CONSOLIDATED FINANCIAL STATEMENTS

ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY
First Half of 2026
(Self-prepared report)

CONTENTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 Jun 2026

Code	ASSETS	Note	30/06/2026 VND	01/01/2026 VND
100	**A. CURRENT ASSETS**		**2,090,932,091,801**	**1,822,770,219,684**
110	**I. Cash and cash equivalents**	**3**	**15,449,964,738**	**11,341,224,253**
111	1. Cash		15,449,964,738	11,341,224,253
120	**II. Short-term investments**	**4**	**256,381,136,500**	**235,748,268,161**
123	1. Held to maturity investments		256,381,136,500	235,748,268,161
130	**III. Short-term receivables**		**884,706,201,997**	**733,325,473,544**
131	1. Short-term trade receivables	5	680,334,381,077	554,587,397,321
132	2. Short-term prepayments to suppliers		145,606,085,430	131,834,408,576
135	3. Other short-term receivables	7	58,870,270,504	46,903,667,647
137	4. Provision for short-term doubtful debts (*)		(104,535,014)	-
140	**IV. Inventories**	**8**	**888,022,154,512**	**797,041,054,075**
141	1. Inventories		888,022,154,512	797,041,054,075
160	**V. Other short-term assets**		**46,372,634,054**	**45,314,199,651**
161	1. Short-term prepaid expenses	13	6,369,362,429	4,539,551,863
162	2. Deductible VAT		39,371,208,435	40,065,567,185
163	3. Taxes and other receivables from State budget	16	632,063,190	709,080,603
200	**B. NON-CURRENT ASSETS**		**1,120,225,951,190**	**1,170,546,523,936**
210	**I. Long-term receivables**		**4,741,527,795**	**6,599,939,016**
215	1. Other long-term receivables	7	4,741,527,795	6,599,939,016
220	**II. Fixed assets**		**946,738,967,869**	**982,890,850,772**
221	1. Tangible fixed assets	10	860,229,967,988	877,210,670,469
222	- *Historical costs*		*1,346,466,715,626*	*1,321,102,221,158*
223	- *Accumulated depreciation (*)*		*(486,236,747,638)*	*(443,891,550,689)*
224	2. Finance lease fixed assets	11	26,639,367,419	44,830,872,122
225	- *Historical costs*		*36,805,760,791*	*61,226,836,858*
226	- *Accumulated depreciation (*)*		*(10,166,393,372)*	*(16,395,964,736)*
227	3. Intangible fixed assets	12	59,869,632,462	60,849,308,181
228	- *Historical costs*		*68,245,571,219*	*68,245,571,219*
229	- *Accumulated amortization (*)*		*(8,375,938,758)*	*(7,396,263,038)*
250	**V. Long-term assets in progress**	**9**	**6,511,323,527**	**5,741,634,327**
252	1. Construction in progress		6,511,323,527	5,741,634,327
260	**VI. Long-term investments**	**4**	**132,880,784,168**	**138,486,128,623**
262	1. Investments in joint ventures and associates		132,880,784,168	138,486,128,623
270	**VII Other long-term assets**		**29,353,347,831**	**36,827,971,198**
261	1. Long-term prepaid expenses	13	23,804,819,727	30,817,065,752
269	2. Good will	13	5,548,528,104	6,010,905,446
270	**TOTAL ASSETS**		**3,211,158,042,991**	**2,993,316,743,620**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 Jun 2026
(continue)

Code		CAPITAL	Note	30/06/2026 VND	01/01/2026 VND
300	**C.**	**LIABILITIES**		**2,401,825,758,115**	**2,223,297,414,014**
310	**I.**	**Current liabilities**		**2,029,833,093,383**	**1,798,133,492,974**
311	1.	Short-term trade payables	14	367,091,457,115	317,828,268,210
312	2.	Short-term prepayments from customers		119,906,000,239	79,365,951,240
314	3.	Taxes and other payables to State budget	16	11,974,527,029	15,001,512,775
315	4.	Payables to employees		14,208,436,604	14,794,229,597
316	5.	Short-term accrued expenses	17	33,984,533,122	17,395,665,814
320	6.	Other short-term payments	18	22,306,066,036	17,491,942,932
321	7.	Short-term borrowings and finance lease liabilit	19	1,437,715,442,052	1,313,609,291,220
323	8.	Bonus and welfare fund		22,646,631,186	22,646,631,186
330	**II.**	**Non-current liabilities**		**371,992,664,732**	**425,163,921,040**
331	1.	Long-term trade payables	14	21,095,697,416	49,216,060,600
338	2.	Other long-term payables	18	5,220,000,000	5,220,000,000
339	3.	Long-term borrowings and finance lease liabilit	19	332,635,684,535	357,897,819,695
342	4.	Deferred income tax liabilities	31.b	13,041,282,781	12,830,040,745
400	**D.**	**OWNER'S EQUITY**		**809,332,284,876**	**770,019,329,606**
410	**I.**	**Owner's equity**	**20**	**809,332,284,876**	**770,019,329,606**
411	1.	Contributed capital		450,000,000,000	450,000,000,000
411a	*0*	*Ordinary shares with voting rights*		*450,000,000,000*	*450,000,000,000*
412	2.	Share Premium		40,010,480,000	40,010,480,000
418	3.	Development and investment funds		94,396,675,823	94,396,675,823
421	4.	Retained earnings		188,195,495,240	148,677,194,664
421a		*Retained earnings accumulated to previous year*		*137,129,389,949*	*111,306,389,924*
421b		*Retained earnings of the current year*		*51,066,105,291*	*37,370,804,740*
429	6.	Non – Controlling Interests		36,729,633,813	36,934,979,119
440		**TOTAL CAPITAL**		**3,211,158,042,991**	**2,993,316,743,620**

CÔNG TY CỔ PHẦN SẢN XUẤT VÀ ĐẦU TƯ HOÀNG GIA
M.S.D.N: 3501459305-C.T.C.
THÀNH PHỐ ĐỒNG NAI

Huynh Thi Hai Yen	Nguyen Thi Kim Loan	Truong Van Viet
Preparer	Chief Accountant	General Director

