NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM**
No: 24 /CBTT-VSMMMB	**Independence – Freedom – Happiness**
	Hanoi, February 05, 2026

INFORMATION DISCLOSURE

To: - State Securities Commission
- Hanoi Stock Exchange

1. Name of organization: Northern Textile and Garment Joint Stock Company

- Stock code: TET

- Address: 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City

- Phone: 024 39360808/ 0914463550 Fax: 024 39360909

- Email: hoaltk63@gmail.com

- Person responsible for disclosing information: Pham Hoang Long

Position: Member of the Board of Directors/Authorized Person for Information Disclosure

Type of information disclosed: ☐ Periodic ☑ Irregular ☐ 24-hour ☐ On-demand

2. Content of the published information:

Disclosure of documents for shareholders' written consultation.

3. This information was published on the company's website on February …, 2026, at the following link: textaco.vn

We hereby declare that the information published above is true and accurate, and we assume full legal responsibility for the content of the information we have published.

***Attached document**:

- Documents for shareholders' written consultation.

Organization representative

Authorized Person for Information Disclosure



Pham Hoang Long

CÔNG TY CỔ PHẦN VẢI SỢI MAY MẶC MIỀN BẮC

Digitally signed by CÔNG TY CỔ PHẦN VẢI SỢI MAY MẶC MIỀN BẮC
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NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, February 05, 2026

WRITTEN SHAREHOLDER OPINION SURVEY FORM

I. COMPANY INFORMATION:

- Company Name: **Northern Textile and Garment Joint Stock Company**
- Business Registration Certificate No. 0100108127 was first issued by the Hanoi Department of Planning and Investment (now the Business Registration and Enterprise Finance Department of the Hanoi Department of Finance) on July 5, 2005, and amended for the 17th time on May 14, 2024 .
- Address: 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam .
- Phone: 024 39360808 - Fax: 024 39360909.
- Email: textaco@fpt.vn / hoaltk63@gmail.com

II. SHAREHOLDER INFORMATION:

a) For individual shareholders:

- Shareholder's Name: .....
- Nationality: Vietnam
- Contact address: .....
- Citizen ID card number, National ID card number, Passport number, or other legally valid personal identification document of the individual shareholder: .....
- Place of issue:..... Date of issue:.....

b) For institutional shareholders:

- Shareholder's name:.....
- Business Registration Number:.....
- Head office address: .....
- Full name (of the representative): .....
- Nationality: ....
- Contact address:.....
- Citizen ID card number, National ID card number, Passport number, or other legally valid personal identification document of the authorized representative of the corporate shareholder: .....
- Place of issue:..... Date of issue:.....

c) Number of shares held: .... shares.

d) Number of votes: ... votes.

III. PURPOSE OF WRITTEN SHAREHOLDER OPINION SURVEY

The Northern Textile and Garment Joint Stock Company is seeking shareholder approval in writing to amend and supplement the content of the Private Placement Plan to increase charter capital, in accordance with Resolution No. 10/2025/NQ-ĐHĐCĐ dated December 26, 2025, of the Northern Textile and Garment Joint Stock Company, issued at the Extraordinary General Meeting of Shareholders in 2025 .

IV. ISSUES REQUIRING SHAREHOLDER CONSULTATION IN WRITING

The Company's Board of Directors respectfully submits the following to the General Meeting of Shareholders for approval :

1. **Content 1:** Approve adjustments and additions to the content of the Private Placement Plan to increase charter capital in accordance with Resolution No. 10/2025/NQ-ĐHĐCĐ of the Extraordinary General Meeting of Shareholders dated December 26, 2025.

The following adjustments and additions have been made to the offering plan:

No.	The content was adopted in General Meeting of Shareholders Resolution No. 10/2025/NQ-ĐHĐCĐ dated December 26, 2025.	Content adjustments and additions
1	- Content at point 15, section III of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: *"Based on the Securities Law, the company's charter, and the list of prospective investors purchasing the issued shares mentioned above, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval that investors may purchase shares privately without having to conduct a public tender offer if the number of shares purchased by investors exceeds the public tender offer thresholds as stipulated in the Securities Law. The Board of Directors is authorized to decide and carry out all matters related to this approval."*	Remove this content
2	- Content at point 22, section III of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: *" Public tender offer: In cases where an investor*	Remove this content

