

Du Long Industrial Park

Land Lease Information Memorandum

**Large-scale industrial land.
Infrastructure for long-term
manufacturing.**

Thuan Bac Commune, Khanh Hoa Province, Vietnam



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Vision & Mission

DIRECTION

Develop manufacturing, processing and fabrication supply chains through competitive costs, abundant land and room to grow.

- Enable businesses to establish and expand their manufacturing operations.
- Attract and build new supply-chain ecosystems in South Central Vietnam.
- Make effective use of the Industrial Park's land bank and development capacity.



Industrial Park overview at National Highway 1A, Thuan Bac Commune, Khanh Hoa Province

Project development capability built over more than 20 years

HOANG THANH INFRASTRUCTURE INVESTMENT AND DEVELOPMENT JSC

Established in 2004 • A diversified real-estate development ecosystem

VND 1.359 trillion

Charter capital in 2022

08

Subsidiaries

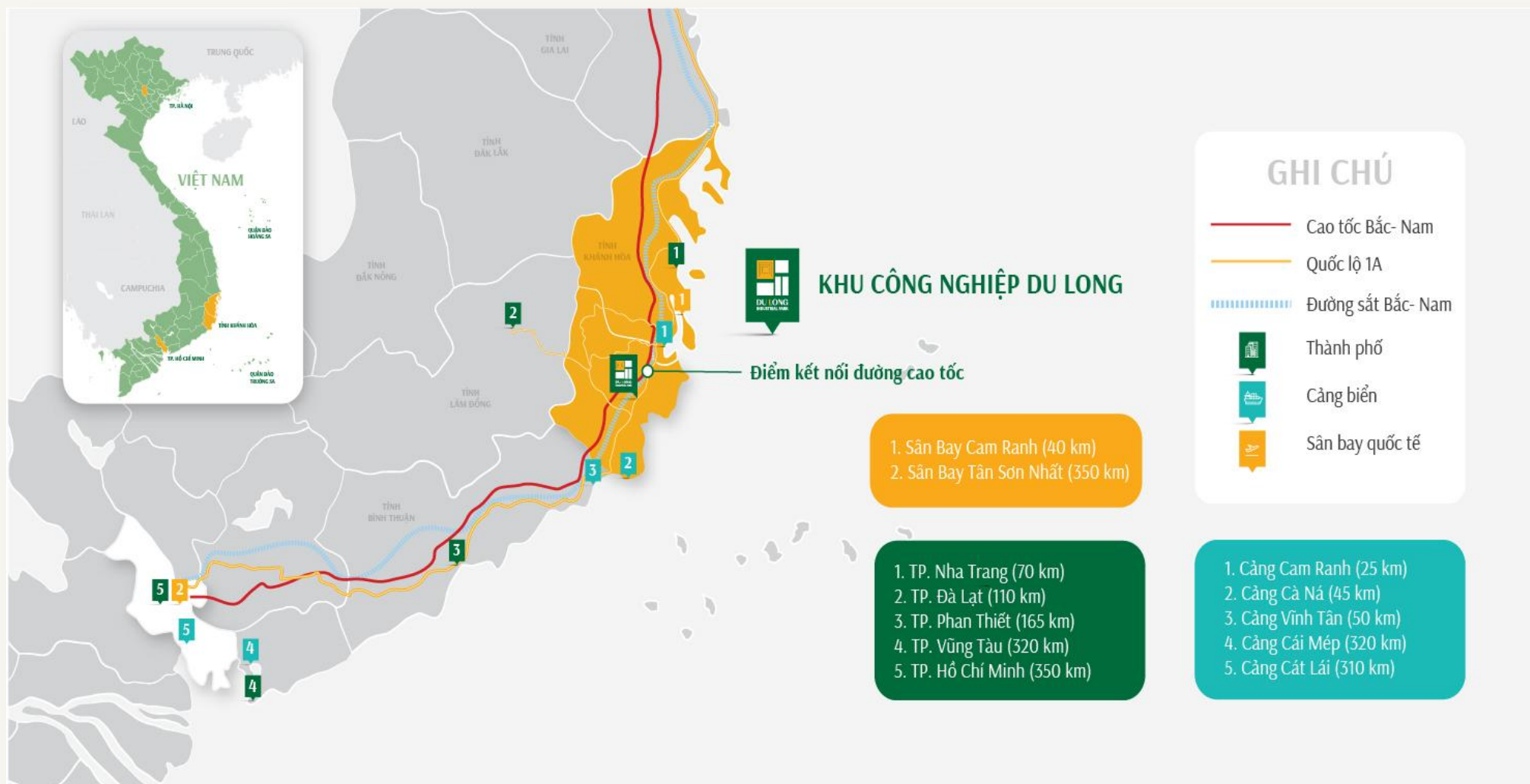
Development capability

Housing • commercial • urban • industrial infrastructure



Tien Duong Park City social-housing project under development, with total investment of approximately VND 9.3 trillion in Phuc Thinh Commune, Hanoi

Easy access to airports, seaports and major economic centres



Khanh Hoa provides a scale platform for manufacturing and regional connectivity



Coastal city image of Phan Rang

8.556 km²

Area

2.243.554

Population

~1.200.000

Workforce

07 KCN

Industrial parks

URBAN CENTRES & INDUSTRIAL ECOSYSTEM

Nha Trang and Phan Rang cities
15 industrial clusters
Average income: USD 250–300/person/month

A 407.28 ha industrial land bank with an operating term to 2077



Ninh Thuan Dyeing Factory project, with approximately VND 1.2 trillion investment across two phases, has been operational since 2024

