

**CÔNG TY CỔ PHẦN
TẬP ĐOÀN ĐẠI DƯƠNG
OCEAN GROUP
JOINT STOCK COMPANY**

Số: 09/2026/CBTT- OGC
No: 09/2026/CBTT-OGC

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independent – Freedom - Happiness**

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Hà Nội, ngày 21 tháng 5 năm 2026
HaNoi, May 21, 2026

**CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE**

**Kính gửi: Ủy ban Chứng khoán Nhà nước
Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh**
**To: State Securities Commission of Vietnam
Ho Chi Minh City Stock Exchange**

Công ty Cổ phần Tập đoàn Đại Dương/ Ocean Group Joint Stock Company

Mã chứng khoán/Stock code: **OGC**

Địa chỉ/Address: Tầng 23, Tòa nhà Leadvisors Tower, Số 643 Phạm Văn Đồng, Phường Nghĩa Đô,
Thành phố Hà Nội, Việt Nam/23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong Street,
Nghia Do Ward, Bac Tu Liem District, Hanoi

Điện thoại/Tel: 0398 618 018

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Người thực hiện công bố thông tin/ Information discloser: Lê Vũ Hải

Điện thoại (di động, cơ quan, nhà riêng)/Tel:

Fax:

Loại thông tin công bố/Type of disclosed information:

24 giờ

Bất thường

Theo yêu cầu

Định kỳ

/ 24h

/Extraordinary

/As requested

/Periodic

Nội dung thông tin công bố/ Contents of disclosure:

Công ty Cổ phần Tập đoàn Đại Dương công bố thông tin Biên bản và nghị quyết Đại hội đồng cổ
đông thường niên năm 2026 tại website Công ty với đường dẫn như sau:
<https://oceangroup.vn/quan-he-co-dong/>

Ocean Group Joint Stock Company announces information and documents for the Annual General
Meeting of Shareholders 2026 on the Company's website at the following link:
<https://oceangroup.vn/quan-he-co-dong/>

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 21/05/2026 tại đường dẫn: <https://oceangroup.vn/quan-he-co-dong/>. *This information was published on the Company's website on May 21, 2026, as in the link: https://oceangroup.vn/quan-he-co-dong/.*

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 các thông tin đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Nơi nhận/ Recipients:

- Như trên/ *As above;*
- Lưu VP/ *Archived: Office;*

Đại diện tổ chức
Organization representative

Người UQ CBTT/
Person authorized to disclose information



Lê Vũ Hải

No. 01/2026/BB-DHDCD

Hanoi, May 20, 2026

MINUTES OF MEETING
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
OCEAN GROUP JOINT STOCK COMPANY

Head office: 23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi.

Business Registration Certificate No. 0102278484 issued by the Hanoi Department of Planning and Investment for the first time on May 31, 2007.

Time and venue: The meeting commenced at 9:00 AM on May 20, 2026 at Tu Hoa Hall, Dusit Le Palais Tu Hoa Hanoi Hotel, Tay Ho Ward, Hanoi.

Part 1. PROCEDURES FOR OPENING THE GENERAL MEETING

1. Declaration of Reason

The meeting MC announces the reason for convening the meeting: Based on the Company's Charter and current laws, the Company's Board of Directors convenes the Annual General Meeting of Shareholders in 2026 (“AGM” or “Meeting”) to approve matters under its authority.

The Chairwoman announces that the Meeting is organized and operates in accordance with the Regulations on organization and operation approved by the AGM.

2. Report on Inspection and Registration of Shareholders

The MC authorized by the Shareholder Qualification Inspection Committee announces a report on the results of the inspection of shareholder qualifications to attend the Meeting as of 9:00 AM on May 20, 2026:

Total number of shareholders attending the Meeting (in person or authorized to attend): 17 shareholders/authorized representatives, representing 178,762,942 votes, corresponding to 59.59% of the Company's voting shares. (based on the List of Securities Owners with the right to attend the AGM prepared by the Vietnam Securities Depository and Clearing Corporation).

As stipulated in the Company's Charter and legal regulations, the Meeting can be conducted when the number of shareholders attending the meeting, either in person or through authorized representatives, represents over 50% of the total voting shares of the Company.

Therefore, the Company's AGM is qualified to proceed.

3. Introduction of the Presidium and Chairperson of the Meeting:

- Ms. Le Thi Viet Nga – Chairwoman of the Board of Directors, Chairperson of the Meeting;
- Mr. Nguyen Duc Minh – Member of BOD;
- Mr. LeVu Hai – General Director;
- Mr. Vu Xuan Duong – Chief Accountant

4. The Chairperson appointed Ms. Tran Thi Lan as the Secretary of the Meeting.

5. The Board of Supervisors designated the Vote Counting Committee, which was approved by the Meeting with an approval rate of 100%, including the following members::

- Ms. Do Le Anh – Head of the Committee;
- Ms. Bui Thi Thuong – Member;
- Ms. Vu Ha Phuong – Member;
- Ms. Vu Thi Hang – Member

B. MEETING AGENDA

I. Approval of the Meeting Agenda

1. The Presiding Board announces and the Meeting approves the Meeting Agenda with a voting ratio of 100% of the total voting shares.
2. The Meeting approves the Regulations on the organization and operation of the 2026 Annual General Meeting of Shareholders (*attached document*) with a voting ratio of 100% of the total voting shares.

