

**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: 261020/CBTT-RIC

Hà Long, ngày 20 tháng 10 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 3 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 two 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: Đường Hạ Long, 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 Q3 năm 2026 / Financial report quarter Q3 2026

- ☒ BCTC riêng / separate financial statements;
- ☐ 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 2025) / 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 2025):

- ☐ 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: 20/10/2026 tại đường dẫn: <https://royalhalonghotel.com/vi/our-announcement/> /This information was published on the company's website on .../.../.... (date), as in the link

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



Chen Yu Chen



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
Mrs. Trần Thị Hồng Liễu	Vice Chairwoman (Appointed on 8 May 2026)
Mrs. Trần Thị Hồng Nhung	Member (Appointed on 8 May 2026)

Board of Directors

Mrs. Trần Thị Hồng Liễu	Deputy General Director (Authorized Signatory January 17, 2024)
Mrs. Nguyễn Thị Thu Bình	Chief Accountant

Legal Representative

Mrs. Chen Yu Chen	Chairman
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Head Office

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





FINANCIAL STATEMENT FOR THE THIRD QUARTER OF 2026

Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
1	2	3	4	4
A - CURRENT ASSETS	100		79,507,155,000	58,866,741,340
I. Cash and cash equivalents	110	5	53,429,301,590	41,734,934,650
1. Cash	111		43,498,243,740	41,734,934,650
2. Cash equivalents	112		9,931,057,850	-
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		11,430,020,280	13,536,648,931
1. Current receivables from customers	131	6	8,132,271,770	8,680,277,067
2. Current prepayments to suppliers	132		2,790,320,680	4,434,107,003
3. Current internal receivables	133		-	-
4. Receivables according to construction contract progress schedule	134		-	-
5. Other current receivables	135		6,480,346,040	6,401,381,960
6. Provision for short-term doubtful receivables (*)	136		(5,972,918,210)	(5,979,117,099)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140	7	14,486,455,550	2,192,215,159
1. Inventories	141		16,405,352,880	2,192,215,159
2. Provision for inventory depreciation (*)	142		(1,918,897,330)	-
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		161,377,580	1,402,942,600
1. Short-term prepaid expenses	161		161,377,580	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 STATEMEN
FOR THE THIRD QUARTER OF 2026
(Continued)

Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
I	2	3	4	4
B - NON-CURRENT ASSETS	200		840,121,319,450	868,728,604,306
I. Non-current receivables	210		-	-
5. Non-current loan receivables	211		-	-
6. Other Non-current receivables	212		-	-
7. Provision for doubtful Non-current receivables (*)	213		-	-
4. Phải thu nội bộ dài hạn	214		-	-
5. Other non-current receivables	215		-	-
6. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		777,635,421,850	798,749,697,033
1. Tangible fixed assets	221	8	777,635,421,850	798,749,697,033
- Original cost	222		1,539,447,660,310	1,540,736,284,316
- Accumulated depreciation (*)	223		(761,812,238,460)	(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		116,773,092,170	117,254,213,497
- Accumulated depreciation (*)	229		(116,773,092,170)	(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		-	-
- 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		50,839,443,340	51,048,908,894
1. Long-term unfinished production and business costs	251		-	-
2. Unfinished construction costs	252	10	50,839,443,340	51,048,908,894
V. Long-term financial investments	260		10,892,103,670	10,936,980,647
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	-
3. Capital contributions to other entities	263		10,892,103,670	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		754,350,590	7,993,017,732
1. Long-term prepaid expenses	271		754,350,590	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		919,628,474,450	927,595,345,646



FINANCIAL STATEMEN
FOR THE THIRD QUARTER OF 2026
(Continued)

