

**NORTHERN TEXTILES AND
GARMENTS JOINT STOCK
COMPANY**

No. 29/CBTT-VSMMMB

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, 25 February, 2026

INFORMATION DISCLOSURE

**To: - State Securities Commission
- Hanoi Stock Exchange**

1. Name of organization: Northern Textiles and Garments Joint Stock Company
- Security Symbol: TET
 - Address: No. 79 Lac Trung Street, Vinh Huy Ward, Hanoi City
 - Contact phone: 024 39360808/ 0914463550 Fax: 024 39360909
 - E-mail: hoaltk63@gmail.com
 - Submitted by: Pham Hoang Long

Position: Member of the Board of Directors/ Authorized person to disclose information

Information disclosure type: ☐ Periodic ☒ Irregular ☒ 24hours ☐ On demand

2. Contents of information disclosure:

Resolution of the Extraordinary General Meeting of Shareholders in 2026 (Collecting shareholders' opinions in writing) No. 21/2026/NQ-DHĐCĐ, Minutes of vote counting No. 08, 09 and related documents

3. This information was published on the company's website on 25/02/2026 at the link textaco.vn

We would like to commit that the information published above is true and fully responsible before the law for the content of the information published.

***Attached documents:**

- Resolution of the GMS No. 21/2026/NQ-DHĐĐ
- KP Memorandum No. 08/BBKP-DHĐCĐ-TET
- KP Memorandum No. 09/BBKP-DHĐCĐ-TET
- List of shareholders participating in voting

Institutional Representative
Grantor of Authorization



Pham Hoang Long



**NORTHERN TEXTILES AND
GARMENT JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 24 February, 2026

RESOLUTION
EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2026
(Collecting shareholders' opinions in writing)

- Pursuant to the Law on Enterprises No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 17 June, 2020 and its guiding documents;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on 26/11/2019 and its guiding documents;
- Pursuant to the Government's Decree 155/2020/ND-CP dated 31/12/2020 detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to the Government's Decree No. 245/2025/ND-CP dated 11 September, 2025 amending and supplementing Decree No. 155/2020/ND-CP;
- Pursuant to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHĐHĐ dated 26/12/2025;
- Pursuant to the Charter of organization and operation of the Northern Textiles and Garment Joint Stock Company;
- Based on the results of vote counting in the Minutes of vote counting for shareholders' opinions in writing, Northern Textiles and Garment Joint Stock Company dated 24/02/2026.

The 2026 Extraordinary General Meeting of Shareholders of Northern Textiles and Garment Joint Stock Company was conducted in the form of collecting shareholders' written opinions at the Company's meeting room, No. 79 Lac Trung Street, Vinh Tuy Ward, Hanoi, on 24 February, 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 the Resolution of

the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHĐĐ dated 26/12/2025.

Contents of adjustment and supplementation of the offering plan are as follows:

1. Approving the adjustment and supplementation of the Plan for private placement of shares to increase charter capital as follows:

No	Contents approved at the Resolution of the General Meeting of Shareholders No. 10/2025/NQ-ĐHĐĐ dated 26/12/2025	Contents of adjustments and supplements
1	<p>- Contents at Point 15, Section III of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p><i>"Pursuant to the Securities Law, the company's charter and on the basis of the list of investors expected to buy the issued shares mentioned above, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval that investors who are entitled to purchase private shares are not required to carry out the public tender offer procedures in case the number of shares purchased by investors exceeds the quota threshold public purchase in accordance with the provisions of the Securities Law. Authorize the Board of Directors to decide and perform work contents related to this approval content."</i></p>	Remove this content.
2	<p>- Contents at Point 22, Section III of the Proposal of the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p><i>"Public tender offer: In case an investor participates in buying shares under the decision of the Board of Directors, leading to the registration of a public tender offer specified in the Securities Law, such investor will have to carry out the procedures for registering a public tender offer in accordance with the provisions of law"</i></p>	Remove this content.
3	<p>- Contents at Point 1, Section IV of the Proposal to the General Meeting of Shareholders</p>	This content is amended and adjusted as follows:

	<p>No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p>"Purpose of issuance:</p> <p><i>The purpose of capital mobilization is to ensure sufficient reciprocal capital for the project in accordance with the law and at the same time to ensure the implementation of the two investment projects of the above-mentioned Company. Therefore, in case these projects are not approved by the management agencies for investment policies or approved for each project, the issuance of shares to increase the Company's capital will be canceled corresponding to the increased capital of each project."</i></p>	<p>"Purpose of issuance:</p> <p><i>The purpose of capital mobilization is to ensure sufficient reciprocal capital for the project in accordance with the law and at the same time to ensure the implementation of two investment projects, namely Duc Giang Residences Luxury Commercial Housing Complex Project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City and the Company's PRISTIE Lac Trung Luxury Commercial Housing Complex Investment Project at 79A Lac Trung, Vinh Huy Ward, Hanoi City".</i></p>
4	<p>- Contents at Point 1, Section IV of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p>"Principles for using proceeds from the offering:</p> <p><i>All proceeds from the share issuance will be deposited into the Blocked account to receive money for the purchase of shares until the project is approved for investment policy, in case of approval for each project, the blockade will be lifted corresponding to the amount of money of each project to ensure the implementation of the project. In case the project is not approved for investment guidelines, the Board of Directors will notify and carry out procedures to refund the amount to investors who buy shares corresponding to the projects that have not been approved for investment guidelines.</i></p> <p><i>After the project is approved for investment, the Company is allowed to open an Blocked account and use the proceeds from the issuance to ensure the most effective principle for shareholders. Accordingly, the board of directors is allowed to plan the use of capital flexibly during the time when the project items have not yet been implemented. However, it must be ensured that</i></p>	<p>This content is amended and adjusted as follows:</p> <p>"Principles for using proceeds from the offering:</p> <p><i>All proceeds from the private placement will be deposited into the Blocked account to receive money from the purchase of shares. After receiving the document on the receipt of the report on the results of the offering from the State Securities Commission, the Company is released from the proceeds from the offering to be used for the investment project approved by the General Meeting of Shareholders".</i></p>

