



FOR DIVESTMENT FACTORY IN VSIP II BINH DUONG

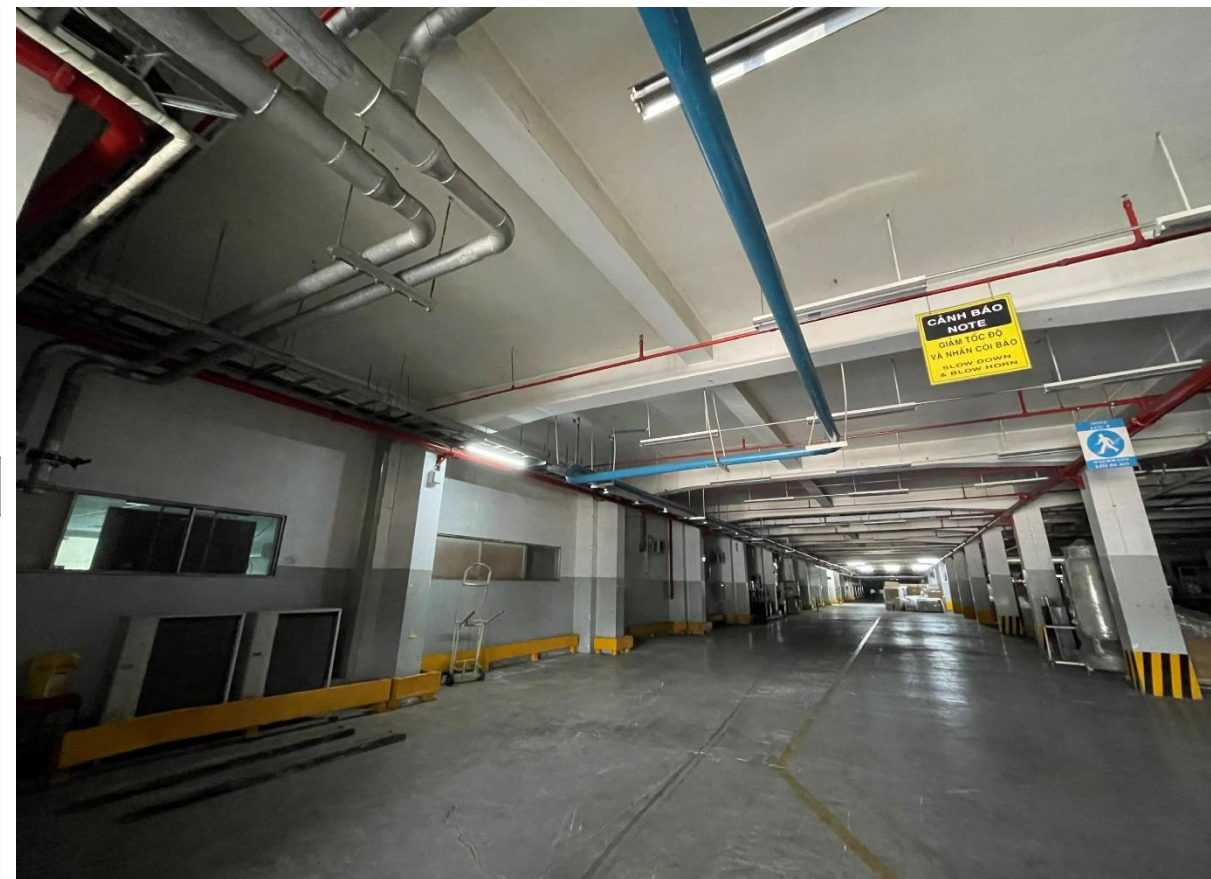
Capital Markets

Vietnam

Asset Overview

Already built workshop and office of approximately 37,788 sqm of GFA in the heart of Binh Duong

Location	VSIP II, Thu Dau Mot City, Binh Duong Province, Vietnam		
Property Type	Industrial		
Sub-type	Manufacturing		
Total Land Area	26,928 sqm		
Total GFA	37,788 sqm		
Land Use Fee	Leasehold land with upfront payment, paid in full		
Land Tenure	33 years remaining until November 2055		
Description	Construction Area	No. of storey	GFA
1 Workshop	8,090 sqm	2	16,236 sqm
2 Workshop with office	554.4 sqm	5	2,772 sqm
3 Factory	6,216 sqm	3	14,700 sqm
4 Parking	972 sqm	4	3,888 sqm
5 Others (garbage house, generator house, etc.)	192 sqm	-	192 sqm