	participates in the purchase of shares based on a decision of the Board of Directors, leading to the requirement to register a public tender offer as stipulated in the Securities Law, that investor must carry out the procedures for registering the public tender offer in accordance with the law."	
3	- Content at point 1, section IV of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: ***"Purpose of the offering:*** *The purpose of raising capital is to ensure sufficient matching funds for the projects as required by law and to ensure the implementation of the two investment projects mentioned above. Therefore, if these projects are not approved by the relevant authorities, or if approval is granted for each project individually, the company's share issuance for capital increase will be canceled accordingly."*	This content has been revised and adjusted as follows: ***"Purpose of the offering:*** *The purpose of this fundraising is to ensure sufficient counterpart funding for the project in accordance with legal regulations and to ensure the implementation of two investment projects: the Duc Giang Residences high-end commercial housing complex project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City, and the PRISTIE Lac Trung high-end commercial housing complex project at 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City, by the Company."*
4	- Content at point 1, section IV of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: ***"Principles for using proceeds from the offering:*** *All proceeds from the share issuance will be deposited into a blocked account for receiving share purchase payments until the project receives investment approval. If each project is approved, the corresponding amount will be released from the block to ensure the project's implementation. If the project does not receive investment approval, the board of directors will notify and carry out procedures to refund the amount to investors who purchased shares corresponding to the project that has not yet received investment approval.* *After the project receives investment approval, the company will open an escrow account and use the proceeds from the issuance in a way that*	This content has been revised and adjusted as follows: ***"Principles for using proceeds from the offering:*** *All proceeds from the private placement of shares will be deposited into a blocked account for receiving share purchase payments. After receiving confirmation from the State Securities Commission regarding the receipt of the offering results report, the Company will be allowed to release the proceeds from the offering to use for the investment project approved by the General Meeting of Shareholders ."*

	ensures the most efficient use for shareholders. Accordingly, the board of directors is allowed to flexibly plan the use of capital during the period when project components are not yet implemented. However, it must be ensured that when the project is implemented, the capital available for the project is sufficient and meets the project's required schedule. In case of a change in the purpose of capital use, the board of directors must pass a resolution in accordance with the law and report the content to the next General Meeting of Shareholders."	
5	- Information regarding the Duc Giang Residences high-end commercial housing complex project is provided in point 3, section IV of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: *"The project's operating period is 50 years from the date of the Decision approving the investment policy and simultaneously approving the investor ."*	Remove this content

2. Content 2: Approve the addition of the list of professional securities investors purchasing shares and the list of professional securities investors purchasing shares offered.

2.1. Additional Professional securities investors purchased shares in the company's private placement as follows:

- Investor Name: F1 HOUSING JOINT STOCK COMPANY
- Business Registration Number: 0111179320 Issued on: August 15, 2025 Issuing Authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance
- Address: 3rd Floor, Mipec Tower, 229 Tay Son Street, Kim Lien Ward, Hanoi City, Vietnam.
- Number of shares offered for sale, expected to be purchased: 3.000.000 shares

2.2. The list of prospective investors to purchase shares in the adjusted and supplementary offering is as follows:

No.	Investor Name	Citizen Identification Number	Address	Expected number of offered shares to be purchased

1	F1 HOUSING JOINT STOCK COMPANY	Business Registration Number: 0111179320 Issued on: August 15, 2025 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	3rd Floor, Mipec Tower, 229 Tay Son Street, Kim Lien Ward, Hanoi City, Vietnam	3.000.000
2	BOLT HOLDINGS JOINT STOCK COMPANY	Business Registration Number: 0110635242 Issued on: February 29, 2024 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	8th Floor – 11B Cat Linh Street, O Cho Dua Ward, Hanoi City, Vietnam	3.000.000
3	FINRA CAPITAL FINANCIAL TECHNOLOGY JOINT STOCK COMPANY	Business Registration Number: 0110755885 Issued on: June 18, 2024 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	10th Floor, Hapro Building, 11B Cat Linh Street, O Cho Dua Ward, Hanoi City, Vietnam	1.550.000
4	PHAM HOANG LONG	Citizen Identification Number: 001087034468 Issued on: 15/04/2021 Issuing authority: Department of Administrative Management of Social Order Police	No. 97 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City, Vietnam.	45.200.000

5	NGUYEN THI DIEU THUY	Citizen Identification Number: 017184000851 Issued on: April 22, 2024 Issuing authority: Department of Administrative Management of Social Order	Room 3304, Park 7 Times City – 458 Parkhill, 25 Lane 13 Linh Nam, Vinh Tuy Ward, Hanoi City.	1.500.000
6	HA HAI DINH	Citizen Identification Number: 001093011659 Issued on: April 27, 2021 Issuing authority: Department of Administrative Management of Social Order	Tower B, Hi-Brand residential area, Van Phu Urban Area, Kien Hung Ward, Hanoi City	2.250.000
	Total			**56.500.000**

Except for the aforementioned adjustments and supplements, all other contents of the stock issuance plan approved by the General Meeting of Shareholders under the Extraordinary General Mandate No. 10/2025/NQ-DHDCD dated December 26, 2025, shall remain unchanged. The full text of the adjusted and supplemented stock issuance plan is updated in accordance with the Board of Directors' Proposal No. 23/2026/TET/TTr-HDQT attached hereto.

The relevant documents accompanying the Written Shareholder Opinion Form ("Opinion Form") can be found on the Company's website at the following link: http://www.textaco.vn/.

V. VOTING ON ISSUES REQUIRING OPINIONS FOR APPROVAL

1. Content 1: Approve adjustments and additions to the content of the Private Placement Plan to increase charter capital in accordance with Resolution No. 10/2025/NQ-ĐHĐCĐ of the Extraordinary General Meeting of Shareholders dated December 26, 2025 *(attached submission No. 23/2026/TET/TTr-HĐQT of the Company's Board of Directors)* .

