



DU LONG
INDUSTRIAL PARK



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INTRODUCTION OF DU LONG IP

- Du Long IP's mission is to provide **sustainable** and **reliable** investment opportunities for potential investors.
- Our vision is to develop a **new supply chain**, catering to various industries such as manufacturing, logistics, and high technology.
- Focus on provide **high-quality infrastructure**, and to promote large-scale economic growth.
- Establish a **self-sustaining business environment** that benefits both tenants and the local community.

VISION & MISSION

INVESTMENT OWNER

Hoang Thanh Infrastructure Investment and Development JSC was founded in 2004 with an initial charter capital of 27 billion VND. By 2022, its charter capital increased to **1.359 trillion VND**. Over 20 years of growth, Hoang Thanh has established itself as **one of the leading and reputable real-estate investors and developers in the market**.



Project Hoàng Thành Tower

114 Mai Hac De, Hai Ba Trung District, Ha Noi

INVESTMENT OWNER

Core businesses include Real estate investment, development, and trading:

- Project consultancy and development
- Commercial real estate
- Low-rise residential
- High-rise residential
- Social housing
- Retail/ commercial development
- Industrial park real estate development

6 Subsidiaries:

- Tran Hung Dao JSC
- Ha Noi Transformer Manufacturing And Electrical Equipment JSC
- Hoang Thanh Du Long Industrial Park Investment JSC
- Hoang Thanh Investment & Infrastructure Development JSC
- Hoang Thanh - Mulberry Lane LLC
- Hoang Thanh - Seasons Avenue LLC



Project Hoang Thanh Pearl

55 Nguyen Van Giap, Nam Tu Liem, Ha Noi

HISTORY



Park City Ha Noi



Hoang Thanh Tower

2004



Mulberry Lane

2013



2014



Season Avenue

2018



Hoang Thanh Villas

2021



Du Long IP



Hoang Thanh Pearl

2023

SHAREHOLDERS

VINH PHUC INFRASTRUCTURE DEVELOPMENT JSC

Established in 2003, specializing in industrial park investment and development



KHAI QUANG IP - VINH PHUC

Total area: 221 ha

PACIFIC CORP

Established in 2001 specializes in energy industry, EPC general contractor and real estate development



VINH TAN SEAPORT - BINH THUAN

Total area: 165 ha



NINH THUAN - AN IDEAL INVESTMENT DESTINATION

WHY NINH THUAN

Ninh Thuan, a province situated in the coastal region of Southern Vietnam, is an ideal investment destination.

Ninh Thuan Province boasts **abundant solar and wind energy resources, favorable investment policies, and growing infrastructure network**. It is also the destination to Vietnam's most beautiful resorts and golf courses, adding to its allure as an investment hotspot.



NARA BINH TIEN GOLF CLUB - 5 STARS



AMANOI RESORT - 6 STARS



ABUNDANT IN SOLAR AND WIND ENERGY RESOURCES

Facts & Figures

Ninh Thuan



 Provincial city: **Phan Rang - Thap Cham**

 Total area: **3.358 km²**

 Labor force: **350.000 people**

 Population: **596.000 people**

 Average salary: **200 - 250 USD**

 **04** Industrial Parks

 **07** Industrial Clusters

Strategic Location

Ideal for freight



Du Long Industrial Park is conveniently connected to the seaport system, international airports, highways, national roads, and railways.

