

No.:01/2026/CBTT/TTT

Tay Ninh, Jan 24, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market, Tay Ninh Tourist – Trading Joint Stock Company hereby announces the following information regarding its separate financial statements for the fourth quarter of 2025 and its consolidated financial statements for the fourth quarter of 2025 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 for Q4/2025 and consolidated financial statements for Q4/2025

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 the audited financial statements of 2024):

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 2024):

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 Jan 24, 2026 at the following link: <http://tanitour.com.vn>

3. Report on transactions with a value equal to or greater than 35% of Total assets in 2025.

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

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

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

Attachments:

- Separate financial statements for Q4/2025
- consolidated financial statements for Q4/2025
- Explanation of separate financial statements for Q4/2025 No.:08/DLTM
- Explanation of consolidated financial statements for the second quarter of 2025 No.:09/DLTM

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**

**CONSOLIDATED
FINANCIAL STATEMENTS**

The fourth quarter 2025

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Quarter 4 of Year 2025

Unit: VND

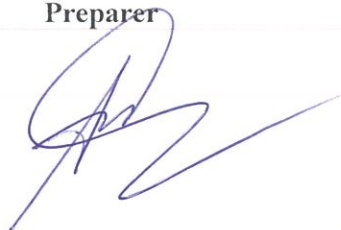
ASSETS	Code	Note	12/31/2025	31/12/2024
A. CURRENT ASSETS	100		492.195.708.739	451.205.014.027
I. Cash and cash equivalents	110		29.721.602.102	7.278.702.137
1. Cash	111	VII.1a	9.201.602.102	3.278.702.137
2. Cash equivalents	112	VII.1b	20.520.000.000	4.000.000.000
II. Short-term investments	120		30.640.000.000	22.595.000.000
3. Held-to-maturity investments	123	VII.2	30.640.000.000	22.595.000.000
III. Short-term receivables	130		423.755.609.406	409.795.832.599
1. Short-term trade receivables	131	VII.3	36.598.647.131	31.238.857.078
2. Short-term prepayments to suppliers	132		486.300.000	-
5. Short-term loan receivables	135	VII.4	380.000.000.000	372.000.000.000
6. Other short-term receivables	136	VII.5	6.670.662.275	6.556.975.521
IV. Inventories	140		7.838.443.069	10.520.382.205
1. Inventories	141	VII.6	7.838.443.069	10.520.382.205
V. Other short-term assets	150		240.054.162	1.015.097.086
1. Short-term prepaid expenses	151	VII.10a	240.054.162	437.770.900
2. Deductible VAT	152		-	577.326.186
B. NON-CURRENT ASSETS	200		16.740.239.488	19.058.069.460
I. Long-term receivables	210		-	-
II. Fixed assets	220		13.701.762.929	15.065.866.430
1. Tangible fixed assets	221	VII.7	13.701.762.929	15.065.866.430
- Historical cost	222		318.456.370.073	318.217.917.220
- Accumulated depreciation (*)	223		304.754.607.144-	303.152.050.790-
3. Intangible fixed assets	227		-	-
- Historical cost	228	VII.8	125.000.000	125.000.000
- Accumulated amortization (*)	229		125.000.000-	125.000.000-
III. Investment properties	230	VII.9	1.018.593.799	1.302.852.533
- Historical costs	231		4.246.520.993	4.246.520.993
- Accumulated depreciation (*)	232		3.227.927.194-	2.943.668.460-
IV. Long-term assets in progress	240		340.907.683	812.220.494
2. Construction in progress	242		340.907.683	812.220.494
V. Long-term investments	250		-	-
VI. Other long-term assets	260		1.678.975.077	1.877.130.003
1. Long-term prepaid expenses	261	VII.10b	1.678.975.077	1.877.130.003
TOTAL ASSETS (270 = 100 + 200)	270		508.935.948.227	470.263.083.487



