VIENTIANE CENTER
ວຽງຈັນເຊັ້ນເຕີ
ບໍລິສັດ ວຽງຈັນເຊັ້ນເຕີ ລາວ ມະຫາຊົນ
VIENTIANE CENTER LAO PUBLIC COMPANY
ຖະໜົນຄຸວຽງ, ບ້ານໜອງຈັນ, ເມືອງ ສີສັດຕະນາກ, ນະຄອນຫຼວງວຽງຈັນ, ໂທ ແລະ ແຟັກ: (+856) 21 228299
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Vientiane Center Lao Public Company
Annual Report for the year 2025

1. Company Information

1.1 Vision

VCL aims to establish itself as Laos' premier commercial brand and create the "shopping center, office center, financial center and exhibition center" in Laos.

1.2 Mission

To bring a more fulfilling urban lifestyle to Laos.

1.3 Company Introduction

Vientiane Center Lao Public Company (the Company),established on November 30 2017, was a subsidiary of VCL established by North Nongchan Complex Development Co., Ltd. (briefly “NNCD”), a joint venture between China Yunnan Construction and Investment Holding Group Co., Ltd. and Krittaphong Group Co., Ltd, through the spin-off of high-quality assets. It was listed on Lao Securities Exchange on May 31 2019 with the stock code of VCL.

The company's scope of business is real estate development for sale and lease, specifically including retail store rentals and sales, office rentals and sales, event venue rentals, advertising space rentals, and large-scale joint ventures. The Vientiane Center shopping mall and office project, which the company operates, has attracted well-known businesses such as Bank of China, Miniso, Major Platinum Cineplex, and large multinational corporations like Korea Western Power Co., Ltd, Prudential Insurance, DKSH, and Datang Group, through brand building, service enhancement, and business model adjustments. Currently, Vientiane Center has been initially developed into a "shopping center, office center, financial center, and exhibition center" in Laos, making it the leading commercial brand in Laos and hailed by the governments of China and Laos as a model for China-Laos cooperation.

1.4 General Information of the Company

1.4.1 Location

The office is located at KhouVieng Road, Nongchan Village, Sisattanak District, Vientiane Capital.

1.4.2 Contact Information

Tel: (+ 856-21) 228299

Fax: (+ 856-21) 228299

Website: http://www.vclao.com/

1.4.3 Registered capital

The registered capital as of March 24, 2026 is 147,199,900,000 kip.

1.4.4 Shareholder Information

As of March 24, 2026, the status of shareholders holding 5% or more of the shares is as follows:

1. North NongChan Complex Development Co., Ltd. held 95,999,200 shares, accounting for 65.2169% of the total shares.

2. Lao-China Securities Company Limited held 49,482,600 shares, accounting for 33.6159% of the total shares.

2. Management Discussion and Analysis

2.1 Principal Activities of the Company

Vientiane Center Public Company (the "Company") holds a portion of retail shop and office assets within the Vientiane Commercial and Tourism Center. As of now, the Company owns 5,827.48 m² of retail shop space, including its joint operation with Major Platinum Cinecomplex, the first international cinema chain in Laos; 5,105.33 m² of office space; and 591.62 m² of event space. The Company's total property assets amount to 11,524.43 m². The Company's principal activities include shop and office leasing, event space leasing within the mall, and joint operations.

2.2 Industry and Market

In 2025, Laos' macroeconomic situation improved significantly. After four consecutive years of economic difficulties, the economy gradually stabilized and recovered through a series of policy reforms and external demand. Driven mainly by tourism, transport services, and steady expansion in energy, mining, and manufacturing, the country's GDP grew by 3.5% (IMF). Thanks to continued monetary tightening, strengthened foreign exchange management measures, and government fiscal consolidation, the kip exchange rate gradually stabilized after years of sharp fluctuations, and inflationary pressures eased. The China–Laos Railway continued to play a key role as a regional connectivity hub, significantly lowering cross-border logistics costs and boosting trade and tourism growth. Rising merchandise exports, tourism recovery, higher transport service revenues, and foreign direct investment

supported the gradual rebuilding of foreign exchange reserves, enhancing Laos' resilience to external shocks.

