



CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc Lập - Tự Do - Hạnh Phúc

CÔNG TY CỔ PHẦN KHU CÔNG NGHIỆP HIỆP PHƯỚC

Khu B, đường số 1, Khu công nghiệp Hiệp Phước, Xã Hiệp Phước, Huyện Nhà Bè, TP. HCM, Việt Nam

Điện thoại: (84 28) 37800345; 37800350; 37800351 - Fax: (84 28) 37800341

E-mail: hiepphuocco@hiepphuoc.com

Website: www.hiepphuoc.com

No: 292/2025/CBTT-HIPC-TCKT

Ho Chi Minh City, July 18, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: - Hanoi Stock Exchange

- Name of company: **HIEP PHUOC INDUSTRIAL PARK JOINT STOCK COMPANY (HIPC)**
- Stock symbol: **HPI**
- Address: B Area, Street No. 1, Hiep Phuoc Industrial Park, Hiep Phuoc Commune, Ho Chi Minh City, Vietnam.
- Telephone: 028 37800345 Fax: 028 37800341
- Website: <http://www.hiepphuoc.com/> Email: hiepphuocco@hiepphuoc.com
- Information Discloser: Mr. **Huynh Bao Duc** – General Director
- Telephone: 028 37800345
- Content of information disclosure:

Financial Statements in Quarter II/2025

☒ *Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);*

☐ *Consolidated Financial Statements (Listed organizations have subsidiaries);*

☐ *General Financial Statements (Listed organizations has an accounting units directly under its own accounting system).*

- *Cases in which the cause must be explained:*

+ *The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2024):*

☐ Yes

☐ No

Explanatory documents in case of integration:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2024):

☐ Yes

☐ No

Explanatory documents in case of integration:

☐ Yes

☐ No

+ The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory documents in case of integration:

☒ Yes

☐ No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☐ Yes

☐ No

Explanatory documents in case of integration:

☐ Yes

☐ No

This information was published on the Company's website on July, 2025 at the link: www.hiepphuoc.com

We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.

GENERAL DIRECTOR 

Attachments:

- Quarter II/2025 Financial Statements



Huỳnh Bảo Đức



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No: 223./2025/CBTT-HIPC-TCKT

Ho Chi Minh City, July 18, 2025

DISCLOSURE OF INFORMATION

To: The State Securities Commission

Hanoi Stock Exchange

- Name of company: **HIEP PHUOC INDUSTRIAL PARK JOINT STOCK COMPANY (HIPC)**
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- Information Discloser: Mr. **Huynh Bao Duc** – General Director
- Telephone: 028 37800345
- Content of information disclosure:

Disclosure of the Q2/2025 Financial Statements and explanation of the change in profit after-tax in this reporting period by 10% or more compared to the same period in 2024.

Unit: VNĐ

No.	Items	Quarter II/2025 (1)	Quarter II/2024 (2)	Difference (1)-(2)	Rate % (1)/(2)
1	Total Revenue	29.789.118.737	(15.859.595.910)	45.648.714.647	288%
2	Total Expenses	23.218.659.726	(39.825.597.702)	63.044.257.428	158%
3	Profit Before Tax	6.570.459.011	23.966.001.792	(17.395.542.781)	27%
4	Corporate Income Tax	1.314.491.802	-	-	
5	Profit After Tax	5.255.967.209	23.966.001.792	(18.710.034.583)	22%

According to the Q2/2025 Financial Statements, the Company's profit after-tax was 4.589 billion VND, a decrease of 18.710 billion VND compared to the same period in 2024. HIPC hereby provides the following explanation:

1. Total revenue increased by 45.648 billion VND, equivalent to a rise of 188% compared to the same period in 2024. Specifically:

Revenue from land re-leasing activities in Q2/2025 increased by 1.634 billion VND, equivalent to a 7% increase compared to Q2/2024. However, in 2024, HIPC recorded a revenue deduction related to the liquidation of several land lease contracts totalling 44.911 billion VND, resulting in negative total revenue of 15.859 billion VND in Q2/2024.

Other revenue (from services such as clean water supply, wastewater treatment, dormitory rental for workers, etc.) increased by 1.706 billion VND, equivalent to an 8% rise. Financial income and other income decreased by 28% and 15%, respectively, equivalent to decreases of 1.708 billion VND and 0.896 billion VND. The decline in financial income was mainly due to lower interest rates and the early settlement of several deposit contracts to facilitate the refund of land lease payments to some customers.

2. Total expenses increased by 63.044 billion VND, equivalent to a 158% increase compared to the same period in 2024. Specifically:

Cost of land re-leasing increased by 0.795 billion VND, equivalent to a 82% rise compared to the same period last year. This increase was due to the reversal of cost of goods sold in 2024 as a result of the revenue deduction related to the liquidation of several land lease contracts.

Other cost of goods sold (including costs for clean water supply services, wastewater treatment, dormitory rental for workers, etc.) decreased by 8%, equivalent to a decrease of 1.303 billion VND compared to Q2/2024.

Selling expenses, administrative expenses, and other expenses decreased by 0.176 billion VND, equivalent to a 2% reduction compared to the same period in 2024.

3. For the above reasons, the Company's Q2/2025 profit before tax was 6.570 billion VND, a decrease of 73% compared to the same period in 2024, equivalent to a reduction of 17.395 billion VND, mainly due to the liquidation of contracts that had been recorded as losses in previous years.

Save as:

- As above;
- Save Admin, Finance and Accounting.



Huỳnh Bảo Đức