

No.:25/2026/CBTT/TTT

Tay Ninh, October 20, 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 discloses its separate financial statements and consolidated financial statements for the third quarter of 2026 to the Hanoi Stock Exchange, as follows:

1. Company Name: Tay Ninh Tourist – Trading Joint Stock Company

- Stock Symbol: TTT
- Address: 1253 Cach Mang Thang 8 Street, Ninh Phuoc Quarter, Ninh Thanh Ward, Tay Ninh Province, Vietnam
- Tel: 02763822376
- Email:tanitour.tayninh@gmail.com Website:http://www.tanitour.com.vn/

2. Information Disclosure:

Separate financial statements and consolidated financial statements for the third quarter of 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 2026):

☐ Yes

☐ No



Explanatory note required if applicable:

☐ Yes

☐ No

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

☐ Yes

☐ No

Explanatory note required if applicable:

☐ Yes

☐ No

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

☐ Yes

☐ No

Explanatory note required if applicable:

☐ Yes

☐ No

This information was disclosed on the company's website on October 20, 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 2026.

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

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

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

Attachments:

- Separate financial statements for Q3 2026
- Consolidated financial statements for Q3 2026
- Explanation for separate financial statements for Q3 2026 (Ref. No. 211/DLTM, dated October 20, 2026)

Organization representative

Legal Representative/ Authorized Person
for Information Disclosure

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



Phan Thanh Trung

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

FINANCIAL STATEMENTS

The third quarter 2026

STATEMENT OF FINANCIAL POSITION

As at 30 Sep 2026

Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
A. CURRENT ASSETS	100		154.186.646.870	136.747.771.008
I. Cash and cash equivalents	110		6.588.852.215	11.796.458.711
1. Cash	111	VII.1a	2.588.852.215	6.780.972.409
2. Cash equivalents	112	VII.1b	4.000.000.000	5.015.486.302
II. Short-term investments	120		123.331.490.413	91.743.594.519
3. Held-to-maturity investments	123	VII.2a	123.331.490.413	91.743.594.519
III. Short-term receivables	130		22.755.153.536	32.912.379.605
1. Short-term trade receivables	131	VII.3	21.089.284.476	31.664.167.631
2. Short-term prepayments to suppliers	132		26.866.080	437.300.000
5. Other short-term receivables	135	VII.4	1.639.002.980	810.911.974
IV. Inventories	140	VII.5	820.953.803	146.734.011
1. Inventories	141		820.953.803	146.734.011
V. Short-term biological assets	150		-	-
3. Provision for short-term losses of biological assets (*)	153		-	-
VI. Other short-term assets	160		690.196.903	148.604.162
1. Short-term deferred expenses	161	VII.8a	504.235.869	148.604.162
3. Taxes and other receivables from State budget	163		185.961.034	-
B. NON-CURRENT ASSETS	200		29.292.789.823	29.835.626.384
II. Fixed assets	220		3.028.547.648	3.092.424.766
1. Tangible fixed assets	221	VII.6	3.028.547.648	3.092.424.766
- Historical cost	222		23.990.411.849	23.191.808.986
- Accumulated depreciation (*)	223		(20.961.864.201)	(20.099.384.220)
IV. Investment properties	240	VII.7	805.399.748	1.018.593.799
- Historical costs	241		4.246.520.993	4.246.520.993
- Accumulated depreciation (*)	242		(3.441.121.245)	(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		526.931.997	451.789.706
1. Long-term deferred costs	271	VII.8b	526.931.997	451.789.706
TOTAL ASSETS (280 = 100 + 200)	280		183.479.436.693	166.583.397.392

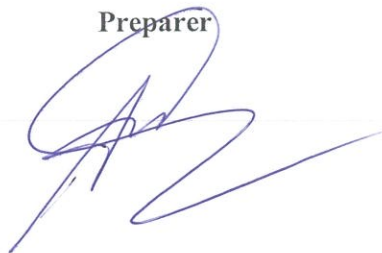
TAY NINH TOURIST - TRADING JOINT STOCK COMPANY1253 Cach Mang Thang Tam Street, Ninh Phuoc Quarter, Ninh
Thanh Ward, Tay Ninh Province, VietNam**Financial Statements**

