

**NORTHERN TEXTILES AND
GARMENTS JOINT STOCK
COMPANY**

No. 29/CBTE-VSM/MB



SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, 03 March, 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

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- 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:

Implementation of the Private Placement Plan to increase charter capital

3. This information was published on the company's website on 03/03/2026 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:**

- Board of Directors Resolution No. 22/NQ-HĐQT.

Institutional Representative
Grantor of Authorization

(Signed)

Pham Hoang Long

**NORTHERN TEXTILES AND
GARMENTS JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 02 March, 2026

No.: 22 /NQ-HĐQT



RESOLUTION

Re: Implementation of the Private Placement Plan to increase charter capital

BOARD OF DIRECTOR

NORTHERN TEXTILES AND GARMENTS JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 promulgated 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 June 17, 2025 and guiding documents;
- Pursuant to the Law on Securities No. 54/2019/QH14 promulgated by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019 and its guiding documents;
- Pursuant to the Government's Decree No. 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 September 11, 2025 amending and supplementing a number of articles of Decree No. 155/2020/ND-CP;
- Pursuant to the Resolution of the Extraordinary General Meeting of Shareholders No. 21/2026/NQ-ĐHDCĐ dated 24/02/2026 of Northern Textiles and Garments Joint Stock Company;
- Pursuant to the Charter of the Northern Textiles and Garments Joint Stock Company;
- Pursuant to the Minutes of the meeting of the Company's Board of Directors..

RESOLVES:

Article 1: Approval on implementing of the private placement plan to increase the charter capital of Northern Textiles and Garments Joint Stock Company (here in after referred to as the "Company" or "TET") in accordance with the Resolution of the 2025 Extraordinary General Meeting of Shareholders No. 10/2025/NQ-DHDHD dated 26/12/2025, Resolution No. 21/2026/NQ-DHDHD dated 24/02/2026 of the General Meeting of Shareholders.

The plan for private placement of shares is as follows:

1. Name of the offering organization: Northern Textiles and Garments Joint Stock Company
2. Name of shares to be offered: Shares of Northern Textiles and Garments Joint Stock Company
3. Stock Type: Common Stock
4. Par value of shares: 10,000 VND/share
5. Number of shares issued: 5,702,940 shares
6. Number of shares outstanding: 5,702,940 shares
7. Maximum number of shares expected to be offered: 56,500,000 shares
8. Total expected value (at par value): 565,000,000,000 VND
9. Expected charter capital of the Company after the offering: 622,029,400,000 VND
10. Offering shares proportion (number of shares expected to be offered/ number of shares outstanding): 990.72%.
11. Form of offering: Private placement of shares.
12. Purpose of offering: The private placement of shares to increase capital to supplement capital sources for the Company's capital investment activities; the entire proceeds from the private placement of shares are VND 1,130,000,000,000 (In words: One thousand one hundred and thirty billion VND) which shall be used for the following purposes: Supplementing capital sources for the reciprocal implementation of capital of investment projects as prescribed and at the same time using the money for project development and investment in construction projects the Company's real estate.
13. Offering share price: 20,000 VND/ 01 share.
14. Regulations on transfer restrictions: Private placement shares are restricted for 01 year for professional securities investors from the date of completion of the offering (which is the end date of collecting money for buying shares of investors), except for the case of transfer between professional securities investors or according to judgments, legally effective court decisions, arbitral awards or inheritance in accordance with law.
15. Transfer of the right to buy shares: Professional securities investors who are allocated the right to buy in the list are not allowed to transfer the right to buy to other subjects.
16. Implementation time: In 2026, the stock offering will be carried out within 90 days

from the date the State Securities Commission approves in writing and posts on the website of the State Securities Commission on the receipt of a complete dossier of registration for private placement of shares.