	<i>when the project is implemented, the capital for the project is sufficient and meets the schedule of the project. In case of changing the purpose of using capital, the Board of Directors must pass a resolution to approve it in accordance with the provisions of law and report the contents in the nearest General Meeting of Shareholders".</i>	
5	<p>- Information about Duc Giang Residences Luxury Commercial Housing Complex Project at Point 3, Section IV of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p><i>"The operation period of the project is: 50 years from the time of the Decision on approval of investment guidelines and at the same time approving the investor".</i></p>	Remove this content.

2. *Through the addition of the list of professional securities investors buying shares and the list of professional securities investors buying shares for sale.*

2.1. Additional investors buying shares in the offering:

- Investor's name: F1 HOUSING JOINT STOCK COMPANY
- Registration number: 0111179320 Issued date: 15/08/2025 Place of issue: Business Registration and Corporate Registration Department, Hanoi Department of Finance
- Address: 3rd Floor, Mipec Tower, 229 Tay Son, Kim Lien Ward, Hanoi City, Vietnam.
- Number of shares to be offered: 3,000,000 shares

2.2. The list of investors expected to buy shares offered for sale is adjusted and supplemented as follows:

STT	Investor Name	ID Number	Address	Number of shares expected to be offered for purchase
1	F1 HOUSING JOINT STOCK COMPANY	Business registration number: 0111179320 Issued date: 08/15/2025 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	3rd Floor, Mipec Tower, 229 Tay Son, Kim Lien Ward, Hanoi City, Vietnam	3.000.000
2	BOLT HOLDINGS JOINT STOCK COMPANY	Business registration number: 0110635242 Issued date: 02/29/2024 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	8th Floor – 11B Cat Linh, O Cho Dua Ward, Hanoi City, Vietnam	3.000.000
3	FINRA CAPITAL FINANCIAL TECHNOLOGY	Registration number: 0110755885	10th Floor, Hapro Building, 11B Cat Linh, O Cho Dua	1.550.000

	JOINT STOCK COMPANY	<p>Issued date: 06/18/2024</p> <p>Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.</p>	Ward, Hanoi, Vietnam	
4	PHAM HOANG LONG	<p>ID number: 001087034468</p> <p>Issued on: 15/04/2021</p> <p>Place of issue: Police Department on Administrative Management of Social Order</p>	No. 97 Ba Trieu, Hai Ba Trung Ward, Hanoi City, Vietnam.	45.200.000
5	NGUYEN THI DIEU THUY	<p>ID number: 017184000851</p> <p>Issued on: 22/04/2024</p> <p>Place of issue: Police Department on Administrative Management of Social Order</p>	Room 3304, Park 7 Times City Building – 458 Parkhill, 25 Lane 13 Linh Nam, Vinh Huy Ward, Hanoi City.	1.500.000
6	HA HAI DINH	<p>ID number: 001093011659</p> <p>Issued on: 27/04/2021</p> <p>Place of issue: Police Department on Administrative Management of Social Order</p>	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 voted to approve the adjustment and supplementation of the content of the Private Placement Plan to increase charter capital. The content of the adjustment and supplementation of the plan for private placement of shares to increase charter capital is updated according to the attached Proposal No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

Article 2. Implementation provisions.

This Resolution was approved by the 2026 Extraordinary General Meeting of Shareholders of the Northern Textiles 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 to be responsible for the implementation of this Resolution. The results related to the implementation of the Resolution will be reported by the Board of Directors at the nearest General Meeting of Shareholders on the contents related to the collection of shareholders' opinions in writing to amend the Resolution of the General Meeting of Shareholders No. 10/2025/NQ-DHĐCĐ.

The Board of Directors shall organize implementation in accordance with this Resolution./.