RESOURCES	Code	Note	31/12/2025	31/12/2024
C. LIABILITIES	300		30.673.910.880	24.826.537.611
I. LIABILITIES	310		30.448.910.880	24.826.537.611
1. Short-term trade payables	311	VII.11	6.940.144.307	10.285.732.040
2. Short-term prepayments from customers	312		671.089.578	-
3. Taxes and other payables to State budget	313	VII.12	12.127.229.267	7.216.790.775
4. Payables to employees	314		5.476.975.072	5.672.456.635
5. Short-term accrued expenses	315		1.689.661.744	640.437.864
8. Short-term unearned revenue	318		180.409.095	15.863.638
9. Other short-term payables	319	VII.13a	3.276.897.821	771.575.817
12. Bonus and welfare fund	322		86.503.996	223.680.842
II. Non-current liabilities	330		225.000.000	-
7. Other long-term payables	337	VII.13b	225.000.000	-
D. OWNER'S EQUITY	400		478.262.037.347	445.436.545.876
I. Owner's equity	410	VII.14	478.160.159.851	445.285.330.471
1. Contributed capital	411		45.702.100.000	45.702.100.000
4. Other capital	414		48.915.600.000	48.915.600.000
8. Development and investment funds	418	VII.15	50.761.702.190	50.761.702.190
11. Retained earnings	421		158.484.399.889	135.442.434.098
- Retained earnings accumulated to previous year	421a		126.302.014.099	114.460.175.080
- Retained earnings of the current year	421b		32.182.385.790	20.982.259.018
13. Non – Controlling Interests	429		174.296.357.772	164.463.494.183
II. Non-business funds and other funds	430		101.877.496	151.215.405
1. Non-business funds	431		177.197	177.197
2. Funds that form fixed assets	432	VII.16	101.700.299	151.038.208
TOTAL CAPITAL (440 = 300 + 400)	440		508.935.948.227	470.263.083.487

Tay Ninh, 24 Jan 2026

Preparer



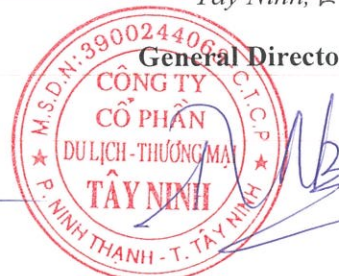
Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



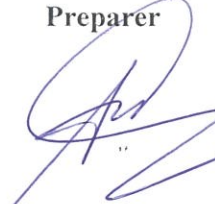
Tran Thi Hien

CONSOLIDATED STATEMENT OF INCOME
(Full version)
Quarter 4 of Year 2025

Unit: VND

ITEMS	Code	Note	Quarter 4 of Year 2025		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year	Current year	Previous year
I	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01	VIII.1	29.552.460.121	22.782.478.281	157.351.810.015	125.985.462.537
2. Revenue deductions	02		1.961.040.415	854.109.208	2.997.904.250	1.550.875.968
3. Net revenue from sales of goods and rendering of services	10		27.591.419.706	21.928.369.073	154.353.905.765	124.434.586.569
4. Cost of goods sold and services rendered	11	VIII.2	28.192.445.072	25.083.357.704	116.803.447.433	107.931.049.381
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		(601.025.366)	(3.154.988.631)	37.550.458.332	16.503.537.188
6. Financial income (*)	21	VIII.3	6.789.064.222	6.500.311.215	26.735.845.848	26.295.591.875
7. Financial expense	22		-	-	-	-
<i>In which: Interest expense</i>	23		-	-	-	-
9. Selling expense	25	VIII.4	492.122.286	417.352.058	1.756.651.345	2.544.067.865
9. General and administrative expenses	26	VIII.5	3.302.818.531	3.871.953.869	11.463.373.107	11.048.196.281
11. Net profit from operating activities ((30 = 20 + (21 - 22) - (24 + 25))	30		2.393.098.039	(943.983.343)	51.066.279.728	29.206.864.917
11. Other income	31		3.464.616.289	2.636.326.296	8.618.119.918	5.781.623.459
12. Other expenses	32		1.901.450.000	1.047.555.986	3.135.925.116	2.019.193.195
13. Other profit (40 = 31 - 32)	40		1.563.166.289	1.588.770.310	5.482.194.802	3.762.430.264
15. Total net profit before tax (50 = 30 + 40)	50		3.956.264.328	644.786.967	56.548.474.530	32.969.295.181
15. Current corporate income tax expense	51		813.572.866	154.025.697	11.400.265.150	6.687.032.675
16. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		3.142.691.462	490.761.270	45.148.209.380	26.282.262.506
Accounting profit after tax of the Parent Company	61		1.942.631.758	646.936.046	32.182.385.790	20.982.259.018
Profit after tax attributable to non-controlling interest	62		1.200.059.704	(156.174.776)	12.965.823.590	5.300.003.488
19. Basic earnings per share	70	VIII.6	425	142	7.042	4.591
20. Diluted earnings per share	71		425	142	7.042	4.591