17. Offering: Professional securities investors who meet the conditions prescribed by law.
18. Number and list of expected investors:
 - Number of investors offering: Less than 50 investors.
 - List of investors expected to buy shares: According to the list of investors approved at the Resolution of the Extraordinary General Meeting of Shareholders No. 21/2026/NQ-ĐHDCĐ dated 24/02/2026.
19. Plan to handle undistributed shares (if any):
 - In case the investor according to the list has registered to buy shares but at the time of the announcement of payment for the purchase of shares, the investor does not buy and/or does not register to buy all the registered shares, the General Meeting of Shareholders (AGM) authorizes the Board of Directors to decide to continue offering the unoffered shares to specialized securities investors other domestic enterprises in order to complete the offering of shares, investors to be further offered must meet the criteria approved by the General Meeting of Shareholders. The price of shares offered to investors to buy back shares is equal to the price of shares offered for sale approved by the General Meeting of Shareholders (20,000 VND/share).
 - The handling of unoffered shares ensures compliance with regulations on cross-ownership under the Law on Enterprises and other relevant legal regulations.
 - At the end of the stock offering, if the Investors do not buy all the shares that the Company has registered for offering, the Board of Directors shall base on the actual offering situation, decide on the actual number of shares offered and the actual increase in charter capital.
20. After the end of the private placement of shares to increase charter capital, all shares offered for capital increase will be registered for additional depository at the Vietnam Securities Depository and Clearing Corporation and registered for additional listing at the Hanoi Stock Exchange in accordance with the provisions of current law.

Article 2: Approval on the details of the plan to use the proceeds from the offering.

- Resolution of the Extraordinary General Meeting of Shareholders No. 10/2025/NQ-ĐHDHD dated 26/12/2025, Resolution of the Extraordinary General Meeting of Shareholders No. 21/2026/NQ-ĐHDHD dated 24/02/2026 The Company has approved the

plan to use the proceeds from the private placement of VND 1,130,000,000,000 (In words: One thousand one hundred and thirty billion VND) to be used for the following purposes: Supplement capital sources to reciprocate capital of investment projects as prescribed, and at the same time use the money to develop projects and implement investment in real estate construction projects of the Company.

- Based on the Company's business operation plan and investment plan, the Company's Board of Directors approves the plan to use the proceeds from the offering as follows:

No.	Purpose of use of capital	Total Value (billion VND)	Expected use of capital from the offering (billion VND)	Other additional capital sources (billion VND)	Estimated implementation time
1.	Supplementing the Company's reciprocal capital to invest in the construction of Duc Giang Residences Luxury Commercial Housing Complex Project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City.	2.612,79	522	2.090,79	From 2026 – 2028
2.	Supplementing the Company's reciprocal capital to invest in the construction of PRISTIE Lac Trung Luxury Commercial Housing Complex at 79A Lac Trung, Vinh Huy Ward, Hanoi City	3.048,43	608	2.440,43	From 2026 – 2028
Total		5.661,22	1.130	4.531,22	

Details of the plan to use the capital raised from the expected offering:

Calculation unit: billion VND

No.	Purpose of use of capital	Total Payout Amount			Estimated Time
		Proceeds from issuance	Amounts from other sources	Total	
1	Supplementing the Company's reciprocal capital to invest in the construction of Duc Giang Residences	522,00	2.090,79	2.612,79	

	Luxury Commercial Housing Complex Project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City (*). <u>Details:</u>				
1.1	<i>Compensation, Support, and Resettlement Costs</i>	68,00	0	68,00	Q2/2026
1.2	<i>Construction Cost</i>	379,03	1.669,00	2.048,02	Quarter 3, 4/2026, 2027
1.3	<i>Equipment Cost</i>	0	249,76	249,76	Q3, 4/2027
1.4	<i>Project Management Costs</i>	21,85	0	21,85	Q3, 4/2026
1.5	<i>Construction investment consultancy expenses</i>	53,12	0	53,12	Q2/2026
1.6	<i>Other expenses</i>	0	70,95	70,95	Year 2027
1.7	<i>Charge provisions</i>	0	101,08	101,08	Year 2027
2	Supplementing the Company's reciprocal capital to invest in the construction of PRISTIE Lac Trung Luxury Commercial Housing Complex at 79A Lac Trung, Vinh Huy Ward, Hanoi City (**). <u>Details:</u>	608,00	2.440,43	3.048,43	
2.1	<i>Land use levy and land rent expenses</i>	608,00	21,61	629,61	Q2/2026
2.2	<i>Construction Cost</i>	0	1.595,65	1.595,65	Quarter 3/2026, 2027
2.3	<i>Equipment Cost</i>	0	207,83	207,83	Q2, 3/2027
2.4	<i>Project Management Costs</i>	0	19,10	19,10	Q3, 4/2026
2.5	<i>Construction investment consultancy expenses</i>	0	53,64	53,64	Q2/2026
2.6	<i>Other expenses</i>	0	159,21	159,21	2027
2.7	<i>Charge provisions</i>	0	383,40	383,40	2027

