

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top right corner of the page. The background of the entire page is a stylized, monochromatic illustration in shades of yellow and orange, depicting an industrial or urban landscape with various structures, pipes, and a grid-like pattern.

D O N G N A I

LAND FOR SALE

CONFIDENTIAL

FEBRUARY 2020

EXECUTIVE SUMMARY

savills



Location

Nhon Trach
District, Dong
Nai Province



Land area

43,000
m²



Approx. GFA

25,800
m²



Price

\$250
/m²



Legal status

- LURC confirmed by the owner
- Land use fees paid upfront by the owner



Lease Term

2053

LOCATION

MAP



TRANSPORTATION NETWORK

CBD



HCMC CBD – 41 km/56 mins

Bien Hoa City – 39 km/1 hr 6 mins

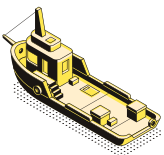
Airways



TSN Airport – 48 km/1 hr 8 mins

Long Thanh – 25 km/43 mins

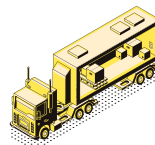
Seaport



Cai Mep Port – 34 km/53 mins

Cat Lai Port – 36 km/56 mins

Roadway



National Road 51 – 11 km/19 mins

Long Thanh – Dau Giay EW – 9.5 km

SUMMARY

Description

Savills client wishes to transfer the land use rights for 43,000 m² industrial land in Nhon Trach, Dong Nai. The property is approved for logistics and factory/production activities. The land is cleared and ready for construction (20 m above seal level) and all major infrastructure and utilities are provided to the property from the industrial zone (electricity, water supply, waste treatment).

Location

Inside an established IP and centrally located for the major cities of the southern key economic region, attracting many foreign investors. Situated only 01 hour to HCMC CBD and 43 mins to Long Thanh Airport, the property is near National Road 51 and only 9.5 km Long Thanh – Dau Giay Expressway. The site sides with the IP's road on the East and South sides.

PROPERTY SPECIFICATIONS

Property Overview

Total area of 4.3-ha of cleared land ready for construction. Plot dimensions are 208m x 2081m

The property land lease term is until 17th May 2053 and is approved for logistics and RBFs.

Offer: Purchase total 4.3-ha clear land for US\$250/m². Price is excluded of VAT and any applied fees to transfer the land use right.

Transfer Process

Buyer & Seller enter a Binding Land Transfer Agreement:

- Buyer submits an LOI for land transfer.
- For the property, a refundable deposit of \$100,000 payable by the Buyer will be paid within 01 day after LOI execution.
- Buyer entitled to a 30-day period upon Seller's receipt of the LOI and deposit to perform due diligence (DD) regarding a clean title and designated land use and valuation on the built-up premises.
- Buyer to confirm the satisfaction of the DD and the execution of the Land Transfer Agreement within 15 days from the end of the DD ("Confirmation Period"). If Seller receives no confirmation by the end of this period, the deposit will become non-refundable.

UNIQUE ADVANTAGES

01

Rare land vacancies in Nhon Trach District, Dong Nai (Dong Nai industrial land reached 93% occupancy in 2020)

02

Important traffic hub of the key economic region in the South, with easy access to roads, waterways, and airways

03

Flexible land usage approved for logistics, production, and RBF developments

04

Located only 41 km to HCMC and 25 km to future Long Thanh Airport

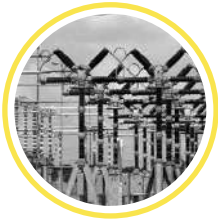
05

Includes supporting utilities, facilities and amenities from IP developer e.g. CS team, security, electricity, water supply & waste treatment, reception area...

