

No.: 70 2025/TCHC - PTC  
Re: Announcement of Financial Report for the 3rd  
Quarter of 2025..

Nghe An, October 17, 2025

## **PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Phuong Dong Petroleum Tourism Joint Stock Company announces the financial statements (FS) for the third quarter of 2025 with the Hanoi Stock Exchange as follows:

### **1. Organization name: Phuong Dong Petroleum Tourism Joint Stock Company**

- Stock code: PDC
- Address: No. 218, Le Duan Street, Truong Vinh Ward, Nghe An Province
- Contact phone number/Tel: 02383562299; Fax: 02383593479
- Email: ptc@phuongdongpv.com.vn; Website: <http://phuongdongpv.com.vn>

### **2. Information disclosure content:**

- Financial statements for the third quarter of 2025

☒ Separate financial statements (TCNY has no subsidiaries and the superior accounting unit has affiliated units);

This information was published on the Company's website on: October 17, 2025 at the link: <http://phuongdongpv.com.vn> in the Shareholder Information section.

#### **Attached documents:**

- - Financial statements for  
the third quarter of 2025  
2025.

**Organization Representative  
DIRECTOR**



**Thái Hồng Nha**



**STATEMENT OF FINANCIAL POSITION**  
**30/09/2025**

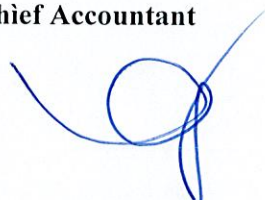
	ASSETS	Code	Note	Closing balance VND	Opening balance VND
<b>A/</b>	<b>SHORT-TERM ASSETS</b>	<b>100</b>		<b>101,162,342,268</b>	<b>103,180,914,673</b>
<b>I/</b>	<b>Cash and cash equivalents</b>	<b>110</b>	<b>6.1</b>	<b>2,021,506,252</b>	<b>3,177,207,205</b>
1.	Cash	111		2,021,506,252	3,177,207,205
2.	Cash equivalents	112			-
<b>II/</b>	<b>Short-term financial investments</b>	<b>120</b>			-
<b>III/</b>	<b>Short-term receivables</b>	<b>130</b>		<b>98,170,291,410</b>	<b>97,634,358,182</b>
1.	Short-term trade receivables	131	6.3	112,764,783,238	111,821,792,683
2.	Short-term advances to suppliers	132		28,467,834,862	28,323,165,465
3.	Other short-term receivables	136	6.4	2,466,544,319	3,018,271,043
4.	Short-term allowance for doubtful debts	137		(45,528,871,009)	(45,528,871,009)
<b>IV/</b>	<b>Inventories</b>	<b>140</b>	<b>6.7</b>	<b>60,921,755</b>	<b>87,597,962</b>
1.	Inventories	141		60,921,755	87,597,962
<b>V/</b>	<b>Other short-term assets</b>	<b>150</b>		<b>909,622,851</b>	<b>2,281,751,324</b>
1.	Short-term prepaid expenses	151	6.13	909,622,851	2,281,751,324
2.	Value added tax deductibles	152			
3.	Taxes and other receivables from the State budget	153			-
<b>B/</b>	<b>LONG-TERM ASSETS</b>	<b>200</b>		<b>145,053,102,547</b>	<b>152,895,624,733</b>
<b>I/</b>	<b>Long-term receivables</b>	<b>210</b>	<b>6.4</b>	<b>2,700,000</b>	<b>2,700,000</b>
1.	Other long-term receivables	216		2,700,000	2,700,000
<b>II/</b>	<b>Fixed assets</b>	<b>220</b>		<b>88,980,448,268</b>	<b>92,598,346,657</b>
1.	Tangible fixed asset	221	6.9	88,980,448,268	92,598,346,657
	- Cost	222		214,331,663,656	214,331,663,656
	- Accumulated depreciation	223		(125,351,215,388)	(121,733,316,999)
2.	Intangible fixed assets	227	6.10	-	-
	- Cost	228		442,380,500	442,380,500
	- Accumulated amortisation	229		(442,380,500)	(442,380,500)
<b>III/</b>	<b>Investment properties</b>	<b>230</b>	<b>6.12</b>	<b>41,722,297,192</b>	<b>44,055,026,207</b>
	- Cost	231		57,692,617,503	57,692,617,503
	- Accumulated depreciation	232		(15,970,320,311)	(13,637,591,296)
<b>IV/</b>	<b>Long-term assets in progress</b>	<b>240</b>		<b>-</b>	<b>-</b>
1.	Construction in progress	242	6.8		
<b>V/</b>	<b>Long-term financial investments</b>	<b>250</b>		<b>6,440,613,850</b>	<b>6,440,613,850</b>
1.	Equity investments in other entities	253		12,172,670,000	12,172,670,000



