

CÔNG TY CỔ PHẦN
QUỐC TẾ HOÀNG GIA
ROYAL INTERNATIONAL CORP

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 260420/CBTT-RIC

Hà Long, ngày 20 tháng 04 năm 2026

No.: .../...

..., day ... month ... year ...

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE

Kính gửi: - Ủy ban chứng khoán Nhà Nước
- Sở Giao dịch Chứng khoán Hà Nội
To: - The State Securities Commission
- Hanoi Stock Exchange

Thực hiện quy định tại Khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Quốc tế Hoàng Gia thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý 1 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Royal International Corp shall disclose the financial statements for the one quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Tên tổ chức/Name of organization: CÔNG TY CỔ PHẦN QUỐC TẾ HOÀNG GIA
 - Mã chứng khoán/ Stock code: RIC
 - Địa chỉ/ Address: Phường Bãi Cháy, tỉnh Quảng Ninh
 - Điện thoại liên hệ/Tel: 02033.848.777 Fax: 02033.846728
 - Email:..... Website: <http://royalhalonghotel.com/>
2. Nội dung thông tin công bố/ Contents of disclosure:
 - BCTC Q1 năm 2026 / Financial report quarter Q1 2026
 - ☒ BCTC riêng / separate financial statements;



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☐ BCTC hợp nhất/ consolidated financial statements);

☐ BCTC tổng hợp/ financial statements Synthesize.

- Các trường hợp thuộc diện phải giải trình nguyên nhân /Cases subject to explanation of the cause:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/ The audit organization issued an opinion that was not an unqualified opinion on the financial statements (on the reviewed/audited financial statements):

☐ Có /yes

☐ Không/ No

Văn bản giải trình trong trường hợp tích có/ Explanatory document in case of integration:

☐ Có /yes

☐ Không/ No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2024) / Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2024):

☐ Có /yes

☐ Không/ No

Văn bản giải trình trong trường hợp tích có/ Explanatory document in case of integration:

☐ Có /yes

☐ Không/ No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước / Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period last year:

☐ Có /yes

☐ Không/ No

Văn bản giải trình trong trường hợp tích có/ Explanatory document in case of integration:

☐ Có /yes

☐ Không/ No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại / Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☒ Có /yes

☐ Không/ No

Văn bản giải trình trong trường hợp tích có/ Explanatory document in case of integration:

☒ Có /yes

☐ Không/ No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 20/04/2026 tại đường dẫn: <https://royalhalonghotel.com/vi/our-announcement/> /This information was published on the company's website on .../.../..... (date), as in the link

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ÔNG TY
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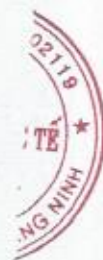
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Tài liệu đính kèm:

- BCTC/ *Financial*

- Văn bản giải trình/
Explanatory document

NGƯỜI ĐẠI DIỆN PHÁP LUẬT/ *Legal representative*
CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ/ *Chairman of the BOD*





BUSINESS INFORMATION

Business Registration Certificate

No. 5700102119 dated May 11, 2018

The Business Registration Certificate and changes to the Business Registration Certificate were issued by the Department of Planning and Investment of Quang Ninh province. The latest (13th) amendment to the Business Registration Certificate was issued on September 8, 2023.

Investment Registration Certificate

No. 544.2194.665 dated July 17, 2018

The Investment Registration Certificate was issued by the People's Committee of Quang Ninh province. The latest (15th) amendment to the Investment Registration Certificate was issued on October 10, 2023.

Board of Management

Mrs. Chen Yu Chen	Chairman
Mr. Đậu Quốc Dũng	Member
Mrs. Nguyễn Mai Phương	Member
Mrs. Trần Gia Ngọc Phương	Member
Mr. Trần Thị Hồng Liễu	Member

Board of Directors

Mrs. Trần Thị Hồng Liễu	Deputy General Director (Appointed on June 1, 2023) (Authorized Signatory January 17, 2024)
Mrs. Nguyễn Thị Thu Bình	Chief Accountant (Appointed on April 16, 2025)

Legal Representative

Mrs. Chen Yu Chen	Chairman (Appointed on April 26, 2023)
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Head Office