06

Owner ready to transfer land asap

IP INFRASTRUCTURE



Power Supply

250 kVA provision



Water Supply

20,000 m³/day



Waste Treatment

4,000m³/day-night



Telecommunications

Optical fiber system available in Vung Tau



Internal Roads

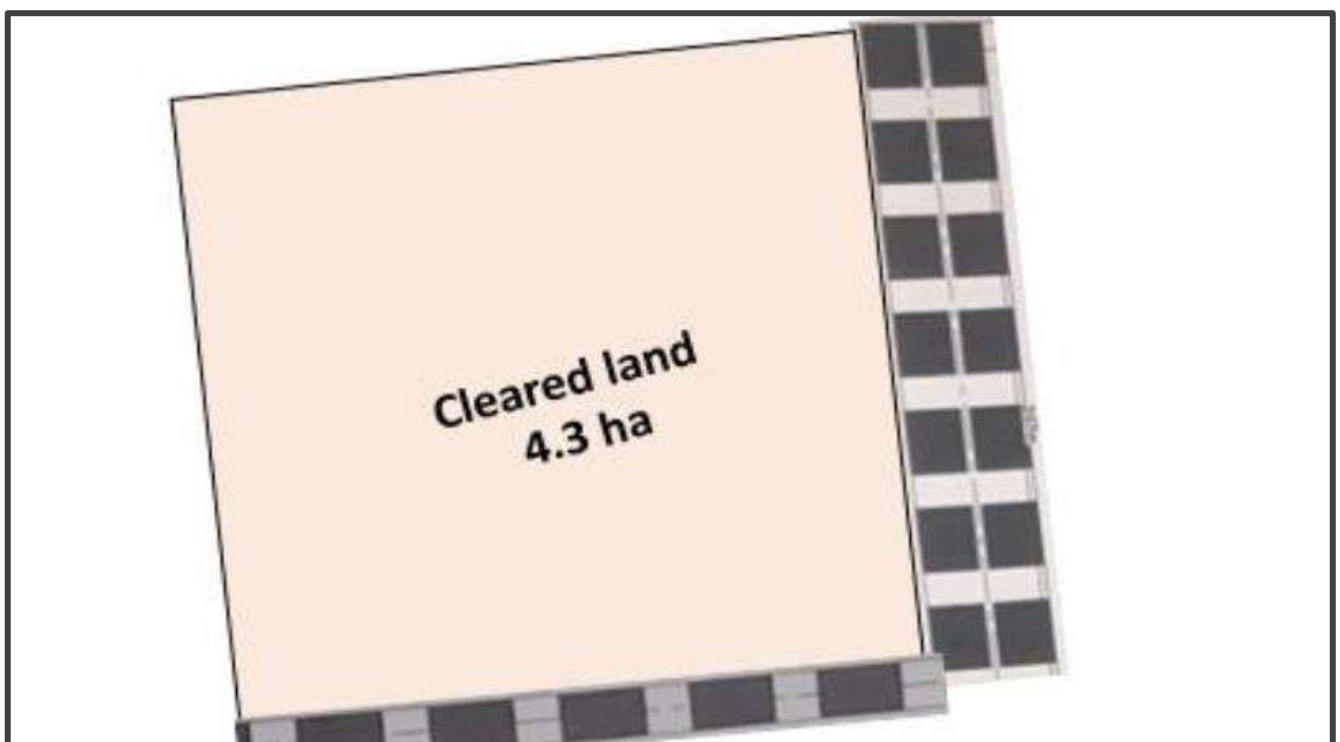
4-6 lanes
Main road width: 26m
Secondary: 22.5m



