NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No: 74 /CBTT-VSMMMB

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, April 20, 2026

INFORMATION DISCLOSURE

To: - State Securities Commission
- Hanoi Stock Exchange

1. Name of organization: Northern Textile and Garment Joint Stock Company

- Stock code: TET

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

- Phone: 024 39360808/ 0914463550 Fax: 024 39360909

- 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:

Invitation and documents for the 2026 Annual General Meeting of Shareholders

3. This information was published on the company's website on 20/04/2026 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:**

Invitation and documents for the 2026 Annual General Meeting of Shareholders

Organization representative

Authorized Person for Information Disclosure

(Signed)

Pham Hoang Long

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 25/2026/NQ-ĐHĐCĐ

Hanoi, April 20, 2026

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

- Based on the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

- Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019 and its implementing guidelines;

- Based on the Charter of Organization and Operation of the Northern Textile and Garment Joint Stock Company;

- Based on the Minutes of the General Meeting and the Minutes of the Vote Counting of the Annual General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company dated 20/04/20256.

The 2026 Annual General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company will be held at A25 Hotel, 684 Minh Khai Street, Vinh Tuy Ward, Hanoi City on 20/04/2026 with the following number of shareholders in attendance: 13 and 01 authorized representatives, representing 5,323,902 shares accounting for 93.35% of the total voting shares present at the meeting.

RESOLUTION

Article 1: Approval of the Board of Directors' Activity Report for 2025 and the orientation for 2026.

Article 2: Through the Report on the Implementation of Resolutions Approved by the General Meeting of Shareholders.

Article 3: Approval of the Supervisory Board's Report for 2025 and operational plan for 2026.

Article 4 : Approval of the Executive Board's Report on the results of service business operations in 2025 and the direction for 2026.

Article 5: Approval of the audited financial statements for 2025

Article 6: Approval of the Profit Distribution and Dividend Payment Plan for 2025 at 6%. The projected dividend for 2026 is 0% (According to Proposal No. 48/2026/TTr-HĐQT)

Article 7: Approval of the Remuneration Report of the Board of Directors, Supervisory Board, and Secretary for 2025 and the plan for 2026 (According to Proposal No. 49/2026/TTr-HĐQT)

Article 8: Approval of the authorization, the Board of Directors selects the auditing firm for the 2026 financial statements (According to Proposal No. 50/2026/TTr-HĐQT)

Article 9: Approval of the Investment Contract Proposal for 2026 (According to Proposal No. 51/2026/TTr-HĐQT)

Article 10: Approval of the Proposal to cease business operations and shift to investment in project construction (According to Proposal No. 52/2026/TTr-HĐQT)

Article 11: Through the Company Name Change Proposal (According to Proposal No. 68/2026/TTr-HĐQT)

This resolution consists of 2 pages and was approved by the 2026 Annual General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company at the meeting.

The Board of Directors shall base its implementation on the content of this Resolution./.

Recipients:
- Hanoi Stock Exchange;
- Board of Directors, Supervisory Board;
- Information Disclosure;
- Archived: Company Secretary.

O/B. GENERAL MEETING OF SHAREHOLDERS
PRESIDE
(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 11/2026/BB-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, April 20, 2026

MINUTES
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Business name	Northern Textile and Garment Joint Stock Company
Address	No. 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City
Business Registration Certificate	0100108127, first issued on July 5, 2005, amended for the 17th time on May 17, 2024
Meeting time	Starting at 9:00 AM on …… April, 2026
Meeting location	A25 Hotel, 684 Minh Khai Street, Vinh Tuy Ward, Hanoi City
Program and content of the Meeting	According to the agenda for the 2026 Annual General Meeting of Shareholders approved by the General Meeting of Shareholders (as attached to this Minutes)
Participants	All shareholders whose names are listed in the Shareholder List as of March 17, 2026, issued by the Vietnam Securities Depository and Clearing Corporation.
Chairman of the Meeting	Ms. Nguyen Thi Dieu Thuy
Meeting Secretary	Ms. Thach Thi Thu Huong, Ms. Thach Thi Thuy Hang
Number of delegates attending	The number of shareholders attending 13 and 01 authorized representatives, representing 5,323,902 shares equal to 93.35% of the total voting shares.

A/ OPENING OF THE CONFERENCE

I. Statement of purpose and introduction of delegates

Ms. Le Thi Kim Hoa, on behalf of the Organizing Committee, announced the reasons for opening the 2026 Annual General Meeting of Shareholders.

II. Verification of shareholder eligibility to attend the General Meeting

Ms. Nguyen Thi Kim Hoa, on behalf of the Shareholder Eligibility Verification Committee, reported the results of the verification of shareholders attending the General Meeting as follows:

1. The Shareholder Eligibility Verification Committee consists of:
   - Ms. Nguyen Thi Kim Hoa - Head of the Committee
   - Ms. Nguyen Thi Duc Ha - Member
2. Total number of shareholders invited to attend: All shareholders whose names are on the shareholder list as of March 17, 2025, owning 5,702,940 shares.
3. Attendees of the General Meeting: Shareholders whose names are on the shareholder list as of March 17, 2026, and authorized representatives of the shareholders.
4. Shareholder eligibility verification report:

As of 9:05 AM on 20 April 2026, shareholders attending and authorizing representatives owning 5,319,509 shares, representing 93.28 % of the total voting shares.

Based on the 2020 Enterprise Law and the provisions of the Company's Charter, the 2026 Annual General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company is eligible to proceed.

III. Approval of the Presidium, Secretariat, and Vote Counting Committee.

Ms. Le Thi Kim Hoa, on behalf of the Organizing Committee of the Meeting, requested and received approval from the Meeting for the list of the Presidium, Secretariat, and Vote Counting Committee, which includes the following members:

1. Presidium:
   - Ms. Nguyen Thi Dieu Thuy - Chairperson of the Board of Directors
   - Mr. Pham Hoang Long - Member of the Board of Directors, General Director
2. Secretariat:
   - Ms. Thach Thi Thu Huong – Secretary of the Meeting
   - Ms. Thach Thi Thuy Hang – Member
3. Vote Counting Committee:
   - Ms. Nguyen Thi Duc Ha – Head of the Committee
   - Ms. Nguyen Thi Kim Hoa – Member
   - Ms. Le Thi Kim Hoa – Member

After the Organizing Committee representative presented the personnel for the Presidium, Secretariat, and Vote Counting Committee, the Meeting proceeded to vote by raising voting cards to approve the list of the Presidium, Secretariat, and Vote Counting Committee with the following results:

Number of votes for approval:	14	Number of shares:	5,323,902	Accounts for	100% voting share attended

Number of votes for dis-approval:	0	Number of shares:		Accounts for	0%	voting share attended
Number of votes for abstentions:	0	Number of shares:		Accounts for	0%	voting share attended

With the above voting results, the personnel for the Presidium, Secretariat, and Vote Counting Committee have been approved.

Ms. Le Thi Kim Hoa – Representative of the Organizing Committee – invited the Presidium to preside over the Meeting.

Ms. Nguyen Thi Dieu Thuy - Chairperson of the General Meeting, thanked and welcomed the shareholders and their authorized representatives to attend the General Meeting.