Dong Nai, 29 July 2026

CONSOLIDATED STATEMENT OF INCOME

First Half of 2026

Code	ITEM	Note	Q2-2026 VND	First Half of 2026 VND	Q2-2025 VND	First Half of 2025 VND
01	**1. Revenue from sales of goods and rendering o**	22	**735,325,711,804**	**1,275,903,273,221**	**528,975,283,716**	**1,008,522,591,113**
02	2. Revenue deductions		106,119,999	106,119,999	12,060,317	12,060,317
10	**3. Net revenue from sales of goods and rendering of serv**		**735,219,591,805**	**1,275,797,153,222**	**528,963,223,399**	**1,008,510,530,796**
11	**4. Cost of goods sold and services rendered**	23	**610,681,373,047**	**1,091,947,419,395**	**454,865,000,225**	**890,210,733,999**
20	**5. Gross profit from sales of goods and rendering of serv**		**124,538,218,758**	**183,849,733,827**	**74,098,223,174**	**118,299,796,797**
21	6. Financial income	24	3,889,668,200	6,890,763,768	2,584,609,371	6,069,745,050
22	7. Financial expense	25	36,408,122,113	66,752,738,880	21,488,632,134	37,737,745,324
23	*In which: Interest expenses*		*35,834,774,122*	*65,994,445,930*	*21,650,961,142*	*37,018,482,945*
24	8. Share of joint ventures and associates' profit or loss		4,151,051,791	4,848,565,299	2,511,879,195	2,544,384,408
25	9. Selling expense	26	25,162,715,025	38,711,881,020	24,806,894,910	33,984,807,427
26	10 General and administrative expenses	27	20,286,720,524	35,301,773,685	15,568,105,396	32,761,090,660
30	**11. Net profit from operating activities**		**50,721,381,087**	**54,822,669,310**	**17,331,079,300**	**22,430,282,844**
31	12. Other income	28	1,653,561,944	1,726,613,767	10,468,198	12,323,091
32	13. Other expense	29	1,902,187,148	2,531,224,005	126,849,274	222,043,509
40	**14. Other profit**		**(248,625,204)**	**(804,610,238)**	**(116,381,076)**	**(209,720,418)**
50	**15. Total net profit before tax**		**50,472,755,883**	**54,018,059,072**	**17,214,698,224**	**22,220,562,426**
51	16. Current corporate income tax expenses	30	2,561,872,928	2,858,446,225	4,827,328,845	6,422,615,222
52	17. Deferred corporate income tax expenses	31.c	(239,341,022)	25,059,121	264,400,143	158,779,125
60	**18. Profit after corporate income tax**		**48,150,223,977**	**51,134,553,726**	**12,122,969,236**	**15,639,168,079**
61	**19. Profit after tax attributable to owners of the parent**		**48,081,775,542**	**51,066,105,291**	**12,182,956,110**	**15,617,321,986**
62	**20. Profit after tax attributable to non-controlling interest**		**68,448,435**	**68,448,435**	**(59,986,874)**	**21,846,093**

M.S.D.N: 3601455505 – C.T.C.P
CÔNG TY CỔ PHẦN SẢN XUẤT VÀ ĐẦU TƯ HOÀNG GIA
THÀNH PHỐ ĐỒNG NAI

Huynh Thi Hai Yen	Nguyen Thi Kim Loan	Truong Van Viet
Preparer	Chief Accountant	General Director
		Dong Nai, 29 July 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

First Half of 2026
(Indirect method)

Code		ITEM	Note	First Half of 2026 VND	First Half of 2025 VND
	I.	CASH FLOWS FROM OPERATING ACTIVITIES			
01	*1.*	***Profit before tax***		***54,018,059,072***	***22,220,562,426***
	2.	***Adjustments for***			
02	-	Depreciation and amortization of fixed assets and investme		37,724,944,468	18,592,146,773
03	-	Provisions		104,535,014	-
04	-	Exchange gains / losses from retranslation of monetary iter		342,141,115	(44,846,830)
05	-	Gains / losses from investment activities		(13,013,790,694)	(6,320,331,367)
06	-	Interest expense		65,994,445,930	37,018,482,945
07	-	Other adjustments		-	-
08	*3.*	***Operating profit before changes in working capital***		***145,170,334,904***	***71,466,013,947***
09	-	Increase/decrease in receivables		(147,583,405,952)	(165,080,364,731)
10	-	Increase/decrease in inventories		(90,981,100,437)	(6,847,422,621)
11	-	Increase/decrease in payables (excluding interest payable/ corporate income tax payable)		108,205,379,254	(8,275,220,975)
12	-	Increase/decrease in prepaid expenses		5,182,435,459	8,856,017,163
14	-	Interest paid		(67,548,639,064)	(36,623,482,421)
15	-	Corporate income tax paid		(4,796,929,580)	(110,312,826)
20		***Net cash flows from operating activities***		***(52,351,925,416)***	***(136,614,772,464)***
	II.	CASH FLOWS FROM INVESTING ACTIVITIES			
21	1.	Purchase or construction of fixed assets and other long-term assets		(25,888,776,207)	(155,511,395,969)
22	2.	Proceeds from disposals of fixed assets and other long-term assets		181,818,182	-
23	3.	Loans and purchase of debt instruments from other entities		(12,960,324,287)	(243,121,699,172)
24	4.	Collection of loans and resale of debt instrument of other entities		-	161,435,580,071
27	5.	Interest and dividend received		6,473,282,409	2,972,442,979
30		***Net cash flows from investing activities***		***(32,193,999,903)***	***(234,225,072,091)***
	III	CASH FLOWS FROM FINANCING ACTIVITIES			
33	1.	Proceeds from borrowings		98,844,015,672	836,591,302,173
34	2.	Repayment of principal		-	(502,129,273,821)
35	3.	Repayment of financial principal		(10,189,349,868)	-
40		***Net cash flows from financing activities***		***88,654,665,804***	***334,462,028,352***

CONSOLIDATED STATEMENT OF CASH FLOWS

First Half of 2026
(Indirect method)

Code	ITEM	Note	First Half of 2026	First Half of 2025
			VND	VND
50	**Net cash flows in the year**		**4,108,740,485**	**(36,377,816,203)**
60	**Cash and cash equivalents at the beginning of the year**		**11,341,224,253**	**42,242,862,847**
61	Effect of exchange rate fluctuations		-	44,846,830
70	**Cash and cash equivalents at the end of the year**	**3**	**15,449,964,738**	**5,909,893,474**

Huynh Thi Hai Yen	Nguyen Thi Kim Loan	Truong Van Viet
Preparer	Chief Accountant	General Director

Dong Nai, 29 July 2026

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

First Half of 2026

1 . GENERAL INFORMATION

Form of Ownership

Royal Manufacture And Investment Joint Stock Company was established and operating activities under the Business License No 3501459505 issued by Dong Nai Department of Planning and Investment for the first time on 20 January 2010, 15th re-registered on 02 July 2025.

The Company's head office is located at: Street No. 8, Nhon Trach II Industrial Zone, Nhon Phu, Nhon Trach commune, Dong Nai province, Vietnam.

Company's Charter capital: VND 450,000,000,000. Actual charter capital as at 31 December 2025 is VND 450,000,000,000, equivalent to 45,000,000 shares with the price of VND 10,000 per share.

The number of employees of the Company as at 31 March 2026 is 578 people (as at 31 March 2025: 600 people).

Business field

Manufacture of ceramic, granite, porcelain tiles and clay building materials.

Business activities

Main business activities of the Company include:

- Manufacture of other general-purpose machinery. Details: Manufacture of industrial machinery and equipment;
- Manufacture of clay-based construction materials. Details: Production of ceramic and granite tiles;
- Wholesale of materials and other installation equipment in construction;
- Manufacture of beds, wardrobes, tables, and chairs. Details: Production of wooden products (furniture,
- Construction of all types of buildings;
- Construction of other civil engineering works.

The Company's operation in the year that affects the Consolidated Financial Statements

In Q1 2026, the Company's revenue declined from VND 479.5 billion to VND 448.7 billion, representing a decrease of approximately 6.4%. Cost of goods sold (COGS) also decreased from VND 435.3 billion to VND 393.0 billion, equivalent to a reduction of approximately 9.7%. As COGS decreased at a faster rate than revenue, the Company recorded a slight improvement in gross profit. However, interest expenses in Q1 2026 increased significantly, rising by VND 102 billion compared to VND 56.6 billion in 2025, primarily due to a substantial expansion in borrowings. The elevated financial cost burden led to a sharp decline in the Company's profit before tax (PBT), from VND 3.4 billion to VND 749 million, representing a decrease of approximately 78%.