Ha Long Street, Bai Chay Ward, Quang Ninh Province, Vietnam



FINANCIAL STATEMENT FIRST QUARTER 2026

Unit: VND

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	4
A - CURRENT ASSETS	100		72,357,388,389	58,866,741,340
I. Cash and cash equivalents	110	5	50,076,782,535	41,734,934,650
1. Cash	111		50,076,782,535	41,734,934,650
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for impairment of trading securities (*)	122		-	-
3. Investments held to maturity	123		-	-
4. Provision for short-term held-to-maturity investments(*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments(*)	126		-	-
III. Current receivables	130		12,951,713,385	13,536,648,931
1. Current receivables from customers	131	6	8,199,326,577	8,680,277,067
2. Current prepayments to suppliers	132		4,238,706,771	4,434,107,003
3. Current internal receivables	133		-	-
4. Receivables according to construction contract progress	134		-	-
5. Current loan receivables			-	-
6. Other current receivables	135		6,531,775,926	6,401,381,960
7. Provision for short-term doubtful receivables (*)	136		(6,018,095,889)	(5,979,117,099)
8. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140	7	9,239,731,410	2,192,215,159
1. Inventories	141		11,179,095,993	2,192,215,159
2. Provision for inventory depreciation (*)	142		(1,939,364,583)	-
V. Short-term biological assets	150			
1. Short-term livestock for one-time production	151		-	-
2. Short-term crops (seasonal or for one-time harvest)	152		-	-
3. Provision for impairment of short-term biological assets (*)	153		-	-
V. Other current assets	160		89,161,059	1,402,942,600
1. Short-term prepaid expenses	161		89,161,059	80,969,085
2. Deductible VAT	162		-	-
3. Taxes and other receivables from the State	163		-	1,321,973,515
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-



FINANCIAL STATEMENT
FIRST QUARTER 2026
(Continued)

Unit: VND

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	4
B - NON-CURRENT ASSETS	200		860,190,017,583	868,728,604,306
I. Non-current receivables	210		-	-
5. Non-current loan receivables	211		-	-
6. Other non-current receivables	215		-	-
7. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		797,096,114,139	798,749,697,033
1. Tangible fixed assets	221	8	797,096,114,139	798,749,697,033
- Original cost	222		1,551,733,007,565	1,540,736,284,316
- Accumulated depreciation (*)	223		(754,636,893,426)	(741,986,587,283)
2. Finance lease fixed assets	224		-	-
- Original cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	9	-	-
- Original cost	228		118,018,611,867	117,254,213,497
- Accumulated depreciation (*)	229		(118,018,611,867)	(117,254,213,497)
III. Long-term biological assets	230			
1. Livestock for periodic production	231			
a. Immature livestock for periodic production	232			
b. Mature livestock for periodic production	233			
- Original cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock for one-time production	236			
3. Long-term crops (seasonal or for one-time harvest)	237			
4. Provision for impairment of long-term biological assets	238			
III. Investment real estate	240		-	-
- Original cost	241		-	-
- Accumulated depreciation (*)	242		-	-
IV. Long-term unfinished assets	250		51,381,704,634	51,048,908,894
1. Long-term unfinished production and business costs	251		-	-
2. Unfinished construction costs	252	10	51,381,704,634	51,048,908,894
V. Long-term financial investments	260		11,008,280,517	10,936,980,647
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	-
3. Capital contributions to other entities	263		11,008,280,517	10,936,980,647
4. Long-term financial investment provisions (*)	264		-	-
5. Investments held to maturity	265		-	-
6. Provision for long-term held-to-maturity investments(*)	266		-	-
VI. Other long-term assets	270		703,918,293	7,993,017,732
1. Long-term prepaid expenses	271		703,918,293	745,958,662
2. Deferred income tax assets	272		-	-
3. Long-term equipment, supplies, spare parts	273		-	7,247,059,070
4. Other long-term assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		932,547,405,972	927,595,345,646



FINANCIAL STATEMENT
FIRST QUARTER 2026
(Continued)

Unit: VND

SOURCES OF CAPITAL	Code	Note	31/03/2026	01/01/2026
1	2	3	4	4
C - LIABILITIES PAYABLE	300		337,898,576,106	344,140,542,007
I. Current liabilities	310		221,897,256,165	222,890,549,800
1. Current payables to suppliers	311		2,643,177,888	2,648,301,889
2. Current prepayments from buyers	312		952,424,889	887,035,232
3. Dividends and profit payable.	313			
3. Taxes and amounts payable to the State	314	12	6,235,263,567	9,004,283,792
4. Payables to employees	315		3,966,604,122	8,758,455,913
5. Current payable expenses	316		62,870,830,191	59,078,747,350
6. Current internal payables	317		-	-
7. Payables according to construction contract progress	318		-	-
8. Current unearned revenue	319		434,099,133	432,513,122
9. Other current payables	320	13	94,271,953,581	92,787,729,017
10. Current loans and financial leasing debts	321	14	50,522,902,794	49,293,483,485
11. Current provisions for payables	322		-	-
12. Bonus and welfare funds	323		-	-
13. Price stabilization fund	324		-	-
14. Government bond repurchase transactions	325		-	-
II. Non-current liabilities	330		116,001,319,941	121,249,992,207
1. Non-current trade payables	331		-	-
2. Non-current prepayments from customers	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
3. Non-current accrued expenses	334		-	-
4. Internal payables for working capital	335		-	-
5. Non-current internal payables	336		-	-
6. Non-current unearned revenue	337		-	-
7. Other non-current payables	338		-	-
8. Non-current borrowings and financial lease liabilities	339	15	116,001,319,941	121,249,992,207
9. Convertible bonds	340		-	-
10. Preferred shares	341		-	-
11. Deferred income tax payable	342		-	-
12. Non-current provisions	343		-	-
13. Science and technology development fund	344		-	-



FINANCIAL STATEMENT
FIRST QUARTER 2026
(Continued)

