

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)



STATEMENT OF FINANCIAL POSITION

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		144.839.115.534	136.747.771.008
I. Cash and cash equivalents	110		9.906.557.523	11.796.458.711
1. Cash	111	VII.1a	1.906.557.523	6.780.972.409
2. Cash equivalents	112	VII.1b	8.000.000.000	5.015.486.302
II. Short-term investments	120		106.696.701.369	91.743.594.519
3. Held-to-maturity investments	123	VII.2a	106.696.701.369	91.743.594.519
III. Short-term receivables	130		26.296.162.649	32.912.379.605
1. Short-term trade receivables	131	VII.3	25.226.845.113	31.664.167.631
2. Short-term prepayments to suppliers	132		53.900.000	437.300.000
5. Other short-term receivables	135	VII.4	1.015.417.536	810.911.974
IV. Inventories	140	VII.5	233.261.653	146.734.011
1. Inventories	141		233.261.653	146.734.011
V. Short-term biological assets	150		-	-
VI. Other short-term assets	160		1.706.432.340	148.604.162
1. Short-term deferred expenses	161	VII.8a	1.413.596.873	148.604.162
3. Taxes and other receivables from State budget	163		292.835.467	-
B. NON-CURRENT ASSETS	200		29.803.777.300	29.835.626.384
II. Fixed assets	220		3.554.516.843	3.092.424.766
1. Tangible fixed assets	221	VII.6	3.554.516.843	3.092.424.766
- Historical cost	222		23.990.411.849	23.191.808.986
- Accumulated depreciation (*)	223		(20.435.895.006)	(20.099.384.220)
IV. Investment properties	240	VII.7	947.529.115	1.018.593.799
- Historical costs	241		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.2b	24.931.910.430	24.931.910.430
1. Investments in subsidiaries	261		24.931.910.430	24.931.910.430
VII. Other long-term assets	270		369.820.912	451.789.706
1. Long-term deferred costs	271	VII.8b	369.820.912	451.789.706
TOTAL ASSETS (280 = 100 + 200)	280		174.642.892.834	166.583.397.392

RESOURCES	Code	Note	31/03/2026	31/12/2025
C. LIABILITIES	300		18.736.502.354	20.410.456.784
I. LIABILITIES	310		18.511.502.354	20.185.456.784
1. Short-term trade payables	311	VII.9	8.873.904.899	5.168.698.824
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.10	3.396.152.685	4.663.997.764
5. Payables to employees	315		2.290.998.812	5.871.546.798
6. Short-term accrued expenses	316	VII.11	529.295.832	439.630.004
9. Short-term deferred revenue	319		1.283.333.345	150.000.000
10. Other short-term payables	320	VII.12a	1.976.718.356	3.059.395.391
13. Bonus and welfare fund	323		2.828.425	2.828.425
II. Non-current liabilities	330		225.000.000	225.000.000
8. Other long-term payables	338	VII.12b	225.000.000	225.000.000
D. OWNER'S EQUITY	400	VII.13	155.906.390.480	146.172.940.608
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		89.543.018	101.877.496
8. Development and investment funds	418		24.537.406.213	24.537.406.213
11. Retained earnings	420		85.577.341.249	75.831.556.899
- Retained earnings accumulated to previous year	420a		75.831.556.899	55.186.817.458
- Retained earnings of the current year	420b		9.745.784.350	20.644.739.441
TOTAL CAPITAL (440 = 300 + 400)	440		174.642.892.834	166.583.397.392

Tay Ninh, 24 April 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

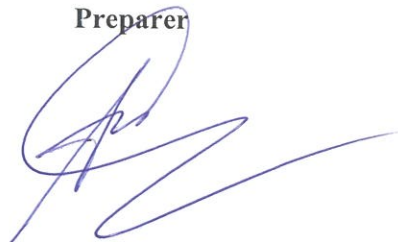
STATEMENT OF INCOME
(full form)
Quarter 1 of Year 2026

