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F88 Investment Joint Stock Company

Separate 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 separate interim financial statements of the Company for the six-month period ended 30 June 2026.

The General Director is responsible for the preparation and fair presentation of the separate 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 separate interim financial statements set out on pages 5 to 32 give a true and fair view of the unconsolidated financial position of the Company as at 30 June 2026, and of its unconsolidated results of operations and its unconsolidated 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 Company will not be able to pay their debts as and when they fall due.

M.S.D.N: 2600948... 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 separate interim financial statements of F88 Investment Joint Stock Company ("the Company"), which comprise the separate statement of financial position as at 30 June 2026, the separate 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 32.

General Director's Responsibility

The Company's General Director is responsible for the preparation and fair presentation of these separate 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 separate 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 separate 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.

KPMG

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying separate interim financial statements do not give a true and fair view, in all material respects, of the unconsolidated financial position of F88 Investment Joint Stock Company as at 30 June 2026 and of its unconsolidated results of operations and its unconsolidated 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 separate 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. 26-02-00194-26-1

M.S.D.N: 0100112042 - C.T.T.N.H.H
CÔNG TY TNHH KPMG
THÀNH PHỐ HÀ NỘI

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
Separate statement of financial position as at 30 June 2026

Form B 01a – DN

(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Restated)
ASSETS				
Current assets (100 = 110 + 120 + 130)	**100**		**644,853,970,998**	**147,213,697,770**
Cash and cash equivalents	**110**	**5**	**2,894,108,488**	**2,192,552,162**
Cash	111		2,894,108,488	2,192,552,162
Short-term financial investments	**120**		**627,598,418,047**	**139,908,223,369**
Held-to-maturity investments	123	6(a)	627,598,418,047	139,908,223,369
Accounts receivable – short-term	**130**		**14,361,444,463**	**5,112,922,239**
Short-term accounts receivable from customers	131	7	13,943,444,463	4,521,906,239
Short-term prepayments to suppliers	132		418,000,000	591,016,000
Long-term assets (200 = 260 + 270)	**200**		**1,693,017,035,502**	**1,681,019,026,260**
Long-term financial investments	**260**		**1,693,016,450,000**	**1,681,017,650,000**
Investments in subsidiaries	261	6(b)	1,703,015,450,000	1,691,016,650,000
Allowance for impairment of long-term financial investments	264	6(b)	(9,999,000,000)	(9,999,000,000)
Other long-term assets	**270**		**585,502**	**1,376,260**
Long-term deferred expenses	271		585,502	1,376,260
TOTAL ASSETS (280 = 100 + 200)	**280**		**2,337,871,006,500**	**1,828,232,724,030**
RESOURCES				
LIABILITIES (300 = 310)	**300**		**107,963,105,794**	**101,313,451,791**
Current liabilities	**310**		**107,963,105,794**	**101,313,451,791**
Taxes and other short-term payable to the State	314	8	7,449,829,025	6,190,415,811
Payable to employees	315		6,763,000	6,763,000
Accrued expenses	316	9	22,306,513,769	16,915,822,980
Other payables – short-term	320		-	450,000
Short-term borrowings	321	10	78,200,000,000	78,200,000,000

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

F88 Investment Joint Stock Company
Separate statement of financial position as at 30 June 2026 (continued)

Form B 01a – DN

(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Restated)
EQUITY	**400**	**11**	**2,229,907,900,706**	**1,726,919,272,239**
Owners' contributed capital	411	11	2,202,519,020,000	84,712,270,000
- *Ordinary shares with voting rights*	*411a*	*12*	*2,202,519,020,000*	*84,712,270,000*
Capital surplus	412		-	1,640,652,992,732
Retained profits	420	11	27,388,880,706	1,554,009,507
- *Retained profits/(accumulated losses) brought forward*	*420a*		*1,554,009,507*	*(24,533,650,666)*
- *Retained profit for the current period/year*	*420b*		*25,834,871,199*	*26,087,660,173*
TOTAL RESOURCES (440 = 300 + 400)	**440**		**2,337,871,006,500**	**1,828,232,724,030**

