92173b5b-92a3-4119-8776-4b55d7308d7f

F88 Investment Joint Stock Company

Consolidated Interim Financial Statements for the six-month period ended 30 June 2026

F88 Investment Joint Stock Company
Corporate Information

Enterprise Registration Certificate No.	2600948135	12 November 2015

The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is dated 18 June 2026. The Enterprise Registration Certificate and its updates were issued by the Department of Planning and Investment of Phu Tho Province (prior to 1 March 2025) and the Department of Finance of Phu Tho Province (from 1 March 2025).

Board of Directors	Mr. Phung Anh Tuan	Chairman
	Mr. Ngo Quang Hung	Member
	Mr. Christopher E.Freund	Member
	Mr. Nguyen Xuan Giao	Member
	Ms. Nguyen Thi Hoang Anh	Member
	Mr. Do Long	Independent Member
	Mr. Piyasak Ukritnukun	Independent Member
	Ms. Nguyen Ngoc Nhu Uyen	Member *(resigned on 30 March 2026)*
Board of Management	Mr. Nguyen Duc Dai	General Director
Audit Committee	Mr. Do Long	Chairman
	Mr. Ngo Quang Hung	Member
	Ms. Nguyen Ngoc Nhu Uyen	Member *(resigned on 30 March 2026)*
Legal Representative	Mr. Phung Anh Tuan	
Chief Accountant	Mr. Nguyen Hoang Luong	
Registered Office	No. 1980 Hung Vuong Street, Nong Trang Ward Phu Tho Province Vietnam	
Auditor	KPMG Limited Vietnam	

F88 Investment Joint Stock Company
Statement of the General Director

The General Director of F88 Investment Joint Stock Company ("the Company") presents this statement and the accompanying consolidated interim financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2026.

The General Director is responsible for the preparation and true and fair presentation of the consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting. In the opinion of the General Director:

(a) the consolidated interim financial statements set out on pages 5 to 61 give a true and fair view of the consolidated financial position of the Group as at 30 June 2026, and of its consolidated results of operations and its consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting; and

(b) at the date of this statement, there are no reasons to believe that the Group will not be able to pay their debts as and when they fall due.

M.S.D.N: 2600948135-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ F88
TP. VIỆT TRÌ - T. PHÚ THỌ

Nguyen Duc Dai
General Director
(Pursuant to the Power of Attorney No. 16/2025/GUQ-F88/TGD dated 15 March 2025)

Phu Tho, 14 AUG 2026

KPMG Limited
46th Floor, Keangnam Landmark 72,
Pham Hung Street, Yen Hoa Ward,
Hanoi, Vietnam
+84 (24) 3946 1600 | kpmg.com.vn

INTERIM FINANCIAL STATEMENTS REVIEW REPORT

To the Shareholders
F88 Investment Joint Stock Company

We have reviewed the accompanying consolidated interim financial statements of F88 Investment Joint Stock Company ("the Company") and its subsidiaries ("the Group"), which comprise the consolidated statement of financial position as at 30 June 2026, the consolidated statements of income and cash flows for the six-month period then ended and the explanatory notes thereto which were authorised for issue by the Company's General Director on 14 AUG 2026, as set out on pages 5 to 61.

General Director's Responsibility

The Company's General Director is responsible for the preparation and fair presentation of these consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting, and for such internal control as the General Director determines is necessary to enable the preparation of consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review engagements 2410 – *Review of interim financial information performed by the independent auditor of the entity.*

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of F88 Investment Joint Stock Company and its subsidiaries as at 30 June 2026 and of their consolidated results of operations and their consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting.

Other Matter

We draw attention to the fact that the consolidated statements of income and cash flows for the six-month period ended 30 June 2025 and the related explanatory notes have not been subject to our review. Accordingly, we do not express a conclusion on such information.

KPMG Limited
Vietnam
Review Report No. 26-02-00194-26-2

CÔNG TY TNHH KPMG

Doan Thanh Toan	Pham Thi Thuy Linh
Practicing Auditor Registration	Practicing Auditor Registration
Certificate No. 3073-2024-007-1	Certificate No. 3065-2024-007-1
Deputy General Director	

Hanoi, 17 AUG 2026

F88 Investment Joint Stock Company
Consolidated statement of financial position as at 30 June 2026

Form B 01 - DN/HN
(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Restated)
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 160)	**100**		**6,139,188,797,974**	**5,454,848,122,901**
Cash and cash equivalents	**110**	5	**513,054,837,211**	**280,373,007,285**
Cash	111		376,054,837,211	198,373,007,285
Cash equivalents	112		137,000,000,000	82,000,000,000
Short-term financial investments	**120**		**5,007,749,265,342**	**4,742,455,581,201**
Short-term held-to-maturity investments	123	6	5,086,684,430,952	4,808,138,977,316
Allowance for impairment of short-term held-to-maturity investments	124	6	(78,935,165,610)	(65,683,396,115)
Accounts receivable - short-term	**130**		**576,752,736,599**	**383,544,145,227**
Short-term accounts receivable from customers	131	7	279,055,583,344	191,073,135,502
Short-term prepayments to suppliers	132	8	38,496,551,866	28,919,886,060
Other short-term receivables	135	9(a)	259,219,601,389	163,591,723,665
Allowance for doubtful short-term debts	136	10	(19,000,000)	(40,600,000)
Inventories	**140**		**990,189,701**	**1,499,289,699**
Inventories	141		990,189,701	1,499,289,699
Other current assets	**160**		**40,641,769,121**	**46,976,099,489**
Short-term prepaid expenses	161	13(a)	39,960,125,897	46,316,070,024
Deductible value added tax	162		309,983,453	288,369,694
Taxes receivable from State Treasury	163		371,659,771	371,659,771
Long-term assets (200 = 210 + 220 + 250 + 260 + 270)	**200**		**1,579,851,247,460**	**1,370,887,953,707**
Accounts receivable - long-term	**210**		**28,147,682,550**	**27,765,090,937**
Other long-term receivables	215	9(b)	28,147,682,550	27,765,090,937
Fixed assets	**220**		**45,870,007,010**	**48,373,587,614**
Tangible fixed assets	221	11	7,728,699,676	6,976,654,226
Cost	*222*		*12,747,280,724*	*10,978,726,372*
Accumulated depreciation	*223*		*(5,018,581,048)*	*(4,002,072,146)*
Intangible fixed assets	227	12	38,141,307,334	41,396,933,388
Cost	*228*		*73,372,850,673*	*71,645,283,487*
Accumulated amortisation	*229*		*(35,231,543,339)*	*(30,248,350,099)*

The accompanying notes are an integral part of these consolidated interim financial statements

Form B 01 - DN/HN

(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Restated)
Long-term work in progress	**250**		**972,929,780**	**2,218,942,557**
Construction in progress	252		972,929,780	2,218,942,557
Long-term financial investments	**260**		**1,161,124,133,410**	**992,302,652,236**
Long-term held-to-maturity investments	265	6	1,169,393,011,779	998,019,436,851
Allowance for impairment of long-term held-to-maturity investments	266	6	(8,268,878,369)	(5,716,784,615)
Other long-term assets	**270**		**343,736,494,710**	**300,227,680,363**
Long-term prepaid expenses	271	13(b)	49,507,866,249	46,207,406,637
Deferred tax assets	272	30(c)	294,228,628,461	254,020,273,726
TOTAL ASSETS (280 = 100 + 200)	**280**		**7,719,040,045,434**	**6,825,736,076,608**
RESOURCES				
LIABILITIES (300 = 310 + 330)	**300**		**4,724,965,495,589**	**4,376,480,172,305**
Current liabilities	**310**		**3,423,788,013,682**	**2,455,423,021,381**
Short-term accounts payable to suppliers	311	14	9,199,563,374	5,812,185,813
Short-term advances from customers	312		58,588,977,613	49,766,468,373
Taxes and other short-term payable to the State Treasury	314	15	232,632,167,715	228,970,328,053
Payables to employees	315		261,216,909,870	265,692,887,288
Short-term accrued expenses	316	16	92,431,976,217	72,034,171,471
Other short-term payables	320	17	157,353,109,071	110,118,382,033
Short-term borrowings and bonds issued	321	18	2,585,197,253,536	1,705,878,104,957
Provisions - short-term	322		27,168,056,286	17,150,493,393
Long-term liabilities	**330**		**1,301,177,481,907**	**1,921,057,150,924**
Other long-term payables	338	17	55,000,000,000	-
Long-term borrowings and bonds issued	339	18	1,204,004,728,173	1,878,884,397,190
Science and technology development fund	344		42,172,753,734	42,172,753,734

The accompanying notes are an integral part of these consolidated interim financial statements

Form B 01 - DN/HN

(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Restated)
EQUITY	**400**	**19**	**2,994,074,549,845**	**2,449,255,904,303**
Owners' contributed capital	411	19	2,202,519,020,000	84,712,270,000
- *Ordinary shares with voting rights*	*411a*	*20*	*2,202,519,020,000*	*84,712,270,000*
Capital surplus	412		-	1,640,652,992,732
Retained profits	420	19	791,309,188,637	723,649,683,246
- *Retained profits brought forward*	*420a*		*246,495,925,978*	*4,343,898,903*
- *Retained profits for the current period/year*	*420b*		*544,813,262,659*	*719,305,784,343*
Non-controlling interest	429		246,341,208	240,958,325
TOTAL RESOURCES (440 = 300 + 400)	**440**		**7,719,040,045,434**	**6,825,736,076,608**

