

CÔNG TY
CỔ PHẦN
ĐẦU TƯ
F88

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F88 Investment Joint Stock Company

Separate Financial Statements for Quarter III 2026 and
for the nine-month period ended 30 September 2026



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F88 Investment Joint Stock Company

Corporate Information

Enterprise Registration Certificate No.	2600948135	12 November 2015
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The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is dated 18 August 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 <i>(resigned on 8 September 2026)</i>
	Mr. Nguyen Xuan Giao	Member
	Ms. Nguyen Ngoc Nhu Uyen	Member <i>(resigned on 30 March 2026)</i>
	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
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Audit Committee	Mr. Do Long	Chairman
	Mr. Ngo Quang Hung	Member
	Ms. Nguyen Ngoc Nhu Uyen	Member <i>(resigned on 30 March 2026)</i>

Legal Representative	Mr. Phung Anh Tuan
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Registered Office	No. 1980 Hung Vuong Street, Nong Trang Ward Phu Tho Province Vietnam
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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 III 2026 and for the nine-month period ended 30 September 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 29 give a true and fair view of the unconsolidated financial position of the Company as at 30 September 2026, and of its unconsolidated results of operations and its unconsolidated cash flows for Quarter III 2026 and for the nine-month period ended 30 September 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.



Nguyễn Đức Đại
General Director

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

Phu Tho, ..¹².....October 2026

F88 Investment Joint Stock Company
Separate statement of financial position as at 30 September 2026

Form B 01a - DN
*(Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Ministry of Finance)*

	Code	Note	30/9/2026 VND	1/1/2026 VND (Restated)
ASSETS				
Current assets				
(100 = 110 + 120 + 130 + 160)	100		676,826,376,065	147,213,697,770
Cash	110	5	3,867,035,564	2,192,552,162
Cash	111		3,867,035,564	2,192,552,162
Short-term financial investments	120		639,224,476,737	139,908,223,369
Held-to-maturity investments- short-term	123	6(a)	639,224,476,737	139,908,223,369
Accounts receivable - short-term	130		31,954,983,084	5,112,922,239
Short-term accounts receivable from customers	131	7	31,954,983,084	4,521,906,239
Short-term prepayments to suppliers	132		-	591,016,000
Other current assets	160		1,779,880,680	-
Deductible value added tax	162		1,779,880,680	-
Long-term assets (200 = 260 + 270)	200		2,457,417,350,123	1,681,019,026,260
Long-term financial investments	260		2,457,417,160,000	1,681,017,650,000
Investments in subsidiaries	261	6(b)	2,467,416,160,000	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		190,123	1,376,260
Long-term deferred expenses	271		190,123	1,376,260
TOTAL ASSETS (280 = 100 + 200)	280		3,134,243,726,188	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 September 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	30/9/2026 VND	1/1/2026 VND (Restated)
RESOURCES				
LIABILITIES (300 = 310)	300		116,341,360,741	101,313,451,791
Current liabilities	310		116,341,360,741	101,313,451,791
Short-term accounts payable to suppliers	311		836,000,000	-
Taxes and other short-term payable to the State	314	8	12,985,517,703	6,190,415,811
Payables to employees	315		4,363,000	6,763,000
Short-term accrued expenses	316	9	24,157,860,038	16,915,822,980
Other short-term payables	320		157,620,000	450,000
Short-term borrowings	321	10	78,200,000,000	78,200,000,000
EQUITY	400	11	3,017,902,365,447	1,726,919,272,239
Owners' contributed capital	411	11	2,312,651,020,000	84,712,270,000
- Ordinary shares with voting rights	411a	12	2,312,651,020,000	84,712,270,000
Capital surplus	412		656,404,196,638	1,640,652,992,732
Retained profits	420	11	48,847,148,809	1,554,009,507
- Retained profits/(accumulated losses) brought forward	420a		1,554,009,507	(24,533,650,666)
- Retained profits for the current period/year	420b		47,293,139,302	26,087,660,173
TOTAL RESOURCES (440 = 300 + 400)	440		3,134,243,726,188	1,828,232,724,030