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 separate interim financial statements

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

Form B 02a – DN

(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Revenue from provision of services	**01**	**14**	**29,054,563,772**	**8,979,811,882**
Cost of services rendered	**11**		**237,600,000**	**217,800,000**
Gross profit from provision of services (20 = 01 - 11)	**20**		**28,816,963,772**	**8,762,011,882**
Financial income	22	15	488,506,167,956	5,557,653,090
Financial expenses	23	16	3,877,863,015	5,248,468,649
In which: Borrowing costs	*24*		*3,877,863,015*	*5,248,468,649*
General and administration expenses	26	17	3,674,447,793	1,594,062,779
Net operating profit {30 = 20 + 22 – (23 + 26)}			**509,770,820,920**	**7,477,133,544**
Other income	31		-	-
Other expenses			80,000	984,025
Other losses (40 = 31 - 32)			**(80,000)**	**(984,025)**
Accounting profit before tax (50 = 30 + 40)	**50**		**509,770,740,920**	**7,476,149,519**
Income tax expense – current	**51**	**18**	**6,782,112,453**	**604,561,979**
Income tax expense– deferred	**52**	**18**	**-**	**941,864,730**
Net profit after tax (60 = 50 - 51 - 52)	**60**		**502,988,628,467**	**5,929,722,810**

14 AUG 2026

Prepared by:

Nguyen Hoang Luong
Chief Accountant

Approved by:

CÔNG TY CỔ PHẦN ĐẦU TƯ F88

Nguyen Duc Dai
General Director

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

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

Form B 03a – DN

(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister 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**		**509,770,740,920**	**7,476,149,519**
Adjustments for				
Profits from investing, financing activities	05		(488,506,167,956)	(5,557,653,090)
Borrowing costs	06		3,877,863,015	5,248,468,649
Operating profit before changes in working capital	**08**		**25,142,435,979**	**7,166,965,078**
Change in receivables	09		(9,248,522,224)	(6,471,357,551)
Change in payables	11		1,645,972,178	(374,408,145)
Change in deferred expenses	12		790,758	790,758
			17,540,676,691	**321,990,140**
Income tax paid	15		(5,656,293,643)	-
Net cash flows generated from operating activities	**20**		**11,884,383,048**	**321,990,140**
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for granting loans, placements of term deposits with banks, purchase of debt instruments of other entities	23		(476,000,000,000)	(100,000,000)
Payments for investments in other entities	25		(11,998,800,000)	-
Receipts of interests and dividends	27		476,815,973,278	444,713
Net cash flows used in investing activities	**30**		**(11,182,826,722)**	**(99,555,287)**

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

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

Form B 03a – DN

(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Net cash flows during the period (50 = 20 + 30)	50		701,556,326	222,434,853
Cash at the beginning of the period	60		2,192,552,162	487,672,173
Cash at the end of the period (70 = 50 + 60)	70	5	2,894,108,488	710,107,026

14 AUG 2026

Prepared by:

Nguyen Hoang Luong
Chief Accountant

Approved by:

CÔNG TY CỔ PHẦN ĐẦU TƯ F88

Nguyen Duc Dai
General Director

Form B 09a – DN

(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance)

These notes form an integral part of and should be read in conjunction with the accompanying separate 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 Company's shares, under the ticker symbol F88, were officially admitted 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 Company are management consulting activities.

(c) Normal operating cycle

The normal operating cycle of the Company is 12 months.

(d) Company structure

As at 30 June 2026, the Company has 4 subsidiaries (1/1/2026: 4 subsidiaries) detailed 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")	8th Floor, G-Group Tower Building, No. 5 Nguyen Thi Due, Yen Hoa Ward, Hanoi City, Vietnam	Provide pawn loan services, insurance agency services, debt trading, data processing 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 City, Vietnam	Provide information technology activities 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 City, Vietnam	Business and trading phone sim cards	99.99%	99.99%
Green House Tech Joint Stock Company ("Green House Tech JSC")	6th Floor, G-Group Tower Building, No. 5 Nguyen Thi Due, Yen Hoa Ward, Hanoi City, Vietnam	Insurance agency and brokerage activities, risk and damage assessment	99.99%	99.99%

(*) The Company indirectly owned through a subsidiary.