With the improvement in Laos' macroeconomic situation, new foreign investment increased notably, and more clients entered the Lao market. Activity in the shop and office leasing market began to recover. The Company adjusted its leasing policies accordingly, stepped up its leasing efforts, and saw overall positive trends across its operating segments.

At the same time, new investment in Vientiane's commercial real estate sector increased significantly. Real estate projects within the Vientiane Center catchment area, such as Lao Center and Shengbo One, began construction, which will increase future supply of commercial and office space. Competitors around Vientiane Center, such as Naga Mall and Vientiane Life Center, have been attracting shop and office tenants with more flexible terms, creating competition and customer diversion, thereby intensifying market competition. In response to the current industry situation, Vientiane Center will continue to strengthen its investment and leasing efforts, improve service quality, optimize tenant mix, enhance customer loyalty, and steadily reinforce its brand image and market position.

2.3 Significant Business Developments

While continuously improving office property service quality, Vientiane Center actively expanded new clients. Among the office space attributable to the Company, new tenants include Datang Group's Sarakham Company and Chuangqi Law Firm, bringing the total number of tenant enterprises to 19 as of the end of 2025. As of end-2025, the shop occupancy rate attributable to the Company stood at 98.66%, and the office occupancy rate at 90.08%. The mall's retail segment remained stable.

In the mall event segment, Vientiane Center hosted a total of 56 large and medium-sized events. The quality and impact of its signature events continued to improve. Representative events include Laos' first Maker Fair, Korean Cultural Experience Event, 2025 Laos-China Product Promotion Fair, "Wings of Peace" China-Laos Photography and Art Exhibition, Wuling and Jetour Auto Roadshow, World Handicap Day, Lao National E-Sports Championship, Lao National Productivity Festival, Sports Dance and Bodybuilding events of the 12th Lao National Games, Yunnan "Belt and Road" Lao-Chinese Oral Skills Tour Competition, Yunnan "Belt and Road" Model Labor and Skills Competition, and the 2025

Lao Table Tennis Club Championship. The Company also actively expanded cooperation with enterprises, schools, and other institutions, launching employee meal benefits, movie group-buying programs, and other initiatives that boosted mall consumption.

In the joint operation segment, the joint-operator Major Cinema introduced popular films such as Captain America, The Legend of the Condor Heroes: The Gallants, John Wick: Chapter 4, Ne Zha 2, and Zootopia 2, enriching movie choices and enhancing customer traffic. It also organized group-buy movie events for the Chinese Embassy in Laos, and in collaboration with the China Chamber of Commerce in Laos and the China Yunnan Construction and Investment Holding Group Co., Ltd.'s Laos regional headquarters, held a Ne Zha 2 viewing event in Laos, promoting excellent Chinese culture and raising Vientiane Center's influence within the Chinese-invested enterprise community.

2.4 The Company's Key Financial Indicators for the year 2025

2.4.1 Revenue

For the year of 2025, the Company achieved total operating revenue of 26,291,230,325.00 kip (aggregate of total operating income and property sales revenue), representing a year-on-year increase of 14.32%. This comprised shop rental income of 7,416,048,626.00 kip, office rental income of 13,279,185,224.00 kip, joint operation income of 1,878,070,963.00 kip, event space rental income of 658,692,378.00 kip, billboard rental income of 123,303,368.00 kip, and other income of 2,935,929,766.00 kip.

The increase in the Company's operating revenue in 2025 is attributable to the following factors: First, with the sustained recovery of economic activities in Laos and neighboring countries in 2025, regional market activity improved significantly, releasing demand for commercial leasing. Second, the Company seized market opportunities by proactively stepping up its leasing and promotional efforts, effectively increasing the occupancy rates of its shops and offices, which directly drove growth in leasing revenue. Third, the Company sold one office unit during the year, resulting in an increase in sales revenue.

2.4.2 Profit and Loss

For the year of 2025, the Company's operating expenses amounted to 14,578,970,948.00 kip, representing a year-on-year increase of 24.94%. This increase was mainly due to higher operating management expenses: first, to meet growing demand from international visitors

and improve property quality and customer experience, the Company continued to repair and upgrade shop and office facilities during the reporting period, leading to corresponding increases in related expenditures; second, as market activity picked up and visitor numbers increased, the Company expanded the leased area or faced higher rental rates for temporary parking lots to alleviate parking pressure and improve supporting services, resulting in a concurrent rise in leasing costs. Profit before tax was 12,502,609,158.00 kip, income tax expense was 2,829,889,317.00 kip, and net profit was 9,672,719,841.00 kip, a year-on-year decrease of 49.77%.