Unit: VND

SOURCES OF CAPITAL	Code	Note	30/09/2026	01/01/2026
1	2	3	4	4
C - LIABILITIES PAYABLE	300		342,881,754,180	344,140,542,007
I. Current liabilities	310		239,924,182,610	222,890,549,800
1. Current payables to suppliers	311		2,840,053,230	2,648,301,889
2. Current prepayments from buyers	312		905,677,780	887,035,232
3. Dividends and profit payable.	313		-	-
3. Taxes and amounts payable to the State	314	12	6,466,555,970	9,004,283,792
4. Payables to employees	315		4,291,438,620	8,758,455,913
5. Current payable expenses	316		68,646,215,330	59,078,747,350
6. Current internal payables	317		-	-
7. Payables according to construction contract progress	318		-	-
8. Current unearned revenue	319		363,580,000	432,513,122
9. Other current payables	320	13	92,886,950,940	92,787,729,017
10. Current loans and financial leasing debts	321	14	63,523,710,740	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		102,957,571,570	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	102,957,571,570	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 STATEMEN
FOR THE THIRD QUARTER OF 2026
(Continued)

Unit: VND

SOURCES OF CAPITAL	Code	Note	30/09/2026	01/01/2026
1	2	3	4	4
D - OWNER'S EQUITY	400		576,746,720,270	583,454,803,639
I. Owner's equity	400	16	576,746,720,270	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		382,166,416,370	384,524,839,843
8. Development investment fund	418		11,206,193,409	11,206,193,409
9. Other funds belonging to owner's equity	419		-	-
10. Undistributed profit after tax	420		(601,676,534,709)	(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		(4,349,659,896)	6,811,351,751
TOTAL SOURCES OF CAPITAL (440 = 300 + 400)	440		919,628,474,450	927,595,345,646

Creator

Nguyễn Thị Huệ

Chief Accountant

Nguyễn Thị Thu Bình

Deputy General Director

Bai Chay, 19... October 2026
CÔNG TY
CỔ PHẦN QUỐC TẾ
HOÀNG GIA
P. BAI CHAY - TP. QUANG NINH
Trần Thị Hồng Liễu



INCOME STATEMENT FOR THE THIRD QUARTER OF 2026

Unit: VND

ITEMS	CODE	Note	Quarter 3		Accumulated from the beginning of the year	
			2026	2025	2026	2025
1			4	4	6	6
1. Sales and service revenue	01		38,966,636,040	34,286,316,993	115,776,483,600	110,929,603,932
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and service provision	10	17	38,966,636,040	34,286,316,993	115,776,483,600	110,929,603,932
4. Cost of goods sold	11		28,773,597,600	23,445,983,922	82,273,505,736	76,087,693,195
5. Gross profit from sales and service provision	20		10,193,038,440	10,840,333,071	33,502,977,864	34,841,910,737
6. Gain/Loss on disposal of investment property	21		-	-	-	-
7. Financial operating revenue	22	18	447,406,008	1,194,330,918	2,111,425,392	7,179,576,756
8. Financial expenses	23	19	5,336,299,200	5,565,744,761	15,494,355,816	18,469,682,320
<i>In which: Interest expense</i>	24		4,990,277,640	5,367,770,730	14,893,563,936	17,316,202,369
9. Selling expenses	25		2,848,714,464	3,115,716,381	9,095,090,952	9,218,778,776
10. Business management costs	26		5,145,156,000	4,872,050,552	15,311,277,288	15,097,431,133
11. Net profit from operating activities	30		(2,689,725,216)	(1,518,847,705)	(4,286,320,800)	(764,404,736)
12. Other income	31	20	78,787,656	239,700,192	110,417,928	274,115,909
13. Other expenses	32	21	37,547,856	48,418,821	173,757,024	275,119,808
14. Other profits	40		41,239,800	191,281,371	(63,339,096)	(1,003,899)
15. Total accounting profit before tax	50		(2,648,485,416)	(1,327,566,334)	(4,349,659,896)	(765,408,635)
16. Current corporate income tax expense	51		-	-	-	-
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after corporate income tax	60		(2,648,485,416)	(1,327,566,334)	(4,349,659,896)	(765,408,635)
19. Basic earnings per share	70					
20. Declining earnings per share	71					

Creator

Nguyễn Thị Huệ

Chief Accountant

Nguyễn Thị Thu Bình

Bai Chay, 19 October 2026

Deputy General Director

CONG TY
CỔ PHẦN QUỐC TẾ
HOÀNG GIA
P. BAI CHAY - TP. QUANG NINH

Trần Thị Hồng Liễu



CASH FLOWS STATEMENT

(Indirect method)

