

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**

**CONSOLIDATED
FINANCIAL STATEMENTS**

The second quarter 2026

CONSOLIDATED FINANCIAL STATEMENT

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		520.167.201.945	492.240.708.739
I. Cash and cash equivalents	110		9.497.047.888	29.737.088.404
1. Cash	111	VII.1a	7.497.047.888	9.201.602.102
2. Cash equivalents	112	VII.1b	2.000.000.000	20.535.486.302
II. Short-term investments	120		464.177.430.138	416.472.263.999
3. Held-to-maturity investments	123	VII.2	464.177.430.138	416.472.263.999
III. Short-term receivables	130		35.445.384.261	37.952.859.105
1. Short-term trade receivables	131	VII.3	34.220.144.522	36.643.647.131
2. Short-term prepayments to suppliers	132		118.242.850	486.300.000
5. Other short-term receivables	135	VII.4	1.106.996.889	822.911.974
IV. Inventories	140		7.942.051.844	7.838.443.069
1. Inventories	141	VII.5	7.942.051.844	7.838.443.069
V. Short-term biological assets	150			
VI. Other short-term assets	160		3.105.287.814	240.054.162
1. Short-term deferred expenses	161	VII.9a	2.889.244.701	240.054.162
3. Taxes and other receivables from State budget	163		216.043.113	-
B. NON-CURRENT ASSETS	200		15.150.098.676	16.313.428.988
I. Long-term receivables	210		-	-
II. Fixed assets	220		13.490.390.917	13.701.762.929
1. Tangible fixed assets	221	VII.6	13.490.390.917	13.701.762.929
- Historical cost	222		319.506.572.256	318.456.370.073
- Accumulated depreciation (*)	223		(306.016.181.339)	(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	876.464.432	1.018.593.799
- Historical costs	242		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. Other long-term assets	270		783.243.327	1.252.164.577
1. Long-term deferred costs	271	VII.9b	783.243.327	1.252.164.577
TOTAL ASSETS (280 = 100 + 200)	280		535.317.300.621	508.554.137.727



RESOURCES	Code	Note	30/06/2026	31/12/2025
C. LIABILITIES	300		28.087.387.435	32.560.056.824
I. LIABILITIES	310		27.862.387.435	32.335.056.824
1. Short-term trade payables	311	VII.10	6.455.994.709	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	11.090.116.881	11.564.331.065
5. Payables to employees	315	0	2.114.087.732	9.026.320.519
6. Short-term accrued expenses	316		894.077.763	589.360.443
9. Short-term deferred revenue	319	VII.12	1.063.237.382	180.409.095
10. Other short-term payables	320	VII.13a	6.000.098.972	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		507.229.913.186	475.994.080.903
I. Owner's equity	410	VII.14	507.229.913.186	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		48.993.364.991	49.017.477.496
8. Development and investment funds	418	VII.15	50.761.702.190	50.761.702.190
11. Retained earnings	420		180.256.491.841	156.689.354.579
- Retained earnings accumulated to previous year	420a		156.689.354.579	126.302.014.099
- Retained earnings of the current year	420b		23.567.137.262	30.387.340.480
13. Non – Controlling Interests	429		181.516.254.164	173.823.446.638
TOTAL CAPITAL (440 = 300 + 400)	440		535.317.300.621	508.554.137.727

Tay Ninh, 23 July 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

CONSOLIDATED STATEMENT OF INCOME

(Full version)

