

INTERIM FINANCIAL STATEMENTS

WALL STREET SECURITIES COMPANY

For the period from 01/01/2025 to 30/06/2025

(reviewed)

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Wall Street Securities Company ("the Company") presents its report and the Company's Interim Financial Statements for the period from 01/01/2025 to 30/06/2025.

THE COMPANY

Wall Street Securities Company is a joint stock company established and operating under Establishment and Operation License No 86/GP-UBCK dated 20 December 2007 issued by the State Securities Commission. The Establishment and Operation License was amended several times and the latest amendment No. 84/GPDC-UBCK was issued on 15 November 2024.

The Company's head office is located at: 243A De La Thanh Street, Dong Da district, Ha Noi.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

The members of The Board of Directors during the fiscal period and to the reporting date are:

Mr. Nguyen Dinh Tu	Chairman
Mr. Pham Duc Long	Vice Chairman
Mr. Nguyen Viet Thang	Member
Mr. Nguyen Dang Truong	Member
Mr. Tran Anh Dung	Member

The members of The Board of Management in the fiscal period and to the reporting date are:

Mr. Nguyen Dang Truong	General Director
Mr. Nguyen Viet Thang	Deputy General Director

The members of the Board of Supervision are:

Mr. Tran Dinh Tung	Head of Supervisory Board
Mr. Trinh Cong Thang	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and up to the time of preparation of this interim financial statement is Mr. Nguyen Dinh Tu - Chairman of the Board of Directors.

Mr. Nguyen Dang Truong, General Director, was authorized by Mr. Nguyen Dinh Tu to sign the Interim Separate Financial Statements for the period from 01/01/2025 to 30/06/2025, under Authorization Document No. 24/2024/UQ-HDQT dated December 4, 2024.

AUDITORS

The auditors of the AASC Auditing Firm Company Limited take the review of Interim Financial Statements for the Company.

STATEMENT OF THE BOARD OF MANAGEMENT' RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

The Board of Management is responsible for the Interim Financial Statements of each financial year which give a true and fair view of the state of affairs of the Company and of results of its operation and its cash flows for the period . In preparing those Interim Financial Statements, The Board of Management is required to:

- Establishment and maintenance of an internal control system which is determined necessary by The Board of Management and Those charged with governance to ensure the preparation and presentation of Interim Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Financial Statements;
- Prepare the Interim Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System applicable to securities companies and the current requirements relevant to preparation and presentation of Interim Financial Statements;
- Prepare the Interim Financial Statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Company and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management commits that the Interim Financial Statements give a true and fair view of the Company's financial position as at 30 June 2025 and of the results of its operations, cash flows and changes in owner's equity for for the accounting period from 01 January 2025 to 30 June 2025, in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies and statutory requirements relevant to preparation and presentation of Interim Financial Statements.

Other Commitment

The Board of Management commits that the Company complies with Decree No.155/2020/ND-CP of the Government dated 31 December 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate obligation of information disclosure according to the provisions of Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance guiding the disclosure of information on stock market.

On behalf of The Board of Management



Nguyen Dang Truong
General Director

Ha Noi, 12 August 2025

No.: 130825.003/BCTC.KT7

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: Shareholders, The Board of Directors and The Board of Management
Wall Street Securities Company

We have reviewed Interim Financial Statements of Wall Street Securities Company prepared on 12 August 2025, as set out on pages 05 to 44, including: Interim statement of financial position as at 30 June 2025, Interim statement of comprehensive income, Interim statement of cash flows, Interim statement of changes in equity for the period for the period from 01/01/2025 to 30/06/2025 and Notes to the Interim financial statements.

The Board of Management's responsibility

The Board of Management of the Company is responsible for the preparation and presentation of Interim Financial Statements of the Company that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant and for such internal control as management determines is necessary to enable the preparation of Interim Financial Statements 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 Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the Interim Financial Statements do not give a true and fair view, in all material respects, of the Interim Financial Statements of Wall Street Securities Company as at 30 June 2025, and of the results of its operations and its cash flows for the period from 01/01/2025 to 30/06/2025 in accordance with the Vietnamese Accounting Standards, Vietnamese Accounting System applicable to securities companies and the statutory requirements relevant to preparation and presentation of interim financial statements.

AASC Auditing Firm Company Limited



Cat Thi Ha

Deputy General Director

Registered Auditor

No: 0725-2023-002-1

HaNoi, 13 August 2025

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WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

Code	ASSETS	Note	30/06/2025	01/01/2025
			VND	VND
100	A. CURRENT ASSETS		502,655,542,658	453,727,095,531
110	I. Financial assets		491,160,095,533	442,653,857,933
111	1. Cash and cash equivalents	4	216,844,541,463	86,248,772,349
111.1	1.1 Cash		91,644,541,463	86,248,772,349
111.2	1.2 Cash equivalents		125,200,000,000	-
112	3. Financial assets at fair value through profit and loss (FVTPL)	5	105,670,475,903	102,669,195,770
113	4. Held-to-maturity investments (HTM)	5	-	186,000,000,000
114	5. Loans	5	1,662,741,865	327,320,121
115	6. Available for sale financial assets (AFS)		13,759,235,439	73,753,027,112
116	7. Provision for impairment of financial assets and mortgage assets		(2,094,369,183)	(7,297,797,004)
117	8. Receivables		20,958,793	84,468,424
117.2	8.1 interest income		20,958,793	84,468,424
	8.1. Accruals for dividend and interest income		20,958,793	84,468,424
118	9. Prepayments to suppliers		115,905,930	115,905,930
119	10. Receivables from services provided by the Company		761,715,380	854,225,287
122	11. Other receivables	7	154,520,889,943	739,944
129	12. Provision for impairment of receivables	8	(102,000,000)	(102,000,000)
130	II. Short-term accounts receivable		11,495,447,125	11,073,237,598
131	1. Advances		16,000,000	6,000,000
133	2. Short-term prepaid expenses	9	800,297,933	510,076,832
135	3. Deductible VAT		862,624,022	740,635,596
136	4. Taxes and other receivables from State budget	10	9,791,025,170	9,791,025,170
137	5. Other short-term assets		25,500,000	25,500,000

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

(continue)

Code	ASSETS	Note	30/06/2025	01/01/2025
			VND	VND
200	B. NON- CURRENT ASSETS		14,398,275,937	34,387,528,355
210	I. Long-term financial assets		-	19,496,490,176
212	1. Investments	11	-	19,750,000,000
212.4	1.1 Equity investments in other entities		-	19,750,000,000
213	1.2 Provision for devaluation of long-term investments		-	(253,509,824)
220	II. Fixed assets		776,994,983	490,632,026
221	1. Tangible fixed assets	12	408,918,818	490,632,026
222	- Cost		8,445,061,164	8,445,061,164
223a	- Accumulated depreciation		(8,036,142,346)	(7,954,429,138)
227	2. Intangible fixed assets	13	368,076,165	-
228	- Cost		3,281,251,660	2,902,299,300
229a	- Accumulated amortization		(2,913,175,495)	(2,902,299,300)
240	IV. Construction in progress	14	300,000,000	600,000,000
250	V. Other long-term assets		13,321,280,954	13,800,406,153
251	1. Long-term mortgages		-	36,700,000
252	2. Long-term prepaid expenses	9	8,608,264,434	8,851,010,802
254	3. Deposits to Settlement Assistance Fund	15	4,656,316,520	4,912,695,351
255	4. Other long-term assets		56,700,000	-
270	TOTAL ASSETS		<u>517,053,818,595</u>	<u>488,114,623,886</u>

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2025
(continue)

Code	CAPITAL	Note	30/06/2025 VND	01/01/2025 VND
300	C. LIABILITIES		5,014,026,842	4,664,781,525
310	I. Current liabilities		5,014,026,842	4,664,781,525
320	1. Trade payables	16	164,067,932	36,896,703
321	2. Advances from customers		1,272,970,778	1,103,970,778
322	3. Tax payables and statutory obligations	17	85,673,212	88,012,962
323	4. Payables to employees		1,630,261,555	1,710,654,052
324	5. Employee benefits		75,803,484	26,553,799
325	6. Accrued expenses	18	89,807,796	88,251,146
328	7. Short-term deposits, collateral received	18	145,000,000	60,000,000
329	8. Other short-term payables	19	1,102,210,551	1,102,210,551
331	9. Bonus and welfare fund		448,231,534	448,231,534
400	D. OWNER'S EQUITY		512,039,791,753	483,449,842,361
410	I. Owner's equity	20	512,039,791,753	483,449,842,361
411	1. Contributed legal capital		503,000,000,000	503,000,000,000
411.1	1.1 Contributed legal capital		503,000,000,000	503,000,000,000
411.1a	a. Ordinary shares with voting rights		503,000,000,000	503,000,000,000
415	2. Operational risk and financial reserve fund		8,353,605,115	8,353,605,115
417	3. Undistributed earnings		686,186,638	(27,903,762,754)
	3.1 Realized earnings		42,727,506,188	31,952,497,593
	3.2 Unrealized earnings		(42,041,319,550)	(59,856,260,347)
440	TOTAL LIABILITIES AND OWNER'S EQUITY		<u>517,053,818,595</u>	<u>488,114,623,886</u>

OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS

Code	ITEMS	Note	30/06/2025 VND	01/01/2025 VND
A. ASSETS OF THE SECURITIES COMPANY AND ASSETS MANAGED UNDER AGREEMENTS				
005	1. Foreign currencies	21	1,164	1,164
006	2. Quantity of outstanding shares in circulation		50,300,000	50,300,000
008	3. Financial assets listed/registered at the VSD of the Company	22	48,123,490,000	55,433,580,000
012	4. The Company's financial assets which are not deposited at the VSD	23	1,400,460,000	39,300,460,000
B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS				
021	1. Financial assets listed/registered at the VSD of investors	24	588,503,820,000	568,834,260,000
021.1	a. <i>Unrestricted financial assets</i>		588,192,820,000	566,687,260,000
021.4	b. <i>Blocked financial assets</i>		-	2,050,000,000
021.5	c. <i>Financial assets awaiting settlement</i>		311,000,000	97,000,000
022	2. Non-traded financial assets deposited at the VSD of investors	25	977,670,000	98,910,000
022.1	a. <i>Unrestricted and non-traded financial assets deposited at the VSD</i>		977,670,000	98,910,000

OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS

Code	ITEM	Note	30/06/2025	01/01/2025
			VND	VND
026	3. Investors' deposits	26	11,633,619,715	9,532,545,868
027	3.1 Investors' deposits for securities trading activities managed by the Company		11,632,374,612	9,531,300,765
030	3.2 Deposits of securities issuers		1,245,103	1,245,103
031	4 Payables to investors - Investors' deposits for securities trading activities managed by the Company	27	11,632,374,612	9,531,300,765
031.1	4.1 Payables to domestic investors		11,496,221,664	9,424,239,118
031.2	4.2 Payables to foreign investors		136,152,948	107,061,647
035	5. Payables for dividend, principal and interest from bonds	28	1,245,103	1,245,103

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Vu Thi Yen
Preparer/Chief Accountant



Nguyen Dang Truong
General Director

Ha Noi, 12 August 2025

INTERIM STATEMENT OF COMPREHENSIVE INCOME

for the period from 01/01/2025 to 30/06/2025

Code	ITEMS	Note	The first 6 months of 2025 VND	The first 6 months of 2024 VND
I. OPERATING INCOME				
01	1.1 Gain from financial assets at fair value through profit and loss (FVTPL)		24,698,046,211	5,004,800,985
01.1	a. Gain from disposal of financial assets at FVTPL	30.a)	610,061,607	41,646,646
01.2	b. Gain from revaluation of financial assets at FVTPL	30.b)	22,589,463,104	3,885,364,339
01.3	c. Dividend, interest income from financial assets at FVTPL	30.c)	1,498,521,500	1,077,790,000
02	1.2 Gain from held-to-maturity (HTM) investments	30.c)	6,552,623,016	3,571,794,412
03	1.3 Gain from loans and receivables	30.c)	36,618,303	9,369,607
04	1.4 Gain from available-for-sale (AFS) financial assets	30.c)	4,326,208,327	-
06	1.5 Revenue from brokerage services		232,031,200	318,841,153
09	1.6 Revenue from securities custodian services		96,186,810	100,881,172
10	1.7 Revenue from financial advisory services		-	1,146,644,206
20	Total operating income		35,941,713,867	10,152,331,535
II. OPERATING EXPENSES				
21	2.1 Loss from financial assets at fair value through profit and loss (FVTPL)		7,965,195,478	29,981,165,595
21.1	a. Loss from disposal of financial assets at FVTPL	30.a)	3,190,673,171	4,195,814,786
21.2	b. Loss from revaluation of financial assets at FVTPL	30.b)	4,774,522,307	25,785,350,809
23	2.2 Loss and record the difference in the fair-value of available-for-sale (AFS) financial assets when reclassified	30.b)	(5,203,427,821)	(491,992,266)
26	2.3 Expenses for proprietary trading activities		118,016,258	141,749,065
27	2.4 Expenses for brokerage services		1,425,045,450	1,817,581,654
30	2.5 Expenses for securities custodian services		95,746,376	93,796,510
31	2.6 Expenses for financial advisory services		302,970,632	324,499,956
40	Total operating expenses		4,703,546,373	31,866,800,514
III. FINANCIAL INCOME				
		32		
41	3.1 Realized and unrealized gain from changes in foreign exchanges rates		-	1,310,727
42	3.2 Non-fixed dividend and interest income		36,554,669	75,653,406
50	Total financial income		36,554,669	76,964,133

INTERIM STATEMENT OF COMPREHENSIVE INCOME

for the period from 01/01/2025 to 30/06/2025

(continue)

Code ITEMS	Note	The first 6 months of 2025	The first 6 months of 2024
		VND	VND
IV. FINANCIAL EXPENSES	33		
54 4.1 Provision for devaluation of long-term investments		(253,509,824)	(631,473,350)
60 Total financial expenses		(253,509,824)	(631,473,350)
62 VI. GENERAL AND ADMINISTRATIVE EXPENSES	34	3,028,282,595	3,377,257,751
70 VII OPERATING PROFIT		28,499,949,392	(24,383,289,247)
VII OTHER INCOME AND EXPENSES			
71 8.1 Other income		90,000,000	90,500,000
72 8.2 Other expense	34	-	95,010,000
80 Total other operating profit		90,000,000	(4,510,000)
90 IX. TOTAL PROFIT BEFORE TAX		28,589,949,392	(24,387,799,247)
91 9.1 Realized profit		10,775,008,595	(2,489,123,504)
92 9.2 Unrealized profit		17,814,940,797	(21,898,675,743)
100 X. CORPORATE INCOME TAX EXPENSES	35	-	-
200 XI. PROFIT AFTER TAX		<u>28,589,949,392</u>	<u>(24,387,799,247)</u>
500 XII Revenue			
501 13. Earnings per share (VND/share)	36	568	(485)

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Vu Thi Yen
Preparer/Chief Accountant



Nguyen Dang Truong
General Director

Ha Noi, 12 August 2025

INTERIM STATEMENT OF CASH FLOWS

for the period from 01/01/2025 to 30/06/2025

(Under direct method)

Code ITEM	Note	The first 6 months of 2025	The first 6 months of 2024
		VND	VND
I. CASH FLOW FROM OPERATING ACTIVITIES			
01	1. Purchase of financial assets	(280,113,713,835)	(272,685,000,000)
02	2. Proceed from disposal of financial assets	477,896,762,935	237,632,465,000
04	3. Dividend received	1,498,532,500	1,077,801,000
05	4. Interest received	6,945,684,450	3,798,026,525
08	5. Payments to employees	(2,148,615,598)	(1,854,401,948)
09	6. Tax payments related to securities activities	(188,538,681)	(178,315,547)
11	7. Other operating income	9,308,261,290	172,139,722,047
12	8. Other operating expenses	(82,602,603,947)	(68,192,826,834)
20	Net cash flow from operation activities	130,595,769,114	71,737,470,243
21	1. Purchase of fixed assets and other long-term assets	-	(294,160,000)
30	Net cash flows from investing activities	-	(294,160,000)
50	Net cash flows within the period	130,595,769,114	71,443,310,243
60	Cash and cash equivalents at the beginning of period	86,248,772,349	22,273,903,134
61	1. Cash	86,248,772,349	22,273,903,134
70	Cash and cash equivalents at the end of period	216,844,541,463	93,717,213,377
71	1. Cash	91,644,541,463	93,715,902,650
72	2. Cash equivalents	125,200,000,000	-
73	3. Impact of foreign exchange rate changes on currency translation	-	1,310,727



Vu Thi Yen
Preparer/Chief Accountant



Nguyen Dang Truong
General Director

Ha Noi, 12 August 2025

INTERIM CASH FLOW SECTION FROM BROKERAGE AND CUSTOMER TRUST ACTIVITIES

*for the period from 01/01/2025 to 30/06/2025
(Under direct method)*

Code	ITEM	Note	The first 6 months of 2025 VND	The first 6 months of 2024 VND
01	1. Cash receipts from disposal of brokerage securities of customers		47,109,674,810	54,197,635,210
02	2. Cash payments for acquisition of brokerage securities of customers		(70,450,179,700)	(90,822,439,800)
07	3. Cash receipts for settlement of securities transaction of customers		25,630,022,675	39,850,072,691
09	4. Cash payments for custodian fees of customers		(188,454,938)	(29,242,067)
12	5. Cash receipt from securities issuers		871,857,967	2,130,759,986
13	6. Cash payments to securities issuers		(871,857,967)	(2,130,748,986)
20	Net cash flows within the period		2,101,062,847	3,196,037,034
30	Cash and cash equivalents at the beginning of period		9,532,556,868	12,226,821,021
31	- Bank deposits at the beginning of the period		9,532,556,868	12,226,821,021
32	- Investor deposits for securities transactions managed by the securities company		9,531,300,765	12,225,564,918
35	- Deposits from issuing organizations		1,256,103	1,256,103
40	Cash and cash equivalents at the end of period	26	11,633,619,715	15,422,858,055
41	- Beginning balance of bank deposits		11,633,619,715	15,422,858,055
42	- Investors' deposits for securities trading under the management of the securities company		11,632,374,612	15,421,612,952
45	- Deposits from issuing organizations		1,245,103	1,245,103

