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INTERIM SEPARATE FINANCIAL STATEMENTS

ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY

For the period from 01/01/2026 to 30/06/2026
(reviewed)



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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Royal Manufacture and Investment Joint Stock Company ("the Company") presents its report and the Company's Separate Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

Royal Manufacture and Investment Joint Stock Company was established and operating activities under the Business License No 3501459505 initially issued by the Department of Planning and Investment of Dong Nai Province on 20 January 2010 and amended for the 16th time by the Department of Finance of Dong Nai City on 18 May 2026.

The Company's head office is located at: Road No. 8, Nhon Trach II Industrial Park, Nhon Phu - Nhon Trach Ward, Dong Nai City, Viet Nam.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT, AND AUDIT COMMITTEE

Members of the Board of Directors, the Board of Management and the audit committee during the period and to the reporting date are:

Board of Directors

Mr. Dinh Viet Anh	Chairman
Mr. Pham Huu Phu	Independent member
Mr. Trinh Xuan Hung	Member

Board of Management

Mr. Truong Van Viet	General Director
Mr. Phan Ba Hieu	Vice General Director
Ms. Nguyen Thi Kim Loan	Chief Accountant
Mr. Vo Anh Minh	Head of Internal Audit

Audit Committee

Mr. Pham Huu Phu	Chairman of the Audit Committee
Mr. Dinh Viet Anh	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of this Interim Separate Financial Statements is Mr. Dinh Viet Anh – Chairman of the Board of Directors.

Mr. Truong Van Viet - General Director is authorized by Mr. Dinh Viet Anh to sign Financial Statements, pursuant to Power of Attorney No 0104/2026/GUQ-RYG dated 01/04/2026.

AUDITORS

The Auditors of AASC Auditing Firm Company Limited have taken the review of Interim Separate Financial Statements for the Company.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

We, the Board of Management is responsible for the Interim Separate Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Separate Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Directors and Board of Management to ensure the preparation and presentation of Interim Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Financial Statements;
- Prepare the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

We responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at anytime and to ensure that the Separate Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We confirm that the Interim Separate Financial Statements give a true and fair view of the financial position at 30 June 2026, its operation results and cash flows for the period from 01 January 2026 to 30 June 2026 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Separate Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

On behalf of The Board of Management



Truong Van Viet

General Director (Power of Attorney No.0104/2026/GUQ-RYG dated 01/04/2026)

Approved, 28 August 2026



No.: 280826.026/BCTC.KT2

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: Shareholders, The Board of Directors and The Board of Management
Royal Manufacture and Investment Joint Stock Company**

We have reviewed the Interim Separate Financial Statements of Royal Manufacture and Investment Joint Stock Company prepared on 28 August 2026, from page 06 to page 48 including: Interim Separate Statement of Financial Position as at 30 June 2026, Interim Separate Statement of Income, Interim Separate Statement of Cash flows for the 6-month accounting period ending on the same date and Notes to the Interim Separate Financial Statements.

The Board of Management's responsibility

The Board of Management of the Company is responsible for the preparation and presentation of Separate Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements and for such internal control as The Board of Management determines necessary to enable the preparation and presentation of Interim Separate Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on these Interim Separate Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial Statements do not give a true and fair view, in all material respects, of the financial position of Royal Manufacture and Investment Joint Stock Company as at 30 June 2026, its results of operations and its cash flows for the 6-month accounting period ending on the same date in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements.

AASC Auditing Firm Company Limited



Vu Xuan Bien

Deputy General Director

Certificate of registration to audit practice

No: 0743-2023-002-1

Hanoi, 28 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	A. CURRENT ASSETS		1,606,423,261,558	1,427,302,306,262
110	I. Cash and cash equivalents	3	14,309,072,958	9,700,484,089
111	1. Cash		14,309,072,958	9,700,484,089
120	II. Short-term investments	4	225,753,024,624	208,403,304,691
123	1. Short-term held-to-maturity investments		225,753,024,624	208,403,304,691
130	III. Short-term receivables		703,404,328,214	663,764,667,932
131	1. Short-term trade receivables	5	562,452,764,643	544,155,622,980
132	2. Short-term prepayments to suppliers	6	107,999,543,814	87,373,652,223
135	3. Other short-term receivables	7	33,056,554,771	32,235,392,729
136	4. Allowance for short-term doubtful debts		(104,535,014)	-
140	IV. Inventories	8	637,192,602,729	522,102,619,297
141	1. Inventories		637,192,602,729	522,102,619,297
160	V. Other short-term assets		25,764,233,033	23,331,230,253
161	1. Short-term deferred expenses	13	1,860,707,158	3,549,928,275
162	2. Deductible VAT		23,903,525,875	19,781,026,368
163	3. Short-term taxes and other receivables from the State budget	17	-	275,610
200	B. NON-CURRENT ASSETS		671,996,258,806	695,554,817,120
210	I. Long-term receivables		2,124,414,195	4,751,459,016
215	1. Other long-term receivables	7	2,124,414,195	4,751,459,016
220	II. Fixed assets		164,728,204,723	178,392,717,543
221	1. Tangible fixed assets	10	138,088,837,304	133,561,845,421
222	- Historical costs		577,445,936,324	550,999,604,916
223	- Accumulated depreciation		(439,357,099,020)	(417,437,759,495)
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	-	-
228	- Historical costs		565,248,000	565,248,000
229	- Accumulated amortization		(565,248,000)	(565,248,000)
250	III. Long-term assets in progress	9	1,854,884,000	1,854,884,000
252	1. Construction in progress		1,854,884,000	1,854,884,000
260	IV. Long-term investments	4	484,678,477,818	484,678,477,818
261	1. Investment in subsidiaries		394,678,477,818	394,678,477,818
262	2. Investments in joint ventures and associates		90,000,000,000	90,000,000,000
270	V. Other long-term assets		18,610,278,070	25,877,278,743
271	1. Long-term deferred expenses	13	18,610,278,070	25,877,278,743
280	TOTAL ASSETS		<u>2,278,419,520,364</u>	<u>2,122,857,123,382</u>

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026
(continue)

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	C. LIABILITIES		1,590,660,897,551	1,440,860,792,252
310	I. Current liabilities		1,561,364,534,410	1,378,126,930,766
311	1. Short-term trade payables	15	315,094,911,773	233,789,985,696
312	2. Short-term prepayments from customers	16	105,856,330,842	62,717,360,593
313	3. Dividends and profits payable		205,500,000	205,500,000
314	4. Short-term taxes and other payables to State budget	17	15,026,597,991	14,951,437,642
315	5. Payables to employees		11,742,669,710	11,690,935,153
316	6. Short-term accrued expenses	18	10,647,339,054	9,556,011,410
320	7. Other short-term payables	19	19,284,137,649	12,350,979,100
321	8. Short-term borrowings and finance lease liabilities	14	1,060,860,416,205	1,010,218,089,986
323	9. Bonus and welfare fund		22,646,631,186	22,646,631,186
330	II. Non-current liabilities		29,296,363,141	62,733,861,486
331	1. Long-term trade payables	15	21,095,697,415	49,216,060,600
338	2. Other long-term payables	19	150,000,000	150,000,000
339	3. Long-term borrowings and finance lease liabilities	14	8,050,665,726	13,367,800,886
400	D. OWNER'S EQUITY	20	687,758,622,813	681,996,331,130
411	1. Contributed capital		450,000,000,000	450,000,000,000
411a	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
420	4. Retained earnings		103,351,466,990	97,589,175,307
420a	Retained earnings accumulated to previous year		97,589,175,307	71,090,898,272
420b	Retained earnings of the current period		5,762,291,683	26,498,277,035
440	TOTAL CAPITAL		2,278,419,520,364	2,122,857,123,382