14 AUG 2026

Prepared by	Approved by
Nguyen Hoang Luong	Nguyen Duc Dai
Chief Accountant	*General Director*

CÔNG TY CỔ PHẦN ĐẦU TƯ F88
M.S.D.N: 2600948131 C.T.C.P
TP. VIỆT TRÌ - PHÚ THỌ

The accompanying notes are an integral part of these consolidated interim financial statements

F88 Investment Joint Stock Company
Consolidated statement of income for the six-month period ended 30 June 2026

Form B 02 - DN/HN
(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Revenue from provision of services	**01**	**22**	**2,183,185,487,298**	**1,342,330,667,341**
Cost of services rendered	**11**	**23**	**1,353,204,776,548**	**823,885,283,232**
Gross profit (20 = 01 - 11)	**20**		**829,980,710,750**	**518,445,384,109**
Financial income	22	24	483,618,563,023	333,594,063,317
In which: Interest income from pawn services			*465,566,964,404*	*315,982,329,445*
Financial expenses	23	25	281,396,834,389	213,427,904,229
In which: Borrowing costs	*24*		*237,628,560,387*	*197,728,405,068*
Selling expenses	25	26	107,127,123,314	94,230,808,990
General and administration expenses	26	27	510,049,852,951	468,999,303,073
Net operating profit {30 = 20 + (22 - 23) - (25 + 26)}	**30**		**415,025,463,119**	**75,381,431,134**
Other income	31	28	275,800,178,161	247,098,159,642
Other expenses	32	28	4,592,736,896	1,059,568,791
Results of other activities (40 = 31 - 32)	**40**	**28**	**271,207,441,265**	**246,038,590,851**
Accounting profit before tax (50 = 30 + 40)	**50**		**686,232,904,384**	**321,420,021,985**
Income tax expense - current	**51**	**30**	**181,576,127,783**	**62,624,642,057**
Income tax (benefit)/expense - deferred	**52**	**30**	**(40,208,354,735)**	**4,083,048,287**
Net profit after tax (60 = 50 - 51 - 52)	**60**		**544,865,131,336**	**254,712,331,641**

The accompanying notes are an integral part of these consolidated interim financial statements

F88 Investment Joint Stock Company
Consolidated statement of income for the six-month period ended 30 June 2026 (continued)

Form B 02 - DN/HN
(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Net profit after tax (60 = 50 - 51 - 52) (brought forward from previous page)	**60**		**544,865,131,336**	**254,712,331,641**
Attributable to:				
Equity holders of the Company	61		544,813,262,659	254,687,453,380
Non-controlling interest	62		51,868,677	24,878,261
Earnings per share				
Basic earnings per share	70	31(a)	2,474	1,185

14 AUG 2026

Prepared by

Nguyen Hoang Luong
Chief Accountant

Approved by

M.S.D.N: 2600948133 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ F88 TP.VIỆT TRÌ - PHÚ THỌ

Nguyen Duc Dai
General Director

The accompanying notes are an integral part of these consolidated interim financial statements

F88 Investment Joint Stock Company
Consolidated statement of cash flows for the six-month period ended 30 June 2026
(Indirect method)

Form B 03 - DN/HN
(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	**01**		**686,232,904,384**	**321,420,021,985**
Adjustments for				
Depreciation and amortisation	02		6,018,080,728	4,874,092,216
Allowances and provisions	03		803,203,190,295	433,370,151,466
Exchange losses/(gains) arising from revaluation of monetary items denominated in foreign currencies	04		5,308,087,773	(4,422,385,971)
Profits from investing activities	05		(479,939,635,831)	(324,251,165,187)
Borrowing costs	06		250,571,337,500	207,104,248,240
Operating profit before changes in working capital	**08**		**1,271,393,964,849**	**638,094,962,749**
Change in receivables	09		(271,540,733,509)	(125,671,673,994)
Change in inventories	10		509,099,998	(1,154,803,222)
Change in payables and other liabilities	11		115,215,540,898	58,133,735,198
Change in prepaid expenses	12		3,055,484,515	(6,908,789,931)
			1,118,633,356,751	**562,493,430,800**
Interest paid	14		(219,773,294,759)	(186,674,567,771)
Income tax paid	15		(186,919,157,918)	(38,437,881,424)
Net cash flows generated from operating activities	**20**		**711,940,904,074**	**337,380,981,605**

The accompanying notes are an integral part of these consolidated interim financial statements

Form B 03 - DN/HN

(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(2,281,917,852)	(12,872,878,022)
Proceeds from disposals of fixed assets and other long-term assets	22		5,000,000	-
Payments for granting loans, term deposits at bank and purchase of debt instruments of other entities	23		(5,944,162,637,894)	(3,393,066,559,276)
Receipts from collecting loans, term deposits at bank and sales of debt instruments of other entities	24		4,751,148,603,107	2,286,638,848,664
Receipts of interest from lending, deposits and bonds	27		523,589,245,171	352,116,731,118
Net cash flows used in investing activities	**30**		**(671,701,707,468)**	**(767,183,857,516)**
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from capital contributed by owners	31		1,200,000	-
Proceeds from borrowings and bond issuance	33		1,390,188,035,905	612,699,239,092
Payments to settle loan principals and bonds	34		(1,197,698,916,791)	(413,201,000,000)
Payments of dividends	36		(47,685,794)	-
Net cash flows generated from financing activities	**40**		**192,442,633,320**	**199,498,239,092**
Net cash flows during the period (50 = 20 + 30 + 40)	**50**		**232,681,829,926**	**(230,304,636,819)**
Cash and cash equivalents at the beginning of the period	**60**		**280,373,007,285**	**630,485,607,784**
Cash and cash equivalents at the end of the period (70 = 50 + 60)	**70**	**5**	**513,054,837,211**	**400,180,970,965**

14 AUG 2026

Prepared by	Approved by
Nguyen Hoang Luong	Nguyen Duc Dai
Chief Accountant	*General Director*

M.S.D.N: 2600948135 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ F88 TP. VIỆT TRÌ - T. PHÚ THỌ

The accompanying notes are an integral part of these consolidated interim financial statements

Form B 09 - DN

(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

These notes form an integral part of and should be read in conjunction with the accompanying consolidated interim financial statements.

1. Reporting entity

(a) Ownership structure

F88 Investment Joint Stock Company ("the Company") is incorporated as a joint stock company in Vietnam. The consolidated interim financial statements of the Company for the six-month period ended 30 June 2026 comprise the Company and its subsidiaries (hereinafter referred to as "the Group").

The Company's shares were officially listed for trading on the Unlisted Public Company Market ("UPCoM") on 8 August 2025, under the ticker symbol F88.

(b) Principal activities

The principal activities of the Group are other credit granting activities (in detail: pawn loan services), consignment of goods, insurance agency services, risk and damage evaluation; debt trading, leasing and related activities, and other business support services not classified (details: sales support services, customer search, product introduction, customer information entry).

(c) Normal operating cycle

The normal operating cycle of the Group is 12 months.

(d) Group structure

As at 30 June 2026, the Company has 4 subsidiaries (1/1/2026: 4 subsidiaries) as below:

Subsidiary name	Address	Business field	% of equity owned and % of voting right	
			30/6/2026	1/1/2026
F88 Business Joint Stock Company ("F88 Business JSC")	8 Floor, G-Group Tower Building, No. 5 Nguyen Thi Due, Yen Hoa Ward, Hanoi, Vietnam	Provide pawn loan services, pledged assets management services, insurance agency services, and other activities	99.99%	99.99%
Ffintech Joint Stock Company ("Ffintech JSC")	Room 206, M Floor, N01A Building, No. 275 Nguyen Trai, Khuong Dinh Ward, Hanoi, Vietnam	Provide information technology services and other computer services	99.99%	99.99%
F88 Commerce Company Limited ("F88 Commerce") (*)	Room 206, M Floor, N01A Building, No. 275 Nguyen Trai, Khuong Dinh Ward, Hanoi, Vietnam	Trading and selling mobile phone sim cards	99.99%	99.99%
Green House Tech Joint Stock Company ("Green House Tech JSC")	6 Floor, G-Group Tower Building, No. 5 Nguyen Thi Due, Yen Hoa Ward, Hanoi, Vietnam	Insurance agency and brokerage activities, risk and damage evaluation	99.99%	99.99%

(*) The Company indirectly owned through a subsidiary.

As at 30 June 2026, F88 Business Joint Stock Company, a subsidiary of the Company, had 81 branches, 3 representative offices in Ho Chi Minh City and 975 transaction offices (1/1/2026: 81 branches, 2 representative office in Ho Chi Minh City, and 949 transaction offices).

As at 30 June 2026, Green House Tech Joint Stock Company, a subsidiary of the Company, had 1 business location.

As at 30 June 2026, the Group had 4,906 employees (1/1/2026: 4,681 employees).

2. Basis of preparation

(a) Statement of compliance

These consolidated interim financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting.

(b) Basis of measurement

The consolidated interim financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

(c) Accounting period

The annual accounting period of the Group is from 1 January to 31 December. The consolidated interim financial statements are prepared for the period from 1 January to 30 June.

(d) Accounting and presentation currency

The Group's accounting currency is Vietnam Dong ("VND"), which is also the currency used for Consolidated interim financial statement preparation and presentation purposes.

3. Adoption of new guidance on accounting system for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises ("Circular 99"). Circular 99 replaces the previous guidance on Vietnamese Accounting System for Enterprises under Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and other circulars amending and supplementing Circular 200. Circular 99 is effective from 1 January 2026 and applicable for annual accounting periods beginning on or after 1 January 2026.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), which amends and supplements a number of provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014, providing guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective on the date of its issuance and applies to the preparation and presentation of consolidated financial statements for annual accounting periods beginning on or after 1 January 2026.