(Signature)

Vu Thi Yen
Preparer/Chief Accountant



Nguyen Dang Truong
General Director
Ha Noi, 12 August 2025

INTERIM STATEMENT OF CHANGES IN OWNERS' EQUITY
for the period from 01/01/2025 to 30/06/2025

ITEMS	Note	Beginning balance		Increase/ Decrease				Ending balance	
		01/01/2024	01/01/2025	The first 6 months of 2024		The first 6 months of 2025		30/06/2024	30/06/2025
		VND	VND	Increase	Decrease	Increase	Decrease	VND	VND
I. Changes in owners' equity									
1. Contributed legal capital		503,000,000,000	503,000,000,000	-	-	-	-	503,000,000,000	503,000,000,000
1.1 Ordinary shares with voting rights		503,000,000,000	503,000,000,000	-	-	-	-	503,000,000,000	503,000,000,000
2. Operational risk and financial reserve fund		8,353,605,115	8,353,605,115	-	-	-	-	8,353,605,115	8,353,605,115
3. Undistributed earnings		3,529,962,731	(27,903,762,754)	(24,387,799,247)	-	28,589,949,392	-	(20,857,836,316)	686,186,638
3.1 Realized earnings		30,158,910,143	31,952,497,593	(2,489,123,504)	-	10,775,008,595	-	27,669,786,639	42,727,506,188
3.2 Unrealized earnings		(26,628,947,412)	(59,856,260,347)	(21,898,675,743)	-	17,814,940,797	-	(48,527,623,155)	(42,041,319,350)
TOTAL		514,883,567,846	483,449,842,361	(24,387,799,247)	-	28,589,949,392	-	490,495,768,599	512,039,791,753

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Vu Thi Yen
Preparer/Chief Accountant

Nguyen Dang Truong
General Director

Ha Noi, 12 August 2025

NOTES TO THE INTERIM FINANCIAL STATEMENTS

for the period from 01/01/2025 to 30/06/2025

1 . BACKGROUND

1.1 . Forms of Ownership

Wall Street Securities Company is a joint stock company established and operating under Establishment and Operation License No 86/GP-UBCK dated 20 December 2007 issued by the State Securities Commission. The Establishment and Operation License was amended several times and the latest amendment No. 84/GPDC-UBCK was issued on 15 November 2024.

The Company's head office is located at: 243A De La Thanh Street, Dong Da district, Ha Noi.

Company's Legal capital under Business License: VND 503,000,000,000, Contributed Legal capital as at 30 June 2025: VND 503,000,000,000; Equivalent to 50,300,000 shares with the price of VND 10,000 per share.

The total number of employees of the Company as at 30 June 2025 is: 34 people (as at 01 January 2025: 34 people).

The Company's shares were officially listed on the Hanoi Securities Trading Center (now known as the Hanoi Stock Exchange) from 30 January 2008 with trading code WSS.

1.2 . Business field

The Company's business activities include: Securities brokerage; Securities trading; Securities investment consulting; Securities depository; Securities underwriting.

1.3 . Operations of the company in the fiscal period affecting the Interim financial statements

In the first half of 2025, the Vietnamese stock market operated stably, safely and with high liquidity, the VN-Index exceeded 1,400 points, the highest level in the past 3 years. Since then, the Company has promoted its securities trading activities, along with the sale of unlisted stock investments (AFS) and the maintenance of term deposits, leading to the Company's business results in the first 6 months of 2025 being highly effective compared to the same period last year.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting monetary unit

Annual accounting period commences from 1st January and ends as at 31st December.

The Company maintains its accounting records in VND.

2.2 . Accounting Standards and Accounting system

Accounting System

The Company applies the accounting system applicable to securities companies issued by the Ministry of Finance in accordance with Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210"), providing guidance on accounting systems applicable to securities companies and Circular No. 334/2016/TT-BTC dated 27 December 2016 ("Circular 334") amending, supplementing and replacing Appendices No. 02 and No. 04 of Circular No. 210. These Circulars provide regulations related to accounting documents, accounting account system as well as methods of preparation and presentation of financial statements applicable to securities companies.

Announcement on compliance with Vietnamese standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

Form of accounting record

The Company is applying accounting record by computer.

2.3 . Accounting estimates

The preparation of Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to preparation and presentation of Financial Statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the reporting date and the reported amounts of revenues and expenses during the fiscal year.

The estimates and assumptions that have a material impact in the Financial Statements include:

- Provision for doubtful debts;
- Estimated useful life of fixed assets;
- Classification and provision for financial asset investments;
- Allocation period for prepaid expenses;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experiences and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of General Directors to be reasonable under the circumstances.

2.4 . Cash and cash equivalents

Cash comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months since purchase, which are readily convertible into known amounts of cash and subject to an insignificant risk of change in value.

Cash deposited by customers for securities trading and cash deposited by securities issuers are presented at the non-financial statements (Off - statement of financial accounts).

2.5 . Financial assets and Financial liabilities

a) Initial recognition

Financial assets

Financial assets of the Company including cash and cash equivalents, financial assets at fair value through profit and loss (FVTPL), held-to-maturity investments (HTM), loans, available for sale financial assets (AFS) and receivables. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets, except financial assets at fair value through profit and loss (FVTPL) are identified by purchasing price/issuing cost.

Financial liabilities

Financial liabilities of the Company including loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

b) *Classification principles*

Financial assets at fair value through profit and loss (FVTPL): financial asset is classified as FVTPL if it was held for the purpose of selling or repurchasing in financial market through researching and analyzing with profit-taking expectation. The other financial assets are not classified to FVTPL when they are sold, they must be reclassified to FVTPL.

Financial assets FVTPL is a debt instrument at maturity which must be recognized as receivables and provision as doubtful debts (if any).

Held-to-maturity financial assets (HTM): are non-derivative financial assets with fixed or determinable payments and fixed maturity that the Company has the positive intention and ability to hold to maturity other than:

- Non-derivative financial assets have been classified as at fair value through profit / loss (FVTPL);
- Non-derivative financial assets have been classified as available for sale (AFS) by the Company;
- Non-derivative financial assets satisfy the definition of loans and receivables.

After initial recognition, held-to-maturity financial assets (HTM) are subsequently measured at amortized cost using the effective interest rate method.

Loans: are non-derivative financial assets with fixed or identifiable payments and not listed on the market.

Types of loan commitments made:

- Margin contract;
- Prepaid of selling securities contract.

After initial recognition, loans are measured at amortized cost using the real interest rate method, except for loans to financial assets recognized at fair value through profit or loss; Financial liabilities arising from the transfer a financial asset that are not eligible for discontinuance or when applicable in accordance with the continued relevant regulations; financial guarantee contracts.

Available for sale financial assets (AFS): are the non-derivative financial assets that are determined as available for sale or are not classified as:

- Loans or Receivables;
- Held to maturity investments;
- Financial assets at fair value through profit and loss (FVTPL).

Financial assets that are invested by the Company but have no short-term investment objectives and long-term objectives have not been identified. Therefore, this is a limited financial asset classified in the Company's operations.

Financial liabilities recognized through profit or loss: are financial liabilities that meet one of the following conditions:

- Financial liabilities are classified by The Board of Management into the holding group for business;
- At the time of initial recognition, the Company classified financial liabilities into groups that recognized

Financial liabilities recognized by amortized value: financial liabilities are not classified as financial liabilities recognized through profit or loss.

c) *Revalue financial asset principles*

Revaluation of financial assets FTVPL and AFS at market value or fair value is according to the method of valuation in accordance with the law. In case, there is no market prices at the most recent trading date, the Company uses fair value to revalue its financial assets. The fair value is determined on the base of respect for the principle, method or model of valuation theory of financial assets approved by the Board of Management.

The fair value/market value of financial assets is determined in accordance as follows:

- For securities listed on the Hanoi Stock Exchange and the Ho Chi Minh City Stock Exchange, their market prices are their closing prices on the trading day preceding the date of setting up the revaluation;
- For unlisted securities registered for trading on the Unlisted Public Company Market (UPCOM), their market prices are determined as average reference in the last 30 consecutive trading days before the time of re-evaluation announced by the Stock Exchange.
- For delisted securities and suspended trading securities from the sixth day afterward, their prices are the book value at the latest financial report date.
- For unlisted securities and securities unregistered for trading on the Unlisted Public Company Market (UPCOM), the stock prices as the basis for re-evaluation are the prices collected from sources. reference information that the Board of Management considers that this price represents the market price of these securities.

For securities which do not have reference price from the above sources, the revaluation is determined based on the financial performance and the book value of securities issuer as at 30 June 2025.

The difference in increase/decrease dues to revalue FVTPL are recorded according to the principle of non-offset and presented in the Statement of Comprehensive Income on 02 items: the item "Loss from financial assets at fair value through profit and loss (FVTPL)" - details "Loss from revaluation of financial assets at FVTPL" (if the assessment decreases) and the item "Gain from financial assets at fair value through profit and loss (FVTPL)" - Details "Gain from revaluation of financial assets at FVTPL" (if the assessment increases).

The difference in increase/decrease dues to revalue AFS are recognized directly in equity of the Statements of Financial Position on the item "Asset revaluation differences".