Huynh Thi Hai Yen
Preparer

Nguyen Thi Kim Loan
Chief Accountant

Truong Van Viet
General Director

Approved, 28 August 2026

INTERIM SEPARATE STATEMENT OF INCOME

For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	This period VND	Previous period VND
01	1. Revenue from sales of goods and provision of services	22	963.540.941.441	961.644.680.739
02	2. Revenue deductions	23	3.628.800	-
10	3. Net revenue from sales of goods and provision of services		963.537.312.641	961.644.680.739
11	4. Cost of goods sold and provision of services	24	859.203.141.846	847.110.472.325
20	5. Gross profit from sales of goods and provision of services		104.334.170.795	114.534.208.414
22	7. Financial income	25	6.108.617.756	5.538.763.904
23	8. Financial expenses	26	40.828.611.318	35.623.047.559
24	In which: Borrowings expenses		40.096.305.888	34.912.309.836
25	9. Selling expenses	27	29.229.543.523	35.350.623.589
26	10. General and administrative expenses	28	27.913.305.551	29.623.839.471
30	11. Net profit from operating activities		12.471.328.159	19.475.461.699
31	12. Other income	29	6.072.907	1.854.967
32	13. Other expenses	30	741.103.065	222.043.509
40	14. Other profit		(735.030.158)	(220.188.542)
50	15. Total net profit before tax		11.736.298.001	19.255.273.157
51	16. Current corporate income tax expense	31	5.974.006.318	6.404.565.759
60	18. Profit after corporate income tax		5.762.291.683	12.850.707.398


Huynh Thi Hai Yen
Preparer


Nguyen Thi Kim Loan
Chief Accountant


Trương Văn Việt
General Director

Approved, 28 August 2026

INTERIM SEPARATE STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026

(Indirect method)

Code	Items	Note	This period	Previous period
			VND	VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	1. Profit before tax		11,736,298,001	19,255,273,157
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		15,774,653,161	16,196,838,447
03	- Allowances and provisions		104,535,014	-
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		368,435,768	(44,846,830)
05	- Gains/losses from investment and financial activities		(5,574,720,093)	(3,269,517,813)
06	- Borrowing costs		40,096,305,888	34,912,309,836
08	3. Operating profit before changes in working capital		62,505,507,739	67,050,056,797
09	- Increase/decrease in receivables		(41,286,053,709)	(200,615,871,370)
10	- Increase/decrease in inventories		(115,089,983,432)	66,458,426,370
11	- Increase/decrease in payables (excluding interest payable/ corporate income tax payable)		104,530,274,205	(12,003,431,323)
12	- Increase and decrease in deferred expenses		8,956,221,790	8,849,475,232
14	- Interest paid		(41,650,499,022)	(34,517,309,312)
15	- Corporate income tax paid		(4,796,929,580)	-
20	Net cash flows from operating activities		(26,831,462,009)	(104,778,653,606)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	1. Purchase or construction of fixed assets and other long-term assets		(2,364,795,341)	(12,583,959,252)
22	2. Proceeds from disposals of fixed assets and other long-term assets		105,454,545	-
23	3. Loans and purchase of debt instruments from other entities		(41,229,636,500)	(72,186,119,101)
24	4. Collection of loans and resale of debt instrument of other entities		23,866,768,161	12,000,000,000
27	5. Interest and dividend received		5,737,068,954	2,466,013,833
30	Net cash flows from investing activities		(13,885,140,181)	(70,304,064,520)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
33	1. Proceeds from borrowings		714,598,161,571	634,656,555,708
34	2. Repayment of principal		(669,272,970,512)	(486,276,693,001)
35	3. Repayment of finance lease principal		-	(6,792,580,820)
40	Net cash flows from financing activities		45,325,191,059	141,587,281,887
50	Net cash flows in the period		4,608,588,869	(33,495,436,239)

INTERIM SEPARATE STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026

(Indirect method)

Code Items	Note	This period	Previous period
		VND	VND
60 Cash and cash equivalents at beginning of the period		9,700,484,089	38,628,487,195
61 Effect of exchange rate fluctuations		-	-
70 Cash and cash equivalents at end of the period	3	<u>14,309,072,958</u>	<u>5,133,050,956</u>


Huynh Thi Hai Yen
Preparer


Nguyen Thi Kim Loan
Chief Accountant


Truong Van Viet
General Director



Approved, 28 August 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/06/2026

1 . GENERAL INFORMATION

1.1 . Form of ownership

Royal Manufacture and Investment Joint Stock Company was established and operating activities under the Business License No 3501459505 initially issued by the Department of Planning and Investment of Dong Nai Province on 20 January 2010 and amended for the 16th time by the Department of Finance of Dong Nai City on 18 May 2026.

The Company's head office is located at: Road No. 8, Nhon Trach II Industrial Park, Nhon Phu - Nhon Trach Ward, Dong Nai City, Viet Nam.

The Company's charter capital as registered is VND 450,000,000,000, and the contributed charter capital as of 30 June 2026 is VND 450,000,000,000; equivalent to 45,000,000 shares, with a par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is 560 people (as at 01 January 2026: 533 people).

1.2 . Business field

Manufacturing ceramic, granite, and porcelain tiles, as well as construction materials from clay.

1.3 . Business activities

Main business activities of the Company include:

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

1.4 . The Company's operation in the period that affects the Interim Separate Financial Statements

In the first six months of 2026, the Company's revenue grew by only 0.2% compared to the same period in 2025, from VND 961.6 billion to VND 963.5 billion; meanwhile, cost of goods sold increased by 1.43% compared to the same period in 2025, from VND 847 billion to VND 859 billion. The higher increase in cost of goods sold compared to revenue resulted in a decline in gross profit of VND 10.2 billion, equivalent to a decrease of 8.91%. The main reasons were the intense competition in the tile market and the downturn in the real estate and construction materials markets, which caused the Company's gross margin to continue its downward trend.

Information of subsidiaries, Associates of the Company is provided in Note No 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. The 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 . Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The company has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in Note 37 and Appendix I of the Separate Financial Statements.

2.4 . Basis for preparation of the Separate Financial Statements

The Separate Financial Statements are presented based on historical cost principle.

The Users of this Separate Financial Statements should study the Separate Financial Statements combined with the Consolidated Financial Statements of the Company and its subsidiaries for the period from 01/01/2026 to 30/06/2026 in order to gain enough information regarding the financial position, operating results and cash flows of the Company.

2.5 . Accounting estimates

The preparation of Separate 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 Separate Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Separate Financial Statements include:

- Allowance for doubtful debts;
- Allowance for devaluation of inventory;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and allowance of financial investments;
- Estimated income tax.

Such estimates and assumptions are regularly assessed based on past experience and other factors, including future assumptions that have a material impact on the Company's separate interim financial statements and are assessed by the Board of Management to be reasonable under the circumstances.

2.6 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, 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

The Company's financial liabilities include borrowings, trade payables and other payables, and accrued expenses. At initial recognition, financial liabilities are measured at the issue price plus any directly attributable transaction costs related to the issuance of such financial liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities have not been measured at fair value as of the end of the accounting period, since Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosure of information on financial instruments but do not provide equivalent guidance on the measurement and recognition of the fair value of financial assets and financial liabilities.

2.7 . Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnam Dong using the actual rate at the transaction dates (is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions).

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of the Separate Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Company regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasure.

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 period.

2.8 . Cash

Cash comprises cash on hand, demand deposits.

2.9 . Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically.

Investments in subsidiaries, associates are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less allowance for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

- Investments in subsidiaries, joint ventures or associates: allowance shall be made based on the Financial Statements of subsidiaries, associates at the allowance date.
- Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.10 . Receivables

The receivables shall be recorded in detail 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 Separate Financial Statements according to their remaining terms at the reporting date.

The allowance 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 allowances 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 the 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, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

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

The cost of inventory is calculated using weighted average method.

Method for valuation of work in process at the end of the period: production costs in progress are accumulated based on actual costs incurred for each type of unfinished product.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.12 . Fixed assets and 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/ amortization and carrying

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initial standards conditions, they are capitalized as an increase in the 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

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 relating to the 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 to ensure full capital recovery.

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 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.15 . Deferred expenses

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

The calculation and allocation of long-term deferred 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 deferred 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 01 to 03 years.
- Deferred expenses related to the use of trademarks are amortized on a straight-line basis over the contractual period.

2.16 . Payables

The payables shall be recorded in detail 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 Separate Financial Statements according to their remaining terms at the reporting date.

2.17 . Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.18 . 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 detail 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 detail in terms of types of currency.

2.19 . Borrowing costs

Borrowing costs are recognized as operating expenses in the period, 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".

2.20 . 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 interest expenses, .. etc. which are recorded as operating expenses of the reporting period.

2.21 . Owner's equity

Owner's equity is stated at the actual contributed capital of the 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.

2.22 . 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 provision of services:

- The percentage of completion of the transaction at the Statement of Financial Position date can be measured reliably;

Revenue from sale investment properties are condotels, office tel or similar products:

For the project are condotels, office tel or similar products as defined by current real estate business laws: based on the substance of the contractual terms regarding duration, rights and obligations of the parties in the sale contracts of condotels, office-tel or similar products, the Company identifies each component of the contract - sales component, lease component, and financing component (if any) as the basis for recognizing revenue corresponding to each component.