The Group has adopted the applicable requirements of Circular 99 and Circular 43 effective from 1 January 2026 on a non-retrospective basis, with certain corresponding comparative information being restated, unless Circular 99 stipulates otherwise. The significant changes to the Group's accounting policies and the effects on the consolidated interim financial statements, if any, are disclosed in the following notes to the consolidated interim financial statements.

- Foreign currency transactions (Note 4(b));
- Held to maturity investment (Note 4(d)(i)).

4. Summary of significant accounting policies

The principal accounting policies adopted by the Group in the preparation of these consolidated interim financial statements are set out below.

These accounting policies have been applied consistently with those used in the preparation of the Group's most recent interim/annual consolidated financial statements, except for the accounting policies described in Notes 4(b) and Note 4(d)(i).

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries and business operations are entities controlled by the Company. The financial statements of subsidiaries are consolidated into the consolidated financial statements from the date that control effectively commences until the date that such control ceases.

(ii) Non-controlling interests

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received is recorded directly in retained profits under equity.

(iii) Transactions eliminated on consolidation

Intra-company and intra-group transactions, balances, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated interim financial statements. Unrealised gains and losses arising from transactions with the investee accounted for using the equity method are eliminated against the investment to the extent of the Company's interest in the investee.

(b) Foreign currency transactions

Before 1 January 2026

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, except for items that have been hedged against foreign exchange risks using financial instruments, are translated into VND at the account transfer buying rate and transfer selling rate, respectively, at the end of the annual accounting period quoted by the commercial bank where the Company and subsidiaries most frequently conduct transactions.

All foreign exchange differences are recorded in the consolidated statement of income.

From 1 January 2026

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, except for items that have been hedged against foreign exchange risks using financial instruments and demand deposits, are translated into VND at the average account transfer buying rate and transfer selling rate, at the end of the annual accounting period quoted by the commercial bank where the Company and subsidiaries most frequently conduct transactions. Demand deposits denominated in currencies other than VND are translated into VND at the average of the account transfer buying rates and selling rates at the end of the annual accounting period quoted by the commercial bank where the the Company and subsidiaries maintains the demand deposit accounts.

All foreign exchange differences are recorded in the consolidated statement of income.

This change in accounting policy did not have a material impact on the Group's consolidated interim financial statements for the six-month period ended 30 June 2026.

(c) Cash and cash equivalents

Cash comprises cash balances, cash in transit, and demand deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(d) Investments

(i) Held-to-maturity investments

Held-to-maturity investments are those that the Company and subsidiaries' management has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at bank with original maturities of more than three months, bonds, and loans receivables. These investments are initially stated at costs. Subsequent to initial recognition, held-to-maturity investments are stated at costs less allowance for impairment of held-to-maturity investments.

Loans receivable

Loans receivable comprises loans arising from pawn services and debt purchases.

Purchased debts

The debt purchase price is the amount F88 Business JSC, a subsidiary of the Company, is required to pay to the debt seller under the debt purchase contract, including the book value of the principal balance, interest balance of the debt in accordance with the agreement at the time of debt purchase.

Debt classification and provision

The classification of loans receivable, purchased debts, receivables and off- statement of financial position commitments and allowance rates have been determined in accordance with Decision No. 163A/2024/QD-F88/TGD issued by the General Director of F88 Business JSC issued on 9 May 2024 ("Decision 163A"). Accordingly, receivables are classified by F88 Business JSC into groups with different levels of risk, based on the overdue ages. F88 Business JSC allowance for impairment of held-to-maturity investments relating to loans receivable based on F88 Business JSC's estimate of recoverability corresponding to the risk level associated with each group.

The rates of allowance for each debt group are as follows:

Overdue period	Allowance rates
Up to 10 days	0%
From 11 to 30 days	2%
From 31 to 90 days	25%
From 91 to 360 days	100%
361 days or more	100%

Allowance for loans receivables from pawn services are recorded in cost of services rendered in the consolidated statement of income.

Write- off of bad debts

According to the provisions of Decision 163A, debts overdue for 91 days or more or debts determined to be irrecoverable shall be removed from the statement of financial position and transferred to off-statement of financial position items. Subsequent collection from loans receivable transferred to off-statement of financial position debts shall be accounted as other income in the consolidated statement of income upon receipt.

Before 1 January 2026

Loans receivable were not included in the line item "Held-to-maturity investments" and were instead presented separately under "Loans receivable".

Interest receivable from held-to-maturity investments was included in "Other short-term receivables".

From 1 January 2026

Loans receivable and interest receivable from held-to-maturity investments are included in "Held-to-maturity investments".

As a result of this change in accounting policy, certain comparative figures as at 1 January 2026 have been restated (Note 34).

(e) Accounts receivable

Trade and other receivables are stated at cost less allowance for doubtful debts. An allowance for doubtful debts is made for receivables that are overdue or deemed likely to be uncollectible.

The allowance for doubtful debts is calculated based on aging analysis and specific provisioning rates as below:

	Allowance rates
Past due from 6 months to 1 year	30%
Past due over 1 year to 2 years	50%
Past due over 2 years to 3 years	70%
Past due over 3 years	100%

(f) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on a weighted average basis and includes all costs incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price of inventory items and estimated costs to sell.

(g) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ Office equipment	3 - 5 years
▪ Others	3 - 8 years

(h) Intangible fixed assets

Software

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over 3 to 8 years.

(i) Construction in progress

Construction in progress represents the costs of tangible and intangible fixed assets which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

(j) Deferred expenses

Deferred expenses are initially recognised at their cost and are amortised over the period in which the amount is prepaid or over the period during which the corresponding economic benefits from these expenses are generated.

(i) Tools and supplies

Tools and supplies include assets held for use by the Group in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulations. Cost of tools and instruments are amortised on a straight-line basis over 3 years.

(ii) Other long-term deferred expenses

Other long-term deferred expenses are recorded at cost and amortised on a straight-line basis over 3 years.

(k) Trade and other payables and accrued expenses

Trade and other payables and accrued expenses are stated at their cost.

(l) Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(m) Bonds issued

Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortized on a straight-line basis over the term of the bond.

(n) Science and technology development fund

The Science and technology development fund is established based on the resolution of the Board of Directors and is recognised under liabilities in the consolidated statement of financial position. The appropriation, utilisation and management of the Science and technology development fund are carried out in accordance with Circular No. 67/2022/TT-BTC issued by the Ministry of Finance on 7 November 2022 and Decree No. 265/2025/ND-CP issued by the Government on 14 October 2025. The appropriation to the Science and technology development fund during the period is recognised as operating expenses in the consolidated statement of income and is capped at 20% of the assessable annual income for the period. Within five years from the appropriation date, if the Group does not use the science and technology development fund, or has used less than 70% of the fund or has used it for unintended purposes, the Group shall transfer to State budget the corporate income tax calculated on the income already contributed to the fund but is not used or is improperly used plus interest on that corporate income tax.

(o) Owners' Equity

(i) Ordinary shares

Ordinary shares are recognised at par value. Incremental costs directly attributable to the issue of shares, net of tax effects are recognised as a deduction from capital surplus.

(ii) Capital surplus

On receipt of capital from shareholders, the difference between the issuance price and the par value of the shares is recorded as capital surplus.

(p) Taxation

Income tax on the consolidated profit or loss for the period comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods/years.

Deferred tax is provided using the statement of financial position method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the tax assets can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(q) Revenue and other incomes

(i) Revenue from pawn services

Interest income from pawn services is recognised in the consolidated statement of income on an accrual basis, except for interest on loans overdue for 11 days or more which are recognised upon receipt.

Other revenue from rendering pawn loan services includes loan appraisal fee, mortgage asset storage fee, loan management service fee, asset management service fee, contract extension fee, and deferred payment privilege fee. These fees are recognised in the consolidated statement of income on an accrual basis, except for fees related to loans overdue for 11 days or more which are recognised upon receipt.

When a debt is classified as overdue, the interest and fees receivable on such debt are removed from the statement of financial position and recorded off statement of financial position. Interest income and fees on these debts are recognised in the consolidated statement of income upon receipt.

(ii) Revenue from services rendered

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

Income from rendering insurance agency services is recognised when the service is considered completed, particularly when the insurance contract has been signed between the customer and the insurance holder, and insurance premium has been collected.

(iii) Interest income

Interest income is recognised on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

(r) Leases

(i) Leased assets

Assets held under other leases than financial lease are classified as operating leases and are not recognised in the Group's consolidated statement of financial position.

(ii) Lease payments

Payments made under operating leases are recognized in consolidated statement of profit or loss on a straight-line basis over the term of the lease agreements.

(s) Business expenses

Business expenses shall be recognised in the consolidated statement of income in the period in which they are incurred.

(t) Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred..

(u) Earnings per share

The Company presents basic and diluted earnings per share ("EPS") for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare fund for the accounting period) of the Company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to the ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of all dilutive potential ordinary shares, which comprise convertible bonds and share options.

(v) Segment reporting

A segment is a distinguishable component of the Group that are engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which are subject to risks and rewards that are different from those of other segments. The Group's primary format for segment reporting is based on business segments. The geographical segments of the Group and its subsidiaries are determined based on the countries in which revenue is generated.

