



DU LONG
INDUSTRIAL PARK



- 1 Project Introduction
- 2 Leasing Plan



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 industrials 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 ward, 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

8 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
- Hoang Thanh - Do Luong JSC
- VIHOCE Tien Duong Investment JSC



Project Hoang Thanh Pearl
55 Nguyen Van Giap, Tu Liem ward, Ha Noi

HISTORY



Park City Ha Noi



Hoang Thanh Villas



Hoang Thanh Tower



Hoang Thanh Pearl



Tien Duong Project

2014

2021

2013

2018

2023

2025

2004



Mulberry Lane



Season Avenue



Du Long IP

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

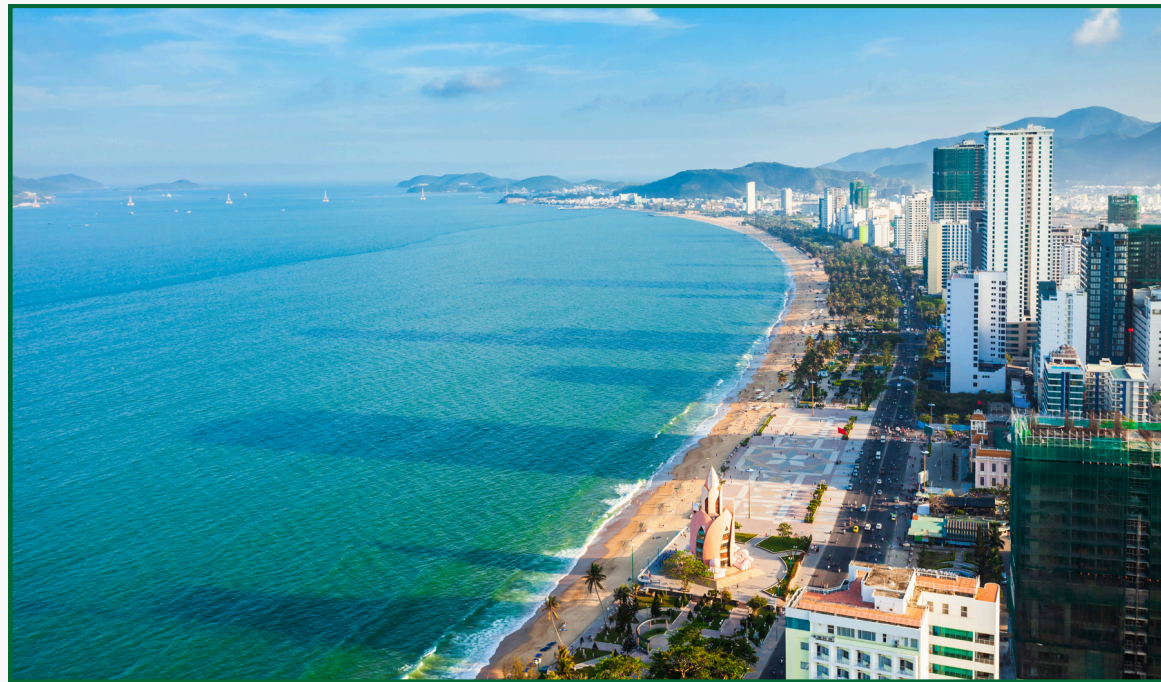
Total area: 165 ha



KHANH HOA - AN IDEAL INVESTMENT DESTINATION

WHY KHANH HOA

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



NHA TRANG CITY



AMANOI RESORT - 6 STARS



ABUNDANT IN SOLAR AND WIND ENERGY RESOURCES

Facts & Figures

Khanh Hoa



 Central urban area: **Nha Trang, Phan Rang**

 Total area: **8.556 km²**

 Labor force: **~1.200.000 people**

 Population: **2.243.554 people**

 Average salary: **250 - 300 USD**

