

Hanoi, January 07, 2026

INFORMATION DISCLOSURE

To: - State Securities Commission
- Hanoi Stock Exchange

1. Name of organization: Northern Textiles and Garments Joint Stock Company

- Stock code: TET

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

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- 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:

Implementation of the Real Estate Investment Projects- Duc Giang Residences Luxury
Commercial Housing Complex

3. This information was published on the company's website on January 7, 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:**

Resolution No. 16/NQ-HĐQT

Organization representative

Authorized Person for Information
Disclosure



Pham Hoang Long

Hanoi, January 6th, 2026

RESOLUTION

Re: Implementation of the Real Estate Investment Projects

THE BOARD OF DIRECTORS

NORTHERN TEXTILE AND GARMENT FABRIC JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on 17/06/2020; Law amending and supplementing a number of articles of the Law on Enterprises No. 76/2025/QH15 approved by the National Assembly of the Socialist Republic of Vietnam on 17/06/2025 and guiding documents;
- Pursuant to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHDHD dated 26/12/2025 of Northern Textile and Garment Fabric Joint Stock Company;
- Pursuant to the Charter of the Northern Textile and Garment Fabric Joint Stock Company;
- Pursuant to the Minutes of the Board of Directors meeting of the Company dated 06/01/2026.

RESOLVED:

Article 1: Approving the implementation of Duc Giang Residences Luxury Commercial Housing Complex

The Board of Directors ("Board of Directors") of Northern Textile and Garment Fabric Joint Stock Company approves the implementation of Duc Giang Residences high-class commercial housing complex with the following main contents:

1.1. General information about the investment project:

- Project name: Duc Giang Residences Luxury Commercial Housing Complex Project.
- Project location: 53 Duc Giang Street, Viet Hung Ward, Hanoi City

Northern Textile and Garment Fabric Joint Stock Company was approved by the Hanoi City People's Council to implement the project in Resolution No. 30/NQ-HDND

dated April 29, 2025 and Notice No. 493/TB-UBND dated May 7, 2025 of the Hanoi City People's Committee.

The project is in Order No. 91, Section II, Appendix 1: List of investment projects on housing and urban area construction in the City's housing development plans for the period of 2021-2025 (Phase 5) in Decision No. 2211/QD-UBND dated April 25, 2025. Project name "Low-rise and high-rise mixed commercial housing at 53 Duc Giang, Long Bien district, Hanoi city"; It is expected that the scale is about 1,034 houses, completed in 2028. The land area for the project is about 2,548 hectares, which has been leased by the City People's Committee to the Company under Decision No. 8952/QD-UB dated 8/12/2004, Land Lease Contract No. 167-2004/TNMTND-HDTDTN dated 31/12/2004 and granted the Certificate of Leased Land Use Rights No. AB 180647 on 16/5/2006.

- Project scale: Land use area: about 25,477.8 m².
- Expected scale of construction architecture:

NO	CONTENTS	UNIT	CRITERIA
1	Construction area	m ²	Approx. 7,901 m ²
2	Total floor area of floating floor construction	m ²	Approx. 142,212 m ²
3	Total basement floor area	m ²	Approx. 63,978.7 m ²
4	Number of floors	Floor	<ul style="list-style-type: none"> - 02 podium floors - 16 tower floors (excluding 01 technical floor and 01 roof floor) - 03 basements
5	Building height	m	130 m
6	Construction density	%	<ul style="list-style-type: none"> - Mixed construction land: 40% - Commercial residential land: 59%
7	Land use coefficient (times)		<ul style="list-style-type: none"> - Mixed construction land: 7.2 times - Commercial residential land: 10.6 times
8	Population (people)		2,338 people

1.2. Total project investment capital:

Total investment capital: 2,612,794,000,000 VND (In words: Two thousand, six hundred and twelve billion, seven hundred and ninety-four million VND).

