

No.:18/2026/CBTT/TTT

Tay Ninh, July 23, 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 Q2/2026 and consolidated financial statements for Q2/2026 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 Q2/2026 and consolidated financial statements for Q2/2026

☐ 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 July 23, 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 Q2/2026
- Consolidated Financial Statements Q2/2026
- Explanation of Consolidated Financial Statements Q2/2026 No. 139/DLTM, dated July 23, 2026
- Explanation of Separate Financial Statements Q1/2026 No. 140/DLTM, dated July 23, 2026

Organization representative

Legal Representative/ Authorized Person
for Information Disclosure

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



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

FINANCIAL STATEMENTS

The second quarter 2026

STATEMENT OF FINANCIAL POSITION

From January 2026 to June 2026

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	30/06/2026	31/12/2025
A. CURRENT ASSETS	100		150.182.438.577	136.747.771.008
I. Cash and cash equivalents	110		8.313.338.986	11.796.458.711
1. Cash	111	VII.1a	6.313.338.986	6.780.972.409
2. Cash equivalents	112	VII.1b	2.000.000.000	5.015.486.302
II. Short-term investments	120		116.989.473.974	91.743.594.519
3. Held-to-maturity investments	123	VII.2a	116.989.473.974	91.743.594.519
III. Short-term receivables	130		23.312.344.699	32.912.379.605
1. Short-term trade receivables	131	VII.3	22.222.274.610	31.664.167.631
2. Short-term prepayments to suppliers	132		-	437.300.000
5. Other short-term receivables	135	VII.4	1.090.070.089	810.911.974
IV. Inventories	140	VII.5	429.619.523	146.734.011
1. Inventories	141		429.619.523	146.734.011
V. Short-term biological assets	150		-	-
VI. Other short-term assets	160		1.137.661.395	148.604.162
1. Short-term deferred expenses	161	VII.8a	904.098.686	148.604.162
3. Taxes and other receivables from State budget	163	VII.10	233.562.709	-
B. NON-CURRENT ASSETS	200		29.370.420.292	29.835.626.384
II. Fixed assets	220		3.231.456.855	3.092.424.766
1. Tangible fixed assets	221	VII.6	3.231.456.855	3.092.424.766
- Historical cost	222		23.990.411.849	23.191.808.986
- Accumulated depreciation (*)	223		(20.758.954.994)	(20.099.384.220)
IV. Investment properties	240	VII.7	876.464.432	1.018.593.799
- Historical costs	241		4.246.520.993	4.246.520.993
- Accumulated depreciation (*)	242		(3.370.056.561)	(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		330.588.575	451.789.706
1. Long-term deferred costs	271	VII.8b	330.588.575	451.789.706
TOTAL ASSETS (280 = 100 + 200)	280		179.552.858.869	166.583.397.392



TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

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

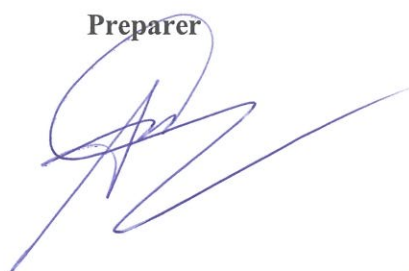
Financial Statements

Quarter 2 of Year 2026

RESOURCES	Code	Note	30/06/2026	31/12/2025
C. LIABILITIES	300		17.844.194.287	20.410.456.784
I. LIABILITIES	310		17.619.194.287	20.185.456.784
1. Short-term trade payables	311	VII.9	4.227.551.307	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	4.574.064.922	4.663.997.764
5. Payables to employees	315		1.227.096.453	5.871.546.798
6. Short-term accrued expenses	316	VII.11	582.356.276	439.630.004
9. Short-term deferred revenue	319		925.555.562	150.000.000
10. Other short-term payables	320	VII.12a	5.921.471.342	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	161.708.664.582	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		77.764.991	101.877.496
8. Development and investment funds	418		24.537.406.213	24.537.406.213
11. Retained earnings	420		91.391.393.378	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		15.559.836.479	20.644.739.441
TOTAL CAPITAL (440 = 300 + 400)	440		179.552.858.869	166.583.397.392