Group structure

- **The Group's subsidiaries have consolidated in Consolidated Financial Statements as at 30/06/2026 include**

Name of company	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
Royal Sintered Stone Manufacture and Investment Joint Stock Company	Nhon Trach II Industrial Park, Nhon Phu, Nhon Trach Commune,	92.00%	92.00%	Production and trading of construction materials, real estate business for lease.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 1st January and ends as at 31st December.

The Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance, the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC and the

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Basis for preparation of consolidated financial statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control as at 31 December annually. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non – controlling interests
Non - controlling interests represents the portion of profit or loss and net assets not held by owners.

2.4 . Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting year.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:
- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company's Consolidated Financial Statements and that are assessed by the Board of Management to be reasonable under the circumstances.

2.5 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No.99/2025 and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.6 . Foreign currency transactions

Foreign currency transactions during the year are translated into Vietnam Dong using the actual rate at transaction date /or applies the approximate exchange rate as real exchange rate, its disparity does not exceed +/- 1% compared

Real exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:
- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;

- For cash deposited in bank, applying the bid rate of the commercial bank where the Company opens its foreign
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the year.

2.7 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits and monetary gold held as a reserve asset, exclusive of gold

2.8 . Business combination and goodwill

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the identifiable subsidiable assets at the acquisition date held by Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Company will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the year of arising.

2.9 . Financial investments

Investments held to maturity comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to maturity to earn profits periodically and other held to maturity investments.

Investments in joint ventures and associates: During the year, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Accounting Standards on "Financial reporting of interest in joint ventures" and "Accounting for investments in associates ".

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using equity method. Under this method, the investments are initially recognised at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the year as follows:

2.10 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the consolidated financial statements according to their remaining terms

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating possible losses.

2.11 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the First Half :

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

2.12 . Fixed assets, Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs aument future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the (Separate) Statement of income in the period in which the costs are incurred.

The historical cost of finance lease fixed assets is recognised at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred related with finance lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses in order to fully recover the capital.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30	years
- Machinery, equipment	05 - 10	years
- Vehicles, Transportation equipment	06 - 10	years
- Office equipment and furniture	03 - 05	years
- Other fixed assets	03 - 05	years
- Managerment software	03 - 05	years

2.13 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.14 . Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from ... to... years.

Chi phí
- Goodwill arising from the equitization of state-owned enterprise is allocated gradually within no more than 3 years.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis from ... to... years.

2.15 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the consolidated financial statements according to their remaining terms at the

2.16 . Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.17 . Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.18 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as annual leave salary, expenses arising from seasonal cessation of production, interest expenses, accrued expenses to

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.19 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.20 . Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

Revenue from rendering of services

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

2.21 . Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the year include: Trade discounts, sales

Trade discount, sales discount and sales return incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous year); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring period (the next year).

2.22 . Cost of goods sold and serviced rendered

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year even when products and goods have not been determined as sold.

2.23 . Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities,

The above items are recorded by the total amount arising in the year without offsetting against financial income.

2.24 . Corporate income tax

a) Deferred income tax asset and Deferred income tax liability

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax

Deferred income tax assets and deferred income tax liabilities are determined at the applicable corporate income tax rates, based on the tax rates and tax laws that are effective as of the end of the reporting year.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded a decrease to the extent that it is not sure taxable economic benefits will be usable.

Deferred income tax asset and Deferred income tax liability shall be offset against each other when preparing the

b) Current corporate income tax expenses and deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

c) Current corporate income tax rate

The Company applies the corporate income tax rate of ...% for the operating activities which has taxable income... for the fiscal year ended as at 30 Jun 2026.

2.25 . Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Management) by the weighted average number of ordinary shares outstanding during the year.

2.26 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Consolidated Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the

2.27 . Segment information

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

3 . CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	1,634,308,109	2,487,894,403
Demand deposits	13,815,656,629	8,853,329,850
	15,449,964,738	**11,341,224,253**

4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/06/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term investments	**256,381,136,500**	-	**235,748,268,161**	-
- Term deposits	256,381,136,500	-	235,748,268,161	-
	256,381,136,500	-	**235,748,268,161**	-

c) Equity investments in associates and joint - ventures

	30/06/2026				01/01/2026			
	Address	Proportion of ownership	Proportion of voting rights	Book value under the equity method	Address	Proportion of ownership	Proportion of voting rights	Book value under the equity method
				VND				VND
Investments in associates				**132,880,784,168**				**128,032,218,869**
- Royal House Manufacture and Investment JSC				132,880,784,168				128,032,218,869
				132,880,784,168				**128,032,218,869**

Major transactions between the Company and joint ventures/associates during the year: as detailed in Note .

The Company has not determined the fair value of financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not provided any detailed guidance on the determination of the fair value.

5 . TRADE RECEIVABLES

	31/12/2018		01/01/2018	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	***68,569,272,450***	**-**	***19,017,061,869***	**-**
Vinagres Joint Stock Company	48,401,007,920	-	8,621,739,958	-
Royal American Wholesale	12,164,580,704	-	2,282,921,075	-
Royal House Manufacturing and Investment	286,182,990	-	-	-
Western Royal Manufacture and Investment Joint Stock Company	7,717,500,836	-	8,112,400,836	-
Others	***645,742,093,189***	***(104,535,014)***	***535,570,335,452***	**-**
Top Tile Joint Stock Company	202,365,111,917	-	217,644,030,270	-
Royal Champion Joint Stock Company	39,042,509,842	-	57,736,976,114	-
Rc Flooring Distributor	15,793,500,661	-	15,781,680,622	-
Care About Trading Co., Ltd	37,993,658,339	-	41,802,339,604	-
Mylux Vietnam Co., Ltd.	24,764,735,512	-	36,288,673,532	-
New Pacific Marble & Title	18,377,431,849	-	18,383,739,962	-
Farrah Life Corporation	3,414,178,089	-	1,295,583,942	-
Others	303,990,966,980	(104,535,014)	146,637,311,406	-
	714,311,365,639	**(104,535,014)**	**554,587,397,321**	**-**

6 . PREPAYMENTS TO SUPPLIERS

	31/12/2018		01/01/2018	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	***11,472,087,416***	-	***34,219,138,861***	-
Royal Crystal Joint Stock Company	-	-	-	-
Royal House Manufacture and Investment Joint Stock Company	11,472,087,416	-	34,219,138,861	-
Others	***134,133,998,014***	-	***97,615,269,715***	-
Hoang Quan Manufacture and Investment Service Joint	-	-	6,895,833,094	-
Trang Minh Anh Company Limited	-	-	4,941,943,291	-
Royal Green Manuafacture and Investment Joint Stock Company	57,401,945,339	-	46,996,192,659	-
Others	76,732,052,675	-	38,781,300,671	-
	145,606,085,430	-	**131,834,408,576**	-