Unit: VND

SOURCES OF CAPITAL	Code	Note	31/03/2026	01/01/2026
1	2	3	4	4
D - OWNER'S EQUITY	400		594,648,829,866	583,454,803,639
I. Owner's equity	400	16	594,648,829,866	583,454,803,639
1. Owner's capital contribution	411		703,687,540,000	703,687,540,000
- Common stock with voting rights	411a		703,687,540,000	703,687,540,000
- Preferred stock	411b		-	-
2. Share premium	412		81,363,105,200	81,363,105,200
3. Bond conversion option	413		-	-
4. Other owners' capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Asset revaluation difference	416		-	-
7. Exchange rate difference	417		388,359,778,686	384,524,839,843
8. Development investment fund	418		11,206,193,409	11,206,193,409
10. Other funds belonging to owner's equity	419		-	-
11. Undistributed profit after tax	420		(589,967,787,429)	(597,326,874,813)
- Undistributed profit after tax Accumulated to the end of the previous period	420a		(597,326,874,813)	(604,138,226,564)
- Undistributed profit after tax of this period	420b		7,359,087,384	6,811,351,751
TOTAL SOURCES OF CAPITAL (440 = 300 + 400)	440		932,547,405,972	927,595,345,646

Creator

Nguyễn Thị Huệ

Chief Accountant

Nguyễn Thị Thu Bình

Bai Chay, March 19 th, 2026

Deputy General Director



Trần Thị Hồng Liễu



INCOME STATEMENT FIRST QUARTER 2026

Unit: VND

ITEMS	CODE	Note	Quarter 1		Accumulated from the beginning of the year	
			2026	2025	2026	2025
1			4	4	6	6
1. Sales and service revenue	01		43,966,031,472	29,115,271,620	43,966,031,472	29,115,271,620
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and service provision	10	17	43,966,031,472	29,115,271,620	43,966,031,472	29,115,271,620
4. Cost of goods sold	11		24,148,618,560	24,812,976,280	24,148,618,560	24,812,976,280
5. Gross profit from sales and service provision	20		19,817,412,912	4,302,295,340	19,817,412,912	4,302,295,340
6. Gain/Loss on disposal of investment property	21					
6. Financial operating revenue	22	18	585,707,760	504,660,040	585,707,760	504,660,040
7. Financial expenses	23	19	5,133,450,168	6,337,831,920	5,133,450,168	6,337,831,920
In which: Interest expense	24		4,907,295,360	6,130,000,880	4,907,295,360	6,130,000,880
8. Selling expenses	25		3,073,201,560	2,884,340,670	3,073,201,560	2,884,340,670
9. Business management costs	26		4,758,555,384	4,842,067,460	4,758,555,384	4,842,067,460
10. Net profit from operating activities	30		7,437,913,560	(9,257,284,670)	7,437,913,560	(9,257,284,670)
11. Other income	31	20	21,274,704	17,074,010	21,274,704	17,074,010
12. Other expenses	32	21	100,100,880	111,425,040	100,100,880	111,425,040
13. Other profits	40		(78,826,176)	(94,351,030)	(78,826,176)	(94,351,030)
14. Total accounting profit before tax	50		7,359,087,384	(9,351,635,700)	7,359,087,384	(9,351,635,700)
15. Current corporate income tax expense	51		-	-	-	-
16. Deferred corporate income tax expense	52		-	-	-	-
17. Profit after corporate income tax	60		7,359,087,384	(9,351,635,700)	7,359,087,384	(9,351,635,700)
18. Basic earnings per share	70					
19. Declining earnings per share	71					

Bai Chay, March 19th, 2026

Creator


Nguyễn Thị Huệ

Chief Accountant


Nguyễn Thị Thu Bình


Deputy General Director
Trần Thị Hồng Liễu



CASH FLOWS STATEMENT
(Indirect method)
FIRST QUARTER 2026

ITEM	Code	Unit: VND	
		Accumulated from the beginning of	
		the year	
		2026	2025
I. CASH FLOW FROM OPERATING ACTIVITIES			
1. Profit before tax	01	7,359,087,384	(9,351,635,700)
2. Adjustments for items		12,687,433,704	13,690,945,870
Depreciation of fixed assets	02	7,780,138,344	7,560,944,990
Provisions	03	-	-
Unrealized exchange differences	04	-	-
Gains/losses from financial investment activities	05	-	-
Interest expense	06	4,907,295,360	6,130,000,880
3. Operating profit before changes in working capital	08	20,046,521,088	4,339,310,170
(Increase) decrease in receivables	09	840,559,896	(343,585,910)
(Increase) decrease in inventories	10	260,000,928	175,636,510
(Increase) decrease in payables	11	(5,885,957,880)	2,478,725,110
(Increase) decrease in prepaid expenses	12	39,099,456	718,376,920
(Increase) decrease in interest paid	14	(1,558,228,320)	(1,703,443,280)
Corporate income tax paid	15	-	-
Other expenses for business operations	17		
Net cash flow from operating activities	20	13,741,995,168	5,665,019,520
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Cash spent on purchasing and constructing fixed assets	21	(725,064,912)	(442,173,730)
2. Cash received from liquidation and sale of fixed assets	22	-	-
3. Cash received from dividends and interest	27		
Net cash flow from investing activities	30	(725,064,912)	(442,173,730)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Cash received from issuing shares	31		
2. Cash received from short-term and long-term loans	33	37,205,223,264	26,909,121,790
3. Cash paid to repay loan principal	34	(42,186,483,504)	(41,313,345,210)
4. Board of Directors' remuneration	36	-	-
Net cash flow from financing activities	40	(4,981,260,240)	(14,404,223,420)
Net cash flow during the period	50	8,035,670,016	(9,181,377,630)



