

No.: **04/2026/TCHC** - PTC
Subject: *Announcement of Financial Report for
Q4 2025.*

Nghe An, January 19 , 2026

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 hereby discloses its financial statements for the fourth quarter of 2025 to 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 Q4 2025

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

- Cases requiring explanation of the cause:

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



Explanatory document in case of a positive result.



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



Explanatory document in case of a positive result.



This information was published on the Company's website on January 19, 2026, at the following link: <http://phuongdongpv.com.vn> under the Information section.

Attached documents:

- *Financial Statements for Q4 2025*
- *Explanatory Document..*

Organization Representative
DIRECTOR



Thai Hong Nha



STATEMENT OF FINANCIAL POSITION
31/12/2025

	ASSETS	Code	Note	Closing balance VND	Opening balance VND
A/	SHORT-TERM ASSETS	100		104,831,542,114	103,180,914,673
I/	Cash and cash equivalents	110	6.1	4,322,334,378	3,177,207,205
1.	Cash	111		4,322,334,378	3,177,207,205
2.	Cash equivalents	112			-
II/	Short-term financial investme	120			-
III/	Short-term receivables	130		99,895,419,335	97,634,358,182
1.	Short-term trade receivables	131	6.3	114,012,976,679	111,821,792,683
2.	Short-term advances to supplie	132		29,314,207,596	28,323,165,465
3.	Other short-term receivables	136	6.4	2,097,106,069	3,018,271,043
4.	Short-term allowance for doubt	137		(45,528,871,009)	(45,528,871,009)
IV/	Inventories	140	6.7	81,712,355	87,597,962
1.	Inventories	141		81,712,355	87,597,962
V/	Other short-term assets	150		532,076,046	2,281,751,324
1.	Short-term prepaid expenses	151	6.13	532,076,046	2,281,751,324
2.	Value added tax deductibles	152			
3.	Taxes and other receivables from the State budget	153			-
B/	LONG-TERM ASSETS	200		140,430,495,512	152,895,624,733
I/	Long-term receivables	210	6.4	2,700,000	2,700,000
1.	Other long-term receivables	216		2,700,000	2,700,000
II/	Fixed assets	220		85,615,672,709	92,598,346,657
1.	Tangible fixed asset	221	6.9	85,615,672,709	92,598,346,657
	- Cost	222		214,331,663,656	214,331,663,656
	- Accumulated depreciation	223		(128,715,990,947)	(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)
III/	Investment properties	230	6.12	40,848,166,624	44,055,026,207
	- Cost	231		57,692,617,503	57,692,617,503
	- Accumulated depreciation	232		(16,844,450,879)	(13,637,591,296)
IV/	Long-term assets in progress	240		-	-
1.	Construction in progress	242	6.8		
V/	Long-term financial investme	250		6,440,613,850	6,440,613,850
1.	Equity investments in other ent	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)
VI/	Other long-term assets	260		7,523,342,329	9,798,938,019
1.	Long-term prepaid expenses	261		7,523,342,329	9,798,938,019
	TOTAL ASSETS (270=100+200)	270		245,262,037,626	256,076,539,406
	RESOURCES	Code	Note	31/12/2025	01/01/2025
C/	LIABILITIES	300		97,636,381,951	113,616,869,025
I/	Short-term liabilities	310		97,422,581,951	113,453,069,025
1.	Short-term trade payables	311	6.16	94,098,849,603	108,805,961,789
2.	Short-term advances from cust	312		287,568,500	296,114,658
3.	Taxes and amounts payable to the State budget	313	6.17	454,822,750	355,249,262
4.	Payables to employees	314		1,891,254,796	1,859,062,679
5.	Short-term accrued expenses	315	6.18	182,713,949	185,720,111
6.	Short-term unearned revenue	318	6.20	303,508,000	281,980,000
7.	Other short-term payables	319	6.19	162,617,434	1,622,133,607
8.	Bonus and welfare fund	322		41,246,919	46,846,919
II/	Long-term liabilities	330		213,800,000	163,800,000
1.	Other long-term payables	337		213,800,000	163,800,000
D/	EQUITY	400		147,625,655,675	142,459,670,381
I/	Owner's equity	410		147,625,655,675	142,459,670,381
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		(25,310,749,839)	(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		5,165,985,294	4,011,589,880
III/	Other resources and funds	430		-	
	TOTAL RESOURCES(440=300+40	440		245,262,037,626	256,076,539,406