B/ PROCEEDINGS OF THE MEETING

I. Approval of the Meeting Program, Working Regulations, and Voting Regulations

As assigned by Ms. Nguyen Thi Dieu Thuy - Chairperson of the Meeting, Ms. Le Thi Kim Hoa - representative of the Organizing Committee - presented and sought the Meeting's approval of the following contents by raising voting cards:

1. **Approve the Meeting Program**

Number of votes for approval:	14	Number of shares:	5,323,902	Accounts for	100%	number of voting share attended
Number of votes for dis-approval:	0	Number of shares:		Accounts for	0%	number of voting share attended
Number of votes for abstentions:	0	Number of shares:		Accounts for	0%	number of voting share attended

2. **Approve the Working Regulations**

Number of votes for approval:	14	Number of shares:	5,323,902	Accounts for	100%	number of voting share attended
Number of votes for dis-approval:	0	Number of shares:		Accounts for	0%	number of voting share attended
Number of votes for abstentions:	0	Number of shares:		Accounts for	0%	number of voting share attended

3. **Approve the Voting Regulations**

Number of votes for approval:	14	Number of shares:	5,323,902	Accounts for	100%	number of voting share attended

Number of votes for dis-approval:	0	Number of shares:	Accounts for	0%	number of voting shares attended
Number of votes for abstentions:	0	Number of shares:	Accounts for	0%	number of voting shares attended

With the above voting results, the content of the Meeting Program, the Working Regulations, and the Voting Regulations have been approved.

II. Agenda of the Meeting

1. Ms. Nguyen Thi Dieu Thuy – Chairperson of the Board of Directors, presented the Report on the Board of Directors' activities in 2025 and the plan for 2026 (Attached document).
2. Ms. Nguyen Thi Dieu Thuy - Chairwoman of the Board of Directors, presented the Report on the implementation of the resolutions approved by the General Meeting of Shareholders;

3. Ms. Phung Thi Kim Lan – Head of the Supervisory Board, presented the Supervisory Board's activity report for 2025 (Attached document).

4. Mr. Pham Hoang Long – General Director presented the Business Performance Report for 2025 and the operational plan for 2026 (Attached document).

5. Ms. Nguyen Thi Duc Ha – Chief Accountant presents the Proposal for the approval of the audited financial statements for 2025 (According to Proposal No. 53/2026/Ttr-HĐQT)

6. Ms. Nguyen Thi Dieu Thuy – Chairperson of the Board of Directors, presented the following proposals:

- Proposal on profit distribution, dividend payout ratio for 2025 and projected dividend for 2026 (According to Proposal No. 48/2026/Ttr-HĐQT)

- Proposal on remuneration for the Board of Directors, Supervisory Board, and Secretary for 2025 and plan for 2026 (According to Proposal No. 49/2026/Ttr-HĐQT)

- Proposal on authorizing the Board of Directors to select an auditing firm for the 2025 financial statements (According to Proposal No. 50/2026/Ttr-HĐQT)

- Proposal for approval of the Capital Investment Contract in 2026 (According to Proposal No. 51/2026/Ttr-HĐQT)

- Proposal to cease business operations at the address 53 Duc Giang Street, Viet Hung Ward, Hanoi City, in order to invest in the construction of a project (According to Proposal No. 52/2026/Ttr-HĐQT)

- Proposal for changing the company name

After presenting the reports, Ms. Nguyen Thi Dieu Thuy - Chairperson of the Meeting - proposed that the Meeting proceed to discuss the reports and proposals that had been presented at the Meeting.

III/ Exchange of opinions and discussions

The meeting proceeded with discussions.

IV/ Voting

Ms. Nguyen Thi Duc Ha – Head of the Vote Counting Committee – guided and supervised shareholders in voting on the contents to be approved at the General Meeting and how to fill out the voting ballots before shareholders proceeded to vote.

At the time the General Meeting proceeded with the voting, the total number of delegates attending the General Meeting is ……. people, representing …….. shares with voting rights at the General Meeting, accounting for ……..% of the total voting shares.

The meeting proceeded to vote.

V/ Break

While the vote counting committee was working, the Meeting took a 30-minute break.

VI/ Voting Results

At the end of the break, the Chairperson of the Meeting invited Ms. Nguyen Thi Duc Ha – Head of the Vote Counting Committee – to report on the results of the vote count.

Content 1: Approval of the Board of Directors' activity report for 2025 and direction for 2026

Valid	:5,323,902	share	accounts for 100%		number of voting shares attended
Approval	:5,323,902	share	accounts for 100%		number of voting shares attended
Dis-approval	: 0	share	accounts for 0%		number of voting shares attended
Abstain	: 0	share	accounts for 0%		number of voting shares attended
Invalid	: 0	share	accounts for 0%		number of voting shares attended

Content 2: Approval of the Supervisory Board's Activity Report for 2025 and operational plan for 2026

Valid	:5,323,902	share	accounts for 100%		number of voting shares attended
Approval	:5,323,902	share	accounts for 100%		number of voting shares attended
Dis-approval	: 0	share	accounts for 0%		number of voting shares attended
Abstain	: 0	share	accounts for 0%		number of voting shares attended
Invalid	: 0	share	accounts for 0%		number of voting shares attended

Content 3: Through the Report on the implementation of the resolutions passed by the General Meeting of Shareholders;

Valid	:5,323,902	share	accounts for 100%		number of voting shares attended
Approval	:5,323,902	share	accounts for 100%		number of voting shares attended
Dis-approval	: 0	share	accounts for 0%		number of voting shares attended
Abstain	: 0	share	accounts for 0%		number of voting shares attended
Invalid	: 0	share	accounts for 0%		number of voting shares attended

Content 4: Approval of the Report on Business Performance in 2025 and Directions for 2026

Valid	:5,323,902	share	accounts for 100%		number of voting shares attended
Approval	:5,323,902	share	accounts for 100%		number of voting shares attended
Dis-approval	: 0	share	accounts for 0%		number of voting shares attended
Abstain	: 0	share	accounts for 0%		number of voting shares attended
Invalid	: 0	share	accounts for 0%		number of voting shares attended

Content 5: Approval of the audited financial statements for 2025

Valid	:5,323,902	share	accounts for 100%		number of voting shares attended
Approval	:5,323,902	share	accounts for 100%		number of voting shares attended
Dis-approval	: 0	share	accounts for 0%		number of voting shares attended
Abstain	: 0	share	accounts for 0%		number of voting shares attended
Invalid	: 0	share	accounts for 0%		number of voting shares attended

Content 6: Approved the profit distribution plan for 2025, the dividend payout for 2025 is 6%, and the projected dividend for 2026 is 0%.

Valid	:5,323,902	share	accounts for 100%		number of voting shares attended
Approval	:5,323,902	share	accounts for 100%		number of voting shares attended
Dis-approval	: 0	share	accounts for 0%		number of voting shares attended
Abstain	: 0	share	accounts for 0%		number of voting shares attended
Invalid	: 0	share	accounts for 0%		number of voting shares attended

Content 7: Approval of the Report on Remuneration of the Board of Directors, Supervisory Board, and Secretary for 2025 and the plan for 2026.

Valid	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Approval	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Dis-approval	: 0	share	accounts	for	number of voting shares attended
			0%		
Abstain	: 0	share	accounts	for	number of voting shares attended
			0%		
Invalid	: 0	share	accounts	for	number of voting shares attended
			0%		

Content 8: Authorization for the Board of Directors to select the auditing firm for the 2026 financial statements.