Tay Ninh, 24 Jan 2026

Preparer


Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



Tran Thi Hien

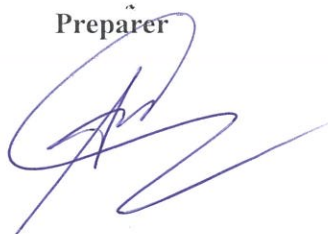
CONSOLIDATED STATEMENT OF CASH FLOWS
(Indirect Method)
Quarter 4 of Year 2025

Unit: VND

ITEMS	Code	Note	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES				
<i>1. Profit before tax</i>	01		56.548.474.530	32.969.295.181
<i>2. Adjustment for:</i>				
- Depreciation and amortization of fixed assets and investment properties	02		2.799.400.815	3.251.494.421
- Gains from investment activities	05		(27.008.573.121)	(19.795.280.660)
<i>3. Operating profit before changes in working capital</i>	08		32.339.302.224	16.425.508.942
- Increase in receivables	09		(5.798.440.208)	(5.186.162.983)
- Decrease/ (increase) in inventories	10		2.681.939.136	(1.841.897.777)
- Increase/(decrease) in payables (excluding interest payable/ corporate income tax payable)	11		1.286.867.261	(15.493.219.282)
- Increase/(decrease) in prepaid expenses	12		395.871.664	(1.656.055.634)
- Corporate income tax paid	15		(6.688.305.675)	(8.477.010.021)
- Other payments on operating activities	17		(137.176.846)	(30.000.000)
<i>Net cash flow from operating activities</i>	20		24.080.057.556	(16.258.836.755)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(762.215.659)	(852.643.223)
3. Loans and purchase of debt instruments from other entities	23		(416.025.000.000)	(146.940.000.000)
4. Collection of loans and resale of debt instrument of other entities	24		399.980.000.000	149.915.000.000
7. Interest and dividend received	27		27.434.071.068	21.341.965.446
<i>Net cash flow from investing activities</i>	30		10.626.855.409	23.464.322.223
III. CASH FLOWS FROM FINANCING ACTIVITIES				
6. Dividends or profits paid to owners	36		(12.264.013.000)	-
<i>Net cash flow from financing activities</i>	40		(12.264.013.000)	-
Net cash flows in the period/year (50=20+30+40)	50		22.442.899.965	7.205.485.468
Cash and cash equivalents at the beginning of the period/year	60		7.278.702.137	8.957.289.062
Cash and cash equivalents at the end of the period/year (70=50+60+61)	70		29.721.602.102	16.162.774.530

Tay Ninh, 24 Jan 2026

Preparer



Le Thi Cam

Chief Accountant



Tran Thi Phuong

General Director



The stamp is circular with the text: "M.S.D.N: 39002-2068-C.T.C.P", "CÔNG TY CỔ PHẦN DU LỊCH - THƯƠNG MẠI TÂY NINH", and "NINH THẠNH - T. TÂY NINH".

Fran Thi Hien

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter 4 of Year 2025

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. 200/2014/TT-BTC dated 22/12/2014 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. 200/2014/TT-BTC dated 22 December 2014 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
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

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Principles for Determining Employee Payables: Based on the planned salary fund approved by the Board of Directors, monthly payments to employees are made according to the company's payroll scheme

Principles for Recording In-progress Construction Costs: Determined at historical cost at the time the actual expenses are incurred, based on legitimate invoices and documents.

11. Tax Obligations

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

12. Earnings Per Share (EPS)

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Management) by the weighted average number of ordinary shares outstanding during the year.

V. RELATED PARTIES

- The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include
 - Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
 - Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
 - Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
 - In considering the relationship of related parties to serve for the preparation and presentation of [Separate] Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

VI. SEGMENT INFORMATION

The company's business activities involve the sale of goods and provision of services solely in the Nui Ba area of Tay Ninh province, so the company does not prepare segment reports by business field and geographical area.

