

**CENCON VIET NAM JOINT STOCK
COMPANY**

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No: 3006/2026/CBTT-CEN

*Re: Announcement on the content of the 2026
Annual General Meeting of Shareholders*

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

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Lao Cai, June 30, 2026

INFORMATION DISCLOSURE

To: - The State Securities Commission;
- The Stock Exchange.

1. Name of company: Cencon Viet Nam joint stock company

Stock symbol: CEN

Address of headoffice: Lot 45-50B, Thuy Hoa Street, , Lao Cai Ward, Lao Cai Province.

Telephone: 0246 285 0292

Fax: (024) 62850296

Email: cenconvietnam@gmail.com

2. Content of the disclosed information: Cencon Vietnam Joint Stock Company announces information about the Minutes and Resolutions of the 2026 Annual General Meeting of Shareholders.

3. The content of the information disclosure published on June 30, 2026, on the website via the following link: <http://cencon.vn/>

We would like to inform your esteemed agency and commit that the disclosed information above is accurate and we take full responsibility before the law for the content of the disclosed information.

Thank you sincerely.

CHAIRMAN OF THE BOARD OF DIRECTORS

Attached documents:

- Minutes of the 2026 Annual General Meeting of Shareholders;
- Resolution of the Annual General Meeting of Shareholders 2026.

**CÔNG
TY CỔ
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Digitally signed by CÔNG
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(Sign, full name and seal)

CHỦ TỊCH HĐQT
Trần Mạnh Sơn

RESOLUTION
OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
CENCON VIETNAM JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019;*
- *Pursuant to the Charter of Cencon Vietnam Joint Stock Company;*
- *Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders of Cencon Vietnam Joint Stock Company dated June 30, 2026.*

RESOLVES:

Article 1. To approve the Report of the Board of Management on the business performance in 2025 and the business plan for 2026 (in accordance with Report No. 01/2026/BC-BGĐ-CEN attached hereto).

Article 2. To approve the Report on the activities of the Board of Directors in 2025 and the plan for 2026 (in accordance with Report No. 02/2026/BC-HĐQT-CEN attached hereto).

Article 3. To approve the Report on the activities of the Supervisory Board in 2025 and the plan for 2026 (in accordance with Report No. 03/2026/BC-BKS-CEN attached hereto).

Article 4. To approve the audited Financial Statements for 2025 (in accordance with Proposal No. 04/2026/TTr-HĐQT-CEN).

Article 5. To approve the Proposal on the selection of the auditing firm for 2026 (in accordance with Proposal No. 05/2026/TTr-BKS-CEN).

Article 6. To approve the Proposal on remuneration for the Board of Directors and the Supervisory Board in 2025 and the remuneration plan for 2026; the profit distribution plan for 2025 and the projected profit distribution plan for 2026 (in accordance with Proposal No. 06/2026/TTr-HĐQT-CEN).

Article 7. To approve the Proposal on the adjustment of the policy for the establishment of a subsidiary (in accordance with Proposal No. 07/2026/TTr-HĐQT-CEN).

Article 8. To approve the Proposal on the dismissal and election of a replacement member of the Supervisory Board for the 2024–2029 term (in accordance with Proposal No. 08/2026/TTr-HĐQT-CEN).



Article 9. To approve the Proposal on the introduction of a candidate nominated by the Supervisory Board for the election of a replacement member of the Supervisory Board for the 2024–2029 term (in accordance with Proposal No. 09/2026/TTr-HĐQT-CEN), and the election results of the replacement member of the Supervisory Board. Mr. Tran Ngoc Son - Elected

Article 10. To approve the Proposal On the Update of Business Lines, Update of the Company's Head Office Address, and Amendments to the Company Charter (in accordance with Proposal No.10/2026/TTr-HĐQT-CEN).

Article 11. Implementation Provisions

This Resolution was approved by the 2026 Annual General Meeting of Shareholders of Cencon Vietnam Joint Stock Company and shall take effect from the date of signing.

Members of the Board of Directors, the Supervisory Board, and the Board of Management shall be responsible for implementing this Resolution and organizing its execution in accordance with their respective functions, applicable laws, and the Charter of the Company.