Financial income

Financial income 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.

2.23 . Revenue deductions

Revenue deductions from sales of goods and provision of services arising in the period include sales returns.

Sales returns arising in the same period as the sale of products, goods, or services are recorded as a reduction of revenue in that period. In cases where products, goods, or services sold in prior periods give rise to revenue deductions in subsequent periods, the reduction is recognized according to the following principle: if the return occurs before the issuance of the separate financial statements, revenue is reduced in the financial statements of the reporting period (prior period); if the return occurs after the issuance of the separate financial statements, revenue is reduced in the period in which the return arises (subsequent period).

2.24 . Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance 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 period even when products and merchandises have not been determined as sold.

2.25 . Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs;
- Losses arising from foreign currency sales and exchange rate differences...

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

2.26 . Selling expenses, General and administrative expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Company.

2.27 . Corporate income tax

a) Current corporate income tax expenses

Current income tax expense includes the current corporate income tax expense in accordance with the Corporate Income Tax Law.

b) Current corporate income tax rate

During the six-month accounting period ended 30 June 2026, the Company applied a corporate income tax rate of 20% to taxable income from business activities.

2.28 . 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:

- Organizations, directly or indirectly having control the Company, are controlled by 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;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

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

2.29 . 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

	<u>Ending balance</u>	<u>Beginning balance</u>
	VND	VND
Cash on hand	601,285,852	918,003,054
Demand deposits	13,707,787,106	8,782,481,035
	<u>14,309,072,958</u>	<u>9,700,484,089</u>

Detailed information on demand deposits as at 30/06/2026 as follows:

	<u>Currency</u>	<u>Value</u>
		VND
- Military Commercial Joint Stock Bank - Phu Nhuan Branch	VND	2,150,391,218
- Woori Bank Vietnam Limited - Bac Ninh Branch	VND	8,007,723,466
- United Overseas Bank (Vietnam) Limited – Ho Chi Minh City Branch	VND,	1,558,487,595
	USD	
- Other banks	VND,	1,991,184,827
	USD	
		<u>13,707,787,106</u>

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4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	Ending balance			Beginning balance		
	Original cost	Recoverable Value	Provision	Original cost	Recoverable Value	Provision
	VND	VND	VND	VND	VND	VND
Short - term						
- Term deposits	225,753,024,624	225,753,024,624	-	208,403,304,691	208,403,304,691	-
	<u>225,753,024,624</u>	<u>225,753,024,624</u>	<u>-</u>	<u>208,403,304,691</u>	<u>208,403,304,691</u>	<u>-</u>

Detailed information on held-to-maturity investments as at 30/06/2026 is as follows:

Term deposits:

	Currency	Term	Interest Rate	Value
				VND
- Prosperity and Growth Commercial Joint Stock Bank	VND	6 months - 1 year	6.8% - 6.9%	20,622,307,431
- An Binh Commercial Joint Stock Bank	VND	6 months	7.5%	33,028,123,335
- Woori Bank Vietnam Limited	VND	6 months	4.3%	24,653,128,767
- Vietnam International Commercial Joint Stock Bank	VND	12 months	4.7% - 5.25%	69,799,907,063
- United Overseas Bank (Vietnam) Limited - Ho Chi Minh City Branch	VND	6 months	3.8% - 5%	34,470,246,853
- KASIKORNBANK Public Company Limited – Ho Chi Minh City Branch	VND	6 months	5.1% - 5.6%	32,544,990,955
- Others	VND	Less than 1 year	3.8%-7.5%	10,634,320,220
				<u>225,753,024,624</u>

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b) Investments in equity of other entities

	Ending balance			Beginning balance		
	Original cost	Recoverable Value	Provision	Original cost	Recoverable Value	Provision
	VND	VND	VND	VND	VND	VND
Investments in subsidiaries	394,678,477,818	394,678,477,818	-	394,678,477,818	394,678,477,818	-
- Royal Sintered Stone Manufacture and Investment Joint Stock Company	394,678,477,818	394,678,477,818	-	394,678,477,818	394,678,477,818	-
Investments in associates	90,000,000,000	90,000,000,000	-	90,000,000,000	90,000,000,000	-
- Royal House Production and Investment Joint Stock Company	90,000,000,000	90,000,000,000	-	90,000,000,000	90,000,000,000	-
	<u>484,678,477,818</u>	<u>484,678,477,818</u>	<u>-</u>	<u>484,678,477,818</u>	<u>484,678,477,818</u>	<u>-</u>

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.

Detailed information about financial investments:

Name of financial investments	Place of establishment and operation	Rate of interest	Rate of voting rights	Principle activities
<i>Name of subsidiaries</i>				
- Royal Sintered Stone Manufacture and Investment Joint Stock Company	Dong Nai City	92.00%	92.00%	Lease of factories, production of building materials
<i>Name of associates</i>				
- Royal House Production and Investment Joint Stock Company	Dong Nai City	45.00%	45.00%	Manufacturing of building materials

5 . SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Related parties	47,204,540,591	-	19,017,061,869	-
Vinagres Corporation	36,945,330,374	-	8,621,739,958	-
Royal American Wholesale	2,541,709,381	-	2,282,921,075	-
Western Royal Investment and Production Joint Stock Company	7,717,500,836	-	8,112,400,836	-
Others	515,248,224,052	(104,535,014)	525,138,561,111	-
Top Tile Joint Stock Company	202,365,111,917	-	217,644,030,270	-
Royal Champion Joint Stock Company	36,793,642,310	-	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 Company Limited	24,764,735,512	-	36,288,673,532	-
New Pacific Marble & Title	18,377,431,849	-	18,383,739,962	-
Other customers	179,160,143,464	(104,535,014)	137,501,121,007	-
	562,452,764,643	(104,535,014)	544,155,622,980	-

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Related parties	-	-	26,588,108,707	-
Royal Sintered Stone Production and Investment Joint Stock Company	-	-	26,588,108,707	-
Others	107,999,543,814	-	60,785,543,516	-
Hoang Quan Manufacture and Investment Service Joint Stock Company	7,045,833,094	-	6,895,833,094	-
Top Tile Joint Stock Company	39,840,057,076	-	-	-

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	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Royal Green	39,959,996,203	-	29,528,971,739	-
Manufacture and				
Investment Joint				
Stock Company				
Others	21,153,657,441	-	24,360,738,683	-
	<u>107,999,543,814</u>	<u>-</u>	<u>87,373,652,223</u>	<u>-</u>

7 . OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
a) Short-term				
Receivables	1,067,010,344	-	1,067,010,344	-
related to finance				
lease activities				
Assignment for	30,000,000,000	-	30,000,000,000	-
construction and				
acquisition of				
properties (*)				
Other receivables	1,989,544,427	-	1,168,382,385	-
	<u>33,056,554,771</u>	<u>-</u>	<u>32,235,392,729</u>	<u>-</u>
b) Long-term				
Deposits and	2,124,414,195	-	4,751,459,016	-
security deposits				
- BIDV - Sumi	845,680,000	-	845,680,000	-
Trust Leasing				
Co.,Ltd				
- Chailease	-	-	2,442,107,607	-
International				
Leasing Company				
Limited				
- Sacombank -	1,278,734,195	-	1,463,671,409	-
Leasing Company				
Limited				
	<u>2,124,414,195</u>	<u>-</u>	<u>4,751,459,016</u>	<u>-</u>

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
c) In which : Other receivables from related parties				
Mr. Huynh Son Tung (*)	30,000,000,000	-	30,000,000,000	-
Royal House Production and Investment Joint Stock Company	223,470,272	-	223,470,272	-
Royal Sintered Stone Manufacture and Investment Joint Stock Company	523,826,786	-	523,826,786	-
	<u>30,747,297,058</u>	<u>-</u>	<u>30,747,297,058</u>	<u>-</u>

(*) The agreement and assignment to Mr. Huynh Son Tung under Agreement Minutes No. 01/CTCP HST/BBTT dated 07 September 2022, regarding Mr. Huynh Son Tung, the owner of the land lot at 716 Nguyen Thi Dinh Street, Cat Lai Ward, Ho Chi Minh City, to construct an office building and showroom on this land, and upon completion of the project, to transfer the land use rights and the assets formed on the land to the Company.