Quarter 3 of Year 2026

RESOURCES	Code	Note	30/09/2026	01/01/2026
C. LIABILITIES	300		18.357.660.001	20.410.456.784
I. LIABILITIES	310		18.132.660.001	20.185.456.784
1. Short-term trade payables	311	VII.9	4.421.447.234	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	6.194.174.195	4.663.997.764
5. Payables to employees	315		1.307.091.759	5.871.546.798
6. Short-term accrued expenses	316	VII.11	786.594.889	439.630.004
9. Short-term deferred revenue	319		507.777.779	150.000.000
10. Other short-term payables	320	VII.12a	4.754.475.720	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	165.121.776.692	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		68.088.164	101.877.496
8. Development and investment funds	418		24.537.406.213	24.537.406.213
11. Retained earnings	420		94.814.182.315	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		18.982.625.416	20.644.739.441
TOTAL CAPITAL (440 = 300 + 400)	440		183.479.436.693	166.583.397.392

Tay Ninh, 20 October 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

STATEMENT OF INCOME

(full form)

Accounting period from 01 January 2026 to 30 September 2026

Unit: VND

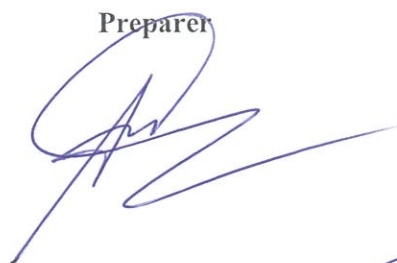
ITEMS	Note	Quarter 3 of Year 2026		Accumulation from the beginning of the fiscal year to at the end of current quarter	
		Year 2026	Year 2025	Year 2026	Year 2025
1. Revenue from sales of goods and rendering of services	1 VIII.1	26.141.835.176	24.312.691.747	97.786.185.633	94.600.255.433
2. Revenue deductions	2	-	-	1.282.445.160	1.036.863.835
3. Net revenue from sales of goods and rendering of services	10	26.141.835.176	24.312.691.747	96.503.740.473	93.563.391.598
4. Cost of goods sold and services rendered	11 VIII.2	22.116.006.128	19.485.739.808	73.868.353.686	73.184.046.498
5. Gross profit from sales and services (20=10-11)	20	4.025.829.048	4.826.951.939	22.635.386.787	20.379.345.100
6. Profit/loss from the sale and liquidation of investment properties.	21	-	-	-	-
7. Financial income (*)	22 VIII.3	2.306.751.911	1.380.937.682	5.164.443.853	3.976.459.056
8. Financial expense	23	-	-	-	-
9. Selling expense	25 VIII.4	381.002.820	305.192.873	1.246.797.250	1.033.191.664
10. General and administrative expenses	26 VIII.5	1.666.997.976	1.325.786.263	5.227.474.325	4.648.911.721
11. Net profit from business operations {30=20+21+22-(23+25+26)}	30	4.284.580.163	4.576.910.485	21.325.559.065	18.673.700.771
12. Other income	31 VIII.6	5.906.008	1.699.610.179	3.606.938.705	5.087.647.287
13. Other expenses	32 VIII.7	-	122.949.705	1.168.216.000	1.234.090.925
14. Other profit (40 = 31 - 32)	40	5.906.008	1.576.660.474	2.438.722.705	3.853.556.362
15. Total net profit before tax (50 = 30 + 40)	50	4.290.486.171	6.153.570.959	23.764.281.770	22.527.257.133
16. Current corporate income tax expense	51 VIII.8	867.697.234	1.240.314.192	4.781.656.354	4.534.268.671
18. Profit after corporate income tax	60	3.422.788.937	4.913.256.767	18.982.625.416	17.992.988.462

