

## GENERAL INFORMATION

# IMG PHUOC DONG INDUSTRIAL PARK & PORT

*We cordially presents the general information of IMG Phuoc Dong Industrial Park & Port:*

1. INDUSTRIAL PARK OVERVIEW	
<b>Developer information</b>	- IMG Phuoc Dong Joint Stock Company
<b>Location</b>	- Hamlet 5, Provincial road 826B, Can Duoc District, Long An Province
<b>Project scale</b>	- <b>128.8 hectares</b>
<b>Legal records</b>	<ul style="list-style-type: none"> <li>- Official dispatch: 1016/TTg-KTN on 24/06/2011 from The Prime Minister of Vietnam about repurposing Industrial Zones into Industrial Parks in Long An Province.</li> <li>- Official dispatch: 2498/QĐ-UBND on 11/08/2011 from The People’s Committee of Long An Province to establish Phuoc Dong Industrial Park &amp; Port at Phuoc Dong Commune, Can Duoc District, Long An Province.</li> <li>- Official dispatch: 2609/QĐ-UBND on 15/10/2007 from The People’s Committee of Long An Province to acquire land at Phuoc Dong Commune, Can Duoc District, Long An Province.</li> <li>- Official dispatch: 4027/QĐ-UBND on 31/10/2020 from The People’s Committee of Long An Province with the approval of the development planning blueprint ratio of 1:2000 for Phuoc Dong Industrial Park &amp; Port at Phuoc Dong Commune, Can Duoc District, Long An Province.</li> <li>- Certificate of investment #8237027531 on 06/04/2016, first modification on 01/09/2020 with the approval of Long An Economic Zone Authority (LAEZA).</li> <li>- Certificate of business registration and tax ID #1100807198 on 12/12/2007, modified 21 times on 16/10/2020 with the approval of the Department of Planning and Investment of Long An Province.</li> <li>- Certificate of land use rights – Assets attached to land ownership ID number 447918 on 17/06/2016 with the of approval the Department of Natural Resources and Environment of Long An Province.</li> </ul>
<b>Leasing period</b>	Until 2059
<b>Accepted industries in IP</b>	<p><b>Preferred Industries: CLEAN – GREEN – SUSTAINABLE</b></p> <ul style="list-style-type: none"> <li>- Mechanical engineering &amp; manufacturing;</li> <li>- Electronics, hi-tech industries &amp; telecommunications;</li> <li>- Chemicals, pharmaceuticals, cosmetics;</li> <li>- Footwear, textile &amp; garment;</li> </ul>

	<ul style="list-style-type: none"> <li>- Food &amp; agriculture;</li> <li>- Furniture &amp; building materials;</li> <li>- Supporting industries;</li> <li>- Warehousing, logistics &amp; ports...</li> </ul>
<b>Leasing availability</b>	<ul style="list-style-type: none"> <li>- Land for lease, ready for factory construction.</li> <li>- Ready to build &amp; built to suit factories.</li> <li>- Warehousing, logistics &amp; operating services</li> </ul>
<b>7 outstanding benefits of IP</b>	<ul style="list-style-type: none"> <li>- Strategic location: Located in the Key Southern Economic Zone</li> <li>- Convenient transportation system (road, waterways). Connected to ecosystems of industrial zones and parks, contractors, customers in Long An, Ho Chi Minh city, and Mekong Delta regions.</li> <li>- Inland port and logistics warehousing (water ports include in development plan)</li> <li>- Abundant human resources</li> <li>- Excellent internal infrastructure</li> <li>- Legal transparency (Certificate of land use rights received)</li> <li>- Feasible investing environment</li> </ul>