Recipients:

- *General Meeting of Shareholders;*
- *Board of Directors, Supervisory Board, and Board of Management;*
- *Filed at the Company Archives;*
- *Information Disclosure in accordance with regulations.*

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRMAN OF THE BOARD OF
DIRECTORS**



TRAN MANH SON



**MINUTES OF THE MEETING
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
CENCON VIETNAM JOINT STOCK COMPANY**

I. COMPANY INFORMATION

1. Company Name: Cencon Vietnam Joint Stock Company
2. Head Office Address: Lot 45-50B, Thuy Hoa Street, Lao Cai Ward, Lao Cai Province, Vietnam.
3. Enterprise Registration Certificate No. 0107268056 issued by the Hanoi Department of Planning and Investment on December 24, 2015, and amended for the 11th time by the Lao Cai Province Department of Finance on May 8, 2025.

II. TIME AND VENUE OF THE GENERAL MEETING

1. Time: Commencing at 8:30 a.m. on June 30, 2026.
2. Venue: Company Office, Lot 45-50B, Thuy Hoa Street, Lao Cai Ward, Lao Cai Province, Vietnam.

III. ATTENDEES

1. Shareholders and duly authorized representatives of shareholders (as registered in the attendance list);
2. Members of the Board of Directors, the Supervisory Board, the Board of Management, and employees of the Company.

IV. OPENING OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

1. Ms. Nguyen Thi Dung – Head of the Shareholder Eligibility Verification Committee, presented the Minutes of Verification of Shareholders' Eligibility to Attend the 2026 Annual General Meeting of Shareholders of Cencon Vietnam Joint Stock Company held on June 30, 2026 (the "Meeting"/"AGM"), as follows:

- The total number of shareholders of the Company as of the record date for determining the right to attend the 2026 Annual General Meeting of Shareholders (June 1, 2026): 1,699 shareholders, representing 21,712,440 voting shares of the Company.
- The total number of shareholders invited to attend the Meeting: 1,699 shareholders, representing 21,712,440 voting shares of the Company.
- As of 8:30 a.m. on June 30, 2026, the total number of shareholders attending the Meeting (including shareholders attending in person and by proxy) was 05 shareholders, representing 11,115,400 shares, accounting for 51.19% of the total voting shares of the Company.



Pursuant to the Law on Enterprises and the Charter of Cencon Vietnam Joint Stock Company, the 2026 Annual General Meeting of Shareholders of the Company satisfied all conditions for convening and conducting the Meeting.

2. Introduction of the Presidium and the Vote Counting Committee

Mr. Tran Manh Son – Chairman of the Board of Directors, acted as Chairman of the Meeting in accordance with regulations. The Chairman introduced the Presidium and the Vote Counting Committee as follows:

a. Presidium

- Mr. Tran Manh Son – Chairman of the Board of Directors – Chairman of the Meeting;
- Ms. Do Thi Thanh Xuan – Chief Accountant.

b. Vote Counting Committee

- Ms. Nguyen Thi Dung – Head of the Committee;
- Ms. Nguyen Thi Thanh – Member.

The Presidium and the Vote Counting Committee were unanimously approved by the General Meeting with 100% of the total voting rights represented by all attending and voting shareholders voting in favor.

3. Appointment of the Meeting Secretary

The Chairman appointed:

- Ms. Pham Thi Ninh Chi – Secretary of the Meeting.

4. Ms. Tran Thi Thanh Xuan presented the Regulations on Organization of the 2026 Annual General Meeting of Shareholders of Cencon Vietnam Joint Stock Company.

The Regulations on Organization of the 2026 Annual General Meeting of Shareholders were unanimously approved by the General Meeting with 100% of the total voting rights represented by all attending and voting shareholders voting in favor.

5. Approval of the Agenda of the 2026 Annual General Meeting of Shareholders

The Chairman presented the Meeting agenda as follows:

Item 1. Report of the Board of Management on the business performance in 2025 and the business plan for 2026.

Item 2. Report on the activities of the Board of Directors in 2025 and the plan for 2026.

Item 3. Report on the activities of the Supervisory Board in 2025 and the plan for 2026.

Item 4. Proposal on approval of the audited Financial Statements for 2025.

Item 5. Proposal on the selection of the auditing firm for 2026.

Item 6. Proposal on remuneration for the Board of Directors and the Supervisory Board in 2025 and the remuneration plan for 2026; profit distribution plan for 2025 and projected profit distribution plan for 2026.

Item 7. Proposal on adjustment of the plan for establishing a subsidiary.

Item 8. Proposal on the dismissal and election of a replacement member of the Supervisory Board for the 2024–2029 term.

Item 9. Proposal on introducing a candidate nominated by the Supervisory Board for election as a replacement member of the Supervisory Board for the 2024–2029 term.