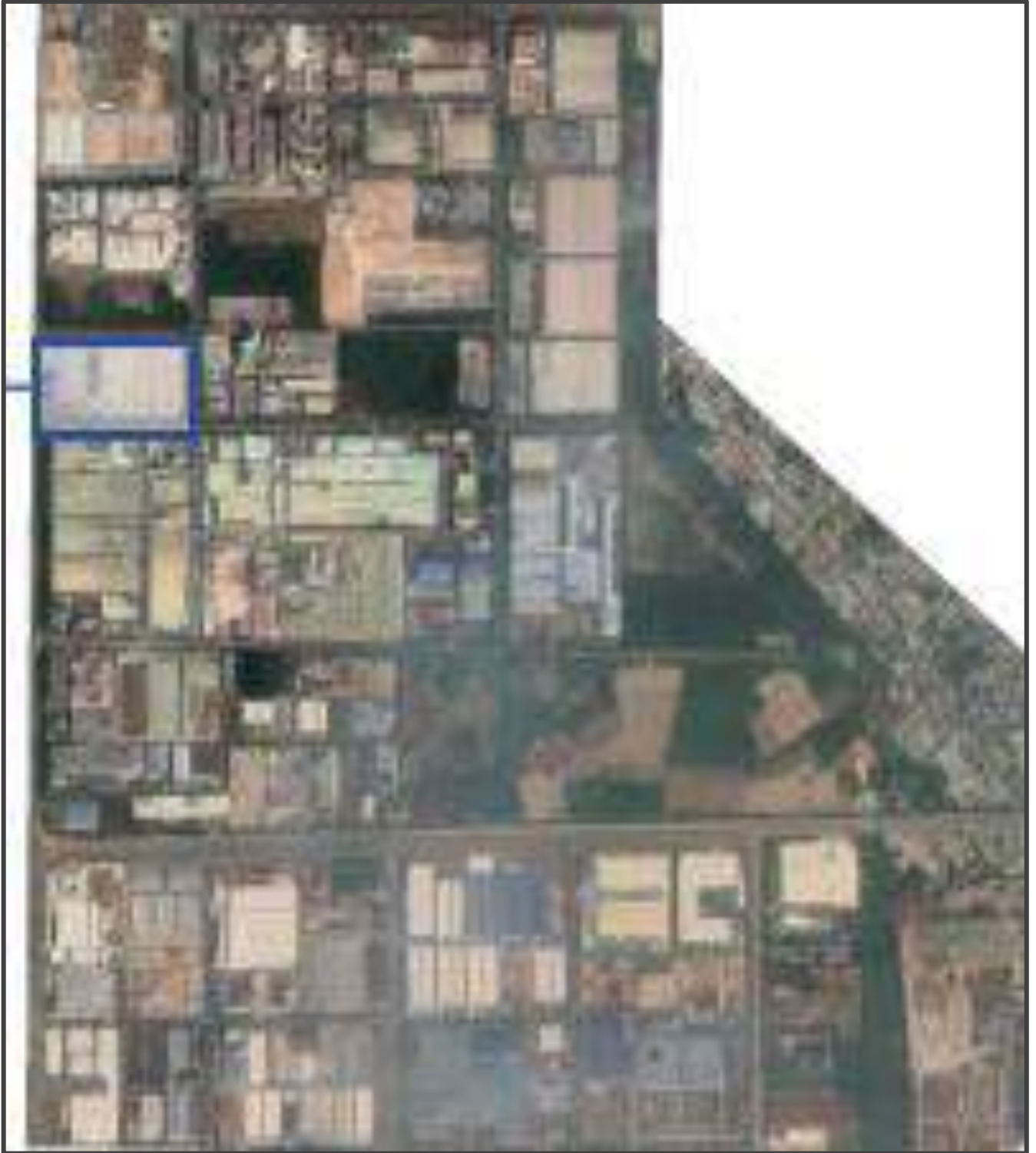
Security & other

24-hour security guard, fire dept., reception area, IP customer service team

MASTERPLAN



SITE OVERVIEW

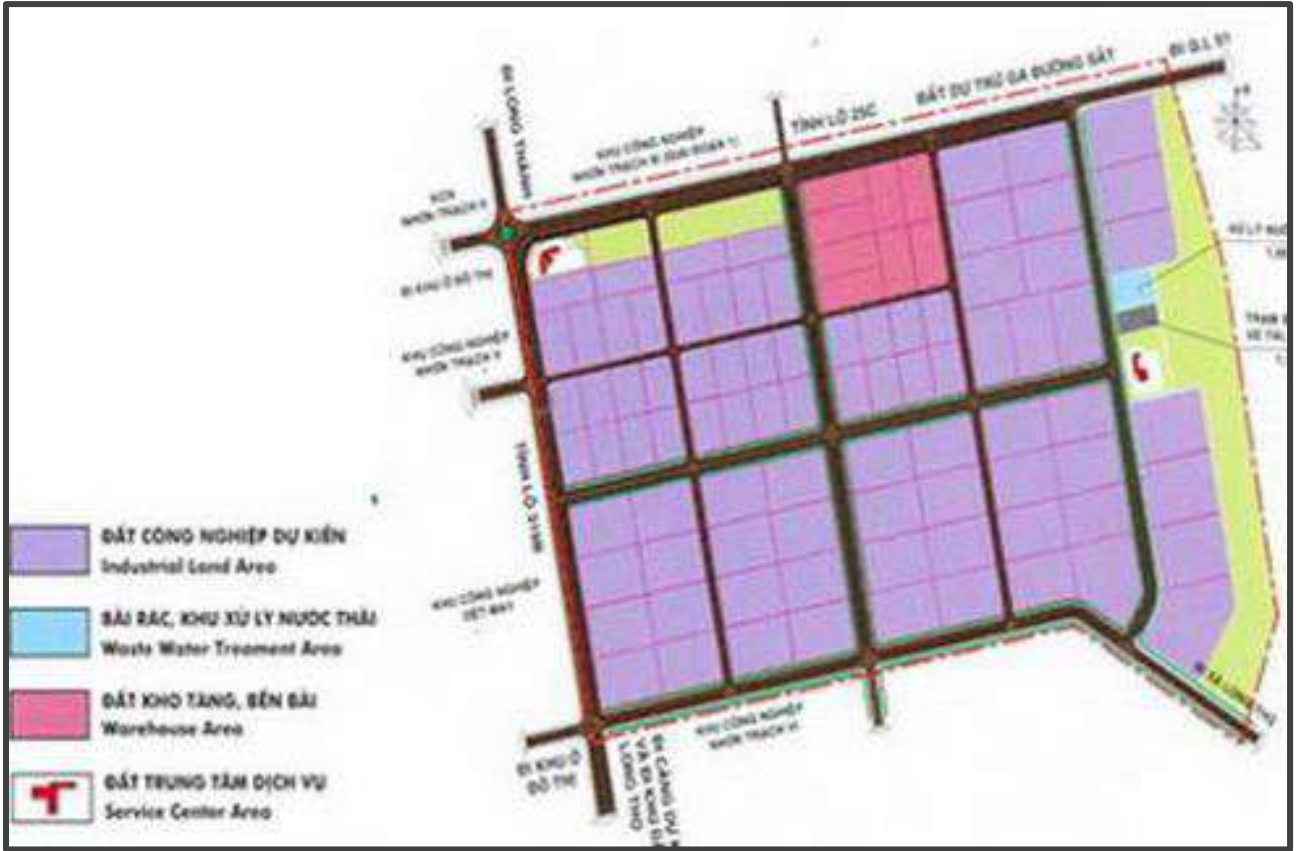


PHOTOS



INDUSTRIAL PARK

Masterplan



Total IP area
(ha)

697

