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Số: **33/2025/CBTT**

## **CÔNG BỐ THÔNG TIN** **INFORMATION DISCLOSURE**

**Kính gửi:** - Ủy Ban Chứng Khoán Nhà Nước  
- Sở giao dịch chứng khoán Tp.HCM.

**To:** - *The State Securities Commission.*  
- *Ho Chi Minh Stock Exchange.*

Công ty: **CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN CÔNG NGHIỆP –  
THƯƠNG MẠI CỬ CHI.**

Name of organization: *Cu Chi Commercial & Industrial Developing Investment*

Mã chứng khoán: **CCI**

Stock code: **CCI**

Địa chỉ trụ sở: **Ấp Bàu Tre 2, Xã Tân An Hội, Huyện Củ Chi, TP.HCM.**

Address: *Bau Tre 2 Hamlet, Tan An Hoi Commune, Cu Chi Province, HCM City.*

Điện thoại: **028. 38920587** Fax: **028.38921008.**

Tel: **028. 38920587** Fax: **028.38921008.**

Người thực hiện công bố thông tin: **Lê Văn Tư – TP. Tổ Chức – Hành Chánh**

Person conducts information disclosure: *Lê Văn Tư - Head of administrative organization department.*

Địa chỉ: **Ấp Bàu Tre 2, Xã Tân An Hội, Huyện Củ Chi, TP.HCM.**

Address: *Bau Tre 2 Hamlet, Tan An Hoi Commune, Cu Chi Province, HCM City.*

Điện thoại: **028. 38920587** Fax: **028.38921008.**

Tel: **028. 38920587** Fax: **028.38921008.**

Loại thông tin công bố:

định kỳ  Bất thường (24h)  Bất thường (72h)  Yêu cầu

Style of information disclosure:

Periodic  extraordinary (24 hours)  extraordinary (72 hours)  Request

**Nội dung công bố thông tin:**

**Content of disclosure:**

Công Ty Cổ Phần Đầu Tư Phát Triển Công Nghiệp – Thương Mại Củ Chi (CIDICO)  
xin công bố thông tin:

*Cu Chi Commercial & Industrial Developing Investment (CIDICO) published  
information below:*

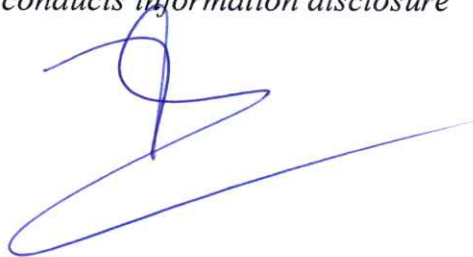


- **Biên bản họp Đại hội đồng cổ đông thường niên năm 2025**(đính kèm file PDF).  
*Minutes annual general meeting of shareholders in 2025 (attached PDF)*
- **Nghi quyết Đại hội đồng cổ đông thường niên năm 2025**(đính kèm file PDF).  
*Resolution annual general meeting of shareholders in 2025 (attached PDF)*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung thông tin đã công bố.

*We hereby certify that the information provided is true and correct and we bear the full responsibilities to the law.*

**NGƯỜI THỰC HIỆN CÔNG BỐ THÔNG TIN**  
*Person conducts information disclosure*



**Lê Văn Tư**

**TỔNG GIÁM ĐỐC**  
*General Director*



*Đoàn Minh Dũng*





## MINUTES ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2025

### I. GENERAL INFORMATION ABOUT THE COMPANY:

1. Company Name: Cu Chi Commercial & Industrial Developing Investment Joint Stock Company (CIDICO).
2. Head Office Address: Bau Tre 2 Hamlet, Tan An Hoi Commune, Cu Chi District, Ho Chi Minh City.
3. Business Registration Certificate No.: 0302704764 initially registered on August 27<sup>th</sup>, 2002; 12<sup>th</sup> amendment registered on August 7<sup>th</sup>, 2024.
4. Business Registration Authority: Ho Chi Minh City Department of Planning and Investment.
5. Stock code: CCI.