Its strategic location, combined with seamless connectivity to major provinces and cities in Central and Southern Vietnam, is the key to making Du Long Industrial Park a new strategic investment destination

LEGEND

- North-South Expressway
- National Highway 1A
- North-South Railway
- Major Cities
- Major Ports
- International Airport

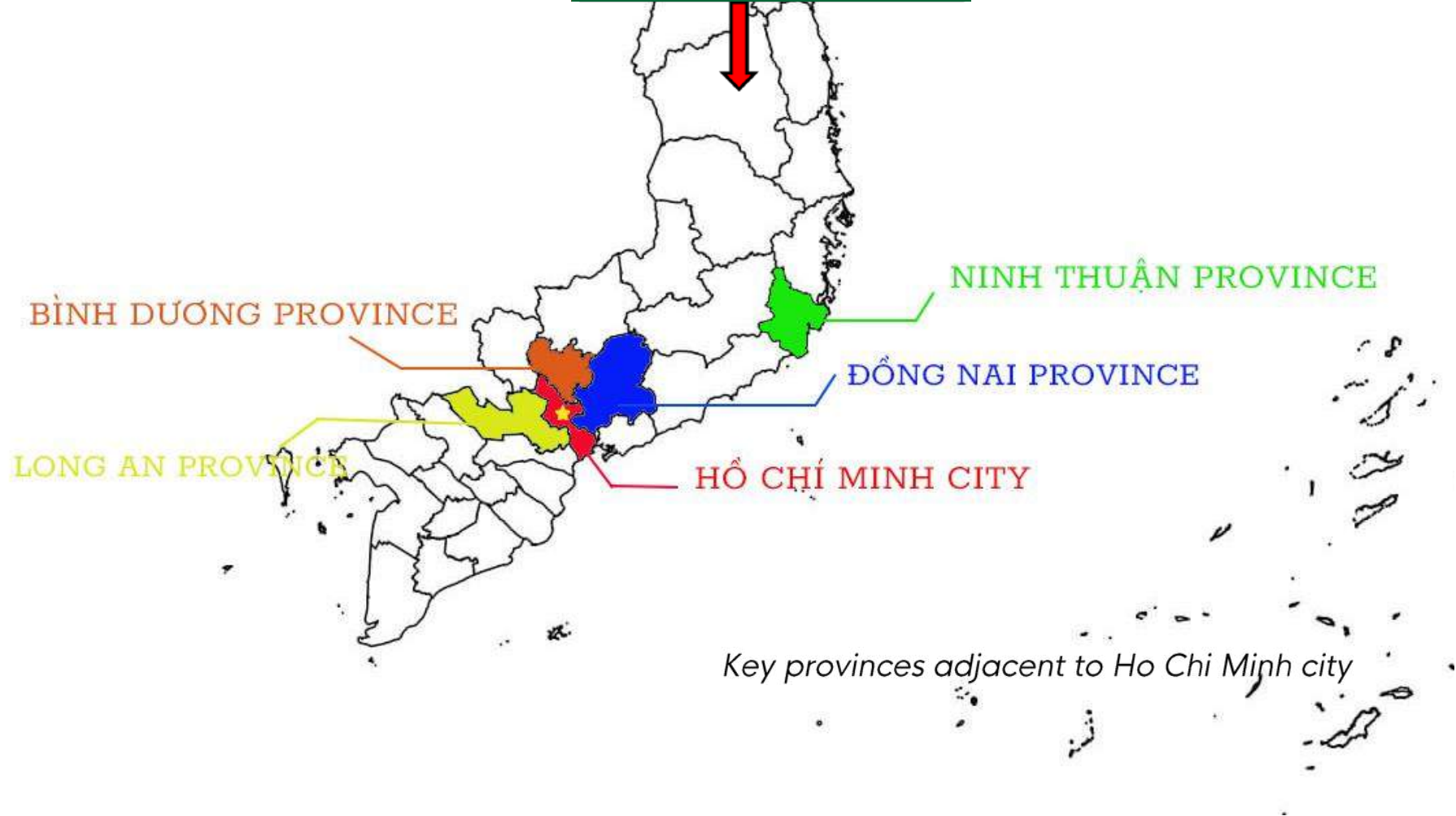
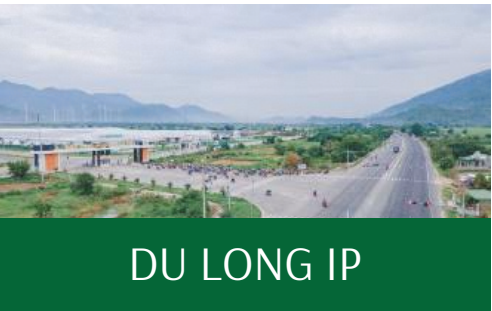
Expressway Connection Points