Leasable area
(ha)

337

Lease price
(US\$/m²)

125-140

Occupancy
(%)

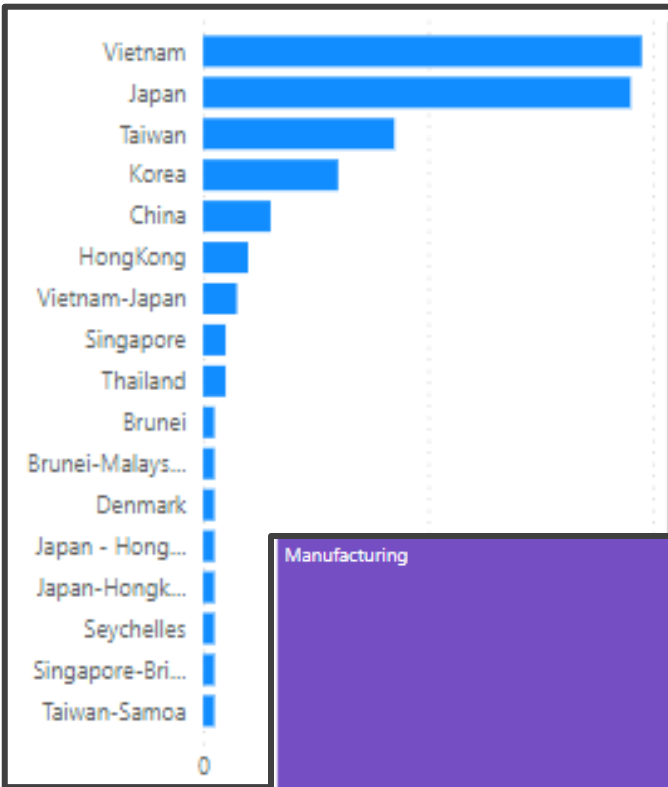
98%



Item	Detail
Address	Hiep Phuoc Com, Nhon Trach
Developer	Tin Nghia Corporation
Established	2003
Lease Term	2053
Industries	Multi-industry, non pollutant

