

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:

Article 1. On the implementation of the investment plan for the real estate project-
Pristie Lac Trung High-End Commercial Residential Complex Project

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. 17/NQ-HĐQT

Organization representative

Authorized Person for Information
Disclosure



Pham Hoang Long

Hanoi, January 6th, 2026

RESOLUTION

On the implementation of the investment plan for the real estate project

BOARD OF DIRECTORS

NORTHERN TEXTILES AND GARMENTS JOINT STOCK COMPANY

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Viet Nam on June 17, 2020; the Law amending and supplementing a number of articles of the Law on Enterprises No. 76/2025/QH15 passed on June 17, 2025, and guiding documents;*
- *Resolution of the Extraordinary General Meeting of Shareholders in 2025 No. 10/2025/NQ-GMS dated December 26, 2025 of Northern Textile & Garment Fabric Joint Stock Company;*
- *The Charter of Northern Textile & Garment Fabric Joint Stock Company;*
- *Minutes of the Board of Directors' meeting dated January 06, 2026*

RESOLUTION

Article 1. Approval of the implementation of the Pristie Lac Trung High-End Commercial Residential Complex Project

The Board of Directors (“BOD”) of Northern Textile & Garment Fabric Joint Stock Company approves the implementation of the Pristie Lac Trung High-End Commercial Residential Complex Project with the following main contents:

1.1. General Information of the Investment Project:

- Project name: Pristie Lac Trung High-End Commercial Residential Complex Project.
- Project location: No. 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City

Northern Textile & Garment Fabric Joint Stock Company was approved by the Hanoi People's Council to implement the project under Resolution No. 30/NQ-HĐND dated April 29, 2025 and Notice No. 493/TB-UBND dated May 07, 2025 of the Hanoi People's Committee.

The project is listed as No. 60, Section II, Appendix 1: *List of residential and urban development investment projects under the City's Housing Development Plans for the period 2021–2025 (Phase 5)* promulgated together with Decision No. 2211/QĐ-UBND dated April 25, 2025. Project name in the list: *Commercial Service Center, Office and High-rise Residential Project*, with an estimated scale of approximately 1,050 apartments, expected to be completed in 2028. The project land area is approximately **16,394 m²**, leased by the Hanoi People's Committee to the Company under Decision No. 6149/QĐ-UB dated September 21, 2004, Land Lease Contract No. 143-2004/TNMTND-HĐTĐTN dated November 26, 2004, and Land Use Right Certificate No. AB 180648 issued on May 16, 2006.

- Project Scale: Land use area: approximately 12.423 m².
- Planned construction scale:

No	Item	Unit	Indicator
1	Construction area	m ²	Approx 3.819,74
2	Total above-ground floor area	m ²	Approx 90.137,72
3	Total basement floor area	m ²	Approx 22.094,45
4	Number of floors	Floors	01 podium floor; 26 tower floors (excluding 01 technical floor and 01 rooftop floor); 03 basement floors
5	Building density	%	Approx 30,77
6	Land use coefficient	Times	Approx 12,24
7	Population	Persons	2.343

1.2. Total Investment Capital:

Total investment capital: VND 3,048,436,962,001 (In words: Three trillion forty-eight billion four hundred thirty-six million nine hundred sixty-two thousand and one Vietnamese Dong).

Detailed capital structure (estimated):

(Unit: VND)

No.	Cost item	Pre-tax value	VAT	Post-tax value
1	Land use right and land lease costs	629.615.358.034	-	629.615.358.034
2	Construction costs	1.450.588.185.099	145.058.818.510	1.595.647.003.609

3	Equipment costs	188.933.030.495	18.893.303.050	207.826.333.545
4	Project management costs	17.362.529.673	1.736.252.967	19.098.782.640
5	Consultancy costs	48.766.486.862	4.868.576.689	53.635.063.551
6	Other costs	158.388.394.206	824.851.938	159.213.246.144
7	Contingency	348.546.522.252	34.854.652.226	383.401.174.478
	Total	2.842.200.506.621	206.236.455.380	3.048.436.962.001

1.3. Sources of Capital:

- Equity capital: VND 609.687 billion, equivalent to 20% of total investment capital, expected to be contributed in Q1–Q2/2026. Equity capital is sourced from the Company's share issuance plan approved by the General Meeting of Shareholders. Proceeds will be used for project development costs such as design, site preparation, land use and land lease payments, and/or as counterpart capital in accordance with credit institutions' requirements.
- Mobilized capital: VND 2,438.74 billion, accounting for 80% of total investment capital, expected to be borrowed from credit institutions. Disbursement is expected to commence from Q1/2026 upon bank approval.
- Capital mobilization capacity: The project has received a credit commitment from BIDV – Hoan Kiem Branch under Letter No. GI25BD2061 dated December 4, 2025.

1.4. Project Implementation Schedule:

- Capital contribution and mobilization: From the first year, in accordance with project capital demand and legal regulations.
- Project phase:
 - + *Investment preparation phase: Q1/2026 – Q1/2027.*
 - + *Project implementation phase: Q2/2027 – Q4/2029.*
 - + *Completion and operation phase: Q1/2030.*

1.5. Financial Indicators and Project Efficiency:

Socio-economic efficiency:

The project contributes not only to benefits for the investor but also to socio-economic development, including

- Promoting economic efficiency in line with urban planning and supporting Hanoi's economic development;
- Contributing to the State budget through land rent, VAT, corporate income tax;

- Creating a healthy investment environment and attracting diversified capital sources;
- Introducing modern technology and urban infrastructure, contributing to industrialization and modernization;
- Developing a modern, civilized residential area with synchronized technical and social infrastructure;
- Meeting housing demand for migrants, workers and young population, especially in Hanoi

Financial efficiency:

Indicator	Unit	Value
Equity invested	VND billion	594,33
Equity / Total investment ratio	%	20
Total revenue	VND billion	6.436,89
Total profit after tax	VND billion	2.212,14
NPV	VND billion	1.510,90
IRR	%	87

Article 2. The Board of Directors authorizes Ms. Nguyen Thi Dieu Thuy – Chairwoman of the Board of Directors and Legal Representative of the Company to direct the Board of Management and relevant departments to carry out necessary procedures in accordance with applicable laws and the Company's Charter; to represent the BOD in submitting and reporting the investment policy to competent authorities; to update and adjust contents as required by authorities; and to decide and direct the implementation of all relevant procedures for the project in compliance with legal regulations.

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

Members of the Board of Directors, the Board of Management, and relevant departments and individuals are responsible for the implementation of this Resolution.

Recipient:

- *As stated in Article 3;*
- *Supervisory Board;*
- *Disclosure(Company website);*
- *Archives.*

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN

(Signed)

Nguyen Thi Dieu Thuy