

F88 Investment Joint Stock Company

Separate Financial Statements for Quarter II 2026 and
for the six-month period ended 30 June 2026



F88 Investment Joint Stock Company

CONTENTS

	Pages
Corporate information	1
Statement of the General Director	2
Separate statement of financial position	3-4
Separate statement of income	5-6
Separate statement of cash flows	7-8
Notes to the separate financial statements	9-26

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 by 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 Ngoc Nhu Uyen	Member (resigned on 30 March 2026)
	Ms. Nguyen Thi Hoang Anh	Member
	Mr. Do Long	Independent Member
	Mr. Piyasak Ukritnukun	Independent Member
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	
Registered Office	No. 1980 Hung Vuong Street, Nong Trang Ward Phu Tho Province 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 financial statements of the Company for Quarter II 2026 and for the six-month period ended 30 June 2026.

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

- (a) the separate financial statements set out on pages 3 to 26 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 Quarter II 2026 and for the six-month period ended 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to 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.

In the opinion of the Company’s General Director, the accompanying separate financial statements 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 unconsolidated cash flows for Quarter II 2026 and for the six-month period ended 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant statutory applicable to financial reporting.



Nguyễn Đức Đại
General Director

(In accordance with the Power of Attorney No. 16/2025/GUQ-F88/TGD dated 15 March 2025)

Phu Tho, 20 July 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 Ministry of Finance)*

	Code	Note	30/6/2026 VND	1/1/2026 VND (Reclassified)
ASSETS				
Current assets (100 = 110 + 120 + 130)	100		644,853,970,998	147,213,697,770
Cash	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 - short-term	123	6	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	8	1,693,016,450,000	1,681,017,650,000
Investments in subsidiaries	261		1,703,015,450,000	1,691,016,650,000
Allowance for impairment of long-term financial investments	264		(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

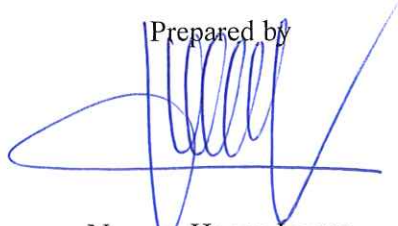
The accompanying notes are an integral part of these separate financial statements

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 Ministry of Finance)*

	Code	Note	30/6/2026 VND	1/1/2026 VND (Reclassified)
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 others payable to the State	314	9	7,449,829,025	6,190,415,811
Payables to employees	315		6,763,000	6,763,000
Short-term accrued expenses	316	10	22,306,513,769	16,915,822,980
Other short-term payables	320		-	450,000
Short-term borrowings	321	11	78,200,000,000	78,200,000,000
EQUITY	400	12	2,229,907,900,706	1,726,919,272,239
Owners' contributed capital	411	13	2,202,519,020,000	84,712,270,000
- <i>Ordinary shares with voting rights</i>	411a		2,202,519,020,000	84,712,270,000
Capital surplus	412		-	1,640,652,992,732
Retained profits	420		27,388,880,706	1,554,009,507
- <i>Retained profits/(accumulated losses) brought forward</i>	420a		1,554,009,507	(24,533,650,666)
- <i>Retained profits for the current period/year</i>	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

20 July 2026

Prepared by



Nguyen Hoang Luong
Chief Accountant

Approved by



Nguyen Duc Dai
General Director

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

F88 Investment Joint Stock Company

Separate statement of income for Quarter II 2026 and 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 Ministry of Finance)

	Code	Note	Quarter II		Accumulated from the beginning of the year	
			Current year VND	Last year VND (Reclassified)	Current year VND	Last year VND (Reclassified)
Revenue from provision of services	01	14	15,242,753,621	8,079,811,882	29,054,563,772	8,979,811,882
Cost of services rendered	11		118,800,000	118,800,000	237,600,000	217,800,000
Gross profit (20 = 01 - 11)	20		15,123,953,621	7,961,011,882	28,816,963,772	8,762,011,882
Financial income	22	15	485,739,596,468	2,794,914,367	488,506,167,956	5,557,653,090
Financial expenses	23	16	1,960,143,836	2,638,732,857	3,888,363,015	5,248,468,649
<i>In which: Interest expense</i>	24		1,949,643,836	2,638,732,857	3,877,863,015	5,248,468,649
General and administration expenses	26	17	2,484,144,172	1,354,257,400	3,663,947,793	1,594,062,779
Net operating profit {30 = 20 + (22 - 23) - 26}	30		496,419,262,081	6,762,935,992	509,770,820,920	7,477,133,544
Other income	31		-	-	-	-
Other expenses	32		80,000	-	80,000	984,025
Other profit (40 = 31 - 32)	40		(80,000)	-	(80,000)	(984,025)