II. Document and presentations on issues requiring shareholder approval at the Meeting

1. Mr. Le Vu Hai - General Director presents the Report on 2025 Business Performance and the 2026 Business Plan and Proposal on amending the charter, changing the business registration and maximum foreign ownership ratio of the of the Company.
2. Mr. Nguyen Duc Minh – Member of the Board of Directors presents the Board of Directors' Report on management, the Board of Directors' activities in 2025, and the Board of Directors' activity plan for 2026; Report of the independent member of the Board of Directors and Submission on the structure of the Company's Board of Directors members and Proposal on the voting of certain items at the AGM of shareholders of One Capital Hospitality JSC.
3. Ms. Duong Thi Mai Huong - Head of the Board of Supervisory presents the Supervisory Board's Report; Submission on the selection of the auditing firm for 2026 and Submission on the approval of the 2025 audited financial statements;
4. Mr. Vu Xuan Duong - Chief Accountant presents the submission on the 2025 profit distribution plan; Report on the implementation of remuneration payment to the Board

of Directors and the Board of Supervisory in 2025; Submission on the remuneration plan for the Board of Directors and the Board of Supervisory in 2026 and Submission on the plan to offer private placement of shares to increase the Company's charter capital.

III. Exchange and Discussion

The Presidium and the Meeting listened to the opinions of the shareholders and conducted exchanges and discussions on the contents of the reports and submissions presented at the Meeting, as well as questions related to the Company's operations. The questions, answers of the Presidium, and discussion issues are presented in the Appendix attached to this Minutes.

IV. Voting on the Agenda Items

1. The Head of the Shareholder Qualification Inspection Committee updates the results of the shareholder verification before the Meeting conducts voting until 11:40 AM on May 20, 2026: The total number of shareholders directly attending and through authorized representatives attending the Meeting is 23 shareholders, representing 178,928,262 voting shares, corresponding to 59.64% of the total voting shares.
2. Instructions on how to vote on issues in the Meeting agenda.
3. The Meeting conducts voting and elections.

V. Announcement of Voting Results

The Head of the Vote Counting Committee, on behalf of the Vote Counting Committee, announces the voting results at the Meeting.

1. Approval of the Report on Business Performance in 2025 and the Business Plan for 2026

This resolution was adopted with a vote of 178,224,545, representing 99.65% of the total number of valid votes cast at the Meeting.

2. Approval of the Report of the Board of Directors on its governance and operational activities in 2025 and the operational plan for 2026

This resolution was adopted with a vote of 178,224,545, representing 99.65% of the total number of valid votes cast at the Meeting.

3. Approval of the Report of the independent member of the Board of Directors

This resolution was adopted with a vote of 177,474,345, representing 99.23% of the total number of valid votes cast at the Meeting.

4. Approval of the Report of the Board of Supervisory

This resolution was adopted with a vote of 177,474,345, representing 99.23% of the total number of valid votes cast at the Meeting.

5. Approval of the Proposal on the adoption of the audited Financial Statements for the year 2025

This resolution was adopted with a vote of 177,474,345, representing 99.23% of the total number of valid votes cast at the Meeting.

6. Approval of the Proposal on the selection of the auditing firm for the year 2026

This resolution was adopted with a vote of 177,474,345, representing 99.23% of the total number of valid votes cast at the Meeting.

7. Approval of the Report on remuneration paid to the Board of Directors and the Board of Supervisors in 2025

This resolution was adopted with a vote of 177,474,345, representing 99.23% of the total number of valid votes cast at the Meeting.

8. Approval of the Proposal on the remuneration plan for the Board of Directors and the Board of Supervisors for 2026

This resolution was adopted with a vote of 177,474,345, representing 99.23% of the total number of valid votes cast at the Meeting.

9. Approval of the Proposal on the profit distribution plan for 2025

This resolution was adopted with a vote of 177,474,345, representing 99.23% of the total number of valid votes cast at the Meeting.

10. Approval of the proposal on the voting of certain items at the AGM of Shareholders of One Capital Hospitality JSC.

This resolution was adopted with a vote of 178,155,445, representing 99.61% of the total number of valid votes cast at the Meeting.

11. Approval of the Proposal on a private placement of shares to increase the company's charter capital

This resolution was not adopted with a vote of 842,115, representing 0.47% of the total number of valid votes cast at the Meeting.

12. Approval of the Proposal on amending the charter, changing the business registration and maximum foreign ownership ratio of the Company, including the following 03 contents:

12.1. Change in charter capital due to offering of private placement of shares to increase the Company's charter capital

This resolution was not adopted with a vote of 842,115, representing 0.47% of the total number of valid votes cast at the Meeting.

12.2. Change the Business Registration Certificate and amend the corresponding articles in the Company Charter to update the business line codes in accordance with current legal regulations

This resolution was adopted with a vote of 178,224,545, representing 99.65% of the total number of valid votes cast at the Meeting.

12.3. The Company's maximum foreign ownership ratio is 49%

This resolution was adopted with a vote of 178,224,545, representing 99.65% of the total number of valid votes cast at the Meeting.

Details of the voting results for each item of the Meeting and the ballot counting results are shown in the Ballot Counting Minutes.

VI. Resolutions approved at the 2026 Annual General Meeting of Shareholders

1. Approve the Report on the results of business operations in 2025 and the business plan for 2026
2. Approve the Report on the activities of the Board of Directors
3. Approve the Report of the independent member of the Board of Directors
4. Approve the Report of the Board of Supervisory
5. Approve the proposal regarding the selection of the auditing firm for the year 2026
6. Approve the audited financial statements for 2025
7. Approve the implementation of remuneration payment to the Board of Directors and the Board of Supervisory in 2025
8. Approve the remuneration plan for the Board of Directors and the Supervisory Board in 2026
9. Approve the profit distribution for the year 2025
10. Approve the proposal on the voting of certain items at the AGM of Shareholders of One Capital Hospitality JSC.
11. Approve the proposal on amending the charter, changing the business registration and maximum foreign ownership ratio of the Company, including the following 02 contents
 - 11.1. Change the Business Registration Certificate and amend the corresponding articles in the Company Charter to update the business line codes in accordance with current legal regulations
 - 11.2. The Company's maximum foreign ownership ratio is 49%

C. ADOPTION OF THE MINUTES OF MEETING AND CLOSING

The Head of the Shareholder Qualification Inspection Committee updates the results of the shareholder inspection before the Meeting proceeds to vote until 12:50 PM: The total number of shareholders directly attending and through authorized persons legally attending the Meeting is 23 shareholders, representing 178,928,262 voting shares, corresponding to 59.64% of the total number of voting shares.