Tay Ninh, 20 October 2026

Preparer

Chief Accountant

General Director



Le Thi Cam



Tran Thi Phuong



Tran Thi Hien

CASH FLOW STATEMENT

(By indirect method)
Quarter 3 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 (Represented)
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	1		23.764.281.770	22.527.257.133
2. Adjustments for:				
Depreciation and amortization	2		1.041.884.700	1.225.426.928
Profit and loss from investment and financial activities.	5		(5.157.779.456)	(3.972.865.752)
3. Profit from operating activities before changes in working capital	8		19.648.387.014	19.779.818.309
Decrease/Increase in receivables	9		9.971.265.035	(5.135.076.685)
Increase in inventories	10		(674.219.792)	(186.304.422)
Decrease in payables (excluding interest payables/CIT payables)	11		(2.440.506.722)	(3.530.805.851)
Increase pending allocation costs	12		(430.773.998)	(210.049.867)
Corporate income tax paid	15		(4.393.946.415)	(3.914.798.537)
Net cash inflow from operating activities	20		21.680.205.122	6.802.782.947
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		(64.000.000.000)	(71.000.000.000)
4. Collection of loans, proceeds from sales of debt instruments	24		36.000.000.000	66.000.000.000
7. Interest, dividends and profit received	27		1.569.883.562	4.354.410.954
Net cash outflow from investing activities	30		(26.887.811.618)	(645.589.046)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash outflow from financing activities	40		-	(10.773.000)
Net cash flows in the year	50		(5.207.606.496)	6.146.420.901
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		6.588.852.215	11.192.659.179

Tay Ninh, 20 October 2026

Preparer

Le Thi Cam

Chief Accountant

Tran Thi Phuong

General Director

Tran Thi Hien

SELECTED EXPLANATORY NOTES TO FINANCIAL STATEMENT
Quarter 3 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 30/09/2026 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

	30/09/2026	31/12/2025 (Represented)
	VND	VND
a. Cash	2.588.852.215	6.780.972.409
Cash on hand	462.437.190	707.383.116
Cash at bank	2.126.415.025	6.073.589.293
b. Cash equivalents (*)	4.000.000.000	5.015.486.302
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	4.000.000.000	3.006.376.713
Vietnam Investment and Development Bank - Tay Ninh Branch	-	2.009.109.589
Total	6.588.852.215	11.796.458.711

(*) As of 30/09/2026, 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 3 of Year 2026

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

	30/09/2026	31/12/2025 (Represented)
	VND	VND
Term deposits (*)	47.000.000.000	19.000.000.000
Vietnam Industrial and Commercial Bank - Hoa Thanh Branch	20.000.000.000	9.000.000.000
Vietnam Investment and Development Bank - Tay Ninh Branch	27.000.000.000	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	5.331.490.413	1.743.594.519
Total	123.331.490.413	91.743.594.519

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

		30/09/2026		31/12/2025	
	Stock code	VND		VND	
		Original cost	Provision	Original cost	Provision
Investments in subsidiaries					
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 3 of Year 2026

Details of the Company's subsidiaries as at 30/09/2026 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, Viet Nam	51%	Tourism transportation services

3. Short-term trade receivables

	30/09/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
Trade receivables accounting for at least 10% of total trade receivables	19.283.847.435	-	31.664.167.631	-
Tay Ninh Sun.,JSC	18.483.013.395	-	27.371.866.100	-
Suntory PepsiCo Vietnam Beverag Co., Ltd	800.834.040	-	3.996.820.000	-
Others	1.805.437.041	-	295.481.531	-
Total	21.089.284.476	-	31.664.167.631	-

4. Other short - term receivables

	30/09/2026		31/12/2025	
	VND		VND	
	Value	Provision	Value	Provision
Entrance fees must be collected from partners.	1.558.370.000	-	810.911.974	-
Others	80.632.980	-	-	-
Total	1.639.002.980	-	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 3 of Year 2026

5. Inventories

	30/09/2026		31/12/2025	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Raw materials	548.756.506	-	6.959.661	-
Goods	272.197.297	-	139.774.350	-
Total	820.953.803	-	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 30/09/2026	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	295.704.497	152.495.137	380.491.015	-	-	828.690.649
- Depreciation of Budget Assets		16.644.148	14.064.977	-	3.080.207	33.789.332
Balance as at 30/09/2026	6.567.077.026	517.668.014	11.318.666.793	2.526.652.368	31.800.000	20.961.864.201
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 30/09/2026	120.941.880	796.529.444	2.111.076.324	-	-	3.028.547.648

7. Finance lease fixed assets

As at 30/09/2026, 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.