12 October 2026

Prepared by



Hoang Minh Thai
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 III 2026 and for the nine-month period ended 30 September 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 III		Accumulated from the beginning of the year	
			Current year	Last year	Current year	Last year
			VND	VND	VND	VND
Revenue from provision of services	01	13	16,702,163,241	13,518,071,348	45,756,727,013	22,497,883,230
Cost of services rendered	11		98,100,000	118,800,000	335,700,000	336,600,000
Gross profit from provision of services (20 = 01 - 11)	20		16,604,063,241	13,399,271,348	45,421,027,013	22,161,283,230
Financial income	22	14	14,866,482,123	2,827,019,935	503,372,650,079	8,384,673,025
Financial expenses	23	15	2,515,205,265	2,667,729,921	6,393,068,280	7,916,198,570
<i>In which: Interest expense</i>	24		1,971,068,494	2,667,729,921	5,848,931,509	7,916,198,570
General and administration expenses	26	16	2,095,004,971	345,360,349	5,769,452,764	1,939,423,128
Net operating profit {30 = 20 + (22 - 23) - 26}	30		26,860,335,128	13,213,201,013	536,631,156,048	20,690,334,557
Other income	31		-	-	-	-
Other expenses	32		-	-	80,000	984,025
Other profit (40 = 31 - 32)	40		-	-	(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 III 2026 and for the nine-month period ended 30 September 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 III		Accumulated from the beginning of the year	
		Current year	Last year	Current year	Last year
		VND	VND	VND	VND
50		26,860,335,128	13,213,201,013	536,631,076,048	20,689,350,532
Accounting profit before tax (50 = 30 + 40)					
51	17	5,402,067,025	2,591,640,202	12,184,179,478	3,196,202,181
Income tax expense - current					
52	17	-	-	-	941,864,730
Income tax expense - deferred					
60		21,458,268,103	10,621,560,811	524,446,896,570	16,551,283,621
Net profit after tax (60 = 50 - 51 - 52)					

12... October 2026

Prepared by

Approved by



Hoang Minh Thai
Chief Accountant

Nguyễn Đức Đại
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 III 2026 and for the nine-month period ended 30 September 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 III		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		26,860,335,128	13,213,201,013	536,631,076,048	20,689,350,532
Adjustments for						
Profits from investing, financing activities	05		(14,866,482,123)	(2,827,019,935)	(503,372,650,079)	(8,384,673,025)
Interest expense	06		1,971,068,494	2,667,729,921	5,848,931,509	7,916,198,570
Operating profit before changes in working capital	08		13,964,921,499	13,053,910,999	39,107,357,478	20,220,876,077
Change in receivables	09		(19,373,419,301)	2,350,257,607	(28,621,941,525)	(4,121,099,944)
Change in payables	11		(14,395,883,934)	480,439,925	(12,749,911,756)	106,031,780
Change in deferred expenses	12		395,379	(12,937,955)	1,186,137	(12,147,197)
Income tax paid	15		-	-	(5,656,293,643)	-
Net cash flows (used in)/from operating activities	20		(19,803,986,357)	15,871,670,576	(7,919,603,309)	16,193,660,716
CASH FLOWS FROM INVESTING ACTIVITIES						
Payments for granting loans, term deposits at bank, and purchase of debt instruments of other entities	23		(100,000,000)	-	(476,100,000,000)	(100,000,000)
Payments for investments in other entities	25		(764,400,710,000)	-	(776,399,510,000)	-
Receipts of interests from deposits, lending, dividends	27		3,340,423,433	495,492	480,156,396,711	940,205
Net cash flows (used in)/from investing activities	30		(761,160,286,567)	495,492	(772,343,113,289)	(99,059,795)