7 . OTHER RECEIVABLES

		30/06/2026		01/01/2026	
		Value	Provision	Value	Provision
###		VND	VND	VND	VND
a.1)	***Details by content***				
	Receivables from interest of	4,241,888,124	-	4,255,036,530	-
	Advances	713,508,160	-	549,575,600	-
	Assignment of construction and acquisition of	36,000,000,000	-	36,000,000,000	-
	Receivables related to	1,067,010,344	-	1,067,010,344	-
	Undeclared input VAT	-	-	3,484,598,081	-
	Others	16,847,863,876	-	1,547,447,092	-
		58,870,270,504	-	**46,903,667,647**	-

a.2)	***Detail by object***				
	Mr. Huynh Son Tung (1)	30,000,000,000	-	30,000,000,000	-
	Ms. Nguyen Thi Bich Tram (2)	6,000,000,000	-	6,000,000,000	-
	Mr. Nguyen Minh Tuyen	4,416,522,000	-	216,522,000	-
	Sacombank - Leasing Company Limited	1,027,417,879	-	1,021,118,258	-
	Commercial banks	4,241,888,124	-	4,255,036,530	-
	Others	13,184,442,501	-	5,410,990,859	-
		58,870,270,504	**-**	**46,903,667,647**	**-**
b)	**Long-term**				
b.1)	**Details by content**				
	Mortgages	4,741,527,795	-	6,599,939,016	-
		4,741,527,795	**-**	**6,599,939,016**	**-**
b.2)	***Detail by object***				
	Sacombank - Leasing Company Limited	1,278,734,195	-	1,463,671,409	-
	Chailease International Financial Leasing Company Limited	-	-	2,442,107,607	-
	Others	3,462,793,600	-	2,694,160,000	-
		4,741,527,795	**-**	**6,599,939,016**	**-**
c)	**In which: Other receivables from related parties**				
	Mr. Huynh Son Tung (1)	30,000,000,000	-	30,000,000,000	-
	Ms. Nguyen Thi Bich Tram (2)	6,000,000,000	-	6,000,000,000	-
		36,000,000,000	**-**	**36,000,000,000**	**-**

(1) The agreement and assignment of work to Mr. Huynh Son Tung according to the Memorandum of Agreement No. 01/HST/BBTT dated 07/09/2022 on the construction of an office building and showroom on this land plot and after the completion of the project, the transfer of the right to use the use of land and assets formed on land for the Company.
The purpose of the above work is to implement the investment project to build an office building and showroom to expand the office and showroom to display products, meeting the needs of the Company's business development in the coming time.
In which, the value of land use rights is 24 billion VND and the estimated construction value is 12 billion VND and is subject to change when there is a construction settlement.
The company advanced Mr. Huynh Son Tung in the amount of 30 billion VND and completed the purchase of the land lot and the construction of works on the land. Currently, the project has completed the construction part and is installing furniture and equipment according to the management needs of the Company and at the same time carrying out procedures to complete the project with the authorities.

(2) The agreement and assignment to Ms. Nguyen Thi Bich Tram according to the Memorandum of Agreement No. 06/HGK-NTBT/BBTT dated 31/05/2022 on the fact that Ms. Nguyen Thi Bich Tram, the owner of Land Plot No. 123, Map No. 43, Long Phuoc Ward, Ho Chi Minh City, will build an office building and showroom on this land and after the completion of the project, it will proceed transfer of land use rights and assets formed on land to the Company.
The purpose of the above work is to implement the Royal Sintered Stone Showroom Office Project. In which, the value of land use rights is 6 billion VND.
Ms. Tram has completed the purchase of the land lot and is in the process of planning the construction.
Because the Company is focusing on implementing the 4.0 Large-format Porcelain Panel Factory Project, the construction process of the Royal Sintered Stone Showroom Office Project will be carried out after the 4.0 Large-format Porcelain Panel Factory Project comes into operation. The company has also recovered a part of the money assigned to Ms. Nguyen Thi Bich Tram in the amount of 8.3 billion VND to focus on finance for this project

8 . INVENTORIES

	30/06/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	87,399,858	-	71,666,218	-
Raw materials	212,803,416,241	-	192,937,245,665	-
Tools, supplies	41,152,768,057	-	36,448,969,915	-
Work in process	13,729,920,978	-	45,685,159,066	-
Finished goods	334,973,938,967	-	284,246,694,039	-
Goods	285,269,508,804	-	232,029,129,867	-
Consignments	5,201,607	-	5,622,189,305	-
	888,022,154,512	**-**	**797,041,054,075**	**-**

9 . LONG-TERM ASSET IN PROGRESS

	30/06/2026	01/01/2026
	VND	VND
Construction in progress	**4,475,500,654**	**3,705,811,454**
- Projects, Factories, Offices Royal Sintered Stone	2,693,900,654	1,924,211,454
- Construction of roof, foundation and floor for 2 60-ton body tile	1,781,600,000	1,781,600,000
Procurement of fixed assets	**2,035,822,873**	**2,035,822,873**
- Alignment Equipment Large Tiles	1,962,538,873	1,962,538,873
- Cost of using Misa Amis software, e-invoice software and software implementation package	73,284,000	73,284,000
	6,511,323,527	**5,741,634,327**

10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Others	**Total**
	VND	VND	VND	VND	VND	**VND**
Historical cost						
Beginning balance	236,014,652,288	1,070,102,981,822	7,656,469,791	4,183,847,222	3,144,270,035	1,321,102,221,158
- Purchase in the year	137,500,000	971,584,580	553,408,122	-	-	1,662,492,702
- Completed construction investment	-	1,149,000,000	-	-	-	1,149,000,000
- Others increase	-	24,665,286,828	-	-	-	24,665,286,828
- Liquidation, disposal	-	(2,112,285,062)	-	-	-	(2,112,285,062)
Ending balance of the year	**236,152,152,288**	**1,094,776,568,168**	**8,209,877,913**	**4,183,847,222**	**3,144,270,035**	**1,346,466,715,626**
Accumulated depreciation						
Beginning balance	95,719,973,529	336,715,500,904	7,198,276,897	3,136,109,347	1,121,690,012	443,891,550,689
- Depreciation for the year	5,635,217,606	26,010,797,934	389,500,711	195,599,089	157,213,500	32,388,328,840
- Others increase	-	10,124,133,930	-	-	-	10,124,133,930
- Liquidation, disposal	-	(167,265,821)	-	-	-	(167,265,821)
Ending balance of the year	**101,355,191,135**	**372,683,166,947**	**7,587,777,608**	**3,331,708,436**	**1,278,903,512**	**486,236,747,638**
Net carrying amount						
Beginning balance	140,294,678,759	733,387,480,918	458,192,894	1,047,737,875	2,022,580,023	877,210,670,469
Ending balance	**134,796,961,153**	**722,093,401,221**	**622,100,305**	**852,138,786**	**1,865,366,523**	**860,229,967,988**

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year:
- Cost of fully depreciated tangible fixed assets but still in use at the end of the year:

11 . FINANCE LEASE FIXED ASSETS

	Buildings	Machinery, equipments	Transportation equipment	**Total**
	VND	VND	VND	**VND**
Historical cost				
Beginning balance	-	48,263,364,404	12,963,472,454	61,226,836,858
Others	-	(24,421,076,067)	-	(24,421,076,067)
Ending balance of the year	**-**	**23,842,288,337**	**12,963,472,454**	**36,805,760,791**
Accumulated depreciation				
Beginning balance	-	14,949,370,360	1,446,594,376	16,395,964,736
Depreciation in the year	-	3,176,186,226	718,376,340	3,894,562,566
Others	-	(10,124,133,930)	-	(10,124,133,930)
Ending balance of the year	**-**	**8,001,422,656**	**2,164,970,716**	**10,166,393,372**
Net carrying amount				
Beginning balance	-	33,313,994,044	11,516,878,078	44,830,872,122
Ending balance	**-**	**15,840,865,681**	**10,798,501,738**	**26,639,367,419**

