

B A R I A – V U N G T A U

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

March 2021

EXECUTIVE SUMMARY



Location

Tan Thanh,
Ba Ria-Vung
Tau Province



Property type

Industrial
Land
(Manufacturing &
processing)



Total area

200
ha



Leasable area

140
ha



Established

2006



Lease Term

2056

PROPERTY FEATURES AND COST



Available area

14

ha



IP Occupancy

90

%



Lease price/m²

\$130

/m²



Deposit

10

%



Management fee

\$0.4

m²/year



Water supply fee

\$0.54

m³/month



Waste-water fee

\$0.35

m³/month



Electricity fee

\$0.06

/kWh

ACCESSIBILITY



HCMC CBD

52

km



TSN Airport

59

km



Cai Mep Port

15

km



National Road 51

01

km

OTHER



Road systems

Connect to National Road 51 and 18km to HCM-Long Thanh-Dau Giay HW.



Telecommunications

Modern and fully equipped
Price according to provider



Supporting services

A complex of commerce and services

SUMMARY

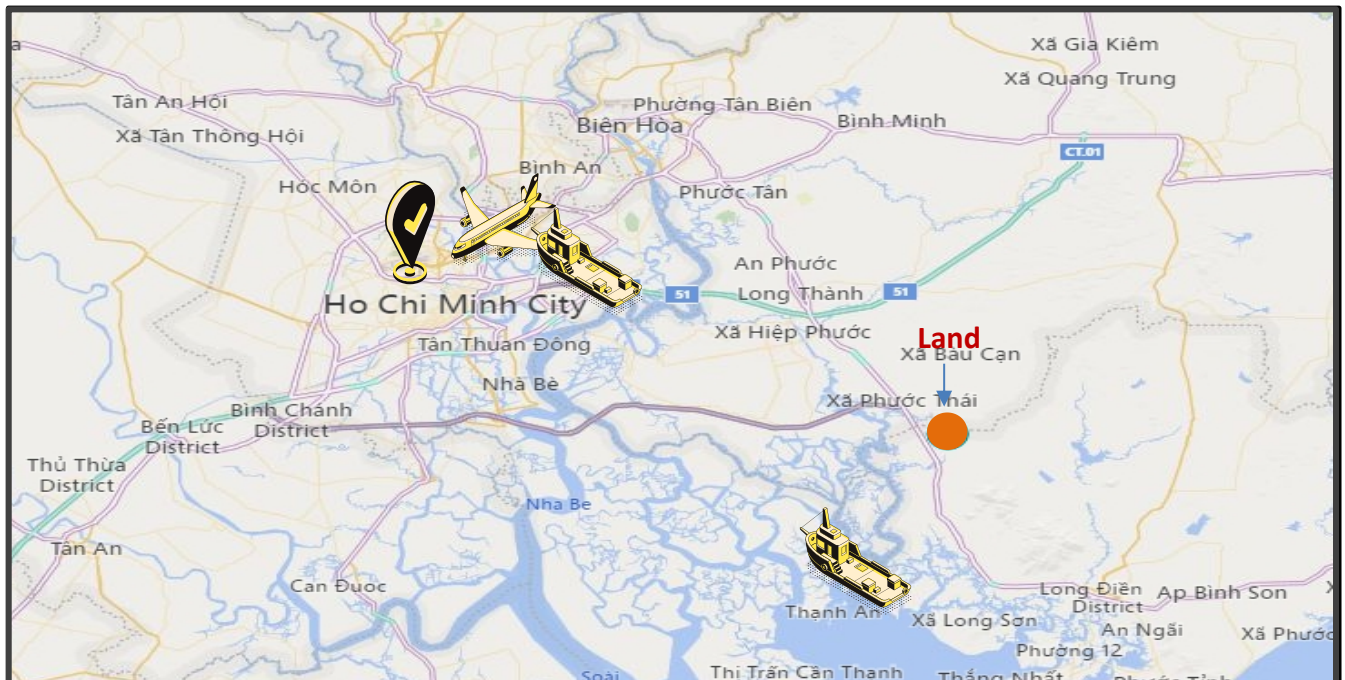
Description

The park's high-quality technical infrastructure, aiming to meet demands of a wide range of industries, from light industries to heavy industries, multi-sector industries, seaports and logistics.

Location

The park is located on the strategic geographic location with four specialized functional areas: a supporting industrial zone, a heavy industrial zone, a port and logistic zone and service zone. As well, easy to access the key transportation system.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway
and National road 51
52 km/ 1 hour 25 minutes

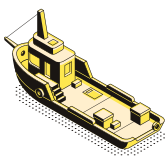
Airways



Tan Son Nhat Airport
59 km/ 1 hour 27 minutes

Long Thanh Airport
36 km/ 55 minutes

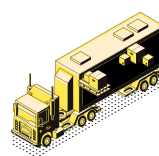
Seaport



Cai Mep Terminal
15 km/ 26 minutes

Cat Lai Terminal
46 km/ 1 hour 08 minutes

Roadway



National Road No. 51

01 km/ 5 minutes

200

ha

INVESTMENT SECTORS



Electronics components parts



Mechanical machining and repair and assembly



Food and beverages



Plastics



Logistics



Leather shoes, garment



Construction materials



Forestry, agricultural products

IP INFORMATION

UNIQUE ADVANTAGES

01

Investment tax incentives:

- 17% for 10 years
- 2-year tax exemption
- 50% tax reduction in the following 4 years

02

With strategic location adjacent to Cai Mep port helps investor save transportation cost, also have a variety human resource.