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

F88 Investment Joint Stock Company

Separate statement of income for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Mẫu B 02a – DN

((Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Ministry of Finance)

Code	Note	Quarter II		Accumulated from the beginning of the year	
		Current year VND	Last year VND (Reclassified)	Current year VND	Last year VND (Reclassified)
50		496,419,182,081	6,762,935,992	509,770,740,920	7,476,149,519
Accounting profit before tax (50 = 30 + 40)					
51	18	4,111,800,685	604,561,979	6,782,112,453	604,561,979
Income tax expense - current					
52	18	-	799,025,220	-	941,864,730
Income tax expense - deferred					
60		492,307,381,396	5,359,348,793	502,988,628,467	5,929,722,810
Net profit after tax (60 = 50 - 51 - 52)					

20.....July 2026

Prepared by

Nguyen Hoang Luong
Chief Accountant

Approved by

Nguyen Duc Dai
General Director

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

F88 Investment Joint Stock Company

Separate statement of cash flows for Quarter II 2026 and 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 Ministry of Finance)

	Code	Note	Quarter II		Accumulated from the beginning of the year	
			Current year VND	Last year VND	Current year VND	Last year VND
CASH FLOWS FROM OPERATING ACTIVITIES						
Profit before tax	01		496,419,182,081	6,762,935,992	509,770,740,920	7,476,149,519
Adjustments for						
Profits from investing, financing activities	05		(485,739,596,468)	(2,794,914,367)	(488,506,167,956)	(5,557,653,090)
Interest expense	06		1,960,143,836	2,638,732,857	3,888,363,015	5,248,468,649
Operating profit before changes in working capital	08		12,639,729,449	6,606,754,482	25,152,935,979	7,166,965,078
Change in receivables	09		(4,165,407,345)	(5,450,192,751)	(9,248,522,224)	(6,471,357,551)
Change in payables and other liabilities	11		1,475,416,136	(568,291,285)	1,635,472,178	(374,408,145)
Change in deferred expenses	12		395,379	395,379	790,758	790,758
Income tax paid	15		-	-	(5,656,293,643)	-
Net cash flows from operating activities	20		9,950,133,619	588,665,825	11,884,383,048	321,990,140

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

F88 Investment Joint Stock Company

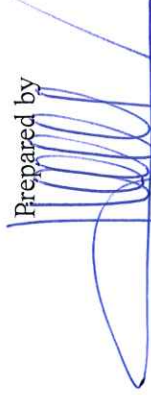
Separate statement of cash flows for Quarter II 2026 and for the six-month period ended 30 June 2026 (Indirect method – continued)

Form B 03a - DN

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

Code	Note	Quarter II		Accumulated from the beginning of the year	
		Current year VND	Last year VND	Current year VND	Last year VND
CASH FLOWS FROM INVESTING ACTIVITIES					
23	Payments for granting loans, term deposits at bank, and purchase of debt instruments of other entities	(476,000,000,000)	(100,000,000)	(476,000,000,000)	(100,000,000)
25	Payments for investments in other entities	(11,998,800,000)	-	(11,998,800,000)	-
27	Receipts of interests from deposits, dividends	476,814,480,049	318,496	476,815,973,278	444,713
30	Net cash flows used in investing activities	(11,184,319,951)	(99,681,504)	(11,182,826,722)	(99,555,287)
50	Net cash flows during the period (50 = 20 + 30)	(1,234,186,332)	488,984,321	701,556,326	222,434,853
60	Cash at the beginning of the period	4,128,294,820	221,122,705	2,192,552,162	487,672,173
70	Cash at the end of the period (70 = 50 + 60)	2,894,108,488	710,107,026	2,894,108,488	710,107,026

20.....July 2026

Prepared by


Nguyen Hoang Luong
Chief Accountant



Nguyen Duc Dai
General Director

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

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026

Form B 09a - DN

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

These notes form an integral part of and should be read in conjunction with the accompanying separate 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 were officially registered for trading on the Unlisted Public Company Market (“UPCoM”) on 8 August 2025, under the ticker symbol F88.