12 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	**Cộng**
	VND	VND	**VND**
Historical cost			
Beginning balance	606,348,000	67,639,223,219	68,245,571,219
Ending balance of the year	**606,348,000**	**67,639,223,219**	**68,245,571,219**
Accumulated depreciation			
Beginning balance	567,303,000	6,828,960,038	7,396,263,038
- Depreciation for the year	4,110,000	975,565,720	979,675,720
Ending balance of the year	**571,413,000**	**7,804,525,758**	**8,375,938,758**
Net carrying amount			
Beginning balance	39,045,000	60,810,263,181	60,849,308,181
Ending balance	**34,935,000**	**59,834,697,462**	**59,869,632,462**

In which:

- Cost of fully depreciated intangible fixed assets but still in use at the end of the year:

(*) The value of the advantage of the right to lease land in the industrial park on the Certificate of Land Use Rights, Ownership of Houses and Other Land-attached Assets No. CK 292958 issued by the Department of Natural Resources and Environment of Dong Nai Province on 25/12/2017 - the term is 35 years and 02 months, determined according to the valuation certificate of Hoang Gia Khang Production and Investment Joint Stock Company No. 22/05/02/DN dated 31/05/2022 of Vietnam Valuation and Investment Consulting Joint Stock Company.

13 . PREPAID EXPENSES

		30/06/2026	01/01/2026
		VND	VND
a)	**Short-term**		
	Dispatched tools and supplies	3,878,547,658	3,549,928,275
	Health Insurance Expenses	149,193,548	299,193,548
	Others	2,341,621,223	690,430,040
		6,369,362,429	**4,539,551,863**

b)	**Long-term**		
	Dispatched tools and supplies	1,610,278,070	2,877,278,743
	Brand rental expenses (*)	17,000,000,000	23,000,000,000
	Software program expenses	1,844,281,569	2,684,403,166
	Others	3,350,260,088	2,255,383,843
		23,804,819,727	**30,817,065,752**

14 . TRADE PAYABLES

		30/06/2026		01/01/2026	
		Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
###		VND	VND	VND	VND
	Related parties	***893,610,577***	***893,610,577***	***291,890,381***	***291,890,381***
	Royal House Manufacture and Investment JSC	634,879,299	634,879,299	291,890,381	291,890,381
	...	258,731,278	258,731,278	-	-
	...	-	-	-	-
	Others	***366,197,846,538***	***346,664,277,589***	***317,536,377,829***	***317,536,377,829***
	Frit Hue Joint Stock Company	15,395,303,280	15,395,303,280	15,861,531,790	15,861,531,790
	...PetroVietnam Low Pressure Gas Distribution JSC - XN PP NHON TRACH Low Pressure Gas	20,846,769,233	20,846,769,233	8,928,768,073	8,928,768,073
	Southern Energy Development Investment and	20,906,094,585	20,906,094,585	4,933,210,174	4,933,210,174
	Forwell International (HK) Co., LTD	70,215,118,528	70,215,118,528	46,238,674,300	46,238,674,300
	Truong Thinh Construction Investment and Trading JSC	9,667,241,320	-	15,629,946,608	15,629,946,608
	Fritta Viet Nam Co., LTD	9,866,327,629	-	20,900,129,831	20,900,129,831
	Other	219,300,991,963	219,300,991,963	205,044,117,053	205,044,117,053
		367,091,457,115	**347,557,888,166**	**317,828,268,210**	**317,828,268,210**

b)	**Long-term**				
	Others	***21,095,697,416***	***21,095,697,416***	***49,216,060,600***	***49,216,060,600***
	Forwell International (HK) Co., LTD	21,095,697,416	21,095,697,416	49,216,060,600	49,216,060,600
		21,095,697,416	**21,095,697,416**	**49,216,060,600**	**49,216,060,600**

15 . PREPAYMENTS FROM CUSTOMERS

	30/06/2026	01/01/2026
	VND	VND
Related parties	***6,592,842,079***	***101,810,248***
Royal Crystal Joint Stock Company	6,592,842,079	101,810,248
Others	***80,094,979,480***	***79,264,140,992***
Y Nga Co., Ltd.	9,535,019,124	-
Thanh Phat Trading and Building Materials Co., Ltd	9,103,463,004	14,234,870,531
Hung Ngoc Building Materials Company Limited	9,304,190,110	11,541,690,394
Others	52,152,307,242	53,487,580,067
	86,687,821,559	**79,365,951,240**

16 . TAX AND PAYABLES FROM STATE BUDGET

	Receivable at the opening First Half	Payable at the opening year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax	639,343,694	-	1,960,092,648	1,943,596,286	622,847,332	-
Special sale tax	-	-	-	-	-	-
Export, import duties	275,610	-	578,633	303,023	-	-
Business income tax	-	13,291,791,110	2,858,446,225	4,796,929,580	-	11,353,307,755
Personal income tax	-	1,709,721,665	87,306,984	1,248,514,364	9,215,858	557,730,143
Other taxes	69,461,299	-	132,950,430	-	-	63,489,131
Fees and other obligations	-	-	-	-	-	-
	709,080,603	**15,001,512,775**	**5,039,374,920**	**7,989,343,253**	**632,063,190**	**11,974,527,029**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

17 . ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
Accrued interest expenses	-	1,554,193,134
Accrued expenses of electricity	115,876,569	1,963,089,842
Accrued expenses of Low Pressure Gas	48,567,888	6,204,602,562
Accrued expenses of dry Gas	2,747,265,266	6,764,661,692
Accrued expenses of expenses without invoice	12,616,611,666	495,886,591
Accrued expenses import and export costs	-	413,231,993
Other accrued expenses	18,456,211,733	-
	33,984,533,122	**17,395,665,814**

18 . OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
a1) Details by content		
- Surplus of assets awaiting resolution	1,546,664	-
- Trade union fee	6,356,386,222	6,077,441,572
- Social insurance	3,031,093,142	1,141,841,203
- Health insurance	431,211,068	200,307,013
- Unemployment insurance	184,632,599	86,603,703
- Dividend, profit payables	205,500,000	205,500,000
- Borrowings (*)	1,500,000,000	3,729,627,778
- Others	10,595,696,341	6,050,621,663
	22,306,066,036	**17,491,942,932**
a2) Details by object		
- Employees	7,596,318,861	8,012,795,957
- Royal House Manufacture and Investment JSC	-	689,185,205
- Trade union fund	6,356,386,222	5,955,571,452
- Insurance agency	3,646,936,809	1,166,687,713
- Others	4,706,424,144	1,667,702,605
	22,306,066,036	**17,491,942,932**
b) Long-term		
b.1) Details by content		
- Long-term deposits, collateral received	5,220,000,000	5,220,000,000
	5,220,000,000	**5,220,000,000**
b.2) Details by object		
- Long-term deposits, collateral received	5,000,000,000	5,000,000,000
- Quang Loc Phat Co., Ltd	150,000,000	150,000,000
- Others	70,000,000	70,000,000
	5,220,000,000	**5,220,000,000**
d) In which: Other payables to related parties		
- Royal House Manufacture and Investment JSC	-	689,185,205
	-	**689,185,205**

