

**GENERAL MEETING OF
SHAREHOLDERS
PHUONG DONG PETROLEUM TOURISM
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 13./2026 /NQ-ĐHĐCĐ

Nghệ An, date 28 month 04 year 2026

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

**GENERAL MEETING OF SHAREHOLDERS
PHUONG DONG PETROLEUM TOURISM
JOINT STOCK COMPANY**

Pursuant to the Law on Enterprises passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Phuong Dong Petroleum Tourism Joint Stock Company approved by the General Meeting of Shareholders on January 21, 2008, amended for the sixth time on April 26, 2023;

Pursuant to the Minutes of the Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company on April 28, 2026.

RESOLUTION:

Article 1. Approving the Report of the Board of Directors and the Report of the Supervisory Board on the results of operations in 2025 and the plan of operations in 2026.

Article 2. Approving the Report on the results of production and business operations in 2025 and the plan of production and business operations in 2026 of the Board of Directors of the company with the following targets:

TT	Indicators	Unit	Implementation in 2025	PLAN 2026	% Growth
1	Revenue	Billion VND	44.40	48	8.11%
2	Total cost	Billion VND	41.58	43.32	4.18%
3	Profit before tax	Billion VND	2.82	4.68	65.96%
4	Profit after tax	Billion VND	1.99	3.74	88.52%
5	Taxes and payables	Billion VND	5.54	6.13	10.60%
6	Investment, equipment purchase	Billion VND	1.54	2.1	36.72%

Article 3. Approve the 2025 Financial Report of Phuong Dong Petroleum Tourism Joint Stock Company audited by International Auditing and Valuation Company Limited and authorize the Board of Directors to decide on the selection of a service provider to review the semi-annual financial report (first 6 months of the fiscal year) and audit the 2026 financial report of Phuong Dong Petroleum Tourism Joint Stock Company among the auditing enterprises qualified to practice according to the provisions of law.

Article 4. Approval of 2025 profit results and 2026 profit usage plan as proposed by the Board of Directors, specifically:

1. 2025 profit results

No.	Target	Unit	Plan 2025	Implementation in 2025
1	Total profit after tax	VND	4.500.000.000	1.986.476.186
2	Fund allocation			
	- Development investment fund	VND	0	0
	- Welfare reward fund	VND	0	0
	- Executive Board Bonus Fund	VND	0	0
3	Total remaining profit	VND	4.500.000.000	1.986.476.186

2. Plan for using profits in 2025:

Based on the audited business results in 2025, the profit in 2025 is **1.986.476.186 VND**, however, the Company has accumulated losses of **28.490.258.947 VND**, this loss will be offset in the following years from profits from production and business activities. According to the provisions of Clause 2, Article 135 of the Enterprise Law, *"... A joint stock company is only allowed to pay dividends on common shares when all of the following conditions are met: a) The company has fulfilled its tax obligations and other financial obligations as prescribed by law; b) The company has set aside funds and fully offset previous losses as prescribed by law and the Company's Charter;..."*, the Company does not pay dividends for 2025.

3. Plan for using profits in 2026

No.	Target	Unit	Implementation in 2025	Annual plan 2026
1	Total profit after tax	VND	1.986.476.186	3.740.000.000
2	Fund allocation:			
	- Development Investment Fund	VND	0	0
	- Welfare reward fund	VND	0	0
	- Executive Board Bonus Fund	VND	0	0
3	Total remaining profit	VND	1.986.476.186	3.740.000.000

In the plan to use profits for 2026, the Company will not set up any Funds and will not pay dividends for 2026 as prescribed in Clause 2, Article 135 of the Law on Enterprises mentioned above.

Article 5. Approval of the implementation of the remuneration fund for the Board of Directors and the Board of Supervisors in 2025 and the remuneration fund plan for the Board of Directors and the Board of Supervisors in 2026 as follows:

1. Approval of the implementation of the total remuneration fund for the Board of Directors and the Board of Supervisors in 2025: **VND 318.549.736**.

2. Approval of the 2025 Concurrent Remuneration Fund Table and the expected plan for the Remuneration Fund for the concurrent positions of the Board of Directors and the Board of Supervisors in 2026: **VND 132,000,000**. For full-time positions, the



Company will base on the Company's Salary Regulations to pay salaries. In case of changing from a full-time position to a concurrent position, the Company will base on the approved 2026 Concurrent Remuneration Fund Table to pay.

a) Remuneration Fund Table for the concurrent positions of the Board of Directors and the Board of Supervisors in 2026

No.	Title	Monthly salary
1	Board of Directors	
	Chairman of the Board of Directors	36.000.000
	Board Member	72.000.000
2	Board of Control	
	Head of Supervisory Board	2.500.000
	Board of Supervisors	1.000.000

b) Expected remuneration fund for the Board of Directors and the concurrent Board of Supervisors in 2026.

Unit: VND

No.	Title	Time to receive remuneration	Number	Monthly salary	Annual salary
I	Board of Directors				
1	Chairman of the Board of Directors	12 months	1	3.000.000	36.000.000
2	Board Member	12 months	4	1.500.000	72.000.000
II	Board of Control				
1	Board of Supervisors	12 months	2	1.000.000	24.000.000
Tổng cộng:					132.000.000

3. Salaries for full-time positions will be paid monthly; for part-time positions, they will be paid quarterly.

Article 06. This Resolution was unanimously approved by the 2026 Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company and takes effect from the date of signing. The Board of Directors, the Board of Supervisors, the Board of Directors of the company, the Heads of Departments, and the Directors of affiliated units are responsible for implementing this Resolution./.

Recipients:

- Shareholders (for report);
- Board of Directors members;
- Supervisory Board;
- Board of Directors;
- Filed by: VT, Company Secretary.

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRMAN OF THE CONGRESS
BOARD MEMBERS**



Thái Hồng Nha

AUTHORIZATION

- Pursuant to the Enterprise Law No. 59/2020 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020

- Pursuant to the Charter of Phuong Dong Petroleum Tourism Joint Stock Company approved by the General Meeting of Shareholders on January 21, 2008, amended and supplemented for the sixth time on April 26, 2023.

- Today, April 27, 2026, at Phuong Dong Petroleum Tourism Joint Stock Company, No. 218 Le Duan, Truong Vinh Ward, Nghe An Province. We include:

I. AUTHORIZED PARTY

Mr. **DO TRUNG KIEN**

Position: Chairman of the Board of Directors of Phuong Dong Petroleum Tourism Joint Stock Company

II. AUTHORIZED PARTY:

Mr. **THAI HONG NHA**

Position: Member of the Board of Directors, Director of Phuong Dong Petroleum Tourism Joint Stock Company

III. AUTHORIZATION CONTENT:

The authorized party, on behalf of the authorizing party, shall exercise the rights and obligations of the Chairman of the Board of Directors of Phuong Dong Petroleum Tourism Joint Stock Company for the 2023-2028 term at the 2026 Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company held on April 28, 2026 at Muong Thanh Phuong Dong Hotel - No. 02, Truong Thi Street, Truong Vinh Ward , Nghe An Province.

Mr.Thai Hong Nha shall bear all personal responsibility before the Authorizing Party and before the law for the performance of the authorized work.

IV. AUTHORIZATION TERM

This authorization is effective from April 28, 2026, and shall terminate when the authorized work is completed or replaced by another document.

AUTHORIZED PARTY BOD MEMBER



Thai Hong Nha

AUTHORIZED PARTY CHAIRMAN OF THE BOARD OF DIRECTORS



Do Trung Kien

Recipients:

- PTC Board of Directors members
- Supervisory Board (for information)
- File VT-TCHC

REPORT
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
PHUONG DONG PETROLEUM TOURISM
JOINT STOCK COMPANY

Company name: Phuong Dong Petroleum Tourism Joint Stock Company (PTC)

Head office address: 218 Le Duan, Truong Vinh Ward, Nghe An.

Business Registration Certificate No. 2900781381 issued by the Department of Planning and Investment of Nghe An province for the 10th time on October 21, 2016.

Time and place of the General Meeting of Shareholders: From 08:00 to 11:00 on April 28, 2026, at Phuong Dong Hotel - No. 02 Truong Thi, Nghe An.

Presidium and Secretariat of the General Meeting:

Presidium:

1. Mr. **Thai Hong Nha:** Director of the Company - Member - Chairman of the General Meeting;

According to Authorization No. 12 dated April 27, 2026 of Mr. Do Trung Kien - Chairman of the Board of Directors of Phuong Dong Petroleum Tourism Joint Stock Company)

2. Ms. **Le Thi Thu Huong:** Head of the Supervisory Board - Member.

Secretariat:

1. Ms. **Nguyen Thi Nguyet:** Head of Committee;

2. Ms. **Nguyen Thi Tu:** Member.

Number of shareholders attending: 2026 Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company with the participation of **07** shareholders, representing **11,969,256** shares, accounting for **79,79%** of the total number of voting shares of the Company (this is the final data when voting and election according to the Minutes of vote counting).

SUMMARY OF THE SHAREHOLDERS' MEETING:

1. Report on verification of shareholders' qualifications to attend the Meeting:

In order to conduct the Meeting in accordance with regulations, Ms. Nguyen Thi Nguyet, on behalf of the Shareholders' Qualifications Verification Committee, reported the results of the verification of shareholders' qualifications to attend the Meeting: At 08:15 on April 28, 2026, the number of shareholders/authorized representatives attending the Meeting was 07 people, representing **11,969,256** shares, accounting for 79,79% of the total number of voting shares of the Company.

Pursuant to Article 145 of the Law on Enterprises and Article 18 of the Charter of Phuong Dong Petroleum Tourism Joint Stock Company, the 2026 Annual General Meeting of Shareholders of the Company is eligible to proceed.

2. Opening procedures of the Congress:

The Organizing Committee introduces the Presidium and the Presidium introduces the Secretariat and the Ballot Counting Committee:

- The Presidium includes:

1. Mr. **Thai Hong Nha**: Director of the Company - Chairman of the Congress;

2. Ms. **Le Thi Thu Huong** : Head of the Supervisory Board - Member.

- The Secretariat includes:

1. Ms. **Nguyen Thi Nguyet**: Head of Accounting and Human Resources Department, Muong Thanh Phuong Dong Hotel - Head of Committee;

2. Ms. **Nguyen Thi Tu**: Human Resources Department - Member.

- The Vote Counting Committee includes:

1. Ms. **Nguyen Thi Nguyet**: Chief Accountant of the Company - Head of Committee.

2. Ms. **Cao Thi To Uyen**: Accountant - Member;

3. Ms. **Nguyen Thi Tu**: Human Resources - Member

The Congress unanimously approved the composition of the Presidium, the Secretariat and the Ballot Counting Committee.

3. Contents of the Congress:

Mr. Thai Hong Nha - On behalf of the Chairman of the Board of Directors of the Company delivered the opening speech of the Congress.

Mr. Thai Hong Nha - Member of the Board of Directors on behalf of the Presidium approved the Agenda; Working Regulations and Voting Rules of the Congress.

Reports and Presentations at the Congress:

- Report of the Board of Directors on the results of production and business activities in 2025 and the direction of operation in 2026;

- Report from the Board of Trustees on the business performance results for 2025 and the direction of operations for 2026.

- Evaluation report of the Independent Board Member on the Company's Board of Directors' Activities in 2025.

- Report of the Supervisory Board on the results of production and business activities in 2025 and the direction of operation in 2026;

- Submission of the Board of Directors on the audited financial statements for 2025 and the authorization of the General Meeting of Shareholders for the Board of Directors to select an auditing unit for the fiscal year 2026;

- Report of the Board of Directors on the 2025 profit results and the plan for using the profit in 2026;

- Report of the Board of Directors on the implementation of the 2025 Board of Directors and Supervisory Board remuneration fund and the 2026 Board of Directors and Supervisory Board remuneration fund plan;

The General Assembly unanimously voted to approve the Agenda; the Rules of Procedure and the Voting Regulations of the General Assembly.

The Presidium presented the Reports and Proposals, and the General Assembly proceeded to discuss and contribute opinions on the business results, profit distribution, company governance, etc. At the end of the discussion, the General Assembly voted on the issues that had been reported and presented.

- The General Assembly discussed and voted to approve the contents of the Reports and Proposals.

The Vote Counting Committee collected the ballots for counting.

After counting the votes, Ms. Nguyen Thi Nguyet - Head of the Vote Counting Committee - announced the results on behalf of the Committee.

Based on the vote counting results, the General Meeting of Shareholders decided as follows (detailed vote counting results are in the Minutes of the vote counting attached to this Minutes):

1. Approval of the Report on the results of production and business activities in 2025 and the production and business plan in 2026 of the Board of Directors of the company with the following targets:

	Target	Unit	Implementation in 2025	Plan 2026	% Growth
1	Revenue	Billion VND	44.40	48	8.11%
2	Total cost	Billion VND	41.58	43.32	4.18%
3	Profit before tax	Billion VND	2.82	4.68	65.96%
4	Profit after tax	Billion VND	1.99	3.74	88.52%
5	Payment to the State Budget	Billion VND	5.54	6.13	10.60%
6	Total investment and equipment purchase	Billion VND	1.54	2.1	36.72%

Number of votes in favor reached : 100%.

2. Approval of the Report of the Board of Directors on the results of activities in 2025 and the direction of activities in 2026.

Number of votes in favor reached: 100%

3. Approval of the Board of Supervisors' Report on the results of operations in 2025 and the direction of operations in 2026.

Number of votes in agreement reached: 100%.

4. Approving the 2025 Financial Statements of Phuong Dong Petroleum Tourism Joint Stock Company audited by International Auditing and Valuation Company Limited and authorizing the Board of Directors to decide on the selection of a service provider to review the semi-annual Financial Statements (first 6 months of the fiscal year) and audit

the 2026 Financial Statements of Phuong Dong Petroleum Tourism Joint Stock Company among the auditing enterprises qualified to practice according to the provisions of law.

Number of votes in agreement reached: 100%.

5. Approval of the 2025 profit results and the plan to use the 2026 profit as proposed by the Board of Directors, specifically:

5.1. Profit results in 2025

No.	Target	Unit	Plan 2025	Implementation in 2025
1	Total profit after tax	VND	4.500.000.000	1.986.476.186
2	Fund allocation			
	- Development investment fund	VND	0	0
	- Welfare reward fund	VND	0	0
	- Executive Board Bonus Fund	VND	0	0
3	Total remaining profit	VND	4.500.000.000	1.986.476.186

5.2. Proposed use of profits in 2025:

Based on the audited business results of 2025, the total profit of 2025 is: VND 1.986.476.186, however, the Company has accumulated losses of VND 28.490.258.947, this loss will be offset in the following years from profits from production and business activities. According to the provisions of Clause 2, Article 135 of the Law on Enterprises, "... A joint stock company is only allowed to pay dividends on common shares when all of the following conditions are met: a) The Company has fulfilled its tax obligations and other financial obligations as prescribed by law; b) The Company has set aside funds and fully offset previous losses as prescribed by law and the Company's Charter;...", therefore, the Company does not pay dividends for 2025 (this issue was approved by shareholders at the 2025 Annual General Meeting of Shareholders).

5.3 Proposed use of profits in 2026

No.	Target	Unit	Implementation in 2025	Annual plan 2026
1	Total profit after tax	VND	1.986.476.186	3.740.000.000
2	Fund allocation:			
	- Development Investment Fund	VND	0	0
	- Welfare reward fund	VND	0	0
	- Executive Board Bonus Fund	VND	0	0
3	Total remaining profit	VND	1.986.476.186	3.740.000.000

Plan for using profits in 2026, the Company does not set up funds and does not pay dividends in 2026 as prescribed in Clause 2, Article 135 of the Law on Enterprises mentioned above.