FOR THE THIRD QUARTER OF 2026

Unit: VND

ITEM	Code	Accumulated from the beginning of the year	
		2026	2025
I. Cash flows from operating activities			
<i>1. Profit before tax</i>	1	(4,349,659,896)	(765,408,635)
<i>2. Adjustments for:</i>	0	37,754,631,048	35,805,756,741
Depreciation and amortization	2	23,628,572,520	22,995,851,055
Provisions	3	18,485,904	(166,750,198)
Foreign exchange (gains)/losses arisen from revaluation of monetary accounts den	4	(785,991,312)	(4,339,546,485)
Gains (losses) on investing activities	5	-	-
Interest expense	6	14,893,563,936	17,316,202,369
Other adjustments	7	-	-
<i>3. Operating profit before movements in working capital</i>	8	33,404,971,152	35,040,348,106
(Increase)/decrease in receivables	9	2,165,914,296	(2,712,123,242)
(Increase)/decrease in inventories	10	(5,127,796,008)	702,085,775
Increase/(decrease) in payables (excluding interest, corporate income tax)	11	(6,990,237,744)	(4,953,031,738)
(Increase)/decrease in prepaid expenses	12	(92,927,016)	928,683,798
Increase (decrease) in trading securities	13	-	(4,883,041,959)
Interest expenses paid	14	(4,750,275,096)	(4,883,041,959)
Corporate income tax paid	15	-	-
Other cash inflows for operating activities	16	-	-
Other cash outflows for operating activities	17	-	-
<i>Net cash flows from operating activities</i>	20	18,609,649,584	24,122,920,740
II. Cash flows from investing activities	0	-	-
Acquisition of fixed assets and other long - term assets	21	(4,005,785,424)	(2,256,095,686)
Proceeds from disposals of fixed assets and other long-term assets	22	-	-
Loans and purchase of debt instruments from other entities	23	-	-
Collection of loans and repurchase of debt instruments of other entities	24	-	-
Equity investments in other entities	25	-	-
Recovery of investments in other entities	26	-	-
Interest and dividend received	27	-	-
<i>Net cash flows from investing activities</i>	30	(4,005,785,424)	(2,256,095,686)
III. Cash flows from financing activities	0	-	-
Cash receipts from issuance of shares and capital contributions from owners	31	-	-
Cash payments for return of capital to owners and repurchase of issued shares	32	-	-
Receipts from loans	33	101,416,444,848	94,361,821,138
Repayment of borrowings	34	(103,466,494,944)	(124,138,701,046)
Cash payments for principal portion of finance lease liabilities	35	-	-
Dividends and profits paid to owners	36	-	-
<i>Net cash flows from investing activities</i>	40	(2,050,050,096)	(29,776,879,908)
Net cash flows during the period	50	12,553,814,064	(7,910,054,854)



CASH FLOWS STATEMENT
(Indirect method)
FOR THE THIRD QUARTER OF 2026
(Continued)

ITEM	Code	Unit: VND	
		Accumulated from the beginning of the year	
		2026	2025
Opening balance of cash and cash equivalents	60	41,734,934,650	36,892,998,801
Impacts of exchange rate fluctuations	61	(859,447,124)	1,301,417,215
Closing balance of cash and cash equivalents	70	53,429,301,590	30,284,361,162

Creator

Nguyễn Thị Huệ

Chief Accountant

Nguyễn Thị Thu Bình

Bai Chay, 19... October 2026
Deputy General Director

Trần Thị Hồng Liễu



NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026

1. General Information

Ownership Structure

Royal International Corporation (hereinafter referred to as the "Company") is a joint stock company converted from a foreign-invested joint venture enterprise in accordance with Government Decree No. 38/2003/ND-CP dated 15 April 2003 on the conversion of certain foreign-invested enterprises into joint stock companies and Joint Circular No. 08/TTLT-BKH-BTC dated 29 December 2003 issued by the Ministry of Planning and Investment and the Ministry of Finance guiding the implementation of Decree No. 38/2003/ND-CP.