Held-to-maturity financial assets are subjected to an assessment for impairment at the financial statements date. Provision is made for these investments when there is any objective evidence that the investment is irrecoverable or there is uncertainty of recoverability as a result of one or more loss events that affected adversely on estimated future cash flows of HTM investmets. Objective evidence of impairment may include a drop in the market value/fair value (if any) of the impaired debt, indications that the debtor or a group of debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments, the possibility that they will enter bankruptcy or other financial reorganiziation and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in repayment conditions, economic conditions that correlate with defaults. When there is any evidence of impairment, provision is made on the basis of the difference between the amortized value and the fair value at the assessment date. Any increase or decrease in the balance of provision is recognized in the income statement under "*Provision expenses for diminution in value and impairment of financial assets, doubtful receivables and borrowing costs of loans*".

Loans are made provision of impairment at the Statement of Financial Position date. Provision for loans is made on the basis of the estimated loss, calculated as the difference between the market value of the security used as collateral for the loan and the balance of the loan. Increases and decreases of provision are recognized in the Statement of Comprehensive Income on the "*Provision expenses for diminution in value and impairment of financial assets, doubtful receivables and borrowing costs of loans*".

2.6 . Long-term investment

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Provision for discounts on investments established at the end of the period for long-term financial investments: based on the Financial Statements of the investment unit at the time of provisioning.

2.7 . Short-term and long-term deposits received as collateral or guarantees

Short-term and long-term deposits received as collateral or guarantees represent cash deposits received by the Company from counterparties in the course of its operations, in accordance with applicable laws and regulations. These deposits do not constitute the Company's assets and must be managed separately from the Company's own cash assets.

2.8 . Short-term and long-term receivables

Receivables from disposal of financial assets: reflects the total value of receivables from the sale of financial assets in the Company's financial asset portfolio (not through the Stock Exchanges), including the maturity value of the financial assets or liquidation value of these financial assets.

Receivables from and accruals for dividend and interest income: reflecting receivables from and accruals for dividend and interest income belonging to the Company's financial asset list.

Receivables of services rendered by the Company: reflecting receivables of the Company with the Stock Exchange, the Vietnam Securities Depository (VSD), the Investors are clients of the Company, with Securities issuing organizations or underwriters of securities and receivables from securities trading activities.

Receivables are tracked in detail by receivable term, receivable object, receivable currency type, and other factors according to the Company's management needs. Receivables are classified as current and non-current assets in the statement of financial position based on their remaining maturity as at the reporting date.

Provision for impairment of receivables: The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

The level of provision for doubtful receivables is determined according to Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on 8 August 2019 and Circular 24/2022/TT-BTC issued by the Ministry of Finance on 7 April 2022. Accordingly, the provision rates for overdue receivables are as follows:

Overdue period	Provision rate
From over six (06) months to less than one (01) year	30%
From one (01) year to less than two (02) years	50%
From two (02) years to less than three (03) years	70%
From three (03) years and above	100%

2.9 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Value after initial recognition

If these expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of a tangible fixed asset beyond its originally assessed standard of performance, the expenditures are capitalised as an additional cost of the tangible fixed asset.

Other expenditures incurred after the fixed asset has been put into operation, such as repairs, maintenance and overhaul costs, are recognised in the statement of profit and loss in the year in which the expenditures are incurred.

Depreciation is provided on a straight-line basis. Annual rates calculated to write off the cost of each asset evenly over its expected useful life as follows:

- Machinery, equipment	02 - 08 years
- Transportation equipment	10 years
- Office equipment and furniture	04 - 06 years
- Management software, patents	02 - 08 years

2.10 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

2.11 . Prepaid expenses

Prepaid expenses only related to present fiscal year are recognised as short-term prepaid expenses and are recorded into operating costs.

Prepaid expenses incurred during the year but related to business operations of several years are recorded as long-term prepaid expenses and are amortised to the income statement in several years.

The Company's prepaid expenses include:

- Consulting contract costs are allocated to expenses in proportion to the revenue of the consulting contracts recognized during the period;
- Tools and instruments include assets held by the Company for use in the ordinary course of business, with an original cost of each asset less than VND 30 million, and thus do not meet the criteria for recognition as fixed assets under current regulations. The original cost of tools and instruments is allocated on a straight-line basis over a period ranging from 12 to 36 months;
- Office rental expenses at Icon 4 Tower are allocated on a straight-line basis over the lease term of 374 months;
- Other prepaid expenses are recorded at cost and allocated using the straight-line method over a useful period from 12 to 36 months.

2.12 . Short-term and long-term payables

Payables is presented according to term of payables, details for every entity, details for each type of currency and the other factors due to the management of the Company.

Payables for securities transaction activities: reflect the payment situation about Fees for securities trading activities, Securities services for the Stock Exchange, Vietnam Securities Depository (VSD), payable to the Securities release agent.

Payables to a securities issuing organization: reflecting the Securities Issuing Organization payable's receipt and payment of disposing underwriting securities by The Company in the primary or secondary issuing company Primary or secondary securities, including the circumstance which the issued company disposed securities through agents.

2.13 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as annual leave salary, expenses arising from seasonal cessation of production, interest expenses, etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.14 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Undistributed profits of the Company include realized profits and unrealized profits. Accumulated realized profit of the Company at the end of the previous period is the basis for distributing profit to the owner. Accumulated unrealized profit at the end of the previous period is not the basis for distribution to the owner.

Realised profit during the period is the net difference between total revenue and income, and total expenses in the statement of comprehensive income of the Company. The profit is used to allocate for the owner will not contains losses realized at the beginning and losses not yet realized until distributing of interest to the owners. The distribution of the Company's profits to the owner must be transparent and in accordance with the securities law and other relevant laws applicable to the securities company, Charter of the securities company, Resolution of the General Meeting of Shareholders. Profits have distributed income to capital contributing members or shareholders after subtracting the tax liabilities to be calculated on the income they are entitled to.

On December 17, 2021, the Ministry of Finance issued Circular No. 114/2021/TT-BTC repealing Circular No. 146/2014/TT-BTC of the Minister of Finance guiding the financial regimes for securities companies and fund management companies. Accordingly:

- For the balance of supplementary capital reserve made in accordance with Circular No. 146/2014/TT-BTC: Use to supplement charter capital according to current regulations;
- For the balance of the financial and operational risk reserve made in accordance with Circular No. 146/2014/TT-BTC: Use to supplement charter capital or use according to the decision of the General Meeting of Shareholders, the Members' Council or the Company's Chairman according to current regulations.

As of June 30, 2025, the General Meeting of Shareholders has not yet issued a resolution regarding the treatment of the Financial Reserve Fund and Operational Risk Reserve in accordance with the guidance of the Ministry of Finance.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository Center.

2.15 . Foreign currency transactions

Transactions in currencies other than accounting unit of the Company (VND) are recorded at the rate of exchange ruling at the dates of transactions. Monetary items denominated in foreign currencies are revalued as follow:

- For accounts classified as asset: applies exchange rates of purchases of commercial banks where Company regularly conducts transaction;
- For accounts classified as liabilities: applies exchange rates of selling foreign currency of commercial banks where Company regularly conducts transaction.

All sums of real exchange rates for foreign currency transactions in the period and real exchange rate upon re-determining accounts derived from foreign currencies at the end of the year are recorded immediately to Statement of Comprehensive Income.

2.16 . Revenue

Rendering of services

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognized by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

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

The stage of completion of a transaction may be determined by surveys of work completed method.

Income from securities trading

Income from disposing of proprietary financial assets FVTPL is determined as the difference between the selling price and the cost of the number of FVTPL financial assets sold. Income from sale of financial assets is income earned.

Income from an increasing revalue of FVTPL proprietary financial assets at fair value. Income from revaluation financial asset in FVTPL proprietary financial assets are unrealized income.

Income derived from FVTPL, HTM, loans including: loan interest arising on loans in accordance with the Law on Securities; Dividends, dividends distributed from stock, bond interest; Interest derived from fixed deposits.

Dividends and dividends arising from financial assets belonging to the Company's portfolio: FVTPL, HTM, and AFS are recognized when the Company is entitled to receive dividends from the ownership of the shares already established.

2.17 . Operating expenses and general and administrative expenses

Costs are recognized into operating costs when it may decrease economic benefits at the generating time or it may be determined in a certain way, no distinction it was paid or not.

2.18 . Financial income, financial expense

Financial income

- Exchange income difference;
- Income from interest is recognized in the Statement of Comprehensive Income on accrual basis;

Income from business cooperation contracts

- Exchange expenses;
- Provision for devaluation of long-term investments;

2.19 . Taxation

- a) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

- b) Current corporate income tax rate

The Company is subject to corporate income tax of 20% for the period from 01/01/2025 to 30/06/2025.

2.20 . Earnings per share

Basic earnings per share amounts are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the year.

2.21 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.22 . Segment information

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other components.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgments about the Company as a whole.