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	Year 2026	Year 2025
1. Revenue from sales of goods and rendering of services	01	VIII.1	45.819.976.236	41.522.303.688	45.819.976.236	41.522.303.688
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services	10		45.819.976.236	41.522.303.688	45.819.976.236	41.522.303.688
4. Cost of goods sold and services rendered	11	VIII.2	32.910.114.312	29.102.807.689	32.910.114.312	29.102.807.689
5. Gross profit from sales and services (20=10-11)	20		12.909.861.924	12.419.495.999	12.909.861.924	12.419.495.999
6. Profit/loss from the sale and liquidation of investment properties.	21		-	-	-	-
7. Financial income (*)	22	VIII.3	1.320.352.261	1.273.663.193	1.320.352.261	1.273.663.193
8. Financial expense	23		-	-	-	-
9. Selling expense	25	VIII.4	508.677.684	270.079.159	508.677.684	270.079.159
10. General and administrative expenses	26	VIII.5	1.876.915.352	1.406.841.037	1.876.915.352	1.406.841.037
11. Net profit from business operations {30=20+21+22-(23+25+26)}	30		11.844.621.149	12.016.238.996	11.844.621.149	12.016.238.996
12. Other income	31	VIII.6	379.279.289	649.759.200	379.279.289	649.759.200
13. Other expenses	32	VIII.7	29.670.000	184.780.000	29.670.000	184.780.000
14. Other profit (40 = 31 - 32)	40		349.609.289	464.979.200	349.609.289	464.979.200
15. Total net profit before tax (50 = 30 + 40)	50		12.194.230.438	12.481.218.196	12.194.230.438	12.481.218.196
16. Current corporate income tax expense	51	VIII.8	2.448.446.088	2.505.843.639	2.448.446.088	2.505.843.639
18. Profit after corporate income tax	60		9.745.784.350	9.975.374.557	9.745.784.350	9.975.374.557

Tay Ninh, 24 April 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

CASH FLOW STATEMENT

(By 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	
			Year 2026	Year 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		12.194.230.438	12.481.218.196
2. Adjustments for:				
Depreciation and amortization	02		395.240.992	411.815.540
Profit and loss from investment and financial activities.	05		(1.320.352.261)	(1.273.663.193)
3. Profit from operating activities before changes in working capital	08		11.269.119.169	11.619.370.543
Increase/(Decrease) in receivables	09		6.323.381.489	1.040.907.441
Decrease/(Increase)/ in inventories	10		(86.527.642)	295.168.792
Increase/(Decrease) in payables (excluding interest payables/CIT payables)	11		(107.579.283)	(1.393.106.508)
Decrease/(Increase) pending allocation costs	12		(1.183.023.917)	(1.513.288.902)
Corporate income tax paid	15		(4.393.946.415)	(3.914.798.537)
Net cash inflow from operating activities	20		11.821.423.401	6.134.252.829
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(78.570.000)	-
3. Loans granted, purchases of debt instruments of other entities	23		(36.000.000.000)	(22.500.000.000)
4. Collection of loans, proceeds from sales of debt instruments	24		22.000.000.000	18.500.000.000
7. Interest, dividends and profit received	27		367.245.411	2.605.942.850
Net cash outflow from investing activities	30		(13.711.324.589)	(1.394.057.150)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash outflow from financing activities	40		-	-
Net cash flows in the year	50		(1.889.901.188)	4.740.195.679
Cash and cash equivalents at beginning of the year	60		11.796.458.711	5.046.238.278
Impact of exchange differences	61			
Cash and equivalents at the year-end	70		9.906.557.523	9.786.433.957

Tay Ninh, 24 April 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

SELECTED EXPLANATORY NOTES TO FINANCIAL STATEMENT
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.