Item 10. Proposal on the Update of Business Lines, Update of the Company's Head Office Address, and Amendments to the Company Charter

The agenda was unanimously approved by the General Meeting with 100% of the total voting rights represented by all attending and voting shareholders voting in favor.

V. REPORTS AND PROPOSALS PRESENTED TO THE GENERAL MEETING

1. The General Meeting heard Mr. Le Van Binh – Member of the Board of Directors and General Director present:

- The Report of the Board of Management on the business performance in 2025 and the business plan for 2026 (pursuant to Report No. 01/2026/BC-BGD-CEN attached hereto).
- The Proposal on the adjustment of the plan for establishing a subsidiary (pursuant to Proposal No. 07/2026/TTr-HDQT-CEN).

2. The General Meeting heard Mr. Tran Manh Son – Chairman of the Board of Directors present:

- The Report on the activities of the Board of Directors in 2025 and the plan for 2026 (pursuant to Report No. 02/2026/BC-HDQT-CEN attached hereto).
- The Proposal on remuneration for the Board of Directors and the Supervisory Board in 2025 and the remuneration plan for 2026; the profit distribution plan for 2025 and the projected profit distribution plan for 2026 (pursuant to Proposal No. 06/2026/TTr-HDQT-CEN).
- The proposal On the Update of Business Lines, Update of the Company's Head Office Address, and Amendments to the Company Charter (in accordance with Proposal No. 10/2026/TTr-HDQT-CEN).

3. The General Meeting heard Ms. Do Thi Thanh Xuan – Chief Accountant present:

- The audited Financial Statements for 2025 (pursuant to Proposal No. 04/2026/TTr-HDQT-CEN).

4. The General Meeting heard Ms. Vu Thi Hai Yen – Head of the Supervisory Board present:

- The Report on the activities of the Supervisory Board in 2025 and the plan for 2026 (pursuant to Report No. 03/2026/BC-BKS-CEN attached hereto).
- The Proposal on the selection of the auditing firm for 2026 (pursuant to Proposal No. 05/2026/TTr-BKS-CEN).

- The Proposal on the dismissal and election of a replacement member of the Supervisory Board for the 2024–2029 term (pursuant to Proposal No. 08/2026/TTr-HĐQT-CEN).
- The Proposal on the nomination of a candidate recommended by the Supervisory Board for election as a replacement member of the Supervisory Board for the 2024–2029 term (pursuant to Proposal No. 09/2026/TTr-HĐQT-CEN).

5. The General Meeting heard Ms. Nguyen Thi Dung – Head of the Vote Counting Committee present the Election Regulations for the election of a replacement member of the Supervisory Board for the 2024–2029 term at the 2026 Annual General Meeting of Shareholders of the Company.

The Election Regulations for the election of a replacement member of the Supervisory Board for the 2024–2029 term at the 2026 Annual General Meeting of Shareholders were unanimously approved by the General Meeting with 100% of the total voting rights represented by all attending and voting shareholders voting in favor.

VI. DISCUSSIONS AND SHAREHOLDERS' OPINIONS

The General Meeting unanimously agreed with all matters presented at the Meeting, and no additional opinions were raised.

VII. VOTING

The Chairman presided over the voting process on the matters set forth in the reports and proposals presented at the Meeting and conducted the election of a member of the Supervisory Board.

The Head of the Vote Counting Committee instructed shareholders on the voting and election procedures.

After shareholders completed the submission of voting ballots and election ballots, the ballot box was transferred to the vote-counting area for counting.

During the vote-counting process, the General Meeting took a recess.

VIII. VOTING RESULTS

Upon completion of the vote counting, Ms. Nguyen Thi Dung – Head of the Vote Counting Committee announced the voting results to the General Meeting as follows:

- Voting was conducted by ballot. Each ordinary share carried one (01) voting right.
- Total ballots issued: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending the Meeting.

As of 11:00 a.m., at the time of vote counting:

- Total ballots collected: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.

Including:

- Valid ballots: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Invalid ballots: 0 ballot, representing 0 voting rights, equivalent to 0% of the total voting rights of all shareholders attending and voting at the Meeting.