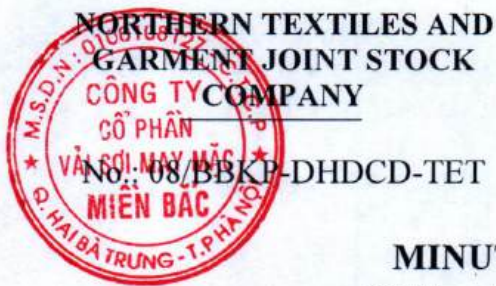
Recipients:

- *Shareholders;*
- *Members of BOD, Supervisory board, Executive board;*
- *Save in Administrative office, the BOD.*

**ON BEHALF OF GENERAL MEETING OF
SHAREHOLDERS
CHAIRWOMAN OF THE BOARD OF
DIRECTORS**

(Signed)

Nguyen Thi Dieu Thuy



SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, 24 February, 2026

MINUTES OF VOTE COUNTING
Written Shareholders' Opinion Collection
Northern Textiles and Garments Joint Stock Company

- Pursuant to the Law on Enterprises No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 17 June, 2020 and its guiding documents;

- Pursuant to the Law on Securities No. 54/2019/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 26 November, 2019 and its guiding documents;

- Pursuant to the Government's Decree 155/2020/ND-CP dated 31/12/2020 detailing the implementation of a number of articles of the Law on Securities;

- Pursuant to the Government's Decree No. 245/2025/ND-CP dated 11 September, 2025 amending and supplementing Decree No. 155/2020/ND-CP;

- Pursuant to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHĐHD dated 26/12/2025;

- Pursuant to the Charter of the Northern Textiles and Garment Joint Stock Company.

At 13:00 on 24 February, 2026, at the Office of Northern Textiles and Garment Joint Stock Company, Address: No. 79 Lac Trung, Vinh Huy Ward, Hanoi City, Vietnam, the Vote Counting Committee conducted the vote counting of written shareholders' opinions with the following contents:

I. GENERAL INFORMATION ABOUT THE COMPANY

- Company name: Northern Textiles and Garment Joint Stock Company

- Enterprise Registration Certificate No. 0100108127 issued by the Department of Planning and Investment of Hanoi City (now the Business Registration and Corporate Finance Department of the Department of Finance of Hanoi City) for the first time on 05/07/2005, issued for the 17th time on 14/05/2024.

- Head office address: No. 79 Lac Trung, Vinh Huy Ward, Hanoi City, Vietnam.

- Phone: 024 39360808 - Fax: 024 39360909

- Email: textaco@fpt.vn/

II. MEMBERS PARTICIPANTS

1. *Chairwoman of the Board of Directors:* Ms. Nguyen Thi Dieu Thuy
2. *The vote counting committee:*
 - Ms. Nguyen Thi Dieu Thuy – Chairwoman of the Board of Directors.
Head of the Vote Counting Committee.
 - Mr. Pham Hoang Long – Member of the Board of Directors, General Director.
Members of the Vote Counting Committee.
 - Ms. Nguyen Thi Duc Ha – Chief Accountant.
Members of the Vote Counting Committee.
 - Ms. Thach Thi Thu Huong.
Members of the Vote Counting Committee.
3. *Supervisors of Vote Counting:*
 - Ms. Phung Thi Kim Lan – Head of the Board of Supervisors.
 - Mr. Chu Hoang Nam – Member of the Board of Supervisors.
 - Ms. Bui Thi Minh Phuong – Member of the Board of Supervisors.
4. *Secretary of the vote counting committee:*
Ms. Le Thi Kim Hoa – Secretary of the Board of Directors.

III. PURPOSE

Northern Textiles and Garment Joint Stock Company conducts a written consultation with shareholders to approve the adjustment and supplementation of the content of the Private Placement Plan to increase charter capital according to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHĐĐ dated December 26, 2025 of the Northern Textiles and Garment Joint Stock Company.

IV. CONTENTS SUBMITTED FOR APPROVAL

1. Content 1: Approving the adjustment and supplementation of the Plan for private placement of shares to increase charter capital according to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHĐĐ dated 26/12/2025.

Contents of adjustment and supplementation of the offering plan are as follows:

No	Contents approved at the Resolution of the General Meeting of Shareholders No. 10/2025/NQ-ĐHĐĐ dated 26/12/2025	Contents of adjustments and supplements
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1	<p>- Contents at Point 15, Section III of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p><i>"Pursuant to the Securities Law, the company's charter and on the basis of the list of investors expected to buy the issued shares mentioned above, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval that investors who are entitled to purchase private shares are not required to carry out the public tender offer procedures in case the number of shares purchased by investors exceeds the quota threshold public purchase in accordance with the provisions of the Securities Law. Authorize the Board of Directors to decide and perform work contents related to this approval content."</i></p>	Remove this content.
2	<p>- Contents at Point 22, Section III of the Proposal of the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p><i>"Public tender offer: In case an investor participates in buying shares under the decision of the Board of Directors, leading to the registration of a public tender offer specified in the Securities Law, such investor will have to carry out the procedures for registering a public tender offer in accordance with the provisions of law".</i></p>	Remove this content.
3	<p>- Contents at Point 1, Section IV of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p>"Purpose of issuance:</p> <p><i>The purpose of capital mobilization is to ensure sufficient reciprocal capital for the project in accordance with the law and at the same time to ensure the implementation of the two investment projects of the above-mentioned Company. Therefore, in case these projects are not approved by the management agencies for</i></p>	<p>This content is amended and adjusted as follows:</p> <p>"Purpose of issuance:</p> <p><i>The purpose of capital mobilization is to ensure sufficient reciprocal capital for the project in accordance with the law and at the same time to ensure the implementation of two investment projects, namely Duc Giang Residences Luxury Commercial Housing Complex Project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City and the Company's</i></p>