03

Developer support with IRC, ERC, register tax code, EIA cert., factory building license, etc.

04

Developer support with HR, recruitment and onboarding, and training.

05

Port and Logistic services

06

Completed infrastructure in the industrial park, also having full of utilities and supporting services.

INFRASTRUCTURE



Power Supply

Power Station: 2x63 MVA
Voltage: 110/22kV



Water Supply

1st phase: 75,000 m³/day
Total capacity:
150,000m³/day



Waste Treatment

Having 3 water treatment plants with estimated capacity of 45,000 m³/day



Telecommunications

VNPT, Viettel



Internal Roads

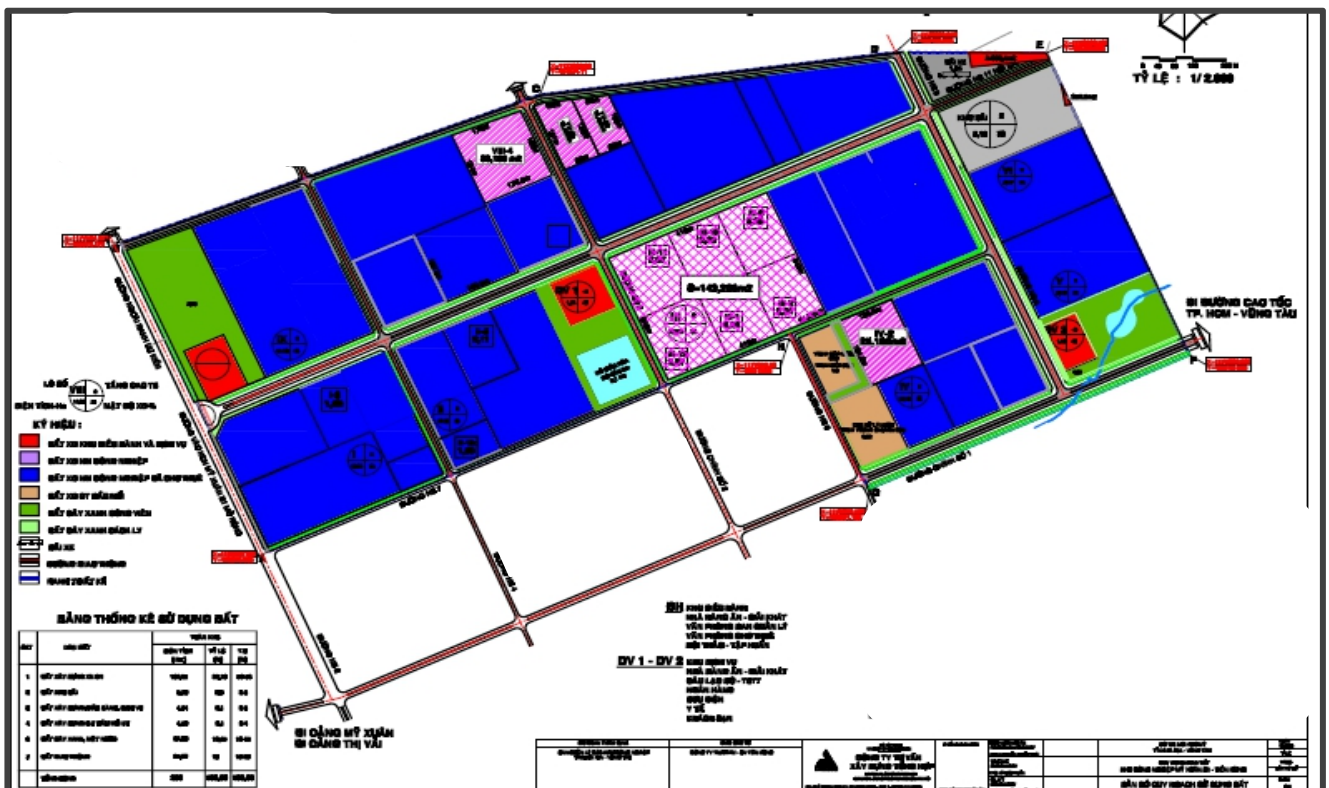
- Asphalted road with 30 tons loading capacity. Thickness of roads 30 cm
- Main road width: 54 m with 6 lanes



Amenities

Park, residential and golf course, port and logistic service, center, workshop/ factory for lease.

Masterplan



PHOTO





Expressions of Interest relating to these properties should be directed to Savills Vietnam



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