Business field

Tay Ninh Cable Car Tour Company: Subsidiary Company

Place of Incorporation and Operation: Ba Den Mountain, Ninh Phu Quater, Binh Minh Ward, Tay Ninh Province

The total number of employees of the company as at 31/03/2026 is 62 people

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 October 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

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 (Represented)
	VND	VND
a. Cash	1.906.557.523	6.780.972.409
Cash on hand	593.655.996	707.383.116
Cash at bank	1.312.901.527	6.073.589.293
b. Cash equivalents (*)	8.000.000.000	5.015.486.302
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	7.000.000.000	3.006.376.713
Vietnam Investment and Development Bank - Tay Ninh Branch	1.000.000.000	2.009.109.589
Total	9.906.557.523	11.796.458.711

(*) 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

Financial Statements
Quarter 1 of Year 2026

2. Investment in subsidiaries
a. Held to maturity investments

	31/03/2026		31/12/2025	
	VND		VND	
	Original cost	Book value	Giá gốc	Giá trị ghi sổ
Term deposits	33.141.797.260	33.141.797.260	19.271.156.164	19.271.156.164
Loan receivables form Corporates (**)	73.554.904.109	73.554.904.109	72.472.438.355	72.472.438.355
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
Total	106.696.701.369	106.696.701.369	91.743.594.519	91.743.594.519

(**) 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

b. Investment in subsidiaries

	Ownership Percentage	Stock code	31/03/2026		31/12/2025	
			VND		VND	
Investments in subsidiaries			Original cost	Provision	Original cost	Provision
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 31 Dec 2025 are as follows:

Subsidiaryname	Place of Incorporation and Operation	Ownership and Voting Interest	Principal Business Activities
Tay Ninh Cable Car Tour Company	Nui Ba Den, Ninh Phu Quarter, Binh Minh Ward, Tay Ninh Province	51%	Tourism transportation services

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

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

Financial Statements
Quarter 1 of Year 2026

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	23.975.911.820	-	31.664.167.631	-
Tay Ninh Sun.,JSC	23.181.658.220	-	27.371.866.100	-
Suntory PepsiCo Vietnam Beverag Co., Ltd	794.253.600	-	3.996.820.000	-
Others	1.250.933.293	-	295.481.531	-
Total	25.226.845.113	-	31.664.167.631	-

4. Other short - term receivables

	31/03/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
Entrance fees must be collected from partners.	905.980.000	-	810.911.974	-
Others	109.437.536	-	-	-
Total	1.015.417.536	-	810.911.974	-

5. Inventories

	31/03/2026		31/12/2025	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Raw materials	30.758.389	-	6.959.661	-
Goods	202.503.264	-	139.774.350	-
Total	233.261.653	-	146.734.011	-

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	6.599.881.503	603.731.998	13.429.743.117	2.526.652.368	31.800.000	23.191.808.986
- Increase in period	88.137.403	710.465.460	-	-	-	798.602.863
Balance as at 31/03/2026	6.688.018.906	1.314.197.458	13.429.743.117	2.526.652.368	31.800.000	23.990.411.849
II. Accumulated depreciation						
Balance as at 31/12/2025	6.271.372.529	348.528.729	10.924.110.801	2.526.652.368	28.719.793	20.099.384.220
- Depreciation in the period	162.302.379	35.043.591	126.830.338	-	-	324.176.308
- Depreciation of Budget Assets	-	6.619.417	4.688.325	-	1.026.736	12.334.478
Balance as at 31/03/2026	6.433.674.908	390.191.737	11.055.629.464	2.526.652.368	29.746.529	20.435.895.006
III. Net carrying amount						
As at 31/12/2025	328.508.974	255.203.269	2.505.632.316		3.080.207	3.092.424.766
As at 31/03/2026	254.343.998	924.005.721	2.374.113.653		2.053.471	3.554.516.843

7. 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 City, Tay Ninh Province, Vietnam

8. Pending costs

	31/03/2026	31/12/2025
	VND	VND
a. Short-term	1.413.596.873	148.604.162
Repairs costs for fixed assets	118.054.322	98.097.378
Tool and supply expenses	47.267.046	12.080.000
Others	1.248.275.505	38.426.784