Chief Accountant

Nguyen Thi Nguyet

General Director



Thái Hồng Nha

STATEMENT OF INCOME

Fourth 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	12,816,301,529	10,757,466,473	44,441,505,980	47,312,486,534
2. Deductions	02				0	0
3. Net revenue from goods sold and services rendered (10=01-02)	10		12,816,301,529	10,757,466,473	44,441,505,980	47,312,486,534
4. Cost of goods sold and services rendered	11	VI.27	8,017,812,776	8,453,227,208	27,344,864,698	30,585,980,045
5. Gross profit/ (losses) from goods sold and services rendered (20=10-11)	20		4,798,488,753	2,304,239,265	17,096,641,282	16,726,506,489
6. Financial income	21	VI.26	858,465	476,864	2,984,688	5,661,292
7. Financial expenses	22	VI.28	0	1,500		379,455,774
- In which: Interest expense	23					0
8. Selling expenses	25		108,628,621	127,487,698	521,945,504	668,611,239
9. General and administration expenses	26		3,862,521,011	3,476,231,439	10,080,760,172	11,958,274,287
10. Net operating profit/ (losses)	30		828,197,586	-1,299,004,508	6,496,920,294	3,725,826,481
{ 30= 20+ (21-22) - (24+25) }					0	0
11. Other income	31		279,167,154	65,783,305	874,100,895	839,473,193
12. Other expenses	32		277,837,154	66,959,452	867,735,895	553,709,794
13. Other profit/ (losses) (40=31-32)	40		1,330,000	-1,176,147	6,365,000	285,763,399
14. Accounting profit/ (losses) before tax (50=30+40)	50		829,527,586	-1,300,180,655	6,503,285,294	4,011,589,880
15. Current corporate income tax expense	51	VI.30			1,337,300,000	0
16. Deferred corporate tax (income)/ expense	52	VI.30			0	0
17. Net profit/ (losses) after corporate income tax(60	60		829,527,586	-1,300,180,655	5,165,985,294	4,011,589,880
18. Basic earnings per share (*)	70				0	0

Chief Accountant



Nguyen Thi Nguyet



General Director


Thai Hong Nha

STATEMENT OF CASH FLOWS

Indirect method

	ITEMS	Code	Current year VND	Prior year VND
I.	CASH FLOWS FROM OPERATING ACTIVITIES			
1.	<i>(Losses)/Profit before tax</i>	01	6,503,285,294	4,011,589,880
2.	<i>Adjustments for:</i>			
	Depreciation and amortisation of fixed assets and investment properties	02	10,189,533,531	9,150,257,359
-	Allowances and provisions	03	-	379,395,774
-	(Gains)/losses from investing activities	05		(251,115,838)
-	Interest expense			
3.	<i>Operating profit before changes in working capital</i>	08	16,692,818,825	13,290,127,175
-	Change in receivables	09	(2,261,061,153)	(4,243,369,511)
-	Change in inventories	10	5,885,607	(17,746,521)
	Change in payables (excluding accrued loan interest and corporate income tax payable)	11	(17,317,787,074)	(15,542,063,812)
-	Change in prepaid expenses	12	4,025,270,968	4,840,467,762
-	Corporate income tax paid	15		(17,900,000)
	Net cash flows from operating activities	20	1,145,127,173	(1,690,484,907)
II.	CASH FLOWS FROM INVESTING ACTIVITIES			
1.	Acquisition and construction of fixed assets and other long-term assets	21	-	(839,257,311)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22		245,454,546
3.	Interest earned, dividends and profits received	27		5,661,292
	Net cash flows from investing activities	30	-	(588,141,473)
III.	CASH FLOWS FROM FINANCING ACTIVITIES			
	Net cash flows from financing activities	40		
	Net increase/(decrease) in cash for the period/year	50	1,145,127,173	(2,278,626,380)
	Cash and cash equivalents at the beginning of the period/year	60	3,177,207,205	5,455,833,585
	Cash and cash equivalents at the end of the period/year	70	4,322,334,378	3,177,207,205