(w) Related parties

Parties are considered to be related to the Group if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Group and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

(x) Comparative information

Comparative information in these consolidated interim financial statements is presented as corresponding figures. Under this method, comparative information for the prior period/year is included as an integral part of the current period's consolidated financial statements and is intended to be read only in relation to the amounts and other disclosures relating to the current period. Accordingly, the comparative information included in these consolidated interim financial statements is not intended to present the Group's consolidated interim financial position, consolidated results of operation or consolidated cash flows for the prior period/year.

5. Cash and cash equivalents

	30/6/2026 VND	1/1/2026 VND
Cash on hand	7,545,815,118	2,865,434,358
Cash in banks	368,509,022,093	195,091,572,927
Vietnam International Commercial Joint Stock Bank	*196,869,961,192*	*138,324,833*
Vietnam Prosperity Joint Stock Commercial Bank	*89,667,235,731*	*66,903,024,775*
Military Commercial Joint Stock Bank	*41,992,325,237*	*49,445,540,876*
CIMB Bank Vietnam Limited	*37,351,008,880*	*6,215,960,593*
Vietnam Joint Stock Commercial Bank for Industry and Trade	*2,500,201,968*	*71,720,107,200*
Other banks	*128,289,085*	*668,614,650*
Cash in transit	-	416,000,000
Cash equivalents (i)	137,000,000,000	82,000,000,000
	513,054,837,211	280,373,007,285

(i) These are deposits at bank with original terms not exceeding 3 months and earning interest at annual rates from 4% to 4.75% as at 30 June 2026 (1/1/2026: 4.75%).

6. Financial investments

Held-to-maturity investments

	30/6/2026 Quantity	30/6/2026 Cost VND	30/6/2026 Recoverable amount VND	30/6/2026 Allowance VND	1/1/2026 Quantity	1/1/2026 Cost VND	1/1/2026 Recoverable amount VND (Restated)	1/1/2026 Allowance VND
Short term held-to-maturity investments								
▪ Short-term deposits (i)		190,587,600,000	190,587,600,000	-		56,220,000,000	56,220,000,000	-
Vietnam International Commercial Joint Stock Bank (*)		*106,000,000,000*	*106,000,000,000*	-		*21,000,000,000*	*21,000,000,000*	-
Military Commercial Joint Stock Bank (*)		*50,000,000,000*	*50,000,000,000*	-		-	-	-
Asia Commercial Joint Stock Bank		*34,067,600,000*	*34,067,600,000*	-		*32,200,000,000*	*32,200,000,000*	-
Other banks *(*)*		*520,000,000*	*520,000,000*	-		*3,020,000,000*	*3,020,000,000*	-
▪ Short-term bonds (ii)	200	20,000,000,000	20,000,000,000	-	200	20,000,000,000	20,000,000,000	-
▪ Short-term loans receivable (iv)		4,823,588,316,449	4,744,653,150,839	78,935,165,610		4,683,609,732,498	4,617,926,336,383	65,683,396,115
▪ Interest receivable from loans, bonds and term deposits (v)		52,508,514,503	52,508,514,503	-		48,309,244,818	48,309,244,818	-
		5,086,684,430,952	5,007,749,265,342	78,935,165,610		4,808,138,977,316	4,742,455,581,201	65,683,396,115

	30/6/2026			1/1/2026		
	Cost VND	Recoverable amount VND	Allowance VND	Cost VND	Recoverable amount VND (Restated)	Allowance VND
Long term held-to-maturity investments						
▪ Long-term deposits (iii)	-	-	-	50,000,000,000	50,000,000,000	-
Vietnam International Commercial Joint Stock Bank (*)	-	-	-	*50,000,000,000*	*50,000,000,000*	-
▪ Long-term loans receivable (iv)	1,169,393,011,779	1,161,124,133,410	8,268,878,369	948,019,436,851	942,302,652,236	5,716,784,615
	1,169,393,011,779	1,161,124,133,410	8,268,878,369	998,019,436,851	992,302,652,236	5,716,784,615

(*) As at 30 June 2026, the term deposits at bank amounting to VND150,100,000,000 were pledged with banks as collateral for the borrowings of the F88 Business JSC (1/1/2026: VND50,000,000,000) (Note 18).

(i) These are deposits at bank with remaining terms up to 12 months and earning annual interest rates from 4.2% to 8.5% as at 30 June 2026 (1/1/2026: from 3.4% to 7.3%).

(ii) These are short-term listed bonds issued by Saigon Hanoi Securities Joint Stock Company, unsecured, earning an interest rate of 8.2% per annum, with a term of one year and maturing on 8 December 2026.

(iii) This was a term deposit at bank with a remaining term of more than 12 months, earning interest at a rate of 6.2% per annum.

(iv) Loans receivable

	30/6/2026 Cost VND	1/1/2026 Cost VND
Short-term loans receivable		
Principals of loans to customers		
• Loans with pledged assets available for customers' use under F88 Business JSC's consent (*)	4,823,588,316,449	4,683,609,732,498
In which: *Current portion of long-term loans*	*1,366,942,306,604*	*1,155,818,379,822*
	4,823,588,316,449	4,683,609,732,498
Long-term loans receivable		
Principals of loans to customers		
• Loans with pledged assets available for customers' use under F88 Business JSC's consent (i)	1,169,393,011,779	948,019,436,851
Total loans receivable	5,992,981,328,228	5,631,629,169,349

(*) These are the principal balances of loans pledged by cars and motorbikes with the remaining terms up to 12 months (short-term and current portion of long-term loans) and a remaining term from over 12 months (long-term loans), which earn interest at rates ranging from 1.1% per month to 1.6% per month and other service fees ranging from 2% per month to 5.9% per month as at 30 June 2026 (1/1/2026: the interest rate ranging from 1.1% per month to 1.6% per month and other service fees rates ranging from 2% per month to 5.9% per month); the pledged assets are assets with legitimate ownership documents, legally registered in the name of the owner, available for customers' use under the F88 Business JSC's consent and collectible anytime upon the F88 Business JSC's request during the pledge period for management purposes.

(v) Interest receivables from loans, bonds and term deposits.

	30/6/2026 VND	1/1/2026 VND
Interest receivables from pawn loan services	47,413,484,393	46,232,518,681
Interest receivables from term deposits and bonds	5,095,030,110	2,076,726,137
	52,508,514,503	48,309,244,818

7. Short-term accounts receivable from customers

	30/6/2026 VND	1/1/2026 VND
Accrued fees from pawn services and other related activities	207,089,048,328	169,120,284,745
Receivable from insurance agency services	71,758,526,934	21,048,305,790
Receivables from other services	208,008,082	904,544,967
	279,055,583,344	191,073,135,502

8. Short-term prepayments to suppliers

	30/6/2026 VND	1/1/2026 VND
Third parties		
Sysone Technology Joint Stock Company	12,812,250,000	1,924,560,000
MCV Group Corporation	30,000,000	3,207,235,170
Viet Event Organization Company Limited	-	2,734,413,552
Others	25,654,301,866	21,053,677,338
	38,496,551,866	28,919,886,060

9. Other receivables

(a) Other short-term receivables

	30/6/2026 VND	1/1/2026 VND (Restated)
Receivables from deposit agreements (i)	236,600,000,000	135,800,000,000
• *CIMB Vietnam Bank Limited*	*226,800,000,000*	*135,800,000,000*
• *Military Commercial Joint Stock Bank*	*9,800,000,000*	-
Receivables from collections on behalf	16,100,249,992	17,483,064,929
Receivables from interest income on security deposits	4,087,851,783	4,842,735,616
Advances to employees	985,873,834	4,231,273,726
Other short-term receivables	1,445,625,780	1,234,649,394
	259,219,601,389	163,591,723,665

(i) These are deposits for the purpose of securing the commitment of F88 Business JSC as follows:

- Deposits at CIMB Vietnam Bank Limited with remaining terms of less than 12 months with the annual interest rates ranging from 2.7% to 4.75% as at 30 June 2026 (1/1/2026: 4.75%) in accordance with Strategic Partnership Agreement dated 24 November 2021 between F88 Business JSC and CIMB Vietnam Bank Limited and its supplementary appendices.

- Deposits at Military Commercial Joint Stock Bank with remaining terms of less than 12 months with the annual interest rates ranging from 7.1% to 8.3% as at 30 June 2026, under the Master Agreement on debt purchase and sale activities dated 8 December 2025 between F88 Business JSC and Military Commercial Joint Stock Bank.

(b) Other long-term receivables

	30/6/2026 VND	1/1/2026 VND
Office and store rental deposits	26,725,578,033	26,899,286,420
Other long-term receivables	1,422,104,517	865,804,517
	28,147,682,550	27,765,090,937

10. Overdue receivables

	30/6/2026 Cost VND	30/6/2026 Allowance VND	30/6/2026 Recoverable amount VND	1/1/2026 Cost VND	1/1/2026 Allowance VND	1/1/2026 Recoverable amount VND
Overdue loans receivable	529,848,405,136	87,204,043,979	442,644,361,157	441,539,427,622	71,400,180,730	370,139,246,892
Overdue 11 - 30 days	*196,774,175,235*	*3,935,483,670*	*192,838,691,565*	*169,498,604,524*	*3,389,972,204*	*166,108,632,320*
Overdue 31 - 90 days	*333,074,229,901*	*83,268,560,309*	*249,805,669,592*	*272,040,823,098*	*68,010,208,526*	*204,030,614,572*
Other overdue receivables	43,000,000	19,000,000	24,000,000	58,000,000	40,600,000	17,400,000
	529,891,405,136	87,223,043,979	442,668,361,157	441,597,427,622	71,440,780,730	370,156,646,892
In which:						
Allowance for held-to-maturity investments - short-term (Note 6)		78,935,165,610			65,683,396,115	
Allowance for held-to-maturity investments - long-term (Note 6)		8,268,878,369			5,716,784,615	
Allowance for doubtful debts		19,000,000			40,600,000	

Movements in the allowance for held-to-maturity investments during the period were as follows:

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Opening balance	71,400,180,730	48,860,867,388
Allowance made during the period (Note 23)	793,207,227,402	430,913,010,576
Allowance utilised during the period (*)	(777,403,364,153)	(429,082,096,351)
Closing balance	87,204,043,979	50,691,781,613

(*) F88 Business JSC utilised the allowance to cover losses on loans receivable that were overdue for more than 90 days and had been fully provided for in respect of the outstanding principal balance.