(b) Principal activities

The principal activity of the Company is management consultancy activity.

(c) Normal operating cycle

The normal operating cycle of the Company is 12 months.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

(d) Company 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.

2. Basis of preparation

(a) Statement of compliance

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

The Company also prepares and issues its consolidated 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 financial statements should be read in conjunction with the consolidated financial statements.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026

Form B 09a - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

(b) Basis of measurement

The separate 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) Annual accounting period

The annual accounting period of the Company is from 1 January to 31 December. The interim separate financial statements are prepared for Quarter II 2026 and for the six-month period ended 30 June 2026.

(d) Accounting and presentation currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for 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 prospective basis. The significant changes to the Company's accounting policies and the effects on the separate financial statements, if any, are disclosed in the following notes to the separate financial statements.

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

4. Summary of significant accounting policies

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

(a) Foreign currency transactions

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.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

(b) Cash

Cash comprises demand deposits at banks.

(c) Investments

Investments in subsidiaries

For the purpose of these separate financial statements, investments in subsidiaries are initially recognized 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 diminution in value. An allowance is made for diminution in investment value 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.

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 investment is loans receivables. These investments are stated at costs less allowance for impairment held-to-maturity investments.

(d) Receivables

Trade and other receivables are stated at cost less allowance for doubtful debts.

(e) Long-term deferred expenses

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 regulations. Cost of tools and instruments are amortised on a straight-line basis over a period not exceeding 3 years.

(f) Trade and other payables

Trade and other payables 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

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.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

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 in equity.

(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 annual accounting period, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the separate 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 annual 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 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 recognized as income when the Company's right to receive payment is established.

(k) Operating lease commitments

Lease payments

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

(l) Borrowing costs

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

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN

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

(m) 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 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.

(n) Changes in accounting estimates

In preparing the annual financial statements, the General Director has made several accounting estimates. Actual results may differ from these estimates. For Quarter II 2026 and for the six-month period ended 30 June 2026, no significant changes in accounting estimates have been made since the end of the prior annual accounting period.

(o) Comparative information

Comparative information in these separate 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 separate 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 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.

F88 Investment Joint Stock Company**Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)****Form B 09a - DN***(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)***5. Cash**

	30/6/2026 VND	1/1/2026 VND
Cash in banks	2,894,108,488	2,192,552,162

6. Held-to-maturity investments - short-term

	30/6/2026 VND	1/1/2026 VND (Reclassified)
Loans receivable - short-term	588,139,284,932	112,139,284,932
<i>F88 Business JSC, a subsidiary</i>	476,000,000,000	-
<i>Ffintech JSC, a subsidiary</i>	112,139,284,932	112,139,284,932
Loan interest receivable	39,459,133,115	27,768,938,437
<i>F88 Business JSC, a subsidiary</i>	6,129,315,068	-
<i>Ffintech JSC, a subsidiary</i>	33,329,818,047	27,768,938,437
	627,598,418,047	139,908,223,369

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

7. Short-term accounts receivable from customers

	30/6/2026 VND	1/1/2026 VND
F88 Business JSC, a subsidiary	13,943,444,463	4,521,906,239

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN

(Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Ministry of Finance)

8. Long-term financial investments

Investments in subsidiaries

	30/6/2026		1/1/2026	
	Cost VND	Allowance for diminution in value VND	Cost VND	Allowance for diminution in value VND
<i>Directly-owned subsidiaries</i>				
• F88 Business JSC	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	-	7,999,200,000	-
	1,703,015,450,000	(9,999,000,000)	1,691,016,650,000	(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.