Voting Results for Each Agenda Item Were as Follows:

1. Report of the Board of Management on the business performance in 2025 and the business plan for 2026 (Report No. 01/2026/BC-BGD-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

2. Report on the activities of the Board of Directors in 2025 and the plan for 2026 (Report No. 02/2026/BC-HĐQT-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

3. Report on the activities of the Supervisory Board in 2025 and the plan for 2026 (Report No. 03/2026/BC-BKS-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

4. Proposal on approval of the audited Financial Statements for 2025 (Proposal No. 04/2026/TTr-HĐQT-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

5. Proposal on the selection of the auditing firm for 2026 (Proposal No. 05/2026/TTr-BKS-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

6. Proposal on remuneration for the Board of Directors and the Supervisory Board in 2025 and the remuneration plan for 2026; profit distribution plan for 2025 and projected profit distribution plan for 2026 (Proposal No. 06/2026/TTr-HĐQT-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.

- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

7. Proposal on the adjustment of the plan for establishing a subsidiary (Proposal No. 07/2026/TTr-HĐQT-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

8. Proposal on the dismissal and election of a replacement member of the Supervisory Board for the 2024–2029 term (Proposal No. 08/2026/TTr-HĐQT-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

9. Proposal on the nomination of a candidate recommended by the Supervisory Board for election as a replacement member of the Supervisory Board for the 2024–2029 term (Proposal No. 09/2026/TTr-HĐQT-CEN)

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

10. Proposal On the Update of Business Lines, Update of the Company's Head Office Address, and Amendments to the Company Charter (in accordance with Proposal No. 10/2026/TTr-HĐQT-CEN).

- Votes in favor: 05 ballots, representing 11,115,400 voting rights, equivalent to 100% of the total voting rights of all shareholders attending and voting at the Meeting.
- Votes against: 0 ballot, representing 0 voting rights, equivalent to 0%.
- Abstentions: 0 ballot, representing 0 voting rights, equivalent to 0%.

Ms. Nguyen Thi Dung – Head of the Vote Counting Committee announced to the General Meeting the results of the election for a replacement member of the Supervisory Board as follows:

- Each ordinary share carried one (01) vote for the election of a Supervisory Board member.
- Total election ballots issued: 05 ballots, representing 11,115,400 votes.

As of 11:05 a.m., at the time of vote counting:

- Total election ballots collected: 05 ballots, representing 11,115,400 votes.

Including:

- Valid ballots: 05 ballots, representing 11,115,400 votes.

- Invalid ballots: 0 ballot, representing 0 votes.

Results of the Election of a Replacement Member of the Supervisory Board for the 2024–2029 Term:

No.	Full Name	Position	Votes Received	Result
1	Tran Ngoc Son	Member of the Supervisory Board	11.115.400	Elected

IX. MATTERS APPROVED BY THE GENERAL MEETING

Based on the vote-counting results, the Company's Charter and the Law on Enterprises, the 2026 Annual General Meeting of Shareholders of the Company unanimously resolved as follows:

1. To approve the Report of the Board of Management on the business performance in 2025 and the business plan for 2026 (Report No. 01/2026/BC-BGD-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 2. To approve the Report on the activities of the Board of Directors in 2025 and the plan for 2026 (Report No. 02/2026/BC-HĐQT-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 3. To approve the Report on the activities of the Supervisory Board in 2025 and the plan for 2026 (Report No. 03/2026/BC-BKS-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 4. To approve the audited Financial Statements for 2025 (Proposal No. 04/2026/TTr-HĐQT-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 5. To approve the selection of the auditing firm for 2026 (Proposal No. 05/2026/TTr-BKS-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 6. To approve the remuneration for the Board of Directors and the Supervisory Board in 2025 and the remuneration plan for 2026; the profit distribution plan for 2025 and the projected profit distribution plan for 2026 (Proposal No. 06/2026/TTr-HĐQT-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 7. To approve the adjustment of the plan for establishing a subsidiary (Proposal No. 07/2026/TTr-HĐQT-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 8. To approve the dismissal and election of a replacement member of the Supervisory Board for the 2024–2029 term (Proposal No. 08/2026/TTr-HĐQT-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
 9. To approve the nomination of a candidate recommended by the Supervisory Board for election as a replacement member of the Supervisory Board for the 2024–2029 term (Proposal No. 09/2026/TTr-HĐQT-CEN) with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.
- To approve the dismissal of Mr. Ngo Thuong Hung from the position of Member of the Supervisory Board.
 - To approve the list of elected members of the Supervisory Board as follows: Mr. Tran Ngoc Son – Member of the Supervisory Board.

10. Proposal On the Update of Business Lines, Update of the Company's Head Office Address, and Amendments to the Company Charter (in accordance with Proposal No. 10/2026/TTr-HĐQT-CEN). with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.