- 1. Cam Ranh Airport - 40 km
- 2. Tân Sơn Nhất Airport - 350 km

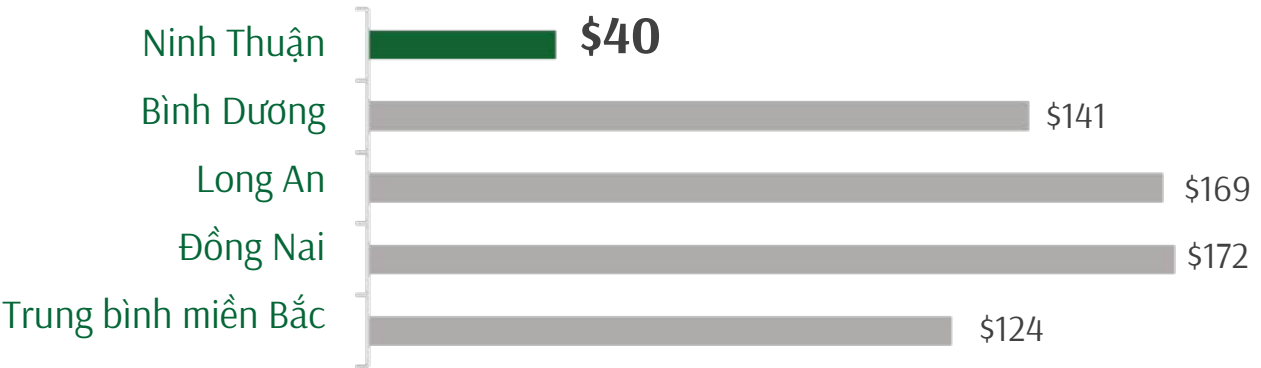
- 1. Nha Trang City - 70 km
- 2. Da Lat City - 110 km
- 3. Phan Thiet City - 165 km
- 4. Vung Tau City - 320 km
- 5. Ho Chi Minh City - 350 km

- 1. Cam Ranh Seaport - 25 km
- 2. Ca Na Seaport - 45 km
- 3. Vinh Tan Seaport - 50 km
- 4. Cai Mep Port - 320 km
- 5. Cat Lai Port - 310 km