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

F88 Investment Joint Stock Company

Separate statement of cash flows for Quarter III 2026 and for the nine-month period ended 30 September 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 III		Accumulated from the beginning of the year	
			Current year VND	Last year VND	Current year VND	Last year VND
CASH FLOWS FROM FINANCING ACTIVITIES						
	31	Proceeds from shares issued	781,937,200,000	-	781,937,200,000	-
	34	Payments to settle loan principals	-	(15,839,284,932)	-	(15,839,284,932)
	40	Net cash flows from/(used in) financing activities	781,937,200,000	(15,839,284,932)	781,937,200,000	(15,839,284,932)
	50	Net cash flows during the period (50 = 20 + 30)	972,927,076	32,881,136	1,674,483,402	255,315,989
	60	Cash at the beginning of the period	2,894,108,488	710,107,026	2,192,552,162	487,672,173
	70	Cash at the end of the period (70 = 50 + 60)	3,867,035,564	742,988,162	3,867,035,564	742,988,162

Prepared by

Hoang Minh Thai
Chief Accountant

12.....October 2026



Nguyễn 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 III 2026 and for the nine-month period ended 30 September 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 III 2026 and for the nine-month period ended 30 September 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 September 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	
			30/9/2026	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 III 2026 and for the nine-month period ended 30 September 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 III 2026 and for the nine-month period ended 30 September 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 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)).

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter III 2026 and for the nine-month period ended 30 September 2026 (continued)

Form B 09a - DN

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

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 Quarter III 2026 and for the nine-month period ended 30 September 2026.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter III 2026 and for the nine-month period ended 30 September 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

(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 19).

(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 receivables

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.

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter III 2026 and for the nine-month period ended 30 September 2026 (continued)

Form B 09a - DN

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

F88 Investment Joint Stock Company
Notes to the separate financial statements for Quarter III 2026 and for the nine-month period ended 30 September 2026 (continued)

Form B 09a - DN

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

(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) Leases

(i) *Lease 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) 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 III 2026 and for the nine-month period ended 30 September 2026 (continued)

Form B 09a - DN

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

5. Cash

	30/9/2026	1/1/2026
	VND	VND
Cash in banks		
<i>Vietnam Prosperity Joint Stock Commercial Bank</i>	<i>3,523,067,523</i>	<i>46,833,380</i>
<i>Other banks</i>	<i>343,968,041</i>	<i>2,145,718,782</i>
	3,867,035,564	2,192,552,162

F88 Investment Joint Stock Company

Notes to the separate financial statements for Quarter III 2026 and for the nine-month period ended 30 September 2026

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

6. Investments

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

	Cost VND	30/9/2026 Recoverable amount VND	Allowance VND	Cost VND	1/1/2026 Recoverable amount VND (Restated)	Allowance VND
Short-term loans receivable	588,239,284,932	588,239,284,932	-	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)	112,239,284,932	112,239,284,932	-	112,139,284,932	112,139,284,932	-
Loan interest receivable (iii)	50,985,191,805	50,985,191,805	-	27,768,938,437	27,768,938,437	-
	639,224,476,737	639,224,476,737	-	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.

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(b) Investments in subsidiaries

	30/9/2026		1/1/2026	
	Cost VND	Recoverable amount VND	Cost VND	Recoverable amount VND
Investment in directly owned subsidiaries				Allowance VND
• F88 Business JSC	2,437,419,160,000	2,437,419,160,000	-	1,673,018,450,000
• Ffintech JSC	9,999,000,000	-	9,999,000,000	-
• Green House Tech JSC	19,998,000,000	19,998,000,000	-	7,999,200,000
	2,467,416,160,000	2,457,417,160,000	9,999,000,000	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.

