



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: 25../2026/CBTT-HIPC- Finance and Accounting Ho Chi Minh City, January 20th, 2026

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, Nha Be District, 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 04/2025

☒ *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:*

☐ Yes

☐ No

Explanatory documents in case of integration:

☐ 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 January 20th, 2026 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 04 2025 Financial Statements



Huynh Bao Duc



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Website: www.hiepphuoc.com

No: 26./2026/CBTT-HIPC- TCKT

Ho Chi Minh City, January 20, 2026

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 Q4/2025 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 4/2025 (1)	Quarter 4/2024 (2)	Difference (1)-(2)	Rate % (1)/ (2)
1	Total Revenue	16,131,645,576	21,606,368,634	(5,474,723,058)	75%
2	Total Expenses	28,646,638,557	1,195,056,612	27,451,581,945	2397%
3	Profit Before Tax	(12,514,992,981)	20,411,312,022	(32,926,305,003)	-61%
4	Corporate Income Tax	-	-	-	-
5	Profit After Tax	(12,514,992,981)	20,411,312,022	(32,926,305,003)	-61%

According to the Q4/2025 Financial Statements, the Company's profit after-tax was (12.514) billion VND, a decrease of 32.926 billion VND compared to the same period in 2024. HIPC hereby provides the following explanation:

1. Total revenue in quarter 4/2025 reached 16.131 billion VND, decreased by 5.474 billion VND, equivalent to a decrease of 25% compared to the same period in 2024. Specifically:

Revenue from land re-leasing activities in Q4/2025 reached 3.258 billion VND, an increase of 35 million VND, equivalent to an 1% increase compared to the same period in 2024. However, in Q4/2025, HIPC recorded a revenue deduction related to several land lease contracts totalling 17.325 billion VND, an increase of 5.966 billion VND compared to the same period, resulting in net revenue from land lease services in quarter 4/2025 decreasing 8.281 billion VND 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 4/2025 reached 20.036 billion VND, decreased by 2.280 billion VND, equivalent to a 10% decrease. Financial income reached 9.571 billion VND, increased by 87%, equivalent to an increase of 4.452 billion VND. Other income reached 0.590 billion VND, a decrease of 1.645 billion VND, equivalent to a 74% decrease compared to the same period in 2024.

2. Total expenses in Q4/2025 were 28.646 billion VND, an increase of 27.451 billion VND, equivalent to an 2297% rise compared to the same period in 2024. Specifically:

Cost of land sublease operations in Q4/2025 was 1.449 billion VND, an increase of 24.720 billion VND (an increase of 106%) 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 Q4/2025 were 17.841 billion VND, an increase of 1.953 billion VND, equivalent to a 12% rise compared to the same period in 2024.

Financial expenses in Q4/2025 amounted to 2 billion VND, representing a 100% increase compared to 2024. This increase was related to interest expenses on loans for the WWTP Plant – Phase 02, as the period during which the State reimbursed loan interest had expired.

Selling expenses, general and administrative expenses, and other expenses totaled 7.355 billion VND, decreasing by 1.3881 billion VND, equivalent to a 16% decrease compared to the same period in 2024. This decrease was mainly attributable to organizational streamlining, resulting in lower employee costs, along with cuts in other management-related expenses.

3. For the above reasons, the Company's profit before tax in Q4/2025 was (12.514) billion VND, a decrease of 32.926 billion VND, equivalent to a 161% decline compared to the same period in 2024.

Save as:

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



Huynh Bao Duc