11. Tangible fixed assets

	Office equipment VND	Others VND	Total VND
Cost			
Opening balance	10,670,814,293	307,912,079	10,978,726,372
Additions	1,800,363,443	-	1,800,363,443
Disposals	(31,809,091)	-	(31,809,091)
Closing balance	12,439,368,645	307,912,079	12,747,280,724
Accumulated depreciation			
Opening balance	3,694,160,067	307,912,079	4,002,072,146
Charge for the period	1,034,887,488	-	1,034,887,488
Disposals	(18,378,586)	-	(18,378,586)
Closing balance	4,710,668,969	307,912,079	5,018,581,048
Net book value			
Opening balance	6,976,654,226	-	6,976,654,226
Closing balance	7,728,699,676	-	7,728,699,676

Included in tangible fixed assets were assets costing VND2,197,150,249 which were fully depreciated as of 30 June 2026 (1/1/2026: VND2,197,150,249) but are still in use.

The carrying amount of tangible fixed assets in use:

	30/6/2026 VND	1/1/2026 VND
Palo Alto Networks firewall appliance	1,535,120,690	1,736,312,450
Office elevator	769,117,812	869,917,812
Other tangible fixed assets	5,424,461,174	4,370,423,964
	7,728,699,676	6,976,654,226

12. Intangible fixed assets

	Software VND
Cost	
Opening balance	71,645,283,487
Additions	288,000,000
Transfer from construction in progress	1,439,567,186
Closing balance	73,372,850,673
Accumulated amortisation	
Opening balance	30,248,350,099
Charge for the period	4,983,193,240
Closing balance	35,231,543,339
Net book value	
Opening balance	41,396,933,388
Closing balance	38,141,307,334

Included in intangible fixed assets were assets costing VND4,154,203,550 which were fully amortised as of 30 June 2026 (1/1/2026: VND4,121,203,550) but are still in use.

The carrying amount of intangible fixed assets in use:

	30/6/2026 VND	1/1/2026 VND
Sales management system	24,594,557,033	27,577,626,857
Intelligent operations center system	5,002,520,546	5,642,520,548
Debt management system	4,271,628,034	5,098,116,820
Human resources and payroll management software	3,053,812,212	1,994,676,720
Other intangible fixed assets	1,218,789,509	1,083,992,443
	38,141,307,334	41,396,933,388

13. Deferred expenses

(a) Short-term deferred expenses

	30/6/2026 VND	1/1/2026 VND
Premises rental	32,823,056,242	37,504,732,679
Tools and supplies issued for use	80,152,446	1,915,279,900
Other short-term deferred expenses	7,056,917,209	6,896,057,445
	39,960,125,897	46,316,070,024

(b) Long-term deferred expenses

	30/6/2026 VND	1/1/2026 VND
Store renovation costs	33,475,144,908	30,481,564,080
Tools and supplies issued for use	14,997,928,540	14,699,654,261
Other long-term deferred expenses	1,034,792,801	1,026,188,296
	49,507,866,249	46,207,406,637

14. Short-term accounts payable to suppliers

	30/6/2026 VND	1/1/2026 VND
Third parties		
TSG Service and Trading Company Limited	1,013,378,000	-
Nam Viet Construction Furniture and Trading Company Limited	726,452,322	738,970,189
Other suppliers	6,793,535,052	4,117,901,624
	8,533,365,374	4,856,871,813
Related parties	666,198,000	955,314,000
	9,199,563,374	5,812,185,813

15. Taxes and other short-term payable to the State Treasury

	1/1/2026	Incurred VND	Paid VND	30/6/2026
Value added tax	32,716,367,377	226,707,144,314	(214,362,662,770)	45,060,848,921
Personal income tax	6,028,164,218	52,122,194,585	(52,548,072,929)	5,602,285,874
Corporate income tax	185,628,752,159	181,576,127,783	(186,919,157,918)	180,285,722,024
Other taxes	4,597,044,299	9,058,653,456	(11,972,386,859)	1,683,310,896
	228,970,328,053	469,464,120,138	(465,802,280,476)	232,632,167,715

16. Short-term accrued expenses

	30/6/2026 VND	1/1/2026 VND
Interest expenses on borrowings and bonds	29,982,785,497	22,926,051,715
Outside services	55,745,302,398	48,562,720,610
Others	6,703,888,322	545,399,146
	92,431,976,217	72,034,171,471

17. Other payables

	30/6/2026 VND	1/1/2026 VND
Short-term payables		
Insurance premium collected on behalf	88,953,906,160	31,989,448,778
Trade union fee and compulsory insurances	2,299,773,475	3,032,608,704
Deposits for service contracts (i)	60,000,000,000	-
Deposit of purchase of bonds issued	-	67,260,000,000
Others	6,099,429,436	7,836,324,551
	157,353,109,071	110,118,382,033
Long-term payables		
Deposits for service contracts (i)	55,000,000,000	-
	212,353,109,071	110,118,382,033

(i) This is a deposit received under Deposit Agreement No. 004/2026/HĐĐC/BSH-F88 with Saigon Hanoi Insurance Corporation ("BSH"), pursuant to which the F88 Business JSC is to promote the BSH brand and BSH's insurance products across the F88 Business JSC's entire network of branches and transaction offices nationwide. The deposit is unsecured, non-interest-bearing, and is repayable during the period from July 2026 to November 2027.

18. Borrowings and bonds issued

(a) Short-term borrowings and bonds issued

	1/1/2026 Carrying amount VND	Movement during the period Addition VND	Movement during the period Decrease VND	30/6/2026 Carrying amount VND
Short-term borrowings (i)	331,656,902,051	814,529,484,412	(168,348,916,791)	977,837,469,672
Current portion of long-term borrowings (i)	828,850,715,280	911,765,745,058	(829,350,000,000)	911,266,460,338
Short-term bonds issued (ii)	495,938,084,610	3,212,329,421	(200,000,000,000)	299,150,414,031
Current portion of long-term bonds issued (iii)	49,432,403,016	347,510,506,479	-	396,942,909,495
	1,705,878,104,957	2,077,018,065,370	(1,197,698,916,791)	2,585,197,253,536

(b) Long-term borrowings and bonds issued

	1/1/2026 Carrying amount VND	Movement during the period Addition VND	Movement during the period Decrease VND	30/6/2026 Carrying amount VND
Long-term borrowings (i)	1,533,587,240,905	2,059,844,941	(911,765,745,058)	623,881,340,788
Long-term bonds issued (iii)	345,297,156,285	582,336,737,579	(347,510,506,479)	580,123,387,385
	1,878,884,397,190	584,396,582,520	(1,259,276,251,537)	1,204,004,728,173

(i) ***Terms and conditions of outstanding borrowings were as follows:***

Lender	Currency	Maturity period	30/6/2026 VND	1/1/2026 VND
Short-term borrowings				
Lendable SPC (i), (ii), (iii), (iv)	USD	December 2026 to May 2027	600,868,953,572	131,553,244,349
Indo-Pacific Liquidity Facility Pte Ltd (ii), (iii)	USD	July 2026	39,463,270,810	39,334,772,079
Chailease International Financial Services (Singapore) Pte. Ltd (iii), (iv)	USD	July 2026 to September 2026	18,222,137,687	36,212,307,119
Vietnam International Commercial Joint Stock Bank (v), (vi)	VND	October 2026 to December 2026	199,254,028,518	85,777,026,822
Military Commercial Joint Stock Bank (v), (vi)	VND	July 2026 to August 2026	59,993,039,235	-
Qsee Construction and Technical Services Joint Stock Company (v)	VND	July 2026 to December 2026	28,936,039,850	38,779,551,682
Yody Fashion Joint Stock Company (v)	VND	July 2026	21,000,000,000	-
Aladdin International Vision Joint Stock Company (v)	VND	October 2026	10,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade (v), (vi)	VND	July 2026	100,000,000	-
			977,837,469,672	331,656,902,051
Long-term borrowings				
Lion Asia VIII (RB) Limited (i), (ii), (iii)	USD	April 2026 to June 2026	-	828,850,715,280
Lendable SPC (i), (ii), (iii), (iv)	USD	February 2027 to October 2028	785,590,526,616	784,412,831,240
Puma Asia V (RB) Limited (i), (ii), (iii)	USD	January 2027 to June 2027	749,557,274,510	749,174,409,665
			1,535,147,801,126	2,362,437,956,185
In which:				
Repayable within twelve months			*911,266,460,338*	*828,850,715,280*
Repayable after twelve months			*623,881,340,788*	*1,533,587,240,905*

(i) All the balances of these borrowings are committed by F88 Business JSC, a subsidiary, to be hedged by forward foreign currency contracts, currency swap contracts and cross currency swap contracts throughout the term of the borrowings (Note 21(c)).