CASH FLOWS STATEMENT
(Indirect method)
FIRST QUARTER 2026
(Continued)

ITEM	Code	Unit: VND	
		Accumulated from the beginning of the	
		year	
		2026	2025
Cash and cash equivalents at the beginning of the period	60	41,734,934,650	36,892,998,801
Effects of changes in foreign exchange rates	61	306,177,869	209,760,629
Cash and cash equivalents at the end of the period	70	50,076,782,535	27,921,381,800

Bai Chay, March 19 th, 2026

Creator

Nguyễn Thị Huệ

Chief Accountant

Nguyễn Thị Thu Bình

Deputy General Director



Trần Thị Hồng Liễu



NOTES TO THE FINANCIAL STATEMENTS THE FIRST QUARTER OF 2026

1. General information

Form of capital ownership

Royal International Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company converted from a foreign joint venture company in accordance with Decree No. 38/2003/ND-CP of the Government dated April 15, 2003 on converting a number of foreign-invested enterprises to operate in the form of a joint stock company and Joint Circular No. 08/TTLT-BKH-BTC of the Ministry of Planning and Investment and the Ministry of Finance dated December 29, 2003 guiding the implementation of Decree No. 38/2003/ND-CP. On June 15, 2005, the Ministry of Planning and Investment issued Investment License No. 953 CPH/GP allowing Hoang Gia International Joint Venture Company Limited to convert into Hoang Gia International Joint Stock Company with the following par value, charter capital and total number of shares:

- Par value of shares: 01 USD/share
- Charter capital: 21,000,000 USD
- Total number of shares: 21,000,000 shares.

On March 14, 2006, the Ministry of Planning and Investment issued amended Investment License No. 953 CPH/GPDC1 approving the conversion of the currency in which the par value of the Company's shares is recorded. Accordingly, the par value of shares, charter capital and total number of shares of the Company are:

- Par value of shares: VND 10,000/share
- Charter capital: VND 332,136,000,000
- Total number of shares: 33,213,600 shares.

The Company has increased its charter capital and investment capital over the years. According to the latest amended Investment Certificate No. 544,2194,665 issued by the People's Committee of Quang Ninh province on October 10, 2023, the Company's investment capital is USD 67,000,000 equivalent to VND 1,171,473,560,000 and its charter capital is USD 42,309,869.89 equivalent to VND 703,687,540,000.

The total number of employees of the Company as of March 31, 2026 is 353 people (as of December 31, 2025: 356 people).

Main business lines and activities

The main activities of the Company are to build and operate a five-star hotel complex, operate prize-winning games exclusively for foreigners and provide entertainment activities in Bai Chay Ward, Ha Long City, Quang Ninh Province. In addition, the Company is licensed to act as a foreign exchange agent under Certificate No. 09/QUN1 issued by the State Bank of Vietnam, Quang Ninh Branch on January 05, 2024.



2. Basis of preparation of the financial statements and accounting period Basis of preparation of the financial statements The financial statements are presented in Vietnamese Dong (VND), translated from the original financial statements prepared in United States Dollars (USD) in accordance with Circular No. 99 dated 27 October 2025 issued by the Ministry of Finance, as follows:
- 2.1 Exchange rates applied to the Statement of Profit or Loss and the Statement of Cash Flows:
The exchange rates applied to the Statement of Profit or Loss and the Statement of Cash Flows are the average transfer buying and selling exchange rates for the first quarter of 2026, accumulated from the beginning of the year to the reporting date, as announced by VCB Ha Long Branch, where the Company maintains its bank account. Specifically:
- The exchange rate applied to the Statement of Profit or Loss for the first quarter of 2025 as at 31 March 2025: VND 25,370/USD.
 - The exchange rate applied to the Statement of Profit or Loss for the first quarter of 2026 as at 31 March 2026: VND 26,136/USD.
- 2.2 Exchange rates applied to the Statement of Financial Position:
The exchange rates applied to the Statement of Financial Position are the average transfer buying and selling exchange rates of VCB Ha Long Branch, where the Company maintains its bank account, at 31 December 2025 and 31 March 2026. Specifically:
- The exchange rate applied to the Statement of Financial Position as at 31 December 2025: VND 26,077/USD.
 - The exchange rate applied to the Statement of Financial Position as at 31 March 2026: VND 26,247/USD.

Accounting period

The Company's fiscal year begins on January 1 and ends on December 31.