### II. TIME AND VENUE:

1. Time: The Annual General Meeting of Shareholders 2025 of CIDICO was held at 08:00 AM on March 28<sup>th</sup>, 2025.
2. Venue: Conference Hall, CIDICO Office – D3 Road, Northwest Cu Chi Industrial Park, Bau Tre 2 Hamlet, Tan An Hoi Commune, Cu Chi District, Ho Chi Minh City.

### III. OPENING MEETING PARTICIPANTS:

#### 1. Statement of purpose and introduction of the delegates.

On behalf of the Organizing Committee, Mr. Tran Long Thuan announced the purpose of the meeting and introduced the attending delegates.

#### 2. Report on the Procedures for Meeting Eligibility:

After verifying the required conditions, Mr. Pham Van Hau – Head of the Supervisory Board and Head of the Shareholder Qualification Verification Committee – reported the results as follows:

- Total number of shares issued according to the Company's Charter: 17,743,865 common shares.

- Total number of shareholders invited to the meeting: 386 shareholders, representing 17.541.105 voting shares, accounting for 100% of the total voting shares (based on the shareholder list as of February 26<sup>th</sup>, 2025).

- Total number of shareholders and authorized representatives attending: 103 shareholders, corresponding to 16.491.322 shares, accounting for 94% of the total voting shares.

Based on the Law on Enterprises and CIDICO's Charter of Organization and Operation, the Annual General Meeting of Shareholders 2025 meets the conditions to proceed.

### **3. Approval of the Presidium and the Secretariat of the Meeting:**

On behalf of the Organizing Committee, Mr. Tran Long Thuan introduced the list of members of the Presidium and the Secretariat of the Meeting as follows:

#### **\* Presidium:**

1. Mr. Phan Van Toi – Chairman of the Board of Directors.
2. Mr. Nguyen Viet Truong An – Vice Chairman of the Board of Directors
3. Mr. Doan Minh Duy – Member of the Board of Directors, General Director

The General Meeting unanimously approved 100% of the Presidium list as introduced.

#### **\* Secretariat of the Meeting:**

1. Mrs Luong Thi Xuan.
2. Mrs Nguyen Thuy Tra My.

The General Meeting unanimously approved 100% of the Secretariat list as introduced.

### **4. Approval of Regulations on working procedures of the Annual General Meeting of Shareholders in 2025.**

On behalf of the Organizing Committee, Mr. Tran Long Thuan presented the Regulations on working procedures of the Annual General Meeting of Shareholders in 2025, which consist of 09 Articles.

The General Meeting unanimously approved 100% of the Regulations on working procedures of the Annual General Meeting of Shareholders in 2025 as introduced.

### **5. Approval of the Agenda and Contents of the Meeting:**

On behalf of the Organizing Committee, Mr. Tran Long Thuan presented the agenda and contents of the Meeting as follows:

1. Report on business results in 2024 and operation plan for 2025.
2. Report on the activities of the Board of Directors in 2024.
3. Report on the activities of the Supervisory Board in 2024.
4. Proposal on selecting the financial audit unit for 2025.

5. Report on the financial audit results of the company in 2024 by Viet Standard Auditing and Consulting Co., Ltd.
6. Proposal on fund allocation and dividend distribution for 2024.
7. Proposal on the reward fund allocation for the Board of Directors and the Supervisory Board in 2025.
8. Break time.
9. Discussion by delegates on the above contents 1, 2, 3, 4, 5, 6, 7.
10. Voting on the above contents.
11. The Secretariat presents the Meeting Minutes for approval.
12. The Presidium presents the General Meeting Resolution for approval.
13. Closing the general meeting.

The General Meeting of Shareholders unanimously approved 100% of the agenda and working contents presented by Mr. Tran Long Thuan, with no additional comments, omissions, or modifications.