Number of votes in agreement reached: 100%.

6. Approval of the implementation of the remuneration fund for the Board of Directors and the Board of Supervisors in 2025 and the remuneration fund plan for the Board of Directors and the Board of Supervisors in 2026 as follows:

6.1. Approval of the implementation of the total remuneration fund for the Board of Directors and the Board of Supervisors in 2025: VND **318.549.736**.

6.2. Approval of the 2025 concurrent remuneration fund table and the expected plan for the remuneration fund for concurrent positions of the Board of Directors and the Board of Supervisors in 2026 is: VND 132,000,000. For specialized positions, salaries will be paid based on the Company's salary regulations. In case of changing from full-time to part-time position, the Company will base on the approved 2026 part-time remuneration fund table to make payment.

a) Remuneration fund table of the Board of Directors and the Board of Supervisors holding part-time positions in 2026:

Unit: VND

No.	Title	Monthly salary
1	Board of Directors	
	Chairman of the Board of Directors	36.000.000
	Board Member	72.000.000
2	Board of Control	
	Head of Supervisory Board	2.500.000
	Board of Supervisors	1.000.000

b) Expected remuneration fund for the Board of Directors and the concurrent Board of Supervisors in 2026

Unit: VND

No.	Title	Time to receive remuneration	Number	Monthly salary	Annual salary
I	Board of Directors				
1	Chairman of the Board of Directors	12 months	1	3.000.000	36.000.000
2	Board Member	12 months	4	1.500.000	72.000.000
II	Board of Control				
1	Board of Supervisors	12 months	2	1.000.000	24.000.000
Tổng cộng:					132.000.000

6.3. Salaries for full-time positions will be paid monthly; for part-time positions, they will be paid quarterly.

Number of votes in favor reached :100%.

7. Ms. Nguyen Thi Nguyet, Head of the General Meeting Secretariat, presented the Minutes and Resolution of the 2026 Annual General Meeting of Shareholders.

The General Meeting voted to approve the Minutes and Resolution of the 2026 Annual General Meeting of Shareholders with 100% of the votes in favor. The General Meeting ended at 11h00 on April 28, 2026./.

The General Meeting voted to approve the Minutes and Resolution of the 2026 Annual General Meeting of Shareholders. The General Meeting ended at 11h00on April 28, 2026./.

CHAIRMAN OF THE CONGRESS
BY AUTHORIZED. CHAIRMAN OF THE BOARD OF
DIRECTORS
MEMBER OF THE BOARD OF DIRECTORS



Thái Hong Nha

SECRETARIAT OF THE CONGRESS

MEMBER

A blue ink signature of Nguyen Thi Tu.

Nguyen Thi Tu

PREFECT

A blue ink signature of Nguyen Thi Nguyet.

Nguyen Thi Nguyet



Nghệ An, April 28, 2026

VOTE COUNTING RECORD

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026 ORIENTAL PETROLEUM TOURISM JOINT STOCK COMPANY

- Based on the Enterprise Law No. 59/2020/QH14 dated June 17, 2020;
- Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019;
- Based on Government Decree No. 155/2020/ND-CP dated December 31, 2020, detailing the implementation of a number of articles of the Securities Law;
- Based on the Charter of Phuong Dong Petroleum Tourism Joint Stock Company, approved by the General Meeting of Shareholders on January 21, 2008, and amended and supplemented for the sixth time on April 26, 2023;
- Based on the Working Regulations and Election Regulations at the 2026 Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company;

- Our vote counting committee consists of:

1. Ms. Nguyen Thi Nguyet, Head of Committee
2. Ms. Cao Thi To Uyen, Member
3. Ms. Nguyen Thi Tu, Member

The Vote Counting Committee distributed to each shareholder attending the meeting:

+ 01 Voting Ballot;

After guiding and supervising the voting process, we collected the ballots and proceeded with the vote count. The Vote Counting Committee would like to report the results of the vote count to the General Meeting as follows: Ban kiểm phiếu đã tiến hành phát cho mỗi Cổ đông tham dự họp:

I. VOTING AGENDA AT THE GENERAL MEETING:

- Total number of ballots issued: 07 ballots, representing 11,969,256 shares, accounting for 79,79.% of the voting shares.
- Total number of ballots received: 07 ballots, representing 11,969,256. shares, accounting for 79,79 % of the voting shares.

Of which:

Number of valid ballots: 07 ballots, representing 11,969,256 shares, accounting for 79,79.% of the voting shares.



Number of invalid ballots: 0 ballots, accounting for 0% of the voting shares.

II. VOTE COUNTING RESULTS

No.	Content of the vote	Agree	Rate (%)	Disagree	Rate (%)	No comments	Rate (%)
1	Director's report on 2025 business results, 2026 business plan;	11,969,256	100%	0	0	0	0
2	Board of Directors' report for 2025, 2026 operation plan;	11,969,256	100%	0	0	0	0
3	Board of Supervisors' report for 2025, 2026 operation plan;	11,969,256	100%	0	0	0	0
4	Report on 2025 audited financial statements and selection of an auditor for 2026;	11,969,256	100%	0	0	0	0
5	Report on 2025 profit results and 2026 profit use plan	11,969,256	100%	0	0	0	0
6	Report on 2025 Board of Directors' and Supervisory Board's remuneration fund and 2026 Board of Directors' and Supervisory Board's remuneration fund plan;	11,969,256	100%	0	0	0	0

Note: Voting ratios are calculated based on the total number of voting shares present at the General Meeting.

The Vote Counting Committee guarantees the truthfulness of this Minutes. The Minutes were completed at 10:30 a.m. on April 28, 2026 and were publicly approved by the entire 2026 Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company./.

BALLOT COUNTING COMMITTEE CHAIRMAN



Nguyen Thi Nguyet

MEMBERS



Nguyen Thi Tu



Cao Thi To Uyen





**PHUONG DONG PETROLEUM TOURISM
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Nghĩa An, date 28 month 04 year 2026

**SHAREHOLDER QUALIFICATION REPORT
ATTENDANCE AT THE 2026 ANNUAL GENERAL MEETING OF
SHAREHOLDERS**

To: General Meeting of Shareholders of Phuong Dong Petroleum Tourism
Joint Stock Company

Today, April 28, 2026, at the Muong Thanh Phuong Dong Hotel - No. 2 Truong Thi Street, Truong Vinh Ward, Nghe An Province, Phuong Dong Petroleum Tourism Joint Stock Company held its 2026 Annual General Meeting of Shareholders.

The Shareholder Eligibility Verification Committee consists of:

1. Ms. Nguyen Thi Nguyet - Chairperson
2. Ms. Nguyen Thi Tu - Member
3. Ms. Cao Thi To Uyen - Member

The Shareholder Eligibility Verification Committee conducted the verification of the eligibility of shareholders attending the General Meeting with the following results:

According to the shareholder list as of March 31, 2026, provided by the Vietnam Securities Depository and Clearing Corporation, a total of 537 shareholders are entitled to attend the General Meeting, representing 15,000,000 voting shares, accounting for 100%.

The results of the shareholder eligibility verification at 8:15 AM on April 28, 2026 show that 7 shareholders attended, representing 11,969,256 shares, equivalent to 79.79% of the voting shares.

Based on Article 145 of the Enterprise Law and Article 18 of the Charter of Phuong Dong Petroleum Tourism Joint Stock Company, the 2026 Annual General Meeting of Shareholders of PTC Company has met all the conditions to proceed.

The shareholder eligibility verification report was prepared at 8:15 AM on April 28, 2026 and was publicly read before the General Meeting./.

SHAREHOLDER ELIGIBILITY VERIFICATION COMMITTEE

CHAIRMAN

Nguyen Thi Nguyet

WORKING REGULATIONS

At the Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company in 2026

Pursuant to the Law on Enterprises passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Phuong Dong Petroleum Tourism Joint Stock Company approved by the General Meeting of Shareholders on January 21, 2008, amended for the sixth time on April 26, 2023;

These regulations stipulate the principles for organizing the Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company in 2026. Specifically as follows:

I. OBJECTIVES:

- Ensuring the principles of publicity, fairness and democracy;
- Creating favorable conditions for the organization and conduct of the Annual General Meeting of Shareholders in 2026.

II. ORDER OF THE MEETING:

1. All shareholders attending the General Meeting of Shareholders of the Company must be dressed neatly and seriously.
2. Shareholders entering the meeting room must sit in the correct position or area as prescribed by the Organizing Committee. Absolutely comply with the arrangement of positions by the Organizing Committee.
3. Do not smoke in the General Meeting of Shareholders meeting room.
4. All mobile phones must be turned off or not ring. 4. Do not talk privately or use mobile phones during the Congress. All mobile phones must be set to meeting mode.

III. EXPRESSING OPINIONS AT THE GENERAL MEETING:

1. Principles: Shareholders attending the General Meeting of Shareholders who want to express their opinions must have the consent of the Chairman.

2. Speaking method: Shareholders speak briefly and focus on the key contents that need to be discussed, in accordance with the agenda of the General Meeting of Shareholders approved by the General Meeting of Shareholders. The Presidium will arrange for shareholders to speak in the order of registration, and at the same time answer shareholders' questions. To ensure time for other issues,



Shareholders should not repeat previously expressed opinions, when presenting, they should not be rambling and the speaking time should not exceed 5 minutes/time.

IV. RESPONSIBILITIES OF THE PRESIDIAL TEAM:

1. Conduct the meeting in accordance with the provisions of the Enterprise Law, the Company Charter, the agenda content, the rules and regulations approved by the General Meeting of Shareholders. The Presidium works according to the principle of democratic centralism and makes decisions in accordance with the Enterprise Law and the Company Charter.

2. Guide the meeting to discuss and vote on issues on the agenda of the meeting and related issues during the meeting.

3. Resolve issues arising during the General Meeting of Shareholders.

V. RESPONSIBILITIES OF THE SECRETARIAT:

1. Record fully and honestly the entire content of the meeting and issues approved by shareholders or noted at the meeting.

2. Draft the meeting minutes and Resolutions on issues approved at the meeting.

VI. RESPONSIBILITIES OF THE VOTING COMMITTEE:

1. Determine the results of the shareholders' votes on the issues approved at the meeting.

2. Promptly inform the Secretariat of the voting results.

3. In carrying out their duties, the voting committee must work honestly and accurately and be responsible for the voting results.

**ON BEHALF OF THE ORGANIZING COMMITTEE
AUTHORIZED CHAIRMAN OF THE BOARD OF DIRECTORS**

BOARD MEMBER



Thai Hong Nha



VOTING RULES

Approval of matters at the Annual General Meeting of Shareholders Phong Dong Petroleum Tourism Joint Stock Company in 2026

Pursuant to the Law on Enterprises passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Phong Dong Petroleum Tourism Joint Stock Company passed by the General Meeting of Shareholders on January 21, 2008, amended and supplemented for the sixth time on April 26, 2023;

Pursuant to the Minutes of shareholder qualification examination at the 2026 Annual General Meeting of Shareholders of Phong Dong Petroleum Tourism Joint Stock Company.

The Organizing Committee of the 2026 Annual General Meeting of Shareholders of Phong Dong Petroleum Tourism Joint Stock Company respectfully submits to the General Meeting for approval the Voting Rules as follows:

1. Principle: All matters to be approved at the General Meeting of Shareholders must be carried out by obtaining public voting opinions of shareholders using Voting Cards (*blue paper*) according to the number of shares owned. Each shareholder is issued a Voting Card (this Voting Card was received by shareholders when completing the shareholder qualification examination procedure), which states the number of shares entitled to vote of the shareholder and the contents to be voted on at the General Meeting.

2. Voting method:

2.1. Voting card: Shareholders vote by raising the Voting card publicly at the General Meeting under the direction of the Chairman in the following order: "Agree", "Disagree", "Other opinions"

2.2. Voting card: Shareholders vote by marking "X" in one of the 03 boxes: "Agree", "Disagree", "No comments" for each content in the Voting card.

3. Principles for determining valid/invalid Voting cards:

- A valid Voting card is a card with the Company's seal and an "X" in one of the three boxes for the content to be voted.

- An invalid Voting card is a card without the Company's seal or without marking "X" in one of the three boxes for all the contents to be voted or with marking "X" in more than one box for all the contents to be voted.

During the meeting, the Presidium will approve the contents of the issues and shareholders will vote by raising the Voting Card and giving their opinions on the Voting Card. After all issues are completed, the Vote Counting Committee will collect the shareholders' Voting Cards to count the votes for the final accurate results and carry out legal filing procedures./.

ON BEHALF OF THE ORGANIZING COMMITTEE
AUTHORIZED CHAIRMAN OF THE BOARD OF DIRECTORS
BOARD MEMBER



No.: 21/2026/BC/PTC

Nghe An, April 06, 2026

**DIRECTOR'S REPORT ON BUSINESS PERFORMANCE RESULTS IN 2025
AND DIRECTIONS AND TASKS PLAN FOR 2026**

To: General Meeting of Shareholders of Phuong Dong Petroleum Tourism
Joint Stock Company.

I. GENERAL ASSESSMENT OF THE SITUATION

1. Socio-economic situation

In 2025, the socio-economic situation in Nghe An province unfolded against a backdrop of continued global economic difficulties and challenges, with many uncertainties; slow global growth, persistently high inflation, and continued tight monetary policies in many major economies.

Nationwide, and specifically in Nghe An province, alongside achievements, the economy remained affected by several unfavorable factors such as rising input costs of raw materials and fuels, limited labor productivity, disease outbreaks, and unusual weather patterns in the North Central region (prolonged heatwaves, storms at the end of the year), which reduced customer numbers during off-peak months, directly impacting the company's business operations.

Furthermore, the implementation of the government's policy on reorganizing administrative units and establishing a two-tiered local government system from July 1, 2025, has reduced the demand for public services, especially for conference and seminar attendees, thereby impacting revenue from accommodation and food services in the short term.

2. Internal situation of the Company:

In 2025, the company's organizational structure and management will be fundamentally stable, ensuring effective management, operation, and improved efficiency.

The company will continue to focus on developing its core business areas of hotels and restaurants; while effectively utilizing existing assets through leasing a portion of its premises, contributing to increased revenue

II. IMPLEMENTATION OF THE 2025 BUSINESS PLAN

1. Results of the implementation of the 2025 business plan:

TT	Target	Unit	Plan 2025	Implementation in 2025	Implement the plan %
1	Sales and service revenue	Billion VND	50	44.40	88.8
2	Expense	Billion VND	44.4	41.58	93.6
3	Profit before tax	Billion VND	5.6	2.82	50.4
4	Profit after tax	Billion VND	4.5	1.99	44.1

5	Submit to the State Budget	Billion VND	5.7	5.54	97.2
6	Investment, equipment purchase	Billion VND	2.3	1.54	66.8

Analysis of indicators:

+ Regarding revenue:

In 2025, total revenue from goods and services reached VND 44.4 billion, equivalent to 88.8% of the annual plan, a decrease of 6.08% compared to the same period last year.

Muong Thanh Phuong Dong Hotel is the main operating unit generating revenue for the Company. However, in addition to the general difficulties of the global and domestic economic situation, many new hotels and restaurants have been invested in and put into operation in the operating area, increasing competition, especially price competition, thereby affecting the results of revenue plan implementation.