(Prepaid expenses- continue)

b. Long-term	369.820.912	451.789.706
Repairs costs for fixed assets	-	28.516.546
Tool and supply expenses	255.117.617	248.920.954
Others	114.703.295	174.352.206
Total	1.783.417.785	600.393.868

9. Trade payables

	31/03/2026 VND		31/12/2025 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	7.039.447.506	7.039.447.506	2.803.141.990	2.803.141.990
Suntory PepsiCo Vietnam Beverag Co., Ltd	4.839.447.506	4.839.447.506	2.803.141.990	2.803.141.990
Tay Ninh Sun.,JSC	2.200.000.000	2.200.000.000	-	-
(*) Other trade payables	1.834.457.393	1.834.457.393	2.365.556.834	2.365.556.834
Total	8.873.904.899	8.873.904.899	5.168.698.824	5.168.698.824

10. 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	-	229.218.464	1.858.955.868	1.423.637.967	-	664.536.365
Corporate income tax	-	4.393.946.415	2.448.446.088	4.393.946.415	-	2.448.446.088
Personal income tax	-	14.949.539	280.629.464	588.414.470	292.835.467	-
Land tax and land rental	-	-	187.010.800	-	-	187.010.800
Fees, charges and other payables	-	25.883.346	96.159.432	25.883.346	-	96.159.432
Total	-	4.663.997.764	4.489.354.179	6.050.034.725	292.835.467	3.396.152.685

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

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

Financial Statements
Quarter 1 of Year 2026

11. Accrued expenses

	31/03/2026	31/12/2025
	VND	VND
Short-term		
Accrue audit expenses	107.800.000	-
Accrue Electricity Expenses	231.341.379	120.217.504
Others	190.154.453	319.412.500
Total	529.295.832	439.630.004

12. Other payables

	31/03/2026	31/12/2025
	VND	VND
a. Short-term	1.976.718.356	3.059.395.391
Ticket Collection Fees for Ba Den Mountain Tourist	1.482.196.428	2.968.230.536
Site Management Board		
Others	494.521.928	91.164.855
b. Long-term	225.000.000	225.000.000
Office Rental Deposit	225.000.000	225.000.000
Total	2.201.718.356	3.284.395.391

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

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

Financial Statements
Quarter 1 of Year 2026

13. Owner's equity

	Other owner's equity	Contributed capital	Retained earnings	Development Investment Fund	Total
<i>Balance as at 31/12/2024</i>	-	45.702.100.000	64.327.237.458	24.537.406.213	134.566.743.671
- Profits in previous period	-	-	9.975.374.557	-	9.975.374.557
<i>Balance as at 31/03/2025</i>	-	45.702.100.000	74.302.612.015	24.537.406.213	144.542.118.228
<i>Balance as at 31/12/2025</i>	101.877.496	45.702.100.000	75.831.556.899	24.537.406.213	146.172.940.608
- Decrease during the period (funding for operational activities adjusted according to Circular 99)	12.334.478	-	-	-	12.334.478
- Profits in this period	-	-	9.745.784.350	-	9.745.784.350
<i>Balance as at 31/03/2026</i>	89.543.018	45.702.100.000	85.577.341.249	24.537.406.213	155.906.390.480

(*) Details of Contributed capital

	31/03/2026		31/12/2025	
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

	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



VIII. SELECTED EXPLANATORY NOTES TO STATEMENT OF INCOME

1. Revenues from sales and services rendered

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Revenue from Cleaning and Landscaping	18.508.720.195	18.071.836.926
Revenue from Goods	16.101.204.073	12.314.981.121
Revenue from Vehicle Parking Services	5.279.205.556	5.246.085.186
Revenue from Transportation	4.290.668.989	4.209.537.036
Others	1.640.177.423	1.679.863.419
Total	45.819.976.236	41.522.303.688

2. Costs of goods sold

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Cost from Cleaning and Landscaping Services	12.885.858.702	13.643.010.229
Cost from Goods	14.868.957.974	11.076.572.283
Cost from Vehicle Parking Services	3.882.091.578	3.278.019.190
Cost from Transportation	1.144.827.581	838.889.133
Others	128.378.477	266.316.854
Total	32.910.114.312	29.102.807.689