#### **IV. WORKING CONTENTS:**

1. **Mr. Doan Minh Duy - Member of the Board of Directors, General Director of the Company Report on business performance in 2024 and Operation plan in 2025.**

- a. **Business performance in 2024 includes the following indicators:**

*Unit: million VND*

<b>Indicators</b>	<b>2024 plan</b>	<b>2024 actual</b>	<b>Actual/ Plan 2024</b>	<b>Actual 2024/ 2023</b>
Revenue	472.608	445.061	94%	97%
Cost of Goods Sold	400.088	382.842	96%	101%
Selling Expenses	21.521	13.968	65%	74%
Administrative & Other Expenses	17.811	6.950	39%	25%
Profit Before Tax	33.187	41.302	124%	130%
Profit After Tax	26.550	32.828	124%	131%
Dividend Payment	From 13%	16%		

*(According to the audited business performance results)*

- b. **Business plan for 2025, including the following indicators:**

- **Financial indicators:**

Indicator	2024 Actual	2025 Plan	Increase/ Decrease	% 2025 Plan/ 2024 Actual
Revenue	445.061	472.068	27.007	106%
Profit Before Tax	41.302	41.567	265	101%
Profit After Tax	32.828	33.253	425	101%
Dividend Distribution	16%	from 16%		

**- Non - Financial indicators:**

No	Projects / Tasks	Objective for 2025
1	Enhancing the operational efficiency of the current petroleum retail store system	Continue enhancing the efficiency of the petroleum retail store system. Reduce the number of stores with negative profitability.
2	Developing the petroleum distribution agent system	Ensure the minimum number of agents as required for distribution traders.
3	Expanding the petroleum retail store system.	Develop new petroleum retail stores depending on favorable market conditions and estimated economic efficiency.
4	Service & Commercial Center Land - 1.70ha	Continue to deploy leasing according to the plan agreed by the Board of Directors in Resolution No. 33/NQ-HĐQT dated October 28, 2022. Support partners in completing investment certificate registration procedures.
5	Resettlement Area Project – 3.38ha	The City People's Committee promulgates decision on project investment. Develop and appraise the 1/500 detailed plan, register land use planning, and convert land use purposes.
6	Expansion of Tay Bac Cu Chi Industrial Park (173.26 ha)	Complete investment procedures; extend and adjust certain details in the investment registration certificate for the expanded industrial park; continue proactive project implementation based on the Board of Directors' approved resolution No. 30/NQ-HĐQT dated May 17 <sup>th</sup> , 2022.
7	Dinh Kien – Social Housing Project	Follow up information and progress of dossier processing at the Department of Construction.
8	Land in Tan Thong Hoi Commune	Implement the investment project and carry out necessary procedures with government authorities.

No	Projects / Tasks	Objective for 2025
9	Wastewater Treatment Plant Upgrade Project	Execute implementation steps to complete construction and final acceptance within the year.

2. **Mr. Nguyen Viet Truong An – Vice Chairman of the Board of Directors reports on the activities of the Board of Directors of the Company in 2024.**
3. **Mr. Pham Van Hau – Head of the Supervisory Board of CIDICO reports on the activities of the Supervisory Board in 2024.**
4. **Mr. Pham Van Hau – Head of the Supervisory Board of CIDICO presents the proposal on authorizing the Board of Directors to select an independent auditing company for 2025.** The Supervisory Board proposes the following three auditing firms:
  - Vietvalues Assurance & Consulting Co, LTD. Address: 33 Phan Van Khoe, Ward 13, District 5, Ho Chi Minh City; Website: [www.vietvalues.com](http://www.vietvalues.com).
  - MOORE AISC AUDITING AND INFORMATICS SERVICES COMPANY LIMITED; Address: 389A Dien Bien Phu, Ward 4, District 3, Ho Chi Minh City. Website: [www.aisc.com.vn](http://www.aisc.com.vn).
  - Auditing And Consuting Co., LTD.; Address: 02 Truong Son, Ward 2, Tan Binh District, Ho Chi Minh City; Website: [www.a-c.com.vn](http://www.a-c.com.vn).
5. **Mr. Nguyen Thanh Sang – General Director of Vietvalues Assurance & Consulting Co, LTD reports on the audit results of CIDICO in 2024.**
6. **Mr. Doan Minh Duy – Member of the Board of Directors presents the proposal on the allocation of funds and dividend distribution for 2024, specifically as follows:**