+ Regarding profit:

In 2025, the Management Board focused on decisively directing cost reduction solutions, especially strictly controlling input raw materials, ensuring reasonable costs associated with quality. At the same time, emphasis was placed on the management, use and preservation of assets; Proactive repairs were carried out on assets serving operations to reduce costs and improve production and business efficiency.

However, due to a decrease in revenue, coupled with inflationary pressure leading to higher input costs, after-tax profit reached VND 1.986 billion, equivalent to 44.1% of the 2025 plan, a decrease of VND 2.025 billion, or 50.48%, compared to the same period in 2024.

2. Detailed assessment of the performance of production and business activities in each field

2.1 Detailed business results of activities

The occupancy rate reached 77.59% of the budgeted target. The main reasons for this were the increasing competition in the local tourism industry and the economic downturn, which reduced demand for accommodation and leisure. Furthermore, the accommodation market showed signs of oversupply, with many new hotels opening and more competitive pricing, directly impacting the unit's business results.

The average room rate in 2025 reached VND 1,111,000/room/night, a slight decrease compared to 2024 and achieving 92.16% of the plan. This was primarily due to the management's proactive and flexible adjustment of pricing policies to adapt to market developments and tourism trends, thereby maintaining competitiveness and attracting guests.

2.2. Investment in Saigon Kim Lien Joint Stock Company:

In 2025, the unit will not receive dividends from Saigon Kim Lien Company. This is due to the fact that the company continues to operate at a loss, focusing its resources on investing in and repairing its dilapidated facilities. In addition, the significant increase in

the number of hotels and restaurants in the same segment in the area has intensified competition for market share, leading to a decline in revenue.

2.3. Investment and construction work:

In 2025, to ensure operational safety, improve service quality, enhance the company's image and brand, and meet the demands of competition and business development, the company has invested in, purchased, repaired, and upgraded several necessary items at the Muong Thanh Phuong Dong Hotel, specifically as follows:

- Investing in an LED screen system for guests in the Thien Thai Meeting Room, T floor of the Hotel;
- Investing in an air conditioning system for the Phuong Dong International Conference Center;
- Upgrading the entire wifi system to address the slow and unstable connection issues experienced recently;
- Replacing the oven display screen in the kitchen area on the first floor of the Hotel;
- Purchasing new tools and equipment to replace old, damaged equipment that no longer meets the service requirements of the Restaurant, Kitchen, and Housekeeping departments, contributing to ensuring operational standards. Furthermore, in 2025, due to the severe impact of typhoons No. 3, No. 5, No. 9, and No. 10 in Nghe An province, some items at the facility suffered serious damage, such as the deterioration of gypsum ceilings in some areas and the breakage and damage of advertising signs. The company promptly organized repairs and replacements to ensure structural safety, aesthetics, and promotional effectiveness.

In addition, the installation of electrical and water systems and the procurement of equipment for the Bar renovation project on the 3rd floor of the Muong Thanh Phuong Dong Hotel have been completed and put into use, contributing to improved service quality and operational efficiency.

Total investment for repairs and procurement in 2025: VND 1,536,429,725

Investment and procurement activities were carried out in full compliance with the Company's management procedures; At the same time, it promotes the proactive role of the unit in carrying out minor repair items within its personnel capabilities, thereby reducing outsourcing, contributing to cost reduction, and improving the efficiency of asset management, exploitation, and utilization

3. Organization, management and operation of the Company:

Continue to optimize the existing human resources structure, ensuring stable and efficient operation, in line with the Company's operational model and scale.

Implement management assignments and delegation according to established standards, enhancing the proactiveness and responsibility of management at all levels, meeting the development requirements of the new phase.

The number of staff and employees will be streamlined for efficiency and suitability with the Company's management model. The average workforce in 2025 will be 93 people.

4. Financial work:

In 2025, in addition to balancing finances to cover production and business expenses, the company must also focus on investing in new construction to partially renovate its outdated and dilapidated facilities. Although the management board has implemented cost-saving policies to increase profits, the need to replace facilities necessitates accelerating depreciation to facilitate reinvestment.

4.1. Accounts payable:

As of December 31, 2025, short-term accounts payable to suppliers totaled VND 93,866,725,711. This includes a debt to Muong Thanh Cua Dong Hotel - Branch of Construction Enterprise No. 1, Dien Bien Province: VND 86,670,323,237 (Accounts payable for construction value of the Cua Dong Apartment and Hotel Complex project). This debt does not incur any financial costs and will be repaid to the investor after receiving payments from apartment buyers.

4.2 Receivables:

Short-term accounts receivable: At the end of the year, short-term accounts receivable amounted to VND 98,220,056,996. The company is recording accounts receivable from Cua Dong Hotel - Dien Bien Province No. 1 Construction Enterprise as customer receivables with an amount of VND 95,143,692,339. The company has also set aside a provision for doubtful accounts receivable of VND 45,528,871,009.

Regarding accounts receivable and payable arising from the construction of the Cua Dong project complex, the company will offset the debt between the two parties.

5. Implementation of policies for employees:

The company fully and promptly implements policies and regulations regarding employees, in accordance with state regulations, while ensuring a safe and favorable working environment. Employee income in 2025 improved, averaging 9.9 million VND/person/month, a 19.3% increase compared to the previous year. The company ensures employment for 100% of its workforce, providing them with adequate tools, equipment, work vehicles, personal protective equipment, and safe working conditions.

In addition, the company cares for the material and spiritual well-being of its employees through practical activities such as sightseeing trips, vacations, annual cultural and sports events, other benefits during holidays, and timely support for those who are sick or in need. This contributes to enhancing employee loyalty, stabilizing morale, and motivating staff.

IV. ORIENTATION FOR PRODUCTION AND BUSINESS IN 2026

1. Characteristics of the situation

In 2026, the global economy is projected to continue its recovery trend, but with many potential risks and unpredictable fluctuations. Inflationary pressures in some major economies remain, tight monetary policies have not been fully eased, and geopolitical factors, regional conflicts, and disruptions to global supply chains may continue to impact global economic growth.

For Vietnam, the economy is projected to maintain stable growth thanks to the flexible management of the Government, effective inflation control, and the promotion of

public investment and domestic consumption. The service, tourism, and hospitality sectors are expected to continue recovering and growing, but increasing competition will require businesses to improve service quality, optimize costs, and strengthen management capabilities to adapt to the new context.

Based on the above forecast, the Company's tasks for 2026 are as follows:

2. Plans and tasks in 2026

2.1 Directions:

DLDK Phuong Dong Joint Stock Company continues to implement the directions set by the Board of Directors; focusing on the hotel business, improving management and operational capabilities, maximizing existing advantages to enhance production and business efficiency, aiming for sustainable development and gradually expanding investment in the future.

The company will focus on mobilizing and effectively utilizing resources, including human and financial resources, to achieve production and business plan targets and equipment procurement investment targets in 2026; while fulfilling all obligations to the State budget fully and promptly.

2.2. Specific targets:

STT	Indicators	Unit	Implementation in 2025	Plan 2026	% Growth
1	Total Revenue	Billion VND	44.40	48	8.11%
2	Total cost	Billion VND	41.58	43.32	4.18%
3	Profit before tax	Billion VND	2.82	4.68	65.96%
4	Profit after tax	Billion VND	1.99	3.74	88.52%
5	Budget payments	Billion VND	5.54	6.13	10.60%
6	Investment, equipment purchase	Billion VND	1.54	2.1	36.72%

3. Implementation solutions:

Strengthening internal stability and unity; promoting the leadership and guidance role of management at all levels; mobilizing collective strength, a sense of responsibility, enthusiasm, and professional commitment from all staff and employees, thereby creating new momentum and a new spirit in production and business activities.

Improving the quality of human resources through promoting professional training and development; focusing on cross-training and organizing skills competitions to enhance the skills and expertise of workers.

Continuing to promote the role of the management team in monitoring service quality, controlling input costs, and strengthening the management, preservation, and efficient use of assets.

3.1. Business solutions

Implement marketing activities decisively and effectively; strengthen cooperation with domestic and international travel agencies to increase the number of overnight guests.

Develop and expand new product and service packages in 2026, especially those for weddings and events at the Convention Center, to attract customers and increase revenue.

Boost online sales through digital platforms; strengthen cooperation with online service providers to effectively reach the individual customer segment.

Enhance communication and promotion efforts through central and local mass media; actively participate in trade promotion programs, tourism promotion, and industry events.

Maintain and improve the quality of existing services; develop flexible pricing policies according to different periods, while establishing a price range suitable for each customer segment.

Effectively carry out traditional customer care activities. Simultaneously, develop appropriate incentive and after-sales policies to attract and retain new customers.

3.2. Solutions on organization, management, and personnel

Strengthen the management's supervision and guidance of units and departments in the implementation of the 2026 production and business plan.

Implement the rational and effective arrangement and transfer of personnel throughout the Company/units, ensuring the stable operation of departments and divisions.

Recruit additional personnel with appropriate skills and professional qualifications to meet the operational requirements of the unit.

Implement training and retraining of human resources; focusing on improving professional skills, expertise, and management capabilities. In particular, concentrate on seriously developing and implementing a cross-training plan at the Muong Thanh Phuong Dong Hotel - Company Branch, ensuring practicality and high effectiveness.

3.3. Financial solutions:

Continue to strengthen supervision and management, ensuring flexibility in applying consumption norms and gross profit margins in restaurant and hotel business operations.

Regularly analyze and assess market conditions and price fluctuations to promptly develop appropriate and effective financial plans and solutions.

Develop and implement a plan for balancing and utilizing capital resources rationally, ensuring that it serves production and business activities, investment, and project implementation.

3.4. Investment solutions:

Expedite the implementation of investment and equipment procurement; strengthen coordination with relevant departments to organize construction and installation effectively, on schedule, and in accordance with actual operations.

3.5. Other solutions

Effectively implementing timely rewards, incentives, and encouragement for employees contributes to creating motivation for increased productivity and work efficiency.

Promoting the role of mass organizations in launching practical emulation movements linked to production and business tasks creates a vibrant competitive atmosphere, contributing to the fulfillment of assigned targets and tasks.

Sincerely report./.

Recipients:

- As above;
- PTC Board of Directors, Supervisory Board;
- PTC 2026 Shareholders' Meeting Organizing Committee
- PTC Website;
- File: VT, TCHC



Thái Hong Nha

REPORT OF THE BOARD OF DIRECTORS
PHUONG DONG PETROLEUM TOURISM JOINT STOCK COMPANY
at the 2026 Annual General Meeting of Shareholders

To: General Meeting of Shareholders of Phuong Dong Petroleum Tourism
Joint Stock Company

In exercising the rights and duties of the Board of Directors (BOD) as prescribed by the Enterprise Law and the Company's Charter, the Board of Directors of Phuong Dong Petroleum Tourism Joint Stock Company (PTC) would like to report to the General Meeting of Shareholders on the results of the Board of Directors' activities in 2025 and the 2026 operation plan as follows:

I. OVERVIEW OF THE BOARD OF DIRECTORS:

The Board of Directors of Phuong Dong Petroleum Tourism Joint Stock Company (BOD) in 2025 has 05 members, including: 04 non-executive members of the Board of Directors and 01 executive member of the Board of Directors.

The Board of Directors (non-executive) members include 01 Chairman of the Board of Directors; 02 concurrent members of the Board of Directors and 01 independent member of the Board of Directors.

The Board of Directors members participating in the management and concurrently holding the position of Director of the Company are as follows:

1. Mr. **Do Trung Kien**: Chairman of the Board of Directors;
2. Mr. **Thai Hong Nha**: Member of the Board of Directors, Director of the Company
3. Mr. **Le Hai An**: Member of the Board of Directors
4. Mr. **Le Van Thin**: Member of the Board of Directors (independent);
5. Ms. **Pham Thi Thu Thuy**: Member of the Board of Directors.

II. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025:

In 2025, the Board of Directors will perform the duties and powers of the Board of Directors assigned by the General Meeting of Shareholders, in accordance with the law and the Company's Charter. The Board of Directors has issued a total of 08 Resolutions/Decisions. Resolutions/Decisions are issued at meetings and in the form of

written opinions from members of the Board of Directors to manage, administer and operate the Company's activities. Resolutions and Decisions of the Board of Directors of the Company are issued in accordance with the regulations and provisions of the State and the Company's Charter to promptly direct and supervise the activities of the Board of Directors and management staff.

In 2025, the Board of Directors was active in leading, directing and supervising the Director in the Director's activities, promptly resolving issues arising under the authority of the Board of Directors to facilitate the operations of the Board of Directors of the Company/unit. The results of the Board of Directors' performance in 2025 are as follows:

1. Production and business activities, supervision of the Director and executive staff:

Business results in 2025 are as follows:

TT	Target	Unit	Plan 2025	Implementation in 2025	Implement the plan %
1	Sales and service revenue	Billion VND	50	44.40	88.8
2	Expense	Billion VND	44.4	41.58	93.6
3	Profit before tax	Billion VND	5.6	2.82	50.4
4	Profit after tax	Billion VND	4.5	1.99	44.1
5	Submit to the State Budget	Billion VND	5.7	5.54	97.2
6	Investment, equipment purchase	Billion VND	2.3	1.54	66.8

In 2025, the global socio-economic situation continued to be volatile, with global economic growth recovering but at a slow pace; inflation in some countries remained high, geopolitical conflicts and fluctuations in the energy and international transport markets impacted global trade, investment, and tourism. These factors significantly affected the number of international visitors, experts, and business travelers from foreign companies to Vietnam, thereby indirectly impacting the tourism and accommodation sectors. Alongside favorable conditions, hotel businesses faced numerous pressures, including rising input costs (electricity, water, labor, food), increasing competition among accommodation establishments, and extreme weather events in the North Central region affecting seasonal tourist numbers.

In terms of management and direction, the Board of Directors has actively supported and directed the Management Board and the executive team in implementing solutions to optimize human resources according to actual conditions and leverage internal strengths in cost control and optimizing the maintenance and upkeep of facilities and equipment at the unit, continuing to raise awareness and action on sustainable tourism development for hotel businesses.

Revenue: facing numerous challenges, the company has effectively implemented key revenue-boosting solutions, achieving only 88.8% of its annual target, a decrease of 6.53% compared to the same period last year.

Net profit after tax: The company always focuses on tightly controlling costs, practicing cost reduction and savings, and combating waste to improve production and business efficiency. However, due to the revenue plan only reaching 88.8%, and the allocation of fixed asset costs in 2025 increasing compared to the previous year, pre-tax profit decreased to only 50.4% of the plan.

Some of the awards and achievements in 2025 are the result of the Board of Directors' commitment to building a sustainable business:

On September 27, 2025, Muong Thanh Phuong Dong Hotel - a branch of Phuong Dong Petroleum Tourism Joint Stock Company - was honored as one of the Top 10 Best 4-Star Hotels in Vietnam at the awards ceremony organized by the Ministry of Culture, Sports and Tourism on the occasion of the 65th anniversary of the formation and development of the Vietnamese tourism industry.

Continuing to maintain and build upon the achievements of Muong Thanh Phuong Dong Hotel - a branch of the company recognized as a model, a controlled model for food safety and hygiene in Nghe An province in 2024.

With its inspection and supervision function, the Board of Directors assesses the work results of the Board of Directors and the management team in their efforts to boost revenue, manage costs, overcome difficulties, and operate business effectively in 2025.