	<p><i>investment policies or approved for each project, the issuance of shares to increase the Company's capital will be canceled corresponding to the increased capital of each project."</i></p>	<p><i>PRISTIE Lac Trung Luxury Commercial Housing Complex Investment Project at 79A Lac Trung, Vinh Huy Ward, Hanoi City".</i></p>
4	<p>- Contents at Point 1, Section IV of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p>"Principles for using proceeds from the offering:</p> <p><i>All proceeds from the share issuance will be deposited into the Blocked Account to receive money for the purchase of shares until the project is approved for investment policy, in case of approval for each project, the blockade will be lifted corresponding to the amount of money of each project to ensure the implementation of the project. In case the project is not approved for investment guidelines, the Board of Directors will notify and carry out procedures to refund the amount to investors who buy shares corresponding to the projects that have not been approved for investment guidelines.</i></p> <p><i>After the project is approved for investment, the Company is allowed to open an Blocked Account and use the proceeds from the issuance to ensure the most effective principle for shareholders. Accordingly, the board of directors is allowed to plan the use of capital flexibly during the time when the project items have not yet been implemented. However, it must be ensured that when the project is implemented, the capital for the project is sufficient and meets the schedule of the project. In case of changing the purpose of using capital, the Board of Directors must pass a resolution to approve it in accordance with the provisions of law and report the contents in the nearest General Meeting of Shareholders".</i></p>	<p>This content is amended and adjusted as follows:</p> <p>"Principles for using proceeds from the offering:</p> <p><i>All proceeds from the private placement will be deposited into the Blocked Account to receive money from the purchase of shares. After receiving the document on the receipt of the report on the results of the offering from the State Securities Commission, the Company is released from the proceeds from the offering to be used for the investment project approved by the General Meeting of Shareholders".</i></p>

5	<ul style="list-style-type: none"> - Information about Duc Giang Residences Luxury Commercial Housing Complex Project at Point 3, Section IV of the Report to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025: <p><i>"The operation period of the project is: 50 years from the time of the Decision on approval of investment guidelines and at the same time approving the investor".</i></p>	Remove this content.
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2. Content 2: Approving the addition of the list of professional securities investors buying shares and the list of professional securities investors buying shares for sale.
- 2.1. Additional professional securities investors to purchase shares in the Company's private placement are as follows:
 - Investor's name: F1 HOUSING JOINT STOCK COMPANY
 - Registration number: 0111179320 Issued date: 15/08/2025 Place of issue: Business Registration and Corporate Registration Department, Hanoi Department of Finance
 - Address: 3rd Floor, Mipec Tower, 229 Tay Son, Kim Lien Ward, Hanoi City, Vietnam.
 - Number of shares to be offered: 3,000,000 shares
- 2.2. The list of investors expected to buy shares offered for sale is adjusted and supplemented as follows:

No	Investor Name	ID Number	Address	Number of shares expected to be offered for purchase
1	F1 HOUSING JOINT STOCK COMPANY	Business registration number: 0111179320 Issued date: 08/15/2025 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	3rd Floor, Mipec Tower, 229 Tay Son, Kim Lien Ward, Hanoi City, Vietnam	3.000.000

2	BOLT HOLDINGS JOINT STOCK COMPANY	Business registration number: 0110635242 Issued date: 02/29/2024 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	8th Floor – 11B Cat Linh, O Cho Dua Ward, Hanoi City, Vietnam	3.000.000
3	FINRA CAPITAL FINANCIAL TECHNOLOGY JOINT STOCK COMPANY	Registration number: 0110755885 Issued date: 06/18/2024 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	10th Floor, Hapro Building, 11B Cat Linh, O Cho Dua Ward, Hanoi, Vietnam	1.550.000
4	PHAM HOANG LONG	ID number: 001087034468 Issued on: 15/04/2021 Place of issue: Police Department on Administrative Management of Social Order	No. 97 Ba Trieu, Hai Ba Trung Ward, Hanoi City, Vietnam.	45.200.000
5	NGUYEN THI DIEU THUY	ID number: 017184000851 Issued on: 22/04/2024 Place of issue: Police Department on Administrative Management of Social Order	Room 3304, Park 7 Times City Building – 458 Parkhill, 25 Lane 13 Linh Nam, Vinh Huy Ward, Hanoi City.	1.500.000

6	HA HAI DINH	ID number: 001093011659 Issued on: 27/04/2021 Place of issue: Police Department on 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

In addition to the above-mentioned adjustments and supplements, other contents of the share issuance plan approved by the General Meeting of Shareholders under the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHĐHD dated December 26, 2025 remain unchanged. The full text of the adjustment and supplementation of the share issuance plan is updated according to the attached Proposal No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

V. RESULTS OF VOTE COUNTING FOR SHAREHOLDERS' OPINIONS

- Closing date for the list to collect shareholders' opinions in writing: 30/01/2026.
- Total number of shareholders of the Company: 146 shareholders.
- Total issued shares of the Company: 5,702,940 shares.
- Total number of voting shares of the Company: 5,702,940 shares.
- The total number of shareholders who have been sent votes: 146 shareholders, equivalent to 5,702,940 shares, accounting for 100% of the total voting shares of the Company.
- Allocation ratio: 01 share is equivalent to 01 voting right, equivalent to 01 vote.
- Total number of voting shares: 5,702,940 shares, equivalent to 5,702,940 votes, equivalent to 146 opinion votes.