Unit: Milion dong

Indicator	Actual
Revenue	445.061.444.460
Total cost	403.759.872.589
Profit Before Tax	41.301.571.871
Corporate income tax	9.182.282.708
Profit After Tax	32.827.950.428

Based on the above results, the General Meeting of Shareholders approves the allocation of funds and dividend distribution for 2024 as follows:

*Đơn vị tính: VNĐ*

No	Indicators	Allocation Rate	Amount
<b>Net Profit After Tax for Distribution:</b>			<b>32.827.950.428</b>
1	the Reward Fund for the Board of Directors and the Supervisory Board		893.295.043
	- Company achieves the planned net year profit	01% of the planned after-tax profit	265.500.000
	- Company exceeds the planned net year profit	10% of the excess after-tax profit	627.795.043
<b>Net Profit After Tax for Fund Allocation &amp; Dividend Payment (a):</b>			<b>31.934.655.385</b>
1	<b>Dividend payment for 2024 at 16% (VND 1,600/share) (excluding 202,760 treasury shares)</b>	<b>88% (a)</b>	<b>28.065.768.000</b>
2	Allocation to the Bonus Fund	7% (a)	2.235.425.877
3	Welfare Fund	5% (a)	1.633.461.508

**7. Mr. Nguyen Viet Truong An – Vice Chairman of the Board of Directors presents the proposal on the establishment of the reward fund for the Board of Directors and the Supervisory Board in 2025, as follows:**

- Company achieves the planned net year profit: 01% of the planned after-tax profit.
- Company exceeds the planned net year profit: 10% of the excess after-tax profit.

**8. Break time.**

**9. Discussion by delegates on the above contents:**

**\* Shareholder - Mrs. Nguyen Ke Hue (Shareholder Code: 107) shares opinion:**

The Executive Board and the Board of Directors have made great efforts in setting targets, with this year's revenue is higher than last year in the current difficult economic situation. I highly appreciate the efforts of the Executive Board and the Board of Directors in increasing the dividend payout ratio from 13% to 16%. I hope the dividend payout ratio will always remain at 16% or higher. Thank you very much for the efforts of the Executive Board and the Board of Directors.

**10. Voting on the above content:**

10.1. Report on the business results in 2024 and the operation plan for 2025.



**The General Meeting votes 16.491.322 shares /16.491.322 shares – achieving a ratio of 100%.**

10.2. Report on the activities of the Board of Directors in 2024.

**The General Meeting votes 16.491.322 shares/16.491.322 shares – achieving a ratio of 100%.**

10.3. Report on the activities of the Supervisory Board in 2024.

**The General Meeting votes 16.491.322 shares/16.491.322 shares – achieving a ratio of 100%.**

10.4. Proposal on authorizing the Board of Directors of CIDICO to select an auditing company for 2025.

**The General Meeting votes 16.491.322 shares/16.491.322 shares – achieving a ratio of 100%.**

10.5. Report on the financial audit results of the company in 2024 by Viet Standard Auditing and Consulting Co., Ltd.

**The General Meeting votes 16.491.322 shares/16.491.322 shares – achieving a ratio of 100 %.**

10.6. Proposal on fund allocation and dividend distribution for 2024.

**The General Meeting votes 16.491.322 shares/16.491.322 shares – achieving a ratio of 100 %.**

10.7. Proposal on the reward fund allocation for the Board of Directors and the Supervisory Board in 2025.

**The General Meeting votes 16.491.322 shares /16.491.322 shares – achieving a ratio of 100%.**

11. Ms. Nguyen Thuy Tra My, on behalf of the Secretariat of the General Meeting, presents the minutes before the General Meeting of Shareholders.