	ASSETS	Code	Note	Closing balance VND	Opening balance VND
2	Allowances for impairment of lo	254		(5,732,056,150)	(5,732,056,150)
<b>VI/</b>	<b>Other long-term assets</b>	<b>260</b>		<b>7,907,043,237</b>	<b>9,798,938,019</b>
1.	Long-term prepaid expenses	261		7,907,043,237	9,798,938,019
	<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>246,215,444,815</b>	<b>256,076,539,406</b>
	RESOURCES	Code	Note	30/09/2025	01/01/2025
<b>C/</b>	<b>LIABILITIES</b>	<b>300</b>		<b>99,216,768,347</b>	<b>113,616,869,025</b>
<b>I/</b>	<b>Short-term liabilities</b>	<b>310</b>		<b>99,052,968,347</b>	<b>113,453,069,025</b>
1.	Short-term trade payables	311	6.16	96,059,569,797	108,805,961,789
2.	Short-term advances from cust	312		188,399,700	296,114,658
3.	Taxes and amounts payable to the State budget	313	6.17	271,077,757	355,249,262
4.	Payables to employees	314		1,800,708,185	1,859,062,679
5.	Short-term accrued expenses	315	6.18	127,681,731	185,720,111
6.	Short-term unearned revenue	318	6.20	359,931,179	281,980,000
7.	Other short-term payables	319	6.19	204,353,079	1,622,133,607
8.	Bonus and welfare fund	322		41,246,919	46,846,919
<b>II/</b>	<b>Long-term liabilities</b>	<b>330</b>		<b>163,800,000</b>	<b>163,800,000</b>
1.	Other long-term payables	337		163,800,000	163,800,000
<b>D/</b>	<b>EQUITY</b>	<b>400</b>		<b>146,998,676,468</b>	<b>142,459,670,381</b>
<b>I/</b>	<b>Owner's equity</b>	<b>410</b>		<b>146,998,676,468</b>	<b>142,459,670,381</b>
1.	Owner's contributed capital	411	6.25	150,000,000,000	150,000,000,000
	- Ordinary shares with voting ri	411a		150,000,000,000	150,000,000,000
2.	Share premium	412	6.25	22,819,811,566	22,819,811,566
3.	Other equity funds	420	6.25	116,593,948	116,593,948
4.	Retained earnings	421		(25,937,729,046)	(30,476,735,133)
	- Retained earnings/(losses) accumulated to the prior year	421a	6.25	(30,476,735,133)	(34,488,325,013)
	- Retained earnings/(losses) of the current year	421b		4,539,006,087	4,011,589,880
<b>II/</b>	<b>Other resources and funds</b>	<b>430</b>		<b>-</b>	
	<b>TOTAL RESOURCES(440=300+400)</b>	<b>440</b>		<b>246,215,444,815</b>	<b>256,076,539,406</b>

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Chief Accountant



Nguyen Thi Nguyet

General Director



Thái Hồng Nha



# STATEMENT OF CASH FLOWS

Indirect method

	ITEMS	Code	Current year VND	Prior year VND
I.	<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1.	<i>(Losses)/Profit before tax</i>	01	5,673,757,609	5,586,450,619
2.	<b>Adjustments for:</b>			
-	Depreciation and amortisation of fixed assets and investment properties	02	5,950,627,404	5,134,683,437
-	Allowances and provisions	03	-	185,210,927
-	(Gains)/losses from investing activities	05		
-	Interest expense			
3.	<b>Operating profit before changes in working capital</b>	08	11,624,385,013	10,906,344,983
-	Change in receivables	09	(535,933,228)	(4,768,052,826)
-	Change in inventories	10	26,676,207	(39,966,936)
-	Change in payables (excluding accrued loan interest and corporate income tax payable)	11	(15,534,852,200)	(12,729,843,429)
-	Change in prepaid expenses	12	3,264,023,255	3,619,070,494
-	Corporate income tax paid	15		
	<b>Net cash flows from operating activities</b>	20	(1,155,700,953)	(3,012,447,714)
II.	<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1.	Acquisition and construction of fixed assets and other long-term assets	21	-	698,633,143
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22		
3.	Interest earned, dividends and profits received	27		
	<b>Net cash flows from investing activities</b>	30	-	698,633,143
III.	<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
	<b>Net cash flows from financing activities</b>	40		
	<b>Net increase/(decrease) in cash for the period</b>	50	(1,155,700,953)	(2,313,814,571)
	<b>Cash and cash equivalents at the beginning of the period/year</b>	60	3,177,207,205	5,455,833,585
	<b>Cash and cash equivalents at the end of the period/year</b>	70	2,021,506,252	3,142,019,014