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

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8. Pending costs

	30/09/2026	31/12/2025
	VND	VND
a. Short-term	504.235.869	148.604.162
Repairs costs for fixed assets	101.300.802	98.097.378
Tool and supply expenses	13.914.954	12.080.000
Land lease costs	346.752.700	-
Others	42.267.413	38.426.784
b. Long-term	526.931.997	451.789.706
Tool and supply expenses	226.257.357	248.920.954
Others	300.674.640	202.868.752
Total	1.031.167.866	600.393.868

9. Trade payables

	30/09/2026		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	3.899.594.240	3.899.594.240	2.803.141.990	2.803.141.990
Suntory PepsiCo Vietnam Beverag Co., Ltd	3.899.594.240	3.899.594.240	2.803.141.990	2.803.141.990
Other trade payables	521.852.994	521.852.994	2.365.556.834	2.365.556.834
Total	4.421.447.234	4.421.447.234	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		30/09/2026 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	3.662.441.631	2.604.356.088	-	1.287.304.007
Corporate income tax	-	4.393.946.415	4.781.656.354	4.393.946.415	-	4.781.656.354
Personal income tax	-	14.949.539	5.656.424	206.566.997	185.961.034	
Land tax and land rental	-	-	187.010.800	93.505.400	-	93.505.400
Fees, charges and other payables	-	25.883.346	157.366.886	151.541.798	-	31.708.434
Total	-	4.663.997.764	8.794.132.095	7.449.916.698	185.961.034	6.194.174.195

11. Accrued expenses

	30/09/2026 VND	31/12/2025 VND
Accrue audit expenses	60.000.000	-
Accrue Electricity Expenses	142.299.904	120.217.504
Others	584.294.985	319.412.500
Total	786.594.889	439.630.004

12. Other payables

	30/09/2026 VND	31/12/2025 VND
a. Short-term	4.754.475.720	3.059.395.391
Ticket Collection Fees for Ba Den Mountain Tourist	4.290.681.392	2.968.230.536
Site Management Board		
Others	463.794.328	91.164.855
b. Long-term	225.000.000	225.000.000
Office Rental Deposit	225.000.000	225.000.000
Total	4.979.475.720	3.284.395.391

TAY NINH TOURIST - TRADING JOINT STOCK COMPANY

1253 Cach Mang Thang Tam Street, Ninh Phuoc Quarter, Ninh Thanh Ward,
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Financial Statements
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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			17.992.988.462	-	17.992.988.462
<i>Balance as at 30/09/2025</i>	-	45.702.100.000	82.320.225.920	24.537.406.213	152.559.732.133
<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)	33.789.332	-	-	-	33.789.332
- Profits in this period	-	-	18.982.625.416	-	18.982.625.416
<i>Balance as at 30/09/2026</i>	68.088.164	45.702.100.000	94.814.182.315	24.537.406.213	165.121.776.692

b. Details of Contributed capital

	30/09/2026		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

	30/09/2026	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

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 3 of Year 2026**VIII. SELECTED EXPLANATORY NOTES TO STATEMENT OF INCOME****1. Revenues from sales and services rendered**

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Revenue from Goods	13.472.414.473	10.893.497.670
Revenue from Cleaning and Landscaping	6.665.815.769	9.105.373.839
Revenue from Vehicle Parking Services	3.291.394.444	2.188.068.518
Revenue from Transportation	1.379.177.803	791.925.926
Others	1.333.032.687	1.333.825.794
Total	26.141.835.176	24.312.691.747

2. Costs of goods sold

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Cost from Goods	13.016.702.832	8.957.208.982
Cost from Cleaning and Landscaping Services	6.561.946.917	8.121.582.425
Cost from Vehicle Parking Services	1.750.757.142	1.606.419.242
Cost from Transportation	642.030.194	645.021.603
Others	144.569.043	155.507.556
Total	22.116.006.128	19.485.739.808