The Secretary of the Meeting presents the Draft Minutes of the 2026 Annual General Meeting of Shareholders.

These minutes are fully and truthfully recorded by the Secretary of the Meeting and approved with a ratio of 100% of the total number of valid votes attending and voting at the General Meeting.

After the draft Minutes of the Meeting are approved, the Secretary presents the Draft Resolution.

The Meeting assigns the Board of Directors, the Board of Supervisory, the General Director, and relevant departments to be responsible for implementing the contents approved by the Meeting in accordance with the provisions of the Law.

The Chairman declares the closing of the Meeting at 13h on the same day.

The Chairman and the Secretary jointly commit to the accuracy and truthfulness of the contents of the Minutes of the Meeting and jointly sign below.

SECRETARY

TRAN THI LAN

**CHAIRPERSON OF THE MEETING
CHAIRWOMAN OF THE BOD**



LE THI VIET NGA

T.C.P.
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APPENDIX OF DISCUSSIONS AND EXCHANGES
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Question 01: The plan for 2024 was 50 billion VND in after-tax profit, but the actual achievement was 215 billion VND. What is the reason for this? Is the profit a one-time occurrence or sustainable? Did the Board of Directors anticipate these profits in advance?

Question 02: The profit for 2024 is 215 billion VND, but the plan for 2025 is only 61 billion VND? Is this plan too cautious? Are there any "unexpected" profits like in 2024?

Question 03: How does the Board of Directors of OGC assess the market in 2025 and the future in order to propose a plan of 61 billion VND for 2025, while the profit achieved in 2024 was quite good?

Answer to questions 1, 2, and 3: Regarding the questions about the production and business situation in 2024 and the plan for 2025, I would like to answer to the shareholders as follows:

- The parent company's main business activity is real estate trading and development with long-term projects that require time to implement, but the profits upon completion will be very large. In recent years, the parent company's profit has been relatively stable from the business activities of exploiting real estate projects that have been put into operation, but this only contributes a small portion to the overall proportion of the Group.
- Investments in subsidiaries, mainly OCH, with its main business activities being hotels and accommodation services, and food production and trading. These activities have been constantly developing in recent years and contribute significantly to the consolidated revenue and profit of the Group.
- In 2024, we recorded a portion of the profit for the entire Group from the successful restructuring of one of the outstanding bad debts. This is a specific result of the restructuring activities that we have been implementing for more than 03 years. Therefore, the actual results for 2024 were higher than planned.

Question 1: Which entity issued OCH shares privately at a price of VND 10,000 per share? How did the management determine the value of OCH shares? Why was a higher price not offered?

Answer:

- The trading price of OCH shares on the market over the most recent 12 months has ranged from VND 5,000 to VND 6,000 per share.
- The book value of OCH shares as of December 31, 2025, is approximately VND 8,092 per share.
- According to current legal regulations for public companies (point b, clause 2, Article 15 of the Securities Law), the offering price of shares to the public must not be lower than the par value of the shares, which is VND 10,000 per share.

Accordingly, based on the market price and book value of OCH, OCH proposes a private placement price of VND 10,000 per share to align with the actual situation and to be feasible

and attractive to investors. Issuing at a price of VND 10,000 per share is a success for the existing shareholders of OCH.

Question 2: On what basis is IDS priced at VND 62,000 per share? What are IDS's primary business activities and main assets?

Answer:

- IDS primarily operates in the investment and resort real estate business and owns several operating assets and undeveloped projects. This aligns with OCH's operational goals and its M&A expansion strategy in this sector.
- IDS is a sizable company whose annual financial statements are audited by Deloitte. As of December 31, 2025, its total assets reached VND 5,115 billion, owner's equity was VND 3,822 billion, and charter capital was VND 1,121 billion. The book value is equivalent to over VND 34,000 per share, with a P/B ratio of approximately 1.8. The average P/B ratio of the hotel industry is currently around 1.5 to 2.
- OCH conducted independent valuation procedures to establish a reference point for negotiating the share purchase price. The proposed price is also close to the seller's desired price.
- Based on self-assessment with professional experience, considering IDS's large land fund and assets, the proposed price is considered reasonable.
- IDS has several major foreign investors who invested 5 to 8 years ago. Among them, Sanei invested in IDS at VND 67,000 per share, and JII invested at VND 85,000 per share, with the total investment of these shareholders amounting to over VND 1,100 billion.

Accordingly, OCH's negotiation to reach a price of approximately VND 62,000 per share, as reported, is a very good price and a success for OCH's leadership.

Question 3: What benefits does OGC receive when OCH increases its capital and invests in IDS?

Answer:

We have analyzed this content in detail in the submission to the shareholders. However, to give you a clearer understanding, we would like to summarize and clarify some more information as follows:

- *Firstly, the OCH share price will improve:*

Book Value: The book value of OCH shares as of December 31, 2025, is approximately VND 8,092/share. If the capital increase is successful, the book value will be approximately VND 9,337/share, an increase of approximately 15%.

Market Value: Over the past year, OCH has traded at VND 5,000 - 6,000/share. The expected issuance price is VND 10,000/share, 70-100% higher than the market price of OCH. This is good information for OCH and OGC shareholders.

- *Secondly, OCH's asset size will increase:* By making this investment, OCH will own 48.68% of IDS shares, and OCH's total assets are expected to increase to approximately VND 5,250 billion, an increase of 39% compared to VND 3,786 billion as of December 31, 2025. In the future, when OCH continues to increase its ownership in IDS, IDS's assets

of over VND 5,000 billion will be consolidated into OCH, and OCH's asset size will increase even more.