2. Personnel work, organizational arrangement:

The organizational structure of several functional departments at Muong Thanh Phuong Dong Hotel - Company Branch will be adjusted and reorganized to streamline operations, ensure efficiency and effectiveness, facilitate support and coordination between departments, align with modern hotel management trends and the company's current situation, and aim for a leaner structure, increased multitasking, and technology application. Regular adjustments will be made during implementation to improve efficiency. The timely approval and appointment of key personnel will ensure the company's stable operational capacity.

3. Investment and procurement activities:

In 2025, investment activities will ensure compliance with the Company's regulations during the implementation of new purchases, upgrades, repairs, and renovations of facilities, meeting the requirements for timely business operations and improving service quality.

The investment items to be implemented in 2025 are as follows:

TT	Investment category	Unit	Implementation in 2025
1	Màn hình Led	VND	150,000,000
2	Bar Counter Furniture	VND	559,190,304

3	Electrical and plumbing systems for the bar.	268,184,650
4	Conference Center Air Conditioning System	222,659,758
5	Replace the Wi-Fi system.	114,345,000
6	Oven display	34,595,000
7	Drywall ceiling repair	19,657,215
8	Hotel Sign	13,500,000
9	Shopping for tools and equipment	154,297,798
	Total	1,536,429,725

4. Issuance of internal management regulations and rules:

The Board of Directors continues to direct the Company's Management Board to review, refer to, and apply the internal management processes, regulations, and rules of the Muong Thanh Group to the management of the unit's business operations. The Board of Directors is tasked with submitting to the Board of Directors proposals for adjustments, amendments, and further improvements to the system of internal management regulations, rules, and economic and technical standards throughout the Company, ensuring that all Company operations are more efficient. The Board also mandates the issuance of a replacement for the Information Disclosure Regulations in accordance with current legal regulations.

5. Implementation of the Resolution of the 2025 Annual General Meeting of Shareholders:

The Board of Directors assessed that the Resolution of the Annual General Meeting of Shareholders 2025, issued on April 26, 2025, had been seriously and effectively implemented by the Board of Directors, the Director, and the Company's management team. However, the targets for Revenue and Profit have not been met.

6. Shareholder relations and performance of obligations of listed organizations:

Fully and promptly comply with periodic information disclosure, extraordinary information disclosure, information disclosure as required for listed organizations such as: Disclosure of quarterly/semi-annual/annual financial statements, Annual reports, corporate governance reports, personnel changes, etc. and other reports as required by the State Securities Commission, Hanoi Stock Exchange.

Disclose information on the website www.phuongdongpv.com.vn about important issues related to the Company or shareholders' rights in accordance with the provisions of the Law and the Company's Charter.

7. Activities of the members of the Board of Directors:

In 2025, the Board of Directors actively operated, adhering to general regulations governing the Board's activities, providing timely guidance, and closely monitoring the

activities of the Board of Directors and management staff in fulfilling assigned tasks and objectives, thereby promoting the progress of the monthly/quarterly/annual business plan and providing direction to the Board of Directors in managing the Company.

In addition to exercising the rights and obligations stipulated by law and the Company's Charter, the Chairman of the Board of Directors is also responsible for overall direction in the exercise of the rights and obligations of the Board of Directors as stipulated in the Enterprise Law, the Company's Charter, the working regulations of the Board of Directors, and other relevant legal documents. In addition, the Chairman of the Board of Directors maintains regular communication with the leaders of the Company/subsidiary units, promptly grasping information that is relevant to the Company's situation. Through this, together with the members of the Board of Directors, he/she makes sound and appropriate decisions to enhance competitiveness, achieve sustainable growth, and ensure the overall development of the Company.

The members have fully participated in all Board of Directors meetings and provided written opinions on matters within the Board's authority with a high sense of responsibility and close attention to management; directing, managing, and performing tasks honestly, carefully, and effectively; and providing timely solutions and correct orientations to ensure the legitimate interests of shareholders and the sustainable development of the Company.

III. ORIENTATION OF ACTIVITIES IN 2026:

In 2026, the global economic situation is projected to continue to experience unpredictable fluctuations due to the impact of trade competition, geopolitical conflicts, and economic policy adjustments in many countries. However, the recovery trend of the global tourism industry is expected to continue, with the demand for travel, leisure, and conferences and seminars likely to increase again.

Domestically, the economy is projected to remain stable and grow, with favorable conditions for the recovery and development of tourism and service activities. In Nghe An province, tourism promotion programs, cultural events, and investment attraction continue to be intensified, contributing to an increase in the number of visitors to the locality.

Besides these advantages, the hotel business still faces some difficulties such as increasing competition among accommodation establishments, rising input costs, and seasonal fluctuations in the tourism market. Based on the results of the work performed in 2025 and the opportunities and challenges ahead, and in accordance with the duties and powers stipulated in the Company's Charter, the Board of Directors has outlined several key activities for 2026 as follows:

1. Direct, supervise, and support the Director in achieving the 2026 production and business targets, ensuring stable and sustainable growth. Specifically:

TT	Indicators	Unit	Implementation in 2025	PLAN 2026	% Growth
1	Revenue	Billion VND	44.40	48	8.11%
2	Total cost	Billion VND	41.58	43.32	4.18%
3	Profit before tax	Billion VND	2.82	4.68	65.96%
4	Profit after tax	Billion VND	1.99	3.74	88.52%
5	Taxes and payables	Billion VND	5.54	6.13	10.60%
6	Investment, equipment purchase	Billion VND	1.54	2.1	36.72%

2. Promote solutions to increase business revenue at Muong Thanh Phuong Dong Hotel - a branch of the company, continue to improve service quality, innovate business methods, strengthen linkages with travel agencies, and boost promotional activities to attract customers and improve operational efficiency in 2026.

3. Continue to consolidate, reorganize, and streamline the management structure, improve management and operational capacity, and enhance the proactive role of functional departments and subordinate units. Effectively carry out core business tasks, stabilize the workforce, plan and develop skilled human resources, leverage the advantages of the Muong Thanh Group's hotel chain, apply new management technologies, and standardize company operations to increase productivity and maintain high service quality. The goal of management is efficiency. Promote digital transformation in corporate governance and operations.

4. Strengthen training and improve the professional skills of employees within the unit to meet the domestic and international standards for key hotel and restaurant business skills. Develop a new supplementary training plan to ensure sufficient human resources to meet business operational requirements. Training orientation for 2026 and subsequent years: Orientation training for new employees; On-the-job training within the unit's departments; In particular, strengthen cross-departmental training; Soft skills training for middle-level managers; Training programs in accordance with regulations of state management agencies.

5. Continue directing the review of the internal management regulations/rules and the system of economic and technical standards already applied to consider, amend, and supplement them to better suit the actual situation.

6. Strengthen management, improve service quality, and focus all resources on hotel and restaurant business operations to ensure revenue and profit growth targets are met.

7. Enhance expenditure management and supervision, implement cost-saving measures to improve business efficiency, ensure profit targets are met, and minimize risks. Strengthen inspection and control, with particular emphasis on self-inspection and close cooperation with the internal audit department of the Muong Thanh Group in monitoring the unit's operations.

8. Pay close attention to and protect the legitimate rights of shareholders, as well as further attention to the income, rights, and working conditions of employees in the Company. Coordinate and facilitate the activities of the Party and Trade Union organizations within the Company; implement incentive measures to encourage employees to enthusiastically contribute, utilize their intellect, and wholeheartedly dedicate themselves to the Company's development.

9. To monitor the implementation of resolutions/decisions of the Shareholders' Meeting and the Board of Directors, as well as to fully and effectively carry out the duties and powers of the Board of Directors as stipulated by law and the Company's Charter.

IV. CONCLUSION:

Promoting the achievements in 2025, with the solidarity, creativity and determination of the Management Board and the wholehearted efforts of all employees of Phuong Dong Petroleum Tourism Joint Stock Company, the Board of Directors believes that it will successfully complete the tasks assigned by the 2026 Annual General Meeting of Shareholders and continue to bring PTC Company to greater achievements, ensuring sustainable development and constantly increasing the interests of shareholders.

The above is the entire content of the PTC Board of Directors' report submitted to the 2026 Annual General Meeting of Shareholders for consideration and approval./.

Sincerely./.

Recipients:

- As above;
- Supervisory Board;
- Organizing Committee of PTC 2026 Shareholders' Meeting;
- PTC Website;
- Filed by: VT, Company Secretary.

**ON BEHALF OF THE BOARD
OF DIRECTORS**

CHAIRMAN



Do Trung Kien



Nghệ An, date 06 month 04 year 2026.

REPORT

Evaluation of the Independent Board Member on the Board of Directors' performance in 2025

**To: General Meeting of Shareholders of Phuong Dong Petroleum
Tourism Joint Stock Company**

- Based on the audited financial statements for 2025;
- Based on the Executive Board's report on business performance in 2025;
- Based on reports related to the Company's management and operation;
- Based on the functions and duties of an independent Board member as stipulated in current regulations.

The independent Board member of Phuong Dong Petroleum Tourism Joint Stock Company hereby submits the following assessment report on the activities of the Board of Directors of Phuong Dong Petroleum Tourism Joint Stock Company in 2025:

I. General assessment of the Board of Directors' performance

In 2025, the Board of Directors of Phuong Dong Petroleum Tourism Joint Stock Company will have 5 members, including 1 independent member, 3 non-executive members, and 1 member who also serves as the Company Director. The organizational structure of the Board of Directors complies with the regulations for the Company operating under the model stipulated in point a, clause 1, Article 137 of the Enterprise Law.

The activities of the Board of Directors have been carried out according to the Board's activity plan for 2025, complying with the Company Charter and the internal regulations on corporate governance;

Board of Directors meetings have been convened and conducted according to the prescribed procedures; meeting documents have been carefully prepared. The content of the meetings has been carefully discussed and evaluated by the Board members to make the best decisions for the Company;

All members of the Board of Directors have demonstrated a high sense of responsibility and prudence in fulfilling their roles, rights, and responsibilities.

The Board of Directors has regularly exchanged and discussed information with the Management Board to provide timely support to the Management Board in the process of managing and operating the Company, while also effectively supervising and controlling the Management Board's operational activities.

II. Evaluating the results of management and administration

In 2025, amidst continued difficulties in the tourism and hospitality market, with declining customer demand and spending, the Board of Directors and the Executive Board made significant efforts in directing and managing operations to maintain stable business performance. The company ensured profitability from its core business, controlled several cost groups, and proactively adjusted pricing policies to maintain service capacity.

However, the results did not meet the set targets; revenue and after-tax profit decreased compared to the same period, reflecting limited operational efficiency in the face of market fluctuations. Financial management improved in terms of reducing liabilities.

Revenue did not meet targets and decreased compared to the same period; the food and beverage service sector was strongly impacted by the trend of tightening spending.

Operating profit improved, however, after-tax profit decreased compared to the previous year due to the impact of increased depreciation of fixed assets.

III. Recommendations and proposals

To improve management efficiency and ensure financial security in the coming period, the Board of Directors and the Executive Board are requested to:

Focus on developing high-margin services and increasing revenue from the food and beverage service segment.

Strengthen debt management, build a strict debt control and recovery mechanism, and improve cash flow.

Review and optimize costs, especially operating costs; improve asset utilization efficiency.

Develop medium- and long-term pricing and market strategies, limiting competition based solely on price.

Improve forecasting and risk management, ensuring proactive management.

IV. Conclusion

Based on an independent review, I find that the Board of Directors and the Executive Board have proactively adapted to the market; however, the solutions have been short-term and have not created a significant shift in revenue structure

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or enhanced service value. Market forecasting and long-term strategic planning remain limited.

I propose that the Board of Directors and the Executive Board seriously consider and implement solutions to improve operational efficiency in 2026.

Sincerely./.

Recipients:

- As above;
- Board of Directors, Supervisory Board;
- Executive Board
- Organizing Committee of PTC 2026 Shareholders' Meeting;
- PTC Website;
- File: VT, Board of Directors.

Independent Board Member



Le Van Thin



**PHUONG DONG PETROLEUM TOURISM
JOINT STOCK COMPANY**

No: 01 /2026BC/BKS-PTC

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Nghệ An, date 06 month 04 year 2026

**REPORT
OF THE SUPERVISORY BOARD
PHUONG DONG PETROLEUM TOURISM JOINT STOCK COMPANY
at the 2026 Annual General Meeting of Shareholders**

To: General Meeting of Shareholders of Phuong Dong DK Tourism Joint Stock Company

Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Phuong Dong Petroleum Tourism Joint Stock Company stipulating the rights and obligations of the Supervisory Board;

The Supervisory Board of Phuong Dong Petroleum Tourism Joint Stock Company would like to report to the General Meeting the results of the supervision work in 2025 as follows:

I. RESULTS OF SUPERVISION OF PERFORMANCE AND FINANCIAL SITUATION:

1. Business performance results:

Unit: VND

Interpretation	Plan 2025	Perform		Implementation 2025/2024		Implementation /Planning %
		2025	2024	Value	Percentage%	
1. Sales and service revenue	50,000,000,000	44,441,505,980	47,312,486,534	-2,870,980,554	-6.07	88.8
2. Revenue deductions				0		
3. Net revenue from insurance and services	50,000,000,000	44,441,505,980	47,312,486,534	-2,870,980,554	-6.07	88.8
4. Cost of goods sold		28,670,323,378	30,585,980,045	-1,915,656,667	-6.26	
5. Gross profit on insurance and service		15,771,182,602	16,726,506,489	-955,323,887	-5.71	
6. Financial operating revenue		2,984,688	5,661,292	-2,676,604	-47.28	
7. Financial costs		554,406,857	379,455,774	174,951,083	46.11	
- Including: Interest expense				0		
8. Selling expenses				0		
9. Business management costs		521,945,504	668,611,239	-146,665,735	-21.94	
10. Net profit from business activities		10,325,167,243	11,958,274,287	-1,633,107,044	-13.66	
11. Other income	5.600.000.000	4,372,647,686	3,725,826,481	646,821,205	17.36	78.1
12. Other costs		874,100,895	839,473,193	34,627,702	4.12	
13. Other profits		2,425,826,657	553,709,794	1,872,116,863	338.10	
14. Total accounting profit before tax		-1,551,725,762	285,763,399	-1,837,489,161	-643.01	
15. Current corporate income tax expense	4.500.000.000	2,820,921,924	4,011,589,880	-1,190,667,956	-29.68	62.7
16. Deferred corporate income tax expense		834,445,738		834,445,738		
17. Profit after corporate income tax				0		
18. Basic earnings per share (*)	4,500,000,000	1,986,476,186	4,011,589,880	-2,025,113,694	- 50.48	44.1

In 2025, despite the continued difficulties in the tourism and hospitality industry, the Company maintained stable and effective business operations.

The Company's total revenue from sales and services in 2025 reached VND 44.442 billion, equivalent to 88.8% of the plan, a decrease of VND 2.871 billion (corresponding to a 6.07% decrease) compared to the same period last year.

Of which, revenue from services at Muong Thanh Phuong Dong Hotel - the Company's main revenue source - reached VND 41.888 billion, a 15% decrease compared to the same period. The decrease was mainly due to a sharp decline in food and beverage services as the average spending per guest decreased significantly. For room services, occupancy rates decreased slightly; at the same time, the average room rate per night decreased by 2.36% as the Company proactively adjusted prices flexibly to maintain and increase the number of guests. Conversely, revenue from other services increased by 12.5% year-on-year, continuing the growth trend in the 2023–2025 period.