X. APPROVAL OF THE RESOLUTION AND MINUTES OF THE GENERAL MEETING

Ms. Pham Thi Ninh Chi – Secretary of the Meeting presented the Minutes and the Resolution of the 2026 Annual General Meeting of Shareholders.

The Minutes and the Resolution were unanimously approved by the General Meeting with 100% of the total voting rights represented by all shareholders attending and voting at the Meeting voting in favor.

The General Meeting was adjourned at 11:30 a.m. on the same day.

Recipients:

*The General Meeting of
Shareholders;*

*Board of Directors, Supervisory
Board, Board of Management;*

*Archived at: Administration
Department, Office;*

*Information disclosure in
accordance with applicable
regulations.*

**MEETING
SECRETARY**



**PHAM THI
NINH CHI**

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRMAN OF THE MEETING**



TRAN MANH SON

REPORT
ON THE PERFORMANCE OF BUSINESS OPERATIONS IN 2025
AND THE ORIENTATION AND KEY TASKS FOR 2026

The Board of Management of Cencon Vietnam Joint Stock Company respectfully submits to the 2026 Annual General Meeting of Shareholders the report on the Company's business performance in 2025 and the business operation plan for 2026 as follows:

PART I

RESULTS OF BUSINESS OPERATIONS IN 2025

I. REPORT OF THE BOARD OF MANAGEMENT ON BUSINESS OPERATIONS IN 2025

In 2025, the Board of Management made every effort to implement and carry out the Company's business activities in accordance with the Company's strategic directions, under the close supervision and guidance of the Board of Directors and in line with the orientations set forth in the Resolution of the 2025 Annual General Meeting of Shareholders.

1. Personnel, Remuneration and Operating Expenses of the Board of Management

During 2025, there were no changes in the personnel of the Board of Management. The Board operated steadily with the following structure:

No.	Full Name	Position
1	Mr. Le Van Binh	Director

In 2025, Mr. Le Van Binh served as the Director of the Company. All operating expenses, transaction expenses, business trip expenses and other related expenses of the Board of Management were incurred and managed in compliance with the Company's internal regulations and policies.

2. Business Performance in 2025

In implementing the Company's 2025 business plan, the Board of Management hereby reports the following business results to the shareholders:

Unit: VND

No.	Item	Plan	Actual	Achievement Rate (%)
1	Total Revenue	100,000,000,000	79,396,420,460	79.40%
2	Charter Capital	217,124,400,000	217,124,400,000	100%
3	Profit After Tax	1,000,000,000	230,777,982	23.08%

No.	Item	Plan	Actual	Achievement Rate (%)
4	Dividend	0%	0%	-

(Source: Audited Financial Statements for 2025)

II. ASSESSMENT OF OPERATING ACTIVITIES

1. Core Business Activities

In 2025, the Company continued to maintain its trading activities in traditional frozen products and jewelry and precious metals. Total revenue reached VND 79,396,420,460, equivalent to 79.40% of the planned target. Profit after tax amounted to VND 230,777,982, achieving 23.08% of the annual plan.

The Company's business performance in 2025 did not meet the planned targets due to the challenging economic conditions affecting both the global economy and Vietnam, including geopolitical conflicts and economic slowdown. In addition, revenue from hotel operations had not yet been recognized during 2025 as the hotel project in Lao Cai Province remained in the process of completing transfer procedures and preparations for operation.

2. Investment Activities

Lan Huy Hoang Hotel, Restaurant and Tourism Project:

During 2025, the Company substantially completed the necessary procedures for acquiring the Lan Huy Hoang Hotel, Restaurant and Tourism Project and submitted the transfer application dossier to the Lao Cai Economic Zone Authority. However, up to the present time, the Company has not yet received an official response from the authority. The Company is currently coordinating with Duyen Hai Lao Cai One-Member Limited Liability Company and the Lao Cai Economic Zone Authority to finalize the required procedures and complete the project transfer at the earliest opportunity.

3. Finance and Accounting

- Strictly complied with accounting standards in preparing financial statements and ensured timely information disclosure in accordance with applicable regulations, thereby enhancing transparency for shareholders.
- Implemented effective management measures to optimize the utilization of capital in business operations.
- Restructured personnel to proactively manage accounting, finance and capital-related matters.

4. Information Disclosure and Stock Market-Related Activities

- Carried out periodic and extraordinary information disclosure in a timely and transparent manner in accordance with prevailing regulations.
- Fully complied with regulations applicable to listed public companies in the securities market.

5. Progress on the Establishment of a Representative Office pursuant to Proposal No. 08/2024 approved by the General Meeting of Shareholders on July 26, 2024

The Company is still in the process of surveying and selecting a suitable location in line with its

development strategy, market demand and investment budget.