3. Financial income

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Interest from Bank Deposits, Loans receivables	2.306.751.911	1.380.937.682
Total	2.306.751.911	1.380.937.682

4. Selling expenses

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Labour expenses	364.333.892	261.391.301
Others	16.668.928	43.801.572
Total	381.002.820	305.192.873

5. General and administrative expense

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Labour expenses	1.499.820.326	1.136.299.729
Expenses of outsourcing services	108.412.546	131.001.466
Others	58.765.104	58.485.068
Total	1.666.997.976	1.325.786.263

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 3 of Year 2026**6. Other income**

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Product Display Support Income	-	1.694.160.000
Others	5.906.008	5.450.179
Total	5.906.008	1.699.610.179

7. Other expenses

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Product display support costs	-	122.949.705
Total	-	122.949.705

8. Current corporate income tax expenses

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Corporate income tax from business activities		
Total profit before tax	4.290.486.171	6.153.570.959
Increase:	48.000.000	48.000.000
Non-deductible Expenses for Corporate Income Tax Calculation	48.000.000	48.000.000
Taxable Corporate Income	4.338.486.171	6.201.570.959
Current corporate income tax expense (tax rate 20%)	867.697.234	1.240.314.192

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

Related Parties	Quarter 3/2026	Quarter 3/2025
	VND	VND
Salaries, Bonuses, and Remuneration for the Board of Directors, Executive Board, and Supervisory Board		
Mr. Nguyen Thanh Dong	134.136.000	134.136.000
Mr. Trinh Van Ha	18.000.000	18.000.000
Mrs. Tran Thi Hien	174.000.000	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	474.936.000	444.936.000

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 3 of Year 2026

B. Information on Related Parties

	Relationships	Quarter 3/2026	Quarter 3/2025
Transactions with Related Parties		VND	VND
1. Revenue			
+ Tay Ninh Cable Car Tour Company	Subsidiary	1.729.824.870	1.201.768.641
2. Purchasing Goods and Services			
+ Tay Ninh Cable Car Tour Company	Subsidiary	16.976.964	15.433.320
3. Dividend			
+ Tay Ninh Cable Car Tour Company	Subsidiary	158.270.000	158.270.000
4. Related Parties Balances			
+ Receivable Tay Ninh Cable Car Tour Company	Subsidiary	1.262.597.700	37.070.000
+ Payable Tay Ninh Cable Car Tour Company	Subsidiary	-	45.000.000

Tay Ninh, 20 October 2026

Preparer



Le Thi Cam

Chief Accountant

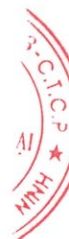


Tran Thi Phuong

General Director



Tran Thi Hien



No.: LM /DLTM

Tay Ninh, October 20, 2026

*Re: Explanation Report on Separate Profit for Q3.2026
Decrease Compared to Separate Profit for Q3.2025*

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 3.2026 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 3.2026 decreasing compared to the net profit after tax for quarter 3.2025, as follows:

Key Financial Indicators:

No	Indicator	Quarter 3.2026	Quarter 3.2025	Increase (+)/ Decrease (-)	% Changes
1	Total revenue	28,454,493,095	27,393,239,608	1,061,253,487	3.87
2	Total expenses	24,164,006,924	21,239,668,649	2,924,338,275	13.77
3	Profit before tax	4,290,486,171	6,153,570,959	-1,863,084,788	-30.28
4	Profit after tax	3,422,788,937	4,913,256,767	-1,490,467,830	-30.34

Based on the summary table above, profit after tax for the third quarter of 2026 reached 3,422,788,937VND, a decrease of 30.34% or 1,490,467,830VND compared to the third quarter of 2025. This is attributable to a 13.77% increase in total expenses for the third quarter of 2026 compared to the same period in the previous year, amounting to 2,924,338,275 VND (driven by rising personnel and raw material costs).

The above report explains the primary reasons for the decrease in profit after tax for the third quarter of 2026 compared to the profit after tax for the third quarter of 2025.

Sincerely,

Recipients:

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

GENERAL DIRECTOR



Tran Thi Hien