Chief accountant



Nguyen Thi Nguyet

General director



Thai Hong Nha

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Fourth 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)

1. Are long-term assets and long-term liabilities reclassified as short-term?

2. 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...)

3. 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		
Total	4,322,334,378	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	114,012,976,679	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	29,314,207,596		28,323,165,465	
Total	29,314,207,596		28,323,165,465	

07. Inventories

Items	Closing balance		Opening balance	
	Cost	Allowance	Cost	Allowance
- Goods in transit				
- Raw materials	81,712,355		87,597,962	
Total	81,712,355		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
Cost								
Opening balance					442,380,500			442,380,500.0
Closing balance					442,380,500			442,380,500

Accumulated depreciation								
-Opening balance					442,380,500			442,380,500
-Closing balance					442,380,500			442,380,500
Net book value								
- 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		3,206,859,583	16,844,450,879
Carrying amount	44,055,026,207			40,848,166,624

13. Prepaid expenses

Items	Closing balance	Opening balance
a) Short-term expenses		
- Exporting instruments and tools;	532,076,046	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	85,615,672,709		92,598,346,657	

17. Taxes and amounts payables to the State budget

Items	Opening balance	Amount payable	Paid	Closing balance
a) Amounts payables				
-Value added tax on domestic goods				
- Special consumption tax				
- Corporate income tax				
- Personal income tax				
Total	303,508,000		281,980,000	

18. Accrued expenses

Items	Closing balance	Opening balance
a) 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		
Total	162,617,434	1,622,133,607

20. Unearned revenue

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

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

Items	Owner's contribute d 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							5,165,985,294		5,165,985,294
Prior year's closing balance	150,000,000,000	22,819,811,566		116,593,948			(25,310,749,839)		147,625,655,675
Current year's closing balance	150,000,000,000	22,819,811,566		116,593,948			(25,310,749,839)		147,625,655,675

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

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

* Par value of outstanding shares:10.000 VNĐ

26. Differences arising from asset revaluation.**27. Foreign exchange difference****28. Funds****30. Other information is explained and presented by the enterprise itself.****VII - ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INCOME****1. Revenue from goods sold and services rendered (Code 01)**

Items	Current year VND	Prior year VND
a. Revenue		
-Revenue from sales of finished products		10,757,466,473
Total		10,757,466,473

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	27,344,864,698	30,585,980,045
Total	27,344,864,698	30,585,980,045

4. Financial income (Code 21)

Items	Current year VND	Prior year VND
-Other financial income	2,984,688	5,661,292
Total	2,984,688	5,661,292

5. Financial expenses (Code 22)

Items	Current year VND	Prior year VND
- Allowance for impairment of investments		
-Other financial expenses		379,455,774
Total		379,455,774

6. Other income.

Items	Current year VND	Prior year VND
- Others.	874,100,895	839,473,193
Total	874,100,895	839,473,193

7. Other expenses

Items	Current year VND	Prior year VND
- Others.	867,735,895	553,709,794
Total		553,709,794

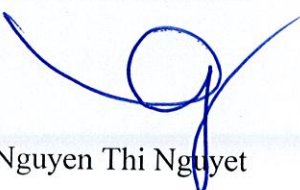
8. Selling, general and administration expenses.

Items	Current year VND	Prior year VND
a) General and administration expenses incurred during the period	10,080,760,172	11,958,274,287
b) Selling expenses incurred during the period	521,945,504	668,611,239

VIII. Comparative figures

IX- Other information

Chief Accountant


Nguyen Thi Nguyet


General Director

Thai Hong Nha