3. Applying new accounting guidelines

New guidance on enterprise accounting regime

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on corporate accounting regimes, which supersedes Circular No. 200/2014/TT-BTC, Decision No. 15/2006/QĐ-BTC dated 20 March 2006, and Circular No. 244/2009/TT-BTC dated 31 December 2009 of the Ministry of Finance. The Company has applied Circular No. 99/2025/TT-BTC in the preparation and presentation of its financial statements for the accounting period ended 31 March 2026. The Board of Directors has adopted this Circular in the preparation and presentation of the Company's financial statements for the first quarter of 2026 ended 31 March 2026.

4. Summary of significant accounting policies

The following are the significant accounting policies applied by the Company in preparing the financial statements:

Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits.

Receivables



Receivables represent the carrying amount of receivables from customers, including trade receivables arising from the sale of goods and provision of services; and other non-trade receivables unrelated to the sale of goods and provision of services. Provision for doubtful receivables is made for each receivable based on the time overdue for principal payment according to the original debt commitment (excluding debt extensions between the parties), or based on the estimated loss that may occur. Receivables determined to be uncollectible will be written off.

Inventories

Inventories are stated at the lower-of-cost and net realizable value. Cost is determined on the basis of specific identification, or weighted average, first in first out, depending on the type of inventory. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. In the case of manufactured products, cost includes all direct costs and production overheads based on the normal level of activity. Net realisable value is the estimated selling price of the inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

The Company uses the perpetual inventory method to account for inventories.

Provisions are made for obsolete, slow-moving and damaged inventories. The difference between the provision required at the end of the current accounting period and the provision made at the end of the previous accounting period is recorded as an increase or decrease in cost of goods sold during the accounting period.

Tangible fixed assets and depreciation

Fixed assets are stated at cost less accumulated depreciation. Historical cost includes costs directly related to obtaining the fixed asset in a ready-to-use state. Costs incurred after initial recognition are only recorded as an increase in the historical cost of a fixed asset if these costs definitely increase future economic benefits due to the use of that asset. Costs incurred that do not satisfy the above conditions are recorded as production and business costs in the accounting period.

Depreciation

Fixed assets are depreciated using the straight-line method to gradually reduce the depreciable value over their estimated useful life or over the life of the Investment License. The depreciated value is the original price of the fixed asset recorded on the financial statements minus (-) the estimated liquidation value of that asset. The estimated useful life of the types of assets is as follows:

Buildings, structures	35 - 50 years
Machinery, equipment	5 - 10 years
Means of transport	8 years
Management equipment	5 years
Land use rights	27 years
Software	5 - 10 years
Other fixed assets	5 years

Intangible fixed assets and depreciation

Land use rights include land use rights allocated by the Government with land use fees collected and issued with a Certificate of Land Use Rights.



Land use terms are stated at cost less accumulated depreciation. The cost of land use rights includes the purchase price and costs directly related to obtaining the land use rights. Land use rights are depreciated using the straight-line method over the term of the land use rights.

Land use rights with an indefinite term are stated at cost and are not depreciated.

Disposal

Gains or losses arising from the disposal or transfer of fixed assets are determined by the difference between the net proceeds from the disposal and the remaining value of the fixed assets and are recorded as income or expenses in the interim income statement.

Construction in progress costs

Construction in progress represents the value of assets under construction for production, rental or administrative purposes, or for any other purpose, and is stated at cost, including all costs necessary to build new or repair, renovate, expand or re-equip technical works such as construction costs; equipment costs; project management costs and construction investment consulting costs that meet the conditions in accordance with the Company's accounting policy. Depreciation of these assets, like other types of fixed assets, will begin when the assets are ready for use.

Investment properties

Investment properties include land use rights and factories and structures held by the Company for the purpose of earning rental income or for capital appreciation, and are stated at cost less accumulated depreciation. The cost of an investment property purchased comprises the purchase price and any costs directly attributable to bringing the property to its working condition for use.

Investment property is depreciated using the straight-line method over its estimated useful life of 35 years.

Prepaid expenses

Prepaid expenses include short-term prepaid expenses and long-term prepaid expenses on the balance sheet. Short-term prepaid expenses reflect the amount paid in advance for the provision of services; or tools and supplies that do not meet the conditions for recognition as fixed assets within a period not exceeding 12 months or one business production cycle from the date of prepayment. Long-term prepaid expenses reflect the amount paid in advance for the provision of services; or tools and supplies that do not meet the conditions for recognition as fixed assets with a period of more than 12 months or more than one business production cycle from the date of prepayment. These prepaid expenses are recorded at cost and amortized on a straight-line basis over their estimated useful lives.

Revenue recognition

Sales revenue

Sales revenue is recognized in the income statement when all five (5) following conditions are met:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;



- The amount of revenue can be measured reliably;
- The Company will receive economic benefits from the sales transaction; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue is not recognized when there is a material uncertainty regarding the collectability of the proceeds from the sale or the possibility of the return of the goods.

Revenue is recognized in accordance with substance over form and is allocated according to product or goods supply obligations.