Approve ☐ Disapprove ☐ No opinion ☐

2. Content 2: Approve the addition of the list of professional securities investors purchasing shares and the list of professional securities investors purchasing shares offered (*attached is the submission No. 23/2026/TET/TTr-HĐQT of the Company's Board of Directors)* .

Approve ☐ Disapprove ☐ No opinion ☐

Note regarding the voting procedure:

Shareholders can express their opinions by marking (**X**) or (√) in the appropriate box under the voting section: Agree, Disagree, or No Opinion.

The survey form is invalid in the following cases:

- Check two or more boxes on a matter requiring a vote, the vote on that matter will be invalid.
- There are no signatures from individual shareholders, no signatures from legal representatives, and no seals if the shareholder is an organization.
- The envelope was opened before the vote count in the case of mail-in ballots and disclosed in the case of fax or email ballots;
- Send to Northern Textile and Garment Joint Stock Company after the specified deadline;
- The form has been altered, erased, marked, or had symbols added to it;
- If all three boxes (agree, disagree, no opinion) on the issue requiring a vote are not checked, but the shareholder still signs, writes their full name, and affixes their seal (if an organization) to this document, it will be considered that they have no opinion.

VI. DEADLINE FOR SUBMITTING OPINION FORM:

Shareholders may submit their completed opinion survey forms in sealed envelopes by post/courier, fax, or email to Northern Textile and Garment Joint Stock Company ***before 11:00 AM on February 24, 2026*** , using the information below:

- Northern Textile and Garment Joint Stock Company
- Address: 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam.
- Phone: 024 39360808 - Fax: 024 39360909
- Email : textaco@fpt.vn / hoaltk63@gmail.com

Shareholders are kindly requested to submit their opinion poll forms in accordance with the method and deadline specified above. Opinion poll forms that are not returned to the Company will be considered as not participating in the vote.

If 100% of the total number of shareholders, representing 100% of the Company's voting shares, submit their opinions on the matter to be considered at the General Meeting before 11:00 AM on February 24, 2026, the Company will proceed with the vote counting procedure in accordance with the law and the Company's Articles of Association.

(Draft Resolution of the General Meeting of Shareholders attached to the Opinion Form).

O/B. BOARD OF DIRECTORS
CHAIRMAN

(Signed)

Nguyen Thi Dieu Thuy

Recipient:
- Shareholders;
- Arcvhied: Board of Directors, Office.

SHAREHOLDER CONFIRMATION

(Sign and clearly state your full name if you are an individual shareholder)

(Signed by the legal representative, clearly stating full name and affixing seal if the shareholder is an organization)

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.: 23/2026/TET/TTr-HĐQT	*Hanoi, February 04, 2026*

SUBMISSION

(Subject: Approval of the plan for a private placement of shares to increase charter capital, and the plan for using the proceeds from the share offering)

To: General Meeting of Shareholders
Northern Textile and Garment Joint Stock Company

Base on:

- *Law on Enterprises No. 59/2020/QH14 was passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and its implementing guidelines;*
- *Law on Securities No. 54/2019/QH14 was passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its implementing guidelines;*
- *Law No. 56/2024/QH15 dated November 29, 2024, amending and supplementing a number of articles of the Securities Law;*
- *Government Decree 155/2020/ND-CP dated December 31, 2020, provides detailed regulations for the implementation of several articles of the Securities Law;*
- *Government Decree 245/2025/ND-CP dated September 11, 2025, amending and supplementing Decree 155/2020/ND-CP;*
- *Circular 116/2020/TT-BTC dated December 31, 2020, of the Ministry of Finance guiding some provisions on corporate governance applicable to public companies under Decree No. 155/2020/ND-CP;*
- *Circular 118/2020/TT-BTC dated December 31, 2020, of the Ministry of Finance providing guidance on certain aspects of offering securities, public tender offers, share buybacks, registration of public companies, and delisting of public companies.*
- *Charter of Organization and Operation of Northern Textile and Garment Joint Stock Company;*
- *The company's business performance and capital requirements.*

In order to implement the Company's operational and investment goals and directions for 2025, the Board of Directors of Northern Textile and Garment Joint Stock Company ("the Company") respectfully submits to the General Meeting of Shareholders for consideration and approval the Plan for a private placement of shares to increase charter capital with the following contents:

PLAN FOR PRIVATE OFFERING OF SHARES TO INCREASE CHARTER CAPITAL

I. COMPANY INFORMATION

Company Name: Northern Textile and Garment Joint Stock Company

Address: 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam

Phone: 024 39360808 - Fax: 024 39360909

Business Registration Certificate No. 0100108127 was first issued by the Hanoi Department of Planning and Investment (now the Business Registration and Enterprise Finance Department of the Hanoi Department of Finance) on July 5, 2005, and amended for the 17th time on May 14, 2024 .

Charter capital: VND 57.029.400.000

Number of shares outstanding: 5.702.940 shares.