 **07** Industrial Parks

 **15** 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

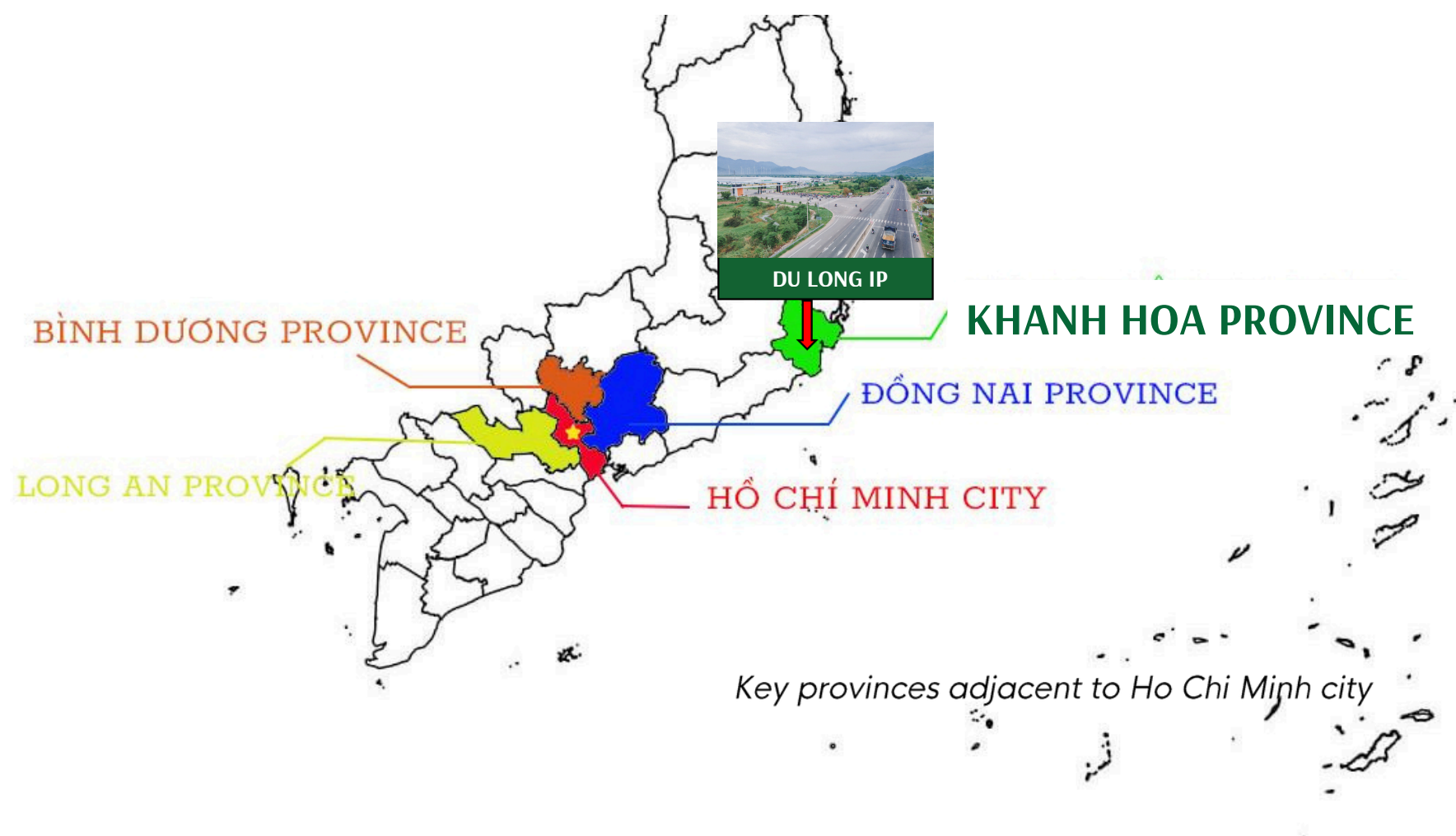
Expressway Connection Points

- 1. Cam Ranh Airport - 40 km
- 2. Tan Son Nhat Airport - 350 km

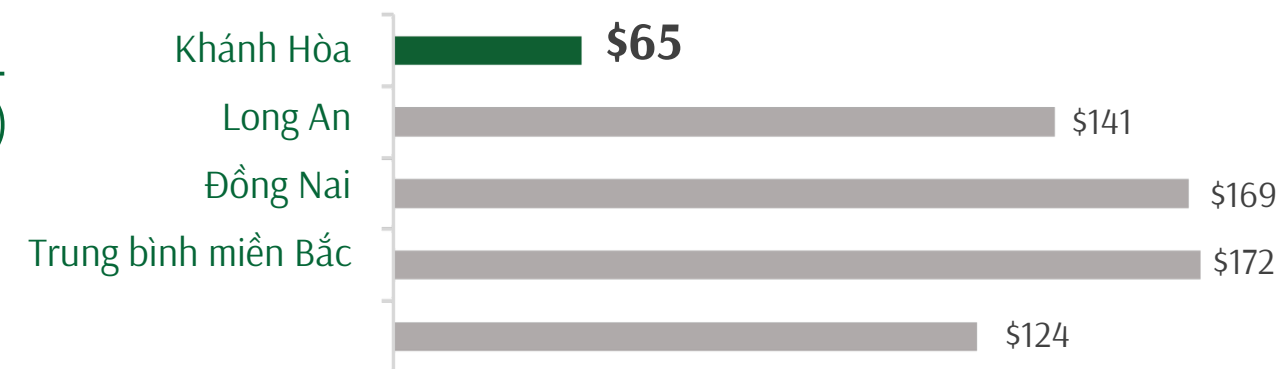
- 1. Nha Trang City - 70 km
- 2. Da Lat City - 110 km
- 3. Phan Thiet City - 165 km
- 4. Vung Tau City - 320 km
- 5. Ho Chi Minh City - 350 km

- 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

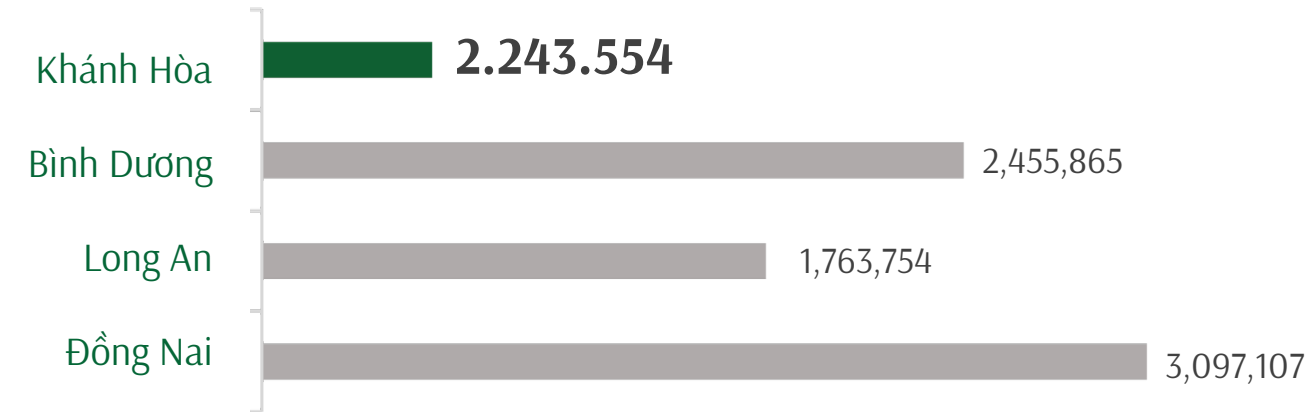
UNTAPPED POTENTIALS



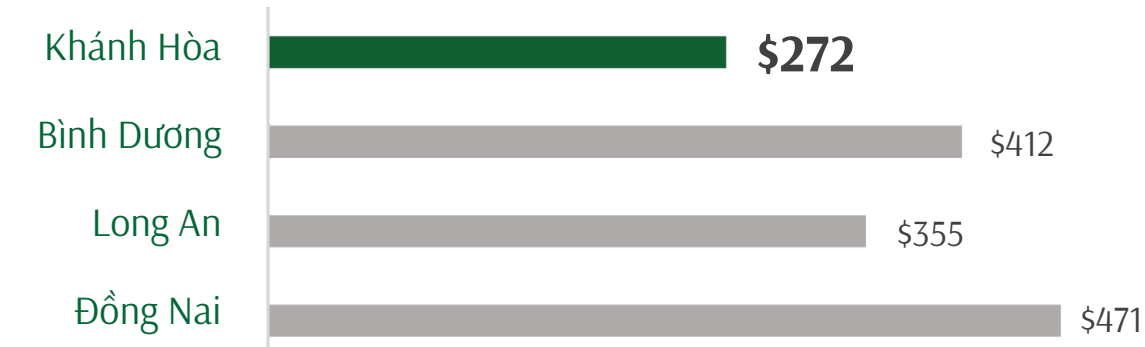
RENTAL (USD/m²)