Financial and other income recorded a loss of VND 1.552 billion, mainly due to the company adjusting depreciation expenses upwards in 2025.

Along with the downward trend in revenue, the cost of goods sold decreased by 6.26% compared to 2024, with a higher rate of decrease than the decrease in revenue (6.07%). In addition, financial expenses increased by 46.11%; selling expenses decreased by 21.94%; and administrative expenses decreased by 13.66% year-on-year.

Business results for 2025: Net profit from business operations reached VND 4.373 billion, equivalent to 78.1% of the plan, an increase of 17.36% year-on-year. Pre-tax profit reached VND 2.821 billion, equivalent to 62.7% of the annual plan. After-tax profit reached VND 1.986 billion, a decrease of VND 2.025 billion (corresponding to a 50.48% decrease) compared to the same period, reaching 44.1% of the 2025 annual plan.

Overall assessment: In 2025, amidst the challenging tourism and hospitality market, with declining customer purchasing power and spending, the Company maintained stable and profitable business operations. Although revenue did not meet the plan and decreased compared to the same period, the Company proactively managed prices flexibly and controlled costs well, thereby ensuring profit from business operations grew compared to the previous year. However, overall performance was affected by increased financial costs and upward adjustments in depreciation, leading to a sharp decrease in after-tax profit and failure to meet the set plan.

2. Investment activities:

The Company's investment activities are carried out in accordance with the Company's issued asset procurement procedures and relevant current legal documents of the State.

3. Financial situation:

Unit: VND

Asset	Last number 2025	First issue of 2025	COMPARE	
			Value +/-	%
I. Current assets	103,622,028,224	103,180,914,673	-128,779,023	-0.12
1. Cash and cash equivalents	4,324,704,378	3,177,207,205	-2,278,626,380	-41.76
2. Short-term receivables	98,220,056,996	97,634,358,182	4,263,369,511	4.57
3. Inventory	81,712,355	87,597,962	17,746,521	25.41

4. Other short-term assets	995,554,495	2,281,751,324	-2,131,268,675	-48.30
II. Long-term assets	138,221,207,487	152,895,624,733	-11,419,594,909	-6.95
1. Long-term receivables	2,700,000	2,700,000	-20,000,000	-88.11
2. Remaining value of fixed assets	83,968,039,284	92,598,346,657	-6,562,738,912	-6.62
3. Remaining value of investment real estate	42,306,765,071	44,055,026,207	-1,748,261,136	-3.82
4. Long-term unfinished assets			0	
5. Long-term financial investment	5,886,206,993	6,440,613,850	-379,395,774	-5.56
6. Other long-term assets	6,057,496,139	9,798,938,019	-2,709,199,087	-21.66
Assets added	241,843,235,711	256,076,539,406	-11,548,373,932	-4.32
Asset	Last number 2025	First issue of 2025	COMPARE	
			Value +/-	%
I. Liabilities	97,397,089,144	113,616,869,025	-15,559,963,812	-12.05
1.1. Short-term debt	97,183,289,144	113,453,069,025	-15,569,963,812	-12.07
1. Short-term payables to suppliers	93,866,725,711	108,805,961,789	-17,363,319,752	-13.76
2. Short-term prepayment buyers	287,568,500	296,114,658	185,674,861	168.12
3. Taxes and payables	447,653,835	355,249,262	3,473,057	0.99
4. Must pay employees	1,891,254,796	1,859,062,679	-91,972,904	-4.71
5. Short-term payable expenses	182,713,949	185,720,111	-25,660,030	-12.14
6. Unrealized revenue	303,508,000	281,980,000	276,189,091	4769.36
7. Other short-term payables	162,617,434	1,622,133,607	1,443,545,746	808.31
9. Welfare reward fund	41,246,919	46,846,919	2,106,119	4.71
1.2. Long-term debt	213,800,000	163,800,000	10,000,000	6.50
1. Other long-term payables	213,800,000	163,800,000	10,000,000	6.50
II. Equity	144,446,146,567	142,459,670,381	4,011,589,880	2.90
1. Owner's Capital	150,000,000,000	150,000,000,000	0	0.00
2. Capital surplus	22,819,811,566	22,819,811,566	0	0.00
3. Other funds belonging to equity	116,593,948	116,593,948	0	0.00
4. Undistributed profits	-28,490,258,947	-30,476,735,133	4,011,589,880	-11.63
Capital pooling	241,843,235,711	256,076,539,406	-11,548,373,932	-4.315

Total assets and total capital as of December 31, 2025 reached VND 241 billion 843 million, a decrease of VND 14 billion 233 million, or 5.56%, compared to the beginning of 2025.

Regarding the asset structure, short-term assets fluctuated as follows: cash increased by 36.12%; short-term receivables increased slightly by 0.6%; while inventory decreased by 6.72% and other short-term assets (mainly tools and equipment) decreased sharply by 56.37% compared to the beginning of the period.

Long-term assets decreased by 9.6%, mainly due to a decrease in the value of tangible fixed assets and investment properties as a result of depreciation of fixed assets and allocation of tools and equipment.

Long-term financial investments in Saigon Kim Lien Joint Stock Company decreased by 8.61% compared to the beginning of the period, due to the continued ineffective business performance of this unit in 2025, and the Company has made provisions as required.

Regarding capital sources, liabilities decreased by VND 16.22 billion, a decrease of 14.28% compared to the beginning of the period, mainly due to a reduction in short-term accounts payable to suppliers and other short-term payables. Equity increased by VND 1.976 billion (an increase of 1.39%), mainly from the profit results in 2025.

Overall assessment: In 2025, the Company's financial management showed positive changes such as reduced liabilities, cost control, and maintained liquidity; business operations remained profitable. However, the increase in accounts receivable compared to the beginning of the year will affect the Company's cash flow in the coming period.

4. Appraisal of Financial Statements:

The Supervisory Board assesses that the Company's audited financial statements for 2025 fairly and reasonably reflect the financial position as of December 31, 2025, as well as the business results and cash flow for the year, in accordance with current accounting standards and legal regulations.

The Supervisory Board agrees with the points highlighted in the 2025 audit report.

II. SUPERVISION RESULTS FOR MEMBERS OF THE BOARD OF DIRECTORS, MEMBERS OF THE BOARD OF DIRECTORS AND MANAGEMENT STAFF:

1. Board of Directors:

The Company's Board of Directors for the 2023-2028 term is fully staffed in terms of number and structure as stipulated in the Company's Charter, comprising 5 members, 100% of whom serve on a part-time basis.

The Board of Directors' activities are conducted in compliance with the Company's Charter and the Board's Operating Regulations approved by the General Meeting of Shareholders. Resolutions of the Board of Directors are issued within its authority, promptly, in accordance with current regulations, and meet the requirements for directing and managing the Company's production and business operations.

2. Board of Directors and managers:

The Board of Directors and management team's activities in operation are always carried out on the basis of adherence to working principles and regulations, with clear assignment of tasks, ensuring efficiency in management and operation.

The management team is self-motivated to improve their professional skills and expertise to meet the requirements of their assigned tasks.

III. ASSESSMENT OF THE PERFORMANCE OF THE SUPERVISORY BOARD

Personnel of the Company's Supervisory Board (PTC) for the 2023-2028 term, elected by the General Meeting of Shareholders, includes the following members:

1. Ms. Le Thi Thu Huong - Head of the Board;
2. Ms. Hoang Thi Bich Phuong - Member
3. Mr. Phan Thi An - Member.

In 2025, the members of the Supervisory Board fulfilled their assigned duties and responsibilities in accordance with the Law on Enterprises, the Company Charter, and the Regulations on the Operation of the Supervisory Board. Specifically:

- Participating in meetings of the Board of Directors and providing opinions related to the Company's operations within the scope of the Supervisory Board's responsibilities.
- Conducting audits of the Company's 6-month and annual financial statements.
- Monitoring compliance with reporting regulations to the Securities Commission and the Stock Exchange.
- Coordinating and participating in the supervision of other activities organized by the Company/unit.

IV. RECOMMENDATIONS:

1. Propose that the General Meeting of Shareholders authorize the Board of Directors to select a reputable independent auditing firm, approved by the State Securities Commission, to conduct an audit for the listed company at a reasonable cost, ensuring the quality and timeliness of the audit required by the Company for the 2026 fiscal year.

2. Based on an analysis of business operations at various locations, the company will propose appropriate and timely solutions to boost revenue from food and beverage sales, while simultaneously strengthening debt collection efforts.

V. WORK PLAN FOR 2026:

Correctly perform the powers and responsibilities as prescribed by the Law on Enterprises, the Charter of PTC and the tasks assigned by the General Meeting of Shareholders. Work plan for 2026:

- Monitor the implementation of the Resolution of the Annual General Meeting of Shareholders in 2026. Monitor the compliance with the Company's Charter and State Laws.

- Perform other powers and duties of the Board of Supervisors as prescribed by law and the Charter of Phuong Dong Petroleum Tourism Joint Stock Company. The Board of Supervisors of Phuong Dong Petroleum Tourism Joint Stock Company respectfully reports to the General Meeting of Shareholders and hopes that shareholders will participate in contributing opinions so that the Board of Supervisors can better fulfill its assigned tasks in 2026./.

Recipients:

- As above;
- Board of Directors;
- General Director of PTC;
- Organizing Committee of PTC 2026 Shareholders' Meeting;
- PTC Website;
- File: VT.

**ON BEHALF OF SUPERVISORY BOARD
HEAD OF THE BOARD**



Le Thi Thu Huong

PROPOSAL

**Re: Approval of the audited 2025 Financial Statements
and selection of an Auditing Company for the 2026 fiscal year**

To: General Meeting of Shareholders of Phuong Dong Petroleum Tourism
Joint Stock Company

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 and its implementing documents;

- Pursuant to the Charter of Phuong Dong Petroleum Tourism Joint Stock Company passed by the General Meeting of Shareholders on January 21, 2008, amended and supplemented for the sixth time on April 26, 2023;

- Based on the proposal of the Company's Supervisory Board,

The Board of Directors respectfully requests the General Meeting of Shareholders to consider and decide on the following contents:

1. Approve the 2025 Financial Report of Phuong Dong Petroleum Tourism Joint Stock Company audited by International Auditing and Valuation Company Limited (as attached document).

2. Approve the authorization for the Board of Directors to decide on the selection of a service provider to review the semi-annual Financial Report (first 6 months of the fiscal year) and audit the 2026 Financial Report of Phuong Dong Petroleum Tourism Joint Stock Company among the auditing enterprises qualified to practice according to the provisions of law.

Sincerely ./.

Recipients:

- As above;
- Supervisory Board;
- Organizing Committee of PTC 2026 Shareholders' Meeting;
- PTC Website;
- File: VT, Company Secretary.

Attached documents:

PTC's 2025 audited financial statements.

**ON BEHALF OF THE BOARD
OF DIRECTORS
CHAIRMAN**



Đo Trung Kien

**PHUONG DONG PETROLEUM TOURISM
JOINT STOCK COMPANY**

Audited financial statements
For the year ended 31 December 2025

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Phuong Dong Petroleum Tourism Joint Stock Company (hereinafter called "the Company") presents this report together with the audited financial statements of the Company for the year ended 31 December 2025.

GENERAL INFORMATION

Phuong Dong Petroleum Tourism Joint Stock Company is established and operating under the Certificate of Business Registration No.2900781381 for the first time on 1 February 2008, and the 10th amendment dated 21 October 2016 issued by the Nghe An province Department of Planning and Investment.

THE MEMBERS OF THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS, AND THE BOARD OF MANAGEMENT

The members of the Board of Directors, the Board of Supervisors, and the Board of Management of the Company during the year and to the date of this statement are as follows:

The Board of Directors

Full name	Position
Mr. Do Trung Kien	Chairman
Ms. Pham Thi Thu Thuy	Member
Mr. Le Hai An	Member
Mr. Le Van Thin	Member
Mr. Thai Hong Nha	Member

The Board of Supervisors

Full name	Position
Ms. Le Thi Thu Huong	Head of BOS
Ms. Phan Thi An	Member
Ms. Hoang Thi Bich Phuong	Member

The Board of Management

Full name	Position
Mr. Thai Hong Nha	Director
Mr. Tran Dinh Phuc	Director of Hotel Operations
Ms. Vo Thi Thao	Deputy Director of Hotel Operations
Mr. Truong Van Lanh	Deputy Director of Hotel Operations

Legal representatives

The legal representative of the Company during the year and to the date of this statement is Mr. Thai Hong Nha - Director.

EVENTS ARISING AFTER THE END OF THE YEAR

There are no significant events occurring after the year ended 31 December 2025, which needs to be adjusted or presented in these financial statements

AUDITORS

International Auditing and Valuation Company Limited has been appointed to audit the financial statements of the Company for the year ended 31 December 2025.

STATEMENT OF THE BOARD OF MANGEMENT (Continue)

DISCLOSURE OF THE BOARD OF MANGEMENT'S RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the financial statements, which give a true and fair view of the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these financial statements.

APPROVAL OF THE FINANCIAL STATEMENTS

The Board of Management approves the attached financial statements. The financial statements reflected truly and fairly the Company's financial position as at 31 December 2025, as well as the financial performance and cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of Management confirms to have complied with Decree No.155/2020/ND-CP dated 31 December 2020 elaborating some articles of the Law on Securities and the Company does not violate the obligation to disclose information under Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding some articles on disclosure of information on the securities market, Circular No.68/2024/TT-BTC dated 18 September 2024 amending to Circulars on securities transactions on securities trading system, clearing and settlement of securities transactions, operations of securities companies, and disclosure of information on securities market.

For and on behalf of The Board of Management,



Mr. Thai Hong Nha

Director

Nghe An, 27 March 2026

No: 2706/2025/BCTC/IAV

INDEPENDENT AUDITORS' REPORT

To: **The shareholders**
 The Board of Directors, the Board of Supervisors, and the Board of Management
 of Phuong Dong Petroleum Tourism Joint Stock Company

We have audited the accompanying financial statements of Phuong Dong Petroleum Tourism Joint Stock Company (hereinafter called "the Company"), prepared on 27 March 2026, as set out from page 6 to page 30, which comprise the statement of financial position as at 31 December 2025, the statement of income, and statement of cash flows for the year then ended, and the notes to the financial statements.

The Board of Management's Responsibility

The Board of Management of the Company is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as The Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditors' Opinion

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

Emphasis of Matters

As stated in Note 4.12 " Short-term trade payables," on 16 November 2015, the Company entered into Investment Cooperation Contract No. 607/PTC/HTDT-2015 with Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise to implement the Cua Dong Apartment – Hotel Complex Project at 167 Nguyen Phong Sac Street, Hung Dung Ward, Vinh City, Nghe An

INDEPENDENT AUDITORS' REPORT (Continue)

Province. Under this contract, both parties agreed to establish a new legal entity at any time when conditions prescribed by law or mutually agreed upon are met to carry out and operate the project. The ownership ratio of both parties upon project completion will be determined based on their actual capital contributions. However, due to legal obstacles related to the transfer of project ownership, the Company entered into contracts with Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise (a related party) under a direct appointment of contractor for the construction of the Cua Dong Apartment – Hotel Complex Project:

- Contract No. 658/2015/HDTT dated 20 December 2015, for project planning, investment preparation, design, technology equipment supply, and construction, valued at VND 77,676,000,000 (inclusive of VAT) ;
- Contract No. 62/2016/HDTC dated 21 February 2016, for the completion of construction works, valued at VND 48,489,383,942 (inclusive of VAT).