Valid	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Approval	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Dis-approval	: 0	share	accounts	for	number of voting shares attended
			0%		
Abstain	: 0	share	accounts	for	number of voting shares attended
			0%		
Invalid	: 0	share	accounts	for	number of voting shares attended
			0%		

Content 9: Approval of the Investment Contract Proposal for 2026

Valid	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Approval	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Dis-approval	: 0	share	accounts	for	number of voting shares attended
			0%		
Abstain	: 0	share	accounts	for	number of voting shares attended
			0%		
Invalid	: 0	share	accounts	for	number of voting shares attended
			0%		

Content 10: Approval of the Proposal to cease business operations of the service

Valid	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Approval	:5,323,902	share	accounts	for	number of voting shares attended
			100%		
Dis-approval	: 0	share	accounts	for	number of voting shares attended
			0%		
Abstain	: 0	share	accounts	for	number of voting shares attended
			0%		

Invalid	: 0	share	accounts for 0%		number of voting shares attended

Content 11: Through the Company Name Change Proposal

Valid	:5,323,902	share	accounts for 100%		number of voting shares attended
Approval	:5,323,902	share	accounts for 100%		number of voting shares attended
Dis-approval	: 0	share	accounts for 0%		number of voting shares attended
Abstain	: 0	share	accounts for 0%		number of voting shares attended
Invalid	: 0	share	accounts for 0%		number of voting shares attended

VIII/ CLOSING OF THE MEETING

1. Present the Draft Minutes and Resolutions of the Meeting

Ms. Thach Thi Thu Huong – Head of the Secretariat – presented the Draft Minutes and Resolutions of the 2026 Annual General Meeting of Shareholders.

2. Approval of the Minutes and Resolutions of the Meeting

The meeting voted by raising ballots, with the following voting percentages:

Number of votes for approval:	14	Number of shares:	5,323,902	Accounts for	100% number of voting shares attended
Number of votes for dis-approval:	0	Number of shares:	0	Accounts for	0% number of voting shares attended
Number of votes for abstentions:	0	Number of shares:	0	Accounts for	0% number of voting shares attended

Ms. Nguyen Thi Dieu Thuy – Chairperson of the General Meeting – thanked the shareholders and declared the meeting closed.

The minutes of the 2026 Annual General Meeting of Shareholders of Northern Textile and Garment Joint Stock Company consist of 8 pages, prepared at 11:30 AM on April 20, 2026.

The minutes were prepared with the signatures of the Chairman and the Secretariat below.

O/B. SECRETARIAT	**O/B. PRESIDIUM**
Prefect	**Chairman**
(Signed)	***(Signed)***
Thach Thi Thu Huong	**Nguyen Thi Dieu Thuy**

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 69 /BC-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 20, 2026

REPORT OF THE BOARD OF DIRECTORS
REGARDING ACTIVITIES IN 2025 AND DIRECTIONS FOR 2026

To: Annual General Meeting of Shareholders 2026

Northern Textile and Garment Joint Stock Company

Dear shareholders!

In accordance with the law and the Company's charter, the Board of Directors hereby reports to the General Meeting of Shareholders on the governance and performance of the Board of Directors and its members as follows:

I/ Activities of the General Meeting of Shareholders

On April 21, 2025, the Annual General Meeting of Shareholders for 2025 was successfully held. The number of shareholders attending and those who authorized to attend the meeting was 11 out of 143 shareholders, representing 4,713,472 shares, accounting for 82.65% of the total voting shares (5,702,940 shares).

On December 26, 2025, the Extraordinary General Meeting of Shareholders for 2025 was held. The number of shareholders attending and those who authorized to attend the meeting was 11 out of 142 shareholders, representing 5,622,299 shares, accounting for 98.59% of the total voting shares of the Company (5,702,940 shares).

II/ Organizational Structure of the Board of Directors

1. Board of Directors Structure

The Board of Directors of Northern Textile and Garment Joint Stock Company in 2025 consisted of the following members:

1. Ms. Nguyen Thi Dieu Thuy – Chairperson of the Board of Directors, legal representative

2. Mr. Tran Thanh Vinh – Non-Executive Member of the Board of Directors

3. Mr. Pham Hoang Long – Member of the Board of Directors and General Director of the Company

4. Mr. Nguyen Xuan Thu – Non-executive member of the Board of Directors (Dismissal effective December 26, 2025)

5. Mr. Tran Duc Chung – Non-executive member of the Board of Directors (Dismissal effective April 21, 2025)

6. Ms. Dinh Thi Huong Quyen – Executive Member of the Board of Directors (Appointed April 21, 2025)

7. Mr. Luu Thai Dong – Non-Executive Member of the Board of Directors (Appointed December 26, 2025)

2. Supervisory activities of the Board of Directors

In 2025, the Board of Directors and the General Director of the Company oversee and guide the Company's development.

The Board of Directors directs and closely monitors the General Director in implementing the contents of the resolutions of the Board of Directors and the General Meeting of Shareholders;

The Board of Directors has overseen the timely completion, submission, and disclosure of periodic financial statements and the 2024 Annual Report, as well as other information disclosure documents within its authority;

Supervise the organization of the Annual General Meeting and Extraordinary General Meeting of Shareholders in 2025 in accordance with current legal regulations and ensure safety on April 21, 2025 and December 26, 2025 at Hotel A25, 684 Minh Khai Street, Vinh Tuy Ward, Hanoi;

Monitoring lending activities between the Company and its partners:

- Thai Minh Civil Construction and Trading Company Limited
- Bao Long Investment, Construction and Trading Joint Stock Company

III/ Activities of the Board of Directors in 2025

1. Meetings:

The Board of Directors exercised its rights and obligations through meetings, resolutions, and written consultations. During the year, the Board held 7 meetings to approve matters within its authority. It issued 12 resolutions, providing a basis and direction for the General Director to carry out his duties. These resolutions included:

- Resolution approving the capital investment contract in Thai Minh Civil Construction and Trading Company Limited;

- Resolution approving the capital investment contract in Bao Long Construction and Trading Investment Joint Stock Company.

- Resolution on the final registration date of March 20, 2025 to finalize the list of shareholders entitled to attend the 2025 Annual General Meeting;

- Resolution electing the Chairman of the Board of Directors for the term 2025-2030;

- Resolution electing the Vice Chairman of the Board of Directors for the term 2025-2030;

- Resolution on the payment of dividends for 2024 and interim dividends for 2025 in cash;

- Resolution on selecting the auditing firm for the 2025 financial statements;

- Resolution on the final registration date of November 25, 2025, to finalize the list of shareholders entitled to attend the 2025 Extraordinary General Meeting of Shareholders;

- Resolution on the investment policy for the implementation of the Duc Giang Residences high-end commercial housing complex project;

- Resolution on the investment policy for the implementation of the Pristie Lac Trung high-end commercial housing complex project;

- Resolution supplementing and amending the program and documents for the 2025 Annual General Meeting of Shareholders;

- Resolution to sign a consulting contract for the private placement of shares to increase the company's charter capital with UP Securities Joint Stock Company.

2. Activities of the Board of Directors

The Company's Board of Directors has worked diligently, fulfilling its functions, duties, and authority in accordance with the Enterprise Law and the Company's Charter;

Directing the General Director in the implementation and execution of resolutions and decisions of the Board of Directors to achieve high efficiency in business operations;

Develop a strategy, a medium-term development plan, and a company development plan for the following years. Specifically:

Develop a plan and submit it to the General Shareholders' Meeting for approval for the private placement of shares to increase the company's charter capital;

Oversee the General Director's operational activities and convene the Shareholders' General Meeting;

Proposing dividend levels, deciding on investment plans and projects within their authority, and approving large loan agreements;

Election of Chairman, Vice Chairman, and members of the Board of Directors; Dismissal of members of the Board of Directors.