3 . VALUE OF SECURITIES TRANSACTION THIS PERIOD

	Volume of securities transaction this period	Volume of securities transaction this period
		VND
Securities company	731,009	11,783,049,100
- Shares	731,009	11,783,049,100
Investors	13,491,379	115,781,245,510
- Shares	13,491,379	115,781,245,510
	14,222,388	127,564,294,610

4 . CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
	VND	VND
Cash on hand	15,852,689	356,213,138
Cash at bank	91,628,688,774	85,892,559,211
Cash equivalents	125,200,000,000	-
	<u>216,844,541,463</u>	<u>86,248,772,349</u>

5 . FINANCIAL ASSETS

a) Financial assets at fair value through profit and loss (FVTPL)

	30/06/2025		01/01/2025	
	Book value	Fair value	Book value	Fair value
	VND	VND	VND	VND
Listed securities	17,417,124,693	19,487,280,130	19,315,721,246	22,302,008,450
Unlisted securities	130,297,673,164	86,183,123,733	143,212,737,275	80,367,115,280
Delisted securities	601,152	72,040	601,152	72,040
	<u>147,715,399,009</u>	<u>105,670,475,903</u>	<u>162,529,059,673</u>	<u>102,669,195,770</u>

b) Available for sale financial assets (AFS)

	30/06/2025		01/01/2025	
	Book value	Fair value	Book value	Fair value
	VND	VND	VND	VND
Unlisted securities	13,759,235,439	11,664,866,256	73,753,027,112	66,455,230,108
	<u>13,759,235,439</u>	<u>11,664,866,256</u>	<u>73,753,027,112</u>	<u>66,455,230,108</u>

c) Held-to-maturity investments (HTM)

	30/06/2025	01/01/2025
	VND	VND
Deposit from 03 months or more	-	186,000,000,000
	<u>-</u>	<u>186,000,000,000</u>

d) Loans

	30/06/2025	01/01/2025
	VND	VND
Margin operation	1,662,741,865	235,616,484
Prepaid of selling securities operation	-	91,703,637
	<u>1,662,741,865</u>	<u>327,320,121</u>

WALL STREET SECURITIES COMPANY

243A De La Thanh Street, Dong Da district, Ha Noi

Interim Financial Statements
For the period from 01/01/2025 to 30/06/2025

e) . Fluctuation of market value

	Book value		Market value		Increase		Decrease		Revaluation value	
	30/06/2025	01/01/2025	30/06/2025	01/01/2025	30/06/2025	01/01/2025	30/06/2025	01/01/2025	30/06/2025	01/01/2025
					VND	VND	VND	VND	VND	VND
FVTPL	147,715,399,009	162,529,059,673	105,670,475,903	102,669,195,770	2,346,726,871	3,466,604,298	(44,391,649,977)	(63,326,468,201)	105,670,475,903	102,669,195,770
Listed	17,417,124,693	19,315,721,246	19,487,280,130	22,302,008,450	2,346,726,871	3,466,604,298	(276,571,434)	(480,317,094)	19,487,280,130	22,302,008,450
- Ha Noi	16,584,412,203	16,584,412,203	18,920,960,000	19,807,880,000	2,336,547,797	3,223,467,797	-	-	18,920,960,000	19,807,880,000
EID	16,584,412,203	16,584,412,203	18,920,960,000	19,807,880,000	2,336,547,797	3,223,467,797	-	-	18,920,960,000	19,807,880,000
- Ho Chi Minh	832,712,490	2,731,309,043	566,320,130	2,494,128,450	10,179,074	243,136,501	(276,571,434)	(480,317,094)	566,320,130	2,494,128,450
EYF	-	600,548,044	-	532,431,900	-	-	-	(68,116,144)	-	532,431,900
KHP	770,383,884	1,394,000,000	493,812,450	981,799,050	-	-	(276,571,434)	(412,200,950)	493,812,450	981,799,050
SAM	62,328,606	736,760,999	72,507,680	979,897,500	10,179,074	243,136,501	-	-	72,507,680	979,897,500
Delisted	601,152	601,152	72,040	72,040	-	-	(529,112)	(529,112)	72,040	72,040
HAI	88,152	88,152	12,640	12,640	-	-	(75,512)	(75,512)	12,640	12,640
CIC	513,000	513,000	59,400	59,400	-	-	(453,600)	(453,600)	59,400	59,400
Unlisted	130,297,673,164	143,212,737,275	86,183,123,733	80,367,115,280	-	-	(44,114,549,431)	(62,845,621,995)	86,183,123,733	80,367,115,280
- Upcom	130,297,673,164	143,212,737,275	86,183,123,733	80,367,115,280	-	-	(44,114,549,431)	(62,845,621,995)	86,183,123,733	80,367,115,280
- HAF (*)	66,255,126,233	66,255,126,233	43,464,389,333	28,973,881,333	-	-	(22,790,736,900)	(37,281,244,900)	43,464,389,333	28,973,881,333
- ILS	13,593,104,977	26,508,169,088	8,773,219,000	13,793,073,667	-	-	(4,819,885,977)	(12,715,095,421)	8,773,219,000	13,793,073,667
- MGG (*)	50,449,441,954	50,449,441,954	33,945,515,400	37,600,160,280	-	-	(16,503,926,554)	(12,849,281,674)	33,945,515,400	37,600,160,280
AFS	13,759,235,439	73,753,027,112	11,770,691,400	66,455,230,108	-	-	(2,094,369,183)	(7,297,797,004)	11,664,866,256	66,455,230,108
Unlisted	13,759,235,439	73,753,027,112	11,770,691,400	66,455,230,108	-	-	(2,094,369,183)	(7,297,797,004)	11,664,866,256	66,455,230,108
- Electric Machine Joint Stock Company	3,000,000,000	3,000,000,000	3,000,000,000	3,000,000,000	-	-	-	-	3,000,000,000	3,000,000,000
- Dam Vac Resort & Golf Joint Stock Company	10,759,235,439	32,253,027,112	8,770,691,400	26,291,963,389	-	-	(2,094,369,183)	(5,961,063,723)	8,664,866,256	26,291,963,389
- Chien Cong Minerals and Industry Joint Stock Company	-	25,000,000,000	-	23,819,880,107	-	-	-	(1,180,119,893)	-	23,819,880,107
- Halas Viet Nam Joint Stock Company	-	13,500,000,000	-	13,343,386,612	-	-	-	(156,613,388)	-	13,343,386,612
	161,474,634,448	236,282,086,785	117,441,167,303	169,124,425,878	2,346,726,871	3,466,604,298	(46,486,019,160)	(70,624,265,205)	117,335,342,159	169,124,425,878

Note:

- (1) The Company has made provisions for investments in accordance with the guidance in Circular No. 48/2019/TT-BTC dated August 8, 2019 and Circular No. 24/2022/TT-BTC dated April 7, 2022 of the Minister of Finance guiding the making and handling of provisions for inventory price reduction, investment losses, bad debts and warranties for products, goods, services and construction works at enterprises. Accordingly, the market value of these investments is determined by the difference between the purchase price and the provision made.
- (2) The market value of securities listed on the Hanoi Stock Exchange and Ho Chi Minh Stock Exchange is the closing price on the most recent trading day up to June 30, 2025. For securities of companies that are not listed on the stock market but have registered for trading on the unlisted public companies market (UPCOM), the market value is determined as the average reference price in the 30 most recent consecutive trading days before the revaluation date announced by the Stock Exchange. For listed securities that are canceled or suspended from trading or have stopped trading from the sixth trading day onwards, the actual price of the securities is the book value at the end of the fiscal year.

The market value of unlisted and unregistered shares on the unlisted public companies market (UPCOM) is determined based on the Financial Statement of the invested company as of June 30, 2025.

(*) Investment in related parties (Related party relationships are detailed in Note 40).

6 . PROVISION FOR IMPAIRMENT OF FINANCIAL ASSETS AND MORTGAGE ASSETS

	30/06/2025	01/01/2025
	VND	VND
Provision for impairment of available for sale financial assets (AFS)	2,094,369,183	7,297,797,004
As at 30/06	2,094,369,183	7,297,797,004

7 . RECEIVABLES

	30/06/2025	01/01/2025
	VND	VND
Receivables from and accruals for dividend and interest income	15,092,603	82,756,438
Receivables from interest of margin activities	5,866,190	1,638,623
Receivables from interest of prepaid of selling securities contracts	-	73,363
Receivables from services provided by the Company	761,715,380	854,225,287
- <i>Receivables from securities brokerage activities</i>	414,552	572,976
- <i>Receivables from financial advisory services</i>	102,000,000	102,000,000
- <i>Receivables from securities depository services</i>	659,173,873	751,442,001
- <i>Receivables from other services</i>	126,955	210,310
Other receivables	154,520,889,943	739,944
- <i>Education Financial Investment Joint Stock Company (*)</i>	6,200,000,000	-
- <i>Le Tat Son</i>	37,000,000,000	-
- <i>Nguyen Anh Quoc (*)</i>	21,520,000,000	-
- <i>Nguyen Thanh Mai (*)</i>	13,800,000,000	-
- <i>Nguyen Van Quyet</i>	33,000,000,000	-
- <i>Pham Thi Minh Tam (*)</i>	14,000,000,000	-
- <i>Tran Thi Thanh Hien (*)</i>	29,000,000,000	-
- <i>Other receivables</i>	889,943	739,944
	155,303,564,116	939,433,655
In which: Other receivables from related parties	6,200,000,000	-

(*) Receivables for transfer of shares of Cao Bang Mineral and Industry Joint Stock Company, Dam Vac Resort & Golf Joint Stock Company, Chien Cong Industrial Joint Stock Company, Halas Vietnam Joint Stock Company, Wall Street Investment And Urban Development Joint Stock Company. In July 2025, the Company recovered the above debts with Bank Deposits.