(*): The proceeds from the offering, the Company is used to pay compensation, support and resettlement costs, investment consulting costs, project management and

construction costs of Duc Giang Residences Luxury Commercial Housing Complex Project at 53 Duc Giang Street. 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.

*(**): All proceeds from the offering, the Company will use to pay for project development costs such as design, site preparation and land use levy, land rent for the implementation of the investment project to build PRISTIE Lac Trung luxury commercial housing complex at 79A Lac Trung and/or supplement reciprocal capital at the prescribed rate of the credit institution approving the disbursement of capital for the Company's project.*

Purpose of issuance:

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.

Principles for using the money from the offering:

- All proceeds from the private placement will be deposited into an escrow account to receive money for the purchase of shares. After receiving the document from the State Securities Commission on the announcement of the results of the offering, the Company is released from the proceeds from the offering to be used 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 to decide in detail the plan to use the proceeds from the offering based on the situation, business operation plan, investment capital demand and proceeds from the offering. In case the proceeds from the share offering are not enough to be used for the entire capital use plan as above, the General Meeting of Shareholders authorizes the Board of Directors to decide in detail the capital use plan, including and not limited to the allocation of capital sources for each capital use purpose; select and prioritize the plan and purpose of using the capital obtained from the offering based on the actual project implementation situation and the Company's capital needs. The General Meeting of Shareholders assigns the Board of Directors to decide to adjust or change the amount of money expected to be used for each plan to ensure the efficiency of capital use and interests

of the Company and shareholders. The Board of Directors will report to the nearest General Meeting of Shareholders changes related to the content of the capital use plan (if any).

Plan to make up for the lack of capital from the offering:

In case the number of shares offered for sale/value of revenues from the sale of shares is not achieved as approved by the General Meeting, authorized by the General Meeting of Shareholders, the Board of Directors of the Company will mobilize capital from other sources of capital (including but not limited to capital sources from business activities, loans from credit institutions, loans from shareholders, other individuals and organizations) to make up for the shortfall of capital expected to be mobilized from the offering.

Article 3: Authorization of the Board of Directors

The Board of Directors assigns and authorizes Ms. Nguyen Thi Dieu Thuy – Chairwoman of the Board of Directors, the legal representative of the Company to direct the Board of Directors and relevant departments to complete the registration dossier for stock offering in accordance with the law; distribute shares to investors after receiving the written approval for the offering from the SSC, report on the results of the offering and necessary tasks as prescribed by law to complete the offering in accordance with the provisions of law; Complete the necessary procedures to change the Enterprise Registration Certificate; Completing the procedures for registering depository and additional listing of shares at the Vietnam Securities Depository and Clearing Corporation, the Stock Exchange and signing and promulgating the Company's Charter amended according to the new charter capital after completing the offering of shares to increase capital.

Article 4: This Resolution shall take effect ass from the date of signing.

This Resolution of the Board of Directors is promulgated and replaces Resolution No. 14/NQ-HDQT dated 06/01/2026.

Members of the Board of Directors, the Board of Directors and relevant individuals and organizations shall be responsible for the implementation of this Resolution.

Recipients:

- *As in Article 4;*
- *Supervisory Board;*
- *Disclosure(company website);*
- *Save in Administrative office.*

**ON BEHALF OF THE BOD
CHAIRMAN**

(Signed)

Nguyen Thi Dieu Thuy