On 15 June 2005, the Ministry of Planning and Investment issued Investment License No. 953 CPH/GP approving the conversion of Royal International Joint Venture Co., Ltd. into Royal International Corporation with the following par value, charter capital and total number of shares:

- Par value: USD 1 per share
- Charter capital: USD 21,000,000
- Total number of shares: 21,000,000 shares

On 14 March 2006, the Ministry of Planning and Investment issued the Amended Investment License No. 953 CPH/GPDC1 approving the change in the currency denomination of the Company's shares. Accordingly, the par value, charter capital and total number of shares were changed as follows:

- Par value: VND 10,000 per 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 Registration Certificate No. 5442194665 issued by the People's Committee of Quang Ninh Province on 10 October 2023, the Company's total 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.

As at 30 september 2026, the Company had 340 employees (30 september 2025: 364 employees).

Principal Business Activities

The Company's principal activities are the development and operation of a five-star hotel, the operation of casino gaming exclusively for foreigners, and the provision of entertainment and recreational services in Bai Chay Ward, Quang Ninh City.

In addition, the Company is licensed to operate as a foreign exchange agent under Foreign Exchange Agency Registration Certificate No. 09/QUNI, issued by the State Bank of Vietnam – Quang Ninh Branch on 5 January 2024.



2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

Basis of Preparation of the Financial Statements

The financial statements, originally prepared in United States Dollars (USD) for the period from 1 January 2026 to 30 September 2026, have been translated into Vietnamese Dong (VND) for public disclosure in accordance with Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025, and for submission to the competent authorities of Vietnam using the following principles:

- Assets and liabilities are translated at the average transfer buying and selling exchange rate (being the average of the transfer buying rate and the transfer selling rate) quoted by Vietcombank – Ha Long Branch, where the Company regularly conducts its transactions, at the end of the accounting period. Specifically:
 - Exchange rate as at 30 september 2025: VND 26.206/USD
 - Exchange rate as at 30 september 2026: VND 25.970 /USD.
- Owners' contributed capital, share premium, other equity funds and convertible bond options are translated at the actual exchange rates prevailing on the dates the capital contributions were made.
- Items presented in the Statement of Profit or Loss and the Statement of Cash Flows are translated using the cumulative average exchange rates from the beginning of the year to the reporting date quoted by Vietcombank – Ha Long Branch. Specifically:
 - Average exchange rate as at 30 september 2025: VND 25.741 /USD
 - Average exchange rate as at 30 september 2026: VND 26.184 /USD.

Exchange differences arising from the translation of the financial statements from United States Dollars (USD) into Vietnamese Dong (VND) are recognized under "Foreign Exchange Differences" (Code 417) within Owners' Equity in the Statement of Financial Position.

The average transfer exchange rate is the arithmetic average of the transfer buying rate and the transfer selling rate.

Accounting Period

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

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

New Guidance on the Corporate Accounting Regime

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime, replacing Circular No. 200/2014/TT-BTC.

The Company has adopted Circular No. 99/2025/TT-BTC in the preparation and presentation of its financial statements for the accounting period ended 30 September 2026. This Circular replaces Circular No. 200/2014/TT-BTC as well as the corporate accounting regulations promulgated under 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 Board of Management has applied Circular No. 99/2025/TT-BTC in preparing and presenting the Company's financial statements for the **third quarter of 2026 ended 30 September 2026**.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies adopted by the Company in the preparation of these financial statements.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and demand deposits.

Receivables

Receivables are stated at their carrying amounts and include trade receivables arising from the sale of goods and the rendering of services, as well as other non-trade receivables unrelated to the sale of goods and services.

Allowance for doubtful accounts is made for each receivable based on the period for which the original principal amount has been overdue in accordance with the original debt agreement (without considering any debt extension agreements between the parties), or based on the estimated amount of loss that may be incurred.

Receivables assessed as uncollectible are written off.

Inventories

Inventories are stated at the lower of **cost** and **net realizable value**.

Cost is determined using the **specific identification, weighted average, or first-in, first-out (FIFO)** method, depending on the nature of each inventory item. Cost comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

For manufactured products, cost includes direct costs and manufacturing overhead allocated on the basis of normal operating capacity.

Net realizable value represents the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

The Company applies the **perpetual inventory method** in accounting for inventories.

Provision is 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 recognized as an increase or decrease in **cost of sales** during the period.