(ii) The borrowings' collateral is F88 Business JSC's bank accounts, loans receivable from customers and hedge contracts according to the loan security agreement between the lenders and F88 Business JSC.

(iii) F88 Business JSC's short-term borrowings in USD bear interest at annual rates ranging from 7.37% to 10.3% as at 30 June 2026 (1/1/2026: 7.47% - 10.3%). F88 Business JSC's long-term borrowings in USD bear interest at annual rates ranging from 11% to 15% as at 30 June 2026 (1/1/2026: 11% - 15%).

(iv) The payment obligations of these borrowing of F88 Business JSC are guaranteed by letter of guarantee by the Company.

(v) F88 Business JSC's short-term borrowings in VND bear interest at annual rates ranging from 7.5% to 10% as at 30 June 2026 (1/1/2026: 8.2% - 10%).

(vi) The borrowings of F88 Business JSC are secured over this subsidiary's term deposits with the amount of VND150,100,000,000 (1/1/2026: VND50,000,000,000) (Note 6).

(ii) Details of short-term borrowings from related parties were as follows:

	30/6/2026 VND	1/1/2026 VND
Short-term bonds issued (*)	299,150,414,031	495,938,084,610

	30/6/2026 VND	1/1/2026 VND
Bond issuance value	300,000,000,000	500,000,000,000
Bond issuance expenses	(849,585,969)	(4,061,915,390)
	299,150,414,031	495,938,084,610

(*) These short-term bonds are issued by F88 Business JSC comprise of 3,000 private bonds issued at par (without discount or premium) during the period from July 2025 to November 2025, with original maturity dates ranging from July 2026 to November 2026, and bear fixed interest rates ranging from 9% to 10% per annum applicable to all interest periods as at 30 June 2026 (1/1/2026: 9% - 10.5% per annum). Bond interest is paid in instalments every 3 months.

(iii) Long-term bonds issued

	30/6/2026 VND	1/1/2026 VND
Long-term bonds issued (**)	977,066,296,880	394,729,559,301

	30/6/2026 VND	1/1/2026 VND
Bond issuance value	1,000,000,000,000	400,000,000,000
Bond issuance expenses	(22,933,703,120)	(5,270,440,699)
	977,066,296,880	394,729,559,301
Bonds due within 12 months	(396,942,909,495)	(49,432,403,016)
Bonds due after 12 months	580,123,387,385	345,297,156,285

(**) These long-term bonds are issued by F88 Business JSC comprise of 6,000,000 public bonds and 4,000 private bonds issued at par (without discount or premium) during the period from June 2025 to May 2026 with original maturity dates ranging from December 2026 to May 2028, and bear fixed interest rates ranging from 10% to 10.5% per annum applicable to all interest periods as at 30 June 2026 (1/1/2026: 10% - 10.5% per annum). Bond interest is paid in instalments every 3 months.

These short-term bonds and long-term bonds issued by F88 Business JSC includes public and private bonds issued and are unsecured. For private bonds, after 9 months from the date of issuance, the holder has the right to request F88 Business JSC to buy back part or all of the bonds; depending on its financial position, F88 Business JSC may approve or deny the buyback request.

19. Changes in owners' equity

	Owners' contributed capital VND	Capital surplus VND	Retained profits VND	Non-controlling interest VND	Total VND
Balance as at 1 January 2026	84,712,270,000	1,640,652,992,732	723,649,683,246	240,958,325	2,449,255,904,303
Net profit for the period	-	-	544,813,262,659	51,868,677	544,865,131,336
Shares issued during the period (Note 20)	2,117,806,750,000	(1,640,652,992,732)	(477,153,757,268)	-	-
Increase in capital contribution from non-controlling shareholders of subsidiaries during the period	-	-	-	1,200,000	1,200,000
Dividend distributed during the period	-	-	-	(47,685,794)	(47,685,794)
Balance as at 30 June 2026	2,202,519,020,000	-	791,309,188,637	246,341,208	2,994,074,549,845
Balance as at 1 January 2025	82,646,120,000	1,640,652,992,732	4,343,898,903	171,652,832	1,727,814,664,467
Net profit for the period (Unreviewed)	-	-	254,687,453,380	24,878,261	254,712,331,641
Balance as at 30 June 2025 (Unreviewed)	82,646,120,000	1,640,652,992,732	259,031,352,283	196,531,093	1,982,526,996,108

20. Owners' contributed capital

The Company's authorised and issued owners' contributed capital are as follows:

	30/6/2026		1/1/2026	
	Number of shares	VND	Number of shares	VND
Authorised and issued owners' contributed capital				
Ordinary shares	220,251,902	2,202,519,020,000	8,471,227	84,712,270,000
Shares in circulation				
Ordinary shares	220,251,902	2,202,519,020,000	8,471,227	84,712,270,000

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets.

The shareholding structure of the Company is as follows:

	30/6/2026			1/1/2026		
	Number of shares	VND	%	Number of shares	VND	%
Skydom Pte. Ltd	67,292,368	672,923,680,000	30.55%	2,588,168	25,881,680,000	30.55%
Mr. Phung Anh Tuan	26,523,016	265,230,160,000	12.04%	1,020,116	10,201,160,000	12.04%
Mr. Ngo Quang Hung	23,938,616	239,386,160,000	10.87%	920,716	9,207,160,000	10.87%
Bronze Blade Limited	20,929,818	209,298,180,000	9.50%	804,993	8,049,930,000	9.50%
Asia Investment Company S,A,R,L	18,175,456	181,754,560,000	8.25%	699,056	6,990,560,000	8.25%
Winter Flame Pte,Ltd	12,116,988	121,169,880,000	5.50%	466,038	4,660,380,000	5.50%
Other individuals	51,275,640	512,756,400,000	23.29%	1,972,140	19,721,400,000	23.29%
	220,251,902	2,202,519,020,000	100%	8,471,227	84,712,270,000	100%

Movements in owners' contributed capital during the period were as follows:

	Six-month period ended			
	30/6/2026		30/5/2026 (Unreviewed)	
	Number of shares	VND	Number of shares	VND
Balance at beginning of the period	8,471,227	84,712,270,000	8,264,612	82,646,120,000
Shares issued during the period (i)	211,780,675	2,117,806,750,000	-	-
Balance at the end of the period	220,251,902	2,202,519,020,000	8,264,612	82,646,120,000

(i) On 8 January 2026, the Chairman of the Board of Directors of the Company issued Decision No. 0801/2026/QD/CTHĐQT/F88DT approving a share issuance plan to existing shareholders at a ratio of 1:12 (each shareholder holding 1 share is entitled to receive 12 new shares) to increase share capital from equity, with the ex-rights date on 20 January 2026. Accordingly, the Company issued additional 101,654,724 shares. On 2 February 2026, the State Securities Commission of Vietnam issued Official Letter No. 1083/UBCK-QLCB confirming receipt of the Company's report on the share issuance to increase share capital from equity. On 9 February 2026, the Company received the amended Enterprise Registration Certificate reflecting this charter capital increase.

On 22 May 2026, the Chairman of the Board of Directors of the Company issued Decision No. 2205/2026/QD/CTHDQT/F88DT approving a share issuance plan to existing shareholders at a ratio of 1:1 (each shareholder holding 1 share is entitled to receive 1 new share) to increase share capital from equity, with the ex-rights date on 4 June 2026. Accordingly, the Company issued additional 110,125,951 shares. On 16 June 2026, the State Securities Commission of Vietnam issued Official Letter No. 5462/UBCK-QLCB confirming receipt of the Company's report on the share issuance to increase share capital from equity. On 18 June 2026, the Company received the amended Enterprise Registration Certificate reflecting this charter capital increase.

21. Off statement of financial position items

(a) Lease

The future minimum lease payments under non-cancellable operating leases were:

	30/6/2026 VND	1/1/2026 VND
Within one year	246,199,385,752	252,117,887,290
Within two to five years	423,131,405,398	422,498,815,183
More than five years	2,437,813,721	1,678,745,204
	671,768,604,871	676,295,447,677

(b) Loan hedging commitments

F88 Business JSC, a subsidiary, has committed to hedge against foreign currency exchange risk for the borrowings from Lendable SPC, Lion Asia VIII (RB) Limited and Puma Asia V (RB) Limited throughout the term of the borrowings (Note 18).

The principal balance of the borrowings committed to be hedged against foreign currency exchange risk for the borrowings as at 30 June 2026 is USD83 million (equivalent to VND2,143 billion) (1/1/2026: USD99.8 million (equivalent to VND2,541 billion)).