## 2. GEOGRAPHIC LOCATION & TRANSPORTATION SYSTEM

<b>Geographic location</b>	<ul style="list-style-type: none"> <li>- Distance to HCM city: 39 km</li> <li>- Distance to Long An city: 18 km</li> </ul> <p><b><u>Directions:</u></b></p> <ul style="list-style-type: none"> <li>- North: Adjacent to Provincial road 826B, with existing residential area and rice plantations</li> <li>- South: Adjacent to Vam Co river</li> <li>- West: Adjacent to rice plantations &amp; residential – resettlement area</li> <li>- East: Adjacent to Nuoc Man canal</li> </ul>
<b>Roadway</b>	<ul style="list-style-type: none"> <li>- Adjacent to Provincial road 826B</li> </ul>
<b>Waterway</b>	<ul style="list-style-type: none"> <li>- Adjacent to Vam Co river (inland ports to be built)</li> <li>- Distance to Long An International Port: 20km</li> <li>- Distance to Hiep Phuoc International Port: 30km</li> <li>- Distance to Cat Lai Port: 48km</li> <li>- Distance to Cai Mep Port: 63km</li> </ul>
<b>Airway</b>	<ul style="list-style-type: none"> <li>- Distance to Tan Son Nhat International Airport: 49km</li> </ul>

## 3. INFRASTRUCTURE

<b>Internal roads</b>	Main roads width: 16m, internal roads width: 8m. Hot asphalt concrete designed according to Vietnamese standards.
<b>Electricity power supply</b>	<ul style="list-style-type: none"> <li>- Electricity grid 110/22KV – (16 plus 40)MVA</li> <li>- Capacity 31.35 MW</li> </ul>
<b>Water supply</b>	<ul style="list-style-type: none"> <li>- Capacity 5.000m<sup>3</sup>/ day&amp;night. From Can Duoc Water Supply Station</li> <li>- Pipeline <math>\Phi = 110 \text{ mm} - 315 \text{ mm}</math></li> </ul>
<b>Sewerage system</b>	Sewerage system consists of round pipelines made of reinforced concrete $\Phi = D300, D400$ .
<b>Fire prevention</b>	Fire hydrants distance 150m, $\Phi = 110\text{mm}$
<b>Wastewater treatment system</b>	<ul style="list-style-type: none"> <li>- Wastewater treatment plant capacity = 3,000m<sup>3</sup>/ day&amp;night; Developer's internal waste water treatment meets B column standards.</li> <li>- IP wastewater treatment meets A column standards according to Vietnamese Standard QCVN 40:2011/BTNMT before release to Vam Co river.</li> </ul>
<b>Telecommunication system</b>	Connected to telecommunication station at Can Duoc District
<b>Geographic specifications</b>	<ul style="list-style-type: none"> <li>- Flat lands</li> <li>- Piling depth (drilling investigation): 24m</li> </ul>
<b>Weather</b>	<ul style="list-style-type: none"> <li>- Rainy season starts from May to November, peaking from August to October.</li> <li>- Dry season starts from November to May the year after</li> <li>- Average rainfalls: 1.547mm</li> <li>- Average humidity per year: 81%. Peaking between September &amp; October: 86% - 87%, lowest in March: 75% - 79%</li> <li>- Average sunlight 7.5 hours/day, 2,181 – 2,676 hours/year.</li> <li>- Average temperature from 27 °C – 28°C. Peak temperature at night: 36,9°C, lowest temperature at night: 17.7 °C</li> </ul>

#### 4. OTHER SERVICES

<b>Internal services</b>	- Customs, post office, infirmary, canteen, convenience store... development plans in IP
<b>External services</b>	<ul style="list-style-type: none"> <li>- Distance to school/educational center: 5km</li> <li>- Distance to general hospital: 5km</li> <li>- Distance to provincial center: from 4km - 6km</li> <li>- Distance to banks: 4km</li> <li>- Distance to markets/supermarkets: 2km - 4km</li> </ul>
<b>Workers housing</b>	Phuoc Dong industrial park & port is located adjacent to residential & resettlement area
<b>Security</b>	24/7 shifts, external surveillance