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	
			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	36.274.561.922	36.344.192.000	96.443.460.968	95.783.263.112
2. Revenue deductions	02				1.282.445.160	1.036.863.835
3. Net revenue from sales of goods and rendering of services	10		36.274.561.922	36.344.192.000	95.161.015.808	94.746.399.277
4. Cost of goods sold and services rendered	11	VIII.2	23.940.904.728	29.112.097.987	63.128.574.711	64.707.324.370
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		11.051.212.034	6.195.230.178	32.032.441.097	30.039.074.907
6. Profit/loss from the sale and liquidation of investment properties.	21					
7. Financial income (*)	22	VIII.3	6.449.390.439	6.620.780.727	12.986.070.746	13.180.157.245
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	509.859.798	525.331.684	2.105.011.629	889.270.775
11. General and administrative expenses	26	VIII.5	3.204.892.498	3.334.665.175	6.212.725.578	5.714.907.635
12. Net profit from operating activities ((30 = 20 + (21 - 22) - (24 + 25))	30		13.785.850.177	8.956.014.046	36.700.774.636	36.615.053.742
13. Other income	31		3.221.753.408	2.804.134.250	3.601.032.697	3.453.893.450
14. Other expenses	32		1.139.268.679	926.745.411	1.168.938.679	1.111.525.411
15. Other profit (40 = 31 - 32)	40		2.082.484.729	1.877.388.839	2.432.094.018	2.342.368.039
16. Total net profit before tax (50 = 30 + 40)	50		15.868.334.906	10.833.402.885	39.132.868.654	38.957.421.781
17. Current corporate income tax expense	51		3.197.697.116	2.189.017.821	7.872.923.866	7.837.414.600
18. Deferred corporate income tax expense	52		-	-	-	-
19. Profit after corporate income tax (60 = 50 - 51 - 52)	60		12.670.637.790	8.644.385.064	31.259.944.788	31.120.007.181
Accounting profit after tax of the Parent Company	61		9.311.000.807	5.929.858.024	23.567.137.262	22.280.554.336
Profit after tax attributable to non-controlling interest	62		3.359.636.983	2.714.527.040	7.692.807.526	8.839.452.845
20. Basic earnings per share	70	VIII.6	2.037	1.298	5.157	4.875
21. Diluted earnings per share	71		2.037	1.298	5.157	4.875

Tay Ninh, 23 July 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

CONSOLIDATED STATEMENT OF CASH FLOWS

(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		39.132.868.654	38.957.421.781
<i>2. Adjustment for:</i>				
- Depreciation and amortization of fixed assets and investment properties	02		1.379.591.057	1.407.711.240
- Gains from investment activities	05		(12.986.070.746)	(13.180.157.245)
<i>3. Operating profit before changes in working capital</i>	08		27.526.388.965	27.184.975.776
- Decrease/Increase in receivables	09		2.273.912.135	(13.497.887.989)
- Increase/ Decrease in inventories	10		(103.608.775)	1.375.355.445
- Decrease/Increase in payables (excluding interest payable/ corporate income tax payable)	11		(1.746.220.311)	6.323.427.813
- Increase in prepaid expenses	12		(2.180.269.289)	(2.845.679.020)
- Corporate income tax paid	15		(10.833.452.668)	(6.688.305.675)
- Other payments on operating activities	17		-	(137.176.846)
<i>Net cash flow from operating activities</i>	20		14.936.750.057	11.714.709.504
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(457.695.180)	(355.670.976)
3. Loans and purchase of debt instruments from other entities	23		(67.524.000.000)	(121.385.000.000)
4. Collection of loans and resale of debt instrument of other entities	24		31.640.000.000	112.595.000.000
7. Interest and dividend received	27		1.164.904.607	3.401.400.520
<i>Net cash flow from investing activities</i>	30		(35.176.790.573)	(5.744.270.456)
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		(20.240.040.516)	5.970.439.048
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		9.497.047.888	13.249.141.185

Tay Ninh, 23 July 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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.

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

	30/06/2026	31/12/2025 (Re-presented)
	VND	VND
a.Cash	7.497.047.888	9.201.602.102
Cash on hand	634.477.355	864.124.201
Cash at bank	6.862.570.533	8.337.477.901
b.Cash equivalents (*)	2.000.000.000	20.535.486.302
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	2.000.000.000	16.506.376.713
Vietnam Investment and Development Bank - Tay Ninh Branch	-	4.029.109.589
Total	9.497.047.888	29.737.088.404

(*) 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

Consolidated Report
Quarter 2 of Year 2026

2. Investment in subsidiaries

	30/06/2026	31/12/2025
	VND	VND
Held to maturity investments		<i>(Re-presented)</i>
Term deposits (*)	66.524.000.000	30.640.000.000
Vietnam Investment and Development Bank - Tay Ninh Branch	28.065.000.000	10.000.000.000
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	21.500.000.000	9.000.000.000
Others	16.959.000.000	11.640.000.000
Loan receivables form Corporates (**)	380.000.000.000	380.000.000.000
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
Ba Na Suoi Mo Golf Course Joint Stock Company	215.000.000.000	215.000.000.000
Han River Sun Company Limited	94.000.000.000	94.000.000.000
Interest on deposits and loans	17.653.430.138	5.832.263.999
Total	464.177.430.138	416.472.263.999

(*) These are 6-month term deposits with an interest rate of 6,7- 8,3% per year.