(c) Forward currency contracts, currency swap contracts and cross currency swap contracts

At the end of the accounting period, F88 Business JSC, a subsidiary has entered into forward currency contracts, currency swap contracts and cross currency swap contracts with banks, which are recorded as off- statement of financial position as follows:

	30/6/2026 USD	1/1/2026 USD
Forward currency contracts		
Vietnam Maritime Commercial Joint Stock Bank	22,969,993	30,969,993
Vietnam Joint Stock Commercial Bank for Industry and Trade	18,000,000	23,417,493
	40,969,993	54,387,486
Currency swap contracts		
Vietnam Joint Stock Commercial Bank for Industry and Trade	10,904,979	7,987,486
Vietnam Maritime Commercial Joint Stock Bank	6,999,993	-
	17,904,972	7,987,486
Cross currency swap contracts		
Vietnam Maritime Commercial Joint Stock Bank	10,887,493	10,887,493
Vietnam Technological and Commercial Joint Stock Bank	14,459,986	28,000,000
	25,347,479	38,887,493

(d) Commitment to fulfilling obligations under the Strategic Partnership Agreement between F88 Business JSC and CIMB Vietnam Bank Limited ("CIMB Bank")

According to the Strategic Partnership Agreement signed on 24 November 2021, F88 Business JSC cooperates in introduction and provision of Unsecured Consumer Loan products for customers sought and introduced by F88 Business JSC to CIMB Bank. Thereby, F88 Business JSC commits to purchase from CIMB Bank the existing debts of any customer who cannot fulfil their obligations (debt payment is overdue for 89 days or more) according to relevant loan agreements with CIMB Bank. The loan balances of CIMB Bank that F88 Business JSC commits to repurchase in the future if overdue for 89 days or more were as follows:

As at 30 June 2026	Number of contracts in CIMB Bank's books	Loan principal balance in CIMB Bank's books VND	Accrued interest and fees in CIMB Bank's books VND
1. Current or overdue up to 10 days	128,693	2,592,653,005,868	13,210,460,416
2. Loans overdue from 11 - 30 days	3,988	57,691,258,721	929,023,977
3. Loans overdue from 31 - 89 days	6,271	91,169,256,187	2,847,313,873
	138,952	2,741,513,520,776	16,986,798,266

As at 1 January 2026	Number of contracts in CIMB Bank's books	Loan principal balance in CIMB Bank's books VND	Accrued interest and fees in CIMB Bank's books VND
1. Current or overdue up to 10 days	105,518	1,466,631,775,590	8,419,680,752
2. Loans overdue from 11 - 30 days	3,401	40,744,437,175	694,588,211
3. Loans overdue from 31 - 89 days	4,912	58,261,819,119	1,889,376,941
	113,831	1,565,638,031,884	11,003,645,904

(e) *Commitment to fulfilling obligations under the Strategic Partnership Agreement between F88 Business JSC and Military Commercial Joint Stock Bank ("MB Bank")*

In accordance with the Master Agreement on debt purchase and sale activities signed on 8 December 2025 between F88 Business JSC and MB Bank, MB Bank undertakes to give priority to offering its debts for sale to F88 Business JSC, and F88 Business JSC shall repurchase all debts proposed by MB Bank no earlier than the thirty-first (31st) day from the date such debts become overdue or on another date as agreed between MB Bank and F88 Business JSC, as applicable. The debts proposed by MB Bank for resale relate to the customer portfolio for which F88 Business JSC has conducted information-processing support activities for MB Bank in accordance with the Information Processing Support Agreement No. 1606/2025/TTHTKT/F88-MB signed between MB Bank and F88 Business JSC on 16 June 2025. The outstanding balances of the debts for which F88 Business JSC has provided information-processing support to MB Bank are as follows:

As at 30 June 2026	**Number of contracts in MB Bank's books**	**Loan principal balance in MB Bank's books VND**	**Accrued interest and fees in MB Bank's books VND**
1. Current or overdue up to 10 days	4,384	89,961,598,361	682,440,542
2. Loans overdue from 11 - 30 days	145	2,310,623,457	49,820,861
3. Loans overdue from 31 - 89 days	2	11,881,640	607,589
	4,531	92,284,103,458	732,868,992

As at 1 January 2026	**Number of contracts in MB Bank's books**	**Loan principal balance in MB Bank's books VND**	**Accrued interest and fees in MB Bank's books VND**
1. Current or overdue up to 10 days	925	17,958,613,618	123,664,900
2. Loans overdue from 11 - 30 days	25	250,218,305	4,951,210
3. Loans overdue from 31 - 89 days	22	348,161,463	12,532,900
4. Loans overdue over 90 days	4	57,403,572	3,393,923
	976	18,614,396,958	144,542,933

(f) Pledged and consigned assets

At the end of the accounting period, the pledged assets controlled by F88 Business JSC to be used by customers to secure pledge loans as follows:

Pledged assets

	30/6/2026 Quantity	1/1/2026 Quantity
Motorbikes	407,442	356,146
Cars	29,346	31,883

At the end of the accounting period, consigned assets related to asset consignment contracts between F88 Business JSC and individual customers, with the individual customers being a signatory to a loan contract with the lender being CIMB Bank (presented in Note 21(d)) as follows:

Consigned assets

	30/6/2026 Quantity	1/1/2026 Quantity
Motorbikes	135,543	111,882
Cars	7,582	2,785

At the end of the accounting period, consigned assets related to asset consignment contracts between F88 Business JSC and individual customers, with the individual customers being a signatory to a loan contract with the lender being MB Bank (presented in Note 21(e)) as follows:

Consigned assets

	30/6/2026 Quantity	1/1/2026 Quantity
Motorbikes	4,261	947
Cars	313	42

(g) Written off debts

F88 Business JSC is monitoring off-statement of financial position items for loans and purchased debts that have been written off as follows:

	30/6/2026 VND	1/1/2026 VND
Written off principal of loans and purchased debts	3,358,961,462,018	2,766,401,911,672

During the period, F88 Business JSC recovered the principal of loans, purchased debts, and proceeds from the liquidation of pledged assets from the off-statement of financial position debts mentioned above as follows:

	Six-month period ended	
	30/6/2026 VND	30/6/2025 VND (Unreviewed)
Recovery of principal loans, purchased debts, and proceeds from the liquidation of pledged assets	179,797,003,168	171,654,575,872

22. Revenue from provision of services

Total revenue represents the gross value of services rendered exclusive of value added tax.

	Six-month period ended	
	30/6/2026 VND	30/6/2025 VND (Unreviewed)
Revenue from fee from pawn services and other related activities	1,805,584,417,585	1,137,129,047,373
Revenue from insurance agency services	370,874,190,883	199,604,206,739
Revenue from other services	6,726,878,830	5,597,413,229
	2,183,185,487,298	1,342,330,667,341

23. Cost of service rendered

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Employee salary and bonus	386,211,547,121	234,342,014,494
Allowance expense	803,224,790,295	433,370,151,466
In which:		
▪ *Doubtful loans*	*793,207,227,402*	*430,913,010,576*
▪ *Contingent debt commitments*	*10,017,562,893*	*2,457,140,890*
Store and warehouse rental costs	114,373,826,397	112,732,482,297
Outside services	25,753,423,879	25,177,976,893
Others	23,641,188,856	18,262,658,082
	1,353,204,776,548	823,885,283,232

24. Financial income

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Interest income from deposits and bonds	14,340,802,868	8,041,951,942
Interest revenue from pawn loan services	465,566,964,404	315,982,329,445
Foreign exchange differences	3,670,042,142	9,342,898,130
Others	40,753,609	226,883,800
	483,618,563,023	333,594,063,317

25. Financial expenses

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Interest expenses on borrowings and bonds	237,628,560,387	197,728,405,068
Bond issuance expenses	8,416,044,272	6,069,043,551
Foreign exchange differences	30,825,496,889	6,323,655,989
Borrowing consulting and commitment fees	4,526,732,841	3,306,799,621
	281,396,834,389	213,427,904,229

26. Selling expenses

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Advertising and sales marketing expenses	68,233,072,734	64,714,780,078
Employee salary and bonus	37,150,947,850	28,781,785,690
Others	1,743,102,730	734,243,222
	107,127,123,314	94,230,808,990

27. General and administration expenses

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Employee salary and bonus	370,878,204,227	366,538,495,679
Outside services	111,036,447,856	78,213,283,647
Office rental costs	16,558,270,492	13,389,985,319
Reversal of allowance for doubtful receivables	(21,600,000)	-
Others	11,598,530,376	10,857,538,428
	510,049,852,951	468,999,303,073

28. Other income and expenses

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Other income		
Contract penalties (i)	89,934,696,132	68,309,975,920
Income from written off loans and purchased debts (ii)	185,031,141,805	178,369,831,036
Other income	834,340,224	418,352,686
	275,800,178,161	247,098,159,642
Other expenses		
Others	(4,592,736,896)	(1,059,568,791)
	271,207,441,265	246,038,590,851

(i) These represent penalties due to customers violating payment terms in F88 Business JSC's loan contracts.

(ii) These are the amounts recovered from principal, interest, and incurred fees from loan contracts and purchased debts that have been written off and monitored as off-statement of financial position items of F88 Business JSC.

29. Business costs by element

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Employee salary and bonus	794,240,699,198	629,662,295,863
Outside services	136,789,871,735	103,391,260,540
Allowance for doubtful loans and receivables	803,203,190,295	433,370,151,466
Store, office and warehouse rental expenses	130,932,096,889	126,122,467,616
Advertising and sales marketing expenses	68,233,072,734	64,714,780,078
Others	36,982,821,962	29,854,439,732

30. Income tax

(a) Recognised in the consolidated statement of income

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Current tax expense		
Current period	181,576,127,783	62,624,642,057
Deferred tax (benefit)/expense		
Reversal and origination of temporary differences	(40,208,354,735)	3,141,183,557
Tax losses utilised	-	941,864,730
	(40,208,354,735)	4,083,048,287
Income tax expense	141,367,773,048	66,707,690,344

(b) Reconciliation of effective tax rate

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Accounting profit before tax	686,232,904,384	321,420,021,985
Tax at the Company's tax rate	137,246,580,877	64,284,004,397
Non-deductible expenses	2,400,885,618	638,037,384
Changes in temporary differences	1,720,306,553	1,785,648,563
	141,367,773,048	66,707,690,344

(c) Recognised deferred tax assets

Deferred tax assets have been recognised in respect of the following items:

	30/6/2026		1/1/2026	
	Temporary difference VND	Tax value VND	Temporary difference VND	Tax value VND
Allowance for doubtful debts and written-off of bad debts of F88 Business JSC	1,471,143,142,305	294,228,628,461	1,270,101,368,631	254,020,273,726

(d) Applicable tax rates

The Company and its subsidiaries have an obligation to pay the Government income tax at the rate of 20% of taxable profit.

