12.334.478
Số dư ngày 31/03/2026	67.229.648.854	209.488.246.271	12.887.917.283	13.592.915.670	2.187.621.371	305.386.349.449
III. Net carrying amount						
As at 31/12/2025	10.273.747.739	319.346.350	2.505.632.316	599.956.317	3.080.207	13.701.762.929
As at 31/03/2026	9.971.557.402	984.898.794	2.374.113.653	536.000.167	2.053.471	13.868.623.487

7. Intangible fixed assets

As at 31/03/2026, intangible fixed assets consist of ticketing software with an original . By 31/03/2026 the intangible fixed asset has been fully depreciated but is still in use.

8. Finance lease fixed assets

As at 31/03/2026, Finance lease fixed asset is an office for rent on CMT8 Street, Ninh Phuoc Quarter, Ninh Thanh Ward, Tay Ninh Province

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9. Pending costs

	31/03/2026 VND	31/12/2025 VND
a. Short-term	4.366.415.895	240.054.162
Land and property rental costs	3.805.336.265	-
Repairs costs for fixed assets	184.841.822	189.547.378
Tool and supply expenses	47.267.046	12.080.000
Land rental costs	-	-
Others	328.970.762	38.426.784
b. Long-term	927.955.604	1.252.164.577
Repairs costs for fixed assets	353.840.625	612.197.796
Tool and supply expenses	459.411.684	248.920.954
Others	114.703.295	391.045.827
Total	5.294.371.499	1.492.218.739

10. Trade payables

	31/03/2026 VND		31/12/2025 VND	
	Value	Outstanding balance	Value	Outstanding balance
Short-term Trade payables	12.025.485.330	12.025.485.330	6.940.144.307	6.940.144.307
Suntory PepsiCo Vietnam Beverage JSC	4.839.447.506	4.839.447.506	2.803.141.990	2.803.141.990
Others	7.186.037.824	7.186.037.824	4.137.002.317	4.137.002.317
Total	12.025.485.330	12.025.485.330	6.940.144.307	6.940.144.307

11. Tax and other payables to the state budget

	31/12/2025 VND		During the period VND		31/03/2026 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	-	325.019.237	2.802.865.247	2.217.573.551	-	910.310.933
Corporate income tax	-	10.832.003.039	4.675.226.750	10.832.003.039	-	4.675.226.750
Personal income tax	-	19.469.539	453.103.621	702.196.649	229.623.489	-
Land tax and land rental	-	-	3.938.452.830	-	-	3.938.452.830
Fees, charges and other payables	-	387.839.250	265.724.087	74.241.626	-	579.321.711
Total	-	11.564.331.065	12.135.372.535	13.826.014.865	229.623.489	10.103.312.224



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12. Short-term deferred revenue

	31/03/2026	31/12/2025
Revenue from renting space and advertising on cable car	1.435.106.074	180.409.095
Total	1.435.106.074	180.409.095

13. Other payables

	31/03/2026 VND	31/12/2025 VND
a. Short-term	2.048.766.136	3.118.627.821
Ticket Collection Fees for Ba Den Mountain Tourist	1.482.196.428	2.968.230.536
Others	566.569.708	150.397.285
b. Long-term	225.000.000	225.000.000
Security Deposit for Office Rental	225.000.000	225.000.000
Total	2.273.766.136	3.343.627.821

14. Owner's equity

	Contributed capital	Other equity contributions	Development Investment Fund	Retained earnings	Non – Controlling Interest	Total
<i>Balance as at 31/12/2024</i>	45.702.100.000	48.915.600.000	50.761.702.190	135.442.434.098	164.463.494.183	445.285.330.471
- Profits in previous period				16.350.696.312	6.124.925.805	22.475.622.117
<i>Balance as at 31/03/2025</i>	45.702.100.000	48.915.600.000	50.761.702.190	151.793.130.410	151.793.130.410	467.760.952.588
<i>Balance as at 31/12/2025</i>	45.702.100.000	49.017.477.496	50.761.702.190	156.689.354.579	173.823.446.638	475.994.080.903
- Profits in this period				14.256.119.211	4.333.187.787	18.589.306.998
- Decrease during the period (funding for operational activities adjusted according to Circular 99)		12.334.478				12.334.478
<i>Balance as at 31/03/2026</i>	45.702.100.000	49.005.143.018	50.761.702.190	170.945.473.790	178.156.634.425	494.571.053.423

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(*) Details of Contributed capital

Contributions of Entities	Rate	31/03/2026	Rate	31/12/2025
		VND		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

	31/03/2026	31/12/2025
	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. Details of other funds

	31/03/2026	31/12/2025
	VND	VND
Science and technology development fund	50.761.702.190	50.761.702.190
Total	50.761.702.190	50.761.702.190