Tay Ninh, 23 July 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien



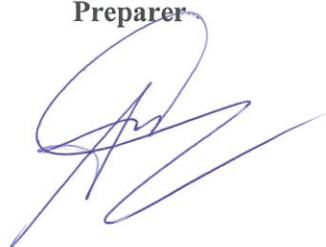
STATEMENT OF INCOME
(full form)
Quarter 2 of Year 2026

Unit: VND

ITEMS	Code	Note	Quarter 2 of Year 2026		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Year 2026	Year 2025	Year 2026	Year 2025
1. Revenue from sales of goods and rendering of services	01	VIII.1	25.824.374.221	28.765.259.998	71.644.350.457	70.287.563.686
2. Revenue deductions	02		1.282.445.160	1.036.863.835	1.282.445.160	1.036.863.835
3. Net revenue from sales of goods and rendering of services	10		24.541.929.061	27.728.396.163	70.361.905.297	69.250.699.851
4. Cost of goods sold and services rendered	11	VIII.2	18.842.233.246	24.595.499.001	51.752.347.558	53.698.306.690
5. Gross profit from sales and services (20=10-11)	20		5.699.695.815	3.132.897.162	18.609.557.739	15.552.393.161
6. Profit/loss from the sale and liquidation of investment properties.	21		-	-	-	-
7. Financial income (*)	22	VIII.3	1.537.339.681	1.321.858.181	2.857.691.942	2.595.521.374
8. Financial expense	23		-	-	-	-
9. Selling expense	25	VIII.4	357.116.746	457.919.632	865.794.430	727.998.791
10. General and administrative expenses	26	VIII.5	1.683.560.997	1.916.284.421	3.560.476.349	3.323.125.458
11. Net profit from business operations {30=20+21+22-(23+25+26)}	30		5.196.357.753	2.080.551.290	17.040.978.902	14.096.790.286
12. Other income	31	VIII.6	3.221.753.408	2.738.277.908	3.601.032.697	3.388.037.108
13. Other expenses	32	VIII.7	1.138.546.000	926.361.220	1.168.216.000	1.111.141.220
14. Other profit (40 = 31 - 32)	40		2.083.207.408	1.811.916.688	2.432.816.697	2.276.895.888
15. Total net profit before tax (50 = 30 + 40)	50		7.279.565.161	3.892.467.978	19.473.795.599	16.373.686.174
16. Current corporate income tax expense	51	VIII.8	1.465.513.032	788.110.840	3.913.959.120	3.293.954.479
18. Profit after corporate income tax	60		5.814.052.129	3.104.357.138	15.559.836.479	13.079.731.695

Tay Ninh, 23 July 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

CASH FLOW STATEMENT

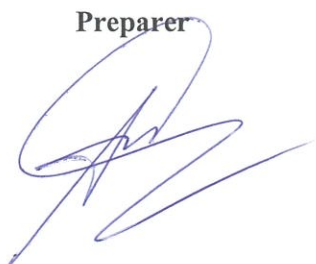
(By indirect method)
Quarter 2 of Year 2026

Unit: VND

ITEMS	CODE	NOTE	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Quarter 2-2026	Quarter 2-2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
<i>1. Profit before tax</i>	01		19.473.795.599	16.373.686.174
<i>2. Adjustments for:</i>				
Depreciation and amortization	02		777.587.636	411.815.540
Profit and loss from investment and financial activities.	05		(2.857.691.942)	(1.273.663.193)
<i>3. Profit from operating activities before changes in working capital</i>	08		17.393.691.293	15.511.838.521
Decrease in receivables	09		9.366.472.197	1.040.907.441
Increase/Decrease in inventories	10		(282.885.512)	295.168.792
Decrease in payables (excluding interest payables/CIT payables)	11		(2.086.275.202)	(1.393.106.508)
Increase pending allocation costs	12		(634.293.393)	(1.513.288.902)
Corporate income tax paid	15		(4.393.946.415)	(3.914.798.537)
<i>Net cash inflow from operating activities</i>	20		19.362.762.968	10.026.720.807
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(457.695.180)	-
3. Loans granted, purchases of debt instruments of other entities	23		(42.000.000.000)	(22.500.000.000)
4. Collection of loans, proceeds from sales of debt instruments	24		19.000.000.000	18.500.000.000
7. Interest, dividends and profit received	27		611.812.487	2.605.942.850
<i>Net cash outflow from investing activities</i>	30		(22.845.882.693)	(1.394.057.150)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
<i>Net cash outflow from financing activities</i>	40		-	-
Net cash flows in the year	50		(3.483.119.725)	8.632.663.657
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		8.313.338.986	13.678.901.935