6. General Assessment

The year 2025 was a challenging period for both the economy in general and Cencon Vietnam Joint Stock Company in particular. During the year, the Board of Management made significant efforts to implement business activities in accordance with the orientations approved by the 2025 Annual General Meeting of Shareholders and the resolutions and decisions of the Board of Directors, while actively seeking investment opportunities and reducing operating expenses. However, the planned targets were not achieved.

The Company's management is currently developing solutions to optimize business capital efficiency and implementing measures to achieve the Company's strategic objectives and business plans, thereby stabilizing operations and laying the foundation for sustainable growth in the coming years.

PART II

BUSINESS PLAN FOR 2026

Based on actual business conditions, ongoing projects and anticipated contracts to be implemented in 2026, the Company has developed the following business plan and respectfully submits it to the General Meeting of Shareholders for consideration and approval.

I. KEY TASKS FOR 2026

1. Key Financial Targets

Unit: VND

No.	Item	Actual 2025	Plan 2026
1	Total Revenue	79,396,420,460	80,000,000,000
2	Charter Capital	217,124,400,000	217,124,400,000
3	Profit After Tax	230,777,982	1,000,000,000
4	Dividend	0%	0%

2. Key Objectives

2.1 Business Operations

- Continue expanding asset scale and increasing investment in the jewelry and precious metals business as well as other traditional core products to enhance revenue and profitability.
- Focus on completing the transfer procedures and commencing operations of the Lao Cai Hotel project amid the strong recovery of Vietnam's tourism industry.
- Prioritize business segments with high profit margins and rapid capital turnover.
- Strengthen employee training and development programs to improve professional skills, productivity and service quality.

2.2 Investment Activities

- Complete the transfer procedures for the Lao Cai Hotel project in 2026 and commence

operations according to the following roadmap:

- By the fourth quarter of 2026, complete the ownership transfer procedures and prepare the hotel for operation. During this period, the Board of Directors will study various business development options, including construction of a new restaurant, warehouse facilities, commercial premises for lease or investment cooperation, and the development of a modern commercial and service center in Lao Cai City. Specific proposals will be carefully evaluated and submitted to shareholders in accordance with the Company's governance procedures.
- Closely monitor existing investments and develop divestment plans for underperforming investments while seeking new investment opportunities that maximize value for shareholders and the Company.
- Strengthen supervision of financial management, accounting practices and capital utilization across the Company.
- Ensure adequate funding for business operations, particularly for key projects and activities in 2026.
- Regularly review receivables and payables, especially advances, excess advances, intercompany balances and customer receivables.

II. SOLUTIONS FOR IMPLEMENTING THE 2026 BUSINESS PLAN

- Streamline the Company's organizational structure to improve efficiency, competitiveness and cost effectiveness.
- Enhance training programs for senior and middle management through professional leadership and management courses, while strengthening internal training for sales personnel.
- Recruit qualified personnel, particularly managers and sales staff with strong commitment and enthusiasm.
- Intensify efforts to identify potential customers and promote the Company's key products and services.
- Strengthen coordination among the Board of Directors, the Supervisory Board and the Board of Management to ensure effective implementation of strategic decisions.
- Enhance transparency in management and operations.
- Establish appropriate incentive and remuneration mechanisms for each department to maximize employee performance.
- Focus on implementing measures to remove CEN shares from trading restriction status as soon as possible.

The above is the Report on Business Performance in 2025 and the Business Plan for 2026.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Recipients:

- *General Meeting of Shareholders;*
- *Board of Directors and Supervisory Board;*
- *Archived..*


DIRECTOR
CÔNG TY
CỔ PHẦN
CENCON
VIỆT NAM
TP. LAO CAI - TP. LAO CAI
LE VAN BINH

**REPORT OF THE BOARD OF DIRECTORS
ON THE PERFORMANCE OF ITS DUTIES IN 2025**

AND THE OBJECTIVES, KEY TASKS AND RECOMMENDATIONS FOR 2026

The Board of Directors of Cencon Vietnam Joint Stock Company respectfully submits to the 2026 Annual General Meeting of Shareholders its report on the performance of the Board of Directors' duties and responsibilities in 2025.