VII. SELECTED EXPLANATORY NOTES TO STATEMENT OF FINANCIAL POSITION

1. Cash and Cash Equivalents

	31/12/2025	31/12/2024
	VND	VND
a. Cash	9.201.602.102	3.278.702.137
Cash on hand	864.124.201	236.483.004
Cash at bank	8.337.477.901	3.042.219.133
b. Cash equivalents (*)	20.520.000.000	4.000.000.000
Total	29.721.602.102	7.278.702.137

(*) As of 31 Dec 2025, cash equivalents include term deposits from 01 to 03 months held at Joint-stock Commercial Banks with an interest rate of 4,6% - 4,75% per year..

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

	31/12/2025		31/12/2024	
	VND		VND	
	Original cost	Book value	Original cost	Book value
Term deposits (*)	30.640.000.000	30.640.000.000	22.595.000.000	22.595.000.000
Total	30.640.000.000	30.640.000.000	22.595.000.000	22.595.000.000

(*) These are 6-month term deposits with an interest rate of 4,8- 5,8% per year.

3. Short-term trade receivables

	31/12/2025		31/12/2024	
	VND		VND	
	Value	Provision	Value	Provision
(*) Trade receivables accounting for at least 10% of total trade receivables	32.102.782.827	-	29.804.084.507	-
Tay Ninh Sun.,JSC	32.102.782.827	-	29.804.084.507	-
(*) Others	1.368.411.531	-	1.434.772.571	-
Total	33.471.194.358	-	31.238.857.078	-

4. Short - term loans receivables

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.

5. Other short - term receivables

	31/12/2025		31/12/2024	
	VND		VND	
	Value	Provision	Value	Provision
Accrued interest on term deposits and loans receivable	5.847.750.301	-	6.545.975.521	-
Others	822.911.974	-	11.000.000	-
Total	6.670.662.275	-	6.556.975.521	-

6. Inventories

	31/12/2025		31/12/2024	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Raw materials	4.204.867.223	-	5.261.028.787	-
Tools, supplies, work in progress	3.473.501.496	-	4.453.148.890	-
Goods	160.074.350	-	806.204.528	-
Total	7.838.443.069	-	10.520.382.205	-

7. Tangible fixed assets

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management Equipment and Tools	Other	Total
I. Historical cost						
Balance as at 31/12/2024	76.016.629.364	209.718.412.605	16.223.954.572	14.069.245.837	2.189.674.842	318.217.917.220
- Purchase in the period	1.096.439.489	44.267.000	-	59.670.000	-	1.200.376.489
- Asset Liquidation	-	-	(961.923.636)	-	-	(961.923.636)
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
II. Accumulated depreciation						
Số dư ngày 31/12/2024	65.270.382.063	209.311.414.448	13.109.659.166	13.278.107.420	2.182.487.693	303.152.050.790
- Depreciation in the period	1.568.939.051	105.441.142	589.909.788	250.852.100	-	2.515.142.081
- Depreciation of Budget Assets	-	26.477.665	18.753.302	-	4.106.942	49.337.909
- Asset Liquidation	-	-	(961.923.636)	-	-	(961.923.636)
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
III. Net carrying amount						
As at 31/12/2024	10.746.247.301	406.998.157	3.114.295.406	791.138.417	7.187.149	15.065.866.430
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

8. Intangible fixed assets

As at 31/12/2025, intangible fixed assets consist of ticketing software with an original . By 31/12/2025 the intangible fixed asset has been fully depreciated but is still in use.

9. Finance lease fixed assets

As at 31/12/2025, Finance lease fixed asset is an office for rent on CMT8 Street, Ninh Phuoc Quarter, Ninh Thanh Ward, Tay Ninh Province

10. Prepaid expenses

	31/12/2025	31/12/2024
	VND	VND
a. Short-term	240.054.162	437.770.900
Repairs costs for fixed assets	189.547.378	322.086.235
Others	50.506.784	115.684.665
b. Long-term	1.678.975.077	1.877.130.003
Repairs costs for fixed assets	1.039.008.296	1.409.382.206
Tool and supply expenses	465.614.575	110.158.766
Others	174.352.206	357.589.031
Total	1.919.029.239	2.314.900.903