II. PURPOSE OF THE OFFER

Northern Textile and Garment Joint Stock Company is offering shares privately to increase its charter capital in order to:

- Supplementing capital, enhancing capital capacity, and ensuring that capital is available to meet the company's project investment needs;
- Supplementing working capital for business operations.

III. PLAN FOR PRIVATE OFFERING OF SHARES TO INCREASE CHARTER CAPITAL

1. Name of organization: Northern Textile and Garment Joint Stock Company
2. Name of shares offered: Shares of Northern Textile and Garment Joint Stock Company
3. Type of stock: Common stock
4. Stock ticker: TET
5. Par value: 10.000 VND/share
6. Registered capital before the public offering: VND 57.029.400.000
7. Total number of shares offered: 56.500.000 shares
8. Total offering value at face value: VND 565.000.000.000 (in words: Five hundred and sixty-five billion Vietnamese Dong).
9. The company's charter capital after the public offering is expected to be VND 622.029.400.000.
10. Offering ratio (number of shares expected to be offered/ number of outstanding shares): 990,72%.
11. Method of offering: Private placement of shares.
12. Offering price: 20.000 VND/share.
13. The expected capital raised based on the offering price is VND 1.130.000.000.000.
14. Principles for determining the asking price:

- According to the Book Value method:

+ Share price based on book value as of December 31, 2024: the book value per share is VND 20.169/share.

+ Share price based on book value as of December 31, 2025: the book value per share is VND 21.056/share.

- According to the market valuation method: The average closing price of TET shares over the last 30 trading sessions (from December 18, 2025 to January 30, 2026) is VND 39.426 per share. However, TET shares have low liquidity on the market, with infrequent trading and low trading volume (average trading volume in the last 10 sessions is approximately 100 shares per session) compared to the number of outstanding shares of the company .

- Therefore, to enhance the effectiveness of the share offering, attract investor interest in the Company's shares, raise capital, and attract investors with strong management, financial, and project investment capabilities, and to ensure the success of the offering, the Board of Directors proposes a share offering price of VND 20.000 per share.

15. Target audience: Professional securities investors as defined by law.

- Number of investors offered the shares: Under 50 investors.

- Criteria for selecting professional securities investors: Domestic professional securities investors must have the financial capacity, wish to partner with the Company in the future, and meet the criteria stipulated in Clause 1, Article 11 of the Securities Law, as supplemented by Point a, Clause 3, Article 1 of Law No. 56/2024/QH15 .

  Investors who meet one of the following criteria:

  + Commercial banks, branches of foreign banks, finance companies, insurance companies, securities companies, securities investment fund management companies, securities investment companies, securities investment funds, international financial institutions, off-budget state financial funds, and state-owned financial institutions are permitted to purchase securities in accordance with relevant laws;

  + This refers to a company with contributed charter capital exceeding 100 billion VND or a listed company, or an organization registered for trading;

  + As a person holding a securities professional license;

  + An individual holding a portfolio of listed and registered securities with a minimum value of VND 2 billion, as confirmed by a securities company at the time that individual is determined to be a professional securities investor;

  + An individual must have a taxable income of at least VND 1 billion in the most recent year, up to the time they are determined to be a professional securities investor, based on tax returns submitted to the tax authorities or tax deduction certificates from paying organizations or individuals.

- List of prospective investors interested in purchasing shares in the offering:

No.	Investor Name	Citizen Identification Number	Address	Number of shares offered for sale, expected to be purchased.

1	F1 HOUSING JOINT STOCK COMPANY	Business Registration Number: 0111179320 Issued on: August 15, 2025 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	3rd Floor, Mipec Tower, 229 Tay Son Street, Kim Lien Ward, Hanoi City, Vietnam	3.000.000
2	BOLT HOLDINGS JOINT STOCK COMPANY	Business Registration Number: 0110635242 Issued on: February 29, 2024 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	8th Floor – 11B Cat Linh Street, O Cho Dua Ward, Hanoi City, Vietnam	3.000.000
3	FINRA CAPITAL FINANCIAL TECHNOLOGY JOINT STOCK COMPANY	Business Registration Number: 0110755885 Issued on: June 18, 2024 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	10th Floor, Hapro Building, 11B Cat Linh Street, O Cho Dua Ward, Hanoi City, Vietnam	1.550.000
4	PHAM HOANG LONG	Citizen Identification Number: 001087034468 Issued on: 15/04/2021 Issuing authority: Department of Administrative Management of Social Order Police	No. 97 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City, Vietnam.	45.200.000
5	NGUYEN THI DIEU THUY	Citizen Identification Number: 017184000851 Issued on: April 22, 2024 Issuing authority:	Room 3304, Park 7 Times City – 458 Parkhill, 25 Lane 13 Linh Nam, Vinh Tuy Ward, Hanoi City.	1.500.000

		Department of Administrative Management of Social Order		
6	HA HAI DINH	Citizen Identification Number: 001093011659 Issued on: April 27, 2021 Issuing authority: Department of Administrative Management of Social Order	Tower B, Hi-Brand residential area, Van Phu Urban Area, Kien Hung Ward, Hanoi City	2.250.000
	Total			**56.500.000**

The General Meeting of Shareholders authorizes the Board of Directors to decide on the adjustment and replacement of professional securities investors purchasing the offered shares, the number of shares offered to each investor for distribution, and must ensure compliance with regulations on foreign investor ownership ratios and cross-ownership of enterprises. The replacement investor purchasing the shares must meet the criteria approved by the General Meeting of Shareholders. The Board of Directors only offers shares to domestic investors.