III/ Remuneration, operating expenses, and other benefits for the Board of Directors and individual members in 2025

1. Total remuneration: 294,000,000 VND, including:

- Ms. Nguyen Thi Dieu Thuy : 96,000,000 VND
- Mr. Tran Thanh Vinh : 54,000,000 VND
- Mr. Nguyen Xuan Thu : 48,000,000 VND
- Mr. Pham Hoang Long : 48,000,000 VND
- Mr. Tran Duc Chung : 14,670,000 VND
- Ms. Dinh Thi Huong Quyen : 33,330,000 VND

- Mr. Luu Thai Dong : 0 VND (Appointment dated 26/12/2025)

2. Other expenses: Salary and other payments to the General Director:

Mr. Pham Hoang Long: 311,500,000 VND

IV/ Evaluation by the Company's Board of Directors

1. Regarding the implementation of corporate governance regulations

In 2025, the Company continues to prioritize strict adherence to corporate governance practices as well as current legal regulations on corporate governance stipulated in the Enterprise Law, the Securities Law, Decree No. 155/2020/ND-CP, Decree No. 156/2020/ND-CP, etc.

2. Regarding the results of production and business operations.

2025 continues to be a year of many challenges and difficulties for the Company.

- Revenue: 23,447,846,738 VND
- Profit before tax: 12,404,717,402 VND
- Net profit after tax: 10,113,832,362 VND

3. Regarding the General Director's operational activities.

The Company's Board of Directors acknowledges the General Director's efforts in managing and governing the Company, and in translating the Board's decisions into financial results. Specifically:

- Perform Develop short-term and long-term business plans;
- Managing daily business operations: Making business decisions that fall outside the authority of the Board of Directors, organizing and implementing investment plans according to resolutions of the Board of Directors;
- Human resource management: Recruiting for management positions, building the organizational structure;
- Business Representative: Establishing relationships with partners, customers, investors, and acting as the legal representative for the company as authorized by the company's legal representative.

V. Activities of non-executive board members and the results of non-executive members' evaluations of the board's performance.

1. Regarding the activities of non-executive board members:

In 2025, the non-executive members of the Board of Directors performed their duties as stipulated by law and the Company's Charter: participating in planning activities, compliance control, and providing important opinions in the development and growth of the Company.

2. Regarding the results of the non-executive members' evaluation of the Board of Directors' performance:

- The Board of Directors has worked with a sense of responsibility and transparency in governance, complying with regulations for public companies. Board meetings were

convened promptly and conducted in accordance with the procedures stipulated in the Articles of Association and Internal Regulations on Corporate Governance. The content of the meetings was unanimously agreed upon by all members of the Board of Directors.

- Decisions made by the Board of Directors at meetings are approved by majority vote.

VI/ Plans and directions of the Board of Directors

In 2026, the Board of Directors identified the following tasks and objectives:

1. Successfully organize the 2026 Annual General Meeting of Shareholders;

2. Improve corporate governance efficiency. Direct and coordinate with the General Director in preparing the necessary conditions for the implementation of the Duc Giang Residences high-end commercial housing complex project and the Pristie Lac Trung high-end commercial housing complex project, which have been approved at the General Shareholders' Meetings;

3. Direct, coordinate, and supervise the General Director in effectively carrying out the following specific tasks:

a. To organize and conduct a private placement of shares to increase charter capital in order to ensure sufficient matching funds for the project as required by law and to ensure the implementation of the investment project at 79 Lac Trung Street, Vinh Tuy Ward and 53 Duc Giang Street, Viet Hung Ward, Hanoi City;

b. Implement changes and additions to some of the company's business lines and amend the company's charter.

4. Strengthen the Board of Directors' guidance and supervision of the General Director and management staff within the company to ensure honesty and transparency for the listed company.

The above is a report outlining some of the basic activities undertaken by the Board of Directors in 2025 and the operational direction for 2026.

We respectfully submit this to the Annual General Meeting of Shareholders in 2026 for consideration and approval.

Best regards!

Recipients:
- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Arcvhied: Company Secretary;

O/B. BOARD OF DIRECTORS
CHAIRPERSON
(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 10 /BC-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 20, 2026

REPORT

Subject: Implementation of Resolutions Approved by the General Meeting of Shareholders

To: Annual General Meeting of Shareholders 2026
Northern Textile and Garment 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 its implementing regulations;

- 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 regulations;

- Based on the General Meeting of Shareholders Resolution No. 10/2025/NQ-ĐHĐCĐ dated December 26, 2025;

- Based on the General Meeting of Shareholders Resolution No. 21/2026/NQ-ĐHĐCĐ dated February 24, 2026;

- Based on the Charter of Organization and Operation of the Northern Textile and Garment Joint Stock Company.

The Board of Directors reports and respectfully submits to the General Meeting of Shareholders the following information on the implementation of the contents approved by the General Meeting of Shareholders in previous meetings:

In General Meeting Resolution No. 10/2025/NQ-ĐHĐCĐ dated December 26, 2025, and General Meeting Resolution No. 21/2026/NQ-ĐHĐCĐ dated February 24, 2026, the General Meeting of Shareholders approved the investment in the Duc Giang Residences high-end commercial housing complex project (according to the content of Proposal No. 120/2025/TET/TTr-HĐQT), the Pristie Lac Trung high-end commercial housing complex project (according to the content of Proposal No. 121/2025/TET/TTr-HĐQT), and the plan for issuing shares privately to increase charter capital (according to the content of Proposal No. (Report No. 23/2026/TET/TTr-HĐQT), the Board of Directors reports on the progress and results of implementing the contents approved by the General Meeting of Shareholders as follows:

1/ Regarding the implementation of the private placement plan to increase charter capital:

The plan to issue shares to increase charter capital was approved by the General Meeting of Shareholders according to the content of Proposal No. 23/2026/TET/TTr-HĐQT. The Company's Board of Directors has directed the specialized departments to coordinate with the consulting unit to complete the dossier and procedures for submission to the State Securities Commission for registration of the share offering as prescribed.

On April 6, 2026, the State Securities Commission issued document No. 2648/UBCK-QLCB regarding the receipt of the complete dossier for registration of the private placement of TET shares. The Company has disclosed the information from the State

Securities Commission as prescribed. Based on the approval document from the State Securities Commission, the Board of Directors has directed the specialized departments and the consulting unit to carry out the procedures and announce the share offering to investors who registered to purchase shares as prescribed.

The Board of Directors reports on the progress of the private placement of shares to increase the Company's charter capital. The Board of Directors is authorized by the General Meeting of Shareholders to decide on and carry out related tasks to complete the share offering in compliance with the law and the Company's charter.