Chief accountant



Nguyen Thi Nguyet

General director



Thai Hong Nha



STATEMENT OF INCOME

Third quarter 2025

ITEMS 1	Code 2	Note 3	1st Quarter		Accumulated from the beginning of the year	
			Current year VND	Prior year VND	Current year VND	Prior year VND
1. Gross revenue from goods sold and services rendered	01	VI.25	8,681,366,299	10,792,793,718	31,625,204,451	36,555,020,061
2. Deductions	02					
3. Net revenue from goods sold and services rendered (10=01-02)	10		8,681,366,299	10,792,793,718	0	0
4. Cost of goods sold and services rendered	11	VI.27	4,097,160,023	4,947,851,496	31,625,204,451	36,555,020,061
5. Gross profit/ (losses) from goods sold and services rendered (20=10-11)	20		4,584,206,276	5,844,942,222	19,439,606,217	23,188,167,597
6. Financial income	21	VI.26	1,391,631	1,201,576	12,185,598,234	13,366,852,464
7. Financial expenses	22	VI.28	0		2,126,124	5,184,428
- In which: Interest expense	23					185,269,427
8. Selling expenses	25				0	0
9. General and administration expenses	26		124,564,260	150,786,292	413,316,883	541,123,541
10. Net operating profit/ (losses)	30		1,586,019,507	3,472,093,266	6,105,684,866	7,346,132,851
{ 30= 20+ (21-22) - (24+25) }			2,875,014,140	2,223,264,240	5,668,722,609	5,299,511,073
11. Other income	31				0	0
12. Other expenses	32		354,178,338	158,137,752	594,933,741	773,689,888
13. Other profit/ (losses) (40=31-32)	40		354,128,338	185,881,851	589,898,741	486,750,342
14. Accounting profit/ (losses) before tax (50=30+40)	50		50,000	-27,744,099	5,035,000	286,939,546
15. Current corporate income tax expense	51	VI.30	2,875,064,140	2,195,520,141	5,673,757,609	5,586,450,619
16. Deferred corporate tax (income)/ expense	52	VI.30	575,012,828		1,134,751,522	0
17. Net profit/ (losses) after corporate income tax(60)	60				0	0
18. Basic earnings per share (*)	70		2,300,051,312	2,195,520,141	4,539,006,087	5,586,450,619
					0	0

Chief Accountant

Nguyen Thi Nguyet



General Director

Thái Hồng Nha



## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*Third quarter 2025*

### I- GENERAL INFORMATION

1. Structure of ownership: Shares
2. Business area: Hotel - Restaurant - International Travel - Trade
3. Business activities: Hotel - Restaurant - International Travel - Trade
4. Normal production and business cycle: 12 months
5. Characteristics of the business activities in the year which have impact on the financial statements:
6. The Company's structure
  - List of subsidiaries
  - List of joint venture and associate companies
  - List of Affiliated Entities with Non-Dependent Accounting Status Branch of Phuong Dong Petroleum Tourism Joint Stock Company - Phuong Dong Hotel
7. Disclosure of information comparability in the financial statements: Comparability is possible

### II- Accounting period, accounting currency

- 1- Accounting period from January 1 to December 31
2. Accounting currency: VND

### III- Accounting Standards, accounting regime

1. Accounting regime: The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance
2. Statement on compliance with Accounting Standards and Accounting Regime: The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, circulars guiding the implementation of standards and current Accounting Regime.