16. Method for handling unsold shares:

+ In the event that investors listed in item 15 above have registered to purchase shares but, at the time of notification for payment, do not purchase and/or register to purchase all the registered shares, the General Meeting of Shareholders authorizes the Board of Directors to decide to continue offering the remaining shares to other domestic professional securities investors to complete the share offering. The investors to whom the shares are offered must meet the criteria approved by the General Meeting of Shareholders. The share price offered to these investors will be equal to the share offering price approved by the General Meeting of Shareholders (VND 20.000 per share).

+ The handling of unsold shares ensures compliance with regulations on cross-ownership under the Enterprise Law and other relevant legal provisions.

+ At the end of the share offering period, if investors do not purchase all the shares offered by the Company, the General Meeting of Shareholders authorizes the Board of Directors to decide, based on the actual offering situation, on the actual number of shares offered and the actual increase in charter capital.

17. Regulations on transfer restrictions: Shares offered through private placement are restricted for one year for professional securities investors from the date the offering ends (which is the date the payment for the shares from investors ends).

18. Expected dilution risk: In a private placement, there is a risk of dilution, including: risk of dilution of net earnings per share (EPS), dilution of book value per share (BVPS), and

dilution of shareholding and voting rights.

19. Transfer of share purchase rights: Investors who purchase shares in a private placement are not allowed to transfer their purchase rights to another party.

20. Timeline for the offering:

+ Expected offering date: In 2026, the share offering will be conducted within 90 days from the date the State Securities Commission issues written approval and publishes on the State Securities Commission's website the receipt of the complete registration dossier for the private placement of shares.

+ The General Meeting of Shareholders authorizes the Board of Directors to decide on the appropriate timing for the offering. The specific timing and schedule of the offering will be decided by the Company's Board of Directors based on suitable conditions and ensuring compliance with legal regulations.

21. Plan to ensure the share offering meets the foreign ownership ratio: The General Meeting of Shareholders authorizes the Board of Directors to decide on a plan to ensure the share offering meets the foreign ownership ratio as prescribed by law .

IV. PLAN FOR UTILIZING THE CAPITAL RAISED FROM THE OFFERING

1. Proposed use of funds raised from the share offering:

The expected proceeds from the private placement of shares, amounting to VND 1.130 billion, will be used for the following purposes: supplementing capital to meet the matching funds requirements of the investment project as stipulated, and using the funds to develop and implement the Company's real estate construction projects.

Details of the plan for using the proceeds from the offering:

No.	Content	Estimated amount (billion VND)	Expected timeframe for capital utilization
1	To supplement the company's capital for investment in the construction of the Duc Giang Residences high-end commercial housing complex project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City.	522	From 2026 to 2028
2	To supplement the company's capital for investment in the construction of the PRISTIE Lac Trung high-end commercial housing complex project at 79A Lac Trung, Vinh Tuy Ward, Hanoi City.	608	From 2026 to 2028
Total:		**1.130**	

Purpose of release:

The purpose of this fundraising is to ensure sufficient counterpart funding for the project in accordance with legal regulations and to ensure the implementation of two investment projects:

the Duc Giang Residences high-end commercial housing complex project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City, and the PRISTIE Lac Trung high-end commercial housing complex project at 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City, by the Company.

Principles for using proceeds from the offering:

All proceeds from the private placement of shares will be deposited into an escrow account for receiving share purchase payments. After receiving notification from the State Securities Commission regarding the results of the offering, the Company will release the proceeds from the offering to use for the investment project approved by the General Meeting of Shareholders.

The General Meeting of Shareholders authorizes and assigns the Board of Directors of the Company, based on the business situation, operational plan, investment capital needs, and the proceeds from the offering, to decide on the detailed plan for using the proceeds from the offering. If the proceeds from the share offering are insufficient to cover the entire capital utilization plan as described above, the General Meeting of Shareholders authorizes the Board of Directors to decide on the detailed plan for capital utilization, including but not limited to the allocation of capital for each purpose; to select and prioritize the plan and purpose of using the capital obtained from the offering based on the actual project implementation and the Company's capital needs. The General Meeting of Shareholders authorizes the Board of Directors to decide on adjustments or changes to the projected amount for each plan to ensure efficient capital utilization and benefits for the Company and its shareholders. The Board of Directors will report any changes related to the content of the capital utilization plan (if any) to the next General Meeting of Shareholders.

