

10HA INDUSTRIAL LAND

Comprising of already built facilities and
Vacant land for future development

In Bac Giang, Vietnam

Property Summary



Jones Lang LaSalle (“JLL”) has been exclusively appointed to advise on the disposal of a square-shape 10ha industrial land located in Nham Son - Yen Lu Industrial Cluster in Bac Giang Province, Vietnam (“Project”). The project comprises of already built facilities (45%) and Vacant land for future development (55%).

The Project is located in Bac Giang Province, Eastern North of Hanoi and Bac Ninh and facing Que Vo Yen Dung Street which connect directly to key expressways such as Noi Bai – Ha Long and Noi Bai – Bac Giang. From there, it’s convenient to connect to other Northern provinces as well as to Chinese borders.

An incoming investor has the opportunity to purchase and start the first phase of operation soon after the transaction completion together with reserved land for expansion at later stage.

The following industries are allowed in this Industrial Cluster

1. Electronics – Mechanical
2. Garment
3. Processing industry (Food, animal feed, poultry and aquatic products)
4. Building materials
5. Supporting industries

Legal Procedure Summary

Land

Land Lease Contracts Signed

Land Use Right Certificate obtained,

Property Use Right Certificate obtained (built facilities)

Land Lease term: until June 2063 (41 years remaining)
with land use fee to be paid annually

** The Company has completed Land Use Fee payments until 2044, therefore land use fee shall be paid from July 2044 (22 years from now)*

Construction

Construction Permit (First Phase)

Site Plan (Whole project)