IP TENANT OVERVIEW

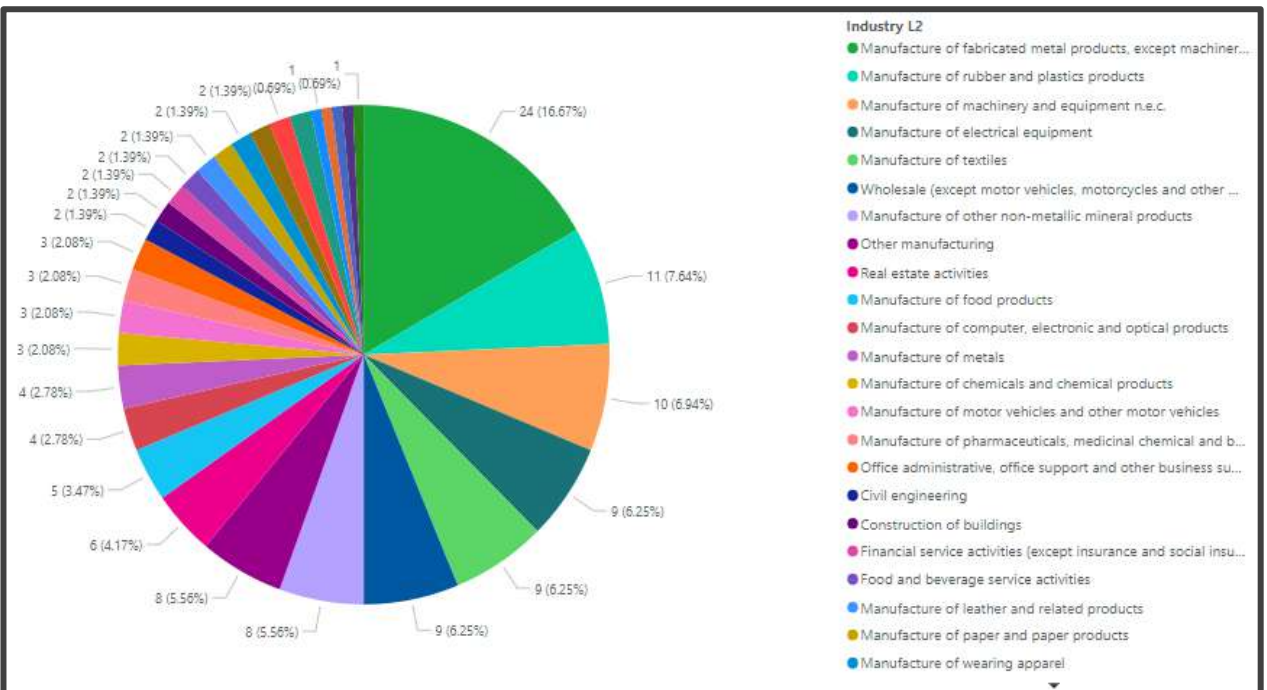
Nationality



Industry – Level 1



Industry – Level 2

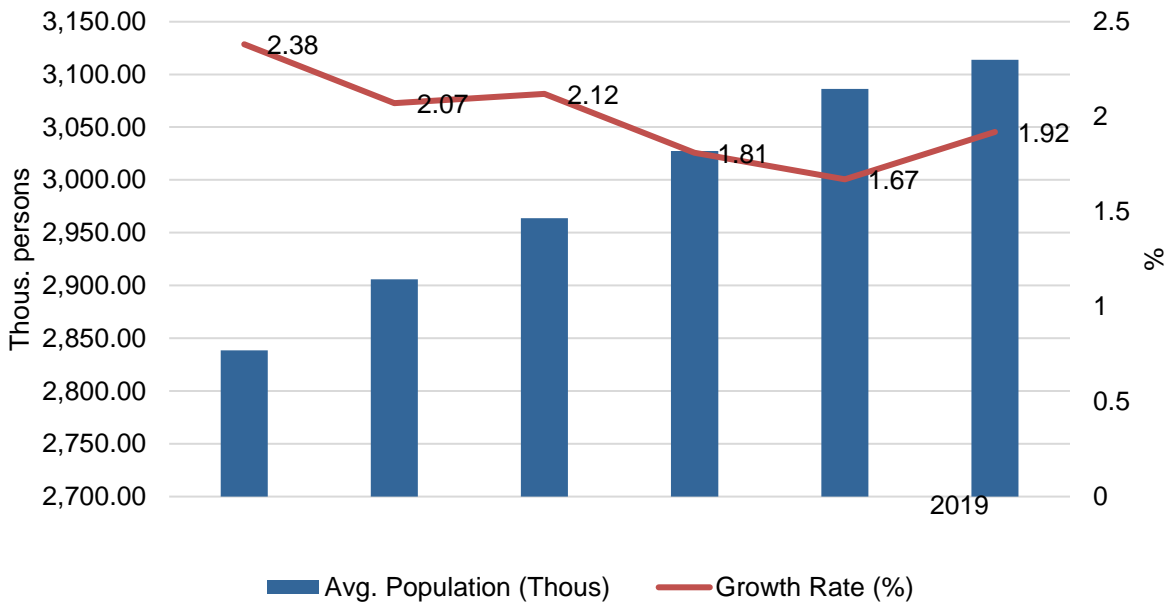


DONG NAI MACRO-OVERVIEW

Summary

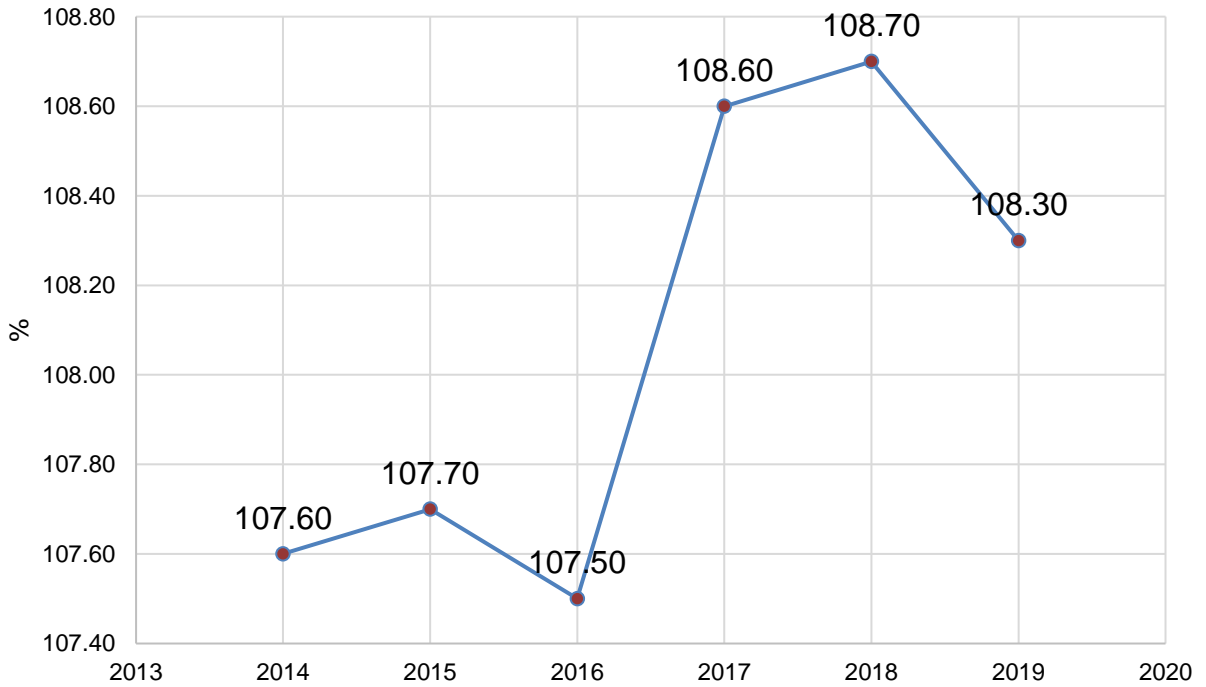
Dong Nai		
Region	Area (km2)	Capital City
Southeast	5,863.6 km2	Bien Hoa
Population & Employment		
Total (Thous.per)	Density (Person/km)	% of Employed Workforce
3,086.10	531.0	55.8%
Male	Female	Urban/Rural
1,562.20	1,551.50	1,371.80/1,742.00
Net Migration Rate	Unemployment Rate	Min. Wage (USD/month)
8.7%	N/A	US\$148