The purpose of this arrangement is to implement the investment project of constructing an office building and showroom to expand the Company's office space and product display showroom, meeting the Company's business development needs in the near future.

The value of the land use rights is VND 24 billion, while the estimated construction cost of the building is VND 12 billion, subject to adjustment upon final settlement.

The Company advanced VND 30 billion to Mr. Huynh Son Tung and has completed the acquisition of the land and construction of the building. At present, the construction has been completed and interior installation and equipment fitting are underway according to the Company's management requirements. Meanwhile, the Company is also preparing the procedures to transfer ownership from Mr. Huynh Son Tung to the Company's assets.

8 . INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Goods in transit	87,399,858	-	71,666,218	-
Raw materials and supplies	148,077,457,047	-	109,129,891,997	-
Tools and instruments	36,462,016,510	-	29,291,541,997	-
Work in progress expenses	6,746,842,986	-	3,144,942,049	-
Finished goods	221,018,217,206	-	240,788,554,958	-
Merchandise inventories	224,795,467,515	-	134,053,832,773	-
Goods on consignments	5,201,607	-	5,622,189,305	-
	<u>637,192,602,729</u>	<u>-</u>	<u>522,102,619,297</u>	<u>-</u>

9 . LONG-TERM ASSET IN PROGRESS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Construction in progress				
Construction of roofing, foundation, and flooring for two 60-ton bone crushers	1,781,600,000	1,781,600,000	1,781,600,000	1,781,600,000
Expenses for the use of Misa Amis software, electronic invoicing software, and software implementation	73,284,000	73,284,000	73,284,000	73,284,000
	<u>1,854,884,000</u>	<u>1,854,884,000</u>	<u>1,854,884,000</u>	<u>1,854,884,000</u>

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10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Beginning balance	125,529,593,431	412,627,619,437	5,753,969,791	3,944,152,222	3,144,270,035	550,999,604,916
- Purchase in the period	-	971,584,580	-	-	-	971,584,580
- Completed construction investment	-	1,149,000,000	-	-	-	1,149,000,000
- Acquisition of financial leasing assets	-	24,665,286,828	-	-	-	24,665,286,828
- Liquidation, disposal	-	(339,540,000)	-	-	-	(339,540,000)
Ending balance	125,529,593,431	439,073,950,845	5,753,969,791	3,944,152,222	3,144,270,035	577,445,936,324
Accumulated depreciation						
Beginning balance	86,848,307,000	321,802,863,448	4,548,418,435	3,116,480,600	1,121,690,012	417,437,759,495
- Depreciation in the period	2,530,518,342	8,792,061,782	230,959,045	169,337,926	157,213,500	11,880,090,595
- Increase due to the acquisition of financial leasing assets	-	10,124,133,930	-	-	-	10,124,133,930
- Liquidation, disposal	-	(84,885,000)	-	-	-	(84,885,000)
Ending balance	89,378,825,342	340,634,174,160	4,779,377,480	3,285,818,526	1,278,903,512	439,357,099,020
Net carrying amount						
Beginning balance	38,681,286,431	90,824,755,989	1,205,551,356	827,671,622	2,022,580,023	133,561,845,421
Ending balance	36,150,768,089	98,439,776,685	974,592,311	658,333,696	1,865,366,523	138,088,837,304

Details of fixed assets that are tangible at the end of the period and have been liquidated/sold/transferred in the period are as follows:

Assets name	Status during the period	Historical cost (VND)	Carrying amount (VND)	Carrying amount of disposed assets (VND)	Proceeds from disposal (VND)
High-end ceramic production line system	In use	63,163,932,500			
Other Assets	In use	514,282,003,824	138,088,837,308		
Choongnam Warehouse Fire Alarm System under Contract No. 32/HĐKT/2023/PTL-HG dated 25 November 2023 – Contracts No. 78 & 13	Disposal	339,540,000		254,655,000	60,000,000

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 130,711,593,776.
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 309,277,334,471.

11 . FINANCE LEASE FIXED ASSETS

	Machinery, equipments	Vehicles, transportation equipment	Total
	VND	VND	VND
Historical cost			
Beginning balance	48,263,364,404	12,963,472,454	61,226,836,858
- Repurchase of finance-leased fixed assets	(24,421,076,067)	-	(24,421,076,067)
Ending balance of the period	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 period	3,176,186,226	718,376,340	3,894,562,566
- Repurchase of finance-leased fixed assets	(10,124,133,930)	-	(10,124,133,930)
Ending balance of the period	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

Details of finance-leased fixed assets as at the end of the period are as follows:

Assets name	Status during the period	Historical cost (VND)	Carrying amount (VND)
Press Machine 6AV2-124-1MC01-0AX0 – Workshop 2	In use	9,905,891,274	6,686,476,610
Digital Printer 500x500@New King Time SBL010202301025	In use	7,692,614,935	5,256,620,206
Automobile LUXUS 51L-222.44	In use	8,840,587,909	7,440,828,157
Other assets	In use	10,366,666,673	7,255,442,447

12 . INTANGIBLE FIXED ASSETS

The Company's intangible fixed assets consist of computer software, with cost and accumulated amortization as at the beginning and end of the period both amounting to VND 565,248,000.

13 . DEFERRED EXPENSES

	Ending balance VND	Beginning balance VND
a) Short-term		
Dispatched tools and supplies	1,860,707,158	3,549,928,275
	1,860,707,158	3,549,928,275
b) Long-term		
Dispatched tools and supplies	1,610,278,070	2,877,278,743
Cost of using trademark (*)	17,000,000,000	23,000,000,000
	18,610,278,070	25,877,278,743

(*) Cost of using trademark from the Trademark License Contract No. 011222/CQSDNH/TT-HG dated December 1, 2022 between the Company and Top Tile Company Limited with a term of 5 years from December 2022 and prepayment of the entire contract value with the amount of VND 60 billion.

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14 . BORROWINGS AND FINANCE LEASE LIABILITIES

a) Short-term borrowings

	Beginning balance	During the period		Ending balance
	Amount	Increase	Decrease	Amount
	VND	VND	VND	VND
Short-term borrowings	998,235,713,074	714,598,161,571	659,083,620,644	1,053,750,254,001
- JSC Bank for Industry and Trade of Vietnam - Bien Hoa Industrial Park Branch (1)	149,498,766,997	61,720,381,845	61,728,258,217	149,490,890,625
- Saigon Treasure Commercial Joint Stock Bank - Dong Nai Branch (2)	108,213,759,906	71,335,749,169	70,159,831,247	109,389,677,828
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Thong Nhat Branch (3)	129,589,320,447	106,044,498,216	117,889,320,447	117,744,498,216
- Prosperity and Development Joint Stock Commercial Bank-Vung Tau Branch (4)	121,001,183,109	77,226,478,917	75,826,935,103	122,400,726,923
- Military Commercial Joint Stock Bank - Gia Dinh Branch (5)	59,962,433,792	58,959,398,338	59,962,433,792	58,959,398,338
- An Binh Commercial Joint Stock Bank - Saigon Branch (6)	99,979,746,331	99,953,697,784	99,979,746,331	99,953,697,784
- Woori Bank Vietnam Limited (7)	79,999,969,184	-	-	79,999,969,184
- Vietnam International Commercial Joint Stock Bank Saigon Branch (8)	149,996,827,296	70,751,176,634	84,911,943,342	135,836,060,588
- United Overseas Bank (Vietnam) - Ho Chi Minh City Branch (09)	99,993,706,012	88,613,055,055	88,625,152,165	99,981,608,902
- KASIKORNBANK Public Company Limited – Ho Chi Minh City Branch (10)	-	79,993,725,613	-	79,993,725,613
Current portion of long-term borrowings	11,982,376,912	4,782,135,160	9,654,349,868	7,110,162,204
- Sacombank - Leasing Company Limited (11)	5,163,131,200	2,058,566,100	2,581,565,600	4,640,131,700
- Chailease International Leasing Co., Ltd	4,884,215,208	1,221,053,808	6,105,269,016	-
- BIDV Sumi Trust Leasing Company Limited (12)	1,935,030,504	967,515,252	967,515,252	1,935,030,504
- JSC Bank for Industry and Trade of Vietnam - Bien Hoa Industrial Park Branch (13)	-	535,000,000	-	535,000,000
	1,010,218,089,986	719,380,296,731	668,737,970,512	1,060,860,416,205

b) Long-term borrowings

- Sacombank - Leasing Company Limited (11)	8,511,322,628	-	2,581,565,600	5,929,757,028
- Chailease International Leasing Co., Ltd	6,105,269,016	-	6,105,269,016	-
- BIDV Sumi Trust Leasing Company Limited (12)	7,417,616,954	-	967,515,252	6,450,101,702
- JSC Bank for Industry and Trade of Vietnam - Bien Hoa Industrial Park Branch (13)	3,315,969,200	-	535,000,000	2,780,969,200
	25,350,177,798	-	10,189,349,868	15,160,827,930
Amount due for settlement within 12 months	(11,982,376,912)	(4,782,135,160)	(9,654,349,868)	(7,110,162,204)
Amount due for settlement after 12 months	13,367,800,886			8,050,665,726

c) Detailed information related to short-term borrowings:

Contract number	Contract Date	Loan Limit (VND)	Balance as at 30/06/2026 (Original currency)	Balance converted into VND as at 30/06/2026 (VND)	Loan purpose	Term	Annual interest	Security
(1) Joint Stock Commercial Bank for Industry and Trade of Vietnam - Bien Hoa Industrial Park Branch				149,490,890,625				
01/2024-HDCVHM/NHCT682 – HOANGGIA and supplementing the contract	21/11/2024	150,000,000,000	VND 149,490,890,625	149,490,890,625	Supplementing working capital to serve ceramic tile production and business	31/07/2026	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
(2) Saigon Treasure Commercial Joint Stock Bank - Dong Nai Branch				109,389,677,828				
202025393705/L1/03	24/02/2025	110,000,000,000	VND 103,305,184,127 and USD 229,899	109,389,677,828	Supplement working capital, guarantee, open L/C	12 months	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
(3) Joint Stock Commercial Bank for Investment and Development of Vietnam - Thong Nhat Branch				117,744,498,216				
01/2025/7856791/HĐ TD	05/08/2025	150,000,000,000	VND 117,744,498,216	117,744,498,216	Supplementing working capital, guarantee, opening L/C	12 months	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
(4) Prosperity and Development Joint Stock Commercial Bank - Vung Tau Branch				122,400,726,923				
VN0010144.250/25/D N	28/11/2025	155,000,000,000	VND 115,737,805,294 and USD 251,754	122,400,726,923	Supplementing working capital, guarantee, opening L/C	12 months	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
(5) Military Joint Stock Commercial Bank-Gia Dinh Branch				58,959,398,338				
385328.26.220.82832 7.TD	12/03/2026	70,000,000,000	VND 58,959,398,338	58,959,398,338	Supplementing working capital for the production and trading of ceramic tiles	12 months	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.

c) Detailed information related to short-term borrowings (continued)

(6) An Binh Joint Stock Commercial Bank-Saigon Branch				99,953,697,784				
0812/26/TD/SME/029	23/03/2026	100,000,000,000	VND 99,953,697,784	99,953,697,784	Supplementing working capital for production and trading of ceramic tiles	12 months	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
(7) Woori Bank Vietnam Limited				79,999,969,184				
VN12401531/2025/W BVN300 và	12/11/2025	80,000,000,000	79.999.969.184 VND	79,999,969,184	Supplementation of working capital for production and business	12 months	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
(8) Vietnam International Commercial Joint Stock Bank Saigon Branch				135,836,060,588				
1013953.26	11/05/2026	150,000,000,000	VND 135,836,060,588	135,836,060,588	Supplementing working capital for brick production and trading	12 months	Specified on each Debt Receipt	Deposit contracts, Revolving Inventory, and revolving receivables are owned by the Company.
(9) United Overseas Bank (Vietnam) Limited - Ho Chi Minh City Branch				99,981,608,902				
UOB/HCMC/CMB-HG-1004	09/01/2025	100,000,000,000	VND 99,981,608,902	99,981,608,902	Supplement working capital for production and business.	12 months	Specified on each Debt Receipt	Deposit contracts, floating receivables and personal guarantees worth VND 100 billion implemented by Mr. Dinh Viet Anh.
(10) KASIKORNBANK Public Company Limited – Ho Chi Minh City Branch				79,993,725,613				
257/2026/FA.01	10/02/2026	80,000,000,000	VND 79,993,725,613	79,993,725,613	Supplement working capital for production and business.	12 months	Specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.

d) Detailed information related to long-term borrowings and financial leases:

Contract No	Contract Date	Loan limit (VND)	Balance as at 30/06/2026 (VND)	Long-term debt due (VND)	Loan purpose	Term	Annual interest	Security
(11) Sacombank - Leasing Company Limited			5,929,757,028	4,640,131,700				
SBL010202210047	28/10/2022	584,800,000	73,100,000	73,100,000	Investment in a truck (double cabin pickup) of FORD brand, type number RANGER TRABCH2P0C3CXKL1, license plate number 60C-637.38	48 months	8.5%/year	01 truck (double cabin pickup) brand FORD, type number RANGER TRABCH2P0C3CXKL1, license plate number 60C-637.38
SBL010202208067	31/08/2022	6,821,071,780	1,349,696,500	1,349,696,500	Invested in 01 set of hydraulic press, HLT brand, model YP 3609, SX HLT INDUSTRY CO., LTD	48 months	9%/year	01 set of hydraulic press, HLT brand, model YP 3609, SX HLT INDUSTRY CO., LTD
SBL01020230310	10/03/2023	4,549,159,200	511,651,200	511,651,200	Invested 03 packaging machines, 02 KEDA brand belt tying machines of Xincheng International Co., Ltd	52 months	10.5%/year	03 packaging machines, 02 KEDA brand belt tying machines of Xincheng International Co., Ltd
SBL010202307039	01/08/2023	2,361,051,828	658,995,328	439,330,400	Investment in Rong Zhi Cheng Co., Ltd brand brick compensation system, 100% new ZNCP288 model, made in China, manufactured in 2023	48 months	10.5%/year	Rong Zhi Cheng Co., Ltd brand brick compensation system, 100% new ZNCP288 model, made in China, manufacture 2023
SBL010202311033	21/11/2023	1,078,707,101	303,386,000	202,257,600	Investing in tile coolers used in ceramic tile production lines, SMAC brand, model KRYO 2.0 S.90, serial number 1012BN, 100% new, produced in 2023, made in Italy	48 months	9.7%/year	Tile cooler used in ceramic tile production line, SMAC brand, model KRYO 2.0 S.90, serial number 1012BN, 100% new, 2023 production, made in Italy
SBL010202301025	31/01/2023	8,962,800,000	1,663,200,000	1,663,200,000	Invested 01 digital injection machine, 01 dry enamel coating machine, manufacturer Foshan Sanshui Yingjie Precision Machinery Co., Ltd	48 months	10.5%/year	01 digital sprayer model K8-700(560)/6+2. 01 dry enamel coating machine model GL-P1200/L3.4WP

d) Detailed information related to long-term borrowings and financial leases (continued):

LA010202510069	31/10/2025	2,004,480,000	1,369,728,000	400,896,000	Investment in NOBLELIFT brand forklifts, model: CPCD25-AS1/ CPCD25, manufactured in 2024/2025, made in China, 100% new	48 months	8%/year	NOBLELIFT forklift, model CPCD25-AS1/CPCD25, manufactured in 2024/2025, country of origin: China, 100% new.
(12) BIDV Sumi Trust Leasing Company Limited			6,450,101,702	1,935,030,504				
21824000686	25/09/2024	9,513,900,000	6,450,101,702	1,935,030,504	Lexus Car, License No. 51L-222.44	60 months	8.10%/year	Lexus Car, License No. 51L-222.44
(13) Joint Stock Commercial Bank for Industry and Trade of Vietnam - Bien Hoa Industrial Park Branch			2,780,969,200	535,000,000				
07/2023-HĐCVDADT/NHCT6 82-HG-MAYIN	19/01/2023	3,315,969,200	2,780,969,200	535,000,000	Investment in the project to buy printers under foreign trade contract No. KER-ROYAL-221130.	60 months	12.5%/year	The collateral is detailed in specific mortgage contracts.

Borrowings from banks have been secured by mortgage/pledge/guarantee contracts with lenders and have been fully registered for secured transactions.