2/ Regarding the implementation of the Duc Giang Residences high-end commercial housing complex project and the Pristie Lac Trung high-end commercial housing complex project:

The Company's General Meeting of Shareholders approved the plan to use the capital raised from the offering to implement the Duc Giang Residences high-end commercial housing complex project and the PRISTIE Lac Trung high-end commercial housing complex project. These are two projects included in the list of land areas planned for pilot projects in Hanoi according to Resolution No. 171/2024/QH15 dated November 30, 2024 of the National Assembly, which was approved by the Hanoi People's Council in Resolution No. 30/NQ-HĐND dated April 29, 2025. The Company reports on the implementation status of the two aforementioned projects as follows:

- On December 5, 2025, the Northern Textile and Garment Joint Stock Company submitted a proposal for the investment project to the Hanoi Department of Finance for approval of the investment policy and the investor to implement the project: Pristie Lac Trung High-Class Commercial Housing Complex (location: 79A Lac Trung Street, Vinh Tuy Ward, Hanoi City). According to the proposal, the investor is proposing an operating period of 50 years from the date the investor is granted land allocation, land lease, or permission to change land use purpose by the State; In accordance with the provisions of Article 44 of the 2020 Investment Law, Article 27 of Decree No. 31/2021/ND-CP dated March 26, 2021, as amended and supplemented by Clause 5, Article 1 of Decree No. 239/2025/ND-CP dated September 3, 2025 of the Government. From December 12, 2025 to December 19, 2025, the Department of Finance, the Hanoi Capital Command, and the Operations Department issued documents (Nos. 16518/STC-HTĐT, 16519/STC-HTĐT; document 3164/BTL-TM; 797/TC-QC) providing opinions on the investment project proposal of the Company. This project also has a credit commitment from BIDV Bank as per the commitment document dated December 4, 2025. Currently, the company is carrying out the necessary work and procedures to supplement the relevant documents and explanations as requested by the management agencies. The Hanoi City Department of Finance is reviewing and appraising the company's project proposal.
- On November 27, 2025, the Northern Textile and Garment Joint Stock Company submitted a proposal for investment project approval, requesting approval of the investor to implement the construction project: Duc Giang Residences high-end commercial housing complex (location: 53 Duc Giang Street, Viet Hung Ward, Hanoi City) to the Hanoi City Department of Finance.

According to the proposal, the investor is proposing a project operating period of 50 years from the date the investor is granted land allocation, land lease, or permission to change land use purposes by the State; in accordance with the provisions of Article 44 of the Investment Law 2020, Article 27 of Decree No. 31/2021/ND-CP dated March 26, 2021, amended and supplemented by Clause 5, Article 1 of Decree No. 239/2025/ND-CP dated

September 3, 2025 of the Government. From December 11th to December 16th, 2025, the Department of Finance, the Department of Planning and Architecture, the Hanoi Capital Command, and the Operations Department sent documents (Nos. 15908/STC-HTĐT, 15909/STC-HTĐT; 6630/QHKT-BSH; 3078/BTL-TM; 796/TC-QC) providing feedback on the investment project proposal. On December 18th, 2025, the Company sent Document No. 115/2025/TET/CV to the Department of Construction and the Urban Development Division of the Department of Construction regarding the addition of content to the application for approval of the investment policy for the Duc Giang Residences high-end commercial housing complex project. On December 26, 2025, the Department of Agriculture and Environment sent document No. 11550/SNNMT; the Department of Construction sent document No. 18653/SXD-PTĐT regarding comments on the investment project proposal of the Company. The Company's investment project has a credit commitment from BIDV Bank as per the commitment document dated November 21, 2025, regarding the provision of credit for project implementation. The Company has cooperated and supplemented relevant documents and explanations as requested by the management agencies. On March 16, 2026, the Hanoi City Department of Finance issued document No. 3579/BC-STC reporting to the City People's Committee on the appraisal and approval of the investment policy and simultaneously approving the investor to implement the Duc Giang Residences high-end commercial housing complex project at 53 Duc Giang Street, Viet Hung Ward, by the Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders a proposal to authorize the Board of Directors to proactively decide on and implement any arising issues related to the matters reported and presented to the General Meeting of Shareholders.

We respectfully request the General Meeting of Shareholders to consider and approve this proposal!

Recipients:
- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Arcvhied: Company Secretary;

O/B. BOARD OF DIRECTORS
CHAIRPERSON
(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 21 /2026/BC-BKS

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 20 , 2026

REPORT OF SUPERVISORY BOARD
IN FISCAL YEAR 2025

To: Annual General Meeting of Shareholders 2026
Northern Textile and Garment Joint Stock Company

- Based on the Enterprise Law of 2020;
- Based on the Charter of Organization and Operation of the Northern Textile and Garment Joint Stock Company;
- Based on the Resolution of the Annual General Meeting of Shareholders in 2025;
- Based on the audited financial statements for 2025;

The Supervisory Board hereby reports to the company's Annual General Meeting of Shareholders in 2026 as follows:

I. Activities of the Supervisory Board

The supervisory board operating in 2025 includes:

Ms. Phung Thi Kim Lan - Prefect
Ms. Bui Thi Minh Phuong – Member
Mr. Chu Hoang Nam – Member

1. Remuneration and other benefits of the Supervisory Board

Total remuneration: 78.000.000 VND, including:

- Ms. Phung Thi Kim Lan: 30.000.000 VND
- Ms. Bui Thi Minh Phuong: 24.000.000 VND
- Mr. Chu Hoang Nam: 24.000.000 VND

Salary and other payments to Ms. Phung Thi Kim Lan: 141.500.000 VND

2. Report on the activities of the Supervisory Board in 2025:

Total number of meetings in year: 2

Supervisory Board Meeting: In 2025, the Supervisory Board fulfilled its duties and responsibilities as stipulated in the company's charter.

- Review the legality of documents issued by the Board of Directors and the General Director, ensuring compliance with the company's charter and applicable laws.
- The company's quarterly and annual financial statements for 2025 ensure financial integrity and transparency.
- Monitoring the company's information disclosure practices to ensure compliance with the deadlines and timeframes stipulated by the Securities Law and the Enterprise Law.

- The Supervisory Board meetings were conducted in accordance with the company's charter, the Supervisory Board's operating regulations, and applicable laws. Supervisory Board members diligently attended all meetings and voted in accordance with the company's charter and internal regulations on corporate governance.

II. Report on monitoring results and comments from the Supervisory Board.

1. Results of monitoring the company's operations and business performance.

Due to the impact of the general market economy, business performance in the garment manufacturing sector has not met expectations. However, the Supervisory Board highly appreciates the Company's proactive and flexible approach in closely monitoring market developments to propose and implement solutions to manage and maintain its business operations.

2. Results of monitoring the implementation of accounting and financial reporting procedures.

- The quarterly, semi-annual, and annual financial statements have been presented by the Company with complete and clear information about financial events during the year, in accordance with accounting standards and regulations.

- The Supervisory Board unanimously agrees with the independent auditor that the financial statements fairly and reasonably reflect, in all material respects, the financial position of the company as of December 31, 2025.

3. Results of monitoring the Board of Directors and the General Director

a. Activities of the Board of Directors

- Throughout the year, in order to implement the Development Strategy and the Resolution of the 2025 Annual General Meeting of Shareholders, the Board of Directors has proactively monitored the Company's business operations to issue strategic resolutions and policies, guiding the activities of the General Management Board with the ultimate goal of completing the 2025 Business Plan as stipulated in the Resolution of the General Meeting of Shareholders.

- The Board of Directors has organized and maintained regular meetings.

- In the Board of Directors' meetings in particular and in the Board's activities in general, the members of the Board of Directors have fully participated, working with a high sense of responsibility, adhering strictly to the law and the company's charter, and protecting the rights and interests of the Company to the maximum extent in order to make correct and timely decisions to serve the company's management and business operations.