- *Thirdly, business operations are expanded, creating a stable source of income:* Buying IDS at a reasonable price will help OCH indirectly own operating real estate assets, create a stable cash flow, help OCH improve the quality of cash flow, diversify and increase revenue and profit for OCH, supplementing the consumer goods segment that has been very effective in recent years.

At the same time, the investment transaction in IDS will also facilitate the exploitation of synergistic advantages in terms of customers, brand, operations, and business ecosystem between OCH and IDS, thereby supporting the improvement of operational efficiency and increasing the value of OCH after investment.

- *Fourth, OCH has also set higher targets for the 2026 plan:* compared to the performance of 2025, OCH has set a plan for total revenue of VND 1,704 billion (up 47%) and profit after tax to increase sharply to VND 365 billion (up 276% compared to VND 97 billion in 2025).

We believe that these are very positive turning points for OCH, ***helping OCH have the opportunity to develop breakthrough to a new level***, bringing direct benefits to existing shareholders of OCH, including OGC.

Accordingly, the Board of Directors reports and respectfully submits to the General Meeting of Shareholders for consideration and voting on the voting content at the OCH General Meeting of Shareholders regarding the increase of OCH's charter capital.

Question 4: What is the basis for the Board of Directors to propose a capital increase of VND 10,000/share when the market price of OGC is only around VND 3,000/share?

Question 5: Why not issue shares to existing shareholders?

Answer to questions 4 and 5:

Regarding the capital contribution to OCH, the Board of Directors and Management have analyzed and evaluated various options, including:

- When considering a capital increase, we always consider the option of prioritizing existing shareholders. However, the option of increasing capital for all existing shareholders cannot be implemented due to the provisions of point b, clause 2, Article 15 of the Securities Law, which stipulates that the condition for offering is that there are no accumulated losses up to the year of registration for offering. Therefore, neither OGC nor OCH can implement it because they both have accumulated losses on the financial statements.
- Other forms of long-term capital mobilization such as borrowing from banks and credit institutions are not feasible due to the inability to guarantee debt repayment cash flow and collateral.
- The option of issuing bonds also does not meet the conditions for implementation when there are accumulated losses, and essentially there is no cash flow to repay debt.
- This long-term investment must essentially be financed by the enterprise's equity/own capital.

Therefore, the only feasible option for OGC that complies with legal regulations is a private placement. However, the regulation on the issuance price according to point c, Clause 2, Article 15 of the Securities Law, which stipulates that the price cannot be lower than the par value of VND 10,000 per share, is a significant barrier and not highly feasible, considering that OGC's trading price has been around VND 3,000 per share for a long time (although there were times 3-4 years ago when OGC's share price exceeded VND 10,000 per share).

Question 6: OCH initially proposed a capital increase of VND 2,500 billion, with OGC registering to contribute VND 1,200 billion. Subsequently, OCH reduced the increase to VND 1,300 billion. Why did OGC not maintain its initial capital contribution of VND 1,200 billion, but instead decrease it to VND 720 billion?

Answer:

- Initially, OCH planned to increase capital by VND 2,500 billion with a proposed investment portfolio comprising four items: purchasing shares of IDS, acquiring 49% of the shares of LSH (Leadvisors Sanei Hospitality Holdings Joint Stock Company) from Open House Group of Japan (a top 6 real estate group in Japan), purchasing 30% of the capital of the Japanese partner in Hai Ha - Kotobuki Co., Ltd., and shares of Viet Bac Real Estate Joint Stock Company. However, OCH was unable to negotiate the desired price with $\frac{3}{4}$ of the partners, so the investment plan needed to be postponed for further negotiation time.
- Therefore, OCH adjusted the capital increase plan down to VND 1,300 billion and only invested in IDS to suit the actual situation and negotiations with partners.
- Based on OCH's needs and the desire to maintain OGC's ownership ratio in OCH, we proposed adjusting OGC's capital increase plan for contributing capital to OCH from VND 1,200 billion to VND 720 billion.

We calculated and believed that the figure of VND 720 billion might be easier to achieve compared to the figure of VND 1,200 billion.

Question 7: Why doesn't OGC directly invest in IDS but instead does so through OCH?

Answer:

- The investment plan in IDS was proposed by the Board of Directors and Executive Board of OCH, based on a long-term working relationship between the leadership team of OCH and its partners.
- IDS operates in the field of resort real estate and office for lease, which aligns with OCH's operational orientation, with two established areas of operation over the past several years.
- IDS also wants to cooperate with OCH, an entity with capabilities and core values that align with IDS's orientation and have synergistic value between OCH and IDS.
- OGC's main activity is real estate investment and development; management and operation are not OGC's areas of operation or strength.

Question 8: I am a shareholder of both OGC and OCH. In my opinion, if the shareholders today agree to allow OGC to increase its capital, with the current market price and trading of OGC, no investor will be interested in contributing capital to OGC; investors will choose to invest in OCH. So, does the Board of Directors know whether OGC has investors interested

in contributing capital yet? What is the probability of success of this capital increase? If there are no investors interested, what solutions does the Board of Directors have to issue additional capital, or use other sources of capital to contribute to OCH?

Answer:

- We understand this issue and share the same assessment as the shareholders. From the perspective of investors, they would prioritize contributing capital to OCH instead of OGC, unless OCH does not accept capital contributions.
- With a trading price of VND 3,000 per share for OGC, the private placement plan is also extremely difficult. - When OCH proposed a capital increase plan, OGC coordinated with several interested investors. However, there are currently no investors interested in purchasing shares to increase capital.
- If the General Meeting of Shareholders approves OGC's capital increase, we will also make efforts to independently seek out and hire specialized organizations to find investors to contribute capital.
- Regarding OGC's other capital sources, as shareholders who have been with the Company for many years know, OGC does not have readily available capital sources or the ability to raise capital in a short period to invest in OCH:
 - Receivables arising before 2015 are bad debts that are unlikely to be recovered and have been approved by the 2022 General Meeting of Shareholders to be transferred for off-balance sheet monitoring;
 - Real estate projects that OGC cooperates on with partners have not been implemented;
 - Divestment of shares has not achieved results: BOT shares have been seeking divestment partners for many years but have not found a partner, or the partner offers an unsuitable price; PVR and Fafilm Ho Chi Minh shares have a small value and low liquidity.