19 . BORROWINGS AND FINANCE LEASE LIABILITIES

		01/01/2026		During the year		30/06/2026	
		Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
		VND	VND	VND	VND	VND	VND
a)	**Short-term borrowings**						
-	**Bank short-term borrowings**	**1,262,626,914,308**	**1,086,651,381,665**	**917,945,036,526**	**788,431,670,986**	**1,392,140,279,848**	**1,392,140,279,848**
-	Vietnam Joint Stock Commercial Bank for Industry and Trade - KCN	149,498,766,997	149,498,766,997	61,720,381,845	61,728,258,217	149,490,890,625	149,490,890,625
-	Saigon Thuong Tin Commercial Joint Stock Bank - Dong Nai	108,213,759,906	108,213,759,906	71,335,749,169	70,159,831,247	109,389,677,828	109,389,677,828
-	Joint Stock Commercial Bank for Investment and Development of	129,589,320,447	129,589,320,447	106,044,498,216	117,889,320,447	117,744,498,216	117,744,498,216
-	Prosperity and Growth Commercial Joint Stock Bank -	121,001,183,109	121,001,183,109	77,226,478,917	75,826,935,103	122,400,726,923	122,400,726,923
-	Military Commercial Joint Stock Bank - Gia Dinh Branch (5)	59,962,433,792	59,962,433,792	58,959,398,338	59,962,433,792	58,959,398,338	58,959,398,338
-	An Binh Commercial Joint Stock Bank - Sai Gon Branch (6)	99,979,746,331	99,979,746,331	99,953,697,784	99,979,746,331	99,953,697,784	99,953,697,784
-	Woori Bank Vietnam Limited (7)	79,999,969,184	79,999,969,184	-	-	79,999,969,184	79,999,969,184
-	Vietnam International Commercial Joint Stock Bank Saigon Branch	149,996,827,296	149,996,827,296	70,751,176,634	84,911,943,342	135,836,060,588	135,836,060,588
-	United Overseas Bank (Vietnam) Limited - Ho Chi Minh City Branch (9)	99,993,706,012	99,993,706,012	88,613,055,055	88,625,152,165	99,981,608,902	99,981,608,902
-	Kasikornbank – Ho Chi Minh City E	-	-	79,993,725,613	-	79,993,725,613	79,993,725,613
-	Others	-	-	-	-	-	-
-	Military Commercial Joint Stock Ba	88,415,668,591	88,415,668,591	-	-	88,415,668,591	88,415,668,591
-	Joint Stock Commercial Bank for Industry and Trade of Vietnam -	175,975,532,643	-	203,346,874,955	129,348,050,342	249,974,357,256	249,974,357,256

19 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

	01/01/2025		During the year		31/12/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
- **Current portion of long-term loan**	**50,982,376,912**	**50,982,376,912**	**45,575,162,204**	**50,982,376,912**	**45,575,162,204**	**45,575,162,204**
- Saigon Thuong Tin Bank Company Limited (Sacombank-SBL) (12)	5,163,131,200	5,163,131,200	4,640,131,700	5,163,131,200	4,640,131,700	4,640,131,700
- Joint Stock Commercial Bank for Industry and Trade of Vietnam -	39,000,000,000	39,000,000,000	39,000,000,000	39,000,000,000	39,000,000,000	39,000,000,000
- Chaileas International Financial Leasing Company Limited (14)	4,884,215,208	4,884,215,208	-	4,884,215,208	-	-
- BIDV Sumi Trust Financial Leasing Company Limited (15)	1,935,030,504	1,935,030,504	1,935,030,504	1,935,030,504	1,935,030,504	1,935,030,504
	1,313,609,291,220	**1,137,633,758,577**	**963,520,198,730**	**839,414,047,898**	**1,437,715,442,052**	**1,437,715,442,052**
b) Long-term borrowings						
- Saigon Thuong Tin Bank Company Limited (Sacombank-SBL) (12)	8,511,322,628	8,511,322,628	-	2,581,565,600	5,929,757,028	5,929,757,028
- Joint Stock Commercial Bank for Industry and Trade of Vietnam -	386,845,988,009	386,845,988,009	-	21,015,000,000	365,830,988,009	365,830,988,009
- Chaileas International Financial Leasing Company Limited (14)	6,105,269,016	6,105,269,016	-	6,105,269,016	-	-
- BIDV Sumi Trust Financial Leasing Company Limited (15)	7,417,616,954	7,417,616,954	-	967,515,252	6,450,101,702	6,450,101,702
	408,880,196,607	**408,880,196,607**	**-**	**30,669,349,868**	**378,210,846,739 -**	**378,210,846,739**
Amount due for settlement within 12 mo	(50,982,376,912)	(50,982,376,912)	(45,575,162,204)	(50,982,376,912)	(45,575,162,204)	(45,575,162,204)
Amount due for settlement after 12 mont	**357,897,819,695**	**357,897,819,695**	**(45,575,162,204)**	**(20,313,027,044)**	**-**	**332,635,684,535**

20 . OWNER'S EQUITY

a) Increase and decrease in owner's equity

	Contributed capital	Share premium	Development and investment funds	Retained earnings	Non controlling interest	**Total**
	VND	VND	VND	VND	VND	**VND**
Beginning balance of previous year	**450,000,000,000**	**40,010,480,000**	**57,353,390,932**	**163,414,518,842**	**36,939,774,492**	**747,718,164,266**
Increase in capital of previous year	-	-	-	278,589,114	(278,589,114)	-
Profit/(loss) for previous year	-	-	-	37,370,804,740	273,793,741	37,644,598,481
Profit distribution	-	-	37,043,284,891	(52,386,718,032)	-	(15,343,433,141)
Ending balance of previous year	**450,000,000,000**	**40,010,480,000**	**94,396,675,823**	**148,677,194,664**	**36,934,979,119**	**770,019,329,606**
Beginning balance of current year	**450,000,000,000**	**40,010,480,000**	**94,396,675,823**	**148,677,194,664**	**36,934,979,119**	**770,019,329,606**
Increase in capital of this year	-	-	-	278,589,114	(278,589,114)	-
Profit/(loss) for current year	-	-	-	51,066,105,291	68,448,435	51,134,553,726
Profit distribution	-	-	-	(11,826,393,829)	4,795,373	(11,821,598,456)
Ending balance of current year	**450,000,000,000**	**40,010,480,000**	**94,396,675,823**	**188,195,495,240**	**36,729,633,813**	**809,332,284,876**

b) Details of Contributed capital

	Rate	30/06/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
Mr. Dinh Viet Anh	20.80	93,600,000,000	20.80	93,600,000,000
Mrs. Le Thi Vi Na	2.22	10,000,000,000	2.22	10,000,000,000
Mrs. Nguyen Thi Le	10.70	48,160,000,000	10.70	48,160,000,000
Mr. Huynh Quang Bau	3.60	16,200,000,000	3.60	16,200,000,000
Mr. Truong Van Viet	0.87	3,930,000,000	0.87	3,930,000,000
Treasury stock	61.80	278,110,000,000	61.80	278,110,000,000
	100.00	**450,000,000,000**	**100.00**	**450,000,000,000**