The decrease in net profit was attributable to: first, the Company leasing parking spaces and providing them to customers to meet customer needs; second, carrying out renovation and repairs to the mall and office buildings to improve overall customer satisfaction, which increased costs.

2.4.3 Total assets

As of December 31, 2025, the Company's total assets amounted to 344,883,732,672.00 kip, representing a year-on-year increase of 2.59% from 2024.

The increase in assets was attributable to: first, the acquisition of new assets in 2025; second, higher occupancy rates for the mall and office assets, leading to a year-on-year increase in tenant rent receivables.

2.4.4 Total liabilities

As of December 31, 2025, the Company's total liabilities amounted to 53,065,727,511.00 kip, representing a year-on-year decrease of 0.41% from 2024.

The decrease in liabilities was attributable to the fact that during the reporting period, as certain business contracts expired or were fully performed, the Company refunded deposits and performance guarantees previously collected from customers or suppliers.

3. 3. Possible Risks

3.1 Mall Leasing and Operations: First, the growth in commercial space and the number of shops in Vientiane outpaces the growth in consumer numbers and spending power, leading to a relative oversupply of commercial space across Vientiane and in the 商圈 (catchment area) around Vientiane Center. This may result in tenant diversion for Vientiane Center, a decline in shop rental levels, and lower occupancy rates and company revenue. Second, local

commercial resources in Laos are limited, and the lead time to attract and onboard multinational enterprises and tenants is long, which may cause the Company's operating revenue growth to fall short of expectations.

3.2 Office Leasing and Operations: First, the overall environment on certain floors needs urgent improvement, and tenant willingness to move in is low, requiring increased investment to upgrade the common areas to attract tenants. Second, new integrated office properties have recently come onto the market in areas of Vientiane such as Vientiane Life Center, Thatluang Economic Zone, Latsavong Plaza, and Sanjiang Market, leading to a significant increase in the supply of leasable office space, intensifying competition and increasing downward pressure on prices.

4. Organizational Structure of the Board of directors and the Committees

4.1 Board of Directors

4.1.1 Members of the Board of Directors

The Board of Directors of Vientiane Center Lao Public Company consists of 11 members:

- Mr. He Jun: Chairman; Number of shares: 0; Salary: 0
- Ms. Orlathai Santikongkha: Vice Chairman; Number of shares: 0; Salary: 0
- Mr. Bulapha Santikongkha: Member of the Board; Number of shares: 0; Salary: 0
- Mr. Wang Weikun: Member of the Board; Number of shares: 0; Salary: 0
- Mr. Wu Xinghua: Member of the Board; Number of shares: 0; Salary: 0
- Mr. Luo Xiaodong: Member of the Board; Number of shares: 5,000; Salary: 0
- Mr. Lei Yaohai: Member of the Board; Number of shares: 4,900; Salary: 0
- Mr. Xiao Yong: Independent Member; Number of shares: 0; Salary: 0
- Ms. Zhang Tianyi: Independent Member; Number of shares: 0; Salary: 0
- Mr. Viengsavanh Phanthaly: Independent Member; Number of shares: 0; Salary: 0
- Mr. Josong Bouasinengma: Independent Member; Number of shares: 0; Salary: 0

4.1.2 Profiles of Members of the Board of Directors

（1）Mr. He Jun



- Nationality: Chinese
- Date of birth: 11 /04/1989
- Languages: Chinese, English.
- Designation: Chairman
- Educational Background: Master of Business Administration from Yunnan University.

（2）Ms. Orlathay SANTIKHONGKHA



- Nationality: Laos
- Date of birth: 21 /01/1979
- Languages: Chinese, English.
- Designation: Vice Chairman
- Educational Background: Master of Business Administration from Laos National University,.

（3）Mr. Wang Weikun



- Nationality: Chinese
- Date of birth: 15 /05/1984
- Languages: Chinese, English.
- Designation: Chief Executive Officer
- Educational Background: Master of Finance from University of International Business and Economic(China); Master of International Relations from Waseda University(Japan).