The total number of shareholders' opinion polls sent and collected to the Company until **11:00 on 24/02/2026** is as follows:

No	Contents	Number of votes polled	Number of votes	Number of voting shares	Rate %
1	Total number of votes issued	146	5.702.940	5.702.940	100%

2	The total number of tickets collected, of which:	10	5.588.968	5.588.968	98,00%
2.1	<i>Valid votes</i>	10	5.588.968	5.588.968	98,00%
2.2	<i>Invalid votes</i>	0	0	0	0%
3	The number of votes not participating in the vote	136	113.972	113.972	2,00%
3.1	<i>Number of votes not sent to the Company</i>	49	83.608	83.608	1,47%
3.2	<i>Number of bounced votes</i>	87	30.364	30.364	0,53%

(According to the attached list of shareholders participating in voting)

Method Submit a ticket Voting: Shareholders send their voting slips by post/courier to the company's address; or send a scanned copy to the email address stated in the shareholders' opinion poll.

Vote counting results:

- Content 1:** Approving the adjustment and supplementation of the Plan for private placement of shares to increase charter capital according to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHĐĐ dated 26/12/2025.

Contents of adjustment and supplementation of the offering plan are as follows:

No	Contents approved at the Resolution of the General Meeting of Shareholders No. 10/2025/NQ-ĐHĐĐ dated 26/12/2025	Contents of adjustments and supplements
1	<p>- Contents at Point 15, Section III of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p><i>"Pursuant to the Securities Law, the company's charter and on the basis of the list of investors expected to buy the issued shares mentioned above, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval that investors who are entitled to purchase private shares are not required to carry out the public tender offer procedures in case the number of shares purchased by investors exceeds the quota threshold public</i></p>	Remove this content.

	<i>purchase in accordance with the provisions of the Securities Law. Authorize the Board of Directors to decide and perform work contents related to this approval content."</i>	
2	<p>- Contents at Point 22, Section III of the Proposal of the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p><i>"Public tender offer: In case an investor participates in buying shares under the decision of the Board of Directors, leading to the registration of a public tender offer specified in the Securities Law, such investor will have to carry out the procedures for registering a public tender offer in accordance with the provisions of law".</i></p>	Remove this content.
3	<p>- Contents at Point 1, Section IV of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p>"Purpose of issuance:</p> <p><i>The purpose of capital mobilization is to ensure sufficient reciprocal capital for the project in accordance with the law and at the same time to ensure the implementation of the two investment projects of the above-mentioned Company. Therefore, in case these projects are not approved by the management agencies for investment policies or approved for each project, the issuance of shares to increase the Company's capital will be canceled corresponding to the increased capital of each project."</i></p>	<p>This content is amended and adjusted as follows:</p> <p>"Purpose of issuance:</p> <p><i>The purpose of capital mobilization is to ensure sufficient reciprocal capital for the project in accordance with the law and at the same time to ensure the implementation of two investment projects, namely Duc Giang Residences Luxury Commercial Housing Complex Project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City and the Company's PRISTIE Lac Trung Luxury Commercial Housing Complex Investment Project at 79A Lac Trung, Vinh Huy Ward, Hanoi City".</i></p>
4	<p>- Contents at Point 1, Section IV of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p>"Principles for using proceeds from the offering:</p>	<p>This content is amended and adjusted as follows:</p> <p>"Principles for using proceeds from the offering:</p> <p><i>All proceeds from the private placement</i></p>

	<p><i>All proceeds from the share issuance will be deposited into the Blocked account to receive money for the purchase of shares until the project is approved for investment policy, in case of approval for each project, the blockade will be lifted corresponding to the amount of money of each project to ensure the implementation of the project. In case the project is not approved for investment guidelines, the Board of Directors will notify and carry out procedures to refund the amount to investors who buy shares corresponding to the projects that have not been approved for investment guidelines.</i></p> <p><i>After the project is approved for investment, the Company is allowed to open Blocked account and use the proceeds from the issuance to ensure the most effective principle for shareholders. Accordingly, the board of directors is allowed to plan the use of capital flexibly during the time when the project items have not yet been implemented. However, it must be ensured that when the project is implemented, the capital for the project is sufficient and meets the schedule of the project. In case of changing the purpose of using capital, the Board of Directors must pass a resolution to approve it in accordance with the provisions of law and report the contents in the nearest General Meeting of Shareholders".</i></p>	<p><i>will be deposited into the Blocked account to receive money from the purchase of shares. After receiving the document on the receipt of the report on the results of the offering from the State Securities Commission, the Company is released from the proceeds from the offering to be used for the investment project approved by the General Meeting of Shareholders".</i></p>
5	<p>- Information about Duc Giang Residences Luxury Commercial Housing Complex Project at Point 3, Section IV of the Proposal to the General Meeting of Shareholders No. 124/2025/TET/TTr-HDQT dated 26/12/2025:</p> <p>"The operation period of the project is: 50 years from the time of the Decision on approval of investment guidelines and at the same time approving the investor".</p>	Remove this content.