c) Capital transactions with owners and distribution of dividends and profits

	First Half of 2026	First Half of 2025
	VND	VND
Owner's contributed capital	450,000,000,000	450,000,000,000
- *At the beginning of First Half*	*450,000,000,000*	*450,000,000,000*
- *At the ending of First Half*	*450,000,000,000*	*450,000,000,000*
Distributed dividends and profit:	205,500,000	205,500,000
- *Dividend payable at the beginning of the year*	*205,500,000*	*205,500,000*
- *Dividend payable at the end of the year*	*205,500,000*	*205,500,000*

d) Share

	30/06/2026	01/01/2026
Quantity of Authorized issuing shares	45,000,000	45,000,000
Quantity of issued shares and full capital contribution	45,000,000	45,000,000
- *Common shares*	*45,000,000*	*45,000,000*
Quantity of outstanding shares in circulation	45,000,000	45,000,000
- *Common shares*	*45,000,000*	*45,000,000*
Par value per share (VND)	10,000	10,000

f) Company's reserves

	30/06/2026	01/01/2026
	VND	VND
Investment and development fund	94,396,675,823	94,396,675,823
	94,396,675,823	**94,396,675,823**

21 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating leased assets

The Company is the lessee and leased [office, building, plant, machinery and equipments] under operating lease contracts. As at 31 December 2024, total future minimum lease payables under non-cancellable operating leasecontracts are presented as follows:

	30/06/2026	01/01/2026
	VND	VND
- Under 1 year	5,863,681,548	5,863,681,548
- From 1 year to 5 years	25,282,726,740	25,282,726,740
- Over 5 years	159,143,805,178	163,179,486,178
	190,290,213,466	**194,325,894,466**

b) Foreign currencies

	30/06/2026	01/01/2026
- USD	12,957	25,775

22 . TOTAL REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	First Half of 2026	First Half of 2025
	VND	VND
Revenue from sale of goods	537,744,359,410	228,149,850,551
Revenue from rendering of services	168,957,866,634	382,744,517,004
Revenue from construction contracts	566,822,984,717	395,685,302,932
Revenue from construction contracts	2,378,062,460	1,942,920,626
	1,275,903,273,221	**1,008,522,591,113**
In which: Revenue from related parties	**141,154,881,656**	**192,036,730,510**

details as in Notes 36.

23 . COSTS OF GOODS SOLD

	First Half of 2026	First Half of 2025
	VND	VND
Cost of finished goods sold	369,903,225,504	251,533,567,941
Cost of goods sold	157,656,220,385	238,409,352,338
Costs of services rendered	554,843,647,496	398,858,862,836
Costs of services rendered	2,969,163,806	1,408,950,884
	1,085,372,257,191	**890,210,733,999**

In which: Purchase from related parties

details as in Notes 36.

Total purchase value:	**35,106,095,037**	**10,149,520,984**

24 . FINANCE INCOME

	First Half of 2026	First Half of 2025
	VND	VND
Interest income, interest from loans	6,460,134,003	3,775,946,959
Gain on exchange difference in the year	398,047,769	2,248,951,261
Gain on exchange difference at the year - end	32,581,996	44,846,830
	6,890,763,768	**6,069,745,050**

25 . FINANCIAL EXPENSES

	First Half of 2026	First Half of 2025
	VND	VND
Interest expenses	65,994,445,930	37,018,482,945
Loss on exchange difference in the year	382,525,239	468,278,445
Loss on exchange difference ar the year - end	374,723,111	-
Provision for diminution in value of trading securities and impairmen	-	250,000,000
Others	1,044,600	983,934
	66,752,738,880	**37,737,745,324**

26 . SELLING EXPENSES

	First Half of 2026	First Half of 2025
	VND	VND
Raw materials	1,467,067,920	1,627,761,480
Labour expenses	7,715,041,583	5,570,551,389
Depreciation expenses	429,433,367	463,409,750
Expenses of outsourcing services	27,307,550,409	25,763,256,722
Other expenses in cash	1,792,787,741	559,828,086
	38,711,881,020	**33,984,807,427**

27 . GENERAL ADMINISTRATIVE EXPENSES

	First Half of 2026	First Half of 2025
	VND	VND
Raw materials	265,118,340	475,420,518
Labour expenses	13,858,557,336	11,918,020,805
Depreciation and amortisation	1,813,531,789	2,335,462,737
Tax, Charge, Fee	221,010,620	6,000,000
Provision expenses/ (Reversal) of provision expenses	104,535,014	-
Expenses of outsourcing services	16,111,608,087	17,137,202,102
Other expenses in cash	462,377,342	426,607,156
Other expenses in cash	2,465,035,157	462,377,342
	35,301,773,685	**32,761,090,660**

28 . OTHER INCOME

	First Half of 2026	First Half of 2025
	VND	VND
Gain from liquidation, disposal of fixed assets	1,705,091,392	-
Collected fines	6,034,232	-
Others	15,488,143	12,323,091
	1,726,613,767	**12,323,091**

29 . OTHER EXPENSE

	First Half of 2026	First Half of 2025
	VND	VND
Fines	94,687,518	139,180,133
Scrap Liquidation	254,655,000	-
Others	1,502,114,241	-
Others	679,767,246	82,863,376
	2,531,224,005	**222,043,509**

30 . CURRENT BUSINESS INCOME TAX EXPENSE

	First Half of 2026	First Half of 2025
	VND	VND
Corporate income tax from main business activitves		
- Current corporate income tax expense in parent company	2,858,446,225	6,404,565,759
- Current corporate income tax expense in ...	-	18,049,463
Current corporate income tax expense	**2,858,446,225**	**6,422,615,222**
Tax payable at the beginning of First Half	13,291,791,110	-
Tax paid in the First Half	(4,796,929,580)	-
Closing First Half income tax payable of main business activities	**11,353,307,755**	**6,422,615,222**

31 . DEFERRED TAX

a) Deferred income tax assets

	30/06/2026	01/01/2026
	VND	VND
- Corporate income tax rate used to determine deferred income tax assets	20%	20%

b) Deferred income tax liabilities

	30/06/2026	01/01/2026
	VND	VND
- Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
- Deferred income tax liabilities arising from deductible temporary difference	13,041,282,781	12,830,040,745
Deferred income tax liabilities	**13,041,282,781**	**12,830,040,745**

c) Deferred income tax expenses

	30/06/2026	01/01/2026
	VND	VND
Deferred CIT expense relating to reversal of deferred income tax assets	236,301,157	370,021,161
Deferred CIT income arising from deductible temporary difference (*)	-	(211,242,036)
Deferred CIT income arising from reversal of deferred income tax liabilities	(211,242,036)	-
	25,059,121	**158,779,125**

32 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows :

	First Half of 2026	First Half of 2025
	VND	VND
Net profit after tax	51,066,105,291	15,617,321,986
Profit distributed for common stocks	51,066,105,291	15,617,321,986

33 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	First Half of 2026	First Half of 2025
	VND	VND
Raw materials	231,955,037,940	150,032,058,320
Labour expenses	72,082,592,063	56,661,256,384
Depreciation and amortisation	33,288,525,502	18,129,769,431
Expenses from external services	128,453,608,959	74,480,204,135
Other expenses by cash	5,176,981,728	1,605,693,583
	470,956,746,192	**300,908,981,853**

34 . FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Company may face risks including: market risk, credit risk and liquidity risk.
The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company may face with the market risk such as: changes in prices, exchange rates and interest rates.