Revenue from prize games

Revenue for the Royal International Club's operations includes revenue from gaming tables and revenue from gaming machines, which are recognized and recorded as follows::

- Gaming table revenue is recorded on the basis of the difference between the number of chips at the end of the shift minus the number of chips at the beginning of the shift at each gaming table plus (+) the number of chips in the drop box (+) the number of chips transferred from the gaming table to the counter minus (-) the number of chips transferred from the counter to the gaming table.
- Gaming machine revenue is equal to the total amount of money customers deposit into the machine to play minus the total amount paid to customers at the cashier.

Revenue of services rendered

Revenue of services rendered is recorded in the interim income statement when the service has been provided, by calculating the level of completion of each transaction, based on an assessment of the ratio of services provided to the total volume of services to be provided.

Revenue of services rendered is only recognized when all four (4) of the following conditions are met:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The stage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Interest income

Interest is recognized on the basis of the actual time and interest rate for each period when all two (2) of the following conditions are met:

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

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets that take a substantial period of time to be put into use are added to the cost of those assets, until the assets are ready for their intended use or sale. Income arising from the temporary investment of borrowings is deducted from the cost of the relevant assets.



All other borrowing costs are recognized in the income statement when incurred.

Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation. Provisions are not recognized for future operating losses.

Provisions are measured based on the expected expenditure to settle the obligation. If the effect of the time value of money is substantial, provisions are calculated on a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in value due to the effect of time is recognized as a financial expense. The difference between the provision made at the end of the current accounting period and the provision made but not used at the end of the previous accounting period is recognized as an increase or decrease in operating expenses in the accounting period.

Tax

Corporate income tax ("CIT") includes all CIT calculated on taxable income. CIT expense includes current CIT expense and deferred CIT expense.

Current CIT is the amount of CIT payable or recoverable calculated on taxable income and CIT rate of the current accounting period. Current and deferred income tax are recognised as income or expense in determining profit or loss for the period, except to the extent that the income tax arises from a transaction or event that is recognized directly in equity in the same or a different accounting period.

Deferred CIT is calculated in full based on temporary differences between the carrying value of assets and liabilities in the financial statements and the CIT basis of these items. Deferred CIT is not recognized when a deferred tax liability arises from the initial recognition of an asset or liability in a transaction that is not a business merger transaction and does not affect accounting profit or income tax profit/loss at the time the transaction occurs. Deferred CIT is calculated at the tax rates that are expected to be applied in the period when the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date.

Deferred CIT assets are recognized when it is probable that taxable profits will be available in the future against which deductible temporary differences can be utilized.



5. Cash

	31/03/2026	01/01/2026
	VND	VND
Cash	27,397,930,950	25,251,167,487
Deposits	22,678,851,585	16,483,767,163
	50,076,782,535	41,734,934,650

6. Current accounts receivable

	31/03/2026	01/01/2026
	VND	VND
Receivables from Club customers	-	-
Receivables from other operating activities	8,199,326,577	8,680,277,067
	8,199,326,577	8,680,277,067

7. Inventories

	31/03/2026	01/01/2026
	VND	VND
Raw materials	10,831,848,183	1,816,836,744
Goods	347,247,810	375,378,415
Total:	11,179,095,993	2,192,215,159
Provision for inventory write-down	(1,939,364,583)	
Net realizable value of inventories	9,239,731,410	2,192,215,159



8. Tangible fixed assets

Unit : VND

	Building architecture	Machinery and equipment	Office equipment	Means of transport	Other tangible fixed assets	Total
Original price						
As of 01/01/2026	1,140,753,698,276	324,548,552,906	15,939,931,328	20,224,643,198	39,269,458,608	1,540,736,284,316
As of 31/03/2026	1,148,190,448,236	327,616,786,302	16,043,872,455	20,356,464,531	39,525,436,041	1,551,733,007,565
Accumulated depreciation						
As of 01/01/2026	(361,578,988,140)	(306,199,993,396)	(15,939,931,328)	(20,224,643,198)	(38,043,031,221)	(741,986,587,283)
As of 31/03/2026	(370,863,889,461)	(308,967,951,591)	(16,043,872,455)	(20,356,464,531)	(38,404,715,388)	(754,636,893,426)
Residual value						
As of 01/01/2026	779,174,710,136	18,348,559,510	-	-	1,226,427,387	798,749,697,033
As of 31/03/2026	777,326,558,775	18,648,834,711	-	-	1,120,720,653	797,096,114,139

9. Intangible fixed assets

Unit: VND

	Land use rights	Computer software	Total
Original price			
As of 01/01/2026	114,589,326,636	2,664,886,861	117,254,213,497
As of 31/03/2026	114,589,326,636	3,429,285,231	118,018,611,867
Accumulated depreciation			
As of 01/01/2026	(114,589,326,636)	(2,664,886,861)	(117,254,213,497)
As of 31/03/2026	(114,589,326,636)	(3,429,285,231)	(118,018,611,867)
Residual value			
As of 01/01/2026	-	-	-
As of 31/03/2026	-	-	-

10. Construction in progress

	31/03/2026	01/01/2026
	VND	VND
Cost of unfinished construction	51,381,704,634	51,048,908,894
Total:	51,381,704,634	51,048,908,894



11. Investing capital in other entities

The investment in another entity represents the value of the capital contribution to UP Securities Joint Stock Company (UPSC), formerly known as International Royal Securities Joint Stock Company (IRS), equivalent to 2.25% of its charter capital.

