

IMG PHUOC DONG INDUSTRIAL PARK & PORT



GENERAL INFORMATION

- 1. IMG INTRODUCTION**
- 2. IMG PHUOCDONG IP INTRODUCTION**
- 3. INTERNATIONAL PORT**
- 4. ATTRACTIVE INDUSTRIES**
- 5. PROJECT LEGAL**
- 6. PRICE, SALE POLICY & INCENTIVES**



1. IMG INTRODUCTION & TYPICAL INVESTMENT PROJECTS

1.1. IMG INTRODUCTION

IMG INVESTMENT JOINT STOCK COMPANY

Established in December 2007

- With 25 years growing,
- >400 Staffs
- 6 subsidiary companies



1. IMG INTRODUCTION & TYPICAL INVESTMENT PROJECTS

1.2. TYPICAL INVESTMENT PROJECTS

50 projects
have been implemented

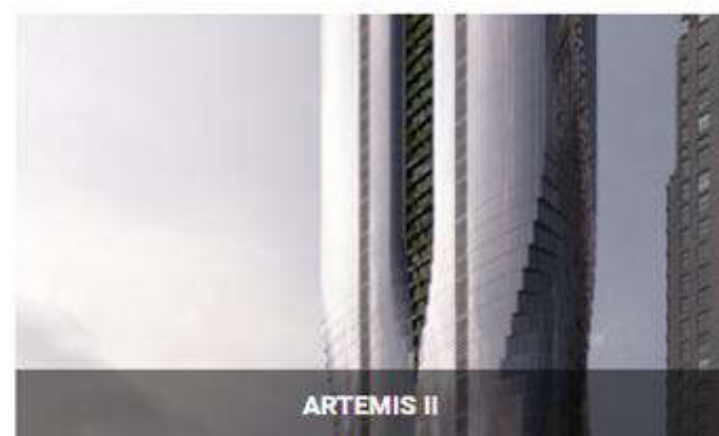
10.000+ Products
coming to the market

+ 400
Staffs, experts, workers

180 hecta
industrial land