The Vietnamese tax laws and their application are subject to interpretation and may change over time. The final tax position may be subject to review and investigation by various tax authorities, who are enabled by law to impose severe fines, penalties and interest charges for late payments. These facts may create potential tax risks for the Company and its subsidiaries. The Group's Board of Management believes that the Group had adequately provided for tax liabilities based on their interpretations of tax legislation, including transfer pricing requirements and computation of corporate income tax and deferred tax liabilities. However, the relevant tax authorities may have different interpretations.

31. Basic earnings per share

The calculation of basic earnings per share was based on the profit attributable to the Company's ordinary shareholders and a weighted average number of ordinary shares outstanding during the year, calculated as follows:

(a) Basic earnings per share

(i) Net profit attributable to ordinary shareholders

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Net profit attributable to the Company's shareholders during the period	544,813,262,659	254,687,453,380

(ii) Weighted average number of ordinary shares

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Issued ordinary shares at the beginning of the period	8,471,227	8,264,612
Effect of bonus shares issued during the period (Note 20)	211,780,675	206,615,300
Weighted average number of ordinary shares outstanding during the period	220,251,902	214,879,912

(iii) Basic earnings per share

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Basic earnings per share (VND/share)	2,474	1,185

(a) Diluted earnings per share

As at the reporting date and for the six-month period ended 30 June 2026, the Company had no dilutive potential ordinary shares; accordingly, diluted earnings per share are not presented.

32. Segment reporting

(a) Business segments

The Group has three main business segments: pawn services, insurance agency, and other segments.

Six-month period ended 30 June 2026

	Pawn services VND	Insurance agency VND	Other operations VND	Elimination VND	Total VND
Revenue from provision of services	1,805,584,417,585	370,874,190,883	66,244,527,413	(59,517,648,583)	2,183,185,487,298
Segment results	470,481,751,086	192,756,608,655	4,108,605,800	-	667,346,965,541
Unallocated profit before tax					18,885,938,843
Income tax expense - current					181,576,127,783
Income tax benefit - deferred					(40,208,354,735)
Net profit after tax					**544,865,131,336**

As at 30 June 2026

	Pawn services VND	Insurance agency VND	Other operations VND	Elimination VND	Total VND
Segment assets	6,396,879,816,970	120,236,830,904	39,073,038,713	(38,865,030,631)	6,517,324,655,956
Unallocated assets					1,201,715,389,478
Total assets					**7,719,040,045,434**
Segment liabilities	3,904,770,635,561	213,889,927,965	38,865,030,631	(38,865,030,631)	4,118,660,563,526
Unallocated liabilities					606,304,932,063
Total liabilities					**4,724,965,495,589**

Form B 09 - DN

(Issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance)

Six-month period ended 30 June 2025 (Unreviewed)

	Pawn services VND	Insurance agency VND	Other operations VND	Elimination VND	Total VND
Revenue from provision of services	1,137,129,047,373	199,604,206,739	25,339,012,476	(19,741,599,247)	1,342,330,667,341
Segment results	206,448,479,347	94,131,714,809	2,809,741,272	-	303,389,935,428
Unallocated profit before tax					18,030,086,557
Income tax expense - current					62,624,642,057
Income tax benefit - deferred					4,083,048,287
Net profit after tax					**254,712,331,641**

As at 1 January 2026

	Pawn services VND	Insurance agency VND	Other operations VND	Elimination VND	Total VND
Segment assets	5,911,341,192,045	40,876,910,879	22,428,094,555	(21,523,549,588)	5,953,122,647,891
Unallocated assets					872,613,428,717
Total assets					**6,825,736,076,608**
Segment liabilities	3,674,605,515,628	40,328,587,064	21,523,549,588	(21,523,549,588)	3,714,934,102,692
Unallocated liabilities					661,546,069,613
Total liabilities					**4,376,480,172,305**

(b) Geographical segments

All business activities of the Group are conducted within the territory of Vietnam (constituting a single operating segment).

33. Significant transactions and balances with related parties

The list of related parties having a controlling relationship and/or having significant transactions during the period with the Group is as follows:

Related parties	Relationship
G Group Joint Stock Company	Company of the individual related to key management member
G-Innovations Vietnam Joint Stock Company	Company of the individual related to key management member
Hanet Technology Joint Stock Company	Company of the individual related to key management member
Gapo Technology Joint Stock Company	Company of the individual related to key management member
G Payment Joint Stock Company	Company of the individual related to key management member

Balances with related parties at the end of the period are as follows:

	Receivable/(payable)	
	30/6/2026 VND	1/1/2026 VND
G-Innovations Vietnam Joint Stock Company		
Payables for equipment purchase	(666,198,000)	(955,314,000)
Deposit for equipment purchase	745,200,000	-
G Payment Joint Stock Company		
Receivable from collections on behalf	13,715,776,862	15,671,885,537

During the period, the Group had the following significant transactions with related parties:

	Transaction value Six-month period ended	
	30/6/2026 VND	**30/6/2025 VND (Unreviewed)**
Gapo Technology Joint Stock Company		
Utilities expenses	(1,133,948,825)	(2,812,312,545)
Utilities expenses paid	(1,133,948,825)	(2,012,312,545)
Hanet Technology Joint Stock Company		
Equipment purchases expenses	-	(7,235,860,909)
Equipment purchases paid	-	(2,130,041,400)
Information technology service fees	(471,059,289)	(181,492,364)
Information technology service fees paid	(518,137,440)	(199,641,600)
G-Innovations Vietnam Joint Stock Company		
Equipment purchases expenses	(1,466,498,273)	(1,541,904,158)
Equipment purchases paid	(1,872,934,135)	(3,233,390,773)
Payment discounts received	-	226,883,800
Deposit for equipment purchase	(745,200,000)	-
G Payment Joint Stock Company		
Service fees	(1,632,717,154)	(649,991,200)
Service fees paid	(915,057,280)	(324,805,360)
Amounts collections on behalf incurred	1,532,448,120,337	821,664,479,540
Service fees offsetted	(869,698,720)	(438,483,320)
Receipt of amounts collection on behalf	1,533,534,530,292	820,895,361,736

Key management personnel compensation:

	Six-month period ended	
	30/6/2026 VND	**30/6/2025 VND (Unreviewed)**
General Director	6,111,626,277	3,897,671,000
Independent members of the Board of Directors	7,276,940,036	5,213,865,200

34. Comparative information

Unless otherwise stated, comparative information as at 1 January 2026 was derived from the balances and amounts reported in the Group's financial statements as at and for the year ended 31 December 2025.

As described in Note 3, effective from 1 January 2026, the Group adopted Circular 99 and Circular 43 resulting in a change in, and prospective application of, the accounting policy for held-to-maturity investments. As a result of this change in accounting policy, certain comparative information as at 1 January 2026 has been restated.

A comparison of the figures previously reported and those after restatement is presented below:

Consolidated statement of financial position

	Code	1/1/2026 (As previously reported) VND	Reclassification VND	1/1/2026 (As restated) VND
Short-term held-to-maturity investments	123	76,220,000,000	4,731,918,977,316	4,808,138,977,316
Allowance for impairment of short-term held-to-maturity investments	124	-	(65,683,396,115)	(65,683,396,115)
Loans receivable		4,683,609,732,498	(4,683,609,732,498)	-
Other short-term receivables	135	211,900,968,483	(48,309,244,818)	163,591,723,665
Allowance for short-term doubtful debts	136	(65,723,996,115)	65,683,396,115	(40,600,000)
Loans receivable		948,019,436,851	(948,019,436,851)	-
Allowance for long-term doubtful debts	216	(5,716,784,615)	5,716,784,615	-
Long-term held-to-maturity investments	265	50,000,000,000	948,019,436,851	998,019,436,851
Allowance for impairment of long-term held-to-maturity investments	266	-	(5,716,784,615)	(5,716,784,615)

35. Subsequent event

Pursuant to Resolution No. 0604-02/2026/NQ/HĐQT/F88ĐT dated 6 April 2026 and Resolution No. 1506-01/2026/NQ/HĐQT/F88ĐT dated 15 June 2026, the Company's Board of Directors approved a plan to offer additional shares to the public through a distribution agent. Accordingly, the Company will offer 22,025,190 shares at an offering price of VND71,000 per share. On 1 July 2026, the Company received the Certificate of Registration for the Public Offering of Shares No. 321/GCN-UBCK from the State Securities Commission of Vietnam. The share distribution period is within 90 days from the effective date of the Certificate of Registration for the Public Offering.

Pursuant to Resolution No. 1008-01/2026/NQ/HĐQT/F88ĐT dated 10 August 2026, the Company's Board of Directors approved the results of the public offering of shares. Accordingly, a total of 11,013,200 shares were subscribed for and fully paid. The remaining 11,011,990 shares of the offering were cancelled.

Other than the matter described above, no events have occurred subsequent to 30 June 2026 that would require adjustment, or disclosure in, the Group's consolidated interim financial statements for the six-month period ended 30 June 2026.

14 AUG 2026

Prepared by	Approved by
Nguyen Hoang Luong	Nguyen Duc Dai
Chief Accountant	*General Director*

M.S.D.N: 2600948135 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ F88 TP. VIỆT TRÌ - T. PHÚ THỌ