8 . PROVISION FOR IMPAIRMENT OF RECEIVABLES

	30/06/2025	01/01/2025
	VND	VND
State Capital Investment Corporation	50,000,000	50,000,000
369 Joint Stock Company	52,000,000	52,000,000
As at 30/06	102,000,000	102,000,000

9 . PREPAID EXPENSES

a) Short-term prepaid expenses

	<u>30/06/2025</u>	<u>01/01/2025</u>
	VND	VND
Work-in-progress costs of consulting contracts	565,669,956	443,879,956
Information service expenses on the Stock Exchange	216,514,996	-
Others	18,112,981	66,196,876
	<u>800,297,933</u>	<u>510,076,832</u>

b) Long-term prepaid expenses

	<u>30/06/2025</u>	<u>01/01/2025</u>
	VND	VND
Prepaid office rent at ICON 4 Building (*)	8,470,588,204	8,701,604,248
Tools and instruments pending allocation	137,676,230	149,406,554
	<u>8,608,264,434</u>	<u>8,851,010,802</u>

(*) The rental expense pertains to 720 m² on the 7th and 9th floors of the ICON 4 Building, located at No. 243 De La Thanh Street, Hanoi, leased from Construction and Investment Joint Stock Company No. 4. The lease term is from September 1, 2012, to October 15, 2043.

According to the lease agreement between the two parties, after October 15, 2043, upon the expiration of the land use right certificate, if there is no land reclamation decision by the State, and the lessor is granted an extension of land use rights, land allocation, or land use right transfer, then Wall Street Securities Joint Stock Company shall be entitled to continue leasing the building area without incurring any additional costs. Wall Street Securities Joint Stock Company will become a co-owner of the building along with the developer, Construction and Investment Joint Stock Company No. 4, and shall only be responsible for paying the annual land lease fee to the State or the cost of acquiring the land use rights.

10 . TAX AND TAX RECEIVABLE

	<u>30/06/2025</u>	<u>01/01/2025</u>
	VND	VND
Corporate income tax	9,791,025,170	9,791,025,170
	<u>9,791,025,170</u>	<u>9,791,025,170</u>

WALL STREET SECURITIES COMPANY

243A De La Thanh Street, Dong Da district, Ha Noi

Interim Separate Financial Statements
For the period from 01/01/2025 to 30/06/2025

11 . PROVISION FOR IMPAIRMENT OF RECEIVABLES

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Provision for impairment of receivables from disposal of financial assets				
- Wall Street Investment And Urban Development Joint Stock Company	-	-	19,750,000,000	(253,509,824)
- Cao Bang Industry Mineral Joint Stock Company	-	-	14,000,000,000	-
	-	-	5,750,000,000	(253,509,824)
	-	-	19,750,000,000	(253,509,824)

The company has not determined the fair value of these financial investments due to the lack of specific guidance on fair value measurement under Vietnamese Accounting Standards and the current Vietnamese Enterprise Accounting System.

12 . TANGIBLE FIXED ASSETS

	Machinery, equipment VND	Transportation equipment VND	Management equipment and tools VND	Total VND
Original cost				
As at 01/01/2025	2,596,737,336	4,109,541,000	1,738,782,828	8,445,061,164
As at 30/06/2025	<u>2,596,737,336</u>	<u>4,109,541,000</u>	<u>1,738,782,828</u>	<u>8,445,061,164</u>
Accumulated depreciation				
As at 01/01/2025	2,106,105,310	4,109,541,000	1,738,782,828	7,954,429,138
Depreciation	81,713,208	-	-	81,713,208
As at 30/06/2025	<u>2,187,818,518</u>	<u>4,109,541,000</u>	<u>1,738,782,828</u>	<u>8,036,142,346</u>
Net carrying amount				
As at 01/01/2025	490,632,026	-	-	490,632,026
As at 30/06/2025	<u>408,918,818</u>	<u>-</u>	<u>-</u>	<u>408,918,818</u>

In which:

- Cost of fully depreciated tangible fixed assets but still in use: 7,810,030,664 VND

The Company has not determined the fair value of fixed assets because Vietnamese's Accounting Standards, Vietnamese Accounting System applied for securities companies has not guided in detail on the determination of the fair value.

13 . INTANGIBLE FIXED ASSETS

	Software VND	Total VND
Original cost		
As at 01/01/2025	2,902,299,300	2,902,299,300
Increase from Construction in Progress	400,000,000	400,000,000
Decrease from Other	(21,047,640)	(21,047,640)
As at 30/06/2025	<u>3,281,251,660</u>	<u>3,281,251,660</u>
Accumulated depreciation		
As at 01/01/2025	2,902,299,300	2,902,299,300
Depreciation	31,923,835	31,923,835
Decrease from Other	(21,047,640)	(21,047,640)
As at 30/06/2025	<u>2,913,175,495</u>	<u>2,913,175,495</u>
Net carrying amount		
As at 01/01/2025	-	-
As at 30/06/2025	<u>368,076,165</u>	<u>368,076,165</u>

In which:

- Cost of fully depreciated intangible fixed assets but still in use: 2,881,251,660 VND

The Company has not determined the fair value of these fixed assets due to the lack of specific guidance on fair value determination under the applicable Vietnamese Accounting Standards and Accounting Regime for securities companies.

14 . CONSTRUCTION IN PROGRESS

	30/06/2025 VND	01/01/2025 VND
Purchasing fixed assets	300,000,000	600,000,000
Online securities trading software via mobile	300,000,000	300,000,000
Core securities system upgrade	-	300,000,000
	<u>300,000,000</u>	<u>600,000,000</u>

15 . DEPOSITS TO SETTLEMENT ASSISTANCE FUND

	30/06/2025	01/01/2025
	VND	VND
Initial deposit	120,000,000	120,000,000
Additional deposit	3,372,237,108	3,347,341,915
Interest allocated	1,164,079,412	1,445,353,436
Ending balance	<u>4,656,316,520</u>	<u>4,912,695,351</u>

16 . TRADE PAYABLES

	30/06/2025	01/01/2025
	VND	VND
Bvote Viet Nam Joint Stock Company	125,000,000	125,000,000
Son Ha Development Of Renewable Energy Joint Stock Company	125,000,000	125,000,000
Others	1,022,970,778	853,970,778
	<u>1,272,970,778</u>	<u>1,103,970,778</u>

17 . TAX PAYABLES AND STATUTORY OBLIGATIONS

	30/06/2025	01/01/2025
	VND	VND
Personal income tax	85,673,212	88,012,962
	<u>85,673,212</u>	<u>88,012,962</u>

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

18 . ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
Accrued building service expenses for ICON 4	20,000,000	20,000,000
Accrued payable expenses to the Stock Exchange and the Vietnam Securities Depository and Clearing Corporation	24,600,026	26,459,373
Accrued operating expenses of the securities company	45,207,770	41,791,773
	<u>89,807,796</u>	<u>88,251,146</u>

19 . OTHER PAYABLES

a) Other short-term payables

	30/06/2025	01/01/2025
	VND	VND
Dividend for shareholders payables	1,098,600,796	1,098,600,796
Others	3,609,755	3,609,755
	<u>1,102,210,551</u>	<u>1,102,210,551</u>

b) Other long-term payables

	30/06/2025	01/01/2025
	VND	VND
Dividend for shareholders payables	1,098,600,796	1,098,600,796
	<u>1,098,600,796</u>	<u>1,098,600,796</u>

20 . OWNER'S EQUITY

a) Details of owner's invested capital

	Rate	30/06/2025	Rate	01/01/2025
	(%)	VND	(%)	VND
Mr. Nguyen Dinh Viet	29.82	150,000,000,000	29.82	150,000,000,000
Mr. Nguyen Dinh Tu	22.47	113,000,000,000	22.47	113,000,000,000
Mrs. Pham Diem Hoa	5.81	29,200,000,000	5.81	29,200,000,000
Treasury stocks (under 5%)	41.90	210,800,000,000	41.90	210,800,000,000
	100.00	503,000,000,000	100.00	503,000,000,000

b) Undistributed earnings

	30/06/2025	01/01/2025
	VND	VND
Retained profit	42,727,506,188	31,952,497,593
Unrealized earnings	(42,041,319,550)	(59,856,260,347)
	686,186,638	(27,903,762,754)

c) The situation of income distribution for shareholders or capital contributors

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Realized earnings undistributed previous year	31,952,497,593	30,158,910,143
Unrealized loss accumulated to the end of the accounting period	(42,041,319,550)	(48,527,623,155)
Realized gain/loss accumulated to the beginning of the year	10,775,008,595	(2,489,123,504)
Earnings distributed to shareholders accumulate to the end of the accounting period	42,727,506,188	27,669,786,639
Realized earning undistributed accumulated to the end of the fiscal period	42,727,506,188	27,669,786,639

d) Capital transactions with owners and distribution of dividends and profits

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Owner's invested capital	503,000,000,000	503,000,000,000
- At the beginning of period	503,000,000,000	503,000,000,000
- At the ending of period	503,000,000,000	503,000,000,000

e) Stock

	30/06/2025	01/01/2025
Quantity of Authorized issuing stocks	50,300,000	50,300,000
Quantity of issued stocks	50,300,000	50,300,000
- Common stocks	50,300,000	50,300,000
Quantity of circulation stocks	50,300,000	50,300,000
- Common stocks	50,300,000	50,300,000
Par value per stock (VND)	10,000	10,000

In April 2025, the Board of Management approved the Private Share Issuance Plan and submitted it to the General Meeting of Shareholders for approval. However, because the direct offering target has not been determined, up to now, the company has not issued private shares.