2. Proposed solution to compensate for the capital shortfall from the offering:

In the event that the number of shares offered /the value of proceeds from the sale of shares does not reach the amount approved by the General Meeting, the General Meeting of Shareholders authorizes the Board of Directors of the Company to decide to raise capital from other sources (including but not limited to capital from business operations, loans from credit institutions, loans from shareholders, individuals, and other organizations) to compensate for the shortfall in capital expected to be raised from the offering .

3. Details regarding the use of funds raised from the offering:

3.1. Implementing the Duc Giang Residences high-end commercial housing complex project.

The Northern Textile and Garment Joint Stock Company is the investor of the Duc Giang Residences high-end commercial housing complex project located at 53 Duc Giang Street, Viet Hung Ward, Hanoi City. The project conforms to the revised General Planning of Hanoi Capital City until 2045, with a vision to 2065, as stipulated in Decision 1668/QD-TTg dated December 27, 2024, of the Prime Minister; the N10 urban sub-area planning, scale 1/2000, approved by the Hanoi People's Committee in Decision No. 6115/QD-UBND dated November 21, 2014; and the list of housing and urban area construction investment projects in the City's housing development plans for the period 2021-2025 (phase 5), as stipulated in Decision No. 2211/QD-UBND dated April 25, 2025, of the Hanoi People's Committee. The project has received written approval for the investment policy and approval of the investor from the competent authority.

Information about the investment project:

- Project name: **Duc Giang Residences High-End Commercial Housing Complex Project**

- Investor: Northern Textile and Garment Joint Stock Company
- Project location: 53 Duc Giang Street, Viet Hung Ward, Hanoi City.
- Investment and operational objectives: To invest in the construction of the Duc Giang Residences high-end commercial housing complex project, realizing the General Planning of Hanoi Capital City until 2030, with a vision to 2050, approved by the Prime Minister; the construction planning, housing development programs and plans, and land use planning approved by competent authorities; to create a new residential area to meet housing needs; to gradually upgrade the urban area; to invest in socio-economic infrastructure serving the common life of the community; and to contribute to promoting the socio-economic development of the locality.
- Total investment capital for the project: VND **2.612,794** billion. Of which:

+ *Investor's capital contribution: VND 522,558 billion.*

+ *Capital raised: 2.090,235 billion VND.*

- Progress towards achieving the project's key operational objectives:

+ *Investment preparation phase: Q4/2025 to Q4/2026.*

+ *Project implementation period: Q1/2027 to Q3/2029.*

+ *Completion and commissioning phase: Q4/2029.*

3.2. Implementing the PRISTIE Lac Trung high-end commercial housing complex investment project at 79A Lac Trung, Vinh Tuy Ward, Hanoi City.

Northern Textile and Garment Joint Stock Company is the investor implementing the PRISTIE Lac Trung high-end commercial housing complex project located at 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City.

The investment project to build the PRISTIE Lac Trung high-end commercial housing complex at 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City, realizes the Hanoi Capital City Master Plan until 2030 according to Resolution No. 30/NQ-HĐND dated April 29, 2025 of the Hanoi City People's Council on approving the list of land areas expected to implement pilot projects in Hanoi City according to Resolution No. 171/2024/QH15 dated November 30, 2024 of the National Assembly .

Information about the investment project:

- Project name: **Investment and construction project of PRISTIE Lac Trung high-end commercial housing complex** .
- Investor: Northern Textile and Garment Joint Stock Company
- Project location: 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City.
- Total investment capital for the project: VND 3.048,43 billion. Of which:

+ *Investor's capital contribution: VND 609,68 billion.*

+ *Capital raised: VND 2.438,75 billion.*

- Progress towards achieving the project's key operational objectives:

+ *Investment preparation phase: Q1/2026 to Q1/2027.*

Project implementation period: Q2/2027 to Q4/2029.

+ Completion and commissioning phase: Q1/2030.

V. REGISTRATION FOR SUPPLEMENTARY LISTING AND REGISTRATION

Following the completion of the private placement to increase charter capital, all shares offered will be additionally registered for deposit at the Vietnam Securities Depository and Clearing Corporation (VSDC) and additionally listed on the Stock Exchange. The General Meeting of Shareholders authorizes and assigns the Board of Directors to carry out the necessary procedures for additional deposit registration and additional listing registration of the issued shares in accordance with current laws and regulations and the company's charter.

VI. CHANGES TO BUSINESS REGISTRATION AND AMENDMENTS TO THE ARTICLES OF ASSOCIATION

The General Meeting of Shareholders approved the amendment of the Business Registration Certificate to the competent State management agency to reflect the new capital size after the completion of the capital increase share offering.

Amend the Company's Articles of Organization and Operation regarding the provision on charter capital based on the actual capital offered for sale.