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	30/9/2026 VND	1/1/2026 VND
F88 Business JSC, a subsidiary	31,954,983,084	4,521,906,239

8. Taxes and others short-term payable to State

	1/1/2026 VND	Incurred VND	Paid VND	30/9/2026 VND
Personal income tax	159,550,104	198,115,000	(215,680,000)	141,985,104
Value added tax	643,942,478	3,485,902,173	(3,201,121,116)	928,723,535
Corporate income tax	5,383,476,604	12,184,179,478	(5,656,293,643)	11,911,362,439
Other taxes	3,446,625	4,398,437	(4,398,437)	3,446,625
	6,190,415,811	15,872,595,088	(9,077,493,196)	12,985,517,703

9. Short-term accrued expenses

	30/9/2026 VND	1/1/2026 VND
Outside services expenses	2,018,055,554	624,950,005
Interest expenses due to related parties	22,139,804,484	16,290,872,975
	24,157,860,038	16,915,822,980

10. Short-term borrowings

	30/9/2026 VND	1/1/2026 VND
Short-term borrowings	78,200,000,000	78,200,000,000

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11. 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	-	-	16,551,283,621	16,551,283,621
Balance as at 30 September 2025	82,646,120,000	1,640,652,992,732	(7,982,367,045)	1,715,316,745,687
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 (i)	2,227,938,750,000	(984,248,796,094)	(477,153,757,268)	766,536,196,638
Net profit for the period	-	-	524,446,896,570	524,446,896,570
Balance as at 30 September 2026	2,312,651,020,000	656,404,196,638	48,847,148,809	3,017,902,365,447

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(i)

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.

Pursuant to Resolution No. 0604-02/2026/NQ/HĐQT/F88ĐT dated 6 April 2026, Resolution No. 1405-01/2026/NQ/HĐQT/F88ĐT dated 14 May 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. On 13 August 2026, the State Securities Commission of Vietnam issued Official Letter No. 7779/UBCK-QLCB acknowledging the receipt of the Company's report on the share issuance to the public. Accordingly, the Company issued an additional 11,013,200 shares. On 18 August 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 III 2026 and for the nine-month period ended 30 September 2026 (continued)****Form B 09a - DN***(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)***12. Owners' contributed capital**

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

	30/9/2026		1/1/2026	
	Number of shares	VND	Number of shares	VND
Authorised and issued owners' contributed capital				
Ordinary shares	231,265,102	2,312,651,020,000	8,471,227	84,712,270,000
Shares in circulation				
Ordinary shares	231,265,102	2,312,651,020,000	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:

	Accumulated from the beginning of the year		Last year	
	Current 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	222,793,875	2,227,938,750,000	-	-
Balance at the end of the period	231,265,102	2,312,651,020,000	8,264,612	82,646,120,000

F88 Investment Joint Stock Company

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13. Revenue from provision of services

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

	Quarter III		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Revenue from management consulting services	16,702,163,241	13,518,071,348	45,756,727,013	22,497,883,230

14. Financial income

	Quarter III		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	-
Interest income from loans receivable	14,826,058,690	2,826,524,443	26,516,253,368	8,383,732,820
Interest income from deposits	40,423,433	495,492	46,138,055	940,205
	14,866,482,123	2,827,019,935	503,372,650,079	8,384,673,025

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15. Financial expenses

	Quarter III		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Interest expenses	1,971,068,494	2,667,729,921	5,848,931,509	7,916,198,570
Others financial expenses	544,136,771	-	544,136,771	-
	2,515,205,265	2,667,729,921	6,393,068,280	7,916,198,570

16. General and administration expenses

	Quarter III		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Salary and bonus expense	189,600,000	39,600,000	1,218,800,000	138,600,000
Outside services	1,807,009,592	275,364,970	4,350,966,627	1,703,810,627
Office lease expense	60,000,000	30,000,000	150,000,000	90,000,000
Others general and administration expenses	38,395,379	395,379	49,686,137	7,012,501
	2,095,004,971	345,360,349	5,769,452,764	1,939,423,128

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17. Income tax

(a) Recognised in the separate statement of income

	Quarter III		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	5,402,067,025	2,591,640,202	12,184,179,478	3,196,202,181
Deferred tax expense				
Tax losses utilised	-	-	-	941,864,730
Income tax expense	5,402,067,025	2,591,640,202	12,184,179,478	4,138,066,911