（4）Mr. Boulapha SANTIKHONGKHA



- Nationality**:** Laos
- Date of birth**:** 06/02/**19**67
- Languages: Chinese, Laos
- Designation: Member of the Board
- Educational Background**:** Bachelor of Business Administration from South China University of Technology**.**

（5）Mr. Wu Xinghua



- Nationality**:** Chinese
- Date of birth**:** 09/01/**19**84
- Languages: Chinese, English, Laos, Thai
- Designation: Member of the Board, Chief Operation Officer
- Educational Background**:** Master of Business Administration from Thailand Assumption University**.**

（7）Mr. Luo Xiaodong



- Nationality**:** Chinese
- Date of birth**:** 07/03/**19**89
- Languages: Chinese
- Designation: Member of the Board
- Educational Background**:** Bachelor of Finance and Financial Management from Yunnan University of Finance and Economics**.**

(7) Mr. Lei Yaohai



- Nationality**:** Chinese
- Date of birth**:** **28 /11/1984**
- Languages: Chinese, Laos
- Designation: Member of the Board
- Educational Background: Master of Business Administration from Khon Kaen University**.**

（8）Mr. Xiao Yong



- Nationality**:** Chinese
- Date of birth**:** 02/**0**7/**19**77
- Languages: Chinese
- Designation: Independent Member
- Educatioal Background: Master of Financial Management Shandong University of Finance (China).

（9）Mr. Zhang Tianyi



- Nationality**:** Chinese
- Date of birth**:** 25/10/**19**76
- Languages: Chinese
- Designation: Independent Member
- Educational Background**:** Master of Law from Yunan University (China)**.**

（10）Mr. Viengsavanh PHANTHALY



- Nationality**:** Laos
- Date of birth**:** 25/**0**1/**19**76
- Languages: Laos, English, Thai
- Designation: Independent Member
- Educational Background: Master of Corporate Law and Securities Law from University of Washington.

（11）Mr Joexiong BOUASYNENGMA



- Nationality**:** Laos
- Date of birth**: 15**/12/**1972**
- Languages: Laos, Chinese, English, Thai
- Designation: Independent Member
- Educational Background: Master of International Finance from Renmin University of China.

4.2 the Committees

4.2.1. Executive Committee:

1) Mr. WANG WeiKun, Chairman of the Executive Committee / Chief Executive Officer (CEO)

2) Mr. WU Xinghua, Member of the Executive Committee / Chief Operating Officer (COO)

3) Mr. LUO Xiaodong, Member of the Executive Committee / Chief Financial Officer (CFO)

4.2.2 Audit Committee:

1) Mr. Josong Bouasinengma, Chairman of the Audit Committee / Independent Member

2) Mr. He Jun, Member of the Audit Committee / Chairman of BOD

3) Mr. Xiaoyong, Member of the Audit Committee / Independent Member

4.2.3 Risk Management Committee:

1) Mr. Viengsavanh Phanthaly, Chairman of the Risk Management Committee / Independent Member

2) Mr. Zhang Tianyi, Member of the Nomination Committee / Independent Member;

3) Mr. LUO Xiaodong, Member of the Risk Management Committee / Member;

4.2.4 Nomination Committee:

1) Mr. Josong Bouasinengma, Chairman of the Nomination Committee / Independent Member;

2) Mr. Zhang Tianyi, Member of the Nomination Committee / Independent Member;

3) Mr. Bualapha Santikongkha, Member of the Nomination Committee / Member;

4.2.5 Remuneration Committee:

1) Mr. Zhang Tianyi, Chairman of the Remuneration Committee / Independent Member;

2) Mr. Xiaoyong, Member of the Remuneration Committee / Independent Member;

3) Mr. Wu Xinghua, Member of the Remuneration Committee / Member;

4.2.6 Related Party Transaction Committee:

1) Mr. Josong Bouasinengma, Chairman of the Related Party Transaction Committee / Independent Members;

2) Mr. Bualapha Santikongkha, Member of the Related Party Transaction Committee / Member;

3) Mr. Xiaoyong, Member of the Related Party Transaction Committee / Independent Member;

4.3 Progress of the Work of the Board of Directors and Various Committees

4.3.1 At the Board level, a total of 9 meetings were organized and held in 2025, at which 12 agenda items were reviewed and approved, including the 2024 annual work report and the financial audit report.