Property, Plant and Equipment and Depreciation

Property, plant and equipment are stated at cost less accumulated depreciation.



Cost comprises expenditures that are directly attributable to the acquisition of the assets and bringing them to the condition necessary for their intended use.

Subsequent expenditures are capitalized only when it is probable that future economic benefits associated with the expenditure will flow to the Company. Other expenditures are recognized as operating expenses in the period in which they are incurred.

Depreciation

Property, plant and equipment are depreciated using the **straight-line method** over their estimated useful lives or the term of the Investment License, whichever is applicable.

The depreciable amount is the cost of an asset less its estimated residual value.

The estimated useful lives of the major categories of assets are as follows:

Asset Category	Estimated Useful Life
Buildings and structures	35–50 years
Machinery and equipment	5–10 years
Motor vehicles	8 years
Office equipment	5 years
Land use rights	27 years
Computer software	5–10 years
Other fixed assets	5 years

Intangible Assets and Amortisation

Land use rights comprise land use rights allocated by the State with land use fees and for which Land Use Right Certificates have been issued.

Land use rights with definite terms are stated at cost less accumulated amortisation. Cost includes the purchase price and directly attributable costs incurred in acquiring the land use rights. Such land use rights are amortised on a straight-line basis over the term of the land use rights.

Land use rights with indefinite terms are stated at cost and are not amortised.

Disposal

Gains or losses arising from the disposal of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the assets and are recognised as income or expenses in the interim statement of profit or loss.

Construction in Progress

Construction in progress represents the cost of assets under construction for production, rental, administrative or other purposes and is carried at cost. Cost includes all expenditures necessary for the construction of new assets or the renovation, improvement, expansion or technical upgrading of existing assets, such as construction costs, equipment costs, project management costs and eligible construction consultancy costs in accordance with the Company's accounting policies.



Depreciation of these assets, on the same basis as other property, plant and equipment, commences when the assets are available for their intended use.

Investment Property

Investment property comprises land use rights, buildings and structures held by the Company to earn rental income or for capital appreciation. Investment property is stated at cost less accumulated depreciation.

The cost of purchased investment property includes the purchase price and directly attributable costs incurred in bringing the asset to its working condition for its intended 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 presented in the statement of financial position.

Short-term prepaid expenses represent prepayments for services to be received or tools and supplies that do not qualify for recognition as fixed assets and are expected to be consumed within twelve (12) months or one operating cycle from the date of prepayment.

Long-term prepaid expenses represent prepayments for services to be received or tools and supplies that do not qualify for recognition as fixed assets and are expected to be consumed over more than twelve (12) months or more than one operating cycle from the date of prepayment.

These prepaid expenses are recorded at cost and allocated on a straight-line basis over their estimated useful lives.

Revenue Recognition

Sale of Goods

Revenue from the sale of goods is recognised in the interim statement of profit or loss when all of the following five (5) conditions are satisfied:

- 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;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue is not recognised where significant uncertainties exist regarding the collectability of the consideration or the possibility of goods being returned.



Revenue is recognised in accordance with the substance of the transaction rather than its legal form and is allocated to the performance obligations relating to the supply of goods.

Gaming Revenue

Revenue from the operations of the Royal International Gaming Club comprises table game revenue and electronic gaming machine revenue and is determined and recognised as follows:

- Table game revenue is recognised based on the difference between the closing chip balance and the opening chip balance at each gaming table, plus (+) cash chips collected in the drop box, plus (+) chips transferred from gaming tables to the cashier's cage, less (-) chips transferred from the cashier's cage to gaming tables.
- Electronic gaming machine revenue is recognised as the total amount deposited by players into gaming machines less the total amount paid to players at the cashier's cage.

Rendering of Services

Revenue from the rendering of services is recognised in the interim statement of profit or loss when the services have been rendered, based on the stage of completion of each transaction, determined by reference to the proportion of services performed to the total services to be provided.

Revenue from rendering of services is recognised only when all of the following four (4) conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest Income

Interest income is recognised on a time-proportion basis using the effective interest rate applicable to each period when both of the following two (2) conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; 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 necessarily take a substantial period of time to get ready for their intended use or sale are capitalised as part of the cost of those assets until the assets are substantially ready for their intended use or sale until the qualifying assets are substantially ready for their intended use or sale. Income earned from the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in the interim statement of profit or loss as incurred.



Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of 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 recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligation. Where the effect of the time value of money is material, provisions are measured at the present value of the expected expenditures using 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 the provision due to the passage of time is recognised as a finance cost. The difference between the provision recognised at the end of the current accounting period and the unused provision recognised at the end of the previous accounting period is recognised as an increase or decrease in operating expenses for the period.

Taxation

Corporate income tax ("CIT") comprises the total amount of current and deferred corporate income tax.

Current corporate income tax is the amount of corporate income tax payable or recoverable in respect of the taxable profit for the current accounting period, determined on the basis of taxable income and the applicable tax rates. Current and deferred corporate income tax are recognised as income or expenses in determining the profit or loss for the period, except to the extent that the tax arises from a transaction or event that is recognised directly in equity in the same or a different accounting period.

Deferred corporate income tax is recognised in full using the liability method on temporary differences arising between the carrying amounts of assets and liabilities in the financial statements and their respective tax bases. Deferred tax liabilities are not recognised if they arise from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither accounting profit nor taxable profit (or tax loss). Deferred corporate income tax is determined using tax rates expected to apply in the period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the interim statement of financial position date.

Deferred corporate income tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

5. Cash

	30/09/2026	01/01/2026
	VND	VND
Cash	23,041,752,650	25,251,167,487
Deposits	20,456,491,090	16,483,767,163
Other short-term investments	9,931,057,850	-
	53,429,301,590	41,734,934,650



6. Current accounts receivable

	30/09/2026	01/01/2026
	VND	VND
Receivables from other operating activities	8,132,271,770	8,680,277,067
	8,132,271,770	8,680,277,067

7. Inventories

	30/09/2026	01/01/2026
	VND	VND
Raw materials	16,088,129,330	1,816,836,744
Goods	317,223,550	375,378,415
Cộng:	16,405,352,880	2,192,215,159
Provision for inventory write-down	(1,918,897,330)	-
Net realizable value of inventories	14,486,455,550	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 30/09/2026	1,138,583,596,080	325,739,554,490	15,874,552,050	20,141,630,810	39,108,326,880	1,539,447,660,310
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 30/09/2026	(380,683,088,870)	(306,888,632,680)	(15,874,552,050)	(20,141,630,810)	(38,224,334,050)	(761,812,238,460)
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 30/09/2026	757,900,507,210	18,850,921,810	-	-	883,992,830	777,635,421,850



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 30/09/2026	114,589,326,636	2,183,765,534	116,773,092,170
Accumulated depreciation			
As of 01/01/2026	(114,589,326,636)	(2,664,886,861)	(117,254,213,497)
As of 30/09/2026	(114,589,326,636)	(2,183,765,534)	(116,773,092,170)
Residual value			
As of 01/01/2026	-	-	-
As of 30/09/2026	-	-	-

10. Construction in progress

	30/09/2026	01/01/2026
	VND	VND
Cost of unfinished construction	50,839,443,340	51,048,908,894
Total:	50,839,443,340	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

	30/09/2026	01/01/2026
	VND	VND
Value added tax	915,935,930	2,486,885,259
Special consumption tax	3,661,328,510	6,186,481,403
Other taxes	1,889,291,530	330,917,130
Cộng	6,466,555,970	9,004,283,792



13. Other current payable

	30/09/2026	01/01/2026
	VND	VND
Payable to Long Bay Agency - chip consignment	17,337,597,970	17,409,057,354
Receipt of deposit, bet	13,663,725,950	13,715,250,304
Payable to Long Bay Agency	56,358,925,350	56,591,131,935
Other payables	5,526,701,670	5,072,289,424
Short-term payments	<u>92,886,950,940</u>	<u>92,787,729,017</u>

14. Short-term loans and financial leases

	30/09/2026	01/01/2026
	VND	VND
HDBank Quang Ninh Branch		4,662,228,599
PVCOMBANK Quang Ninh Commercial Bank	63,523,710,740	44,631,254,886
Other		
Cộng:	<u>63,523,710,740</u>	<u>49,293,483,485</u>