I. RESULTS OF TASK IMPLEMENTATION IN ALL AREAS OF OPERATION

1. Assessment of Production and Business Performance in 2025

Based on the 2025 production and business plan approved by the 2025 Annual General Meeting of Shareholders, the Board of Directors assigned targets to the Board of Management and relevant departments, while directing and supervising the implementation thereof. The results achieved are as follows:

Đơn vị tính: đồng

No.	Item	2025 Plan	2025 Actual	Achievement vs. Plan (%)
1	Total Revenue	100.000.000.000	79.396.420.460	79,4%
2	Charter Capital	217.124.400.000	217.124.400.000	100%
3	Profit After Tax	1.000.000.000	230.777.982	23,08%
5	Dividend	0%	0%	-

(Source: Audited Financial Statements for 2025)

II. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025

The Board of Directors (BOD) operated in compliance with the Company Charter, the Law on Enterprises, the Law on Securities, and other relevant legal regulations. Meetings of the BOD were convened and conducted in accordance with the Company Charter and applicable laws. The BOD closely followed the direction set forth by the Resolution of the General Meeting of Shareholders (GMS) and the actual situation of the Company to formulate, direct, manage, and supervise the Company's operations in accordance with the approved resolutions.

1. Personnel

The Board of Directors of the Company maintained a stable structure in 2025, consisting of the following three members:

No.	Full Name	Position
1	Tran Manh Son	Chairman of the Board of Directors
2	Le Van Binh	Member of the Board of Directors
3	Nguyen Huu Thuong	Independent Member of the Board of Directors

2. Supervisory and Management Activities of the Board of Directors in 2025

In 2025, the Board of Directors held eight (08) meetings and issued Minutes and Resolutions as the basis for the Board of Management to implement business operations, including:

- Approved the liquidation of one Ford automobile bearing license plate No. 29H-147.68.
- Approved the liquidation of one Ford automobile bearing license plate No. 24A-258.44.
- Approved amendments to the Enterprise Registration Certificate.
- Approved the organization of the 2025 Annual General Meeting of Shareholders, with June 2, 2025 as the record date for determining shareholders eligible to attend the Meeting.
- Approved the time, venue, and agenda of the 2025 Annual General Meeting of Shareholders.
- Selected the auditing firm to perform the semi-annual financial statement review and the audit of the 2025 annual financial statements.
- Approved the dismissal of Mr. Pham Trung Hai from the position of Chief Accountant and the termination of his labor contract effective from November 1, 2025.
- Approved the appointment of Ms. Do Thi Thanh Xuan as Head of Accounting Department of Cencon Vietnam Joint Stock Company, effective from January 1, 2026.

3. Supervisory Activities over the Board of Management and Executive Officers

Within its roles, responsibilities, and authority, the Board of Directors carried out supervision, direction, and governance of the Company in accordance with applicable laws, the Company Charter, and resolutions of the General Meeting of Shareholders, specifically as follows:

- Closely monitored the activities of the Board of Management and executive officers to ensure the full implementation of resolutions issued by the Board of Directors and the timely handling of matters falling within the authority of the BOD, while creating favorable conditions for the management and operation of the Company.
- Supervised the management and execution of production and business activities in accordance with resolutions of the General Meeting of Shareholders.
- Monitored and reviewed the Company's business operations through reports and documents submitted by the Board of Management.
- Coordinated with the Supervisory Board in conducting inspections and supervision of the Company's business operations and management activities.
- Directed the strict compliance with reporting and information disclosure obligations in accordance with applicable regulations.
- Overall, in 2025, the Board of Management clearly recognized the Company's challenges and demonstrated flexibility in managing business operations, implementing decisive measures to enhance management efficiency and business performance. Based on the Company Charter and the Operational Regulations of the Board of Directors, the coordination between the Board of Directors and the Board of Management was close

and effective in guiding the Company's development and addressing operational difficulties and obstacles.

4. General Assessment of the Activities of the Board of Directors

- The Board of Directors maintained close, timely, and regular coordination with the Board of Management and the Supervisory Board in implementing resolutions of the General Meeting of Shareholders and the Board of Directors.
- All matters subject to decision by the Board of Directors were discussed and communicated fully, promptly, and in compliance with regulations to the Supervisory Board and the Board of Management.
- Proposals submitted by the Board of Management were duly reviewed, discussed, and addressed with timely guidance from the Board of Directors.
- The Company fully and promptly complied with resolutions of the General Meeting of Shareholders, the Board of Directors, and relevant regulations of the State.