VII. Authorization by the General Meeting of Shareholders to the Board of Directors

In addition to the specific authorizations and assignments given to the Board of Directors in the share offering plan, the Shareholders' Meeting authorizes the Board of Directors to:

- To carry out all procedures and tasks related to the implementation and completion of the share offering plan for capital increase in accordance with applicable laws and regulations.
- To decide on the specific timing for the implementation of the share offering plan.
- To decide on the adjustment and supplementation of the list of professional securities investors (including the number of shares allocated to each investor), ensuring compliance with legal regulations.
- To decide on the detailed plan for the use of proceeds, including any adjustments to the use-of-proceeds plan to align with actual circumstances if deemed necessary, and to report such adjustments to the General Meeting of Shareholders at the nearest meeting. To proactively and reasonably allocate the actual funds raised from the offering to the purposes presented in this Plan or to other purposes, provided that no damage is caused to the Company.
- To decide on and implement all procedures necessary to ensure that the share offering for charter capital increase complies with foreign ownership limits.
- To prepare and explain the offering dossier submitted to the State Securities Commission and other relevant state management authorities (if any).
- To decide on the procedures for amending the contents of the Enterprise Registration Certificate with the Business Registration Authority under the Ministry of Finance upon completion of the share offering.
- To amend and supplement the Company's Charter on organization and operation in accordance with the increased charter capital.
- To decide on and direct the implementation of procedures and dossiers for additional share registration and depository at the Vietnam Securities Depository and Clearing Corporation, and

for additional listing registration at the Stock Exchange for the entire number of shares actually offered.

- During the implementation of the share offering plan, the General Meeting of Shareholders authorizes the Board of Directors to supplement, amend, finalize, or modify the share offering plan in accordance with the requirements of competent state authorities, so as to ensure that the capital raising is conducted lawfully and in compliance with regulations.

The Board of Directors respectfully submits this to the General Meeting of Shareholders for consideration and voting.

Best regards./.

Recipient:
- As addressed to;
- Information Disclosure;
- Board of Directors, Board of Managements , Supervisory Board;
- Archived: Office .

O/B. BOARD OF DIRECTORS
CHAIRMAN

(Sidned)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: .../2026/NQ-ĐHĐCĐ

Hanoi, February 24, 2026

DRAFT

RESOLUTION
Extraordinary General Meeting of Shareholders 2026
(Shareholder consultation in writing)

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

- Based on the Securities Law No. 54/2019/QH14 enacted by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its implementing regulations;

- Based on Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law;

- Based on Decree 245/2025/ND-CP dated September 11, 2025 of the Government amending and supplementing Decree 155/2020/ND-CP;

- Based on Resolution No. 10/2025/NQ-ĐHĐCĐ of the Extraordinary General Meeting of Shareholders dated December 26, 2025;

- Based on the Charter of Organization and Operation of Northern Textile and Garment Joint Stock Company;

- Based on the results of the Minutes of the Written Shareholder Opinion Vote Counting of Northern Textile and Garment Joint Stock Company dated February 24, 2026.

The 2026 Extraordinary General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company will be conducted in the form of obtaining shareholder opinions in writing and will be held in the Company's meeting room, located at 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City, on February 24, 2026.

RESOLUTION

Article 1. The General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company voted to approve the adjustment and supplementation of the content of the Private Placement Plan to increase charter capital according to

Resolution No. 10/2025/NQ-ĐHĐCĐ of the Extraordinary General Meeting of Shareholders in 2025 dated December 26, 2025.

The following adjustments and additions have been made to the offering plan:

1. Approve adjustments and additions to the content of the Private Placement Plan to increase charter capital, the following changes have been made:

No.	**The content was adopted in General Meeting of Shareholders Resolution No. 10/2025/NQ-ĐHĐCĐ dated December 26, 2025.**	**Content adjustments and additions**
1	- Content at point 15, section III of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: *"Based on the Securities Law, the company's charter, and the list of prospective investors purchasing the issued shares mentioned above, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval that investors may purchase shares privately without having to conduct a public tender offer if the number of shares purchased by investors exceeds the public tender offer thresholds as stipulated in the Securities Law. The Board of Directors is authorized to decide and carry out all matters related to this approval."*	Remove this content
2	- Content at point 22, section III of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: *" Public tender offer: In cases where an investor participates in the purchase of shares based on a decision of the Board of Directors, leading to the requirement to register a public tender offer as stipulated in the Securities Law, that investor must carry out the procedures for registering the public tender offer in accordance with the law."*	Remove this content
3	- Content at point 1, section IV of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025:	This content has been revised and adjusted as follows: ***"Purpose of the offering:*** *The purpose of this fundraising is to*