Property Highlights

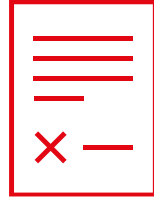
Well maintained facilities within Vietnam-Singapore Industrial Park – the leading integrated industrial park



Solar Rooftop

Newly installed in 2021

Long life span of 25 years (24 years remaining)



Legal Permissible

All approvals were granted

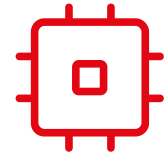
Fully legally permissible



Internationally Managed

The Property is located in VSIP II – the leading integrated township and industrial park

Managed professionally and with international standard



Industrial Hub

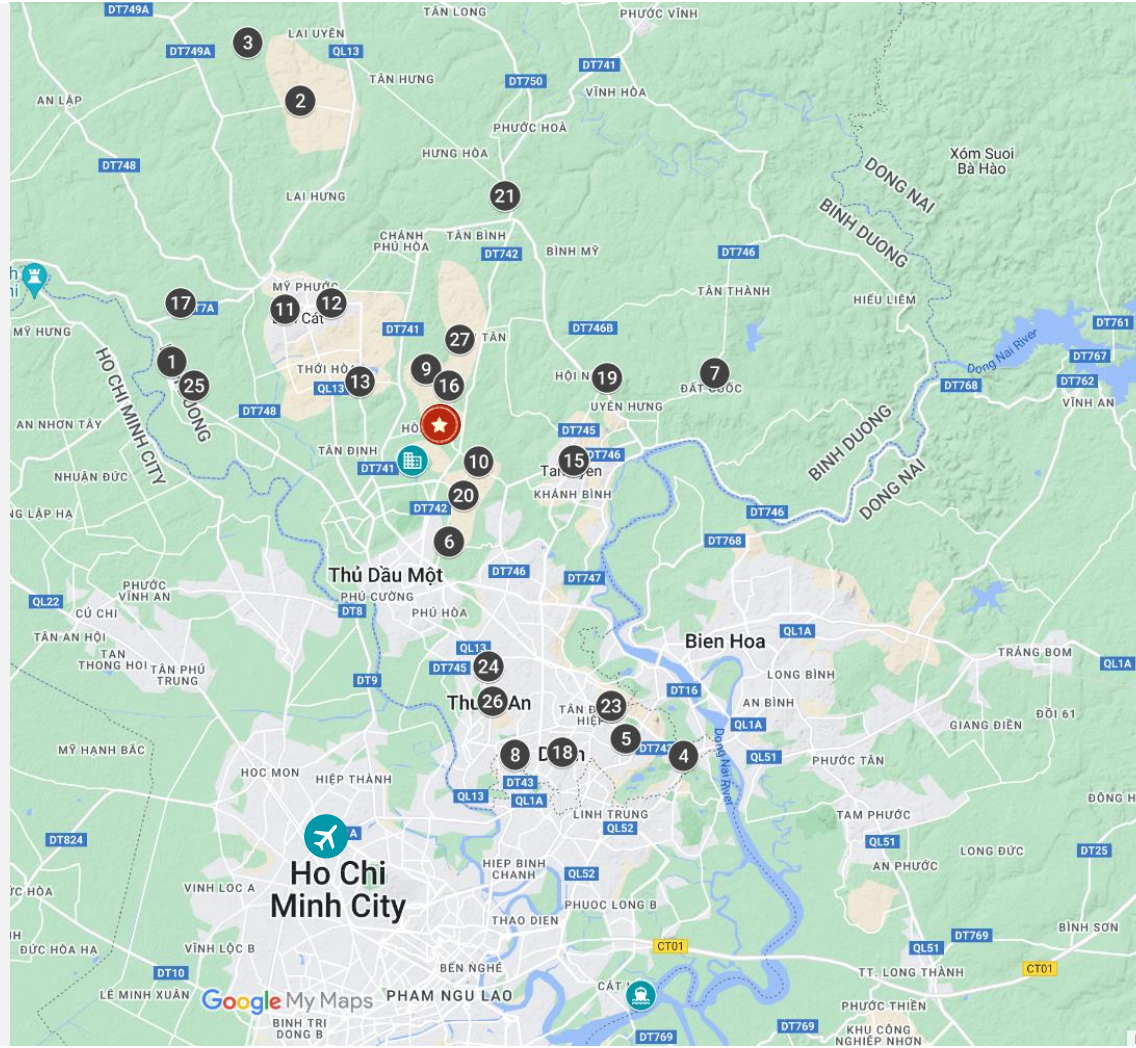
A few km from to Binh Duong New City which will benefit the new operators mostly by