The results of counting votes are as follows:

Anonymous	Contents	Number of votes polled	Number of votes	Number of voting shares	Percentage of votes / total votes
1	Total number of voting votes	146	5.702.940	5.702.940	100,00%
2	Voting "Approve"	10	5.588.968	5.588.968	98,00%
3	Voting "Disapprove"	0	0	0	0%
4	Voting "No Opinion"	0	0	0	0%
5	Invalid ticket	0	0	0	0%
6	The number of votes not participating in the vote	136	113.972	113.972	2,00%

The full text of the adjustment and supplementation of the share issuance plan is updated according to the attached Report No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

Total Vote "**Approve**" approved the above content of the consultation as follows: 10 opinion poll votes, equivalent to 5,588,968 votes, the rate of 98.01% the total number of voting votes.

2. Content 2: Approving the addition of the list of professional securities investors buying shares and the list of professional securities investors buying shares for sale.

2.3. Additional professional securities investors to purchase shares in the Company's private placement are as follows:

- Investor's name: F1 HOUSING JOINT STOCK COMPANY
- Registration number: 0111179320 Issued date: 15/08/2025 Place of issue: Business Registration and Corporate Finance Division, Hanoi Department of Finance.
- Address: 3rd Floor, Mipac Tower, 229 Tay Son, Kim Lien Ward, Hanoi City, Vietnam.
- Number of shares to be offered: 3,000,000 shares

2.4. The list of investors expected to buy shares offered for sale is adjusted and supplemented as follows:

STT	Investor Name	ID Number	Address	Number of shares expected
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				to be offered for purchase
1	F1 HOUSING JOINT STOCK COMPANY	Business registration number: 0111179320 Issued date: 08/15/2025 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	3rd Floor, Mipec Tower, 229 Tay Son, Kim Lien Ward, Hanoi City, Vietnam	3.000.000
2	BOLT HOLDINGS JOINT STOCK COMPANY	Business registration number: 0110635242 Issued date: 02/29/2024 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	8th Floor – 11B Cat Linh, O Cho Dua Ward, Hanoi City, Vietnam	3.000.000
3	FINRA CAPITAL FINANCIAL TECHNOLOGY JOINT STOCK COMPANY	Registration number: 0110755885 Issued date: 06/18/2024 Place of issue: Business Registration and Corporate Finance Division of Hanoi Department of Finance.	10th Floor, Hapro Building, 11B Cat Linh, O Cho Dua Ward, Hanoi, Vietnam	1.550.000
4	PHAM HOANG LONG	ID number: 001087034468 Issued on: 15/04/2021 Place of issue: Police Department on Administrative Management of Social Order	No. 97 Ba Trieu, Hai Ba Trung Ward, Hanoi City, Vietnam.	45.200.000

5	NGUYEN THI DIEU THUY	ID number: 017184000851 Issued on: 22/04/2024 Place of issue: Police Department on Administrative Management of Social Order	Room 3304, Park 7 Times City Building – 458 Parkhill, 25 Lane 13 Linh Nam, Vinh Huy Ward, Hanoi City.	1.500.000
6	HA HAI DINH	ID number: 001093011659 Issued on: 27/04/2021 Place of issue: Police Department on 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 list of professional securities investors buying shares is updated according to the content of the attached report No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

- The results of vote counting are as follows:

Anonymous	Contents	Number of votes polled	Number of votes	Number of voting shares	Percentage of votes / total votes
1	Total number of voting votes	146	5.702.940	5.702.940	100,00%
2	Voting "Approve"	10	5.588.968	5.588.968	98,00%
3	Voting "Disapprove"	0	0	0	0%
4	Voting "No Opinion"	0	0	0	0%
5	Invalid ticket	0	0	0	0%
6	The number of votes not participating in the vote	136	113.972	113.972	2,00%

The total number of votes **"In favor"** of the above content of the consultation is: 10 votes, equivalent to 5,588,968 votes, accounting for 98.00% of the total votes with voting

rights.

VI. CONCLUSION

Pursuant to Clause 4, Article 148 of the Law on Enterprises 2020, Clause 9, Article 24 of the Charter of the Northern Textile and Garment Joint Stock Company: *"A resolution passed in the form of a written shareholder consultation must be approved by the number of shareholders representing at least 50% (fifty percent) of the total voting shares and have the same validity as the approved resolution at the General Meeting of Shareholders"*.

The results of voting votes for the contents of the consultation of shareholders in writing are as follows:

1. The contents reached the approval rate and were approved by the General Meeting of Shareholders:

- + Content 1: Approving the adjustment and supplementation of the Plan for private placement of shares to increase charter capital according to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHDD dated 26/12/2025.

The full text of the adjustment and supplementation of the share issuance plan is updated according to the attached Proposal No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

The vote rate in favor was 98.00%.

- + Content 2: Approving the addition of the list of professional securities investors buying shares and the list of professional securities investors buying shares for sale.

The list of professional securities investors buying shares for sale is updated according to the attached Proposal No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

The vote rate in favor was 98.00%.