- The resolutions of the Board of Directors received high consensus from the members with the goal of sustainable development of the Company, while strictly adhering to the regulations in the Company's Charter and internal documents, as well as relevant laws.

Through the monitoring process, the Supervisory Board found that the Board of Directors had acted within its authority and duties as stipulated in the company's charter, internal regulations on corporate governance, internal company documents, and the law; the Board of Directors had performed its management duties well. The Supervisory Board did not find any unusual signs or violations in the governance and

management activities of the Board of Directors in general and its members in particular.

b. Activities of the General Director (Board of Managements)

- The General Director has made every effort with high determination to successfully implement the resolutions of the General Meeting of Shareholders and the Board of Directors, while always strictly adhering to legal regulations, the company's charter, and internal documents in managing the company's business operations, and protecting the company's rights and interests to the fullest extent.

- During the course of operations, the General Director promptly reports to the Board of Directors on the business performance of the month and quarter, as well as the projected direction for the following month and quarter.

- The General Director always provides timely and complete documentation as requested by the Supervisory Board to facilitate inspection and supervision.

Through the monitoring process, the Supervisory Board found that the General Director had been proactive, flexible, and managed risks with the highest goals in mind, achieving the business plan; while maintaining the Company's business operations towards stable and sustainable development. The Supervisory Board did not find any unusual signs or violations in the General Director's management of the Company.

*Overall assessment: Through monitoring, the Supervisory Board found that the Company's operations comply with the provisions of the Law and the Company's Charter, the Resolutions of the Board of Directors and the Annual General Meeting of Shareholders in 2025. The Company strictly implements the regulations on information disclosure for listed companies.

4. Results of the assessment of coordination between the Supervisory Board, the Board of Directors, the General Director, and the shareholders.

Throughout the course of its work, the Supervisory Board always collaborates with the Board of Directors, the General Management Board, and shareholders with the goal of maximizing the interests of the Company and its shareholders. Specifically:

- The Board of Directors, the Supervisory Board, and the General Management Board operate independently, but always coordinate closely in their activities, ensuring the exercise of their rights and obligations with a high sense of responsibility and honesty for the best interests of the Company and shareholders, as well as complying with the regulations in the Charter, other internal documents of the Company, and the provisions of the Law.

- In exercising its powers, the Supervisory Board ensures that it does not affect the governance activities of the Board of Directors, the operational activities of the General Director's Office, or disrupt the Company's business operations.

- Regarding shareholders: In 2025, the Supervisory Board did not receive any proposals or complaints from shareholders as stipulated in the Company's Articles of Association and current laws.

III. Report evaluating the performance of the Supervisory Board and the supervisors.

1. Evaluating the performance of the Supervisory Board.

Based on the duties and powers of the Supervisory Board as stipulated in the Charter, internal regulations, and legal provisions, the Supervisory Board makes the following self-assessment:

- The Supervisory Board has fully performed its functions in supervising the Board of Directors and the General Management Board regarding the governance and operation of the Company, and the implementation of the Resolutions approved by the Annual General Meeting of Shareholders in 2025.

- The Supervisory Board has acted within its authority, functions, and duties as stipulated in the Company's Charter. The documents issued by the Supervisory Board have followed the correct procedures in accordance with the Enterprise Law, the Charter, and the Resolution of the 2025 Annual General Meeting of Shareholders.

2. Evaluate the performance of the Supervisory Board members

- The member fully participated in all Supervisory Board meetings, actively contributing to the monitoring of the Company's operations and providing input on issues such as the Supervisory Board's operational plan and the process of auditing the annual financial statements. Simultaneously, the auditor collaborated effectively with the Board of Directors, the General Management Board, and functional departments to successfully complete assigned tasks.

- During the meetings and activities of the Supervisory Board, the members worked actively with a high sense of responsibility, contributing opinions, complying with the Charter, the Operating Regulations of the Supervisory Board and the internal regulations of the Company to make timely decisions and fulfill the tasks assigned by the General Meeting of Shareholders.

- During the performance of their assigned duties and responsibilities, the members have consistently acted with honesty, prudence, and loyalty to the interests of the Company and its Shareholders, and have not used the Company's information, trade secrets, business opportunities, or other assets for personal gain or for the benefit of any other organization or individual.

IV. Operational Plan of the Supervisory Board:

Based on the duties and powers of the Supervisory Board as stipulated in the Company's Charter and the Law, the Supervisory Board anticipates the following plan for the period between two annual General Meetings of Shareholders:

1. Fully perform the duties and powers of the Supervisory Board as prescribed by law, the Company Charter, the internal regulations on corporate governance, the operating regulations, and other regulations related to the activities of the Supervisory Board.
2. Monitoring the company's financial situation and the legality of the activities of the Board of Directors, members of the General Management Board, and other managers.
3. Oversee the implementation of accounting procedures and the preparation, auditing, and review of the Company's 2026 financial statements and financial statement appraisal.
4. Attend all regular meetings of the Board of Directors and other meetings organized by the Company to understand the situation and supervise the Company's governance and operations.

5. Strengthen coordination between the Supervisory Board, the Board of Directors, the General Director, and shareholders .

6. Continue to research and update newly issued policies and mechanisms; monitor and propose amendments and additions to issues that are still inappropriate within the Company to ensure full and timely compliance with legal regulations.

The above is the content of the Supervisory Board's activity report at the 2026 Annual General Meeting of Shareholders and the activity plan between the 2026-2027 Annual General Meetings of Shareholders. The Supervisory Board respectfully submits this to the Annual General Meeting of Shareholders for consideration and approval.

Best regards!

O/B. BOARD OF SUPERVISORS

Prefect

(Signed)

Phung Thi Kim Lan

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 12 /BC-TGĐ

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 20, 2026

REPORT BY THE GENERAL DIRECTOR

To: Annual General Meeting of Shareholders 2026
Northern Textile and Garment Joint Stock Company

The General Director of Northern Textile and Garment Joint Stock Company hereby reports to the General Shareholders' Meeting on the results of production and business activities in 2025 and the plan for 2026 as follows:

I/ Business performance and results in 2025

1. Results of production and business operations

a. Duc Giang area:

The company maintained its factory and warehouse rental business. The usable area for business operations decreased by 2,655.1 m^2 due to land reclamation for the "22m Road Construction" project. The continued economic difficulties, coupled with the termination of contracts or reduction in leased area by some large, long-term clients, significantly impacted the company's service revenue.

b. Lac Trung area:

The garment manufacturing industry is small-scale, lacking large or potential customers, resulting in low efficiency and high inventory levels.

The company's business performance results for 2025 are summarized as follows:

- Revenue: VND 23,447,846,738
- Profit before tax: VND 12,404,717,402
- Net profit after tax: VND 10,113,832,362

II/ Investment cooperation activities:

1. Investment contracts:

1.1. Contract No. 02/HDVV/VSMB-TM dated January 3, 2025, regarding the Company's agreement to lend capital to Thai Minh Civil Construction and Trading Co., Ltd.