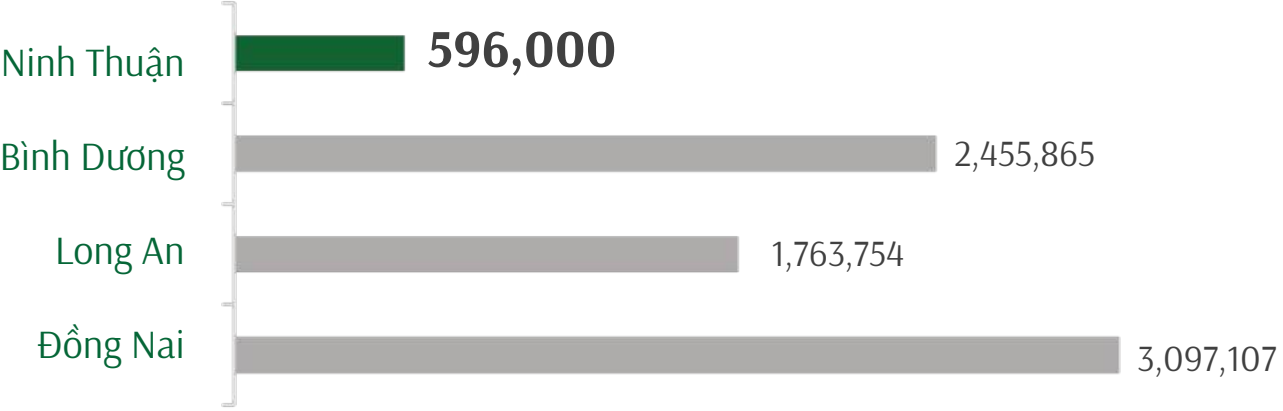
UNTAPPED POTENTIALS



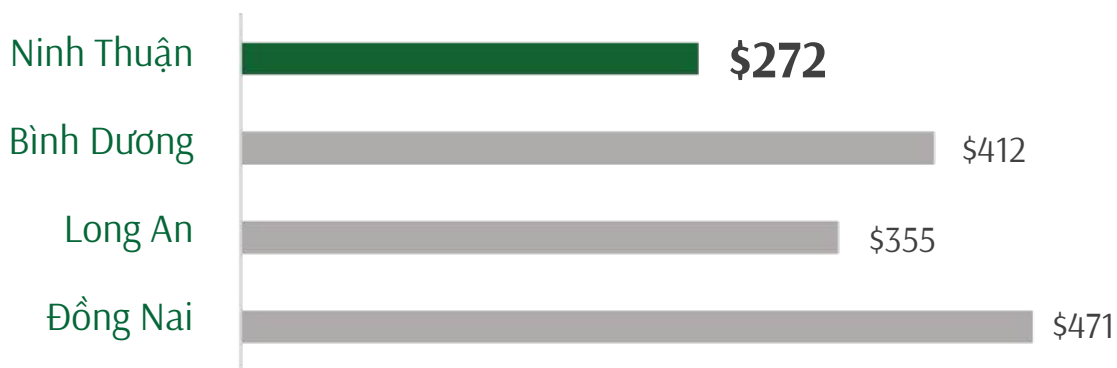
RENTAL (USD/m2)



POPULATION






AVERAGE WAGE (USD/tháng)



IPs OCCUPANCY (%)



INVESTMENT PREFERENCES

	DU LONG IP - NINH THUAN	OTHER IPs IN DEVELOPED CITY
 Corporate Income Tax Reduction	10% in 15 years Free for first 4 years , 50% for the next 9 years	0% No reduction
 Land Lease / Land Tax	0%	Pay as regulated
 Import Tax	0%	Pay as regulated

Source: Du Long IP Investment Registration Certificate signed on 27/04/2007, decree 46/2014/ND-CP, decree 35/2017/ND-CP

SWOT ANALYSIS

STRENGTHS

- Du Long is **the biggest IP** in Ninh Thuan
- **Competitive rental price**
- **Stable** labor supply
- **Credible** developer
- **Diverse** zoning plan



WEAKNESS

- Geographical location **far away** from HCMC
- **Deficiency** of skilled workers
- **Low** occupancy rate

- Geographical advantage
- **Tax incentives** for special economic zone
- Opportunity to establish **new textile supply chain**



- Availability of **better situated IPs**

OPPORTUNITIES

THREATS



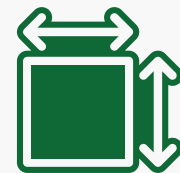
DU LONG IP - THE POWER OF TRUST

DU LONG INDUSTRIAL PARK



Total area

407.3 ha



Land for lease

306.2 ha

Location: Thuan Bac Ward, Ninh Thuan Province, Vietnam

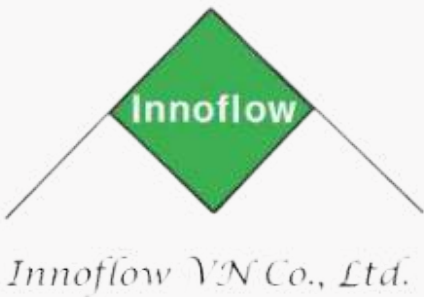
Products: Industrial Land for Lease
Ready-build-factories
Built to suit