2. Contents that do not meet the approval rate as prescribed and are not approved by the General Meeting of Shareholders: No

The counting of votes ended at 16:00 on the same day.

This vote counting record was read by the Head of the Vote Counting Committee to all participating members. Members of the Vote Counting Committee, the Vote Counting Supervisory Board and related parties confirm the entire contents of this Vote Counting Record and agree to sign below.

**VOTE COUNTING
COMMITTEE MEMBERS**

(Signed)

Nguyen Thi Duc Ha

**VOTE COUNTING
COMMITTEE MEMBERS**

(Signed)

Pham Hoang Long

**VOTE COUNTING
COMMITTEE MEMBERS**

(Signed)

Thach Thi Thu Huong

**CHAIRWOMAN OF THE
BOARD OF DIRECTORS
HEAD OF THE VOTE
COUNTING COMMITTEE**

(Signed)

Nguyen Thi Dieu Thuy

SECRETARY

(Signed)

Le Thi Kim Hoa

**SUPERVISORY BOARD
MEMBERS**

(Signed)

Bui Thi Minh Phuong

**SUPERVISORY BOARD
MEMBERS**

(Signed)

Chu Hoang Nam

**SUPERVISING VOTE
COUNTING
HEAD OF THE
SUPERVISORY BOARD**

(Signed)

Phung Thi Kim Lan



**NORTHERN TEXTILES AND
GARMENTS JOINT STOCK
COMPANY**

Ngân 091BBKP- DHD CD-TET

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, 24 February, 2026

MINUTES OF VOTING

Re: Segregation of voting ballots of related-interest shareholders regarding the approval of amendments and supplements to the private placement plan for charter capital increase.

Pursuant to the Law on Enterprises No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Law on Securities No. 54/2019/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 26/11/2019;

Pursuant to the Charter of the Northern Textiles and Garments Joint Stock Company;

Pursuant to the Minutes of Voting checking results of Shareholders' written opinions of Northern Textiles and Garments Joint Stock Company dated 24/02/2026.

Today, on February 24, 2026, at the headquarters of Northern Textiles and Garments Joint Stock Company, the Vote Counting Committee of the 2025 Extraordinary General Meeting of Shareholders ("GMS") of Northern Textiles and Garments Joint Stock Company conducted a vote count to collect shareholders' written opinions to approve the adjustment and supplementation of the Private placement plan to increase charter capital according to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-DHD CD dated 26/12/2025 of Northern Textiles and Garments Joint Stock Company.

I. MEMBERS PARTICIPATING IN VOTE COUNTING

1. ***Chairman of the Board of Directors:*** Ms. Nguyen Thi Dieu Thuy

2. ***The vote counting committee collects opinions:***

- Ms. Nguyen Thi Dieu Thuy – Chairwoman of the Board of Directors -
Head of the Vote Counting Committee.
- Mr. Pham Hoang Long – Member of the Board of Directors, General Director -
Members of VCC.
- Ms. Nguyen Thi Duc Ha – Chief Accountant
Members of VCC.
- Ms. Thach Thi Thu Huong
Members of VCC.

3. ***Vote Counting Supervisor:***

- Ms. Phung Thi Kim Lan – Head of the Supervisory Board
- Mr. Chu Hoang Nam – Member of the Supervisory Board
- Ms. Bui Thi Minh Phuong – Member of the Supervisory Board

4. *Secretary of the vote counting committee:*

5. Ms. Le Thi Kim Hoa – Secretary of the Board of Directors

II. CONTENTS OF ADDITIONAL VOTE COUNTING

The Vote Counting Committee separates the votes of shareholders with interests related to the voting content through the adjustment and supplementation of the content of the Plan for private placement of shares to increase charter capital according to the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHDCĐ dated December 26, 2025.

The full text of the adjustment and supplementation of the offering plan is updated according to the Report No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

III. RESULTS OF VOTE COUNTING

Total shares of the Company: 5,702,940 shares

Total number of voting shares of the Company: 5,702,940 shares.

The total number of shareholders sent ballots: 146 shareholders, equivalent to 5,702,940 shares, accounting for 100% of the total voting shares of the Company.

Rights allocation ratio: 01 share is equivalent to 01 voting right, equivalent to 01 vote.

Total number of voting shares: 5,702,940 shares, equivalent to 5,702,940 votes, equivalent to 146 opinion votes.

The total number of shareholders' opinion polls sent and collected to the Company until **11:00 on 24/02/2026** is as follows:

No.	Contents	Number of votes polled	Number of votes	Number of voting shares	Rate %
1	Total number of votes issued	146	5.702.940	5.702.940	100%
2	The total number of tickets collected, of which:	10	5.588.968	5.588.968	98,00%
2.1	<i>Valid votes</i>	<i>10</i>	<i>5.588.968</i>	<i>5.588.968</i>	<i>98,00%</i>
2.2	<i>Invalid votes</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0%</i>
3	The number of votes not participating in the vote	136	113.472	113.472	2,00%

3.1	Number of votes not sent to the Company	49	83.608	83.608	1,47%
3.2	Number of bounced votes	87	30.364	30.364	0,53%

Voting method: Shareholders send their votes by post/courier to the company's address; or send a scanned copy to the email address stated in the shareholders' opinion poll.