4.3.2 In accordance with the relevant regulations of the Lao Securities Commission, the Nomination Committee conducted a review of the nominations for changes to the members of the fifth Board of Directors, prepared a review report, and submitted it to the Board for consideration, thereby providing basic information to support the Board's decision-making.

4.3.3 The Audit Committee convened four meetings in line with its annual work plan to review the Company's 2024 annual financial audit report, the first quarter 2025 financial report, the first half 2025 financial report, and the third quarter 2025 financial report, ensuring the accuracy of the Company's financial disclosures.

4.3.4 The Company's Related Party Transactions Committee convened four meetings to review

four related party transactions, providing reference opinions to the decision-making bodies when approving related party transaction matters.

5. Social Responsibility

5.1 Taxation

Vientiane Center actively fulfills its tax obligations in compliance with laws and regulations, with total tax payments reaching 1,817,381,000 Kip in 2025, as detailed below:

No	Items	Amount(million kip)	
		Year 2025	Year 2024
1	Profit tax	-	-
2	Vat	176, 882. 28	8, 370. 60
3	Income tax	4, 855. 82	4, 275. 94
4	Other tax	-	-
Total		181, 738. 10	12, 644. 54

5.2 Social Responsibility

Vientiane Center has actively provided convenience services for charity fundraising activities in Laos. Donation boxes from charity organizations have been placed in areas such as escalator sides and pedestrian walkway corners. In 2025, a total of 7,772,000 kip was raised for public welfare organizations in Laos.





6. Investor Relations Maintenance Activities

6.1 On May 29, 2025, Vientiane Center participated in the Opportunity Day organized by the

Lao Securities Exchange (LSX). The presentation focused on Company profile and core business operations, Organizational structure, Development strategy and 2025 business plan, Corporate social responsibility (CSR) initiatives, Key financial indicators for FY2024.

6.2 On September 22, 2025, Vientiane Center attended the 2nd Opportunity Day hosted by LSX, highlighting: Company overview and primary business activities, Organizational framework, Operational achievements for the first half of 2025.

7. The Related Party Transactions

There were four related party transactions in 2025:

(1) Appointing North Nongchan Complex Development Co., Ltd. to carry out VCL's asset operation services.

This matter falls within the decision-making authority of the Board of Directors, and after review by the Company's Related Party Transactions Committee, it was submitted to the Board of Directors on 09/04/2025 for deliberation and execution. The resolution has been disclosed on the website of the Lao Securities Exchange.

(2) Appointing North Nongchan Complex Development Co., Ltd. to carry out property management matters.

This matter falls within the decision-making authority of the Board of Directors, and after review by the Company's Related Party Transactions Committee, it was submitted to the Board of Directors on 19/09/2025 for deliberation and execution. The resolution has been disclosed on the website of the Lao Securities Exchange.

(3) Purchase of a 54.06 m² shop from North Nongchan Complex Development Co., LTD

This matter fell within the decision-making authority of the Board of Directors. After review by the Company's Related Party Transactions Committee, it was submitted to the Board of Directors for approval on November 12, 2025, and executed following such approval. The resolution has been disclosed on the website of the Lao Securities Exchange.

(4) Lease of four billboards from North Nongchan Complex Development Co., LTD and selection of North Nongchan Complex Development Co., LTD as the supplier for billboard production and installation services

This matter fell within the decision-making authority of the Board of Directors. After review by the Company's Related Party Transactions Committee, it was submitted to the

Board of Directors for approval on December 16, 2025, and executed following such approval. The resolution has been disclosed on the website of the Lao Securities Exchange.

8. Dividend policy

Article 5 of the Articles of Association stipulates that:

The profit of Vientiane Center refers to the net profit of the company after deducting expenses, depreciation expenses, debt repayment, taxes to the government, and various reserve funds required to be withheld in accordance with the law and the Articles of Association. The Company may withhold the net profit in order to realize the company's future objectives. In terms of profit distribution,

- The shareholders shall receive the corresponding share of profits according to their own contribution or the proportion of the shares held;

- The profit distribution plan must be approved by the Shareholders Meeting;

- The company will not distribute profits in case of consecutive losses.

Director/CEO

Wang Wei Kun