### IV- Accounting policies applied in case of a going concern

1. Principles for converting Financial Statements prepared in foreign currency to Vietnamese Dong (In case the accounting currency is different from Vietnamese Dong); Impact (if any) due to converting Financial Statements from foreign currency to Vietnamese Dong.
2. Types of exchange rates applied in accounting: Actual transaction exchange rate.
3. The principle of determining the real interest rate (effective interest rate) used to discount cash flows.
4. Principles for recording cash and cash equivalents: Record according to actual occurrence and actual balance in funds and bank accounts.
5. Principles of accounting for financial investments
  - a) Trading securities;
  - b) Held-to-maturity investments;
  - c) Loan receivables;
  - d) Investments in subsidiaries, joint ventures, associates;



- d) Equity investments in other entities: Historical cost convention
- e) Accounting methods for other transactions related to financial investments.
6. Principles of accounting for receivables: Track details by customer, divide short-term or long-term debt periods, apply provisioning policies according to Circular No. 228/2009/TT-BTC issued on December 7, 2009.
7. Principles of inventory recognition:
- Inventory recognition principle: According to actual value
  - Inventory valuation method: Weighted average
  - Inventory accounting method: Perpetual declaration
  - Method of setting up inventory price reduction provision:
8. Principles of recording and depreciation of fixed assets, financial leased fixed assets; investment real estate: according to regulation 203/2009/TT-BTC dated October 20, 2009
9. Accounting principles for business cooperation contracts.
10. Accounting principles for deferred corporate income taxes.
11. Accounting principles for prepaid expenses.
12. Accounting principles for liabilities.
13. Principles of recording loans and financial lease liabilities.
14. Principles of recognition and capitalization of borrowing costs.
15. Principle of recording payable expenses.
16. Principles and methods of recording provisions for payables:
17. Principle of recognizing unearned revenue.
18. Principles of recording convertible bonds.
19. Principle of owner's equity recognition:
- Principles for recording owners' capital contributions, share premiums, convertible bond options, and other owners' capital.
  - Principles for recording asset revaluation differences:
  - Principles for recording exchange rate differences:
  - Principles for recording undistributed profits:
20. Principles and methods of revenue recognition:
- Revenue from sale of goods
  - Revenue from services rendered:
  - Financial income:
  - Revenue from construction contracts:
  - Other revenue
21. Accounting principles for revenue deductions.
22. Accounting principles for cost of goods sold.
23. Accounting principles for financial expenses :
24. Accounting principles for selling expenses and general and administration expenses.
25. Principles and methods of recording corporate income tax expenses and deferred corporate income tax expenses.
- a) Trading securities;
- V. Accounting policies applied (in case the enterprise does not meet the going concern assumption)**
- Are long-term assets and long-term liabilities reclassified as short-term?
  - Principles for determining the value of each type of asset and liability (according to net realizable value, recoverable value, fair value, current value, current price...)
  - Principles of financial handling:
- Provisions;



- Differences in asset revaluation and exchange rate differences (still reflected on the Balance Sheet – if any).

## VI. Additional information on the presented sections on the Statement of Financial Position

### 01. Cash

Unit: VND		
Items	Closing balance	Opening balance
- Cash		
- Bank deposit		
- Cash in transit		
<b>Total</b>	2,021,506,252	3,177,207,205

### c) Investments in other entities (Details of each investment according to the percentage of capital held and the percentage

Items	Closing balance			Opening balance		
	Cost	Allowance	Fair value	Cost	Allowance	Fair value
- Investment in other entities;	12,172,670,000	(5,352,660,376)	6,820,009,624	12,172,670,000	(5,352,660,376)	6,820,009,624

### 03. Trade receivables

Items	Closing balance	Opening balance
a) Short-term trade receivables	112,764,783,238	111,821,792,683
Muong Thanh Cua Dong Hotel		
Duc Thuan Company Limited		
- Other trade receivables		

### 04. Other receivables

Items	Closing balance		Opening balance	
	Amount	Allowance	Amount	Allowance
a) Short-term other receivables				
- Others	28,467,834,862		28,323,165,465	
<b>Total</b>	28,467,834,862		28,323,165,465	

### 07. Inventories

Items	Closing balance		Opening balance	
	Cost	Allowance	Cost	Allowance
- Goods in transit				
- Raw materials	60,921,755		87,597,962	
<b>Total</b>	60,921,755		87,597,962	

### 10. Increases/ Decreases in the tangible fixed assets

Items	Land use rights	Publishing rights	Patent	Trademarks	Computer software	Licenses and franchises	Others	Total
Opening balance					442,380,500			442,380,500.0
Closing balance					442,380,500			442,380,500



Accumulated depreciation							
- Opening balance							
- Closing balance					442,380,500		442,380,500
Net book value					442,380,500		442,380,500
- Opening balance							
- Closing balance							