Exchange rate risk

The Company bears the risk of interest rates due to the transaction made in a foreign currency other than VND such as: borrowings and debts, revenue, cost, importing materials, good, machinery and equipment...

Interest rate risk

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit Risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Cash and cash	13,815,656,629	-	-	13,815,656,629
Trade receivables, other receivables	739,204,651,581	4,741,527,795	-	743,946,179,376
Loans	256,381,136,500	-	-	256,381,136,500
	1,009,401,444,710	**4,741,527,795**	**-**	**1,014,142,972,505**
As at 01/01/2026				
Cash and cash	8,853,329,850	-	-	8,853,329,850
Trade receivables, other receivables	601,491,064,968	6,599,939,016	-	608,091,003,984
Loans	235,748,268,161	-	-	235,748,268,161
	846,092,662,979	**6,599,939,016**	**-**	**852,692,601,995**

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Borrowings and de	1,437,715,442,052	332,635,684,535	-	1,770,351,126,587
Trade payables, other payables	389,397,523,151	26,315,697,416	-	415,713,220,567
Accrued expenses	33,984,533,122	-	-	33,984,533,122
	1,861,097,498,325	**358,951,381,951**	**-**	**2,220,048,880,276**
As at 01/01/2026				
Borrowings and de	1,313,609,291,220	357,897,819,695	-	1,671,507,110,915
Trade payables, other payables	335,320,211,142	54,436,060,600	-	389,756,271,742
Accrued expenses	17,395,665,814	-	-	17,395,665,814
	1,666,325,168,176	**412,333,880,295**	**-**	**2,078,659,048,471**

The Company believes that risk level of loan repayment is low (or controllable). The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

35 . SEGMENT REPORTING

Under business fields

	Ceramic Tile Products	Porceland Tile Products	Other activities	**Grant total**
	VND	VND	VND	**VND**
Net revenue from sales to external customers	241,351,003,764	409,523,570,572	624,922,578,886	1,275,797,153,222
Direct segment expenses	206,928,631,707	276,511,176,575	608,507,611,113	1,091,947,419,395
Profit from business activities	**34,422,372,057**	**133,012,393,997**	**16,414,967,773**	**183,849,733,827**

	Ceramic Tile Products	Porceland Tile Products	Other activities	**Grant total**
	VND	VND	VND	**VND**
The total cost of acquisition of				25,888,776,207
Segment assets	529,864,369,589	899,072,078,296	1,371,961,181,596	2,800,897,629,481
Unallocated assets				410,260,413,510
Total assets	**529,864,369,589**	**899,072,078,296**	**1,371,961,181,596**	**3,211,158,042,991**
Segment liabilities	447,819,784,562	759,859,102,662	1,159,525,712,676	2,367,204,599,900
Unallocated liabilities		-	-	34,621,158,215
Total liabilities	**447,819,784,562**	**759,859,102,662**	**1,159,525,712,676**	**2,401,825,758,115**

b) By geographical area

	Domestic	Export	**Grant total**
	VND	VND	**VND**
Net revenue from sales to external customers	1,235,046,233,092	40,750,920,130	1,275,797,153,222
Segment assets			3,211,158,042,991
The total cost of acquisition of fixed assets			25,888,776,207

36 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	**Relation**
Royal American Wholesale	Mrs. Huynh Thi Dong Thi, a major shareholder of Royal American Wholesale, is the wife of Mr. Dinh Viet Anh
Vinagres Joint Stock Company	Mr. Huynh Son Tung is the Chairman of the Board of Directors, the major shareholder of Vinagres Joint Stock Company is the brother-in-law of Mr. Dinh Viet Anh
Royal House Manufacture and Investment JSC	Associate company
Royal Crystal Joint Stock Company	Mrs. Huynh Thi Dong Thi is a member of the BOD of Royal Crystal JSC and the wife of Mr. Dinh Viet Anh
Western Royal Investment and Production Joint Stock Company	Mr. Huynh Son Tung is the Chairman of the BOD, a major shareholder of Western Royal Investment and Production JSC and is the brother-in-law of Mr. Dinh Viet Anh
Mr. Dinh Viet Anh	Chairman of the Board of Directors and Member of the Audit
Mrs. Huynh Thi Dong Thi	Wife of Mr. Dinh Viet Anh - Chairman of the Board of
Mr. Trinh Xuan Hung	General Director and Member of the Board of Directors (General Director resigned on 02/07/2024)

Related parties	Relation
Mr. Huynh Son Tung	Mrs. Huynh Thi Dong Thi's younger brother - wife of Mr. Dinh Viet Anh company
Mr. Phan Ba Hieu	Vice General Director
Mr. Truong Van Viet	Vice General Director
Mr. Nguyen Anh Binh	Vice General Director resigned on 15/08/2025
Ms. Nguyen Thi Kim Loan	Chief Accountant
Mr. Pham Huu Phu	Member of the Board of Directors, Chairman of the Audit

In addition to the information with related parties presented in the above Nots. During the fiscal year, the Company has the transactions and balances with related parties as follows:

	Relation	First Half of 2026	First Half of 2025
		VND	VND
Revenue		**141,154,881,656**	**192,036,730,510**
Royal House Manufacture and Investment JSC	...	5,510,046,801	-
Vinagres Joint Stock Company	...	124,794,311,930	115,945,448,928
Western Royal Investment and Production Joint	...	477,378,196	39,846,154,164
Royal Crystal Joint Stock Company	...	7,438,346,729	36,245,127,418
Purchase		**35,106,095,037**	**10,149,520,984**
Royal House Manufacture and Investment JSC	...	27,098,045,951	203,320,000
Company ...	...	2,279,125,345	-
Royal Crystal Joint Stock Company	...	5,728,923,741	9,946,200,984

Transactions with other related parties:

	Relation	First Half of 2026	First Half of 2025
		VND	VND
Mr. Dinh Viet Anh	Chairman of the Board of Directors and Member of the	413,718,910	407,657,680
Mr. Truong Van Viet	General Director appointed on 02/07/2024	425,531,570	381,801,960
Mr. Phan Ba Hieu	Vice General Director	351,386,850	323,655,150
Mr. Nguyen Anh Binh	Vice General Director resigned on 15/08/2025	-	252,665,670
Ms. Nguyen Thi Kim Loan	Chief Accountant	452,299,470	331,694,230

In addition to the above related partie transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

37 . COMPARATIVE FIGURES

The corresponding figures are those taken from the accounts for the fiscal year ended as at 31 December 2025 which was audited by AASC Auditing Firm Company Limited.

M.S.D.N:3501459505-C.T.C.P
CÔNG TY CỔ PHẦN SẢN XUẤT VÀ ĐẦU TƯ HOÀNG GIA
THÀNH PHỐ ĐỒNG NAI

Huynh Thi Hai Yen	Nguyen Thi Kim Loan	Truong Van Viet
Preparer	Chief Accountant	General Director

Dong Nai, 29 July 2026