Expected detailed capital plan:

Unit: VND

No	Expense Name	Pre-tax value	Thuế VAT	After-tax value
1	Land use levy and land rent expenses	68.000.000.000	–	68.000.000.000

2	Construction Cost	1.861.838.563.909	186.183.856.391	2.048.022.420.300
3	Equipment Cost	227.052.402.043	22.705.240.205	249.757.642.248
4	Project Management Costs	19.865.353.086	1.986.535.309	21.851.888.395
5	Construction investment consultancy expenses	48.299.767.637	4.821.673.961	53.121.441.598
6	Other expenses	70.542.867.666	415.319.364	70.958.187.030
7	Charge provisions	91.893.267.207	9.189.326.720	101.082.593.927
	Total	2.387.492.000.000	225.302.000.000	2.612.794.000.000

1.3. Investment capital:

- Contributed capital for project implementation (equity): 522,558 billion VND, equivalent to 20% of the total investment value of the project, expected capital contribution progress in the first and second quarters of 2026. The Company's equity is derived from the Company's stock issuance capital according to the plan to issue shares to increase capital approved by the Company's General Meeting of Shareholders.

The proceeds from the offering, the Company will use to pay for compensation, support and resettlement costs, investment consultancy costs, project management and construction costs of the Project. In case the project incurs land use levy and land rent expenses in accordance with the law. After receiving the notice from the state management agency, the Board of Directors of the Company will decide to prioritize the use of capital obtained from the issuance to pay financial obligations to the State management agency and the operating costs of the project based on the actual implementation of the investment project.

- Mobilized capital: 2,090,235 billion VND, accounting for 80% of the total investment value of the project, the Company plans to borrow from credit institutions. Expected progress: disbursement will start from the first quarter of 2026 after being approved by the Bank.

Ability to mobilize capital for the implementation of investment projects: The project is committed to credit by BIDV – Hoan Kiem branch in document No. GI25BC6709 dated 21/11/2025.

1.4. Project implementation schedule:

- Progress of capital contribution and mobilization of capital sources: Capital contribution and mobilization of capital sources from the first year according to the capital needs of the project and in accordance with the provisions of law.
- Progress of implementation of the main operational objectives of the project:
 - + *Investment preparation stage: Quarter IV/2025 to quarter IV/2026.*
 - + *Project implementation phase: Quarter I/2027 to Quarter III/2029.*

+ Stage of completion and putting into use: Quarter IV/2029.

1.5. Financial targets and efficiency of the project:

Economic and social efficiency:

The investment project to build "Duc Giang Residences high-class commercial housing complex" in addition to bringing benefits to the Investor also contributes to socio-economic efficiency.

- To promote economic efficiency in accordance with the general planning, contributing to promoting the economic development of Hanoi City;
- Supplementing the State budget through budget remittances such as land rent, VAT, enterprise income tax;
- Creating a healthy business environment, attracting investment capital of many sectors;
- Attracting modern urban technology and infrastructure, contributing to the country's industrialization and modernization
- To build a civilized, modern and synchronous housing area in terms of technical and social infrastructure, closely associated with the surrounding landscape, ensuring stable and sustainable development, in accordance with the orientations of general planning and zoning planning;
- Addressing housing needs for immigrants, workers, and young populations,... especially in Hanoi City.

Financial performance:

<i>Criteria</i>	<i>Unit</i>	<i>Values</i>
Owners equity of project	billion VND	520,59
Ratio of Owners equity/Investment Capital	%	20%
Total Revenue	billion VND	7.008,18
Total profit after tax	billion VND	2.865,65
NPV	billion VND	2.017,79
IRR	%	134%

Article 2: The Board of Directors assigns and authorizes Ms. Nguyen Thi Dieu Thuy – Chairman of the Board of Directors, the legal representative of the Company to direct the Board of Directors and relevant departments to carry out necessary tasks and procedures in accordance with the provisions of law and the Company's Charter to implement the project based on the legal and financial approval situation of the investment project private; On behalf of the Board of Directors, submit and report on the project investment policy to the competent management agencies; adjust and update the contents at the request of the

management agency in order to meet the conditions for project implementation in accordance with law; To decide and direct the implementation of relevant procedures for the implementation of investment projects in compliance with the provisions of law.

Article 3: This Resolution takes effect from the date of signing.

Members of the Board of Directors, the Executive Board and relevant departments and individuals shall be responsible for the implementation of this resolution.

Recipients:

- *As in Article 3;*
- *BOS;*
- *Disclosure (company website);*
- *Save in Administrative Clericle.*

ON BE HALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed)

Nguyen Thi Dieu Thuy