F88 Investment Joint Stock Company**Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)****Form B 09a - DN***(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)***9. Taxes and others payable to State Treasury**

	1/1/2026 VND	Incurred VND	Paid VND	30/6/2026 VND
Personal income tax	159,550,104	175,840,000	(192,760,000)	142,630,104
Value added tax	643,942,478	2,182,926,793	(2,036,810,826)	790,058,445
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

10. Short-term accrued expenses

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

11. Short-term borrowings

	30/6/2026 VND	1/1/2026 VND
Short-term borrowings	78,200,000,000	78,200,000,000

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN

(Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Ministry of Finance)

12. Changes in owners' equity

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

(*)

On 8 January 2026, the Chairman of the Board of Directors issued Decision No. 0801/2026/QĐ/CTHĐQT/F88ĐT approving the plan to issue shares to existing shareholders at a ratio of 1:12 (one existing share entitles the holder to receive twelve new shares) to increase share capital from the owner's equity, with the ex-rights date being 20 January 2026. Accordingly, the Company will issue an additional 101,654,724 shares. On 2 February 2026, the State Securities Commission of Vietnam issued Official Letter No. 1083/UBCK-QLCB acknowledging the receipt of the Company's report on the share issuance for increasing share capital from the owner's equity. On 9 February 2026, the Company received the amended enterprise registration certificate for this capital increase.

On 22 May 2026, the Chairman of the Board of Directors issued Decision No. 2205/2026/QĐ/CTHĐQT/F88ĐT approving the plan to issue shares to existing shareholders at a ratio of 1:1 (one existing share entitles the holder to receive one new share) to increase share capital from the owner's equity, with the ex-rights date being 4 June 2026. Accordingly, the Company will issue an additional 110,125,951 shares. On 16 June 2026, the State Securities Commission of Vietnam issued Official Letter No. 5462/UBCK-QLCB acknowledging the receipt of the Company's report on the share issuance for increasing share capital from the owner's equity. On 18 June 2026, the Company received the amended enterprise registration certificate for this capital increase.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

13. 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.

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

	Current year		Accumulated from the beginning of the year	
	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	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

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN

(Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Ministry of Finance)

14. Revenue from provision of services

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

	Quarter II		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Total revenue	15,242,753,621	8,079,811,882	29,054,563,772	8,979,811,882
Revenue from management consulting services				

15. Financial income

	Quarter II		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Dividend income	476,810,258,656	-	476,810,258,656	-
Interest income from loans receivable	8,925,116,419	2,794,595,871	11,690,194,678	5,557,208,377
Interest income from deposits	4,221,393	318,496	5,714,622	444,713
	485,739,596,468	2,794,914,367	488,506,167,956	5,557,653,090

16. Financial expenses

	Quarter II		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Interest expenses	1,960,143,836	2,638,732,857	3,888,363,015	5,248,468,649

17. General and administration expenses

	Quarter II		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Salary and bonus expense	709,600,000	39,600,000	1,029,200,000	99,000,000
Outside services	1,714,148,793	1,281,435,657	2,543,957,035	1,428,445,657
Office lease expense	60,000,000	30,000,000	90,000,000	60,000,000
Others	395,379	3,221,743	790,758	6,617,122
	2,484,144,172	1,354,257,400	3,663,947,793	1,594,062,779

18. Income tax**(a) Recognised in the separate statement of income**

	Quarter II		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Current income tax expense				
Current year	4,111,800,685	604,561,979	6,782,112,453	604,561,979
Deferred tax expense				
Tax losses utilised	-	799,025,220	-	941,864,730
Income tax expense	4,111,800,685	1,403,587,199	6,782,112,453	1,546,426,709

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN

(Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Ministry of Finance)

(b) Reconciliation of effective tax rate

	Quarter II		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Accounting profit before tax	496,419,182,081	6,762,935,992	509,770,740,920	7,476,149,519
Tax at the Company's tax rate	99,283,836,416	1,352,587,199	101,954,148,184	1,495,229,904
Non-deductible expenses	190,016,000	51,000,000	190,016,000	51,196,805
Tax exempt income	(95,362,051,731)	-	(95,362,051,731)	-
	4,111,800,685	1,403,587,199	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.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter II 2026 and for the six-month
period ended 30 June 2026 (continued)

Form B 09a - DN
(Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Ministry of Finance)