15. Long-term loans and financial leases

	30/09/2026	01/01/2026
	VND	VND
Non-current loans and liabilities	<u>102,957,571,570</u>	<u>121,249,992,207</u>

16. Owner's equity

Unit : VND

	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 30/09/2026	703,687,540,000	(601,676,534,709)	81,363,105,200	11,206,193,409	382,166,416,370	576,746,720,270



17. Revenue from sale of goods and rendering of services

	Quarter III/2026	Quarter III/2025
	VND	VND
Room Revenue	4,873,915,944	4,718,685,674
Revenue from prize-winning games services	25,197,308,328	19,881,061,350
Revenue from food and beverage services	4,884,913,224	5,869,411,338
Other	4,010,498,544	3,817,158,631
Cộng	38,966,636,040	34,286,316,993

18. Revenue from financial activities

	Quarter III/2026	Quarter III/2025
	VND	VND
Realized exchange rate difference	44,250,960	1,066,681,299
Other financial revenue	234,372,984	123,402,354
Interest on deposits	168,782,064	4,247,265
	447,406,008	1,194,330,918

19. Financial operating expenses

	Quarter III/2026	Quarter III/2025
	VND	VND
Realized exchange rate difference	224,396,880	49,783,094
Other financial expenses	121,598,496	148,190,937
Loan interest	4,990,303,824	5,367,770,730
	5,336,299,200	5,565,744,761

20. Other incomes

	Quarter III/2026	Quarter III/2025
	VND	VND
Other income	78,787,656	239,700,192
	78,787,656	239,700,192



21. Other expenses

	Quarter III/2026	Quarter III/2025
	VND	VND
Other expenses	37,547,856	48,418,821
	37,547,856	48,418,821

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 July 1, 2026 to September 30, 2026:

	Club for prize - winning games	Hotel and Villas	Offset	Total
	VND	VND	VND	VND
1. Net external sales	25,197,308,328	13,769,327,712	-	38,966,636,040
2. Depreciation and amortisation	1,934,002,608	6,020,932,248	-	7,954,934,856
3. Operating profit/(loss)	(9,970,631,544)	7,280,906,328	-	(2,689,725,216)
4. Tangible fixed assets, intangible assets and other long-term assets increased in the year	-	-	-	-
5. Segment assets	143,149,860,280	710,116,460,340	(894,636,608,530)	(41,370,287,910)
6. Unallocated assets	-	-	-	960,998,762,360
Total assets	143,149,860,280	710,116,460,340	(894,636,608,530)	919,628,474,450
7. Segment liabilities	529,700,818,710	569,150,962,730	(894,636,608,530)	204,215,172,910
8. Unallocated liabilities	-	-	-	138,666,581,270
Total liabilities	529,700,818,710	569,150,962,730	(894,636,608,530)	342,881,754,180



For the period from July 1, 2025 to September 30, 2025:

	Club for prize - VND	Hotel and Villas VND	Offset VND	Total VND
1. Net external sales	19,881,061,350	14,405,255,643	-	34,286,316,993
2. Depreciation and amortisation	1,930,446,295	5,725,622,112	-	7,656,068,407
3. Operating profit/(loss)	3,488,523,284	(5,007,370,989)	-	(1,518,847,705)
4. Tangible fixed assets, intangible assets and other long-term assets	-	-	-	-
5. Segment assets	143,476,880,378	737,901,786,852	(940,672,965,568)	(59,294,298,338)
6. Unallocated assets	-	-	-	988,030,273,670
Total assets	143,476,880,378	737,901,786,852	(940,672,965,568)	928,735,975,332
7. Segment liabilities	574,106,477,464	558,449,728,970	(940,672,965,568)	191,883,240,866
8. Unallocated liabilities	-	-	-	158,225,224,088
Total liabilities	574,106,477,464	558,449,728,970	(940,672,965,568)	350,108,464,954