As at the date of preparation of the financial statements for the year ended 31 December 2025, Phuong Dong Petroleum Tourism Joint Stock Company and Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise have not yet finalized the liquidation of Investment Cooperation Contract No. 607/PTC/HTDT-2015.

Our opinion is not modified in respect of these matters.



NGUYEN PHUONG THUY

Deputy Director

Audit Practising Registration Certificate

No. 4567-2022-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Hanoi, 27 March 2026

THIEU SY MINH

Auditor

Audit Practising Registration Certificate

No. 5243-2025-283-1

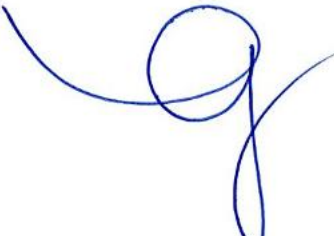
STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

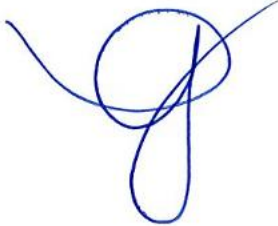
ASSETS	Code	Note	Closing balance VND	Opening balance VND
A. SHORT-TERM ASSETS	100		103,622,028,224	103,180,914,673
I. Cash and cash equivalents	110	4.1	4,324,704,378	3,177,207,205
1. Cash	111		4,324,704,378	3,177,207,205
II. Short-term financial investments	120		-	-
III. Short-term receivables	130		98,220,056,996	97,634,358,182
1. Short-term trade receivables	131	4.2	114,012,976,679	111,821,792,683
2. Short-term advances to suppliers	132	4.3	29,314,207,596	28,323,165,465
3. Other short-term receivables	136	4.4	421,743,730	3,018,271,043
4. Short-term allowance for doubtful debts	137	4.8	(45,528,871,009)	(45,528,871,009)
IV. Inventories	140	4.5	81,712,355	87,597,962
1. Inventories	141		81,712,355	87,597,962
V. Other short-term assets	150		995,554,495	2,281,751,324
1. Short-term prepaid expenses	151	4.6	499,869,148	2,281,751,324
2. Taxes and other receivables from the State budget	153	4.17	495,685,347	-
B. LONG-TERM ASSETS	200		138,221,207,487	152,895,624,733
I. Long-term receivables	210		2,700,000	2,700,000
1. Other long-term receivables	216	4.4	2,700,000	2,700,000
II. Fixed assets	220	4.9	83,968,039,284	92,598,346,657
1. Tangible fixed assets	221		83,968,039,284	92,598,346,657
- Cost	222		214,331,663,656	214,331,663,656
- Accumulated depreciation	223		(130,363,624,372)	(121,733,316,999)
2. Intangible fixed assets	227	4.10	-	-
- Cost	228		442,380,500	442,380,500
- Accumulated amortisation	229		(442,380,500)	(442,380,500)
III. Investment properties	230	4.11	42,306,765,071	44,055,026,207
- Cost	231		57,692,617,503	57,692,617,503
- Accumulated depreciation	232		(15,385,852,432)	(13,637,591,296)
IV. Long-term assets in progress	240		-	-
V. Long-term financial investments	250	4.7	5,886,206,993	6,440,613,850
1. Equity investments in other entities	253		12,172,670,000	12,172,670,000
2. Allowances for impairment of long-term	254		(6,286,463,007)	(5,732,056,150)
VI. Other long-term assets	260		6,057,496,139	9,798,938,019
1. Long-term prepaid expenses	261	4.6	6,057,496,139	9,798,938,019
TOTAL ASSETS	270		241,843,235,711	256,076,539,406

STATEMENT OF FINANCIAL POSITION (Continued)
As at 31 December 2025

RESOURCES	Mã số	Thuyết minh	Closing balance VND	Opening balance VND
C. LIABILITIES	300		97,397,089,144	113,616,869,025
I. Short-term liabilities	310		97,183,289,144	113,453,069,025
1. Short-term trade payables	311	4.12	93,866,725,711	108,805,961,789
2. Short-term advances from customers	312	4.13	287,568,500	296,114,658
3. Taxes and amounts payable to the State	313	4.17	447,653,835	355,249,262
4. Payables to employees	314		1,891,254,796	1,859,062,679
5. Short-term accrued expenses	315	4.14	182,713,949	185,720,111
6. Short-term unearned revenue	318	4.15	303,508,000	281,980,000
7. Other short-term payables	319	4.16	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	4.16	213,800,000	163,800,000
D. EQUITY	400	4.18	144,446,146,567	142,459,670,381
I. Owner's equity	410		144,446,146,567	142,459,670,381
1. Owner's contributed capital	411		150,000,000,000	150,000,000,000
- Ordinary shares with voting rights	411a		150,000,000,000	150,000,000,000
2. Share premium	412		22,819,811,566	22,819,811,566
3. Other equity funds	420		116,593,948	116,593,948
4. Retained earnings	421		(28,490,258,947)	(30,476,735,133)
- Losses accumulated to the prior year	421a		(30,476,735,133)	(34,488,325,013)
- Retained earnings of the current year	421b		1,986,476,186	4,011,589,880
II. Other resources and funds	430		-	-
TOTAL RESOURCES	440		241,843,235,711	256,076,539,406



Preparer
Nguyen Thi Nguyet



Chief Accountant
Nguyen Thi Nguyet



Director
Thai Hong Nha
Nghe An, Vietnam
27 March 2026

STATEMENT OF INCOME
For the year ended 31 December 2025

ITEMS	Cod e	Note	Current year VND	Prior year VND
1. Gross revenue from goods sold and services rendered	01	5.1	44,441,505,980	47,312,486,534
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered	10		44,441,505,980	47,312,486,534
4. Cost of goods sold and services rendered	11	5.2	28,670,323,378	30,585,980,045
5. Gross profit from goods sold and services rendered	20		15,771,182,602	16,726,506,489
6. Financial income	21	5.3	2,984,688	5,661,292
7. Financial expenses	22	5.4	554,406,857	379,455,774
- In which: Interest expense	23		-	-
8. Selling expenses	25	5.5	521,945,504	668,611,239
9. General and administration expenses	26	5.6	10,325,167,243	11,958,274,287
10. Net operating profit	30		4,372,647,686	3,725,826,481
11. Other income	31	5.7	874,100,895	839,473,193
12. Other expenses	32	5.8	2,425,826,657	553,709,794
13. Other profit	40		(1,551,725,762)	285,763,399
14. Accounting profit before tax	50		2,820,921,924	4,011,589,880
15. Current corporate income tax expense	51	5.9	834,445,738	-
16. Deferred corporate tax (income)/ expense	52		-	-
17. Net profit after corporate income tax	60		1,986,476,186	4,011,589,880
18. Basic earnings per share	70	5.10	132	267
19. Diluted earnings per share	71	5.10	132	267

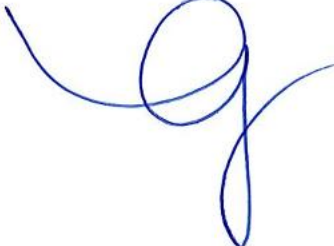

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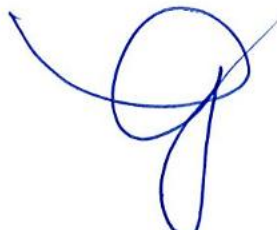

Director
Thai Hong Nha
Nghe An, Vietnam
27 March 2026

STATEMENT OF CASH FLOWS
For the year ended 31 December 2025
(Indirect method)

ITEMS	Cod e	Note	Current year VND	Prior year VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. <i>Profit before tax</i>	01		2,820,921,924	4,011,589,880
2. <i>Adjustments for</i>				
- Depreciation and amortisation of fixed assets and investment properties	02		10,378,568,509	9,150,257,359
- Allowances and provisions	03		554,406,857	379,395,774
- (Gains)/losses from investing activities	05		(2,984,688)	(251,115,838)
3. <i>Operating profit before changes in working capital</i>	08		13,750,912,602	13,290,127,175
- Change in receivables	09		(1,081,384,161)	(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		(15,711,325,619)	(15,542,063,812)
- Change in prepaid expenses	12		5,523,324,056	4,840,467,762
- Corporate income tax paid	15		(1,337,300,000)	-
- Other cash outflows	17		(5,600,000)	(17,900,000)
Net cash flows from operating activities	20		1,144,512,485	(1,690,484,907)
II. CASH FLOWS FROM INVESTING				
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		2,984,688	5,661,292
Net cash flows from investing activities	30		2,984,688	(588,141,473)
III. CASH FLOWS FROM FINANCING				
Net cash flows from financing activities	40		-	-
Net increase/(decrease) in cash for the year	50		1,147,497,173	(2,278,626,380)
Cash and cash equivalents at the beginning of the year	60		3,177,207,205	5,455,833,585
Cash and cash equivalents at the end of the year	70		4,324,704,378	3,177,207,205



Preparer
Nguyen Thi Nguyet



Chief Accountant
Nguyen Thi Nguyet



Director
Thai Hong Nha
Nghe An, Vietnam
27 March 2026

NOTES TO THE FINANCIAL STATEMENT

For the year ended 31 December 2025

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL INFORMATION

1.1 Structure of ownership

Phuong Dong Petroleum Tourism Joint Stock Company is established and operating under the Certificate of Business Registration No.2900781381 for the first time on 1 February 2008, and the 10th amendment dated 21 October 2016 issued by the Nghe An province Department of Planning and Investment.

The Company's charter capital, as per the 10th amendment of the Certificate of Business Registration, is VND 150,000,000,000, with a total of 15,000,000 shares issued.

As at 31 December 2025, the Company employed 86 employees (31 December 2024: 113 employees).

1.2 Business area

The Company operates in direct support activities for include restaurant and hotel services, as well as tour operation and management.

1.3 Business activities

The Company's main business activities include:

- Short-term accommodation services (Details: Hotel services);
- Service agency;
- Provision of catering services under non-regular contracts with customers (banquet, conference, wedding services, etc.);
- Beverage service;
- Retail sale of tobacco products in specialized stores;
- Tour operation (Details: Domestic and international travel business);
- Support services related to tourism promotion and tour organization;
- Trading of materials, equipment, and means for the tourism industry;
- Passenger road transport within and outside urban areas (excluding bus transport);
- Other passenger road transport services;
- Inland water freight transport;
- Warehousing and storage of goods;
- Wholesale of solid, liquid, gaseous fuels, and related products (Details: Wholesale of petroleum and related products);
- Wholesale of electronic and telecommunications equipment and components;
- Road freight transport;
- Other specialized wholesale not elsewhere classified (Details: Wholesale of fertilizers);
- Wholesale of computers, peripheral devices, and software;
- Wholesale of other household goods (Details: Wholesale of household electrical appliances, lighting equipment, furniture, books, newspapers, magazines, and stationery);
- Mining and collection of hard coal;
- Iron ore mining;

- Wholesale of construction materials and other installation equipment;
- Real estate business, including ownership, usage rights, or leasehold rights;
- Other support activities related to transportation (Details: Sale of airline tickets and public transportation services);
- Retail sale of other new goods in specialized stores;
- Wholesale of unprocessed agricultural and forestry products (excluding timber, bamboo, and rattan) and live animals;
- Manufacture of fertilizers and nitrogen compounds;
- Other monetary intermediation activities (Details: Foreign currency exchange agency);
- Sauna, massage, and other similar health-enhancing services (excluding sports activities).

1.4 Normal Operating Cycle

The Company's normal production and business cycle is carried out for a time period of 12 months.

1.5 Characteristics of the business activities in the year which have impact on the financial statements

In 2025, there are no activities that have a significant impact on the indicators on the Company's Financial Statements.

1.6 Disclosure of information comparability in the financial statements

The data presented in the financial statements for the year ended 31 December 2025 are comparable to the corresponding figures of the prior year.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Accounting convention

The accompanying financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Going concern assumption

There are no events that raise significant doubt about the going concern assumption, and the Company has neither the intention nor the obligation to cease operations or significantly downsize its business scale.

2.3. Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIE

3.1 Estimate

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the financial year (reporting period). Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.3 Financial investments

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less allowance for impairment.

3.4 Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for receivables that are overdue for six months or more, [or presented under the Company's accounting policy, for example, in accordance with the Group's provision-making policy], or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.5 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

3.6 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of acquired tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset to its intended use.

	Depreciation Period (Years)
Buildings and structures	05 - 45
Machinery and equipment	03 - 15
Motor vehicles	05 - 10
Office equipment	02 - 10

3.7 Intangible assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recognized to increase the cost of intangible fixed assets if these costs certainly increase economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the year.

The Company's intangible fixed assets include:

Computer software

The buying expenses of computer software which are not an integral part of related hardware are capitalized. Initial cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is amortized in line with the straight-line method in 3 years.

3.8 Investment properties

Investment properties including land use right, a building or a part of building, infrastructure held by the company or by the lessee under a financial lease are used to earn rental or for capital appreciation. Investment properties are determined by their historical costs less accumulated depreciation. Historical cost of investment properties includes all the expenses paid by the company or the fair value of other consideration given to acquire the assets at the time of its acquisition or construction.

Subsequent expenses relating to investment properties that have already been recognized should be added to the net book value of the investment properties when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment properties, will flow to the company.

When the investment properties are sold, its historical cost and accumulated depreciation are written off, the any profit or loss arising are posted into the income or the expenses.

The transfer from properties owners or inventory using a real estate investment only when owners cease using the properties and begin operating lease to another party or at the end of the construction phase. The transfer from investment properties to properties owners or inventory used only when the owner began to use this asset or initiated for the purpose of sale. The transfer from investment properties to properties for owner's using or inventories do not change the cost or value of the properties remaining at the date of conversion.

3.9 Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

Tools and equipment

The tools and equipment have been put into use and are amortized to expense under the straight-line method to time allocation no more than 3 years.

Repair costs of fixed assets

Repair costs of fixed assets incurred once to have a large value are amortized to expense under the straight-line method to time allocation no more than 3 years.

Other expenses

Other expenses are allocated to expenses using the straight-line method with an allocation period of no more than 3 years.

3.10 Accounts payable and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient supporting accounting documentation. They also include amounts payable to employees for accrued leave and other production and business expenses that need to be recognized in advance. When these expenses are incurred in reality, any differences between the actual amount and the accrued amount are adjusted accordingly by recognizing additional expenses or reversing previously accrued expenses to reflect the variance.
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

3.11 Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

3.12 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and there is a list of shareholders entitled to receive dividends.

3.13 Revenue and earnings

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs related to the sales transaction can be measured reliably.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all following conditions are satisfied:

- Revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The stage of completion of the service can be determined as of the end of the financial year.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Financial income**Interest**

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

3.14 General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

3.15 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The current tax payable is calculated based on taxable income for the year. Taxable income differs from profit before tax presented in the Statement of Comprehensive Income because taxable income excludes revenues or expenses that are taxable or deductible in different periods (including tax loss carryforwards, if any). Additionally, taxable income does not include non-taxable items or non-deductible expenses.

Deferred tax assets and deferred tax liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities and when deferred tax assets and deferred tax liabilities relate to corporate income tax managed by the same tax authority. The Company also intends to settle current income tax on a net basis.