5. Report on Remuneration and Income of the Board of Directors

- The total remuneration and income of the Board of Directors in 2025 amounted to VND 839,735,236. Specifically, the Chairman of the Board of Directors and executive BOD members received salaries corresponding to their management positions within the Company. Non-executive BOD members received remuneration of VND 1,000,000 per person per month.
- Operating expenses, transaction expenses, travel expenses, and other related expenses of the Board of Directors were incurred in accordance with the Company's internal regulations and policies.

6. Report on Transactions Between the Company, Subsidiaries, Companies Controlled by CEN with More Than 50% of Charter Capital, and Members of the Board of Directors and Their Related Persons; Transactions Between the Company and Enterprises in Which Board Members Were Founding Members or Managers Within the Three Years Preceding the Transaction

- None.

7. Activities of the Independent Member of the Board of Directors and Evaluation of the Board's Performance by the Independent Member

- Activities of the Independent Board Member: Cencon Vietnam Joint Stock Company has one Independent Member of the Board of Directors, Mr. Nguyen Huu Thuong. During 2025, the Independent Board Member performed his duties in accordance with the Company Charter and relevant legal regulations.
- Evaluation by the Independent Board Member: In 2025, the Board of Directors conducted all meetings as required by applicable laws and issued Minutes and Resolutions that served as the basis for the Board of Management to implement the Company's production and business activities.

III. OBJECTIVES AND TASKS FOR 2026

Fully recognizing the shortcomings and challenges encountered in 2025, the Board of Directors is committed to making every effort to ensure the Company's stable and sustainable development and to overcome difficulties in 2026 through the following key measures:

- Regularly inspect and supervise the implementation of signed contracts and ensure the efficient utilization of capital in order to accomplish the 2026 business plan.
- Promptly resolve outstanding issues relating to contracts signed in 2025 that have not yet been implemented.
- Focus on trading strategic products with high profit margins and rapid capital turnover.
- Closely monitor business operations in order to make timely and appropriate decisions and provide unified directions in line with actual business conditions.
- Innovate the growth model to ensure rapid and sustainable development, effectively combining extensive and intensive growth, with particular emphasis on improving quality and efficiency; mobilize and utilize available resources effectively while continuously enhancing productivity, quality, operational efficiency, and competitiveness.
- Continue to comprehensively reform management mechanisms, organizational structures, and scientific and technological activities, particularly management mechanisms, investment methods, and financial policies.
- Maintain quarterly Board of Directors meetings to formulate timely and flexible policies and resolutions and address issues arising during the course of business operations.
- Develop the Company's development strategy for the new period.
- Focus on remedial measures and promptly remove CEN shares from the restricted trading status.
- Strictly control investment activities and regularly review and evaluate investment performance in order to develop and implement appropriate response measures in the event of any decline in investment value.
- Complete the procedures for the acquisition of the hotel in Lao Cai during 2026 and put it into operation according to the following roadmap:
 - By the fourth quarter of 2026, complete the transfer and registration procedures for the Lao Cai Hotel and prepare for its operation. During this period, the Board of Directors will study various business development options, including the construction of additional restaurants, warehouses, and commercial facilities for lease or investment cooperation purposes, as well as developing a plan to build a new commercial and service center in Lao Cai City. Specific plans will be carefully assessed and calculated by the Board of Directors and reported to shareholders in accordance with its authority.
- The Board of Directors will continue to direct and supervise the Board of Management in achieving and exceeding the Company's targets for 2026 as follows:

Unit: VND

No.	Item	2025 Actual	2026 Plan
1	Total Revenue	79,396,420,460	80,000,000,000
2	Charter Capital	217,124,400,000	217,124,400,000
3	Profit After Tax	230,777,982	1,000,000,000
4	Dividend	0%	0%

The above is the report of the Board of Directors of Cencon Vietnam Joint Stock Company summarizing its operational results in 2025 and outlining its operational orientation for 2026. We sincerely welcome constructive comments and suggestions from our shareholders to help the

Board of Directors further enhance its effectiveness and develop the best strategies for the Company's stable and sustainable growth.

Following the approval of the contents of this report by the Annual General Meeting of Shareholders, the Board of Directors will develop a specific roadmap and implementation program based on a spirit of innovation, together with decisive and comprehensive management measures, to ensure the sustainable development of Cencon Vietnam Joint Stock Company.

On behalf of the Board of Directors, I would like to express my sincere gratitude for the support and confidence that our shareholders have placed in the Company throughout the past period.

Respectfully submitted to the General Meeting of Shareholders.

Recipients:

- *General Meeting of Shareholders;*
- *Supervisory Board, Board of Management;*
- *Archived at the Administration Department.*

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



TRAN MANH SON