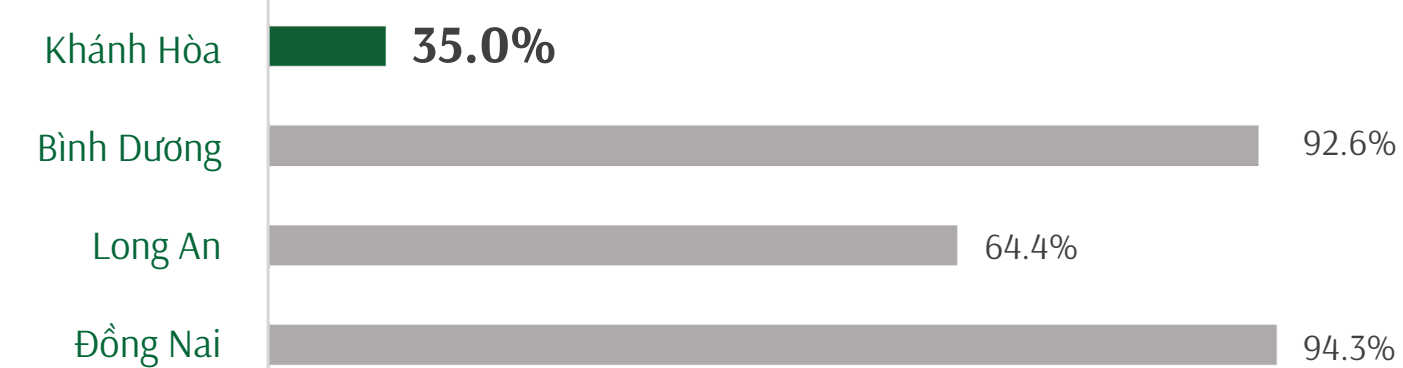
POPULATION



AVERAGE WAGE (USD/tháng)






IPs OCCUPANCY (%)



Source: IP Market Report by JLL H2-22, GSO.VN

INVESTMENT PREFERENCES

	DU LONG IP - KHANH HOA	OTHER IPs IN DEVELOPED CITY
 Corporate Income Tax Reduction	10% in 15 years Free for first 4 years , 50% for the next 9 years	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 Khanh Hoa
- **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 commune, Khanh Hoa Province, Vietnam

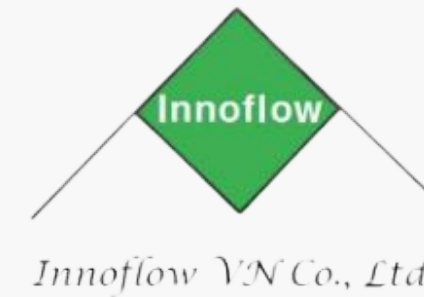
Products: Industrial Land for Lease
Ready-build-factories
Built to suit

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

Lease Term: 2077



PARTNERS & TENANTS



Standard Infrastructures



Water Treatment Plant with SBR Technology



Solar Energy



Waste Water Treatment Facility



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.

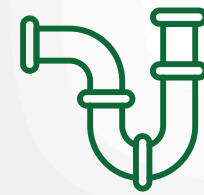


Newly-built low-voltage transformer stations to supply power for streetlight loads and lighting systems.