11. Trade payables

	31/12/2025		31/12/2024	
	VND		VND	
	Value	The amount ability to repay	Value	The amount ability to repay
Suntory PepsiCo Vietnam Beverag Co., Ltd	2.803.141.990	2.803.141.990	3.280.627.775	3.280.627.775
Phu Dat Green Tree Co., Ltd	142.915.000	142.915.000	2.200.695.000	2.200.695.000
Other trade payables	3.994.087.317	3.994.087.317	4.804.409.265	4.804.409.265
Total	6.940.144.307	6.940.144.307	10.285.732.040	10.285.732.040

12. Tax and other payables to the state budget

	31/12/2024		During the Period		31/12/2025	
	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	-	142.833.512	5.595.518.690	5.417.423.874	-	320.928.328
Corporate income tax	-	6.687.032.675	11.400.265.150	6.688.305.675	-	11.398.992.150
Personal income tax	-	19.614.471	1.549.078.439	1.549.223.371	-	19.469.539
Land tax and land rental	-	-	1.678.894.132	1.678.894.132	-	-
Fees, charges and other payables	-	367.310.117	694.586.153	674.057.020	-	387.839.250
Total	-	7.216.790.775	20.918.342.564	16.007.904.072	-	12.127.229.267

13. Other payables

	31/12/2025	31/12/2024
	VND	VND
a. Short-term	3.276.897.821	771.575.817
Dividends Payable	158.270.000	148.903.000
Ticket Collection Fees for Ba Den Mountain Tourist	2.968.230.536	422.186.005
Others	150.397.285	200.486.812
b. Long-term	225.000.000	-
Office Rental Deposit	225.000.000	-
Total	3.501.897.821	771.575.817

14. Owner's equity

	Contributed capital	Other equity contributions	Development Investment Fund	Retained earnings	Non – Controlling Interest	Total
Balance as at 31/12/2023	45.702.100.000	48.915.600.000	50.761.702.190	123.600.595.080	162.296.450.695	431.276.447.965
Profits in previous period	-	-	-	20.982.259.018	5.300.003.488	26.282.262.506
Dividends	-	-	-	(9.140.420.000)	(3.132.960.000)	(12.273.380.000)
Balance as at 31/12/2024	45.702.100.000	48.915.600.000	50.761.702.190	135.442.434.098	164.463.494.183	445.285.330.471
Balance as at 31/12/2024	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 this period	-	-	-	32.182.385.790	12.965.823.590	45.148.209.380
Dividends	-	-	-	(9.140.420.000)	(3.132.960.000)	(12.273.380.000)
Balance as at 31/12/2025	45.702.100.000	48.915.600.000	50.761.702.190	158.484.399.888	174.296.357.773	478.160.159.851

(*) Details of Contributed capital

Contributions of Entities	Rate	31/12/2025		31/12/2024	
		VND		VND	
Globe Joint Stock Company	24,5%	11.197.010.000		11.197.010.000	
Olympia Company Limited	24 %	10.968.500.000		10.968.500.000	
Anh Duong Construction Consulting Company Limited	24 %	10.968.500.000		10.968.500.000	
Others	27,5 %	12.568.090.000		12.568.090.000	
Total	100%	45.702.100.000		45.702.100.000	

Common shares

	31/12/2025		31/12/2024	
	VND		VND	
Quantity of outstanding shares in circulation	4.570.210		4.570.210	
Par value per share (VND/per)	10.000		10.000	

15. Details of other funds

	31/12/2025	31/12/2024
	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 4/2025	Quarter 4/2024
	VND	VND
Revenue from Cleaning and Landscaping Services	8.403.447.138	8.862.115.688
Revenue from Goods	12.078.433.062	8.146.176.853
Revenue from transportation, cable cars - slides	4.930.899.119	2.165.528.781
Revenue from Vehicle Parking Services	2.010.446.295	1.384.605.555
Revenue from Transportation	2.129.234.507	2.224.051.404
Others	29.552.460.121	22.782.478.281

2. Costs of goods sold

	Quarter 4/2025	Quarter 4/2024
	VND	VND
Cost from Cleaning and Landscaping Services	9.294.527.626	10.252.881.907
Cost from Goods	10.082.064.504	5.507.300.500
Cost of transportation, cable cars - slides	6.286.555.168	5.522.315.395
Cost of transportation, cable cars - slides	1.887.384.046	1.762.833.314
Others	641.913.728	2.038.026.588
Total	28.192.445.072	25.083.357.704