1. The results of vote counting approved the adjustment and supplementation of the plan for private placement of shares to increase charter capital, the plan to use the proceeds from the share offering.

The full text of the adjustment and supplementation of the share issuance plan is updated according to the attached Report No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

The results of counting votes are as follows:

No.	Contents	Number of votes polled	Number of votes	Number of voting shares	Percentage of votes / total votes
1	Total number of voting votes	146	5.702.940	5.702.940	100,00%
2	Voting "Approve"	10	5.588.968	5.588.968	98,00%
3	Voting "Disapprove"	0	0	0	0%
4	Voting "No Opinion"	0	0	0	0%
5	Invalid ticket	0	0	0	0%
6	The number of votes not participating in the vote	136	113.972	113.972	2,00%

Total Vote "**Approve**" through the content of the request The above opinion is: 10 votes, equivalent to 5,588,968 votes, the rate of 98.00% of the total votes with voting rights.

- The results of counting votes after the separation of votes of shareholders with interests related to the voting content are as follows:

+ The total number of shareholders of the Company according to the closing list on January 30, 2026 is 146 shareholders, equivalent to 5,702,940 voting shares, of which the number of shareholders with related interests is determined as follows:

No.	Shareholders	Number of shares Ownership	Percentage/ total number of voting shares
1	DELTA-V TECHNOLOGY CONSTRUCTION AND APPLICATION JOINT STOCK COMPANY	1.996.029	35,00%
2	DELTA CONSTRUCTION GROUP CO., LTD	1.996.029	35,00%
3	Pham Hoang Long	690.862	12,11%
	Total	4.682.920	82,11%

+ The total number of shareholders consulted through the above consultation content is: 143 shareholders, equivalent to 1,020,020 voting shares, accounting for 100% of the total voting votes.

Thus, after separating the votes of shareholders with related interests, the results of counting votes are as follows:

No.	Contents	Number of votes polled	Number of votes	Number of voting shares	Percentage of votes / total votes
1	Total number of voting votes	143	1.020.020	1.020.020	100,00%
2	Voting "Approve"	7	906.048	906.048	88,83%
3	Voting "Disapprove"	0	0	0	0%
4	Voting "No Opinion"	0	0	0	0%
5	Invalid ticket	0	0	0	0%
6	The number of votes not participating in the vote	136	113.972	113.972	11,17%

Total Vote "**Approve**" approved the content of the above opinion request: 7 opinion poll votes, equivalent to 906,048 votes, the rate of 88.83% the total number of voting votes.

- Through the addition of the list of professional securities investors buying shares and the list of professional securities investors buying shares for sale.

The list of professional securities investors buying shares is updated according to the content of the report No. 23/2026/TET/TTr-HDQT of the Board of Directors of the Company.

The results of counting votes are as follows:

No.	Contents	Number of votes polled	Number of votes	Number of voting shares	Percentage of votes / total votes
1	Total number of voting votes	146	5.702.940	5.702.940	100,00%
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4	Voting "No Opinion"	0	0	0	0%
5	Invalid ticket	0	0	0	0%
6	The number of votes not participating in the vote	136	113.972	113.972	2,00%

The total number of votes "**Approve**" of the above content of the consultation is: 10 votes, equivalent to 5,588,968 votes, accounting for 98.00% of the total votes with voting rights.

- The results of counting votes after the separation of votes of shareholders with interests related to the voting content are as follows:

+ The total number of shareholders of the Company according to the closing list on January 30, 2026 is 146 shareholders, equivalent to 5,702,940 voting shares, of which the number of shareholders with related interests is determined as follows:

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	Total	4.682.920	82,11%

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No.	Contents	Number of votes polled	Number of votes	Number of voting shares	Percentage of votes / total votes
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4	Voting "No Opinion"	0	0	0	0%
5	Invalid ticket	0	0	0	0%
6	The number of votes not participating in the vote	136	113.972	113.972	11,17%

The total number of "**Approve**" votes through the above content of the consultation is: 7 votes, equivalent to 906,048 votes, accounting for 88.83% of the total voting votes.

The record was made at 16:00 on the same day.

The Vote Counting Committee commits to the truthfulness of this record.

**MEMBER OF VOTE
COUNTING
COMMITTEE**

(Signed)

Nguyen Thi Duc Ha

**MEMBER OF VOTE
COUNTING COMMITTEE**

(Signed)

Phạm Hoàng Long

**MEMBER OF VOTE
COUNTING COMMITTEE
(Signed)**

Thach Thi Thu Huong

**CHAIRMAN OF THE
BOARD OF DIRECTORS
HEAD OF THE VOTE
COUNTING COMMITTEE**

(Signed)

Nguyen Thi Dieu Thuy

**SECRETARY
(Signed)**

Le Thi Kim Hoa

**MEMBER OF THE
SUPERVISORY
BOARD**

(Signed)

Bui Thi Minh Phuong

**MEMBER OF THE
SUPERVISORY BOARD**

(Signed)

Chu Hoang Nam

**SUPERVISOR
HEAD OF THE
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(Signed)

Phung Thi Kim Lan