Tay Ninh, 23 July 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

SELECTED EXPLANATORY NOTES TO FINANCIAL STATEMENT
Quarter 2 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 30/06/2026 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	<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

	30/06/2026	31/12/2025 (Represented)
	VND	VND
a. Cash	6.313.338.986	6.780.972.409
Cash on hand	473.832.833	707.383.116
Cash at bank	5.839.506.153	6.073.589.293
b. Cash equivalents (*)	2.000.000.000	5.015.486.302
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	2.000.000.000	3.006.376.713
Vietnam Investment and Development Bank - Tay Ninh Branch	-	2.009.109.589
Total	8.313.338.986	11.796.458.711

(*) As of 30/06/2026, 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 2 of Year 2026

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

	30/06/2026	31/12/2025
		<i>(Represented)</i>
	VND	VND
Term deposits (*)	42.000.000.000	19.000.000.000
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	16.000.000.000	9.000.000.000
Vietnam Investment and Development Bank - Tay Ninh Branch	26.000.000.000	10.000.000.000
Loan receivables form Corporates (**)	71.000.000.000	71.000.000.000
Tan Tao Long Beach Joint Stock Company	45.000.000.000	45.000.000.000
Lac Hong Tourist Trading joint Stock Company	26.000.000.000	26.000.000.000
Interest on deposits and loans	3.989.473.974	1.743.594.519
Total	116.989.473.974	91.743.594.519

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

(**) 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.

b. Investment in subsidiaries

		30/06/2026		31/12/2025	
	Stock code	VND		VND	
Investments in subsidiaries		Original cost	Provision	Original cost	Provision
Tay Ninh Cable Car Tour Company	TCT	24.931.910.430	-	24.931.910.430	-
Total		24.931.910.430	-	24.931.910.430	-

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 2 of Year 2026

Details of the Company's subsidiaries as at 30/06/2026 are as follows:

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

3. Short-term trade receivables

	30/06/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
Trade receivables accounting for at least 10% of total trade receivables	21.110.154.399	-	31.664.167.631	-
Tay Ninh Sun.,JSC	17.639.873.559	-	27.371.866.100	-
Suntory PepsiCo Vietnam Beverag Co., Ltd	3.470.280.840	-	3.996.820.000	-
Others	1.112.120.211	-	295.481.531	-
Total	22.222.274.610	-	31.664.167.631	-

4. Other short - term receivables

	30/06/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
Entrance fees must be collected from partners.	979.480.000	-	810.911.974	-
Others	110.590.089	-	-	-
Total	1.090.070.089	-	810.911.974	-

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 2 of Year 2026

5. Inventories

	30/06/2026		31/12/2025	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Raw materials	47.597.394	-	6.959.661	-
Goods	382.022.129	-	139.774.350	-
Total	429.619.523	-	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 30/06/2026	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	288.028.228	93.769.364	253.660.677	-	-	635.458.269
- Depreciation of Budget Assets	-	12.682.382	9.376.652	-	2.053.471	24.112.505
Balance as at 30/06/2026	6.559.400.757	454.980.475	11.187.148.130	2.526.652.368	30.773.264	20.758.954.994
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 30/06/2026	128.618.149	859.216.983	2.242.594.987	-	1.026.736	3.231.456.855

7. Finance lease fixed assets

As at 30/06/2026, 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.