3. Financial income

	Quarter 4/2025	Quarter 4/2024
	VND	VND
Interest from Bank Deposits, Loans receivables	6.789.064.222	6.500.311.215
Total	6.789.064.222	6.500.311.215

4. Selling expenses

	Quarter 4/2025	Quarter 4/2024
	VND	VND
Labour expenses	421.625.689	348.827.395
Depreciation expenses	52.077.052	54.178.217
Other expenses in cash	18.419.545	14.346.446
Total	492.122.286	417.352.058

5. General and administrative expense

	Quarter 4/2025	Quarter 4/2024
	VND	VND
Labour expenses	2.651.019.674	2.845.273.580
Depreciation expenses	92.422.392	63.491.341
Expenses of outsourcing services	413.055.213	406.649.740
Other expenses in cash	146.321.252	556.539.208
Total	3.302.818.531	3.871.953.869

6. Basic earnings per share

	Quarter 4/2025	Quarter 4/2024
	VND	VND
Profit distributed to common shares (VND)	1.942.631.758	646.936.046
Average number of outstanding common shares in circulation in the period (CP)	4.570.210	4.570.210
Basic earnings per share (VND/per)	425	142

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

	Quarter 4/2025	Quarter 4/2024
Relation	VND	VND
Sales of goods and rendering of services		
Tay Ninh Sun JSC	9.328.886.691	9.406.232.046
Same Operator		
Purchasing goods and services		
Tay Ninh Sun JSC	494.487.605	101.704.761
Same Operator		

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

	31/12/2025	31/12/2024
Relation	VND	VND
Short-term trade receivables		
Tay Ninh Sun JSC	32.088.415.600	29.804.084.507
Same Operator		
Short-term trade payables		
Tay Ninh Sun JSC	264.420.000	197.074.422
Same Operator		
Other payables		
Dividends to shareholders	158.270.000	148.903.000
Owners		

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

Related Parties	Quarter 4/2025	Quarter 4/2024
Salaries, Bonuses, and Remuneration for the Board of Directors, Executive Board, and Supervisory Board	VND	VND
Mrs. Nguyen Lam Nhi Thuy	-	134.136.000
Mr. Nguyen Thanh Dong	134.136.000	
Mr. Trinh Van Ha	18.000.000	18.000.000
Mrs. Tran Thi Hien	144.000.000	144.000.000
Mr. Vo Tran Chi Thinh	15.000.000	15.000.000
Mr. Nguyen Huy Cuong	15.000.000	15.000.000
Mr. Phan Thanh Trung	12.000.000	12.000.000
Members of the Supervisory Board	106.800.000	106.800.000
Total	444.936.000	444.936.000

Tay Ninh, 24 Jan 2026

Preparer

Le Thi Cam

Chief Accountant

Tran Thi Phuong

General Director



Tran Thi Hien



No.: 09 /DLTM

Tay Ninh, January 24th, 2026

Re: Explanation Report on Consolidated Profit for Q4/2025
Increase Compared to Consolidated Profit for Q4/2024

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 Q4/2025 of Tay Ninh Tourist – 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 Q4/2025 increasing compared to the consolidated net profit after tax for Q4/2024, as follows:

Key Financial Indicators:

No	Indicator	Quarter 4 of 2025	Quarter 4 of 2024	Increase (+)/ Decrease (-)	% Changes
1	Total revenue	37,845,100,217	31,065,006,584	6,780,093,633	21.83
2	Total expenses	33,888,835,889	30,420,219,617	3,468,616,272	11.40
3	Profit before tax	3,956,264,328	644,786,967	3,311,477,361	513.58
4	Profit after tax	3,142,691,462	490,761,270	2,651,930,192	540.37

Based on the above summary data, the consolidated after-tax profit for Q4/2025 is VND 3,142,691,462, an increase of 540.37% compared to the consolidated after-tax profit for Q4/2024, equivalent to VND 2,651,930,192. This increase is due to: a 21.83% increase in consolidated revenue for Q4/2025 compared to consolidated revenue for Q4/2024, equivalent to VND 6,780,093,633.

The above is a report explaining the main reasons for the increase in the consolidated after-tax profit for Q4/2025 compared to the consolidated after-tax profit for Q4/2024.

Sincerely,

Recipients:

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



Tran Thi Hien