NINH VAN BAY TRAVEL REAL ESTATE JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
Ref: 36/2026/NVB-CV/CBTT Subject: Explanations regarding the Separate Financial Statements and the Consolidated Financial Statements for the first six months of 2026	*Ha Noi, date 28 month 08 year 2026*

DISCLOSURE OF INFORMATION ON THE ELECTRONIC INFORMATION PORTAL OF THE STATE SECURITIES COMMISSION AND THE HO CHI MINH CITY STOCK EXCHANGE

Dear : - State Securities Commission
- Ho Chi Minh City Stock Exchange

1. Name of the organization: NINH VAN BAY TRAVEL REAL ESTATE JOINT STOCK COMPANY

- Stock code: NVT
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- Type of information disclosed:
  ☐ 24 hours ☐ 72 hours ☐ extraordinary ☐ requested ☑ periodic

2. Disclosure Content:

Ninh Van Bay Travel Real Estate Joint Stock Company explains the content related to the disclosure of the Separate Financial Statements and the Consolidated Financial Statements for the first six months of 2026 is as follows:

The difference in profit after tax in the Separate Financial Statements and the Consolidated Financial Statements for the first six months of 2026 compared to the same period in 2025 is as follows:

In the Separate financial statements for the first six months of 2026, the Company recorded a profit of VND 14.8 billion, representing an increase of 10.4% compared to the same period in 2025.

In the Consolidated Financial Statements for the first six months of 2026, the Company recorded a profit after corporate income tax of VND 69.2 billion, an increase 67.8% from the VND 41.3 billion which was recorded in the first six months of 2025.

The main reasons for the difference in profit after corporate income tax between the separate and the consolidated financial statements in the first six months of 2026 compared to the same period last year are as follows:

- In the first six months of 2026, the Parent Company's borrowing costs recognized as financial expenses decreased mainly due to a reduction in outstanding borrrowings. This was the key factor contributing to the increase in the parent company's profit after tax.

- Although the operations of one subsidiary were affected by the temporary closure of Lien Khuong Airport during the second quarter of 2026, the remaining subsidiaries continued to maintain business growth, supported by the sustained recovery of Vietnam's domestic tourism market. As a result of the strong operating performance of these subsidiaries, consolidated operating profit increased by 63.2% compared with the first six months of 2025, contributing to consolidated profit after tax of VND 69.2 billion, representing an increase of 67.8% compared with the same period of the previous year.

3. The above constitutes the Company's explanation of the differences in profit after corporate income tax reported in the Separate Financial Statements and the Consolidated Financial Statements for the first six months of 2026 as compared with the corresponding period of the previous year. This information has been published on the company's electronic portal on August 28, 2026, at the following link: ***https://ninhvanbay.vn/quan-he-co-dong/.***

Thank you./.

Receiving:
- As above;
- File: Correspondence.

INFORMATION PUBLISHER

CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN DU LỊCH NINH VÂN BAY

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