(b) Reconciliation of effective tax rate

	Quarter III		Accumulated from the beginning of the year	
	Current year	Last year	Current year	Last year
	VND	VND	VND	VND
Accounting profit before tax	26,860,335,128	13,213,201,013	536,631,076,048	20,689,350,532
Tax at the Company's tax rate	5,372,067,025	2,642,640,202	107,326,215,209	4,137,870,106
Non-deductible expenses	30,000,000	(51,000,000)	220,016,000	196,805
Tax exempt income	-	-	(95,362,051,731)	-
	5,402,067,025	2,591,640,202	12,184,179,478	4,138,066,911

(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 III 2026 and for the nine-month period ended 30 September 2026 (continued)****Form B 09a - DN***(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)***18. 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	
	30/9/2026	1/1/2026
	VND	VND
<i>Subsidiaries</i>		
F88 Business Joint Stock Company		
Interest receivable	14,827,123,287	-
Loans receivable	476,000,000,000	-
Receivables from management consulting service fee	31,954,983,084	4,521,906,239
Interest payable	(22,139,804,484)	(16,290,872,975)
Short-term borrowings	(78,200,000,000)	(78,200,000,000)
Capital contribution	2,437,419,160,000	1,673,018,450,000
Ffintech Joint Stock Company		
Interest receivable	36,158,068,518	27,768,938,437
Loans receivable	112,239,284,932	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

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For Quarter III 2026 and for the nine-month period ended 30 September 2026, the Company had the following significant transactions with related parties:

	Transaction value			
	Quarter III		Accumulated from the	
	Current year VND	Last year VND	beginning of the year Current year VND	Last year VND
F88 Business Joint Stock Company				
Loan granted	-	-	476,000,000,000	-
Borrowing paid	-	(15,839,284,932)	-	(15,839,284,932)
Interest income from loans receivable	11,997,808,219	-	18,127,123,287	-
Interest receipt	3,300,000,000	-	3,300,000,000	-
Interest expenses	(1,971,068,494)	(2,667,729,921)	(5,848,931,509)	(7,916,198,570)
Revenue from management consulting services	16,702,163,241	13,518,071,348	45,756,727,013	22,497,883,230
Receipt from management consulting services	-	17,464,098,849	21,900,413,701	20,128,098,849
Receipt of dividends	-	-	476,810,258,656	-
Capital contribution	764,400,710,000	-	764,400,710,000	-
Ffintech Joint Stock Company				
Loan granted	100,000,000	-	100,000,000	100,000,000
Interest income from loans receivable	2,828,250,471	2,826,524,443	8,389,130,081	8,383,732,820
Green House Tech Joint Stock Company				
Capital contribution	-	-	11,998,800,000	-

F88 Investment Joint Stock Company**Notes to the separate financial statements for Quarter III 2026 and for the nine-month period ended 30 September 2026 (continued)****Form B 09a - DN***(Issued under Circular No. 99/2025/TT-BTC
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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 VND (As previously reported)	Reclassification VND	1/1/2026 VND (As restated)
Held-to-maturity investments - short-term	123	-	139,908,223,369	139,908,223,369
Loans receivable - short-term		112,139,284,932	(112,139,284,932)	-
Other short-term receivables	135	27,768,938,437	(27,768,938,437)	-

F88 Investment Joint Stock Company

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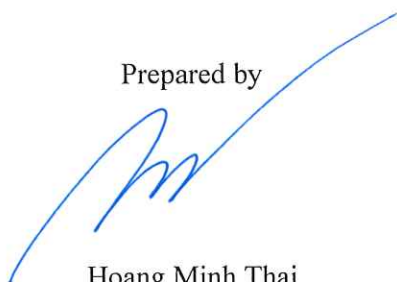
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20. Event after the balance sheet date

There is no event occurring after 30 September 2026 that requires adjustment or disclosure to be made in the separate financial statements of the Company for Quarter III 2026 and for the nine-month period ended 30 September 2026.

12 October 2026

Prepared by



Hoang Minh Thai
Chief Accountant

Approved by



Nguyen Duc Dai
General Director