12. Tax and statutory obligations

	31/03/2026	01/01/2026
	VND	VND
Value added tax	1,469,307,060	2,486,885,259
Special consumption tax	3,625,366,875	6,186,481,403
Other taxes	1,140,589,632	330,917,130
Total	6,235,263,567	9,004,283,792

13. Other current payable

	31/03/2026	01/01/2026
	VND	VND
Payable to Long Bay Agency - chip consignme	17,522,549,694	17,409,057,354
Receipt of deposit, bet	13,924,715,922	13,715,250,304
Payable to Long Bay Agency	56,960,058,285	56,591,131,935
Other payables	5,864,629,680	5,072,289,424
Short-term payments	94,271,953,581	92,787,729,017

14. Short-term loans and financial leases

	31/03/2026	01/01/2026
	VND	VND
HDBank Quang Ninh Branch	1,286,103	4,662,228,599
PVCOMBANK Quang Ninh Commercial Bank	50,521,616,691	44,631,254,886
Other	-	-
Total:	50,522,902,794	49,293,483,485



15. Long-term loans and financial leases

	31/03/2026	01/01/2026
	VND	VND
Non-current loans and liabilities	116,001,319,941	121,249,992,207
Total:	116,001,319,941	121,249,992,207

16. Owner's equity

	Owner's equity	Retained earnings	Capital surplus	Development investment fund	Exchange rate difference	Total
Balance 01/01/2026	703,687,540,000	(597,326,874,813)	81,363,105,200	11,206,193,409	384,524,839,843	583,454,803,639
Balance 31/03/2026	703,687,540,000	(589,967,787,429)	81,363,105,200	11,206,193,409	388,359,778,686	594,648,829,866

17. Revenue from sale of goods and rendering of services

	Quarter I/2026	Quí I/2025
	VND	VND
Room Revenue	1,613,793,456	1,798,631,520
Revenue from prize-winning games services	35,305,737,192	19,651,449,780
Revenue from food and beverage services	3,694,924,728	4,272,790,030
Other	3,351,576,096	3,392,400,290
Total	43,966,031,472	29,115,271,620

18. Revenue from financial activities

	Quarter I/2026	Quarter I/2025
	VND	VND
Realized exchange rate difference	360,572,256	451,966,550
Unrealized exchange rate difference	-	-
Other financial revenue	206,578,944	50,156,490
Interest on deposits	18,556,560	2,537,000
	585,707,760	504,660,040



19. Financial operating expenses

	Quarter I/2026	Quarter I/2025
	VND	VND
Realized exchange rate difference	91,397,592	143,771,790
Unrealized exchange rate difference	-	-
Other financial expenses	134,757,216	64,033,880
Loan interest	4,907,295,360	6,130,026,250
	<u>5,133,450,168</u>	<u>6,337,831,920</u>

20. Other incomes

	Quarter I/2026	Quarter I/2025
	VND	VND
Other income	21,274,704	17,074,010
	<u>21,274,704</u>	<u>17,074,010</u>

21. Other expenses

	Quarter I/2026	Quarter I/2025
	VND	VND
Other expenses	100,100,880	111,425,040
	<u>100,100,880</u>	<u>111,425,040</u>



22. Departments classified by business segment

All of the Company's business operations are carried out in Vietnam. The Company's legal representative has determined that management decisions are primarily based on the types of services provided by the Company. Therefore, the Company's reportable segments are presented on business segments. Revenue and expenses by the Company's principal business segments are as follows:

For the period from January 1, 2026 to March 31, 2026:

	Club VND	Villas- Hotel VND	Offset VND	Total VND
1. Net external sales	35,305,737,192	8,660,294,280	-	43,966,031,472
2. Depreciation and amortisation	1,941,983,208	5,838,155,136	-	7,780,138,344
3. Operating profit/(loss)	18,281,164,968	(10,843,251,408)	-	7,437,913,560
4. Tangible fixed assets, intangible assets and other long-term assets increased in the year	-	948,423,168	-	948,423,168
5. Segment assets	164,260,261,503	720,317,103,636	(921,539,125,455)	(36,961,760,316)
6. Unallocated assets	-	-	-	969,509,166,288
Total assets	164,260,261,503	720,317,103,636	(921,539,125,455)	932,547,405,972
7. Segment liabilities	560,904,321,822	560,127,541,857	(921,539,125,455)	199,492,738,224
8. Unallocated liabilities	-	-	-	138,405,837,882
Total liabilities	560,904,321,822	560,127,541,857	(921,539,125,455)	337,898,576,106

For the period from January 1, 2025 to March 31, 2025:

	Club VND	Villas- Hotel VND	Offset VND	Total VND
1. Net external sales	19,651,449,780	9,463,821,840	-	29,115,271,620
2. Depreciation and amortisation	1,914,394,830	5,646,550,160	-	7,560,944,990
3. Operating profit/(loss)	1,802,132,580	(11,059,417,250)	-	(9,257,284,670)
4. Tangible fixed assets, intangible assets and other long-term assets increased in the year	131,441,970	-	-	131,441,970
5. Segment assets	147,135,545,200	724,255,879,400	(924,128,454,000)	(52,737,029,400)
6. Unallocated assets	-	-	-	964,251,513,200
Total assets	147,135,545,200	724,255,879,400	(924,128,454,000)	911,514,483,800
7. Segment liabilities	583,914,046,800	539,537,046,400	(924,128,454,000)	199,322,639,200
8. Unallocated liabilities	-	-	-	159,968,209,400
Total liabilities	583,914,046,800	539,537,046,400	(924,128,454,000)	359,290,848,600



23. Current Corporate Income Tax Expense

	For the period from 01/01/2026 to 31/3/2026 VND	For the period from 01/01/2025 to 31/3/2025 VND
Pre-tax accounting profit (loss)	7,359,087,384	(9,351,635,700)
Adjustment for taxable income		
Add:	115,965,432	213,698,685
- Exchange rate difference loss due to revaluation of monetary items of foreign origin		
- Other adjustments that increase pre-tax profit: support for funds outside the unit	88,235,136	91,205,150
- Chips returned during the period	27,730,296	122,493,535
Subtract:	165,420,647	165,420,647
- Subtract the reversal of provision for doubtful debts		
- Subtract the pre-operating expense allocation according to tax audit	165,420,647	165,420,647
- Subtract the chips returned during the period	-	-
Taxable income	7,309,632,169	(9,303,357,662)
Tax rate	20%	20%

Bai Chay, March 19 th, 2026

Creator

Nguyễn Thị Huệ

Chief Accountant

Nguyễn Thị Thu Bình

Deputy General Director

Trần Thị Hồng Liễu



ROYAL INTERNATIONAL CORPORATION

No: 2026.04.20...RIC

“Re: Explanation of the difference in business results between the first quarter of 2026 and the first quarter of 2025, the cause of profit in the first quarter of 2026”

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

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Bai Chay, March 19 th, 2026

**To: STATE SECURITIES COMMISSION OF VIETNAM
HANOI STOCK EXCHANGE**

Royal International Corporation (stock code RIC) would like to explain the difference in business results between the first quarter of 2026 and the first quarter of 2025, the cause of the profit in the first quarter of 2026, specifically as follows:

I – Explanation of the difference between the business results of the first quarter of 2026 and the first quarter of 2025:

Compare the indicators on the business results table of the first quarter of 2026 and the first quarter of 2025 as follows:

Unit: VND

TT	Explanation	First quarter 2026	First quarter 2025	Different	Rate
I	Sales and service revenue	43,966,031,472	29,115,271,620	14,850,759,852	51
II	Financial revenue	585,707,760	504,660,040	81,047,720	16
III	Other income	21,274,704	17,074,010	4,200,694	
IV	Expenses			-	
1	Financial expenses	5,133,450,168	6,337,831,920	(1,204,381,752)	
2	Cost of goods sold	24,148,618,560	24,812,976,280	(664,357,720)	(3)
3	Selling expenses	3,073,201,560	2,884,340,670	188,860,890	7
4	Administrative expenses	4,758,555,384	4,842,067,460	(83,512,076)	(2)
5	Other expenses	100,100,880	111,425,040	(11,324,160)	(10)
	Add expenses (1-5)	37,213,926,552	38,988,641,370	(1,774,714,818)	(5)
V	Profit after tax	7,359,087,384	(9,351,635,700)	16,710,723,084	179

Explanation of the difference:

1. Revenue from sales and service provision the first quarter 2026 recorded growth compared to the same period last year. This was mainly due to the Company's implementation of flexible promotional programs to retain key customer segments, while proactively expanding its new customer base, thereby driving sales growth.
2. Financial income increased due to the revaluation of foreign exchange differences.
3. Other income increased as the Company received sponsorship funding in the first quarter 2026.
4. Financial expenses decreased as the outstanding loan principal declined, resulting in lower interest expenses compared to the first quarter 2025.
5. Cost of goods sold, administrative expenses, and other expenses decreased as the Company's management implemented various cost-saving measures, including reducing repair costs, consumables, and raw materials.
6. Profit after corporate income tax increased as the first quarter 2026 revenue rose by 51% while expenses decreased by 5% compared to the first quarter 2025, leading to higher profitability than the same period last year.

II - Explanation for the Profit in the first quarter of 2026:

The Company's profit in the first quarter 2026 recorded significant growth compared to the same period in 2025, driven by effective strategies to optimize both revenue and costs. Specifically, the Company implemented synchronized measures to strengthen and stabilize its existing customer base, while flexibly deploying sales promotion policies to effectively tap into new customer segments. In addition to efforts to increase revenue, stringent control and optimization of operating expenses contributed to improved business performance, resulting in higher profitability in the first quarter 2026 compared to the same period last year.

The above explanation is respectfully submitted by Royal International Corporation to the State Securities Commission and the Hanoi Stock Exchange for acknowledgement.

Sincerely,

Recipients:

- Hanoi Stock Exchange
- Administration, accounting Department

Royal International Corporation

Deputy General Director


Trần Thị Hồng Liễu