Question 9: The Board of Directors should assess the feasibility of the private placement offering. In the event that OGC does not have sufficient resources to participate in OCH's private placement, will the corporation support this offering? What benefits will OCH's private placement, if successful, bring to OGC?

Question 10: As the Chairman of the Board has just mentioned that there are no interested partners, it can be said that the capital increase plan is almost impossible to implement. Therefore, will OGC lose control over OCH if OGC does not contribute capital to OCH? What will be the impact? How can I ensure my interests when OGC loses control of OCH?

Question 11: For many years, OGC has owned OCH but has not brought any value to us. The company is still profitable, but the share price continues to decline. We are not interested in OGC's ownership ratio in OCH, or whether OGC controls OCH. What we are interested in is whether OCH's capital increase will increase OGC's share price? Is the stock liquid?

Answers to questions 9, 10, and 11:

- If OCH increases its capital and OGC does not contribute capital according to the reported plans, OGC's ownership ratio in OCH will decrease to a maximum of 33.7%, accordingly:

- From an accounting perspective, OGC will not consolidate OCH's figures into OGC's consolidated financial statements, neither in terms of assets nor business results. OGC will only reflect OCH's asset and profit figures in OGC's report by multiplying OCH's figures by OGC's ownership ratio in OCH, which is 33.7%.
- From an economic perspective, with the current holding of 111 million shares in OCH, OGC will benefit from OCH as answered to shareholders in the previous question, specifically:
 - If OCH's business results increase, OGC will still benefit from OCH's after-tax profit. With M&A plans, OCH sets a profit plan for 2026 that is higher than the previous year, so OGC's profit will also increase even if OGC does not contribute capital.
 - The book value of OCH shares increases, and the market price of OCH shares may have many positive changes and growth in the long term.
 - Regarding the OCH share price in the immediate future: we can immediately see that an institutional investor is investing VND 1,300 billion in OCH at a price of VND 10,000/share; shareholders can see that they will expect the price in the near future to be no lower than the cost price of 10k.

Therefore, OGC can directly benefit from holding shares of OGC. The stock price will also have positive changes.

Question 12: If OGC does not participate in contributing capital and reduces its ownership ratio in OCH, what will OGC's upcoming business strategy be? What are the sources of capital for developing real estate projects?

Answer:

- OGC's business strategy remains focused on investing in real estate projects. OGC will continue to focus on resolving issues to expedite the deployment of existing real estate projects, while also seeking additional opportunities to M&A real estate projects of suitable scale for the company.
- Historically, OCH and OGC have been closely linked, and this has had a significant impact on the development of both companies. The biggest challenge for OGC and OCH over the past 10 years has been raising equity to expand investment and business operations.
- OGC's Board of Directors believes that OGC continuing to maintain control of OCH, in exchange for both OCH and OGC not having capital to continue expanding development, will hinder the growth of both organizations.
- Currently, OCH has found a plan and source of capital for investment. OCH's capital increase to expand its scale is like escaping a tight shirt to reach out with a larger stature.
- With OCH increasing in value, OCH's stock price will also increase, and this will also be a resource and leverage for OGC to raise capital in the future to implement existing real estate projects and new projects.

Question 13: Regarding the key real estate projects in Hanoi, specifically the prime land projects at 10 Tran Vu and 25 Tran Khanh Du, OGC leadership has stated that legal hurdles

are being cleared in the final stages. Could you specify which stage these projects are currently in and the planned implementation schedule for 2026?

Question 14: In the Board of Directors' report, OGC indicated that it will restart one project in 2026. Could the presidium clarify which project this is and what the current legal status of the projects is?

Question 15: At last year's General Meeting of Shareholders, the Company mentioned the possibility of holding this year's meeting at the new hotel in Truc Bach. What is the current progress of this project? What is the ownership ratio of OGC and OCH in the Dusit Hotel?

Answers to questions 13, 14, and 15:

As shareholders are aware, the 100-year vision for Hanoi's planning has recently been announced, requiring adjustments to the planning of many projects in Hanoi, including OGC's projects. The 25 Tran Khanh Du project will be adjusted to become the Army Theater. The Company's leadership is working with the High Command to find alternative project solutions or appropriate financial plans to ensure the Company's interests.

Regarding the project at 10 Tran Vu, shareholder disputes have been resolved. The Company is also completing the procedures related to the expired investment certificate for the project and plans to restart this project in late 2026.

For projects in Ho Chi Minh City, the Company is seeking ways to resolve legal issues to restart the projects.

The Dusit Le Palais Tu Hoa Hanoi Hotel is owned by IDS. OCH currently holds 30% of IDS shares. If OCH successfully increases its capital, the ownership ratio will increase to nearly 49%. In the future, there may be additional capital mobilization to purchase IDS shares to gain a controlling interest.

Question 16: The 25 Tran Khanh Du project was revoked to build a military theater. The Company's leadership shared that they are negotiating with the Ministry of National Defense for a replacement project. Could the leadership please provide information on the feasibility of this plan? I am a shareholder of both OGC and OCH, and I agree with OCH's capital increase because I will benefit directly. However, there will be a downside regarding the ownership ratio. If the consolidated financial statements (CFS) are no longer in effect, what will OGC's revenue come from? Will this affect the auditors' opinion on the Company's operations?

Answer:

As we have shared regarding the 25 Tran Khanh Du project, the Company is still in the negotiation process and there are no official results to date. However, the Company's leadership is continuing to work with the High Command to negotiate the most optimal plan, ensuring the best interests for the shareholders.