	"Purpose of the offering: *The purpose of raising capital is to ensure sufficient matching funds for the projects as required by law and to ensure the implementation of the two investment projects mentioned above. Therefore, if these projects are not approved by the relevant authorities, or if approval is granted for each project individually, the company's share issuance for capital increase will be canceled accordingly."*	*ensure sufficient counterpart funding for the project in accordance with legal regulations and to ensure the implementation of two investment projects: the Duc Giang Residences high-end commercial housing complex project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City, and the PRISTIE Lac Trung high-end commercial housing complex project at 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City, by the Company."*
4	- Content at point 1, section IV of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: ***"Principles for using proceeds from the offering:*** *All proceeds from the share issuance will be deposited into a blocked account for receiving share purchase payments until the project receives investment approval. If each project is approved, the corresponding amount will be released from the block to ensure the project's implementation. If the project does not receive investment approval, the board of directors will notify and carry out procedures to refund the amount to investors who purchased shares corresponding to the project that has not yet received investment approval.* *After the project receives investment approval, the company will open an escrow account and use the proceeds from the issuance in a way that ensures the most efficient use for shareholders. Accordingly, the board of directors is allowed to flexibly plan the use of capital during the period when project components are not yet implemented. However, it must be ensured that when the project is implemented, the capital available for the project is sufficient and meets the project's required schedule. In case of a change in the purpose of capital use, the board of directors must pass a resolution in*	This content has been revised and adjusted as follows: ***"Principles for using proceeds from the offering:*** *All proceeds from the private placement of shares will be deposited into a blocked account for receiving share purchase payments. After receiving confirmation from the State Securities Commission regarding the receipt of the offering results report, the Company will be allowed to release the proceeds from the offering to use for the investment project approved by the General Meeting of Shareholders ."*

	accordance with the law and report the content to the next General Meeting of Shareholders."	
5	- Information regarding the Duc Giang Residences high-end commercial housing complex project is provided in point 3, section IV of the General Meeting of Shareholders' Submission No. 124/2025/TET/TTr-HĐQT dated December 26, 2025: *"The project's operating period is 50 years from the date of the Decision approving the investment policy and simultaneously approving the investor ."*	Remove this content

2. Approve the addition of the list of professional securities investors purchasing shares and the list of professional securities investors purchasing shares in the offering .

2.1. Additional investors who purchased shares in the offering:

- Investor Name: F1 HOUSING JOINT STOCK COMPANY
- Business Registration Number: 0111179320 Issued on: August 15, 2025 Issuing Authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance.
- Address: 3rd Floor, Mipec Tower, 229 Tay Son Street, Kim Lien Ward, Hanoi City, Vietnam.
- Number of shares offered for sale, expected to be purchased: 3,000,000 share

2.2. The list of prospective investors to purchase shares in the adjusted and supplementary offering is as follows:

No.	Investor Name	Citizen Identification Number	Address	Expected number of offered shares to be purchased
1	F1 HOUSING JOINT STOCK COMPANY	Business Registration Number: 0111179320 Issued on: August 15, 2025 Issuing authority: Business Registration and Corporate	3rd Floor, Mipec Tower, 229 Tay Son Street, Kim Lien Ward, Hanoi City, Vietnam	3.000.000

		Finance Department, Hanoi City Department of Finance		
2	BOLT HOLDINGS JOINT STOCK COMPANY	Business Registration Number: 0110635242 Issued on: February 29, 2024 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	8th Floor – 11B Cat Linh Street, O Cho Dua Ward, Hanoi City, Vietnam	3.000.000
3	FINRA CAPITAL FINANCIAL TECHNOLOGY JOINT STOCK COMPANY	Business Registration Number: 0110755885 Issued on: June 18, 2024 Issuing authority: Business Registration and Corporate Finance Department, Hanoi City Department of Finance	10th Floor, Hapro Building, 11B Cat Linh Street, O Cho Dua Ward, Hanoi City, Vietnam	1.550.000
4	PHAM HOANG LONG	Citizen Identification Number: 001087034468 Issued on: 15/04/2021 Issuing authority: Department of Administrative Management of Social Order Police	No. 97 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City, Vietnam.	45.200.000
5	NGUYEN THI DIEU THUY	Citizen Identification Number: 017184000851 Issued on: April 22, 2024 Issuing authority: Department of	Room 3304, Park 7 Times City – 458 Parkhill, 25 Lane 13 Linh Nam, Vinh Tuy Ward, Hanoi City.	1.500.000

		Administrative Management of Social Order		
6	HA HAI DINH	Citizen Identification Number: 001093011659 Issued on: April 27, 2021 Issuing authority: Department of Administrative Management of Social Order	Tower B, Hi-Brand residential area, Van Phu Urban Area, Kien Hung Ward, Hanoi City	2.250.000
	Total			**56.500.000**

The General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company has voted to approve the plan for a private placement of shares to increase the company's charter capital. Details of the plan for the private placement of shares to increase charter capital are attached to the Board of Directors' Proposal No. 23/2026/TET/TTr-HĐQT dated 04/02/2026.

Article 2. Enforcement Clause

This resolution was unanimously approved by the 2026 Extraordinary General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company and takes effect from the date of signing.

The General Meeting of Shareholders assigns the Board of Directors, the General Director, and relevant units and individuals the responsibility for implementing this Resolution. The results related to the implementation of this Resolution will be reported by the Board of Directors at the next General Meeting of Shareholders, including matters related to obtaining shareholder opinions in writing to amend General Meeting of Shareholders Resolution No. 10/2025/NQ-ĐHĐCĐ.

The Board of Directors shall base its implementation on the content of this Resolution./.

Recipient:
- *Shareholders;*
- *Board of Directors, Supervisory Board, and Management Board;*
- *Archived: Office, Board of Directors.*

O/B. GENERAL MEETING OF SHAREHOLDERS

CHAIRMAN

Nguyen Thi Dieu Thuy