Wastewater discharge permits

Environmental Impact Assessment

Property Summary



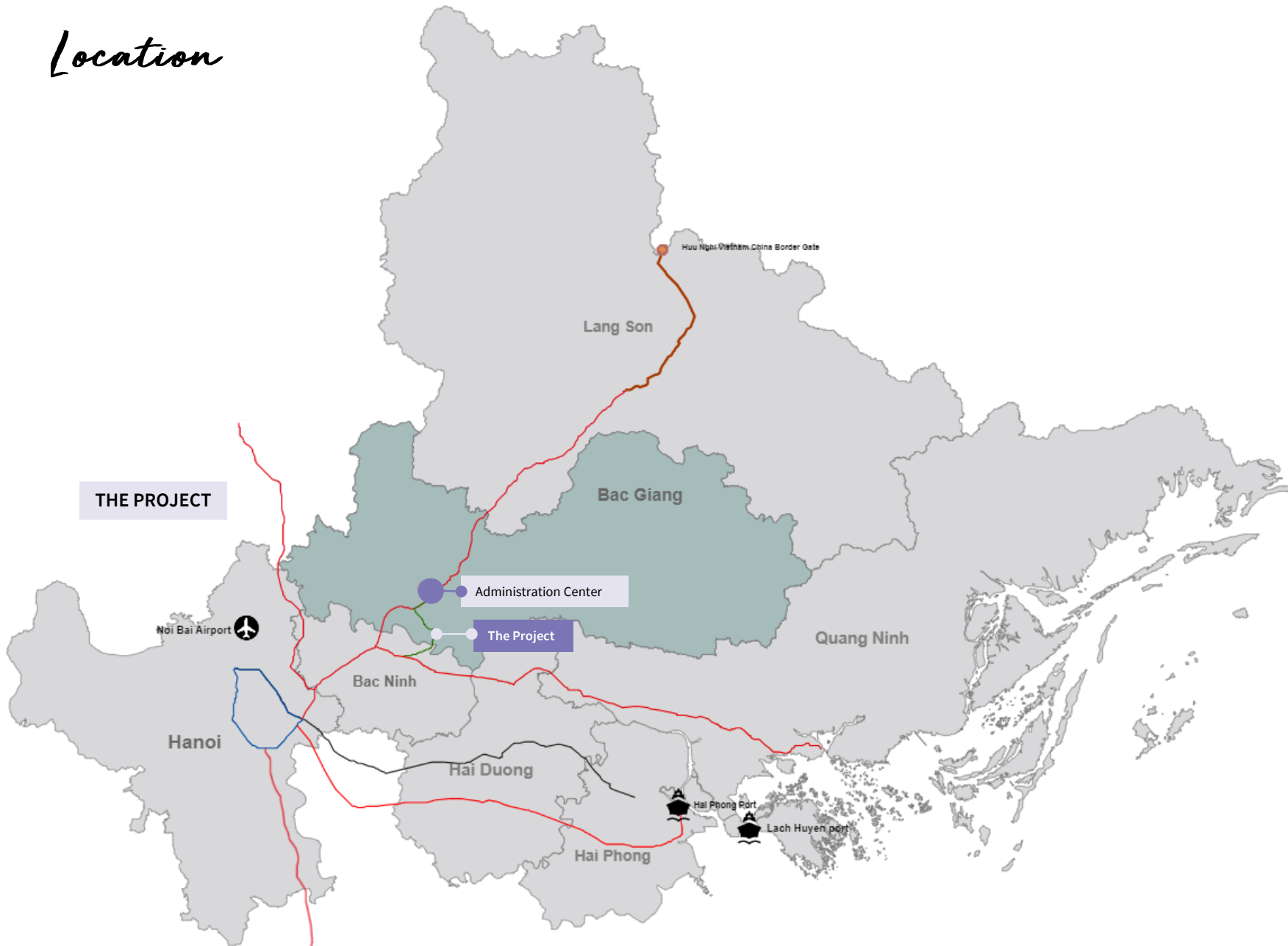
Land for Manufacturing purposes		
BUILT FACILITIES	Construction Area (sqm)	GFA (sqm)
1 Office and Storage 1	8,050	10,844,2
2 Workshop and Storage 2	9,501.5	13,185.5
3 Canteen and Medical Room	2,604	2,604
4 Guard House	31.2	31.2
5 Restroom	292.5	292.5
6 Water Tank	292.5	292.5
7 Parking Lot	2,556	2,556
TOTAL	23,327.7	29,805.9
FURTHER DEVELOPMENT	Details Planning and Construction Permit has not been started yet	
Construction Density of the Whole plot	51.59%	
Total Expected Construction Area	51,590	
Expected remaining Construction Area	28,262.30	



Further Development



Location



Accessibility

To Bac Giang Administration Hub	7km
Bac Ninh's Industrial Hub	20km
To Hanoi City Center	60 km
To Hai Phong Portal City	120 km
To Huu Nghi (Viet-Trung) Border Gate	120km

Legend

Que Vo Yen Dung Road (Main road connects the project to other places)	
Highway	
National Road	
Ring Road	

Photos



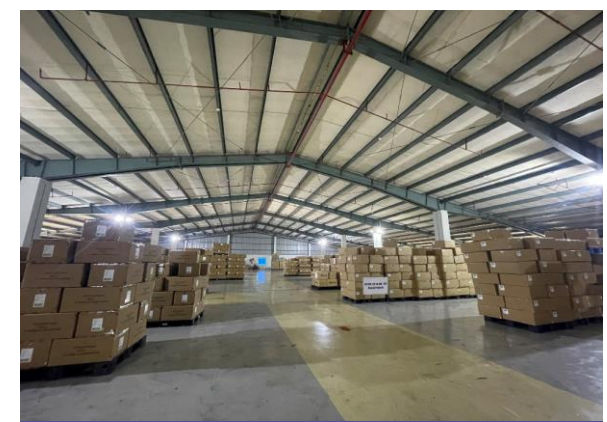
1 - Office



1 - Storage 1



2 - Workshop (1st floor)



2 - Storage 2 (2nd Floor)



Internal Road between facilities (1) & (2)



3 - Medical Room



3 - Canteen



6 - Water Tank

Contact

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Thank you

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