

**NORTHERN TEXTILES  
AND GARMENTS  
JOINT STOCK COMPANY**

**THE SOCIALIST REPUBLIC OF VIETNAM**

**Independence – Freedom – Happiness**

No: 04./CBTT-VSMMMB

*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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- 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:

Resolution of the Board of Directors on: Implementation of the plan for a private placement of shares to increase charter capital.

3. This information was published on the company's website on January 7, 2026, at the following link: [textaco.vn](http://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. 14/NQ-HĐQT

**Organization representative**

Authorized Person for Information  
Disclosure



**Pham Hoang Long**



*Hanoi, January 6, 2026*

No.: 14/NQ-HĐQT

**RESOLUTION**

**Re: Implementation of the plan for a private placement of shares to increase charter capital**

**BOARD OF DIRECTORS**

**NORTHERN TEXTILES AND GARMENTS JOINT STOCK COMPANY**

- *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 the Law amending and supplementing a number of Articles of the Enterprise Law No. 76/2025/QH15 Approved by the National Assembly of the Socialist Republic of Vietnam on June 17, 2025, and its implementing guidelines;*
- *Based on the Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its implementing guidelines;*
- *Based on Decree No. 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 No. 245/2025/ND-CP dated September 11, 2025, amending and supplementing a number of articles of Decree No. 155/2020/ND-CP;*
- *Based on the Charter of Northern Textiles and Garments Joint Stock Company;*
- *Based on Resolution No. 10/2025/NQ-ĐHĐCĐ dated December 26, 2025, of the Northern Textiles and Garments Joint Stock Company, Extraordinary General Meeting of Shareholders 2025;*
- *Based on the Minutes of the Company's Board of Directors Meeting dated January 6, 2026.*

**RESOLUTION:**

**Article 1.** Approve the implementation of a private placement of shares to increase the charter capital of Northern Textiles and Garments Joint Stock Company (hereinafter referred to as "the Company" or "TET") according to Resolution No. 10/2025/NQ-ĐHĐCĐ dated December 26, 2025, of the General Meeting of Shareholders.

The detailed plan for the private placement of shares is as follows:



1. Name of the offering organization: Northern Textiles and Garments Joint Stock Company.
2. Name of shares offered: Shares of Northern Textiles and Garments Joint Stock Company.
3. Type of stock: Common stock.
4. Par value of shares: VND 10.000/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 offering value (at par value): VND 565.000.000.000.
9. The estimated charter capital of the Company after the offering: VND 622.029.400.000.
10. Offering ratio (Number of shares proposed to be offered/ number of shares outstanding): 990,72%.
11. Form of offering: Private placement of shares.
12. Purpose of the offering: The private placement of shares to increase charter capital is intended to supplement the Company's capital resources for its investment activities. The total proceeds expected to be raised from the private placement amount to VND 1.130.000.000,000 (in words: One trillion one hundred and thirty billion Vietnam Dong), which shall be used for the following purposes: supplementing capital to fulfill the Company's equity contribution obligations for investment projects in accordance with regulations, and financing project development as well as the implementation of investments in the Company's real estate development projects.
13. Offering price: VND 20.000 per share.
14. Regulations on transfer restrictions: Shares offered through private placement shall be subject to a transfer restriction for a period of one (01) year applicable to professional securities investors, commencing from the date of completion of the offering (being the date on which the collection of share purchase proceeds from the investors is completed), except for transfers among professional securities investors or transfers carried out pursuant to a legally effective court judgment or decision, an arbitral award, or inheritance in accordance with applicable laws.
15. Transfer of share purchase rights: Professional securities investors who have been allocated purchase rights on the list are not allowed to transfer these rights to other



parties.

16. Implementation timeframe: In 2026, the share offering will be conducted within 90 days from the date the State Securities Commission issues written approval and publishes on its website the receipt of the complete registration dossier for the private placement of shares.
17. Offerees: Professional securities investors who satisfy the conditions prescribed by applicable laws.
18. Number and list of prospective investors:
  - Number of offerees: Less than 50 investors.
  - List of investors expected to purchase shares: As set out in the List of Investors approved under the Resolution of the Extraordinary General Meeting of Shareholders No. 10/2025/NQ-DHĐCĐ dated 26 December 2025.
19. Proposed solution for handling any unsold shares (if any):
  - In the event that investors on the list approved by the General Meeting of Shareholders 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 Board of Directors, acting under the authorization of the General Meeting of Shareholders, will 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 the investors purchasing shares, as decided by the Board of Directors, will be equal to the share 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.
20. After 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 and additionally listed on the Hanoi Stock Exchange in accordance with current legal regulations.

**Article 2.** Approve the detailed plan for the use of proceeds from the offering.

- Resolution No. 10/2025/NQ-DHĐCĐ of the Extraordinary General Meeting of



Shareholders dated December 26, 2025, approved the plan for using the proceeds from the private placement of shares, amounting to VND 1.130.000.000.000 (One trillion one hundred and thirty billion Vietnam Dong), for the following purposes: supplementing capital to fulfill the matching capital requirements of investment projects as stipulated, and using the funds to develop and implement the Company's real estate construction projects.