407,28 ha

Total area

306,11 ha

Leasable industrial land

VND 2.0 trillion

Total investment

2077

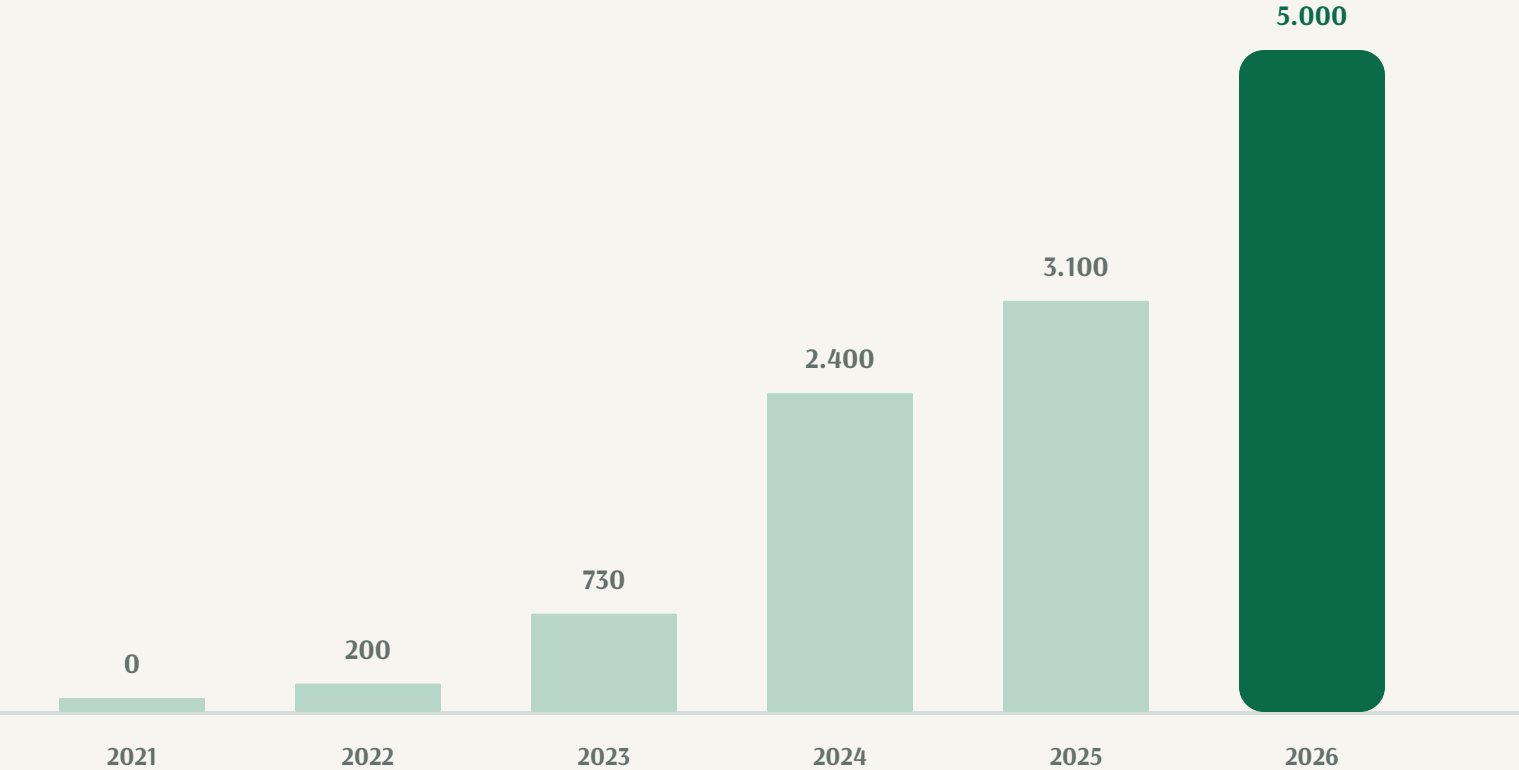
Operating term

Location

Thuan Bac Commune, Khanh Hoa Province, Vietnam.

Secondary investment reached VND 5.0 trillion after five years of operation

Cumulative registered investment (VND billion)



~5.000

VND billion cumulative registered investment

FDI: USD 98 million
Domestic: VND 2.545 trillion
11 secondary investment projects

06 investor countries

China • Germany • South Korea
Vietnam • United States • Japan
Attracted industries: textiles, metal
manufacturing, construction materials, etc.

Source: Cumulative data based on actual Investment Registration Certificates of secondary projects; 11 projects in total.

Industrial Park master plan

Source: Du Long Industrial Park Sales Kit, 06/2026, and approved 1/2000 master plan.



Industries are screened against environmental permits and infrastructure capacity

**PRIORITY INDUSTRIES**

C10 Food products

C11 Beverages

C14 Wearing apparel

C16 Wood, bamboo and rattan

C17 Paper and paper products

C21 Pharmaceuticals

C22 Rubber and plastics

C23 Non-metallic minerals

C24 Basic metals

C25 Fabricated metal products

C26 Electronics and computers

C27 Electrical equipment

C28 Machinery and equipment

C29 Motor vehicles

C30 Motorcycles

C31 Furniture

C32 Other manufacturing

D35 Rooftop solar power

H52 Warehousing and cold storage

L68 Factory leasing

**RESTRICTED / SUBJECT TO REVIEW**

C13 Textiles and dyeing

C20 Chemicals

C15 Leather and leather products

Specific review thresholds

■ Wastewater >40 m³/ha/day

■ Exhaust gas >20,000 m³/hour

Reviewed by location, capacity and available receiving capability.

**NOT ACCEPTED**

Industries not listed in Environmental Permit 306/GPMT-BTNMT are not accepted.

Every project remains subject to review of industry code, scale, technology and environmental documentation before admission.

Source: Clause 1.5, Article 1, Environmental Permit 306/GPMT-BTNMT dated 28 August 2023. Review thresholds follow the developer’s criteria.

