NINH VAN BAY TRAVEL REAL ESTATE JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ref: 37/2026/NVB-CV/CBTT
V/v: Disclosure of remedial measures and roadmap to overcome the warning status of the Company's securities as required by the Ho Chi Minh City Stock Exchange

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

To: **- State Securities Commission**

- Ho Chi Minh City Stock Exchange

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

- Stock code: NVT
- Address: 19th Floor, Vinaconex Tower, 34 Lang Ha, Lang Ward, Hanoi, Vietnam
- Phone: 0844266889
- Type of information disclosed:

☐ 24 hours ☐ 72 hours ☑ extraordinary ☐ requested ☐ periodic

2. Contents of information disclosure:

Pursuant to Clause 3, Article 37 and point d, Clause 1, Article 40 of the Regulations on listing and trading of listed securities promulgated together with Decision No. 17/QD-HĐTV dated 31 March 2022 of the Members' Council of the Vietnam Stock Exchange, Ninh Van Bay Travel Real Estate Joint Stock Company would like to report to the Authority the measures and roadmap to overcome the situation of securities being warned as follows:

According to the consolidated financial statements for the first six months of year 2026, the Company's business performance has shown a significant improvement compared to the year 2025, specifically:

- Consolidated net revenue reached approximately VND 297 billion, representing an increase of 25.9% compared to the same period of last year;
- Net operating profit amounted to VND 91.7 billion, an increase of 63.2% compared the first six months of year 2025;
- Profit after tax attributable to shareholders of the parent company amounted to VND 27.1 billion, compared with VND 12.1 billion recorded in the first six months of year 2025.

To maintain the positive momentum in its business operations while progressively addressing the factors that led to the Company's securities being placed under warning status, the Company has been implementing and will continue to implement the following key measures:

- Continue implementing its business and marketing strategies with a focus on enhancing operational efficiency, optimizing revenue generation, and improving service quality as well as the guest experience across its resorts;
- Further strengthen promotional campaigns and sales incentive programs, in conjunction with major domestic events and festivals, to attract more domestic tourists;
- Continue expanding marketing activities in key international markets by capitalizing on the increasing number of international flights to Khanh Hoa and Lam Dong provinces, thereby attracting more international visitors to the Company's resorts;
- Continue investing in upgrading facilities and renovating guest rooms with the aim of further enhancing service quality and delivering an increasingly superior accommodation experience for guests.

3. 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/*

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

Sincerely./.

Receiving:
- As above;
- File: Correspondence.

INFORMATION PUBLISHER

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

TRINH NGUYEN KHANH