**The General Meeting votes 16.491.322 shares/16.491.322 shares – achieving a ratio of 100%.**

12. Mr. Nguyen Viet Truong An, on behalf of the Presidium, presents the Resolution before the General Meeting of Shareholders.

**The General Meeting votes 16.491.322 shares/16.491.322 shares – achieving a ratio of 100 %.**

13. Mr. Tran Long Thuan, on behalf of the Organizing Committee, declares the closing of the General Meeting.

**The General Meeting concludes at 10: 45 AM, on the same day.**

**Secretary of the General Meeting**



**Luong Thi Xuan**



**Nguyen Thuy Tra My**

**President of the General Meeting**



**Phan Van Toi**



## RESOLUTION

### ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

### ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025 CU CHI COMMERCIAL AND INDUSTRIAL DEVELOPING INVESTMENT JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 of the National Assembly of the Socialist Republic of Vietnam, passed on June 17<sup>th</sup>, 2020;
- Pursuant to the Charter on the organization and operation of Cu Chi Commercial & Industrial Developing Investment Joint Stock Company (CIDICO), as approved by the General Meeting of Shareholders;
- Pursuant to the Minutes of the Annual General Meeting of Shareholders 2025, held at 08:00 AM on March 28<sup>th</sup>, 2025, at the Company’s Office Hall (2nd Floor), with 103 shareholders and authorized representatives attending, representing 16.491.322 shares /17.541.105 shares, accounting for 94% of the total voting shares.

### RESOLUTION:

**Article 1: Contents:**

**1. The General Meeting unanimously approves the Business Performance Report for 2024 and the Business Plan for 2025, with a total of 16.491.322 shares approving out of 16.491.322 shares, achieving an approval rate of 100%. The details are as follows:**

*a) Business performance results in 2024 include the following indicators:*

*Unit: million VNĐ*

Indicator	Plan 2024	Actual 2024	Actual/Plan 2024	Actual 2024/2023
Revenue	472.608	445.061	94%	97%
Cost of Goods Sold	400.088	382.842	96%	101%
Selling Expenses	21.521	13.968	65%	74%

Administrative & Other Expenses	17.811	6.950	39%	25%
Profit Before Tax	33.187	41.302	124%	130%
Profit After Tax	26.550	32.828	124%	131%
Dividend Distribution	From 13%	16%		

(Based on audited business performance results)

**b) Business Plan for 2025, including the following indicators:**

**- Financial indicators:**

Unit: million VND

Indicator	Actual 2024	Plan 2025	Increase/Decrease	Plan 2025 / Actual 2024
Revenue	445.061	472.068	27.007	106%
Profit Before Tax	41.302	41.567	265	101%
Profit After Tax	32.828	33.253	425	101%
Dividend Distribution	16%	From 16%		

**- Non - Financial indicators:**

No	Projects / Tasks	Goals 2025
1	Enhancing the operational efficiency of the current petroleum retail store system	Continue enhancing the efficiency of the petroleum retail store system. Reduce the number of stores with negative profitability.
2	Developing the petroleum distribution agent system	Ensure the minimum number of agents as required for distribution traders.
3	Expanding the petroleum retail store system.	Develop new petroleum retail stores depending on favorable market conditions and estimated economic efficiency.
4	Service & Commercial Center Land - 1.70ha	Continue to deploy leasing according to the plan agreed by the Board of Directors in Resolution No. 33/NQ-HĐQT dated October 28, 2022. Support partners in completing investment certificate registration procedures.
5	Resettlement Area Project - 3.38ha	The City People's Committee promulgates decision on project investment. Develop and appraise the 1/500 detailed plan, register land use planning, and convert land use purposes.