- Loan amount: 30,000,000,000 VND (Thirty billion VND)
- Loan interest rate: 7.0%/year
- Loan term: From January 3, 2025 to December 31, 2025
- Profit: 2,088,493,151 VND

1.2. Contract No. 01/HDVV/VSMB-BL dated January 3, 2025, regarding the Company's agreement to lend capital to Bao Long Investment, Construction and Trading Joint Stock Company, specifically:

- Loan amount: 25,000,000,000 VND (Twenty-five billion VND)
- Loan interest rate: 7.0%/year
- Loan term: from January 3, 2025 to December 31, 2025
- Profit: 1,740,410,959 VND

2. Investment results:

On December 31, 2025, Thai Minh Civil Construction and Trading Company Limited and Bao Long Investment Construction and Trading Joint Stock Company repaid the principal loan amount to Company totaling VND 55,000,000,000.

III/ Personnel Organization:

1. Labor structure:

The total number of employees in the company as of December 31, 2025 is 73, with the following structure:

Unit: person

Factors	Quantity		
	Male	Female	Total
1. Number of workers	21	52	73
2. Classified by level of expertise			
- Beyond University and University	1	17	18
- College, high school			
- Technical workers	9	31	40
- Common labor	11	4	15
3. Classified by employment contract			
- Indefinite-term contract workers	15	37	52
- Contract workers with a contract duration of less than one year.			0
- Contract workers with a contract duration for 1 to 3 years	6	15	21
- Seasonal workers			0

2. Salary:

- Average salary: 9,174,000 VND/person/month
- Average income: 10,167,000 VND/person/month

IV/ Directions for activities in 2026

1. Duc Giang area:

Maintain the use of existing office and warehouse space until the Duc Giang Residences high-end commercial housing complex project is approved by the competent authorities and construction begins. Business operations are expected to cease around the end of Q2/2026.

2. Lac Trung area:

Garment production will continue until the Pristie high-end commercial housing complex project receives approval from the relevant authorities, and will cease production once construction begins.

3. Capital investment:

3.1. Signing a loan agreement with Bao Long Investment, Construction and Trading Joint Stock Company to supplement working capital for production and business activities.

- Total loan amount: 25,000,000,000 VND
- Loan interest rate: 8% per year (interest calculated on a 365-day basis)
- Loan term: From January 3, 2026 to December 31, 2026
- Interest payment term: payable at the end of the term

3.2. Signing a loan agreement for Thai Minh Civil Construction and Trading Company Limited to supplement working capital for its production and business activities.

- Total loan amount: 30,000,000,000 VND
- Loan interest rate: 8% per year (interest calculated on a 365-day basis)
- Loan term: From January 3, 2025 to December 31, 2025
- Interest payment term: payable at the end of the term

However, in order to recover the capital invested in the project, these loan agreements will be terminated six months ahead of schedule.

4. Projected plan for 2026 :

According to the resolution of the Extraordinary General Meeting of Shareholders in 2025, passed on December 26, 2025: In 2026, the Company will gradually implement investment projects at two land sites in Lac Trung and Duc Giang. Therefore, it will be necessary to cease business operations and production activities when construction begins; prepare financial resources to settle employee benefits in accordance with the law; and settle outstanding debts with partners related to previous business activities. Therefore, the Company has not set revenue and profit targets for 2026.

The above is the complete report on business performance in 2025 and operational direction for 2026.

The General Director of the Northern Textile and Garment Joint Stock Company respectfully presents this to the General Meeting.

Best regards!

Recipient:
- As addressed to;
- Board of Directors member;
- Supervisory Board;
- Archived: Company Secretary

GENERAL DIRECTOR

(Signed)

Pham Hoang Long

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 53/2026/TTr-HĐQT

SOCIALIST REPUBLIC OF VIETNAMNAM
Independence – Freedom – Happiness

Hanoi, April 20, 2026

PROPOSALS

Regarding: Approval of the audited financial statements for 2025

To: Annual General Meeting of Shareholders 2026
Northern Textile and Garment 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;*
- *Based on the Charter of Organization and Operation of the Northern Textile and Garment Joint Stock Company;*
- *Based on the audited financial statements for 2025, audited by AASC Auditing Firm Co., Ltd.*

By assignment from the Board of Directors of Northern Textile and Garment Joint Stock Company, we respectfully present to the Annual General Meeting of Shareholders 2026 the 2025 financial statements, which have been audited by AASC Auditing Firm Co., Ltd., reviewed by the Company's Supervisory Board, and disclosed by the Board of Directors of Northern Textile and Garment Joint Stock Company in accordance with regulations. The audited 2025 financial statements include:

1. Report from the Board of Managements
2. Independent audit report
3. Balance sheet as of December 31, 2025
4. Income Statement for 2025
5. Cash Flow Statement for 2025
6. Explanatory notes to the 2025 financial statements

Several key indicators in the audited 2025 financial statements have been identified:

No.	Items	Amount (VND)
1	Total assets	123,457,661,032
2	Net revenue	23,447,846,738
3	Profit before tax	12,404,717,402
4	Corporate income tax payable in 2025	2,290,885,040
5	Profit after corporate income tax	10,113,832,362
6	Earnings per share	1,773

We respectfully submit this to the General Meeting of Shareholders for consideration and approval!

Recipient:
- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Archvied: Company Secretary.

O/B. BOARD OF DIRECTORS
CHAIRPERSON

(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 48/2026/Tr-HĐQT

Hanoi, April 20, 2026

REPORT
Regarding profit distribution and dividend payment for 2025

To: Annual General Meeting of Shareholders 2026
Northern Textile and Garment Joint Stock Company

-Based on the Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17, 2020;

- Based on the Charter of Organization and Operation of Northern Textile and Garment Joint Stock Company;

- Based on the audited financial statements for 2024 audited by AASC Auditing Firm Co., Ltd.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval:

1. Profit distribution plan:
2.

TT	Contents	Criteria Amount	Criteria Amount
I	**Undistributed after-tax profit**		**24,906,447,931**
1	Retained profits from previous years		17,644,085,569
2	2025		10,113,832,362
3	Interim dividend payment of 5% for 2025		-2,851,470,000
II	**Distributed after-tax profit**		**27,757,917,931**
1	Cash dividend (6% of charter capital)	6% x VĐL	3,421,764,000
2	Financial reserve fund (5% of after-tax profit)	= I.2 x 5%	505,691,618
3	Development investment fund (20% of after-tax profit)	= I.2 x 20%	2,022,766,472
4	Collective welfare fund (5% of after-tax profit)	=I.2 x 5%	505,691,618
5	Bonus fund (5% of after-tax profit)	=I.2 x 5%	505,691,618
III	**Undistributed retained profit**		**20,796,312,604**

2. Dividend for 2025 in cash at a rate of 6%
3. Expected dividend for 2026 is 0%

Respectfully submitted by the Board of Directors!

Recipients:
- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Arcvhied: Company Secretary;

O/B. BOARD OF DIRECTORS
CHAIRPERSON
(Signed)

Nguyen Thi Dieu Thuy

2. The projected remuneration for the Board of Directors and Supervisory Board of the Company in 2026 is as follows:

Explanation	Number of people Amount VND/person/month Total	From January to August 2026		From September 2026	
		Amount per person per month	Total (8 months)	Amount per person per month	Total (8 months)
1. Board of Directors					
Chairman of the Board of Directors	1	8,000,000	64,000,000	120,000,000	480,000,000
Vice Chairman of the Board of Directors	1	4,500,000	36,000,000	50,000,000	200,000,000
Members of the Board of Directors	3	4,000,000	96,000,000	20,000,000	240,000,000
2. Supervisory Board					
Head of the Supervisory Board	1	2,500,000	20,000,000	8,000,000	32,000,000
Members of the Supervisory Board	2	2,000,000	32,000,000	5,000,000	40,000,000
Total			**248,000,000**		**992,000,000**

We request the General Assembly to consider and approve this!