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8. Pending costs

	30/06/2026	31/12/2025
	VND	VND
a. Short-term	904.098.686	148.604.162
Repairs costs for fixed assets	62.785.339	98.097.378
Tool and supply expenses	61.857.954	12.080.000
Land lease costs	700.574.567	-
Others	78.880.826	38.426.784
b. Long-term	330.588.575	451.789.706
Tool and supply expenses	212.450.857	248.920.954
Others	118.137.718	202.868.752
Total	1.234.687.261	600.393.868

9. Trade payables

	30/06/2026		31/12/2025	
	VND		VND	
Short-term	Value	The amount ability to repay	Value	The amount ability to repay
Each entity accounting for at least 10% of total trade payables in details	3.959.578.307	3.959.578.307	2.803.141.990	2.803.141.990
Suntory PepsiCo Vietnam Beverag Co., Ltd	3.959.578.307	3.959.578.307	2.803.141.990	2.803.141.990
Other trade payables	267.973.000	267.973.000	2.365.556.834	2.365.556.834
Total	4.227.551.307	4.227.551.307	5.168.698.824	5.168.698.824

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10. Tax and other payables to the state budget

	31/12/2025 VND		During the Period VND		30/06/2026 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	2.912.239.006	2.604.356.088	-	537.101.382
Corporate income tax	-	4.393.946.415	3.913.959.120	4.393.946.415	-	3.913.959.120
Personal income tax	-	14.949.539	(41.945.251)	206.566.997	233.562.709	-
Land tax and land rental	-	-	187.010.800	93.505.400	-	93.505.400
Fees, charges and other payables	-	25.883.346	125.658.452	122.042.778	-	29.499.020
Total	-	4.663.997.764	7.096.922.127	7.420.417.678	233.562.709	4.574.064.922

11. Accrued expenses

	30/06/2026 VND	31/12/2025 VND
Accrue audit expenses	60.000.000	-
Accrue Electricity Expenses	142.047.952	120.217.504
Others	380.308.324	319.412.500
Total	582.356.276	439.630.004

12. Other payables

	30/06/2026 VND	31/12/2025 VND
a. Short-term	5.921.471.342	3.059.395.391
Ticket Collection Fees for Ba Den Mountain Tourist	4.899.685.687	2.968.230.536
Site Management Board		
Others	1.021.785.655	91.164.855
b. Long-term	225.000.000	225.000.000
Office Rental Deposit	225.000.000	225.000.000
Total	6.146.471.342	3.284.395.391

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13. Owner's equity

a. Statement of 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		-	13.079.731.695	-	13.079.731.695
<i>Balance as at 30/06/2025</i>	-	45.702.100.000	77.406.969.153	24.537.406.213	147.646.475.366
<i>Balance as at 31/12/2025</i>	101.877.496	45.702.100.000		24.537.406.213	146.172.940.608
- Decrease during the period (funding for operational activities adjusted according to Circular 99)	24.112.505	-	-	-	24.112.505
- Profits in this period	-	-	15.559.836.479	-	15.559.836.479
<i>Balance as at 30/06/2026</i>	77.764.991	45.702.100.000	91.391.393.378	24.537.406.213	161.708.664.582

b. Details of Contributed capital

	30/06/2026		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

	30/06/2026	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 2/2026	Quarter 2/2025
	VND	VND
Revenue from Cleaning and Landscaping	6.955.715.313	12.198.723.841
Revenue from Goods	13.334.004.628	12.139.946.419
Revenue from Vehicle Parking Services	2.705.635.184	2.429.296.297
Revenue from Transportation	1.387.798.184	838.064.815
Others	1.441.220.912	1.159.228.626
Total	25.824.374.221	28.765.259.998

2. Costs of goods sold

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Cost from Cleaning and Landscaping Services	6.060.741.542	12.118.524.179
Cost from Goods	10.161.185.473	9.659.225.864
Cost from Vehicle Parking Services	1.859.263.074	1.877.589.536
Cost from Transportation	621.922.336	809.266.564
Others	139.120.821	130.892.858
Total	18.842.233.246	24.595.499.001

3. Financial income

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Interest from Bank Deposits, Loans receivables	1.537.339.681	1.321.858.181
Total	1.537.339.681	1.321.858.181

4. Selling expenses

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Labour expenses	342.743.435	424.429.431
Others	14.373.311	33.490.201
Total	357.116.746	457.919.632