- Logistic connection
- Suppliers network
- Labor force

Location

The Property is located in one the most flourishing and dynamic industrial hub of Vietnam

- 1 Ascendas - Protrade Singapore
- 2 Bau Bang
- 3 Bau Bang expanded
- 4 Binh An
- 5 Binh Duong
- 6 Dai Dang
- 7 Dat Cuoc Phase 1
- 8 Dong An I
- 9 Dong An II
- 10 Kim Huy
- 11 My Phuoc
- 12 My Phuoc II
- 13 My Phuoc III
- 14 Nam Tan Uyen
- 15 Nam Tan Uyen expanded
- 16 Phu Tan
- 17 Rach Bap
- 18 Song Than I
- 19 Song Than II
- 20 Song Than III
- 21 Tan Binh
- 22 Tan Dong Hiep A
- 23 Tan Dong Hiep B
- 24 Viet Huong I
- 25 Viet Huong II
- 26 VSIP I
- 27 VSIP II (expansion)



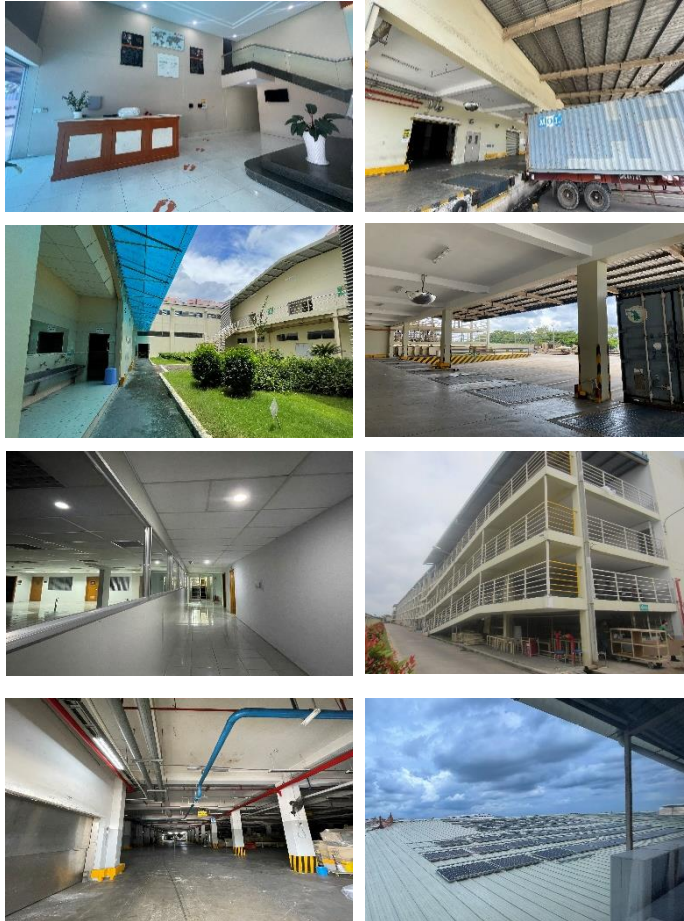
Major Locations

-  THE SITE / VSIP II
-  Binh Duong New City
-  Cat Lai International Port
-  Tan Son Nhat International Airport

Accessibility

5km	10mins	To Binh Duong New City
38km	1 hour	To Tan Son Nhat International Airport
40km	1hrs	To Ho Chi Minh City Center
53km	1hrs 30mins	To Cat Lai International Port
92km	2hrs 20mins	To Cai Mep Thi Vai Deep Sea Port

Photos



Bach Ta

Director

Vietnam Capital Markets

+84 967 841 989

Bach.Ta@jll.com

Thu Dang

Assistant Manager

Vietnam Capital Markets

+84 34 399 4066

Thu.Dang@jll.com

Thank you

Disclaimer

The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.