#### 5. LEASING, RBF & SERVICES PRICING

<b>Land lease</b>	<ul style="list-style-type: none"> <li>- <b>Leasing price: 125 – 150usd/m<sup>2</sup> (excluding VAT)</b></li> <li>- Leasing area: from <b>5.000m<sup>2</sup> upwards.</b></li> <li>- Payment method: <ul style="list-style-type: none"> <li>✓ Round 1: Signing contract: payment of 30% contract value</li> <li>✓ Round 2: 2<sup>nd</sup> month: payment of 15% contract value</li> <li>✓ Round 3: 4<sup>th</sup> month: payment of 15% contract value</li> <li>✓ Round 4: 6<sup>th</sup> month: payment of 15% contract value</li> <li>✓ Round 5: 8<sup>th</sup> month: payment of 10% contract value</li> <li>✓ Round 6: 10<sup>th</sup> month: payment 10% contract value</li> <li>✓ Round 7: 12<sup>th</sup> month: payment 5% contract value</li> </ul> </li> </ul>
<b>Factory lease</b>	<ul style="list-style-type: none"> <li>- <b>Leasing price: 2.8 - 3.5 usd/m<sup>2</sup>/month (excluding VAT)</b></li> <li>- Leasing area: from <b>1.600m<sup>2</sup> to 19.200m<sup>2</sup></b></li> <li>- Payment method: Quarterly</li> <li>- Payment terms: <ul style="list-style-type: none"> <li>• Office/factory deposit: <b>03 months</b></li> <li>• Payment method: quarterly</li> <li>• Contract period: <b>02 years</b></li> <li>• Once the leasing period of the first contract expires, tenants will be granted a discount fee up to <b>10%/year</b> for the following contract.</li> </ul> </li> </ul>
<b>Infrastructure management and maintenance fee</b>	<ul style="list-style-type: none"> <li>- Infrastructure management and maintenance fee (plants, roads, street lights) 0.035USD/m<sup>2</sup>/month (excluding VAT).</li> </ul>
<b>Wastewater management fee</b>	<ul style="list-style-type: none"> <li>- Wastewater management fee: 0.35USD/m<sup>3</sup>(excluding VAT)</li> <li>- Calculation of wastewater amount equals 80% of supplied clean water, or according to wastewater meter</li> </ul>
<b>Water, electricity, telecom, internet &amp; other services fees</b>	According to government pricing table.

**6. INVESTMENT ATTRACTION POLICY** (Corporate income tax (CIT), import & export tax, profit remittance tax, support from the People's Committee of Long An & IMG Phuoc Dong): **Please review the attached policies.**

## 7. PROCEDURES ASSISTANT

<b>Certification procedures</b>	<p>Project developers will assist tenants in:</p> <ul style="list-style-type: none"> <li>- Application for Certificate of investment</li> <li>- Registration of management employments</li> <li>- Corporate seals &amp; tax ID....</li> <li>• Delivery of Certificate of investment: 15 days</li> </ul>
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## 8. HUMAN RESOURCES

<b>Local labor force</b>	The province has 2 million people, including 800,000 people in the labor force.
<b>Labor force in neighboring areas</b>	Ho Chi Minh city, Go Cong ward – Tien Giang province
<b>Salary</b> <i>(for your reference)</i>	<ul style="list-style-type: none"> <li>- Minimum wage: <b>3.920.000VND/person/month</b> (applied to area II)</li> <li>- Average factory worker salary: 7.000.000 – 10.000.000 VND/person/month.</li> <li>- Average management level worker: ..... – ..... VND/person/month.</li> </ul>
<b>Insurance</b>	<ul style="list-style-type: none"> <li>- Social insurance: 25.5% (Employee: 8%, Employer: 17.5%)</li> <li>- Health insurance: 4,5% (Employee: 1,5%, Employer: 3%)</li> <li>- Unemployment insurance: 2% (Employee: 1%, Employer:1%).</li> </ul>

### 9. INDUSTRIAL PARK MANAGEMENT POLICY

<b>Building density</b>	70%
<b>Factory height limit</b>	1 -2 floors
<b>Construction setback</b>	Minimum of 8m from property line.
<b>Greenery</b>	Greenery ratio in each block is at least 20%

### 10. CONTACT INFORMATION

<b>Official marketing and distributor</b>	<b>IMG PHUOC ĐÔNG JOINT STOCK COMPANY</b>		
<b>Address</b>	Floor M, Master Building, 41 -43 Tran Cao Van, Ward 6, District 3, HCMC		
<b>Contact</b>	(+84) 931 318 681 or (+84) 911 998 606		
<b>Mail</b>	contact@imgphuocdong.vn	<b>Website</b>	www.imgphuocdong.vn

**MARKETING DEPT. OF IMG PHUOC DONG INDUSTRIAL PARK & PORT**