Industries: Textile, fabric dyeing and finishing, food processing, mechanical & construction manufacturing, electronic & semiconductor industry, pharmaceutical & chemical industry, and other permitted industries

Lease Term: 2057



PARTNERS & TENANTS



Standard Infrastructures



**Water Treatment Plant
with SBR Technology**



Seawage Treatment Pond



Solar Energy



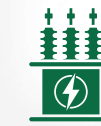
Wind Power Energy



TOTAL AREA: 407.3 HA



Land for lease: 306.1 ha



**Power Sub-station:
110 / 22 kv**



**Waste water treatment plant
up to: 12.000 m³/day - night**



**Internal Road System:
20 - 52 m**



**Water supply plant up to:
15.000 m³/ngày - đêm**



Using renewable energy

Standard Infrastructure



Power source - electricity supply



The 22kV power supply for Du Long Industrial Park is sourced from the 22kV output of a 2 x 40MVA transformer station connected to the 110kV national power grid.



The 22kV medium-voltage power line system is pre-installed along the internal roads within the industrial park.

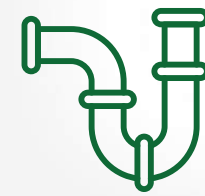


Newly-built low-voltage transformer stations to supply power for streetlight loads and lighting systems.

Standard Infrastructure



Water supply from the Rural Clean Water Treatment Plant



The water pipeline system with a diameter of 550mm is pre-installed along the internal roads within the industrial park

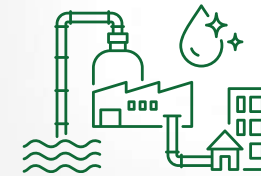
Standard Infrastructure



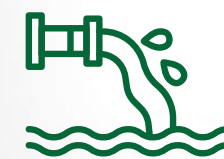
Water Treatment System
is being operated in accordance with permit 306/GPMT-BTNMT



A centralized wastewater treatment plant for the entire industrial park will be constructed with the capacity of 12,000m³/day - night