**ROYAL MANUFACTURE AND INVESTMENT
JOINT STOCK COMPANY**

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15 . TRADE PAYABLES

	<u>Ending balance</u> VND	<u>Beginning balance</u> VND
a) Short-term		
<i>Related parties</i>	34,611,863,862	291,890,381
Royal Sintered Stone Manufacture and Investment Joint Stock Company	33,976,984,563	-
Royal House Manufacture and Investment Joint Stock Company	634,879,299	291,890,381
<i>Others</i>	280,483,047,911	233,498,095,315
Fit Hue Joint Stock Company	15,395,303,280	15,861,531,790
PetroVietnam Low Pressure Gas Distribution Joint Stock Company - Nhon Trach Low Pressure Gas Distribution Enterprise	20,846,769,233	8,928,768,073
Hexagon Technologies Joint Stock Company	589,548,547	1,503,830,519
Forwell International (HK) Co., LTD	70,215,118,529	46,238,674,300
Others	173,436,308,322	160,965,290,633
	<u>315,094,911,773</u>	<u>233,789,985,696</u>
b) Long-term		
<i>Others</i>		
Forwell International (HK) Co., LTD	21,095,697,415	49,216,060,600
	<u>21,095,697,415</u>	<u>49,216,060,600</u>

16 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	<u>Ending balance</u> VND	<u>Beginning balance</u> VND
<i>Related parties</i>	19,449,431,361	403,068,685
Royal Crystal Joint Stock Company	-	101,810,248
Royal Sintered Stone Manufacture and Investment Joint Stock Company	19,449,431,361	301,258,437
<i>Others</i>	86,406,899,481	62,314,291,908
Vinamen Ceramic Tile Co., Ltd	-	4,268,271,141
Hung Ngoc Materials Company Limited	9,304,190,110	11,541,690,394
Thanh Phat Co., Ltd	9,103,463,004	14,234,870,531
Hoa Phat Dat Trade Service and Investment Company Limited	4,497,806,123	7,307,470,047
Others	63,501,440,244	24,961,989,795
	<u>105,856,330,842</u>	<u>62,717,360,593</u>

ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY

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17 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening receivables	Opening payables	Payables in the period	Actual payment in the period	Closing receivables	Closing payables
	VND	VND	VND	VND	VND	VND
Value-added tax	-	-	331,149,559	331,149,559	-	-
Export, import duties	275,610	-	578,633	303,023	-	-
Corporate income tax	-	13,291,791,110	5,974,006,318	4,796,929,580	-	14,468,867,848
Personal income tax	-	1,659,646,532	-	1,101,916,389	-	557,730,143
	<u>275,610</u>	<u>14,951,437,642</u>	<u>6,305,734,510</u>	<u>6,230,298,551</u>	<u>-</u>	<u>15,026,597,991</u>

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 Interim Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

18 . SHORT - TERM ACCRUED EXPENSES

	Ending balance	Beginning balance
	VND	VND
- Accrued borrowings expenses	-	1,554,193,134
- Accrued expenses of electricity	1,368,088,802	1,301,329,123
- Accrued expenses of low pressure gas	7,505,419,258	6,204,602,562
- Accrued expenses of land rent	1,711,271,356	-
- Other accrued expenses	62,559,638	495,886,591
	<u>10,647,339,054</u>	<u>9,556,011,410</u>

19 . OTHER PAYABLES

	Ending balance VND	Beginning balance VND
a) Short-term payables		
- Trade union fee	6,170,380,052	5,955,571,452
- Social insurance	2,990,467,494	934,699,363
- Health insurance	375,026,400	162,024,750
- Unemployment insurance	165,786,200	69,963,600
- Board of Directors' remuneration	-	26,801,360
- Payables to individuals	5,939,000,000	1,100,000,000
+ Mrs. Le Thi Vi Na	2,100,000,000	1,100,000,000
+ Mr. Phan Ba Hieu	2,839,000,000	-
+ Mrs. Le Huynh Thuy Trang	1,000,000,000	-
- Others	3,643,477,503	4,101,918,575
	19,284,137,649	12,350,979,100
b) Long-term payables		
- Long-term deposits, collateral received	150,000,000	150,000,000
	150,000,000	150,000,000
c) In which: Other payables to related parties		
- Mr. Phan Ba Hieu	2,839,000,000	-
- Royal House Manufacture and Investment Joint Stock Company	-	689,185,205
	2,839,000,000	689,185,205

ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY

Interim Separate Financial statements
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20 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Development and investment funds	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of previous year	450,000,000,000	40,010,480,000	57,353,390,932	123,477,616,304	670,841,487,236
Profit for previous period	-	-	-	12,850,707,398	12,850,707,398
Profit distribution	-	-	37,043,284,891	(45,686,718,032)	(8,643,433,141)
Ending balance of previous period	450,000,000,000	40,010,480,000	94,396,675,823	90,641,605,670	675,048,761,493
Beginning balance of current year	450,000,000,000	40,010,480,000	94,396,675,823	97,589,175,307	681,996,331,130
Profit for this period	-	-	-	5,762,291,683	5,762,291,683
Ending balance of this period	450,000,000,000	40,010,480,000	94,396,675,823	103,351,466,990	687,758,622,813

b) Details of Contributed capital

	Ending of the period	Rate	Beginning of the period	Rate
	VND	(%)	VND	(%)
- Mr. Dinh Viet Anh	93,600,000,000	20.80%	93,600,000,000	20.80%
- Mrs. Le Thi Vi Na	10,000,000,000	2.22%	10,000,000,000	2.22%
- Mrs. Nguyen Thi Le	48,160,000,000	10.70%	48,160,000,000	10.70%
- Mr. Huynh Quang Bau	16,200,000,000	3.60%	16,200,000,000	3.60%
- Mr. Nguyen Minh Tuyen	23,491,000,000	5.22%		
- Other Shareholders	258,549,000,000	57.46%	282,040,000,000	62.68%
	450,000,000,000	100%	450,000,000,000	100%

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

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Owner's contributed capital	450,000,000,000	450,000,000,000
- At the beginning of the year	<u>450,000,000,000</u>	<u>450,000,000,000</u>
- At the end of period	<u>450,000,000,000</u>	<u>450,000,000,000</u>
Distributed dividends and profit:		
- Dividend payable at the beginning of the year	<u>205,500,000</u>	<u>205,500,000</u>
- Dividend payable at the end of the period	<u>205,500,000</u>	<u>205,500,000</u>

d) Share

	<u>Ending balance</u>	<u>Beginning balance</u>
Quantity of Authorized issuing shares	45,000,000	45,000,000
Quantity of issued shares	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

e) Company's reserves

	<u>Ending balance</u>	<u>Beginning balance</u>
	VND	VND
Development and investment funds	94,396,675,823	94,396,675,823
	<u>94,396,675,823</u>	<u>94,396,675,823</u>

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

a) Operating leased assets

The Company leases assets under operating lease agreements. As at 30 June 2026, future lease payments under operating lease contracts are presented as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
	VND	VND
- Under 1 year	3,641,400,000	4,035,681,000
- From 1 year to 5 years	14,565,600,000	16,142,724,000
- Over 5 years	93,509,156,712	108,963,387,000
	<u>111,716,156,712</u>	<u>129,141,792,000</u>

b) Foreign currencies

	<u>Ending balance</u>	<u>Beginning balance</u>
- USD	31,813.73	12,956.92

22 . REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	This period	Previous period
	VND	VND
Revenue from sale of finished goods	348,060,781,208	382,744,517,004
Revenue from sale of merchandise	109,146,509,288	181,707,604,086
Revenue from sale of raw material	504,826,968,885	395,685,302,932
Revenue from rendering of services	1,506,682,060	1,507,256,717
	<u>963,540,941,441</u>	<u>961,644,680,739</u>
In which: Revenue from sales of good and services (Details as in Note 36)	<u>93,036,139,475</u>	<u>109,983,794,865</u>

23 . REVENUE DEDUCTIONS

	This period	Previous period
	VND	VND
Sales returns	3,628,800	-
	<u>3,628,800</u>	<u>-</u>

24 . COST OF GOODS SOLD AND PROVISION OF SERVICES

	This period	Previous period
	VND	VND
Costs of finished goods sold	256,926,711,133	283,201,561,206
Costs of merchandise sold	104,666,845,887	170,801,388,798
Costs of raw material sold	494,908,996,940	391,731,411,784
Costs of services rendered	2,700,587,886	1,376,110,537
	<u>859,203,141,846</u>	<u>847,110,472,325</u>
In which: Purchase from related parties		
Total purchase value: (Details as in Note 36)	<u>61,686,026,811</u>	<u>46,093,488,569</u>