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

No.	Purpose of capital utilization	Total value (billion VND)	Expected use of capital from the offering (VND billion)	Additional funding sources (billion VND)	Estimated time of implementation
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.	2.612,79	522	2.090,79	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.	3.048,43	608	2.440,43	From 2026 to 2028
<b>Total</b>		<b>5.661,22</b>	<b>1.130</b>	<b>4.531,22</b>	

Details of the plan for using the capital raised from the offering:

*Unit: billion VND*

No.	Purpose of capital utilization	Total amount payable			Estimated time
		Amount from the offering	Amount from other sources	Total	
1	Investment in the construction of the Duc Giang Residences high-end commercial housing complex	522,00	2.090,79	2.612,79	



	<b>project at 53 Duc Giang Street, Viet Hung Ward, Hanoi City (*) .</b> <b><u>Detail:</u></b>				
1.1	Compensation, support, and resettlement costs	68,00	0	68,00	Q1, Q2/2026
1.2	Construction costs	379,03	1.669,00	2.048,02	Q3, Q4 2026, 2027
1.3	Equipment costs	0	249,76	249,76	Q3, Q4/2027
1.4	Project management costs	21,85	0	21,85	Q3, Q4 2026
1.5	Construction investment consulting fees	53,12	0	53,12	Q1, Q2/2026
1.6	Other expenses	0	70,95	70,95	2027
1.7	Contingency fees	0	101,08	101,08	2027
2	<b>Investment in the construction of the PRISTIE Lac Trung high-end commercial housing complex project at 79A Lac Trung, Vinh Tuy ward, Hanoi city (**) .</b> <b><u>Detail:</u></b>	608,00	2.440,43	3.048,43	
2.1	Land use fees, land lease fees	608,00	21,61	629,61	Q1, Q2/2026
2.2	Construction costs	0	1.595,65	1.595,65	Q3/2026, 2027
2.3	Equipment costs	0	207,83	207,83	Q2, Q3 2027
2.4	Project management costs	0	19,10	19,10	Q3, Q4 2026
2.5	Construction investment consulting fees	0	53,64	53,64	Q1, Q2/2026
2.6	Other expenses	0	159,21	159,21	2027
2.7	Contingency fees	0	383,40	383,40	2027

(\*): The proceeds from the offering will be used by the Company to pay for compensation, support and resettlement costs, investment consulting fees, project management fees, and construction costs of the Duc Giang Residences high-end commercial housing complex project at 53 Duc Giang Street. In the event that the project incurs land use fees or land lease fees as stipulated by law, after receiving notification from the state management agency, the Company's Board of Directors will decide to



*prioritize the use of capital raised from the issuance to pay financial obligations to the state management agency and operating costs of the project based on the actual implementation status of the investment project.*

*(\*\*): The entire amount of proceeds from the offering will be used by the Company to pay for land use fees and land lease fees for the PRISTIE Lac Trung high-end commercial housing complex project at 79A Lac Trung and/or to supplement counterpart capital according to the ratio stipulated by the credit institution approving the disbursement of funds for the Company's project.*

**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 capital increase share issuance will be canceled accordingly.

**Principles for using proceeds from the offering:**

All proceeds collected from the share issuance shall be deposited into a blocked account for receiving share subscription payments until the relevant project(s) obtain approval of the investment policy. In the event that approval is granted on a project-by-project basis, the corresponding amount for each approved project shall be released from the blocked account to ensure the implementation of such project(s). In case any project is not approved for investment policy, the Company's Board of Directors shall notify the investors and carry out the necessary procedures to refund the amount corresponding to the project(s) that have not been approved for investment policy.

After a project is approved for investment, the Company shall be entitled to release the blocked account for receiving share subscription payments and to use the proceeds from the offering in a manner that ensures the highest efficiency and benefits for shareholders. Accordingly, the Board of Directors is authorized to formulate a flexible capital utilization plan during the period in which certain project components have not yet been implemented. However, it must be ensured that when a project is implemented, sufficient capital is available and disbursed in accordance with the project's required schedule. In the event of any change in the purpose of use of proceeds, the Board of Directors must adopt a resolution in compliance with applicable laws and report such change at the nearest 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.

- Proposed solution to compensate for the capital shortfall from the offering:

In the event that the number of shares offered and/or the proceeds collected from the share offering do not reach the level approved by the General Meeting of Shareholders, the Board of Directors, pursuant to the authorization granted by the General Meeting of Shareholders, shall mobilize capital from other sources (including but not limited to operating cash flows, borrowings from credit institutions, loans from shareholders, and loans from other individuals or organizations) to cover the expected capital shortfall from the offering.

### **Article 3. Authorization by the Board of Directors**

The Board of Directors assigns and authorizes Ms. Nguyen Thi Dieu Thuy – Chairman of the Board of Directors and legal representative of the Company – to direct the General Directorate and relevant departments to complete the registration dossier for the share offering in accordance with the law; to distribute shares to investors after receiving the approval document from the State Securities Commission; to report the results of the offering and other necessary tasks in accordance with the law to complete the offering; to complete the necessary procedures to amend the Business Registration Certificate; to complete the procedures for registering, depositing, and listing additional shares at the Vietnam Securities Depository and Clearing Corporation and the Stock Exchange; and to sign and issue the amended Company Charter according to the new charter capital after the completion of the capital increase share offering.

### **Article 4. This resolution takes effect from the date of signing.**

Members of the Board of Directors, the General Management Board, and all relevant individuals and organizations are responsible for implementing this Resolution.



**Recipient:**

- *As Article 4;*
- *Board of Supervisors;*
- *Information disclosure*  
*(company website);*
- *Archive: Office.*

**O/B. BOARD OF DIRECTORS  
CHAIRMAN**

*(Signed)*

**Nguyen Thi Dieu Thuy**