Dong Nai Population & Growth Rate



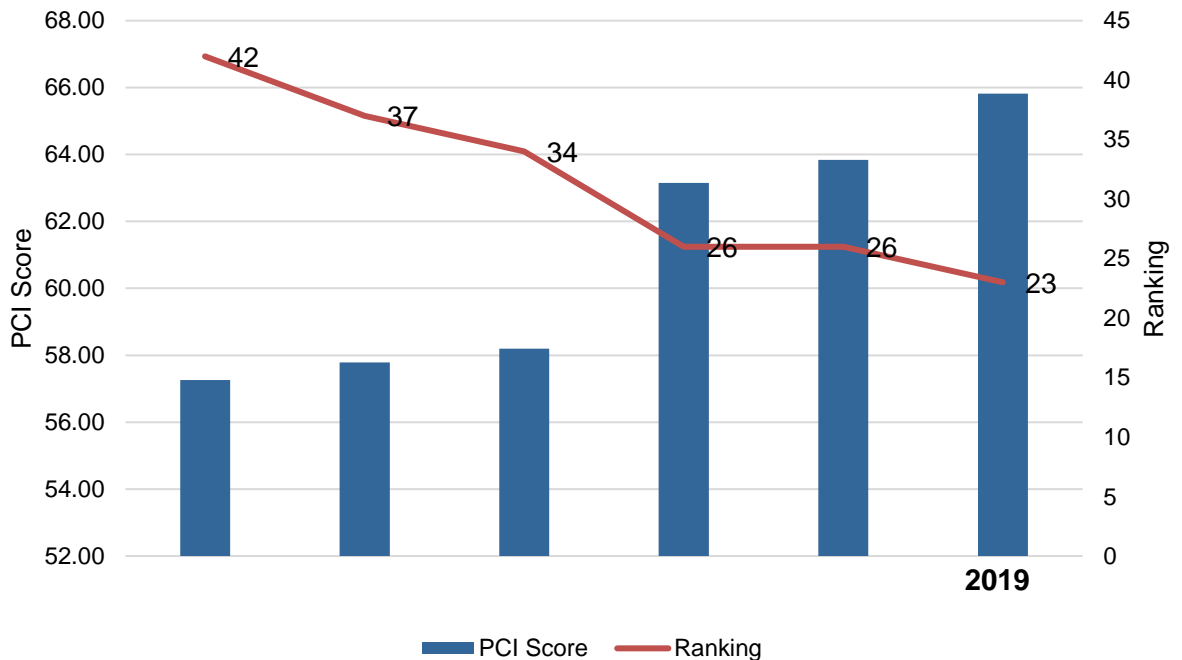
DONG NAI MACRO-OVERVIEW

Industrial Production



Source: GSO, 2019

Provincial Competitiveness Index (PCI), 2019

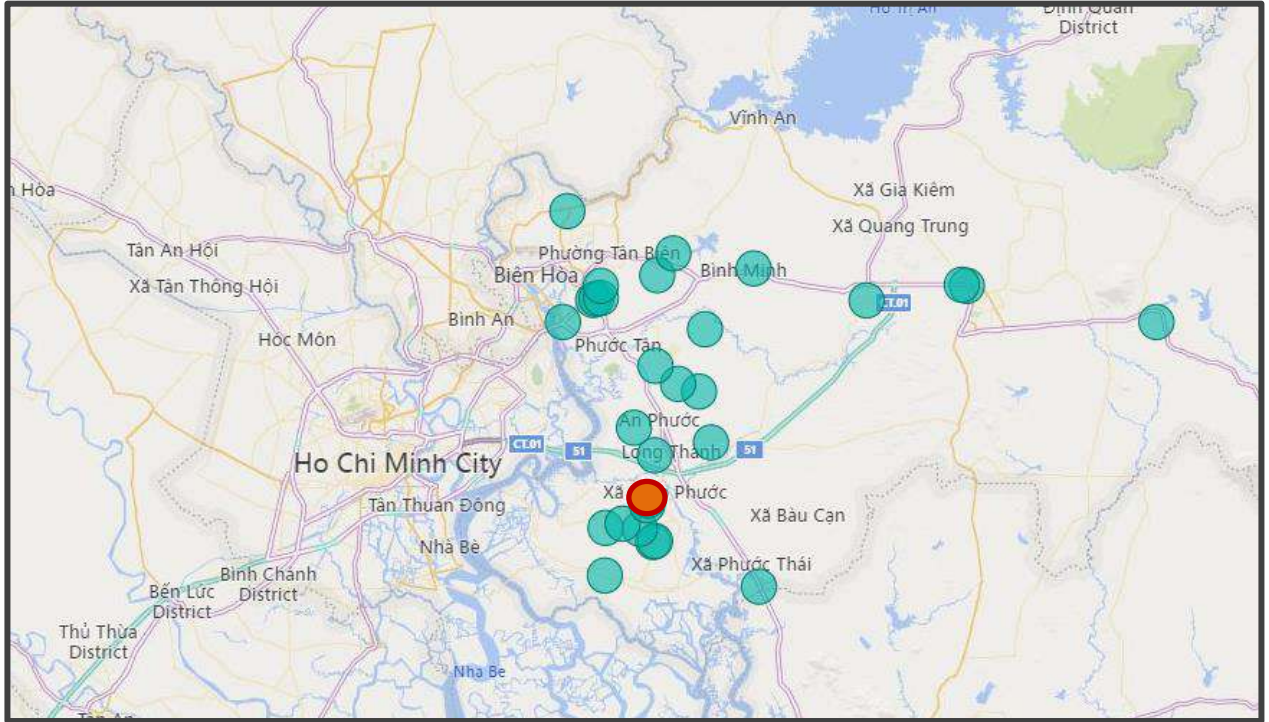


Source: USAID, PCI, 2019

Source: GSO, 2019

DONG NAI INDUSTRIAL MARKET

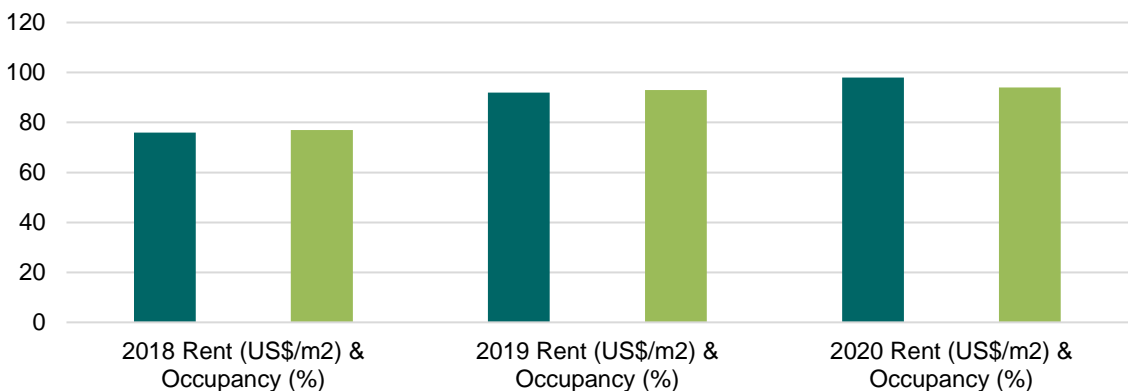
Dong Nai IP Mapping



Industrial Supply & Performance Overview

Total IP area (ha)	Leasable area (ha)	No. of projects	Occupancy (%)
10,066	6,742	32	94%
Avg. lease price (\$/m ²)	Lease growth YoY (%)	Occupancy growth YoY (%)	Avg. factory rental (\$/m ² /month)
98	6.5%	1.08%	4.1

YoY Lease Price & Occupancy Growth



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Expressions of Interest relating to this property should be directed to Savills Vietnam



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