The determination of the tax payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

3.16 Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF FINANCIAL POSITION**4.1 Cash and cash equivalents**

	Closing balance VND	Opening balance VND
Cash on hand	139,161,892	114,147,693
Demand deposits in banks	4,185,542,486	3,057,859,512
	4,324,704,378	3,177,207,205

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.2 Short-term trade receivables

	Closing balance VND	Opening balance VND
Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise (i)	95,143,692,339	92,965,692,339
Duc Thuan Trading And Service Company Limited (ii)	17,341,643,231	17,341,643,231
Others	1,527,641,109	1,514,457,113
	114,012,976,679	111,821,792,683
Short-term trade receivables from related parties (Details stated in Note 6.3)	95,143,692,339	92,965,692,339

(i) Details in Note 4.12

(ii) Details in Note 4.3

4.3 Short-term advances to suppliers

	Closing balance VND	Opening balance VND
Duc Thuan Trading And Service Company Limited (i)	27,097,000,000	27,097,000,000
Others	2,217,207,596	1,226,165,465
	29,314,207,596	28,323,165,465

(i) The receivables and advances to Duc Thuan Trading and Service Company Limited were made under contracts for the purchase of bagged dried cassava slices.

On 18 January 2010, the People's Court of Kon Tum Province issued Decision No. 01/2010/QD-MTTPS to initiate bankruptcy proceedings against Duc Thuan Trading and Service Company Limited and sent Notification No. 01/PS-TBTA dated 25 January 2010, to the Company as a trade creditor in accordance with the Bankruptcy Law. On 13 December 2011, the Company received an asset distribution decision from the People's Court of Kon Tum Province regarding the assets of Duc Thuan Trading and Service Company Limited, with a recoverable amount of VND 78,356,769. On 11 January 2012, the Company received the bankruptcy declaration decision from the People's Court of Kon Tum Province. The Company has fully recognized a 100% allowance for doubtful debts related to these receivables, amounting to VND 44,438,643,231.

4.4 Other receivables

4.4.1 Other short-term receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Advance payment for employees	369,674,773	-	429,074,773	-
Others	52,068,957	-	2,589,196,270	-
	421,743,730	-	3,018,271,043	-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.4.2 Other long-term receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Collaterals and deposits	2,700,000	-	2,700,000	-
	2,700,000	-	2,700,000	-

4.5 Inventories

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Raw materials	81,712,355	-	87,597,962	-
	81,712,355	-	87,597,962	-

4.6 Prepaid expenses

4.6.1 Short-term prepaid expenses

	Closing balance VND	Opening balance VND
Exporting instruments and tools	499,869,148	2,281,751,324
	499,869,148	2,281,751,324

4.6.2 Long-term prepaid expenses

	Closing balance VND	Opening balance VND
Repair and interior expenses	6,057,496,139	9,798,938,019
	6,057,496,139	9,798,938,019

4.7 Long-term financial investment

	Closing balance			Opening balance		
	Cost VND	Allowance VND	Fair value VND	Cost VND	Allowance VND	Fair value VND
Investments in others entities	12,172,670,000	(6,286,463,007)	(*)	12,172,670,000	(5,732,056,150)	(*)
Sai Gon - Kim Lien Hotel & Resort (i)	12,172,670,000	(6,286,463,007)	(*)	12,172,670,000	(5,732,056,150)	(*)
	12,172,670,000	(6,286,463,007)	-	12,172,670,000	(5,732,056,150)	-

(i) The investment in Sai Gon - Kim Lien Hotel & Resort consists of 1,217,267 shares, representing 16.45% of voting rights. The company's principal business activities are restaurant and hotel services.

(*) The Company has not determined the fair value of these financial investments due to the lack of specific guidance on fair value determination.

4.8 Bad debts

	Closing balance			Opening balance		
	Overdue	Cost VND	Recoverable amount VND	Overdue	Cost VND	Recoverable amount VND
Duc Thuan Trading And Service Company Limited	Over 3 years	44,438,643,231	-	Over 3 years	44,438,643,231	-
Others	Over 3 years	1,090,227,778	-	Over 3 years	1,090,227,778	-
		45,528,871,009	-		45,528,871,009	-

4.9 Increases, decreases in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Others VND	Total VND
COST					
Opening balance	176,807,962,640	32,081,836,753	3,096,648,635	2,345,215,628	214,331,663,656
<i>Increases in the year</i>					
<i>Decreases in the year</i>					
Closing balance	<u>176,807,962,640</u>	<u>32,081,836,753</u>	<u>3,096,648,635</u>	<u>2,345,215,628</u>	<u>214,331,663,656</u>
ACCUMULATED DEPRECIATION					
Opening balance	88,778,939,684	28,709,494,557	2,054,448,139	2,190,434,619	121,733,316,999
<i>Increases in the year</i>					
<i>- Depreciation charged</i>	6,932,531,889	1,469,846,454	138,386,364	89,542,666	8,630,307,373
Closing balance	<u>95,711,471,573</u>	<u>30,179,341,011</u>	<u>2,192,834,503</u>	<u>2,279,977,285</u>	<u>130,363,624,372</u>
NET BOOK VALUE					
Opening balance	88,029,022,956	3,372,342,196	1,042,200,496	154,781,009	92,598,346,657
Closing balance	<u>81,096,491,067</u>	<u>1,902,495,742</u>	<u>903,814,132</u>	<u>65,238,343</u>	<u>83,968,039,284</u>

The historical cost of tangible fixed assets fully depreciated but still in use as at 31 December 2025, was VND 37,433,432,356, and as at 01 January 2025, was VND 36,087,825,811;

The net book value of tangible fixed assets pledged or mortgaged as collateral for loans as at 31 December 2025, was VND 0, and as at 01 January 2025, was VND 0.

4.10 Intangible assets

	Computer software VND	Total VND
COST		
Opening balance	442,380,500	442,380,500
Closing balance	442,380,500	442,380,500
ACCUMULATED AMORTISATION		
Opening balance	442,380,500	442,380,500
Amortisation charged	-	-
Closing balance	442,380,500	442,380,500
NET BOOK VALUE		
Opening balance	-	-
Closing balance	-	-

- The historical cost of fully amortised intangible assets still in use as at 31 December 2025, was VND 442,380,500, and as at 01 January 2025, was VND 442,380,500.

4.11 Investment properties

	Buildings and land use rights VND	Total VND
COST		
Opening balance	57,692,617,503	57,692,617,503
Closing balance	57,692,617,503	57,692,617,503
ACCUMULATED DEPRECIATION		
Opening balance	13,637,591,296	13,637,591,296
Depreciation charged	1,748,261,136	1,748,261,136
Closing balance	15,385,852,432	15,385,852,432
NET BOOK VALUE		
Opening balance	44,055,026,207	44,055,026,207
Closing balance	42,306,765,071	42,306,765,071

The historical cost of fully depreciated investment properties still in use as at 31 December 2025, was VND 0, and as of 01 January 2025, was VND 0;

The net book value of investment properties pledged or mortgaged as collateral for borrowing as at 31 December 2025, was VND 0, and as at 01 January 2025, was VND 0.

4.12 Short-term trade payables

	Closing balance		Opening balance	
	Value	Amount able to be paid off	Value	Amount able to be paid off
	VND	VND	VND	VND
Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise (i)	86,670,323,237	86,670,323,237	100,264,556,353	100,264,556,353
Ocean Group Joint Stock Company	4,655,619,963	4,655,619,963	4,655,619,963	4,655,619,963
Others	2,540,782,511	2,540,782,511	3,885,785,473	3,885,785,473
	93,866,725,711	93,866,725,711	108,805,961,789	108,805,961,789
Short-term trade payables to related parties (Details stated in Note 6.3)	86,670,323,237		100,264,556,353	

(i) The Company is recognizing receivables and payables with Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise as follows:

- Trade receivables: VND 95,143,692,339;
- Short-term trade payables: VND 86,670,323,237.

Phuong Dong Petroleum Tourism Joint Stock Company (Party A) and Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise (Party B) entered into Investment Cooperation Contract No. 607/PTC/HTDT-2015 on 16 November 2015, to jointly implement the Cua Dong Apartment – Hotel Complex Project at the designated location.

Both parties agreed to cooperate in investment and establish a new legal entity at any time when the legal conditions are met or as mutually agreed upon to implement and operate the project. The ownership ratio of both parties upon completion of the project will correspond to their actual capital contribution ratio:

+ Party A: Contributes capital in the form of all rights, entitlements, and interests of the investor arising from the Project on plot No. 167, Nguyen Phong Sac Street, Vinh City, Nghe An Province. The valuation is based on the commercial advantage of the Project and the expenses incurred by Party A during its implementation up to the time of cooperation. Both parties have tentatively agreed that the contributed asset value of Party A shall be VND 10 billion, based on Land Valuation Document No. 1671/STC-QLG&CS dated 19 June 2013, issued by the Department of Finance of Nghe An Province.

+ Party B: Contributes capital in cash, assets, and other forms, including all expenses incurred during the construction and execution of the Project (including but not limited to project implementation phases, design modifications, and construction). Party B's ownership ratio in the newly established entity will be determined based on the actual amount of capital contributed by Party B during the Project's implementation.

However, due to legal obstacles concerning the transfer of the project's investor, the Company entered into contracts with Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise (a related party of the Company) through a direct appointment of contractor for the construction of the Cua Dong Apartment – Hotel Complex Project, as follows:

Contract No. 658/2015/HĐTT dated 20 December 2015: Covers project planning, investment preparation, design, technology equipment supply, and construction, with a total contract value of VND 77,676,000,000 (inclusive of VAT).

Contract No. 62/2016/HĐTC dated 21 February 2016: Covers the construction and finishing phase, with a total contract value of VND 48,489,383,942 (inclusive of VAT).

As at the financial statement preparation date, Contract No. 607/PTC/HTĐT-2015 between Phuong Dong Petroleum Tourism Joint Stock Company and Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise is still under negotiation and pending termination.

4.13 Short-term advances from customers

	Closing balance VND	Opening balance VND
Others	287,568,500	296,114,658
	287,568,500	296,114,658

4.14 Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued electricity expenses	141,889,208	90,850,890
Other accrued expenses	40,824,741	94,869,221
	182,713,949	185,720,111

4.15 Unearned revenue

	Closing balance VND	Opening balance VND
Unearned revenue from lease payments	303,508,000	281,980,000
	303,508,000	281,980,000

4.16 Other payables

4.16.1 Other short-term payables

	Closing balance VND	Opening balance VND
Trade union fee	2,098,711	5,568,160
Social insurance	132,791,251	132,791,251
Health insurance	18,298,475	18,298,475
Unemployment insurance	9,428,997	9,428,997
Others	-	1,456,046,724
	162,617,434	1,622,133,607

4.16.2 Other long-term payables

	Closing balance VND	Opening balance VND
Others	213,800,000	163,800,000
	213,800,000	163,800,000

4.17 Taxes and amounts payables to the State budget

	Opening balance		In the year		Closing balance	
	Taxes Receivable VND	Taxes Payable VND	Taxes Receivable VND	Taxes Payable VND	Taxes Receivable VND	Taxes Payable VND
Value added tax	-	253,381,180	3,047,993,843	2,932,604,668	-	368,770,355
Special consumption tax	-	28,742,190	65,184,963	81,611,536	-	12,315,617
Corporate income tax	-	7,168,915	834,445,738	1,337,300,000	495,685,347	-
Personal income tax	-	65,956,977	61,676,872	61,065,986	-	66,567,863
Land and housing tax	-	-	1,121,426,450	1,121,426,450	-	-
Other taxes	-	-	4,000,000	4,000,000	-	-
	-	355,249,262	5,134,727,866	5,538,008,640	495,685,347	447,653,835

The Company's tax finalization is subject to examination by the tax authorities. As the application of tax laws and regulations to various transactions may be interpreted differently, the amount of tax presented in the financial statements may be subject to adjustments based on the tax authorities' decisions.

4.18 Owner's equity

4.18.1 Reconciliation table of equity

	Owner's contributed capital VND	Share premium VND	Other owner's VND	Retained Earnings VND	Total VND
Prior year's opening balance	150,000,000,000	22,819,811,566	116,593,948	(34,488,325,013)	138,448,080,501
Profit for the year	-	-	-	4,011,589,880	4,011,589,880
Prior year's closing balance	150,000,000,000	22,819,811,566	116,593,948	(30,476,735,133)	142,459,670,381
Current year's opening balance	150,000,000,000	22,819,811,566	116,593,948	(30,476,735,133)	142,459,670,381
Profit for the year	-	-	-	1,986,476,186	1,986,476,186
Current year's closing balance	150,000,000,000	22,819,811,566	116,593,948	(28,490,258,947)	144,446,146,567

4.18.2 Details of owner's investment capital

	Closing balance		Opening balance	
	Actual contributed capital	Ratio	Actual contributed capital	Ratio
	VND	%	VND	%
Mr. Le Thanh Than	30,000,000,000	20.00%	30,000,000,000	20.00%
Mr. Le Kim Giang	30,494,560,000	20.33%	30,494,560,000	20.33%
Mr. Do Trung Kien	28,500,000,000	19.00%	28,500,000,000	19.00%
Ms. Le Thi Hoang Yen	14,060,000,000	9.37%	14,060,000,000	9.37%
Ms. Pham Thi Thu Thuy	16,590,000,000	11.06%	16,590,000,000	11.06%
Saigon Beer - Alcohol - Beverage Corporation	14,700,000,000	9.80%	14,700,000,000	9.80%
Others	15,655,440,000	10.44%	15,655,440,000	10.44%
	150,000,000,000	100%	150,000,000,000	100%

4.18.3 Capital transactions with owners and dividend distribution, profit sharing

	Current year VND	Prior year VND
Owner's invested equity		
Capital contribution at the beginning of the year	150,000,000,000	150,000,000,000
Contributed capital increased during the year	-	-
Contributed capital decreased during the year	-	-
Capital contribution at the end of the year	150,000,000,000	150,000,000,000
Dividends or distributed profits	-	-

4.18.4 Shares

	Closing balance Shares	Opening balance Shares
Number of shares registered for issuance	15,000,000	15,000,000
Number of shares issued to the public	15,000,000	15,000,000
- Ordinary shares	15,000,000	15,000,000
- Preference shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preference shares	-	-
Number of outstanding shares in circulation	15,000,000	15,000,000
- Ordinary shares	15,000,000	15,000,000
- Preference shares	-	-
<i>An ordinary share has par value of (VND/share)</i>	<i>10,000</i>	<i>10,000</i>

4.18.5 Profits distribution

	Current year VND	Prior year VND
Undistributed profit at the beginning of the year	(30,476,735,133)	(34,488,325,013)
Profit from business activities in the year	1,986,476,186	4,011,589,880
Other adjustments to decrease profit	-	-
Other adjustments to increase profit	-	-
Dividends or distributed profits to funds during the year	-	-
Remaining undistributed profit	(28,490,258,947)	(30,476,735,133)

4.19 Off Statement of Financial Position items

Operating lease assets

The Company has land lease agreements in Truong Thi Ward, Vinh City, Nghe An Province, for the purpose of constructing a hotel, a conference center, and office spaces, etc. The details are as follows:

Project name	Contract Number	Leased Area (m ²)
Phuong Dong Hotel Construction	151/HB-TD	9,715.5
Construction of 800-seat Convention Center, Office, and Phuong Dong Commercial Complex	158/HB-TD	3,198.0

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INCOME

5.1 Revenue from goods sold and services rendered

	Current year VND	Prior year VND
Revenue from goods sold and services rendered	44,441,505,980	47,312,486,534
	44,441,505,980	47,312,486,534
Revenue from related parties (Details stated in Note 6.3)	1,980,000,000	1,980,000,000