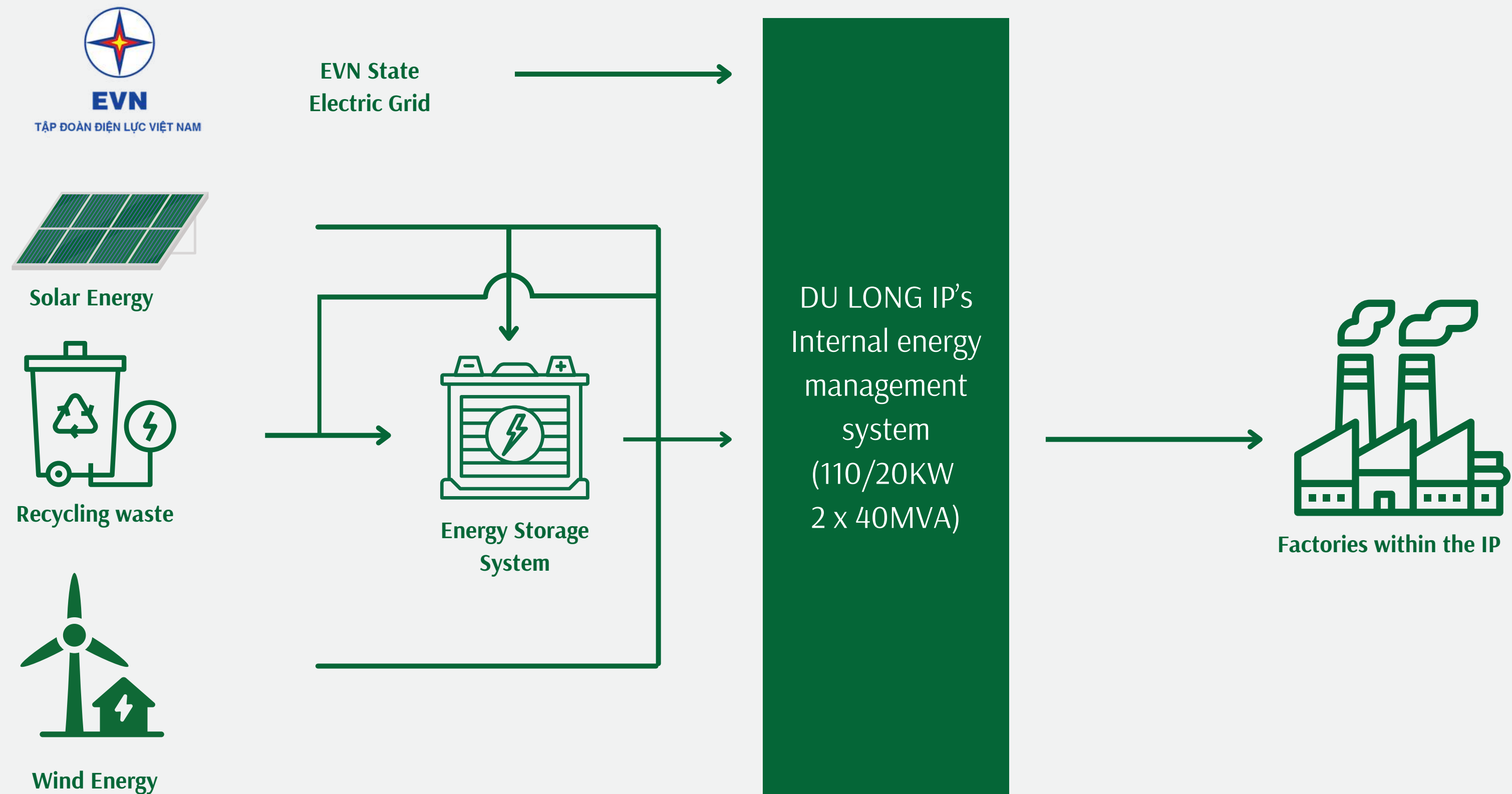
The wastewater treatment plant uses SBR technology with equipment sourced from G7 countries



The wastewater drainage system, separate and independent from the stormwater drainage system, is pre-installed along the internal roads within the industrial park

ELECTRIC INFRASTRUCTURE

DEVELOPMENT PLAN



Industrial Park's **PRODUCTS**



Land for lease



Ready-to-build factory



Built to suit

DU LONG INDUSTRIAL PARK, THUAN BAC WARD, NINH THUAN PROVINCE

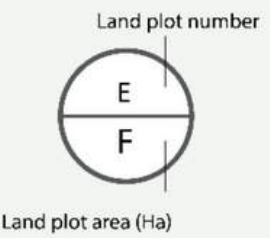
PROJECT MASTER LAYOUT



★ NOTE

- Under Negotiation
- Leased
- Available for lease
- Admin and Service areas
- Technical area
- Green areas

- Area reserved for environmentally sensitive industries
- Railway
- Internal road



Main Gate of IP



Land and Factories





INDUSTRIAL LAND FOR LEASE



Entrance

Innoflow NT Factory

Head Office

Do Luong Factory

Ninh Thuan Dyeing Factory

Waste Water Treatment Facility

INDUSTRIAL LAND FOR LEASE



STANDARD HANDOVER LAND



BUILT TO SUIT FACTORY



BUILT TO SUIT FACTORY



READY-BUILT FACTORY



READY-BUILT FACTORY



LEASING PLAN

INDUSTRIAL LAND FOR LEASE

Head Office: Du Long IP, Loi Hai & Bac Phong Commune, Thuan Bac District, Ninh Thuan Province.

Ha Noi Office: 6A floor, Hoang Thanh Tower, 114 Mai Hac De, Le Dai Hanh ward, Hai Ba Trung Dist,
Ha Noi

Tel: +84 259 3833969

Email: dulongip@hoangthanh.vn

Website: www.dulongip.vn

Hotline: +84 962 305757