21 . DISCLOSE OF ACCOUNTS

	30/06/2025	01/01/2025
Foreign currencies		
- USD	1,122.25	1,122.25
- EURO	41.59	41.41

22 . FINANCIAL ASSETS LISTED/REGISTERED AT THE VSD OF THE COMPANY

	30/06/2025	01/01/2025
	VND	VND
Unrestricted financial assets	48,123,160,000	55,433,250,000
Restricted financial assets	330,000	330,000
	48,123,490,000	55,433,580,000

23 . THE COMPANY'S FINANCIAL ASSETS WHICH ARE NOT DEPOSITED AT THE VSD

	30/06/2025	01/01/2025
	VND	VND
The Company's financial assets which are not deposited at the VSD	1,400,460,000	39,300,460,000
	1,400,460,000	39,300,460,000

24 . LISTED/REGISTERED TRANSACTION OF INVESTORS

	30/06/2025	01/01/2025
	VND	VND
Unrestricted financial assets	588,192,820,000	566,687,260,000
Blocked financial assets	-	2,050,000,000
Financial assets awaiting settlement	311,000,000	97,000,000
	588,503,820,000	568,834,260,000

25 . NON-TRADED FINANCIAL ASSETS DEPOSITED AT THE VSD OF INVESTORS

	30/06/2025	01/01/2025
	VND	VND
Unrestricted and non-traded financial assets deposited at the VSD	977,670,000	98,910,000
	<u>977,670,000</u>	<u>98,910,000</u>

26 . INVESTORS' DEPOSITS

	30/06/2025	01/01/2025
	VND	VND
Investors' deposits for securities trading activities managed by the Company	11,632,374,612	9,531,300,765
1. Domestic investors	11,496,221,664	9,424,239,118
2. Foreign investors	136,152,948	107,061,647
Deposits of securities issuers	1,245,103	1,245,103
1. Dividend payment deposits from the issuing organization	1,245,103	1,245,103
	<u>11,633,619,715</u>	<u>9,532,545,868</u>

27 . PAYABLES TO INVESTORS

	30/06/2025	01/01/2025
	VND	VND
1. Payables to investors - Investors' deposits for securities trading activities managed by the Company	11,632,374,612	9,531,300,765
1.1. Domestic investors	11,496,221,664	9,424,239,118
1.2. Foreign investors	136,152,948	107,061,647
	<u>11,632,374,612</u>	<u>9,531,300,765</u>

28 . PAYABLES FOR DIVIDEND, PRINCIPAL AND INTEREST FROM BONDS

	30/06/2025	01/01/2025
	VND	VND
Payables for dividend, principal and interest from bonds to investors	1,245,103	1,245,103
	<u>1,245,103</u>	<u>1,245,103</u>

29 . LOAN PAYABLES OF INVESTORS TO THE COMPANY

	30/06/2025	01/01/2025
	VND	VND
1. Margin transaction payables	1,662,741,865	235,616,484
1.1 Principal of margin transaction	1,662,741,865	235,616,484
Domestic investors	1,662,741,865	235,616,484
2. Prepaid of selling securities operation payables	-	91,703,637
2.1 Principal of prepaid of selling securities operation	-	91,703,637
Domestic investors	-	91,703,637
	<u>1,662,741,865</u>	<u>327,320,121</u>

WALL STREET SECURITIES COMPANY

243A De La Thanh Street, Dong Da district, Ha Noi

Interim Financial Statements

For the period from 01/01/2025 to 30/06/2025

30 . OPERATING INCOME

a) Profit, loss of financial assets

	Quantity	Total amount	Cost of goods sold	Gain, loss from trading shares of current period		Gain, loss from trading shares of the previous period	
		VND	VND	Gain	Loss	Gain	Loss
Listed							VND
- Ha Noi Stock Exchange		11,783,049,100	14,813,660,664	610,061,607	3,190,673,171	41,646,646	4,195,814,786
- Ho Chi Minh Stock Exchange	211,009	1,799,049,100	1,898,596,553	610,061,607	259,609,060	41,646,646	86,539,209
- Upcom Stock Exchange	520,000	9,984,000,000	12,915,064,111	-	2,931,064,111	-	4,109,275,577
	731,009	11,783,049,100	14,813,660,664	610,061,607	3,190,673,171	41,646,646	4,195,814,786

b) . Difference from revalued financial assets

	Original cost VND	Market value/Fair value VND	Revaluation difference at 30/06/2025		Revaluation difference at 01/01/2025		Recorded in current year	
			Increase VND	Decrease VND	Increase VND	Decrease VND	Increase VND	Decrease VND
FVTPL	147,715,399,009	105,670,475,903	2,346,726,871	(44,391,649,977)	3,466,604,298	(63,326,468,201)	22,589,463,104	4,774,522,307
Listed	147,715,399,009	105,670,475,903	2,346,726,871	(44,391,649,977)	3,466,604,298	(63,326,468,201)	22,589,463,104	4,774,522,307
- Hanoi Stock Exchange	16,584,412,203	18,920,960,000	2,336,547,797	-	3,223,467,797	-	-	886,920,000
E/D	16,584,412,203	18,920,960,000	2,336,547,797	-	3,223,467,797	-	-	886,920,000
- Ho Chi Minh Stock Exchange	832,712,490	566,320,130	10,179,074	(276,571,434)	243,136,501	(480,317,094)	203,745,660	232,957,427
E/F	-	-	-	-	-	(68,116,144)	68,116,144	-
HDB	-	-	-	-	-	-	-	-
KHP	770,383,884	493,812,450	-	(276,571,434)	-	(412,200,950)	135,629,516	-
LPB	-	-	-	-	-	-	-	-
QBS	-	-	-	-	-	-	-	-
SAM	62,328,606	72,507,680	10,179,074	-	243,136,501	-	-	232,957,427
Delisted	601,152	86,183,183,133	-	(44,115,003,031)	-	(62,846,075,595)	22,385,717,444	3,654,644,880
- HAI	88,152	12,640	-	(75,512)	-	(75,512)	-	-
- C/C	513,000	59,400	-	(453,600)	-	(453,600)	-	-
Unlisted	130,297,673,164	86,183,123,733	-	(44,114,549,431)	-	(62,845,621,995)	22,385,717,444	3,654,644,880
- Upcom Stock Exchange	-	-	-	-	-	-	-	-
HAF (*)	66,255,126,233	43,464,389,333	-	(22,790,736,900)	-	(37,281,244,900)	14,490,508,000	-
ILS	13,593,104,977	8,773,219,000	-	(4,819,885,977)	-	(12,715,095,421)	7,895,209,444	-
MGG (*)	50,449,441,954	33,945,515,400	-	(16,503,926,554)	-	(12,849,281,674)	-	3,654,644,880
AFS	13,759,235,439	11,664,866,256	-	(2,094,369,183)	-	(7,297,797,004)	5,203,427,821	-
Unlisted	13,759,235,439	11,664,866,256	-	(2,094,369,183)	-	(7,297,797,004)	5,203,427,821	-
- Electric Machine Joint Stock Company	3,000,000,000	3,000,000,000	-	-	-	-	-	-
- Dam Vac Resort & Golf Joint Stock Company	10,759,235,439	8,664,866,256	-	(2,094,369,183)	-	(5,961,063,723)	3,866,694,540	-
- Chien Cong Industry Joint Stock Company	-	-	-	-	-	(1,180,119,893)	1,180,119,893	-
- Halas Viet Nam Joint Stock Company	-	-	-	-	-	(156,613,388)	156,613,388	-
	161,474,634,448	117,335,342,159	2,346,726,871	(46,486,019,160)	3,466,604,298	(70,624,265,205)	27,792,890,925	4,774,522,307

(*) Investment in related parties (Related party relationships are detailed in Note 40).

c) Dividend, interest income from financial assets at FVTPL, loans, HTM, AFS

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Financial assets at fair value through profit and loss (FVTPL)	1,498,521,500	1,077,790,000
Held-to-maturity investments (HTM)	6,552,623,016	3,571,794,412
Loans	36,618,303	9,369,607
Available for sale financial assets (AFS) (*)	4,326,208,327	-
	<u>12,413,971,146</u>	<u>4,658,954,019</u>

(*) During the period, the Company sold shares of Dam Vac Resort and Golf Joint Stock Company, Chien Cong Industry Joint Stock Company, and Halas Vietnam Joint Stock Company, and recognized revenue from the fair value revaluation difference upon sale.