3. Financial income

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Interest from Bank Deposits, Loans receivables	1.320.352.261	1.273.663.193
Total	1.320.352.261	1.273.663.193

4. Selling expenses

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Labour expenses	455.232.669	218.847.229
Others	53.445.015	51.231.930
Total	508.677.684	270.079.159

5. General and administrative expense

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Labour expenses	1.600.387.634	1.132.904.187
Expenses of outsourcing services	200.811.984	210.188.968
Others	75.715.734	63.747.882
Total	1.876.915.352	1.406.841.037

6. Other income

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Product Display Support Income	358.824.200	623.559.200
Others	20.455.089	26.200.000
Total	379.279.289	649.759.200

7. Other expenses

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Product display support costs	29.670.000	184.780.000
Total	29.670.000	184.780.000

8. Current corporate income tax expenses

	Quarter 1/2026	Quarter 1/2025
	VND	VND
Corporate income tax from business activities		
Total profit before tax	12.194.230.438	12.481.218.196
<i>Increase:</i>	48.000.000	48.000.000
Non-deductible Expenses for Corporate Income Tax Calculation	48.000.000	48.000.000
Taxable Corporate Income	12.242.230.438	12.529.218.196
Current corporate income tax expense (tax rate 20%)	2.448.446.088	2.505.843.639

IX. OTHER INFORMATION

A. Transactions with Key Personnel

Related Parties

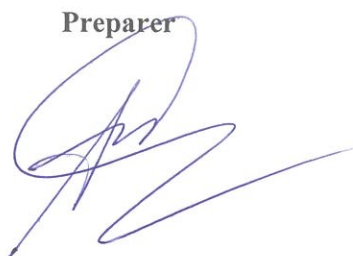
	Quarter 1/2026	Quarter 1/2025
	VND	VND
Salaries, Bonuses, and Remuneration for the Board of Directors, Executive Board, and Supervisory Board		
Mrs. Nguyen Lam Nhi Thuy	-	134.136.000
Mr. Nguyen Thanh Dong	134.136.000	-
Mr. Trinh Van Ha	18.000.000	18.000.000
Mrs. Tran Thi Hien	144.000.000	144.000.000
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 1/2026	Quarter 1/2025
Transactions with Related Parties		VND	VND
1. Revenue			
+ Tay Ninh Cable Car Tour Company	Subsidiary	2.984.972.092	2.648.897.008
2. Purchasing Goods and Services			
+ Tay Ninh Cable Car Tour Company	Subsidiary	18.115.113	139.347.085
3. Related Parties Balances			
+ Receivable Tay Ninh Cable Car Tour Company	Subsidiary	271.816.775	37.070.000
+ Payable Tay Ninh Cable Car Tour Company	Subsidiary	391.849.096	45.000.000

Tay Ninh, 24 April 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien



No.: 89 /DLTM

Tay Ninh, April 24, 2026

Re: Explanation Report on Separate Profit for Q1.2026
Decrease Compared to Separate Profit for Q1.2025

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 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 net profit after tax for quarter 1.2026 decreasing compared to the 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	47,519,607,786	43,445,726,081	4,073,881,705	9.38
2	Total expenses	35,325,377,348	30,964,507,885	4,360,869,463	14.08
3	Profit before tax	12,194,230,438	12,481,218,196	-286,987,758	-2.30
4	Profit after tax	9,745,784,350	9,975,374,557	-229,590,207	-2.30

Based on the above summary data, the after-tax profit for quarter 1.2026 reached VND 9,745,784,350, a decrease of 2.30% compared to the after-tax profit for quarter 1.2025, equivalent to VND 229,590,207. This is due to: total expenses in quarter 1.2026 increased by 14.08% compared to the same period, equivalent to VND 4,360,869,463.

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

Sincerely,

Recipients:

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

GENERAL DIRECTOR



Tran Thi Hien