



CÔNG TY CỔ PHẦN KHU CÔNG NGHIỆP HIỆP PHƯỚC

Khu B, đường số 1, Khu công nghiệp Hiệp Phước, xã Hiệp Phước, TP. Hồ Chí Minh, Việt Nam
Giấy CNĐKKD số: 0305046979 - Điện thoại: (84-28) 37800345; 37800350; 37800351 - Fax: (84-28) 37800341
E-mail: hiepphuocco@hiepphuoc.com Website: www.hiepphuoc.com

No: 422/2025/CBTT-HIPC-TCKT

Ho Chi Minh City, October 17, 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 III/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

+ 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 October, 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.

Attachments:

- Quarter III/2025 Financial Statements



GENERAL DIRECTOR

Huynh Bao Duc



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DISCLOSURE OF INFORMATION

To: The State Securities Commission
Hanoi Stock Exchange

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- Content of information disclosure:

Disclosure of the Q3/2025 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: VND

No.	Items	Quarter 3/2025 (1)	Quarter 3/2024 (2)	Difference (1)-(2)	Rate % (1)/ (2)
1	Total Revenue	10,115,572,943	31,634,109,797	(21,518,536,854)	32%
2	Total Expenses	2,421,387,361	15,296,392,415	(12,875,005,054)	16%
3	Profit Before Tax	7,694,185,582	16,337,717,382	(8,643,531,800)	47%
4	Corporate Income Tax	1,538,837,116	-	-	
5	Profit After Tax	6,155,348,466	16,337,717,382	(10,182,368,916)	38%

According to the Q3/2025 Financial Statements, the Company's profit after-tax was 6.155 billion VND, a decrease of 10.182 billion VND compared to the same period in 2024. HIPC hereby provides the following explanation:

1. Total revenue in quarter 3/2025 reached 10.115 billion VND, decreased by 21.518 billion VND, equivalent to a decrease of 68% compared to the same period in 2024. Specifically:

Revenue from land re-leasing activities in Q3/2025 reached 1.313 billion VND, a decrease of 6.853 billion VND, equivalent to an 84% decrease compared to the same period in 2024. However, in 2025, HIPC recorded a revenue deduction related to several land lease contracts totalling 19.761 billion VND, resulting in total revenue in quarter 3/2025 decreasing compared to the same period in 2024.

Other revenue (from services such as clean water supply, wastewater treatment, dormitory rental for workers, etc.) in quarter 3/2025 reached 22.641 billion VND, increased by 0.226 billion VND, equivalent to a 1% rise. Financial income reached 5.229 billion VND, decreased by 52% equivalent to a decrease of 4.823 billion VND. Other income reached 0.693 billion VND, an increase of 0.069 billion VND, equivalent to a 11% rise compared to the same period in 2024.

2. Total expenses in Q3/2025 were 2.421 billion VND, a decrease of 12.875 billion VND, equivalent to an 84% decline compared to the same period in 2024. Specifically:

Cost of land sublease operations in Q3/2025 was 1.449 billion VND, down 5.369 billion VND (a decrease of 79%) compared to the same period in 2024. The reason was that in 2024, there was a revenue deduction related to several land lease contracts and a corresponding reversal of cost of goods sold.

Other costs (including costs of water supply services, wastewater treatment, and worker accommodation rentals, etc.) in Q3/2025 were 15.231 billion VND, an increase of 0.466 billion VND, equivalent to a 3% rise compared to the same period in 2024.

Selling expenses, administrative expenses, and other expenses totaled 7.296 billion VND, an increase of 0.936 billion VND, equivalent to a 15% rise compared to the same period in 2024. The increase was due to the reimbursement of green corridor lease payments amounting to 1.534 billion VND.

3. For the above reasons, the Company's profit before tax in Q3/2025 was 7.694 billion VND, a decrease of 8.643 billion VND, equivalent to a 53% decline compared to the same period in 2024.

Save as:

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



General Director

Huỳnh Bao Duc