As at 30 June 2026, the Company had 8 employees (1/1/2026: 8 employees).

2. Basis of preparation

(a) Statement of compliance

These separate 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. The Company also prepares and issues its consolidated interim financial statements. For a comprehensive understanding of the Company's consolidated financial position, its consolidated results of operations and its consolidated cash flows, these separate interim financial statements should be read in conjunction with the consolidated interim financial statements.

(b) Basis of measurement

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

(c) Accounting period

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

(d) Accounting currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for separate interim financial statement 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.

The Company has adopted the applicable requirements of Circular 99 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 Company's accounting policies and the effects on the separate interim financial statements, if any, are disclosed in the following notes to the separate interim financial statements.

- Foreign currency transactions (Note 4(a));
- Held-to-maturity investments (Note 4(c)(i)).

4. Summary of significant accounting policies

The following significant accounting policies have been adopted by the Company in the preparation of these separate interim financial statements.

The accounting policies that have been adopted by the Company in the preparation of these separate interim financial statements are consistent with those adopted in the preparation of the latest interim/annual separate financial statements, except for the accounting policies described in Notes 4(a) and Note 4(c)(i).

(a) 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 are translated into VND, at the average of the account transfer buying rates and selling rates at the end of the accounting period quoted by the commercial bank where the Company most frequently conducts transactions.

All foreign exchange differences are recorded in the separate 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 are translated into VND at the average of the account transfer buying rates and selling rates at the end of the accounting period quoted by the commercial bank where the Company most frequently conducts 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 accounting period quoted by the commercial bank where the Company maintains the demand deposit accounts.

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

This change in accounting policy did not have significant changes in the Company's separate interim financial statements for the six-month period ended 30 June 2026.

(b) Cash

Cash comprises demand deposits.

(c) Investments

(i) Held-to-maturity investments

Held-to-maturity investments are those that the Company's management has the intention and ability to hold until maturity. Held-to-maturity investments include loans receivables. These investments are stated at costs less allowance for held-to-maturity investments.

Before 1 January 2026

Loans receivables are not included in the item "Held-to-maturity investments" and are instead presented separately as "Loans receivable".

Interest receivable on held-to-maturity investments is included in the item "Other short-term receivables".

From 1 January 2026

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

As a result of this change in accounting policy, certain comparative information as at 1 January 2026 has been restated (Note 20).

(ii) Investments in subsidiaries

For the purpose of these separate interim financial statements, investments in subsidiaries, associates and jointly controlled entities are initially recognised at cost which includes purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for impairment.

An allowance is made for impairment of investment if the investee has suffered a loss which may cause the Company to lose its invested capital, unless there is evidence that the value of the investment has not been diminished. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

(d) 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 rate
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%

(e) Deferred expenses

Deferred expenses are initially recorded at cost and are allocated to expenses over the period to which the prepayments relate or over the period during which the related economic benefits are expected to be realised.

Tools and instruments

Tools and instruments include assets held for use by the Company 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 regulation. Cost of tools and instruments are amortised on a straight-line basis over a period not exceeding 3 years.

(f) Trade and other payables and accruals

Trade and other payables and accruals are stated at their cost.

(g) Provisions

A provision is recognised if, as a result of a past event, the Company 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.

(h) Owners' equity

(i) Ordinary shares

Ordinary shares are recognised at the par value of the shares issued. 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.

(i) Taxation

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the separate 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.

(j) Revenue and other incomes

(i) Services rendered

Revenue from services rendered is recognised in the separate 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.

(ii) Interest income

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

(iii) Dividend income

Dividends are recognised as income when the Company's right to receive the dividends as an investor is established.

(k) Leases

(i) Leased assets

Assets held under other leases are classified as operating leases and are not recognised in the Company's separate statement of financial position.