According to accounting regulations, revenue and profit are still consolidated until OGC is no longer the parent company. After that point, OCH's results will be reflected on the Company's CFS corresponding to OGC's ownership ratio in OCH's profit after tax. This is the most important factor determining the profit of OGC and its shareholders.

Specifically, for 2026, if OCH's capital increase is successful, even if OGC does not participate in contributing capital and does not maintain its current ratio in OCH, according to OCH's

2026 plan, OGC's profit after tax from OCH will also increase threefold compared to the performance in 2025. This is the actual value that OCH's capital increase brings. The consolidation reflecting figures on the financial statements is only relative; the final profit for OGC's shareholders is the most important value.

The going concern issue continues to be reflected in the Company's financial statements from 2014 to date due to the impact of significant accumulated losses. As these accumulated losses have not been rectified in the near future, this issue will continue to be presented in the Company's financial statements, and the matter relating to OCH ownership, as shareholders are concerned, will also not affect this audit opinion.

Question 17: How does the continuous sale of a large number of OGC shares by Bao Lam Holdings, an organization related to management, amidst the company's improving profits, reflect on the investment prospects, shareholders' strategies, or potential risks for the business?

Answer:

Currently, OGC has 5,700 shareholders, and Bao Lam Holdings is one of them. Each shareholder will have their own vision, orientation, and assessment of the company's development prospects. Therefore, the Company's Management Board always respects the buying and selling decisions of the shareholders. In addition, Bao Lam Holdings is not a major shareholder of OGC, so Bao Lam Holdings' decision will not significantly affect OGC's plans in the future.

Reports submitted by the Board of Management and the Board of Directors, along with discussion content, provide shareholders with comprehensive information and a basis for considering and evaluating influencing factors to make the best decisions when exercising their voting rights on reports and submissions. The voting results of shareholders are decisive in directing the Company's operations. The Board of Directors and the Executive Board, with their rights and obligations under the law and the Company's charter, will act to maximize the rights and interests of the Company and its shareholders.



No: 01/2026/NQ-DHDCD

Hanoi, May 20, 2026

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
OF OCEAN GROUP JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to Charter of Ocean Group Joint Stock Company;
- Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders of Ocean Group Joint Stock Company 01/2026/BB-DHDCD dated May 20, 2026.

RESOLUTION

- Article 1.** Approve the Report on the results of business operations in 2025 and the business plan for 2026 in Document No. 01/2026/OGC-BTGD dated May 14, 2026 (*according to the attached documents*).
- Article 2.** Approve the Report on the activities of the Board of Directors in Document No. 02/2026/BC-HDQT dated May 14, 2026 (*according to the attached documents*).
- Article 3.** Approve the Report of the independent member of the Board of Directors in Document No. 03/2026/BC-HDQT dated April 24, 2026 (*according to the attached documents*).
- Article 4.** Approve the Report of the Board of Supervisory in Document No. 04/2026/BC-BKS dated April 24, 2026 (*according to the attached documents*).
- Article 5.** Approve the audited financial statements for 2025 in Document No. 05/2026/TT-HDQT dated April 24, 2026 (*according to the attached documents*).
- Article 6.** Approve the proposed contents in Document No. 06/2026/TT-BKS dated April 24, 2026 regarding the selection of an auditing firm for the fiscal year 2026 (*according to the attached documents*).
- Article 7.** Approve the implementation of remuneration payment to the Board of Directors and the Board of Supervisory in 2025 in Document No. 07/2026/BC-HDQT dated April 24, 2026 (*according to the attached documents*).



Article 8. Approve the remuneration plan for the Board of Directors and the Supervisory Board in 2026 in Document No. 08/2026/TT-HDQT dated April 24, 2026 (*according to the attached documents*).

Article 9. Approve the profit distribution for the year 2025 in Document No. 09/2026/TT-HDQT dated June 25, 2026 (*according to the attached documents*).

Article 10. Approve the Proposal on the voting of certain items at the AGM of Shareholders of One Capital Hospitality JSC. in Document No. 10/2026/TT-HDQT dated May 14, 2026 (*according to the attached documents*).

Article 11. Approve the proposal on amending the charter, changing the business registration and maximum foreign ownership ratio of the Company in Document No. 12/2026/TT-HDQT dated May 14, 2026, with the following 02 contents (*according to the attached documents*):

1. Approve the change in the business registration certificate and amendment of corresponding clauses in the Company's charter to update the business line codes in accordance with current legal regulations.
2. Approve the maximum foreign ownership ratio of the Company at 49%.

Article 12. Implementation Provisions

The General Meeting of Shareholders assigns the Board of Directors, the Board of Supervisory, the General Director, and relevant departments, divisions, and individuals to be responsible for implementing the Resolution of the General Meeting of Shareholders in accordance with the provisions of law, the Company's Charter, and other internal regulations.

This Resolution shall take effect from the date of signing.

FOR AND ON BEHALF OF THE GENERAL

SHAREHOLDERS' MEETING

CHAIRPERSON OF THE MEETING



LE THI VIET NGA



**LIST OF SHAREHOLDERS ATTENDING
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
OCEANGROUP JOINT STOCK COMPANY**

No.	Shareholders code	Number of shares
1	OGC47148	14.334.490
2	OGC48914	4.000
3	OGC52848	27.058.490
4	OGC47150	12.252.990
5	OGC47151	9.320.740
6	OGC52851	442.000
7	OGC52846	51.724.860
8	OGC47202	399.000
9	OGC47245	219.200
10	OGC52230	10
11	OGC47149	13.985.820
12	OGC52726	2
13	OGC48236	10.100
14	OGC52847	48.263.040
15	OGC47205	384.000
16	OGC47220	297.100
17	OGC47420	69.100
18	OGC52582	5
19	OGC52586	5
20	OGC47401	76.000
21	OGC47386	81.500
22	OGC52869	10
23	OGC48637	5.800
	Total	178.928.262

SHAREHOLDER INSPECTION MINUTES
ATTENDING THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
(First Time)