23. Current Corporate Income Tax Expense

	For the period from 01/01/2026 to 30/09/2026 VND	For the period from 01/01/2025 to 30/09/2025 VND
Pre-tax accounting profit (loss)	(4,349,659,896)	(765,408,635)
Adjustment for taxable income	-	-
Add:	730,114,656	914,062,910
- Provision for doubtful receivables	18,485,904	-
- Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denom	566,700,312	173,828,973
- Other adjustments that increase pre-tax profit: support for off-unit funds.	144,928,440	241,810,954
- Chips returned during the period	-	498,422,983
Subtract:	1,081,736,181	496,261,941
- Subtract the reversal of the provision for doubtful receivables.	-	-
- Subtract the pre-operating expense allocation according to tax audit	496,261,941	496,261,941
- Subtract the chips returned during the period	585,474,240	-
Taxable income	(4,701,281,421)	(347,607,666)
Tax rate	20%	20%



Bai Chay, ...¹⁹...: October 2026

Creator

Nguyễn Thị Huệ

Chief Accountant

Nguyễn Thị Thu Bình

Deputy General Director

Trần Thị Hồng Liễu

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

Royal International Corporation (stock code: RIC) would like to provide an explanation for the difference in business results between quarter III 2026 and quarter III 2025, and the reason for the loss in quarter III 2026.

I – Explanation for the difference in business results between quarter III 2026 and quarter III 2025:
A comparison of the key indicators on the income statements for quarter III 2026 and quarter III 2025 as follow:

Unit: VND					
No.	Interpretation	3rd quarter /2026	3rd quarter /2025	Amount of money increased, decreased	Percentage increased, decreased %
I	Revenue from sales and servic provision	38,966,636,040	34,286,316,993	4,680,319,047	14
II	Revenue from financial activities	447,406,008	1,194,330,918	(746,924,910)	(63)
III	Other income	78,787,656	239,700,192	(160,912,536)	(67)
IV	Expenses			-	
1	Financial operating expenses	5,336,299,200	5,565,744,761	(229,445,561)	(4)
2	Cost of goods sold	28,773,597,600	23,445,983,922	5,327,613,678	23
3	Sales expenses	2,848,714,464	3,115,716,381	(267,001,917)	(9)
4	Management costs	5,145,156,000	4,872,050,552	273,105,448	6
5	Other expenses	37,547,856	48,418,821	(10,870,965)	(22)
	Total expenses (1-5)	42,141,315,120	37,047,914,437	5,093,400,683	14
V	Profit after tax	(2,648,485,416)	(1,327,566,334)	(1,320,919,082)	99

Explanation of the Differences:

- Revenue from Sales of Goods and Rendering of Services Increased:** In Q3 2026, revenue from sales of goods and rendering of services increased compared to Q3 2025 as the Company intensified its sales and marketing activities, enhanced the capabilities of its sales team, and actively implemented measures to stabilize its existing customer base, attract new customers, and strengthen revenue-driving policies. As a result, revenue in Q3 2026 was higher than in Q3 2025.
- Financial Income Decreased:** This was attributable to foreign exchange differences arising from exchange rate fluctuations.

3. **Other Income Decreased:** In Q3 2025, the Company received insurance compensation for damage caused by Typhoon Yagi.
4. **Cost of Goods Sold Increased:** In 2026, the land rental rate increased compared to 2025. In addition, the Company was not eligible for the 30% land rental reduction in Q3 2026.
5. **Other Expenses Decreased:** In Q3 2026, the Company reduced its expenditure on donations and contributions to organizations.
6. **Loss After Corporate Income Tax Increased:** Driven by the higher unit price of land rental in 2026 and the discontinuation of the 30% land rental reduction policy, which led to an increase in the cost of goods sold, resulting in the Company continuing to report a net loss.

II. Profit After Tax in Q3 2026 Changed by 10% or More Compared to the Same Period of the Previous Year

Although revenue in Q3/2026 increased compared to Q3/2025, due to a decrease in financial income and other income, combined with a 23% increase in the cost of goods sold (driven by higher land rental rates and the absence of the 30% land rental reduction policy as in the previous year), the Company's net loss in Q3/2026 increased compared to the same period last year.

The above is the explanation provided by Royal International Corporation. The Company respectfully submits this explanation to the State Securities Commission of Vietnam and the Hanoi Stock Exchange for their review.

Yours faithfully,

ROYAL INTERNATIONAL CORPORATION

Deputy General Director

Trần Thị Hồng Liễu