No	Projects / Tasks	Goals 2025
6	Expansion of Tay Bac Cu Chi Industrial Park (173.26 ha)	Complete investment procedures; extend and adjust certain details in the investment registration certificate for the expanded industrial park; continue proactive project implementation based on the Board of Directors' approved resolution No. 30/NQ-HĐQT dated May 17 <sup>th</sup> , 2022.
7	Dinh Kien – Social Housing Project	Follow up information and progress of dossier processing at the Department of Construction.
8	Land in Tan Thong Hoi Commune	Implement the investment project and carry out necessary procedures with government authorities.
9	Wastewater Treatment Plant Upgrade Project	Execute implementation steps to complete construction and final acceptance within the year.

2. **The General Meeting unanimously approved the Report on the activities of the Board of Directors in 2024 and the Plan for the activities of the Board of Directors in 2025, with a total of 16.491.322 shares in favor / 16.491.322 shares – achieving an approval rate of 100%.**
3. **The General Meeting unanimously approved the Report on the activities of the Supervisory Board in 2024, with a total of 16.491.322 shares in favor /16.491.322 shares – achieving an approval rate of 100%.**
4. **The General Meeting unanimously approved the Proposal on authorize the Board of Directors to select the audit firm for 2025, with a total of 16.491.322 shares in favor/ 16.491.322 shares – achieving an approval rate of 100%.**
5. **The General Meeting unanimously approved the Report on CIDICO's audited financial results for 2024, with a total of 16.491.322 shares in favor/16.491.322 shares – achieving an approval rate of 100%.**
6. **The General Meeting unanimously approved the Proposal on fund allocation and dividend distribution for 2024, with a total of 16.491.322 shares in favor /16.491.322 shares – achieving an approval rate of 100%, with details as follows:**

*Unit: VNĐ*

Indicator	Actual Performance
Total Revenue	445.061.444.460
Total Expenses	403.759.872.589
Profit Before Tax	41.301.571.871
Corporate Income Tax	9.182.282.708
Profit After Tax	32.827.950.428

Based on the above results, the General Meeting of Shareholders approved the allocation of funds and dividend distribution for 2024 as follows:

Unit: VND

No.	Indicators	Allocate rate	Amount
<b>Profit after tax available for distribution:</b>			<b>32.827.950.428</b>
1	Board of Directors (BOD) and Supervisory Board (SB) Bonus Fund		893.295.043
	- Company achieves the planned net year profit	01% of the planned after-tax profit	265.500.000
	- Company exceeds the planned net year profit	10% of the excess after-tax profit	627.795.043
<b>Net Profit After Tax for Fund Allocation &amp; Dividend Payment (a):</b>			<b>31.934.655.385</b>
1	<b>Dividend payment for 2024 at 16% (VND 1,600/share) (excluding 202,760 treasury shares)</b>	<b>88% (a)</b>	<b>28.065.768.000</b>
2	Allocation to the Bonus Fund	<b>7% (a)</b>	<b>2.235.425.877</b>
3	Welfare Fund	<b>5% (a)</b>	<b>1.633.461.508</b>

7. **The General Meeting unanimously approved the Proposal on the allocation of the Board of Directors and Supervisory Board bonus fund for 2025, with a total of 16.491.322 shares in favor/16.491.322 shares – achieving an approval rate of 100%, with details as follows:**

- The company achieves the planned net year profit : **Allocate 1% of the planned after-tax profit as a reward.**
- the company exceeds the planned net year profit: **Allocate 10% of the excess after-tax profit as a reward.**

**Article 2. Implementation Provisions:**

1. This Resolution takes effect from the date of signing. All shareholders, members of the Board of Directors, members of the Supervisory Board, the Executive Board, and all employees of Cu Chi Commercial & Industrial Developing Investment Joint Stock Company (CIDICO) are responsible for implementing this Resolution.
2. The Board of Directors is authorized to successfully execute this Resolution.

**Recipients:**

- All Company Shareholders;
- Members of the Board of Directors and Supervisory Board;
- Archived by the BOD and Office.

**ON BEHALF OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

**CHAIRPERSON**



*Phan Văn Côi*