Key legal approvals are in place



Investment Registration Certificate

Investment amount, schedule and amended operating term to 2077



Planning

Approval of the 1/2000 plan and related amendments



Land

Land allocation and lease decisions, land-use-right certificates for each phase



Environment

Environmental permit, EIA and 2024–2025 environmental reports



Construction

Approvals and acceptance for operation by phase



Fire safety

Documentation for each construction item

Source: Developer legal documentation; supporting files are available at the shared link.

Investment incentives support long-term financial efficiency



Corporate income tax

10% tax rate for 15 years (areas with special socio-economic difficulties)



Four-year tax exemption

From the first taxable income year



50% tax reduction

For the following nine years



Land-rent incentive

Land-rent exemption (annual land-rent payment)



Import duty

0% for eligible goods



Eligibility

Subject to confirmation by industry, project and applicable law

Integrated infrastructure supports manufacturing operations and essential services



POWER

2 × 40 MVA

110/22 kV substation; internal 22 kV network.



WATER SUPPLY

15.000 m³/day

Planned total capacity, expanded to meet actual demand.



WASTEWATER

12.000 m³/day

SBR wastewater-treatment plant in operation and expanded according to actual demand.



INTERNAL ROADS

20–52 m

Internal roads for manufacturing operations.



ENERGY

Renewable

The Industrial Park has among Vietnam's highest sunshine hours, at more than 3,000 hours/year.



SERVICE AREA

5 ha

The service area is planned and approved for worker accommodation and commerce.

Three supply sources support the planned capacity of 15,000 m³/day



Wastewater-treatment plant image – Module 01

15.000 m³/day

Total planned capacity

SUPPLY SOURCES

01

Rural Clean Water Plant – in use (<2,000 m³/day)

02

Loi Hai Water Plant – future source (<14,000 m³/day)

03

Du Long Industrial Park Water Plant – under the 1/2000 plan (15,000 m³/day)

3,000 m³/day in operation within a total plan of 12,000 m³/day



Aerial image of wastewater-treatment plant – Module 01

IN OPERATION

3.000
m³/day

TOTAL PLANNED

12.000
m³/day

SBR system

Wastewater collection is separated from stormwater; the SBR treatment technology operates with two tanks and four batches per tank.

Influent wastewater standards

Detailed standards are set out in Clause 1.5, page 08, Environmental Permit 306/GPMT-BTNMT.

Modules 2–4: timeline to be updated under the official implementation plan.

The 5.19 ha service area supports accommodation, commerce and essential amenities



3D service-area concept image; construction is planned to commence in 2026

5,19 ha

Total area

30%

Building density

1–7 floors

Building height

~3,000 people

Planned population

PLANNED FACILITIES

Worker & expert accommodation
Commercial services • Kindergarten
Parking

USD 40–54/m² is the common range; transactions from 1 ha

LAND PRICE & TRANSACTION SIZE

≥1 ha

10.000 m²
MINIMUM

40–54

MOST COMMON

55–70

High environmental-load group – mainly Area 01

USD/m²

STANDARD INFRASTRUCTURE FEES

0,44 USD /m³/day

Wastewater treatment

0,44 USD /m²/year

Infrastructure management

Final pricing depends on: location • area • industry • environmental load • schedule • payment terms

Source: Official Letter 65/2026/CV/HTDL dated 14 May 2026 on infrastructure lease-price registration for Du Long Industrial Park. Prices include prevailing VAT.

Handover standards help tenants prepare their projects with confidence



Source: Du Long Industrial Park developer.

Actual industrial-land handover image. Land is handed over at elevation 0:0 in accordance with the approved 1/2000 project plan.

Three steps to start working with Du Long Industrial Park

01

Contact the developer

Share your land-lease requirements and preliminary project information

02

Receive consultation

Discuss land options, eligible industries, infrastructure and commercial terms

03

Visit the Industrial Park

Conduct a site visit and meet directly with the developer

Ready to work with Du Long Industrial Park?

Contact the developer for consultation and to arrange an Industrial Park visit.

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