25 . FINANCIAL INCOME

	This period	Previous period
	VND	VND
Interest income	5,723,920,548	3,269,517,813
Gains on exchange difference in the period	384,697,208	2,224,399,261
Gains on exchange difference at the period-end	-	44,846,830
	<u>6,108,617,756</u>	<u>5,538,763,904</u>

26 . FINANCIAL EXPENSES

	This period	Previous period
	VND	VND
Interest expenses	40,096,305,888	34,912,309,836
Payment discount	-	250,000,000
Loss on exchange difference in the period	362,825,062	459,753,789
Loss on exchange difference at the period-end	368,435,768	-
Others	1,044,600	983,934
	<u>40,828,611,318</u>	<u>35,623,047,559</u>

27 . SELLING EXPENSES

	This period	Previous period
	VND	VND
Raw materials	1,015,193,809	1,627,761,480
Labour expenses	5,967,506,081	5,474,285,619
Depreciation expenses	429,433,367	463,409,750
Expenses of outsourcing services	21,325,074,697	27,263,348,654
Other expenses in cash	492,335,569	521,818,086
	<u>29,229,543,523</u>	<u>35,350,623,589</u>
In which: Selling expenses purchased from related parties (Details as in Note 36)	<u>2,613,983,454</u>	<u>2,178,319,545</u>

28 . GENERAL AND ADMINISTRATIVE EXPENSES

	This period	Previous period
	VND	VND
Raw materials	255,121,081	470,170,518
Labour expenses	12,259,822,721	11,918,020,805
Depreciation expenses	835,674,402	1,294,189,625
Provision expenses	104,535,014	-
Tax, Charge, Fee	-	3,000,000
Expenses of outsourcing services	13,644,148,296	15,513,641,103
Other expenses in cash	814,004,037	424,817,420
	<u>27,913,305,551</u>	<u>29,623,839,471</u>

29 . OTHER INCOME

	This period	Previous period
	VND	VND
Others	6,072,907	1,854,967
	<u>6,072,907</u>	<u>1,854,967</u>

30 . OTHER EXPENSES

	This period	Previous period
	VND	VND
Net book value and expenses from disposal and liquidation of fixed assets	149,200,455	-
Fines	-	139,180,133
Non-deductible VAT expenses	320,859,010	-
Expenses incurred after delivery	134,104,636	-
Others	136,938,964	82,863,376
	741,103,065	222,043,509

31 . CURRENT CORPORATE INCOME TAX EXPENSES

	This period	Previous period
	VND	VND
Total profit before tax	11,736,298,001	19,255,273,157
Increase	18,133,733,590	12,767,555,639
- <i>Ineligible expenses</i>	2,546,858,250	12,767,555,639
- <i>Non-deductible interest expenses</i>	15,586,875,340	-
Taxable income	29,870,031,591	32,022,828,796
Current corporate income tax expense (tax rate 20%)	5,974,006,318	6,404,565,759
Tax payable at the beginning of year	13,291,791,110	15,348,552,796
Tax paid in the period	(4,796,929,580)	-
Corporate income tax payable at the period-end from business	14,468,867,848	21,753,118,555

32 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	This period	Previous period
	VND	VND
Raw materials	157,799,259,981	150,026,808,320
Labour expenses	58,457,193,468	56,564,990,614
Depreciation expenses	15,774,653,161	16,196,838,447
Expenses of outsourcing services	61,514,084,194	74,356,735,068
Other expenses in cash	1,439,532,776	1,562,893,847
	294,984,723,580	298,708,266,296

33 . FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Company may face include: 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 exchange rates and interest rates.

Exchange rate risk

The Company bears exchange rate risk when transactions are made in currencies other than Vietnam Dong such as: loans, revenues, expenses, imports of supplies, goods, 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	Over 5 years	Total
	VND	years	VND	VND
As at 30/06/2026				
Cash and cash	13,707,787,106	-	-	13,707,787,106
Trade and other receivables	595,404,784,400	2,124,414,195	-	597,529,198,595
Loans	225,753,024,624	-	-	225,753,024,624
	<u>834,865,596,130</u>	<u>2,124,414,195</u>	<u>-</u>	<u>836,990,010,325</u>
As at 01/01/2026				
Cash and cash	8,782,481,035	-	-	8,782,481,035
Trade and other receivables	576,391,015,709	4,751,459,016	-	581,142,474,725
Loans	208,403,304,691	-	-	208,403,304,691
	<u>793,576,801,435</u>	<u>4,751,459,016</u>	<u>-</u>	<u>798,328,260,451</u>

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

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 VND	From 1 to 5 years VND	Over 5 years VND	Total VND
As at 30/06/2026				
Borrowings and debts	1,060,860,416,205	8,050,665,726	-	1,068,911,081,931
Trade and other payables	334,379,049,422	21,245,697,415	-	355,624,746,837
Accrued expenses	10,647,339,054	-	-	10,647,339,054
	<u>1,405,886,804,681</u>	<u>29,296,363,141</u>	<u>-</u>	<u>1,435,183,167,822</u>
As at 01/01/2026				
Borrowings and debts	1,010,218,089,986	13,367,800,886	-	1,023,585,890,872
Trade and other payables	246,140,964,796	49,366,060,600	-	295,507,025,396
Accrued expenses	9,556,011,410	-	-	9,556,011,410
	<u>1,265,915,066,192</u>	<u>62,733,861,486</u>	<u>-</u>	<u>1,328,648,927,678</u>

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

34 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

The Company's Board of Directors issued Resolution No. 19/2026/NQ-BOD dated 14 July 2026, approving the plan to offer additional shares to existing shareholders in 2026 and the utilization plan of the proceeds from the offering. The number of shares to be offered is 22,500,000 shares, at an offering price of VND 10,000 per share. The form of offering is a public offering of additional shares to existing shareholders. The implementation period is expected in the third and fourth quarters of 2026.

The Company's Board of Directors issued Resolution No. 21/2026/NQ-BOD dated 30 July 2026, on the implementation of the plan to increase charter capital through the issuance of shares for dividend payment for fiscal years 2024 and 2025. The number of shares registered for issuance is 7,650,000 shares, equivalent to an issuance ratio of 17%, appropriated from undistributed post-tax profits as at 31 December 2025. The implementation period is expected in the third quarter of 2026.

35 . SEGMENT REPORTING

Under business fields

	Ceramic Tile products VND	Porcelain Tile Products VND	Other activities VND	Grand total VND
Net revenue from sales to external customers	241,351,003,764	214,989,821,913	507,196,486,964	963,537,312,641
Direct segment costs	206,928,631,707	153,814,967,883	498,459,542,256	859,203,141,846
Profit from business activities	<u>34,422,372,057</u>	<u>61,174,854,030</u>	<u>8,736,944,708</u>	<u>104,334,170,795</u>

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The total cost of acquisition of fixed assets				2,120,584,580
Segment assets	394,324,401,160	351,254,941,803	826,650,563,083	1,572,229,906,046
Unallocated assets		-	-	706,189,614,318
Total assets	394,324,401,160	351,254,941,803	826,650,563,083	2,278,419,520,364
	Ceramic Tile products VND	Porcelain Tile Products VND	Other activities VND	Grand total VND
Segment liabilities	389,504,522,037	346,961,506,359	816,519,825,003	1,552,985,853,399
Unallocated liability				37,675,044,152
Total liabilities	389,504,522,037	346,961,506,359	816,519,825,003	1,590,660,897,551
Under geographical areas				
		Domestic VND	International VND	Grand total VND
Net revenue from sales and provision of services		878,087,612,453	85,449,700,188	963,537,312,641
Segment assets				2,278,419,520,364
The total cost to acquire fixed assets				2,120,584,580

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 Corporation	Mr. Huynh Son Tung is the Chairman of the Board of Directors, the major shareholder of Vinagres Corporation is the brother-in-law of Mr. Dinh Viet Anh Associates
Royal House Manufacture and Investment Joint Stock Company Bao Son Green Joint Stock Company	Mrs. Le Thi Vi Na is the General Director of Bao Son Green Joint Stock Company and the major shareholder of the Company as at 10 November 2025
Royal Crystal Joint Stock Company	Mrs. Huynh Thi Dong Thi is a member of the Board of Directors of Royal Crystal Joint Stock Company 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 Board of Directors, a major shareholder of Western Royal Investment and Production Joint Stock Company and is the brother-in-law of Mr. Dinh Viet Anh
Royal Sintered Stone Manufacture and Investment Joint Stock Company Mr. Dinh Viet Anh	Subsidiary company Chairman of the Board of Directors and Member of the Audit Committee
Mr. Trinh Xuan Hung	Member of the BOD