To: Annual General Meeting of Shareholders 2026
Ocean Group Joint Stock Company

Today, May 20, 2026, at 09:00 AM at Tu Hoa Hall, Dusit Le Palais Tu Hoa Hanoi Hotel, Tay Ho Ward, Hanoi, the Annual General Meeting of Shareholders 2026 (“Meeting”) of Ocean Group Joint Stock Company (“Company”) was held. The Organizing Committee of the General Meeting of Shareholders appointed a Shareholder Inspection Committee including:

- Ms Pham Thi Thanh Huyen - Head of the Committee
- Ms Nguyen Thi Hien - Member
- Ms Nguyen Thi Thu Trang - Member

After conducting an inspection and review of the composition of shareholders/authorized representatives of shareholders attending the Meeting, the Shareholder Inspection Committee conducted an inspection and registered the attendance of shareholders/authorized representatives of shareholders attending the Meeting in accordance with the provisions of law and the Company's Charter. As of 09:00 AM on May 20, 2026, the results of the shareholder inspection are as follows:

- Total number of Company's issued shares: **300,000,000** shares (of which **299,999,999** shares have voting rights).
- Total number of shareholders invited to attend the Meeting: **5,769** shareholders representing **299,999,999** shares with voting rights of the Company.
- Total number of shareholders attending the Meeting (in person or authorized to attend): **17** shareholders/authorized representatives, representing **178,762,942** votes, corresponding to **59.59%** of the Company's voting shares.
- Each ordinary share has one vote at the Meeting (Treasury shares are not entitled to vote at the General Meeting of Shareholders).

Pursuant to the Law on Enterprise 2020, amended in 2025 and the Company's Charter, a General Meeting of Shareholders of the Company can be conducted when the

number of shareholders attending the meeting represents more than **50%** of the shares with voting rights.

Therefore, with the percentage of voting shares attending the meeting reaching **59.59 %**, the 2026 Annual General Meeting of Shareholders of Ocean Group Joint Stock Company, held on May 20, 2026, meets the requirements for conducting business. The Shareholder Inspection Committee warrants the accuracy and truthfulness of the above results.

This shareholder inspection minutes was prepared at 09:01 AM on May 20, 2026, and publicly announced before the Meeting./.

SHAREHOLDER INSPECTION COMMITTEE

Head of Committee

Member

Member



Pham Thi Thanh Huyen

Nguyen Thi Hien

Nguyen Thi Thu Trang

No. 01/2026/BBKTTCCD

Hanoi, May 20, 2026

**SHAREHOLDER INSPECTION MINUTES
ATTENDING THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
(No. 2)**

**To: Annual General Meeting of Shareholders 2026
Ocean Group Joint Stock Company**

Today, May 20, 2026, at 09:00 AM at Tu Hoa Hall, Dusit Le Palais Tu Hoa Hanoi Hotel, Tay Ho Ward, Hanoi, the Annual General Meeting of Shareholders 2026 (“Meeting”) of Ocean Group Joint Stock Company (“Company”) was held. The Organizing Committee of the General Meeting of Shareholders appointed a Shareholder Inspection Committee including:

- Ms Pham Thi Thanh Huyen - Head of the Committee
- Ms Nguyen Thi Hien - Member
- Ms Nguyen Thi Thu Trang - Member

After conducting an inspection and review of the composition of shareholders/authorized representatives of shareholders attending the Meeting, the Shareholder Inspection Committee conducted an inspection and registered the attendance of shareholders/authorized representatives of shareholders attending the Meeting in accordance with the provisions of law and the Company's Charter. As of 11:40 AM on May 20, 2026, the results of the shareholder inspection are as follows:

- Total number of Company's issued shares: **300,000,000** shares (of which **299,999,999** shares have voting rights).
- Total number of shareholders invited to attend the Meeting: **5,769** shareholders representing **299,999,999** shares with voting rights of the Company.
- Total number of shareholders attending the Meeting (in person or authorized to attend): **23** shareholders/authorized representatives, representing **178,928,262** votes, corresponding to **59.64 %** of the Company's voting shares.
- Each ordinary share has one vote at the Meeting (Treasury shares are not entitled to vote at the General Meeting of Shareholders).

This shareholder inspection minutes was prepared at 11:40 AM on May 20, 2026, and publicly announced before the Meeting./.

SHAREHOLDER INSPECTION COMMITTEE

Head of Committee

Member

Member



Pham Thi Thanh Huyen

Nguyen Thi Hien

Nguyen Thi Thu Trang

**MINUTES OF BALLOT COUNTING
ANNUAL GENERAL MEETING OF SHAREHOLDERS
OF OCEAN GROUP JOINT STOCK COMPANY**

- Pursuant to Law on Enterprises 2020, amended in 2025 and guiding documents for implementation;
- Pursuant to Law on Securities 2019 and guiding documents for implementation;
- Pursuant to the Charter of Ocean Group Joint Stock Company;
- Pursuant to the Working Regulations of the 2026 Annual General Meeting of Shareholders of Ocean Group Joint Stock Company approved by the General Meeting of Shareholders;
- Pursuant to the approval of the 2026 Annual General Meeting of Shareholders of Ocean Group Joint Stock Company on May 20, 2026, regarding the election of the Ballot Counting Committee.

Today, at 9:00 AM on May 20, 2026, at Tu Hoa Hall, Dusit Le Palais Tu Hoa Hanoi Hotel, Tay Ho Ward, Hanoi City, the 2026 Annual General Meeting of Shareholders (“the Meeting”/“AGM”) of Ocean Group Joint Stock Company (“the Company”) was held. The Ballot Counting Committee included:

- Ms Do Le Anh - Head of Committee
- Ms Bui Thi Thuong - Member
- Ms Vu Ha Phuong - Member
- Ms Vu Thi Hang - Member

conducted the ballot counting for the voting matters at the 2026 Annual General Meeting of Shareholders of the Company as follows:

I. PARTICIPATION

The total number of shareholders attending the General Meeting (in person or by proxy), according to the verification results and the shareholder registration updated as of 11h40 on May 20, 2026, is: **23** shareholders/proxy holders, representing **178,928,262** votes (each ordinary share carries one vote).