## 12. Increases, decreases in investment real estate

Items	Opening balance	Decreases in the year	Increases in the year	Closing balance
a) Investment real estate for rent				
Cost				
- Buildings	57,692,617,503			57,692,617,503
Accumulated depreciation				
- Buildings	13,637,591,296			
Carrying amount	44,055,026,207		2,332,729,015	15,970,320,311
				41,722,297,192

## 13. Prepaid expenses

Items	Closing balance	Opening balance
a) Short-term expenses		
- Exporting instruments and tools;	909,622,851	2,281,751,324
Total		2,281,751,324

## 16. Trade payables

Items	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
a) Short-term trade payables				
Muong Thanh Cua Dong Hotel				
Ocean Group Joint Stock Company				
Short-term trade payables to related parties				
Total	88,980,448,268		92,598,346,657	

## 17. Taxes and amounts payables to the State budget

Items	Opening balance	Amount payable	Paid	Closing balance
i) Amounts payables				
Value added tax on domestic goods				
Special consumption tax				
Corporate income tax				
Personal income tax				
Total	359,931,179		281,980,000	

## 18. Accrued expenses

Items	Closing balance	Opening balance
Short-term accrued expenses		
Total		



**19. Other payables**

Items	Closing balance	Opening balance
a) Short-term other payables		
-Trade union fee		
-Social insurance		
- Health insurance		
-Unemployment insurance		
<b>Total</b>	204,353,079	1,622,133,607

**20. Unearned revenue**

Items	Closing balance	Opening balance
a) Short-term unearned revenue		
- Revenue received in advance;		
<b>Total</b>		

**25. Owner's equity****a- Reconciliation table of equity.**

Items	Owner's contributed capital	Share premium	Conv ertibl e Bond Optio	Other owner's capital	Assets revaluatio n reserve	Foreig n exchan ge reserv	Retained earnings	Others	Total
A	1	2	3	4	5	6	7	8	9
Prior year's opening balance	150,000,000,000	22,819,811,566		116,593,948			(30,476,735,133)		142,459,670,381
- Losses of the year							4,539,006,087		4,539,006,087
Prior year's closing balance	150,000,000,000	22,819,811,566		116,593,948			(25,937,729,046)		146,998,676,468
Current year's closing balance	150,000,000,000	22,819,811,566		116,593,948			(25,937,729,046)		146,998,676,468

**b- Details of owner's investment capital****d. Stock**

Items	Closing balance	Opening balance
-The number of shares sold to the public		
+ Common stock		
-The number of outstanding shares	15,000,000	15,000,000
+Common stock		
	15,000,000	15,000,000

\* Par value of outstanding shares: 10.000 VND

**26. Differences arising from asset revaluation.****27. Foreign exchange difference****8. Funds****0. Other information is explained and presented by the enterprise itself.****II - ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INCOME****Revenue from goods sold and services rendered (Code 01)**



Items	Current year VND	Prior year VND
a. Revenue		
-Revenue from sales of finished products	8,681,366,299	10,792,793,718
<b>Total</b>	<b>8,681,366,299</b>	<b>10,792,793,718</b>

## 2. Deductions (Code 02)

## 3. Cost of goods sold and services rendered (code 11)

Items	Current year VND	Prior year VND
-Cost of finished goods sold	19,439,606,217	23,188,167,597
<b>Total</b>	<b>19,439,606,217</b>	<b>23,188,167,597</b>

## 4. Financial income (Code 21)

Items	Current year VND	Prior year VND
-Other financial income	2,126,124	5,184,428
<b>Total</b>	<b>2,126,124</b>	<b>5,184,428</b>

## 5. Financial expenses (Code 22)

Items	Current year VND	Prior year VND
- Allowance for impairment of investments		
-Other financial expenses		185,269,427
<b>Total</b>		<b>185,269,427</b>

## 6. Other income.

Items	Current year VND	Prior year VND
- Others.	594,933,741	773,689,888
<b>Total</b>	<b>594,933,741</b>	<b>773,689,888</b>

## 7. Other expenses

Items	Current year VND	Prior year VND
- Others.	589,898,741	486,750,342
<b>Total</b>		<b>486,750,342</b>

## 8. Selling, general and administration expenses.

Items	Current year VND	Prior year VND
a) General and administration expenses incurred during the period	6,105,684,866	7,346,132,851
b) Selling expenses incurred during the period	413,316,883	541,123,541

## VIII. Comparative figures

## IX- Other information

Chief Accountant

Nguyen Thi Nguyet