(ii) Lease payments

Payments made under operating leases are recognised in the separate interim statement of income on a straight-line basis over the term of the lease.

(l) Business expenses

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

(m) Borrowing costs

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

(n) Related parties

Parties are considered to be related to the Company 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 Company and the other party are subject to common control. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

(o) Comparative information

Comparative information in these separate 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 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 separate interim financial statements is not intended to present the Company's unconsolidated financial position, unconsolidated results of operation or unconsolidated cash flows for the prior period/year.

5. Cash

	30/6/2026 VND	1/1/2026 VND
Cash in banks		
Vietnam Prosperity Joint Stock Commercial Bank	*2,871,777,801*	*46,833,380*
Other banks	*22,330,687*	*2,145,718,782*
	2,894,108,488	2,192,552,162

6. Investments

(a) Short-term held-to-maturity investments

	30/6/2026 Cost VND	30/6/2026 Recoverable amount VND	30/6/2026 Allowance VND	1/1/2026 Cost VND	1/1/2026 Recoverable amount VND (Restated)	1/1/2026 Allowance VND
Short-term loans receivable	588,139,284,932	588,139,284,932	-	112,139,284,932	112,139,284,932	-
• *F88 Business JSC, a subsidiary (i)*	*476,000,000,000*	*476,000,000,000*	-	-	-	-
• *Ffintech JSC, a subsidiary (ii)*	*112,139,284,932*	*112,139,284,932*	-	*112,139,284,932*	*112,139,284,932*	-
Loan interest receivable (iii)	39,459,133,115	39,459,133,115	-	27,768,938,437	27,768,938,437	-
	627,598,418,047	627,598,418,047	-	139,908,223,369	139,908,223,369	-

(i) This is a loan receivable with an interest rate of 10% per annum, which is payable upon maturity on 15 May 2027 according to Loan Agreement No. 1505/HDVV/F88ĐT-F88KD dated 15 May 2026.

(ii) This is a loan receivable with an interest rate of 10% per annum, which is secured by shares issued by the Company and owned by certain individuals, overdue interest-free and payable upon maturity. The maturity dates of the loans are as follows:

- The loan receivable of VND105,939,284,932 has an original term of 12 months and is automatically extended until the completion of the merger of Ffintech JSC, a subsidiary, into F88 Business JSC, another subsidiary, pursuant to Loan Agreement No. 2806/HDVV/F88 ĐT-FF dated 28 June 2024 and Appendix to Loan Agreement No. 1807/HDVV/F88ĐT-FF dated 18 July 2025.
- The loan receivable of VND6,200,000,000 matures on 31 December 2026 according to Appendix to Loan Agreement No. 01/311224/F88 ĐT-FF dated 31 December 2024 and Appendix to Loan Agreement No. 060226/F88ĐT-FF dated 6 February 2026.

(iii) This loan interest receivable is not subject to overdue interest and is receivable upon the maturity of the corresponding loans.

(b) Investments in subsidiaries

	30/6/2026 Cost VND	30/6/2026 Recoverable amount VND	30/6/2026 Allowance VND	1/1/2026 Cost VND	1/1/2026 Recoverable amount VND	1/1/2026 Allowance VND
Investment in directly owned subsidiaries						
• F88 Business JSC	1,673,018,450,000	1,673,018,450,000	-	1,673,018,450,000	1,673,018,450,000	-
• Ffintech JSC	9,999,000,000	-	9,999,000,000	9,999,000,000	-	9,999,000,000
• Green House Tech JSC	19,998,000,000	19,998,000,000	-	7,999,200,000	7,999,200,000	-
	1,703,015,450,000	1,693,016,450,000	9,999,000,000	1,691,016,650,000	1,681,017,650,000	9,999,000,000

The Company has not determined fair values of these investments in subsidiaries for disclosure in the separate financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System for Enterprises. The fair value of these investments may differ from their carrying amounts.