II. VOTING RESULTS

1. Approval of the Report on Business Performance in 2025 and the Business Plan for 2026

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **178,224,545** votes, representing **99.65%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **620,200** votes, representing **0.35%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.65% of the total valid votes attending and voting at the Meeting voting in favor.

2. Approval of the Report of the Board of Directors on its Governance and Operational Activities in 2025 and the Operational Plan for 2026

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **178,224,545** votes, representing **99.65%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **620,200** votes, representing **0.35%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.65% of the total valid votes attending and voting at the Meeting voting in favor.

3. Approval of the Report of the Independent Members of the Board of Directors

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **177,474,345** votes, representing **99.23%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **1,370,400** votes, representing **0.77%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.23% of the total valid votes attending and voting at the Meeting voting in favor.

4. Approval of the Report of the Board of Supervisors

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **177,474,345** votes, representing **99.23%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **1,370,400** votes, representing **0.77%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.23% of the total valid votes attending and voting at the Meeting voting in favor.

5. Approval of the Proposal on the Adoption of the Audited Financial Statements for 2025

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **177,474,345** votes, representing **99.23%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **1,370,400** votes, representing **0.77%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.23% of the total valid votes attending and voting at the Meeting voting in favor.

6. Approval of the Proposal on the Selection of the Auditing Firm for 2026

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **177,474,345** votes, representing **99.23%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.

- Abstentions: **1,370,400** votes, representing **0.77%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.23% of the total valid votes attending and voting at the Meeting voting in favor.

7. Approval of the Report on Remuneration Paid to the Board of Directors and the Board of Supervisors in 2025

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **177,474,340** votes, representing **99.23%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **1,370,405** votes, representing **0.77%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.23% of the total valid votes attending and voting at the Meeting voting in favor.

8. Approval of the Proposal on the Remuneration Plan for the Board of Directors and the Board of Supervisors for 2026

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **177,474,340** votes, representing **99.23%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **1,370,405** votes, representing **0.77%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.23% of the total valid votes attending and voting at the Meeting voting in favor.

9. Approval of the Proposal on the Profit Distribution Plan for 2025

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **177,474,340** votes, representing **99.23%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **1,370,405** votes, representing **0.77%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.23% of the total valid votes attending and voting at the Meeting voting in favor.

10. Approval of the Proposal on the Authorization to Vote on Certain Matters at the General Meeting of Shareholders of One Capital Hospitality Joint Stock Company

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **178,155,445** votes, representing **99.61%** of the total valid votes attending and voting at the Meeting.
- Votes against: **69,100** votes, representing **0.04%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **620,200** votes, representing **0.35%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.61 % of the total valid votes attending and voting at the Meeting voting in favor.

11. Approval of the Proposal on the Private Placement of Shares to Increase the Company's Charter Capital

- Number of invalid votes: **85,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,842,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **842,115** votes, representing **0.47%** of the total valid votes attending and voting at the Meeting.
- Votes against: **177,382,430** votes, representing **99.18%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **618,200** votes, representing **0.35%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter DID NOT ACHIEVE the required approval ratio and was approved by the Annual General Meeting of Shareholders with 0.47 % of the total valid votes attending and voting at the Meeting voting in favor.

12. Approval of the Proposal on Amendments to the Company Charter, Changes to the Enterprise Registration Certificate, and the Maximum Foreign Ownership Limit of the Company, including the following three matters:

12.1. Change in the Company's Charter Capital resulting from the Private Placement of Shares to Increase the Company's Charter Capital

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **842.115** votes, representing **0.47%** of the total valid votes attending and voting at the Meeting.
- Votes against: **177.382.430** votes, representing **99.18%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **620.200** votes, representing **0.35%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter DID NOT ACHIEVE the required approval ratio and was approved by the Annual General Meeting of Shareholders with 0.47% of the total valid votes attending and voting at the Meeting voting in favor.

12.2. Amendments to the Enterprise Registration Certificate and the corresponding provisions of the Company Charter to update the business sector codes in compliance with the prevailing laws and regulations

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **178.224.545** votes, representing **99,65%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0,00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **620,200** votes, representing **0.35%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED

the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99,65% of the total valid votes attending and voting at the Meeting voting in favor.

12.3. The Company's maximum foreign ownership limit is 49%.

- Number of invalid votes: **83,500** votes, representing **0.05%** of the total votes attending and voting at the Meeting.

- Number of valid votes: **178,844,745** votes, representing **99.95%** of the total votes attending and voting at the Meeting.

Of which:

- Votes in favor: **178,224,545** votes, representing **99.65%** of the total valid votes attending and voting at the Meeting.
- Votes against: **0** votes, representing **0.00%** of the total valid votes attending and voting at the Meeting.
- Abstentions: **620,200** votes, representing **0.35%** of the total valid votes attending and voting at the Meeting.

Pursuant to the Working Regulations of the Meeting, the Charter of Ocean Group Joint Stock Company, and the Law on Enterprises 2020, as amended in 2025, this matter ACHIEVED the required approval ratio and was approved by the Annual General Meeting of Shareholders with 99.65% of the total valid votes attending and voting at the Meeting voting in favor.

The Ballot Counting Committee hereby certifies the accuracy and integrity of these Minutes. These Minutes were completed at 12:20 a.m. on May 20, 2026 and publicly announced before the 2026 Annual General Meeting of Shareholders of Ocean Group Joint Stock Company.

Sincerely./.

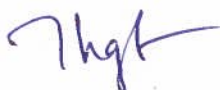
Head of committee



Do Le Anh

The Ballot Counting Committee

Member



Bui Thi Thuong

Member



Vu Ha Phuong

Member



Vu Thi Hang