32 . FINANCIAL INCOME

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Exchange rate difference	-	1,310,727
- Gain of unrealized rate exchange difference	-	1,310,727
Income from interest on demand deposits	36,554,669	75,653,406
	<u>36,554,669</u>	<u>76,964,133</u>

33 . FINANCIAL EXPENSES

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Provision for devaluation of long-term investments	(253,509,824)	(631,473,350)
	<u>(253,509,824)</u>	<u>(631,473,350)</u>

34 . GENERAL ADMINISTRATIVE EXPENSES

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Labor expenses	1,619,464,681	1,652,753,891
Unemployment insurance	111,348,706	101,148,193
Tools, supplies	265,619,935	259,695,089
Depreciation and amortisation	24,661,332	27,002,010
Tax, fees and charge	7,004,716	12,157,384
Provision expenses/reversal of provision	-	52,000,000
Expenses from external services	818,446,416	1,090,068,826
Other expenses	181,736,809	182,432,358
	<u>3,028,282,595</u>	<u>3,377,257,751</u>

35 . CURRENT CORPORATE INCOME TAX EXPENSES

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Total profit before tax	28,589,949,392	(24,387,799,247)
Increase	4,906,522,307	26,042,360,809
- <i>Income of non-executive directors</i>	132,000,000	192,000,000
- <i>Unrealized loss on financial assets valuation</i>	4,774,522,307	25,785,350,809
- <i>Penalties incurred</i>	-	65,010,000
Decrease	(24,087,984,604)	(4,964,465,066)
- <i>Dividend</i>	(1,498,521,500)	(1,077,790,000)
- <i>Gain of unrealized rate exchange difference</i>	-	(1,310,727)
- <i>Unrealized gains on financial assets valuation</i>	(22,589,463,104)	(3,885,364,339)
Taxable income	9,408,487,095	(3,309,903,504)
Current corporate income tax expense (tax rate 20%)	-	-
Tax payable at the beginning of period	(9,791,025,170)	(9,791,025,170)
Corporate income tax payable end of the period	(9,791,025,170)	(9,791,025,170)

36 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows :

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Undistributed earnings	28,589,949,392	(24,387,799,247)
Profit distributed for common stocks	28,589,949,392	(24,387,799,247)
Average circulated common stocks in the period	50,300,000	50,300,000
Basic earnings per share	568	(485)

The company has not planned to deduct Bonus and welfare from the profit after tax for the accounting period ending June 30, 2025.

37 . FINANCIAL RISK MANAGEMENT

Overview

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company's business operations will bear the risks of changes in prices, exchange rates and interest rates.

Price Risk:

The Company bears price risk of equity instruments from short-term and long-term investments in securities due to the uncertainty of future prices of the securities.

	Under 1 year	From 1 to 5 years	From more than 5	Total
	VND	VND	years VND	VND
As at 30/06/2025				
Financial assets at fair value through profit and loss	105,670,403,863	-	-	105,670,403,863
	<u>105,670,403,863</u>	<u>-</u>	<u>-</u>	<u>105,670,403,863</u>
As at 01/01/2025				
Financial assets at fair value through profit and loss	102,669,195,770	-	-	102,669,195,770
	<u>102,669,195,770</u>	<u>-</u>	<u>-</u>	<u>102,669,195,770</u>

Exchange rate risk

The Company bears the risk of exchange rate due to the fluctuation in fair value of future cash flows of a financial instrument in line with changes in exchange rates if loans, revenues and expenses of the Company are denominated in foreign currencies other than VND.

Interest rate risk

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit Risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year	From 1 to 5 years	From more than 5	Total
	VND	VND	years VND	VND
As at 30/06/2025				
Cash and cash equivalents	91,628,688,774	-	-	91,628,688,774
Held-to-maturity investments (HTM)	-	-	-	-
Loans	1,662,741,865	-	-	1,662,741,865
Trade and other receivables	155,201,564,116	-	-	155,201,564,116
	<u>248,492,994,755</u>	<u>-</u>	<u>-</u>	<u>248,492,994,755</u>
As at 01/01/2025				
Cash and cash equivalents	85,892,559,211	-	-	85,892,559,211
Held-to-maturity investments (HTM)	186,000,000,000	-	-	186,000,000,000
Trade and other receivables	837,433,655	-	-	837,433,655
	<u>272,729,992,866</u>	<u>-</u>	<u>-</u>	<u>272,729,992,866</u>

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year VND	From 1 to 5 years VND	From more than 5 years VND	Total VND
As at 30/06/2025				
Payables to supplier, payables for securities transaction activities	1,266,278,483	-	-	1,266,278,483
Accrued expenses	89,807,796	-	-	89,807,796
	<u>1,356,086,279</u>	<u>-</u>	<u>-</u>	<u>1,356,086,279</u>
	Under 1 year VND	From 1 to 5 years VND	From more than 5 years VND	Total VND
As at 01/01/2025				
Payables to supplier, payables for securities transaction activities	1,139,107,254	-	-	1,139,107,254
Accrued expenses	88,251,146	-	-	88,251,146
	<u>1,227,358,400</u>	<u>-</u>	<u>-</u>	<u>1,227,358,400</u>

The Company believes that risk level of loan repayment is low. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

38 . EVENTS AFTER BALANCE SHEET DATE

There have been no significant events occurring after the reporting date, which would require adjustments or disclosures to be made in the interim financial statements.

WALL STREET SECURITIES COMPANY

243A De La Thanh Street, Dong Da district, Ha Noi

Interim Financial Statements

For the period from 01/01/2025 to 30/06/2025

39 . SEGMENT REPORTING

Under business fields

	Securities brokerage and depository activities	Self-employed investment activities	Other activities	Grant total
	VND	VND	VND	VND
Operating Revenue	328,218,010	24,698,046,211	10,915,449,646	35,941,713,867
Operating Expenses	1,520,791,826	2,879,783,915	302,970,632	4,703,546,373
Unallocated Revenue	-	-	-	36,554,669
Unallocated Expenses	-	-	-	2,774,772,771
Net profit from operating activities	(1,192,573,816)	21,818,262,296	10,612,479,014	28,499,949,392
Direct Segment Assets	5,316,031,900	119,429,711,342	(410,668,525)	124,335,074,717
Unallocated Assets	-	-	-	392,718,743,878
Total assets	5,316,031,900	119,429,711,342	(410,668,525)	517,053,818,595
Unallocated liabilities	-	-	-	5,014,026,842
Total liabilities	-	-	-	5,014,026,842

Under geographical areas

The Company's operations are carried out mainly within the territory of Vietnam, therefore the Company does not prepare segment reports by geographical area.

40 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company having transaction during the period detail as follows:

Related parties	Relation
Wall Street Investment and Urban Development Joint Stock Company Duc Giang Corporation	The legal representative is Mr. Nguyen Dinh Tu - Chairman of the Board of Directors of Wall Street Member of the Board of Directors is Mr. Nguyen Dinh Tu - Chairman of the Board of Directors of Wall Street
Education Financial Investment JSC	Member of the Board of Directors is Mr. Pham Duc Long - Vice Chairman of the Board of Directors of Wall Street Securities Joint Stock Company
Hanoi Foodstuff Joint Stock Company	The member of the Board of Supervisors is Mr. Nguyen Viet Thang - Member of the Board of Directors - Deputy General Director of Wall Street Securities Joint Stock Company.
Members of the Board of Directors, Executive Board and Supervisory Board	

Balances with related parties at the end of the reporting period:

	Relation	30/06/2025 VND	01/01/2025 VND
Other receivables			
Education Financial Investment JSC	Member of the Board of Directors is Mr. Pham Duc Long - Vice Chairman of the Board of Directors of Wall Street Securities Joint Stock Company	6,200,000,000	-

In addition to the information with related parties presented in the above Notes, the Company had the transactions with related parties during the fiscal year as follows:

	Relation	The first 6 months of 2025 VND	The first 6 months of 2024 VND
Remuneration of certain key management		-	-
Mr. Nguyen Dinh Tu	Chairman	66,000,000	66,000,000
Mr. Pham Duc Long	Vice Chairman	66,000,000	66,000,000
Mr. Nguyen Viet Thang	Member - Deputy General Director	224,321,639	227,557,264
...		<u>356,321,639</u>	<u>359,557,264</u>
Remuneration, salary, bonus of members of the Board of Supervisors			
Mr. Trinh Cong Thang	Member	60,024,737	60,000,000
		<u>60,024,737</u>	<u>60,000,000</u>

Other than the aforementioned members of the Board of Directors and the Supervisory Board, all remaining members have formally committed to waiving remuneration for the duration of their tenure.

	Relationship	The first 6 months of 2025 VND	The first 6 months of 2024 VND
Remuneration of the General Director and other key management personnel			
Mr. Nguyen Dang Truong	General Director	420,000,000	272,786,218
		<u>420,000,000</u>	<u>272,786,218</u>

In addition to the transactions with related parties mentioned above, other related parties had no transactions during the period and had no balance at the end of the accounting period with the Company.

41 . COMPARATIVE FIGURES

The comparative figures on the Interim Financial Statements and the corresponding notes are the figures of the Financial Statements for the fiscal year ended December 31, 2024 audited by AASC Auditing Firm Company Limited. The comparative figures on the Interim Income Statement, Interim Cash Flow Statement, Interim Statement of Changes in Equity and the corresponding notes are the figures of the Interim Financial Statements that have been reviewed for the accounting period from January 1, 2024 to June 30, 2024.

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Vu Thi Yen
Preparer/Chief Accountant



Nguyen Dang Truong
General Director

Ha Noi, 12 August 2025