

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, 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: ~~173~~./2026/CBTT-HIPC- Finance and Accounting Ho Chi Minh City, April 20<sup>th</sup>, 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](mailto:hiepphuocco@hiepphuoc.com)
- Information Discloser: Mr. **Huynh Bao Duc** – General Director
- Telephone: 028 37800345
- Content of information disclosure:

*Financial Statements in Quarter 01/2026*

☒ *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 April 20<sup>th</sup>, 2026 at the link: [www.hiepphuoc.com](http://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 01 2026 Financial Statements



**Huỳnh Bao Duc**





## CÔNG TY CỔ PHẦN KHU CÔNG NGHIỆP HIỆP PHƯỚC

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No: ~~174~~/2026/CBTT-HIPC- TCKT

Ho Chi Minh City, April 20, 2026

### DISCLOSURE OF INFORMATION

To: The State Securities Commission  
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.
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- Website: <http://www.hiepphuoc.com/> Email: [hiepphuocco@hiepphuoc.com](mailto:hiepphuocco@hiepphuoc.com)
- Information Discloser: Mr. **Huynh Bao Duc** – General Director
- Telephone: 028 37800345
- Content of information disclosure:

Disclosure of the Q1/2026 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 2025.

Unit: VND

No.	Items	Quarter 1/2026 (1)	Quarter 1/2025 (2)	Difference (1)-(2)	Rate % (1)/ (2)
1	Total Revenue	22,756,630,038	26,291,607,519	(3,534,977,481)	87%
2	Total Expenses	21,324,159,679	18,578,237,745	2,745,921,934	115%
3	Profit Before Tax	<b>1,432,470,359</b>	<b>7,713,369,774</b>	<b>(6,280,899,415)</b>	<b>19%</b>
4	Corporate Income Tax	324,848,310	1,543,333,955	(1,218,485,645)	21%
5	<b>Profit After Tax</b>	<b>1,107,622,049</b>	<b>6,170,035,819</b>	<b>(5,062,413,770)</b>	<b>18%</b>

According to the Q1/2026 Financial Statements, the Company's profit after-tax was 1.107 billion VND, a decrease of 5.062 billion VND compared to the same period in 2025, HIPC hereby provides the following explanation:

- Total revenue in quarter Q1/2026 reached 22.756 billion VND, decreased by 3.534 billion VND, equivalent to a decrease of 23% compared to the same period in 2025, Specifically:

Revenue from land re-leasing activities in Q1/2026 reached 3.848 billion VND, an increase of 2.535 billion VND, equivalent to an 93% increase compared to the same period in 2025, However, in Q1/2026, HIPC recorded a revenue deduction related to several land lease contracts totaling 8.776 billion VND, an increase of 8.776 billion VND compared to the same period, resulting in net revenue from land lease services in quarter Q1/2026 decreasing 5.577 billion VND compared to the same period in 2025.

Other revenue (from services such as clean water supply, wastewater treatment, dormitory rental for workers, etc.) in quarter Q1/2026 reached 20.79 billion VND, increased of 663 million VND, equivalent to a 3% increase. Financial income reached 6.291 billion VND, increased by 3%, equivalent to an increase of 212 million VND. Other income reached 0.601 billion VND, a increase of 2.254 billion VND, equivalent to a 136% increase compared to the same period in 2025.

2. Total expenses in Q1/2026 were 21.324 billion VND, an increase of 2.745 billion VND, equivalent to an 15% rise compared to the same period in 2025, Specifically:

Cost of land sublease operations in Q1/2026 was 4.263 billion VND, an increase of 3.231 billion VND (an increase of 313%) compared to the same period in 2025. The reason was that in 2026, the remaining cost of goods sold from the liquidation of the land sublease contract will be recorded.

Other costs (including costs of water supply services, wastewater treatment, and worker accommodation rentals, etc.) in Q1/2026 were 10.342 billion VND, an increase of 1.107 billion VND, equivalent to a 9.6% decrease compared to the same period in 2025.

Financial expenses in Q1/2026 amounted to 341 million VND, representing a 100% increase compared to 2025. 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 6.216 billion VND, increasing by 701 million VND, equivalent to a 13% increase compared to the same period in 2025. This increase was mainly attributable to costs of severance pay due to staff reductions.

3. For the above reasons, the Company's profit before tax in Q1/2026 was 1.432 billion VND, a decrease of 6.28 billion VND, equivalent to a 82% decline compared to the same period in 2025.

Save as:

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

General Director   
  
Huỳnh Bao Duc