(**) Loans to corporate parties at the interest rates specified in each contract. The loan term is from 5 months to 12 months, and is intended to finance the borrower is business operation. The loan are unsecured.

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 2 of Year 2026

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	30.270.998.559	-	32.088.415.600	-
Tay Ninh Sun.,JSC	30.270.998.559	-	32.088.415.600	-
Others	3.949.145.963	-	4.555.231.531	-
Total	34.220.144.522	-	36.643.647.131	-

4. Other short - term receivables

	30/06/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
Accrued interest on term deposits and loans receivable	979.480.000	-	810.911.974	-
Others	127.516.889	-	12.000.000	-
Total	1.106.996.889	-	822.911.974	-

5. Inventories

	30/06/2026		31/12/2025	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Raw materials	3.957.891.191	-	4.204.867.223	-
Tools, supplies, work in progress	3.601.137.524	-	3.473.501.496	-
Goods	383.023.129	-	160.074.350	-
Total	7.942.051.844	-	7.838.443.069	-

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 2 of Year 2026

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	962.064.780	-	-	-	1.050.202.183
Balance as at 30/06/2026	77.201.206.256	210.724.744.385	15.262.030.936	14.128.915.837	2.189.674.842	319.506.572.256
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	744.078.950	111.809.763	253.660.677	127.912.300	-	1.237.461.690
- Depreciation of Budget Assets	-	12.682.382	9.376.652	-	2.053.471	24.112.505
Số dư ngày 30/06/2026	67.583.400.064	209.567.825.400	13.019.435.949	13.656.871.820	2.188.648.106	306.016.181.339
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 30/06/2026	9.617.806.192	1.156.918.985	2.242.594.987	472.044.017	1.026.736	13.490.390.917

7. Intangible fixed assets

As at 30/06/2026, intangible fixed assets consist of ticketing software with an original . By 30/06/2026 the intangible fixed asset has been fully depreciated but is still in use.

8. 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 Province

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 2 of Year 2026

9. Pending costs

	30/06/2026	31/12/2025
	VND	VND
a. Short-term	2.889.244.701	240.054.162
Land and property rental costs	2.576.295.582	-
Repairs costs for fixed assets	107.310.339	189.547.378
Tool and supply expenses	61.857.954	12.080.000
Others	143.780.826	38.426.784
b. Long-term	783.243.327	1.252.164.577
Repairs costs for fixed assets	124.000.000	612.197.796
Tool and supply expenses	541.105.609	248.920.954
Others	118.137.718	391.045.827
Total	3.672.488.028	1.492.218.739

10. Trade payables

	30/06/2026		31/12/2025	
	VND		VND	
	Value	Outstanding balance	Value	Outstanding balance
Suntory PepsiCo Vietnam Beverage JSC	3.959.578.307	3.959.578.307	2.803.141.990	2.803.141.990
Others	2.496.416.402	2.496.416.402	4.137.002.317	4.137.002.317
Total	6.455.994.709	6.455.994.709	6.940.144.307	6.940.144.307

11. Tax and other payables to the state budget

	31/12/2025		During the period		30/06/2026	
	VND		VND		VND	
	Opening receivable	Opening payables	Payables in the period	Actual payment in the period	Closing receivables	Tax payable at the end of the period
Value-added tax	-	325.019.237	4.558.912.168	4.133.972.498	-	749.958.907
Corporate income tax	-	10.832.003.039	7.872.923.866	10.833.452.668	-	7.871.474.237
Personal income tax	-	19.469.539	160.276.573	395.789.225	216.043.113	-
Land tax and land rental	-	-	3.938.452.830	1.934.731.634	-	2.003.721.196
Fees, charges and other payables	-	387.839.250	439.559.152	362.435.861	-	464.962.541
Total	-	11.564.331.065	16.970.124.589	17.660.381.886	216.043.113	11.090.116.881

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 2 of Year 2026

12. Short-term deferred revenue

	30/06/2026	31/12/2025
Revenue from renting space and advertising on cable car	1.063.237.382	180.409.095
Total	1.063.237.382	180.409.095

13. Other payables

	30/06/2026 VND	31/12/2025 VND
a. Short-term	6.000.098.972	3.118.627.821
Ticket Collection Fees for Ba Den Mountain Tourist	4.899.685.687	2.968.230.536
Others	1.100.413.285	150.397.285
b. Long-term	225.000.000	225.000.000
Security Deposit for Office Rental	225.000.000	225.000.000
Total	6.225.098.972	3.343.627.821