7. Short-term accounts receivable from customers

	Carrying amount	
	30/6/2026 VND	**1/1/2026 VND**
F88 Business JSC, the subsidiary	13,943,444,463	4,521,906,239

The trade related amounts due from the subsidiary were unsecured, interest free and are due in 10 working days from the date of confirmation of the Service Completion Dossier.

8. Taxes and other short-term payable to the State

	1/1/2026 VND	Incurred VND	Paid VND	30/6/2026 VND
Value added tax	643,942,478	2,182,926,793	(2,036,810,826)	790,058,445
Personal income tax	159,550,104	175,840,000	(192,760,000)	142,630,104
Corporate income tax	5,383,476,604	6,782,112,453	(5,656,293,643)	6,509,295,414
Other taxes	3,446,625	8,796,874	(4,398,437)	7,845,062
	6,190,415,811	9,149,676,120	(7,890,262,906)	7,449,829,025

9. Accrued expenses

	30/6/2026 VND	1/1/2026 VND
Outside services	2,137,777,779	624,950,005
Accrued interest expenses payable to a related party	20,168,735,990	16,290,872,975
	22,306,513,769	16,915,822,980

10. Short-term borrowings

	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	78,200,000,000	-	-	78,200,000,000

These are the borrowings in VND from F88 Business JSC, a subsidiary, with an interest rate of 10% per annum and a term of 12 months, which are unsecured, overdue interest-free, and will be automatically extended until the completion of the merger of Ffintech JSC, a subsidiary, into F88 Business Joint Stock Company, another subsidiary, in accordance with Loan Agreement No. 2806/HDVV/F88ĐT-KD dated 28 June 2024 and Appendix to Loan Agreement No. 1807/HDVV/F88ĐT-FF dated 18 July 2025.

11. Changes in owners' equity

	Owners' contributed capital VND	Capital surplus VND	Retained profits/ (Accumulated losses) VND	Total VND
Balance as at 1 January 2026	84,712,270,000	1,640,652,992,732	1,554,009,507	1,726,919,272,239
Net profit for the period	-	-	502,988,628,467	502,988,628,467
Shares issued for the period (Note 12)	2,117,806,750,000	(1,640,652,992,732)	(477,153,757,268)	-
Balance as at 30 June 2026	2,202,519,020,000	-	27,388,880,706	2,229,907,900,706
Balance as at 1 January 2025	82,646,120,000	1,640,652,992,732	(24,533,650,666)	1,698,765,462,066
Net profit for the period (Unreviewed)	-	-	5,929,722,810	5,929,722,810
Balance as at 30 June 2025 (Unreviewed)	82,646,120,000	1,640,652,992,732	(18,603,927,856)	1,704,695,184,876

12. 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 Company's shareholders structure at the end of the accounting period was 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		30/6/2025 (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.

13. 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	120,000,000	120,000,000
Within two to five years	60,000,000	120,000,000
	180,000,000	240,000,000

(b) Guarantee commitment for borrowing of F88 Business JSC, a subsidiary

The Company provided payment guarantee for the unsecured borrowings of F88 Business JSC, a subsidiary, from Lendable SPC and Chailease International Financial Services (Singapore) Pte. Ltd. The principal balance of the guaranteed borrowing as at 30 June 2026 was USD53.7 million, equivalent to VND1,412 billion (1/1/2026: USD36.4 million, equivalent to VND959 billion).

14. 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 management consulting services	29,054,563,772	8,979,811,882

15. Financial income

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Interest income from dividends	476,810,258,656	-
Interest income from loans receivable	11,690,194,678	5,557,208,377
Interest income from deposits	5,714,622	444,713
	488,506,167,956	5,557,653,090

16. Financial expenses

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND (Unreviewed)
Interest expenses	3,877,863,015	5,248,468,649

17. 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	1,029,200,000	99,000,000
Outside services	2,543,957,035	1,428,445,657
Office rental expenses	90,000,000	60,000,000
Other general and administration expenses	11,290,758	6,617,122
	3,674,447,793	1,594,062,779