Recipients:
- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Arcvhied: Company Secretary.

O/B. BOARD OF DIRECTORS
CHAIRPERSON

(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 50 /2026/TTr -BKS

Hanoi, April 20 , 2026

REPORT
Regarding the selection of an auditing firm for the 2026 financial statements

Based on the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020.

The Board of Directors respectfully submits to the Annual General Meeting of Shareholders 2026 for approval the plan to select one of three independent auditing firms (listed below) to audit the 2026 financial statements of Northern Textile and Garment Joint Stock Company. These auditing firms operate legally in Vietnam and are on the list of firms approved by the State Securities Commission as qualified to audit listed companies.

numerical order	Auditing firm name
1	AASC Auditing Firm Co., Ltd.
2	Vietnam Auditing and Valuation Company Limited (AVA)
3	UHY ACA Auditing and Consulting Company Limited

The General Meeting of Shareholders authorizes the Board of Directors, upon the audit period, to select one of the three aforementioned auditing firms to audit the Company's financial statements for the year 2026.
Respectfully submitted to the General Meeting of Shareholders for consideration and approval!

Recipient:
- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Archived: Company Secretary

O/B. BOARD OF DIRECTORS
CHAIRPERSON

(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 54/2026/TTr-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 20, 2026

PROPOSALS
Regarding: Approval of capital investment contract

To: **Annual General Meeting of Shareholders 2026**
Northern Textile and Garment 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;*
- *Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019;*
- *Based on the Company's Charter of Organization and Operation and its Financial Management Regulations;*
- *Based on the practical operational needs of the Northern Textile and Garment Joint Stock Company.*

The Board of Directors of Northern Textile and Garment Joint Stock Company submits to the Annual General Meeting of Shareholders 2065 for consideration and approval the following specific capital investment cooperation:

I/ Approve the loan agreement between Northern Textile and Garment Joint Stock Company and Thai Minh Civil Construction and Trading Company Limited. The details are as follows:

1. Partner Information:
   - Business name: Thai Minh Civil Construction and Trading Company Limited
   - Tax identification number: 0104861959
   - Address: No. 15, Alley 41/42, Dong Tac Street, Kim Lien Ward, Dong Da District, Hanoi City
2. Content:
   - Amount of cooperation: 30,000,000,000 VND (Thirty billion VND)
   - Implementation period: From January 5, 2026 to December 31, 2026
   - Interest rate: 8.0% per year

II/ Approve the loan agreement between Northern Textile and Garment Joint Stock Company and Bao Long Investment, Construction and Trading Joint Stock Company. The details are as follows:

1. Partner Information:
   - Business name: Bao Long Investment, Construction and Trading Joint Stock Company
   - Tax identification number: 0105912282
   - Address: 81 Lac Trung Street, Vinh Tuy Ward, Hai Ba Trung District, Hanoi City
2. Content:
   - Amount of cooperation: 25,000,000,000 VND (Twenty-five billion VND)
   - Implementation period: From January 5, 2026 to December 31, 2026
   - Interest rate: 8.0% per year

The Board of Directors proposes that the General Meeting of Shareholders approve the authorization for the Board of Directors to decide to continue using the aforementioned loan amount from January 5, 2026, and to proactively recover the loan amount to ensure the funding for the project implementation.

We respectfully submit this to the General Meeting of Shareholders for consideration and approval!

Recipient:
- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Archived: Company Secretary

O/B. BOARD OF DIRECTORS
CHAIRPERSON

(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

No.: 52/2026/BB-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, April 20, 2026

PROPOSALS

Regarding: Cessation of production and business operations

To: Annual General Meeting of Shareholders 2026
Northern Textile and Garment Joint Stock Company

- *Based on the Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17, 2020;*
- *Based on the Charter of Organization and Operation of Northern Textile and Garment Joint Stock Company;*
- *Based on the company's business performance.*

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the following: Ceasing business operations to convert to investment in the construction project at address No. 26, Lane 53, Duc Giang Street, Viet Hung Ward.

1. The company officially ceases business operations at address No. 26, Lane 53, Duc Giang Street, Viet Hung Ward, effective from 30/06/2026. Reason: The company is changing its business objectives to implement a real estate development project at the aforementioned address.

2. Purpose: To launch a new investment project.

+ Project Name: Duc Giang Residences High-End Commercial Housing Complex

+ Objectives: The Duc Giang Residences high-end commercial housing complex aims to realize the Hanoi Capital City Master Plan until 2030, with a vision to 2050, approved by the Prime Minister; to create a new residential area, meeting housing needs; to gradually upgrade the urban area; to invest in socio-economic infrastructure serving the common life of the community, contributing to promoting the socio-economic development of the locality.

+ Location: 53 Duc Giang Street, Viet Hung Ward, Hanoi City

+ Expected start date: Q3 2026

3. Authorize the Board of Directors to direct the General Director and relevant departments to carry out the related tasks and procedures:

+ Working with employees on contract termination and settlement of benefits in accordance with the law;

+ Proceed with the liquidation of assets to clear the site, ensuring that conditions are met for the commencement of the new project;

+ Settling outstanding debts with partners related to previous business operations;

+ Carry out other legal procedures as prescribed by law to cease business operations at the above address.

The Board of Directors respectfully submits this!

Recipients:

- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Arcvhied: Company Secretary.

O/B. BOARD OF DIRECTORS
CHAIRPERSON

(Signed)

Nguyen Thi Dieu Thuy

NORTHERN TEXTILE AND GARMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No.: 68/2026/TTr-HĐQT

Hanoi, April 20, 2026

REPORT

Subject: Change of Company Name

To: Annual General Meeting of Shareholders 2026
Northern Textile and Garment 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 its implementing guidelines;

- Based on the Charter of Organization and Operation of the Northern Textile and Garment Joint Stock Company.

In order to facilitate connections with partners and customers during transactions and business operations in line with the Company's development orientation in the new phase, and to expand the market in line with sustainable development in the future.

The Board of Directors respectfully submits to the Annual General Meeting of Shareholders 2026 the following amendments to the name of the Northern Textile and Garment Joint Stock Company:

- Proposed change of company name in Vietnamese: **Pristie Real Estate Joint Stock Company**

- Proposed change of company name in English: **Pristie Real Estate Joint Stock Company**

In the event that the proposed new company name is already registered or duplicated by another entity during the business registration process, the General Meeting authorizes the Board of Directors to choose an alternative name, ensuring that the name change is completed in accordance with the law and the company's charter.

Time of decision to register the company name change: The Board of Directors is authorized to decide on the change at an appropriate time, but no later than 12 months from the date this Proposal is approved by the General Meeting of Shareholders.

The General Meeting authorizes and assigns the Chairman of the Board of Directors to direct the General Director and relevant departments/individuals to carry out the legal procedures at the Business Registration Authority to register the company name change in accordance with the law; and to amend and supplement the company's charter according

to the changes approved by the General Meeting of Shareholders. Respectfully submitted to the General Meeting of Shareholders for consideration and approval!

Recipient:

- As addressed to;
- Board of Directors members;
- Supervisory Board;
- Archived: Company Secretary

O/B. BOARD OF DIRECTORS
CHAIRPERSON

(Signed)

Nguyen Thi Dieu Thuy