5. General and administrative expense

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Labour expenses	1.348.127.539	1.640.515.218
Expenses of outsourcing services	268.676.104	194.927.374
Others	66.757.354	80.841.829
Total	1.683.560.997	1.916.284.421

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY1253 Cach Mang Thang Tam Street, Ninh Phuoc Quarter, Ninh
Thanh Ward, Tay Ninh Province, Vietnam**Financial Statements**
Quarter 2 of Year 2026**6. Other income**

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Product Display Support Income	3.213.223.000	2.730.477.900
Others	8.530.408	7.800.008
Total	3.221.753.408	2.738.277.908

7. Other expenses

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Product display support costs	1.138.546.000	926.275.000
Others	-	86.220
Total	1.138.546.000	926.361.220

8. Current corporate income tax expenses

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Corporate income tax from business activities		
Total profit before tax	7.279.565.161	3.892.467.978
Increase:	48.000.000	48.086.220
Non-deductible Expenses for Corporate Income Tax Calculation	48.000.000	48.086.220
Taxable Corporate Income	7.327.565.161	3.940.554.198
Current corporate income tax expense (tax rate 20%)	1.465.513.032	788.110.840

IX. OTHER INFORMATION**A. Transactions with Key Personnel**

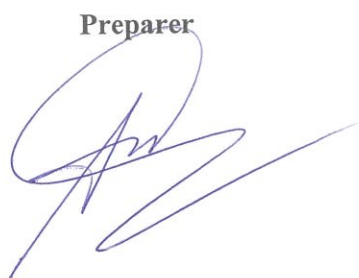
Related Parties	Quarter 2/2026	Quarter 2/2025
	VND	VND
Salaries, Bonuses, and Remuneration for the Board of Directors, Executive Board, and Supervisory Board		
Mrs. Nguyen Lam Nhi Thuy	-	89.424.000
Mr. Nguyen Thanh Dong	134.136.000	44.712.000
Mr. Trinh Van Ha	18.000.000	18.000.000
Mrs. Tran Thi Hien	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 2/2026 VND	Quarter 2/2025 VND
Transactions with Related Parties			
1. Revenue			
+ Tay Ninh Cable Car Tour Company	Subsidiary	1.869.878.721	1.243.273.236
2. Purchasing Goods and Services			
+ Tay Ninh Cable Car Tour Company	Subsidiary	23.003.228	18.568.558
3. Related Parties Balances			
+ Receivable Tay Ninh Cable Car Tour Company	Subsidiary	643.135.000	37.070.000
+ Payable Tay Ninh Cable Car Tour Company	Subsidiary	-	45.000.000

Tay Ninh, 23 July 2026

Preparer


Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director





Tran Thi Hien



No.: 140/DLTM

Tay Ninh, July 23, 2026

*Re: Explanation Report on Separate Profit for Q2.2026
Increase Compared to Separate Profit for Q2.2025*

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 2.2026 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 2.2026 increasing compared to the net profit after tax for quarter 2.2025, as follows:

Key Financial Indicators:

No	Indicator	Quarter 2.2026	Quarter 2.2025	Increase (+)/ Decrease (-)	% Changes
1	Total revenue	29,301,022,150	31,788,532,252	-2,487,510,102	-7.83
2	Total expenses	22,021,456,989	27,896,064,274	-5,874,607,285	-21.06
3	Profit before tax	7,279,565,161	3,892,467,978	3,387,097,183	87.02
4	Profit after tax	5,814,052,129	3,104,357,138	2,709,694,991	87.29

Based on the summary data above, profit after tax for the second quarter of 2026 reached VND 5,814,052,129, an increase of 87.29% (or VND 2,709,694,991) compared to the second quarter of 2025. This increase was driven by a 21.06% reduction in total expenses for the second quarter of 2026 compared to the same period last year, amounting to a decrease of VND (5,874,607,285).

This report outlines the primary reasons for the increase in profit after tax in the second quarter of 2026 compared to the second quarter of 2025.

Sincerely,

Recipients:

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



GENERAL DIRECTOR

Tran Thi Hien