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Mrs. Huynh Thi Dong Thi	Wife of Mr. Dinh Viet Anh - Chairman of the BOD
Mr. Huynh Son Tung	Younger brother of Mrs. Huynh Thi Dong Thi - wife of Mr. Dinh Viet Anh
Mr. Truong Van Viet	General Director
Mr. Phan Ba Hieu	Vice General Director
Mr. Nguyen Anh Binh	Vice General Director (dismissed on 15 August 2025)
Ms. Nguyen Thi Kim Loan	Chief Accountant
Mr. Vo Anh Minh	Head of Internal Audit
Mr. Pham Huu Phu	Member of the BOD, Chairman of the Audit Committee
Mrs. Le Thi Vi Na	Major shareholders of the Company as at 10/11/2025
Mrs. Nguyen Thi Le	Major shareholders
Mr. Nguyen Minh Tuyen	Major shareholders

In addition to the information with related parties presented in the above Notes, during the period, the Company has transactions with related parties as follows:

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Revenue	93,036,139,475	109,983,794,865
Vinagres Corporation	82,366,409,660	72,975,422,610
Bao Son Green Joint Stock Company (*)		9,222,571,911
Royal Crystal Joint Stock Company	8,303,860	7,035,000
Western Royal Investment and Production Joint Stock Company	477,378,196	20,800,185,358
Royal House Manufacture and Investment Joint Stock Company	5,118,612,816	961,099,482
Royal Sintered Stone Manufacture and Investment Joint Stock Company	5,065,434,943	6,017,480,504
Purchase and use of services	61,686,026,811	46,093,488,569
Royal Crystal Joint Stock Company	5,711,788,221	-
Royal House Manufacture and Investment Joint Stock Company	314,179,551	200,920,000
Royal Sintered Stone Manufacture and Investment Joint Stock Company	55,660,059,039	41,386,568,569
Bao Son Green Joint Stock Company (*)		4,506,000,000
Selling Expenses	2,613,983,454	2,178,319,545
Royal Sintered Stone Manufacture and Investment Joint Stock Company	2,613,983,454	2,178,319,545

(*) This company has no longer been a related party of the Company since 2025.

Transactions with other related parties:

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Manager's income		
Mr. Dinh Viet Anh	413,718,910	407,657,680
Mr. Phan Ba Hieu	351,386,850	323,655,150
Mr. Truong Van Viet	425,531,570	381,801,960
Mr. Nguyen Anh Binh	-	252,665,670
Ms. Nguyen Thi Kim Loan	452,299,470	331,694,230

In addition to the above related parties' 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 comparative figures in the Statement of Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the financial position, operating results and cash flow of Company during the previous period.

The comparative figures in the Interim Separate Statement of Financial Position and related notes are those of the Separate Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Separate Statement of Income, Interim Separate Statement of Cash flows, and related notes is that of the Interim Separate Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures have been audited and reviewed by AASC Auditing Firm Company Limited.

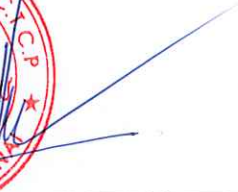
As presented in Note 2.3, the Company applied non-retrospectively adjustment in accordance with Circular No. 99/2025/TT-BTC from 01 January 2026, resulting in changes to certain items in the Financial Statements. Certain figures as of 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been reclassified to comply with the Financial statements presentation requirements under Circular No. 99/2025. Details are presented in Appendix I.



Huynh Thi Hai Yen
Preparer



Nguyen Thi Kim Loan
Chief Accountant



Truong Van Viet
General Director



Approved, 28 August 2026

APPENDIX I: COMPARATIVE INFORMATION

Figures according to the Financial Statements for the fiscal year ending 31/12/2025			Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025			Changes
Code	Item	Amount VND	Code	Item	Amount VND	
a) Balance sheet			a) Statement of financial position			Renaming
ASSETS			ASSETS			
120	1. Short-term investments	204,148,268,161	120	II. Short-term investments	208,403,304,691	
123	1. Held to maturity investments	204,148,268,161	123	1. Short-term held-to-maturity investments	208,403,304,691	Representation
130	III. Short-term receivables		130	III. Short-term receivables		
136	3. Other short-term receivables	36,490,429,259	135	3. Other short-term receivables	36,490,429,259	Change code
150	V. Other short-term assets	23,331,230,253	160	VI. Other short-term assets	23,331,230,253	Change code
151	1. Short-term prepaid expenses	3,549,928,275	161	1. Short-term deferred expenses	3,549,928,275	Code/Name Change
152	2. Deductible VAT	19,781,026,368	162	2. Deductible VAT	19,781,026,368	Change code
153	3. Taxes and other receivables from State budget	275,610	163	3. Short-term taxes and other receivables from the State budget	275,610	Change code
210	I. Long-term receivables		210	I. Long-term receivables		
216	1. Other long-term receivables	4,751,459,016	215	1. Other long-term receivables	4,751,459,016	Change code
260	VI. Other long-term assets	25,877,278,743	270	VII. Other long-term assets	25,877,278,743	Change code
261	1. Long-term prepaid expenses	25,877,278,743	271	1. Long-term deferred expenses	25,877,278,743	Code/Name Change
270	TOTAL ASSETS	2,122,857,123,382	280	TOTAL ASSETS	2,122,857,123,382	

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APPENDIX I: COMPARATIVE INFORMATION (continue)

Figures according to the Financial Statements for the fiscal year ending 31/12/2025			Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025			Changes
Code	Item	Amount VND	Code	Item	Amount VND	
300	C. LIABILITIES	1,440,860,792,252	300	C. LIABILITIES	1,440,860,792,252	
310	I. Current liabilities	1,378,126,930,766	310	Current liabilities	1,378,126,930,766	
313	3. Taxes and other payables to State budget	14,951,437,642	313	3. Dividends and profits payable	205,500,000	Representation
314	4. Payables to employees	11,690,935,153	314	4. Short-term taxes and other payables to State budget	14,951,437,642	Code/Name Change
315	5. Short-term accrued expenses	9,556,011,410	315	5. Payables to employees	11,690,935,153	Change code
319	7. Other short-term payables	12,556,479,100	316	6. Short-term accrued expenses	9,556,011,410	Change code
			320	8. Other short-term payables	12,350,979,100	Change code/representation
320	8. Short-term borrowings and finance lease liabilities	1,010,218,089,986	321	9. Short-term borrowings and finance lease liabilities	1,010,218,089,986	Change code
322	9. Bonus and welfare fund	22,646,631,186	323	10. Bonus and welfare fund	22,646,631,186	Change code
330	II. Non-current liabilities		330	Non-current liabilities		
337	1. Other long-term payables	150,000,000	338	1. Other long-term payables	150,000,000	Change code
400	D. OWNER'S EQUITY	681,996,331,130	400	OWNER'S EQUITY	681,996,331,130	
412	2. Surplus of equity capital	40,010,480,000	412	2. Share Premium	40,010,480,000	Renaming
421	4. Retained earnings	97,589,175,307	420	4. Retained earnings	97,589,175,307	Change code
440	TOTAL CAPITAL	2,122,857,123,382	440	TOTAL CAPITAL	2,122,857,123,382	

APPENDIX I: COMPARATIVE INFORMATION (continue)

Figures according to the separate interim financial statements for the accounting period from 01/01/2025 to 30/06/2025			Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025			Changes
Code	Item	Amount VND	Code	Item	Amount VND	
b) Statement of income			b) Statement of income			
21	6. Financial income	5,538,763,904	22	7. Financial income	5,538,763,904	Change code
22	7. Financial expenses	35,623,047,559	23	8. Financial expenses	35,623,047,559	Change code
23	<i>In which: Interest expense</i>	34,912,309,836	24	<i>In which: Interest expense</i>	34,912,309,836	Code/Name Change
c) Statement of cash flows			c) Statement of cash flows			
05	- Gains/losses from investment activities	(3,269,517,813)	05	- Gains/losses from investment and financial activities	(3,269,517,813)	Renaming
6	- Interest expenses	34,912,309,836	06	- Borrowing costs	34,912,309,836	Renaming
12	- Increase and decrease prepaid expenses	8,849,475,232	12	- Increase and decrease deferred expenses	8,849,475,232	Renaming
14	- Interest paid	(34,517,309,312)	14	- Borrowing costs paid	(34,517,309,312)	Renaming