14. Owner's equity

a. Statement of 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	-	-	-	22.280.554.336	8.839.452.845	31.120.007.181
<i>Balance as at 30/06/2025</i>	45.702.100.000	48.915.600.000	50.761.702.190	157.722.988.434	173.302.947.028	476.405.337.652
<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	-	-	-	23.567.137.262	7.692.807.526	31.259.944.788
- Decrease during the period (funding for operational activities adjusted according to Circular 99)	-	24.112.505	-	-	-	24.112.505
<i>Balance as at 30/06/2026</i>	45.702.100.000	48.993.364.991	50.761.702.190	180.256.491.841	181.516.254.164	507.229.913.186

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 2 of Year 2026

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

15. Details of other funds

	30/06/2026	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 2/2026 VND	Quarter 2/2025 VND
Revenue from Cleaning and Landscaping	5.807.308.813	11.161.385.791
Revenue from Goods	13.334.004.628	12.139.946.419
Revenue from transportation, cable cars - slides	12.781.552.029	9.264.557.356
Revenue from Vehicle Parking Services	2.705.635.184	2.429.296.297
Others	1.646.061.268	1.349.006.137
Total	36.274.561.922	36.344.192.000

2. Costs of goods sold

	Quarter 2/2026 VND	Quarter 2/2025 VND
Cost from Cleaning and Landscaping Services	4.912.335.042	11.081.186.129
Cost from Goods	10.161.185.473	9.659.225.864
Cost of transportation, cable cars - slides	6.751.934.394	6.186.906.520
Cost from Vehicle Parking Services	1.859.263.074	1.877.589.536
Others	256.186.745	307.189.938
Total	23.940.904.728	29.112.097.987

3. Financial income

	Quarter 2/2026 VND	Quarter 2/2025 VND
Interest from Bank Deposits, Loans receivables	6.449.390.439	6.620.780.727
Total	6.449.390.439	6.620.780.727

4. Selling expenses

	Quarter 2/2026 VND	Quarter 2/2025 VND
Labour expenses	342.743.435	424.429.431
Depreciation expenses	52.077.052	52.077.052
Expenses of outsourcing services	100.666.000	15.335.000
Other expenses in cash	14.373.311	33.490.201
Total	509.859.798	525.331.684

5. General and administrative expense

	Quarter 2/2026 VND	Quarter 2/2025 VND
Labour expenses	2.515.012.102	2.638.185.209
Depreciation expenses	103.962.774	90.433.392
Expenses of outsourcing services	467.688.148	508.309.759
Other expenses in cash	118.229.474	97.736.815
Total	3.204.892.498	3.334.665.1

440
GTY
HÂN
ƯNG
INH
T. T. T. T.

6. Basic earnings per share

	Quarter 2/2026 VND	Quarter 2/2025 VND
Profit distributed to common shares (VND)	9.311.000.807	5.929.858.024
Average number of outstanding common shares in circulation in the period (CP)	4.570.210	4.570.210
Basic earnings per share (VND/CP)	2.037	1.298

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	30/06/2026	31/12/2025
Dividends to shareholders	158.270.000	158.270.000
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 2/2026 VND	Quarter 2/2025 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

Tay Ninh, 23 July 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

No.: 139 /DLTM

Tay Ninh, July 23., 2026

*Re: Explanation Report on Consolidated Profit for quarter 2.2026
Increase Compared to Consolidated Profit for quarter 2.2025*

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 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 consolidated net profit after tax for quarter 2.2026 increasing compared to the consolidated 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	44,663,260,609	44,732,243,142	-68,982,533	-0.15
2	Total expenses	28,794,925,703	33,898,840,257	-5,103,914,554	-15.06
3	Profit before tax	15,868,334,906	10,833,402,885	5,034,932,021	46.48
4	Profit after tax	12,670,637,790	8,644,385,064	4,026,252,726	46.58

Based on the summary table above, the consolidated profit after tax for the second quarter of 2026 was VND 12,670,637,790, an increase of 46.58% (or VND 4,026,252,726) compared to the consolidated profit after tax for the second quarter of 2025. This increase was driven by a 15.06% reduction in total consolidated expenses for the second quarter of 2026 compared to the second quarter of 2025, equivalent to a decrease of VND 5,103,914,554.

This report explains the primary reasons for the increase in consolidated 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