18. Corporate income tax

(a) Recognised in the separate statement of income

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Income tax expense – current		
Current year	6,782,112,453	604,561,979
Income tax expense – deferred		
Tax losses utilised	-	941,864,730
Income tax expense	6,782,112,453	1,546,426,709

(b) Reconciliation of effective tax rate

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Accounting profit before tax	509,770,740,920	7,476,149,519
Tax at the Company's tax rate	101,954,148,184	1,495,229,904
Non-deductible expenses	190,016,000	51,196,805
Tax exempt income	(95,362,051,731)	-
	6,782,112,453	1,546,426,709

(c) Applicable tax rates

The Company has an obligation to pay the Government income tax at the rate of 20% of taxable profit.

19. Significant transactions with related parties

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

Related parties	Relationship
F88 Business JSC	Subsidiary
F88 Commerce Company Limited	Indirectly owned subsidiary through another subsidiary
Ffintech Joint Stock Company	Subsidiary
Green House Tech Joint Stock Company	Subsidiary

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

	Balances with related parties	
	30/6/2026 VND	1/1/2026 VND
F88 Business JSC		
Loans receivable	476,000,000,000	-
Loans receivable	6,129,315,068	-
Receipt from management consulting services	13,943,444,463	4,521,906,239
Short-term borrowings	(78,200,000,000)	(78,200,000,000)
Interest payable	(20,168,735,990)	(16,290,872,975)
Capital contribution	1,673,018,450,000	1,673,018,450,000
Ffintech JSC		
Loans receivable	112,139,284,932	112,139,284,932
Interest income from loans receivable	33,329,818,047	27,768,938,437
Capital contribution	9,999,000,000	9,999,000,000
Green House Tech Joint Stock Company		
Capital contribution	19,998,000,000	7,999,200,000

Significant transactions with related parties during the period are as follows:

	Transaction value Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
F88 Business JSC		
Loans granted	476,000,000,000	-
Interest income from loans receivable	6,129,315,068	-
Interest expenses	(3,877,863,015)	(5,248,468,649)
Revenue from management consulting services	29,054,563,772	8,979,811,882
Receipt from management consulting services	21,900,413,701	2,664,000,000
Receipt of dividends	476,810,258,656	-
Ffintech JSC		
Loans granted	-	100,000,000
Interest income from loans receivable	5,560,879,610	5,557,208,377
Green House Tech Joint Stock Company		
Capital contribution	11,998,800,000	-

Remuneration, bonus and other benefits of members of Key management personnel:

	Six-month period ended 30/6/2026 VND	30/6/2025 VND (Unreviewed)
Board of Management members	300,000,000	300,000,000
General Director	39,600,000	39,600,000

20. Comparative information

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

As described in Note 3, effective from 1 January 2026, the Company adopted Circular 99 and changed its accounting policy for held-to-maturity investments which has been applied prospectively. As a result of the change in accounting policy, the comparative information as at 1 January 2026 has been restated. A comparison of the amounts previously reported and as restated is as follows:

Separate statement of financial position

	Code	1/1/2026 (as previously reported) VND	Reclassification VND	1/1/2026 (as restated) VND
Held-to-maturity investments – short-term	123	-	139,908,223,369	139,908,223,369
Loans receivable		112,139,284,932	(112,139,284,932)	-
Other receivable	135	27,768,938,437	(27,768,938,437)	-

21. Subsequent event

Pursuant to Resolution No. 0604-02/2026/NQ/HDQT/F88DT dated 6 April 2026 and Resolution No. 1506-01/2026/NQ/HDQT/F88DT dated 15 June 2026, the Company's Board of Directors approved a plan for a public offering of additional shares through a distribution agent. Under the plan, 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 Public Offering No. 321/GCN-UBCK from the State Securities Commission of Vietnam ("SSC"). The distribution period for the shares is within 90 days from the effective date of the Certificate of Registration for Public Offering.

Pursuant to Resolution No. 1008-01/2026/NQ/HĐQT/F88ĐT dated August 10, 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 above event, there were no events occurring after 30 June 2026 that require adjustment or disclosure in the Company's separate 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