19. Significant transactions and balances with related parties

The list of related parties that have control relationships with and/or have significant transactions with the Company during the period is as follows:

Related parties	Relationship
F88 Business Joint Stock Company	Subsidiary
F88 Commerce Company Limited	Subsidiary indirectly owned through a subsidiary
Ffintech Joint Stock Company	Subsidiary
Green House Tech Joint Stock Company	Subsidiary

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

	Balances with related parties	
	30/6/2026	1/1/2026
	VND	VND
<i>Subsidiaries</i>		
F88 Business Joint Stock Company		
Interest receivable	6,129,315,068	-
Loans receivable	476,000,000,000	-
Receivables from management consulting service fee	13,943,444,463	4,521,906,239
Interest payable	(20,168,735,990)	(16,290,872,975)
Short-term borrowings	(78,200,000,000)	(78,200,000,000)
Capital contribution	1,673,018,450,000	1,673,018,450,000
Ffintech Joint Stock Company		
Interest receivable	33,329,818,047	27,768,938,437
Loans receivable	112,139,284,932	112,139,284,932
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

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN

(Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Ministry of Finance)

For Quarter II 2026 and for the six-month period ended 30 June 2026, the Company had the following significant transactions with related parties:

	Transaction value			Accumulated from the	
	Quarter II		Current year VND	beginning of the year	
	Current year VND	Last year VND		Current year VND	Last year VND
<i>Subsidiaries</i>					
F88 Business Joint Stock Company					
Loan granted	476,000,000,000	-	476,000,000,000	-	-
Interest income from loans granted	6,129,315,068	-	6,129,315,068	-	-
Interest expenses	(1,949,643,836)	(2,638,732,857)	(3,877,863,015)	(5,248,468,649)	(5,248,468,649)
Revenue from management consulting services	15,242,753,621	8,079,811,882	29,054,563,772	8,979,811,882	8,979,811,882
Receipt from management consulting services	12,001,983,300	2,664,000,000	21,900,413,701	2,664,000,000	2,664,000,000
Ffintech Joint Stock Company					
Loan granted	-	100,000,000	-	100,000,000	100,000,000
Interest income from loans granted	2,795,801,351	2,794,595,871	5,560,879,610	5,557,208,377	5,557,208,377
Green House Tech Joint Stock Company					
Capital contribution	11,998,800,000	-	11,998,800,000	-	-

F88 Investment Joint Stock Company**Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)****Form B 09a - DN***(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)***20. Comparative information**

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

Besides, as described in Note 3, effective from 1 January 2026, the Company has adopted Circular 99 guiding the corporate accounting regime. As a result, certain comparative information as at 1 January 2026 has been reclassified to conform with the current period's presentation, as follows:

Separate statement of financial position

	1/1/2026 VND (As previously reported)	Reclassified VND	1/1/2026 VND (As reclassified)
Held-to-maturity investments - short-term	-	139,908,223,369	139,908,223,369
Loans receivable - short-term	112,139,284,932	(112,139,284,932)	-
Other short-term receivables	27,768,938,437	(27,768,938,437)	-

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter II 2026 and for the six-month period ended 30 June 2026 (continued)

Form B 09a - DN

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

21. Event after the balance sheet date

In accordance with the Resolution No. 0604-02/2026/NQ/HĐQT/F88ĐT dated 06 April 2026 and No. 1506-01/2026/NQ/HĐQT/F88ĐT dated 15 June 2026, the Board of Directors approved the plan of the public offerings of additional shares through distribution agents. Accordingly, the Company will issue 22,025,190 shares, with offering price of 71,000 VND per share. On 01 July 2026, the Company received the Certificate of Registration for the public offering of additional shares No. 321/GCN-UBCK from the State Securities Commission of Vietnam. The offering time shall be within 90 days from the effective date of the Certificate.

Except for the event mentioned above, there is no event occurring after 30 June 2026 that requires adjustment or disclosure to be made in the separate financial statements of the Company for Quarter II 2026 and for the six-month period ended 30 June 2026.

.....²⁰ July 2026

Prepared by



Nguyen Hoang Luong
Chief Accountant

Approved by



Nguyen Duc Dai
General Director