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

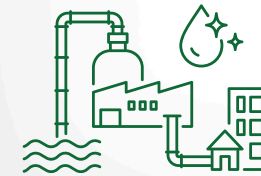
Standard Infrastructure



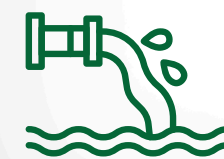
Water Treatment System
is being operated in accordance with permit 306/GPMT-BTNMT



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

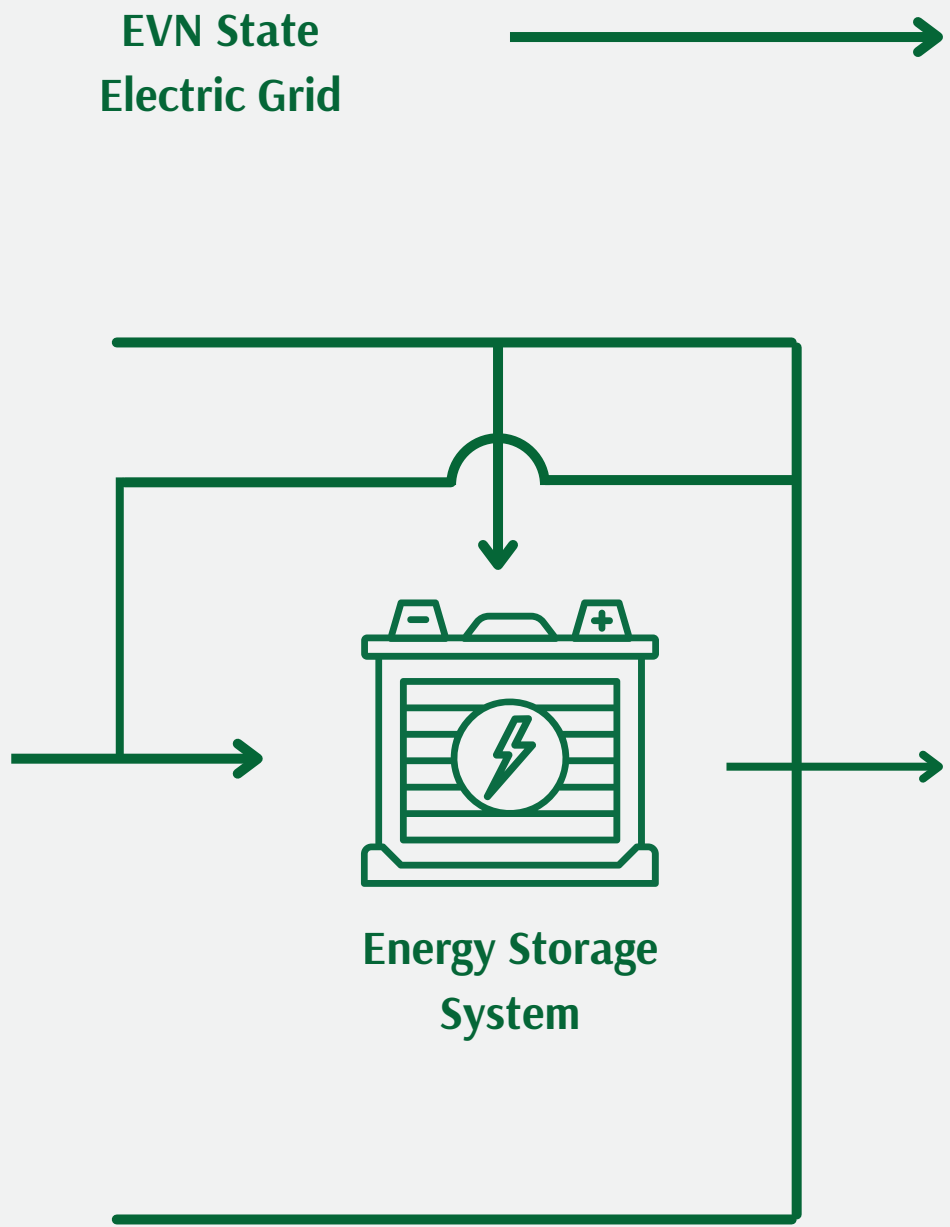
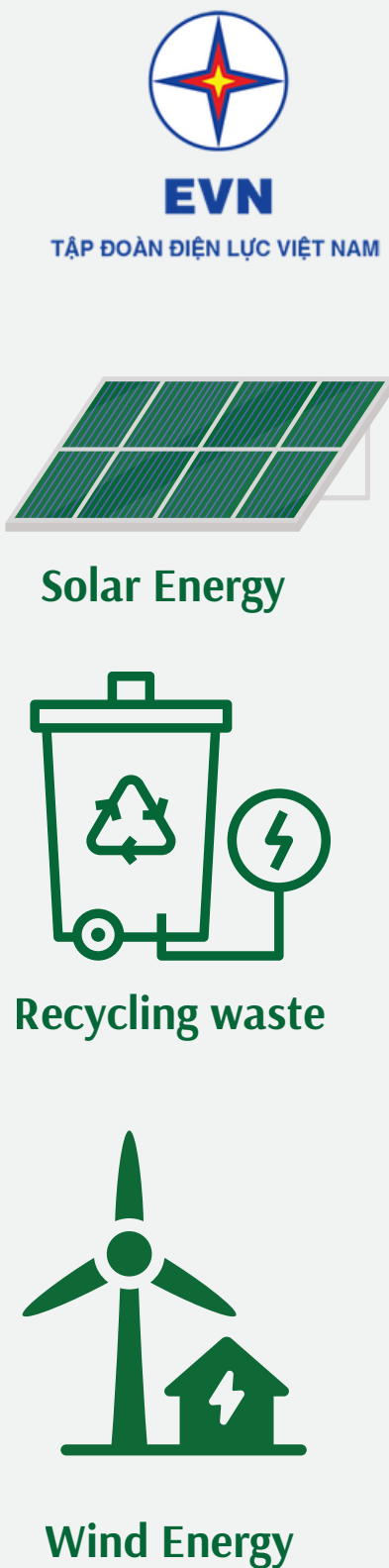