VIII. SELECTED EXPLANATORY NOTES TO STATEMENT OF INCOME

1. Revenues from sales and services rendered

	Quarter 1/2026 VND	Quarter 1/2025 VND
Revenue from Cleaning and Landscaping	16.522.266.621	16.276.004.732
Revenue from Goods	16.101.204.073	12.314.981.121
Revenue from transportation, cable cars - slides	20.177.252.285	23.512.648.460
Revenue from Vehicle Parking Services	5.279.205.556	5.246.085.186
Others	2.088.970.511	2.089.351.613
Total	60.168.899.046	59.439.071.112

2. Costs of goods sold

	Quarter 1/2026 VND	Quarter 1/2025 VND
Cost from Cleaning and Landscaping Services	10.899.405.128	11.847.178.035
Cost from Goods	14.868.957.974	11.076.572.283
Cost of transportation, cable cars - slides	9.167.582.696	9.011.979.250
Cost from Vehicle Parking Services	3.882.091.578	3.278.019.190
Others	369.632.607	381.477.625
Total	39.187.669.983	35.595.226.383

3. Financial income

	Quarter 1/2026 VND	Quarter 1/2025 VND
Interest from Bank Deposits, Loans receivables	6.536.680.307	6.559.376.518
Total	6.536.680.307	6.559.376.518

4. Selling expenses

	Quarter 1/2026 VND	Quarter 1/2025 VND
Labour expenses	455.232.669	218.847.229
Depreciation expenses	52.077.052	54.237.052
Expenses of outsourcing services	1.034.397.095	39.622.880
Other expenses in cash	53.445.015	51.231.930
Total	1.595.151.831	363.939.091

5. General and administrative expense

	Quarter 1/2026 VND	Quarter 1/2025 VND
Labour expenses	2.539.328.081	1.904.060.654
Depreciation expenses	92.422.393	90.902.328
Expenses of outsourcing services	243.072.777	278.299.303
Other expenses in cash	133.009.829	106.980.175
Total	3.007.833.080	2.380.242.460

6. Basic earnings per share

	Quarter 1/2026 VND	Quarter 1/2025 VND
Profit distributed to common shares (VND)	14.256.119.211	16.350.696.312
Average number of outstanding common shares in circulation in the period (CP)	4.570.210	4.570.210
Basic earnings per share (VND/CP)	3.119	3.578

IX. OTHER INFORMATIONS

TRANSACTION AND BALANCES WITH RELATED PARTIES

During the fiscal year, the Company has the transactions and balances with related parties as follows:

A. Information on Related Parties

The balances as of the end of the financial year with related parties are as follows:

Other payables	31/03/2026	31/12/2025
Dividends to shareholders	158.270.000	148.903.000
Owners		

B. The income of the Board of Directors, the Board of Management, and the Supervisory Board for the year is as follows

Related Parties	Quarter 1/2026 VND	Quarter 1/2025 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

Tay Ninh, 24 April 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

No.: 88 /DLTM

Tay Ninh, April 14., 2026

*Re: Explanation Report on Consolidated Profit for quarter 1.2026
Decrease Compared to Consolidated Profit for quarter 1.2025*

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 consolidated business results for quarter 1.2026 of Tay Ninh Tourism - Trading Joint Stock Company,

Tay Ninh Tourist – Trading Joint Stock Company hereby reports and explains the main reasons for the consolidated net profit after tax for quarter 1.2026 decreasing compared to the consolidated net profit after tax for quarter 1.2025, as follows:

Key Financial Indicators:

No	Indicator	Quarter 1.2026	Quarter 1.2025	Increase (+)/ Decrease (-)	% Changes
1	Total revenue	67,084,858,642	66,648,206,830	436,651,812	0.66
2	Total expenses	43,820,324,894	38,524,187,934	5,296,136,960	13.75
3	Profit before tax	23,264,533,748	28,124,018,896	-4,859,485,148	-17.28
4	Profit after tax	18,589,306,998	22,475,622,117	-3,886,315,119	-17.29

Based on the above summary data, the consolidated after-tax profit for quarter 1.2026 is VND 18,589,306,998, a decrease of 17.29% compared to the consolidated after-tax profit for quarter 1.2025, equivalent to VND 3,886,315,119. This is due to a 13.75% increase in consolidated expenses in quarter 1.2026 compared to consolidated expenses in quarter 1.2025, equivalent to VND 5,296,136,960.

This is the explanation report on the main reasons for the decrease in the consolidated net profit after tax for quarter 1.2026 compared to quarter 1.2025.

Sincerely,

Recipients:

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

GENERAL DIRECTOR



Trần Thị Hiền