5.2 Cost of goods sold and services rendered

	Current year VND	Prior year VND
Cost of goods sold and services rendered	28,670,323,378	30,585,980,045
	28,670,323,378	30,585,980,045

5.3 Financial income

	Current year VND	Prior year VND
Interest on deposits and borrowing	2,984,688	5,661,292
	2,984,688	5,661,292

5.4 Financial expenses

	Current year VND	Prior year VND
Allowance for impairment of investments	554,406,857	379,455,774
	554,406,857	379,455,774

5.5 Selling expenses

	Current year VND	Prior year VND
Employee expenses	521,945,504	668,611,239
	521,945,504	668,611,239

5.6 General and administration expenses

	Current year VND	Prior year VND
Management staff expenses	4,357,229,982	4,330,923,586
Others	5,967,937,261	7,627,350,701
	10,325,167,243	11,958,274,287

5.7 Other income

	Current year VND	Prior year VND
Sale, disposal of fixed assets	-	245,454,546
Receipt of electricity and water fees	869,086,789	551,564,647
Others	5,014,106	42,454,000
	874,100,895	839,473,193

5.8 Other expenses

	Current year VND	Prior year VND
Adjustments to depreciation of fixed asset	1,558,090,762	-
Electricity and water expenses	862,420,895	551,563,647
Others	5,315,000	2,146,147
	2,425,826,657	553,709,794

5.9 Corporate income tax expense

	Current year VND	Prior year VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current year (i)	834,445,738	-
Adjustments for corporate income tax expense in previous years to the current year	-	-
Total current corporate income tax expense	834,445,738	-

(i) The current corporate income tax expense for the year was computed as follows:

	Current year VND	Prior year VND
Profit before tax	2,820,921,924	4,011,589,880
Other Business Activities	2,820,921,924	4,011,589,880
Adjustments for taxable profit	1,351,306,766	(250,952,849)
<i>Real Estate Business</i>	<i>1,351,306,766</i>	<i>(250,952,849)</i>
<i>Increasing adjustments</i>	<i>1,604,405,762</i>	<i>2,146,147</i>
<i>Decreasing adjustments</i>	<i>(253,098,996)</i>	<i>(253,098,996)</i>
Carried forward losses	-	(3,760,637,031)
Other Business Activities	-	(3,760,637,031)
Taxable corporate income	4,172,228,690	-
Other Business Activities	4,172,228,690	-
Tax-exempt income		
Non-preferential corporate income tax rate	20%	20%
Corporate income tax	834,445,738	-
Other Business Activities	834,445,738	-
Corporate income tax expense based on taxable profit in the current year	834,445,738	-

5.10 Basic earnings per share and Diluted earnings per share

	Current year VND	Prior year VND
Accounting profit after corporate income tax	1,986,476,186	4,011,589,880
Increasing or decreasing adjustments to accounting profit to determine profit or loss attributable to ordinary shareholders:	-	-
Profit or loss attributable to ordinary shareholders (VND)	1,986,476,186	4,011,589,880
Appropriation to reward and welfare funds	-	-
Average ordinary shares in circulation for the year (shares)	15,000,000	15,000,000
Basic earnings per share	132	267
Number of additional shares expected to be issued	-	-
Diluted earnings per share	132	267

6. OTHER INFORMATION

6.1. Commitments

Operating Lease Commitments:

- Land Lease Agreement No. 151/HD-TD dated 14 October 2009 between the People's Committee of Nghe An Province (the lessor) and Phuong Dong Petroleum Tourism Joint Stock Company (the lessee), with the following terms:
 - Leased land area: 9,715.5 m² (Nine thousand seven hundred fifteen point five square meters) located in Truong Thi Ward, Vinh City, Nghe An Province;
 - Location and boundaries: As specified in the "Extract and supplementary cadastral map survey (revised) No. 1009BD/DC - Phuong Dong Petroleum Tourism Joint Stock Company," confirmed by the Department of Natural Resources and Environment on 30 July 2008;

- Lease term: 8,200.6 m² of land in compliance with the planning regulations is leased until 7 September 2046; 1,514.9 m² of land not in compliance with the planning regulations (within the construction boundary of a road) is temporarily leased, with the requirement that Phuong Dong Petroleum Tourism Joint Stock Company maintain the current status and refrain from new construction on this area;
 - Land use purpose: Construction of Muong Thanh Phuong Dong Hotel;
 - Land rental fees: The lessee is responsible for paying land rental fees in accordance with Decision No. 400/QD-UBND.DC dated 23 September 2009, issued by the People's Committee of Nghe An Province and the pricing decision of the Nghe An Department of Finance.
2. Land Lease Agreement No. 158/HD-TD dated 25 October 2013 between the People's Committee of Nghe An Province (the lessor) and Phuong Dong Petroleum Tourism Joint Stock Company (the lessee), with the following terms:
- Leased land area: 3,198.0 m² (Three thousand one hundred ninety-eight square meters) located in Truong Thi Ward, Vinh City, Nghe An Province;
 - Location and boundaries: As specified in the extract of the cadastral map (surveyed and revised) No. 62/2013/BD.DC at a scale of 1/500, confirmed by the Department of Natural Resources and Environment on 2 May 2013;
 - Lease term: Until 26 September 2063;
 - Land use purpose: Construction of an 800-seat conference center, office space, and Phuong Dong commercial facilities.
 - Land rental fees: Rental pricing is determined according to Decision No. 400/QD-UBND.DC dated 16 October 2013, issued by the People's Committee of Nghe An Province and the approved pricing decision of the Department of Finance. The rental price remains fixed for five years from 16 October 2013, to 16 October 2018. After this period, the rental price will be adjusted in accordance with the Government Decrees No. 142/2005/ND-CP dated 14 November 2005, and No. 121/2010/ND-CP dated 30 December 2010, on land and water surface rental fees.

6.2. Assets under operating leases

As at the end of fiscal year, the future minimum lease payments under non-cancellable operating leases were:

	Closing balance VND	Opening balance VND
Within 1 year	5,429,651,915	4,717,825,812
Over 1 year to 5 years	3,613,987,280	6,829,465,792
Over 5 years	460,800,000	-
	9,504,439,195	11,547,291,604

6.3. Transactions and balances with related parties

The related parties with the Company include key management members, the individuals involved with key management members and other related parties.

6.3.1 Transactions and balances with key management members, the individuals involved with key management members

Key management members include members of The Board of Directors, the Board of Supervisors, and the Board of Management and Chief Accountant. Individuals associated with key management members are close members in the family of key management members.

Income of key management members:

	Position	Current year VND	Prior year VND
Mr. Thai Hong Nha	Director	333,249,736	334,000,918
Mr. Tran Dinh Phuc	Director of Hotel Operations	422,449,736	431,200,918
Ms. Phan Thi Dieu Huyen	Deputy Director	-	150,465,849
Ms. Vo Thi Thao	Deputy Director	198,258,842	250,000,918
Mr. Truong Van Lanh	Deputy Director	227,649,736	56,264,983
Ms. Le Thi Thu Huong	Head of BOS	186,549,736	187,600,918
Ms. Nguyen Thi Nguyet	Chief Accountant	202,849,736	198,562,057

6.3.2 Transactions and balances with other related parties

Other related parties to the Company include subsidiaries, joint-ventures, associates controlled businesses, individuals with direct or indirect voting rights at the Company and intimately members within their families, businesses run by key management employees and individuals with direct or indirect voting rights of the Company and intimately members of their families.

List of other related parties

Other related parties	Relationship
Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise	Mr. Le Thanh Than – Major Shareholder of Phuong Dong Petroleum Tourism Joint Stock Company, concurrently Director of Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise

Transactions with other related parties

During this fiscal year, there were major transactions with related companies as follows:
Apart from the related party transactions disclosed in the preceding Notes, the Company has engaged in the following additional related party transactions:

Other related parties	Content	Current year VND	Prior year VND
Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise	Rental income	1,980,000,000	1,980,000,000

Balance of accounts receivable/(payable) with other related parties

	Số cuối năm VND	Số đầu năm VND
Short-term trade receivables		
Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise	95,143,692,339	92,965,692,339
	95,143,692,339	92,965,692,339

	Closing balance VND	Opening balance VND
Short-term trade payables		
Muong Thanh Cua Dong Hotel - Branch Of Dien Bien No1 Construction Private Enterprise	86,670,323,237	100,264,556,353
	86,670,323,237	100,264,556,353

6.4. Information of Department

The company is not required to prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by geographical area as prescribed in Circular 20/2006/TT-BTC dated 20 March 2006 of the Ministry of Finance regarding guidance on the implementation of six (06) accounting standards issued under Decision No. 12/2005/QĐ-BTC dated 15 February 2005 of the Ministry of Finance.

6.5. Events occurring after the end of the financial year

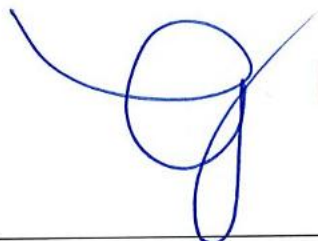
The Company's Board of Management confirms that, to the best of its knowledge and assessment, there are no material subsequent events occurring after the financial year-end that would require adjustments to or disclosures in these financial statements.

6.6. Comparative figures

The comparative figures are those presented in the audited financial statements of the Company for the financial year ended at 31 December 2024, which were audited by International Auditing and Valuation Company Limited.



Preparer
Nguyen Thi Nguyet



Chief Accountant
Nguyen Thi Nguyet



Director
Thai Hong Nha
Nghe An, Vietnam
27 March 2026

PROPOSAL

Re: Approval of 2025 profit results and 2026 profit utilization plan

To: General Meeting of Shareholders of Phuong Dong Petroleum Tourism
Joint Stock Company

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 and its implementing documents;

- Pursuant to the Charter of Phuong Dong Petroleum Tourism Joint Stock Company passed by the General Meeting of Shareholders on January 21, 2008, amended and supplemented for the sixth time on April 26, 2023,

- Pursuant to the audited Financial Statement of PTC in 2025 and the Company's production and business activities.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of the profit results in 2025 and the profit use plan in 2026 as follows:

1. Profit results in 2025:

No.	Target	Unit	Plan 2025	Implementation in 2025
1	Total profit after tax	VND	4.500.000.000	1.986.476.186
2	Fund allocation			
	- Development investment fund	VND	0	0
	- Welfare reward fund	VND	0	0
	- Executive Board Bonus Fund	VND	0	0
3	Total remaining profit	VND	4.500.000.000	1.986.476.186

Based on the audited business results of 2025, the total profit of 2025 is: VND 1.986.476.186, however, the Company has accumulated losses of VND 28.490.258.947, this loss will be offset in the following years from profits from production and business activities. According to the provisions of Clause 2, Article 135 of the Law on Enterprises, "... A joint stock company is only allowed to pay dividends on common



shares when all of the following conditions are met: a) The Company has fulfilled its tax obligations and other financial obligations as prescribed by law; b) The Company has set aside funds and fully offset previous losses as prescribed by law and the Company's Charter;...", therefore, the Company does not pay dividends for 2025 (this issue was approved by shareholders at the 2025 Annual General Meeting of Shareholders).

2. Plan for using profits in 2026:

TT	Target	Unit of measure	Implementation in 2025	Annual plan 2026
1	Total profit after tax	VND	1.986.476.186	3.744.200.100
2	Fund allocation:			
	- Development Investment Fund	VND	0	0
	- Welfare reward fund	VND	0	0
	- Executive Board Bonus Fund	VND	0	0
3	Total remaining profit	VND	1.986.476.186	3.744.200.100

As stated above, regarding the Profit Usage Plan for 2026, the Board of Directors respectfully requests the General Meeting of Shareholders to approve the Company not to set up Funds and not to pay dividends for 2026.

Sincerely./.

Recipients:

- As above;
- Supervisory Board;
- Organizing Committee of PTC 2026 Shareholders' Meeting;
- PTC Website;
- Filed by: VT, TCKT.

ON BEHALF OF THE BOARD
OF DIRECTORS
CHAIRMAN



Do Trung Kien

PROPOSAL

**Regarding: Implementation of the remuneration fund for the Board of Directors
and the Supervisory Board in 2025
and the remuneration fund plan for the Board of Directors and the Supervisory
Board in 2026**

To: General Meeting of Shareholders of Phuong Dong Petroleum Tourism
Joint Stock Company

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 and documents guiding its implementation;

- Pursuant to the Charter of Phuong Dong Petroleum Tourism Joint Stock Company passed by the General Meeting of Shareholders on January 21, 2008, amended and supplemented for the sixth time on April 26, 2023.

Pursuant to the Resolution of the 2025 Annual General Meeting of Shareholders of Phuong Dong Petroleum Tourism Joint Stock Company (PTC), the Board of Directors of PTC respectfully reports to the General Meeting of Shareholders on the implementation of the remuneration fund of the Board of Directors and the Board of Supervisors in 2025 and the remuneration fund plan of the Board of Directors and the Board of Supervisors in 2026 as follows:

1. Report on the implementation of the remuneration fund of the Board of Directors and the Board of Supervisors in 2025:

The implementation of the remuneration fund of the Board of Directors and the Board of Supervisors in 2025 is carried out according to the plan approved by the 2025 Annual General Meeting of Shareholders. Specifically as follows:

Total remuneration: VND **318.549.736** . Of which:

+ Remuneration of concurrent members of the Board of Directors and the Board of Supervisors: VND 132.000.000.

+ Income of the Head of the specialized Supervisory Board: VND 186.549.736 .

2. Remuneration plan for the Board of Directors and Supervisory Board in 2026:

Maintain the same remuneration level as applied in 2025. Specifically as follows:

2.1. For concurrent members of the Board of Directors and Supervisory Board:

a) Remuneration fund table for concurrent members of the Board of Directors and Supervisory Board:



Unit: VND

No.	Title	Monthly salary
1	Board of Directors	
	Chairman of the Board of Directors	36.000.000
	Board Member	72.000.000
2	Board of Control	
	Head of Supervisory Board	2.500.000
	Board of Supervisors	1.000.000

b) Expected remuneration fund for the Board of Directors and the concurrent Board of Supervisors:

Unit: VND

No.	Title	Time to receive remuneration	Number	Monthly salary	Annual salary
I	Board of Directors				
1	Chairman of the Board of Directors	12 months	1	3.000.000	36.000.000
2	Board Member	12 months	4	1.500.000	72.000.000
II	Board of Control				
1	Board of Supervisors	12 months	2	1.000.000	24.000.000
Tổng cộng:					132.000.000

2.2. For full-time members of the Board of Directors and Supervisory Board:

Follow the Salary Regulations of Phuong Dong Petroleum Tourism Joint Stock Company.

Based on the business results of 2025 and the business plan of 2026, the Board of Directors respectfully requests the General Meeting of Shareholders to consider:

1. Approve the implementation of the Remuneration Fund of the Board of Directors and Supervisory Board in 2025 at VND **318.549.736**

2. Approve the Remuneration Fund plan for the concurrent positions of the Board of Directors and Supervisory Board in 2026 at VND **132.000.000**. For full-time positions, the Company's Salary Regulations will be used to pay salaries.

3. Salaries for full-time positions will be paid monthly; for concurrent positions, they will be paid quarterly.

Sincerely./.

Recipients:

- As above;
- Supervisory Board;
- Organizing Committee of PTC 2026 Shareholders' Meeting;
- PTC Website;
- File: VT.

**ON BEHALF OF THE BOARD
OF DIRECTORS
CHAIRMAN**



Do Trung Kien