The wastewater treatment plant uses SBR technology with equipment sourced from G7 countries

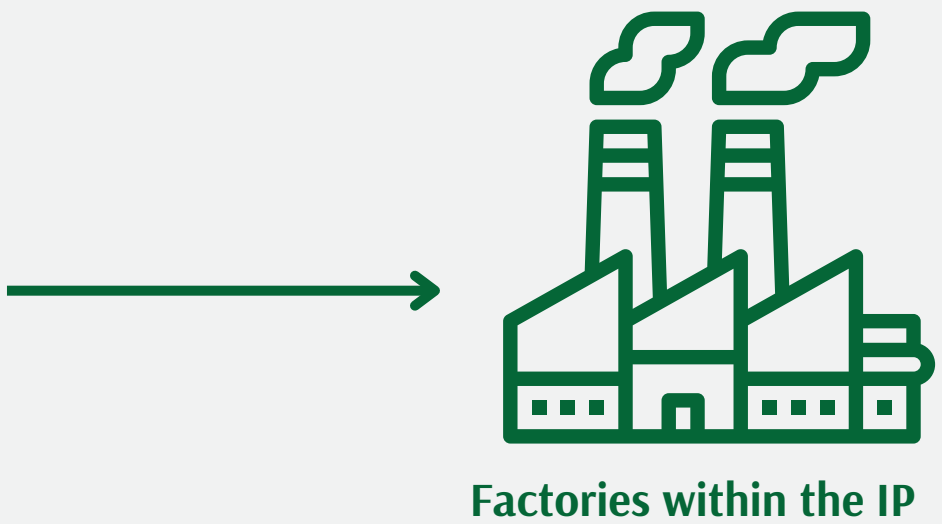


The wastewater drainage system, separate and independent from the stormwater drainage system, is pre-installed along the internal roads within the industrial park

ELECTRIC INFRASTRUCTURE DEVELOPMENT PLAN



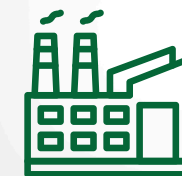
DU LONG IP's
Internal energy
management
system
(110/20KW
2 x 40MVA)



Industrial Park's **PRODUCTS**



Land for lease



Ready-to-build factory



Built to suit

Du Long Industrial Park Master Plan



★ Chú thích

- Đang đàm phán / In negotiation
- Đã cho thuê / Leased
- Đất trống cho thuê / Empty land for lease
- Đất Dịch vụ / Land for Service Use
- Khu vực Kỹ thuật / Technical Area
- Khu vực Cây xanh / Green Area

- Quy hoạch ngành nghề ảnh hưởng môi trường / Sensitive environment industry planning zone
- Đường sắt / Railway
- Đường nội khu / Internal Road



Cổng Chính KCN

Main Entrance of the Industrial Park



Đất và Nhà Xưởng

Land and Factory Buildings





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

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