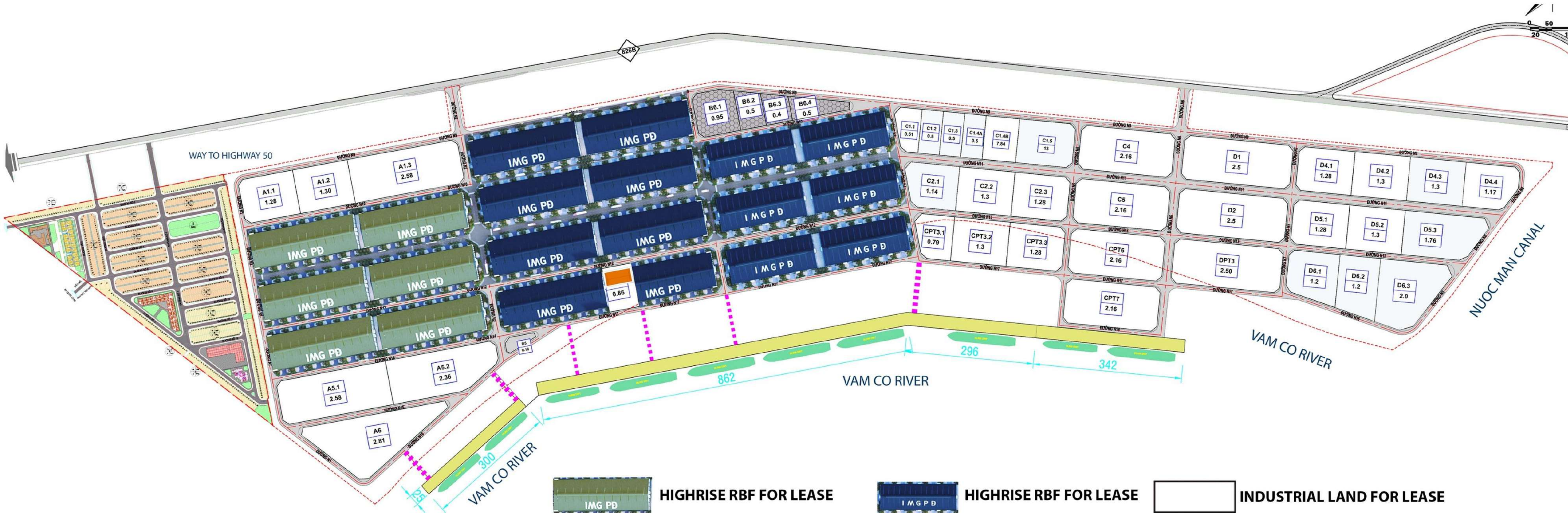
15.000 Billion VND
invested in projects

ONGOING PROJECTS



COMPLETED PROJECTS

2.1 . IMG PHƯỚC ĐÔNG INDUSTRIAL PARK & PORT PROJECT DEVELOPMENT MAP



Total area:
128,88 ha



Leased area:
57,39 ha



Phuoc Dong international port:
02 wharfs; 20.000 DWT capacity

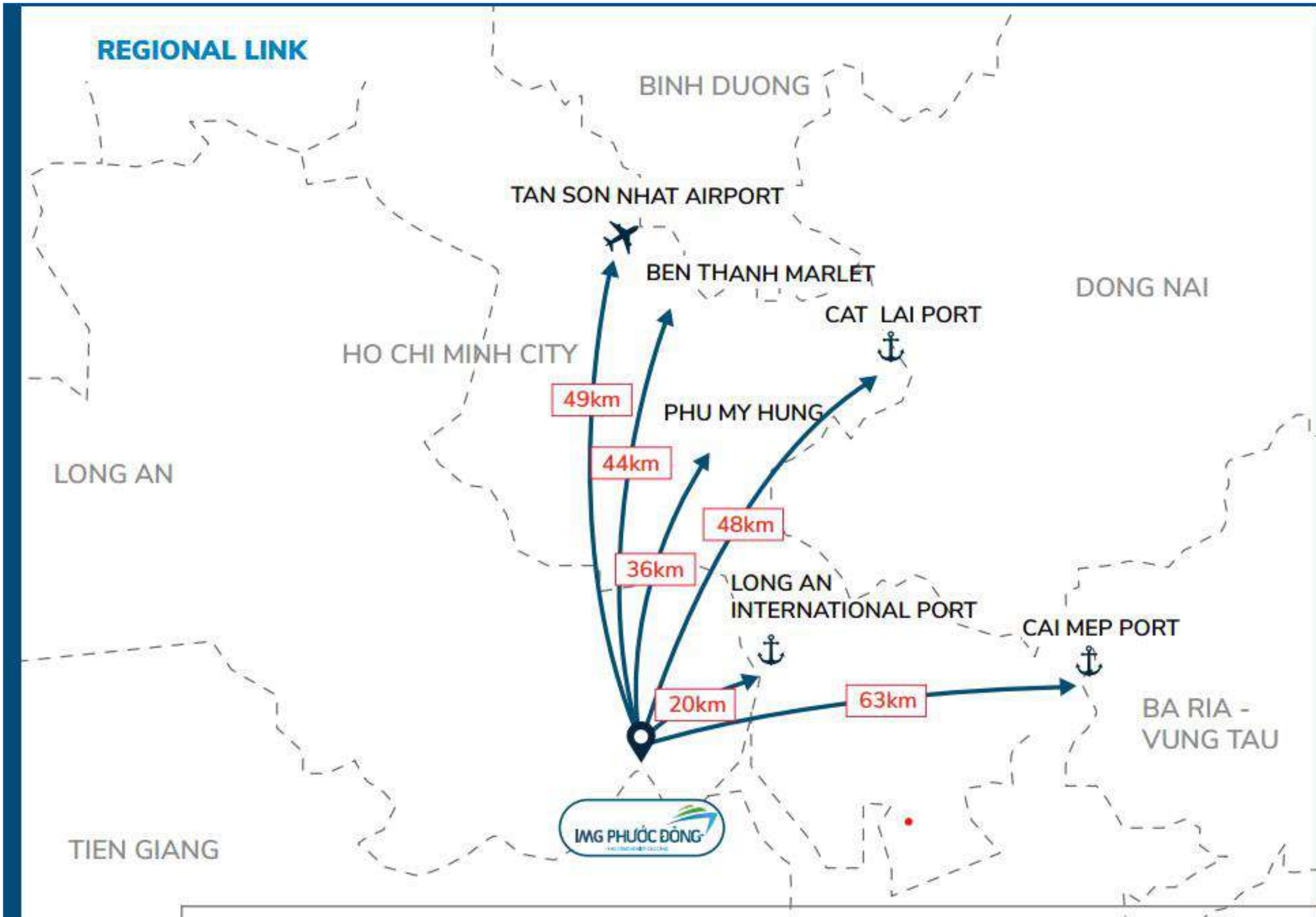


Industrial land : **92,39 ha**



Ready Built Factory /Ready Built
Warehouse area: **35 ha**

2. 2 REGIONAL LINKS



39 km
50 mins

TRUNG TÂM TP.HCM



49 km
60 mins

SÂN BAY
TÂN SƠN NHẤT



36 km
45mins

PHÚ MỸ HƯNG



48 km
60 mins

CẢNG CÁT LÁI



20 km
30 mins

CẢNG QUỐC TẾ LONG AN

2.3 REGIONAL LINKS - LOGISTIC



Next to Highway 50, connecting HCMC and Western provinces



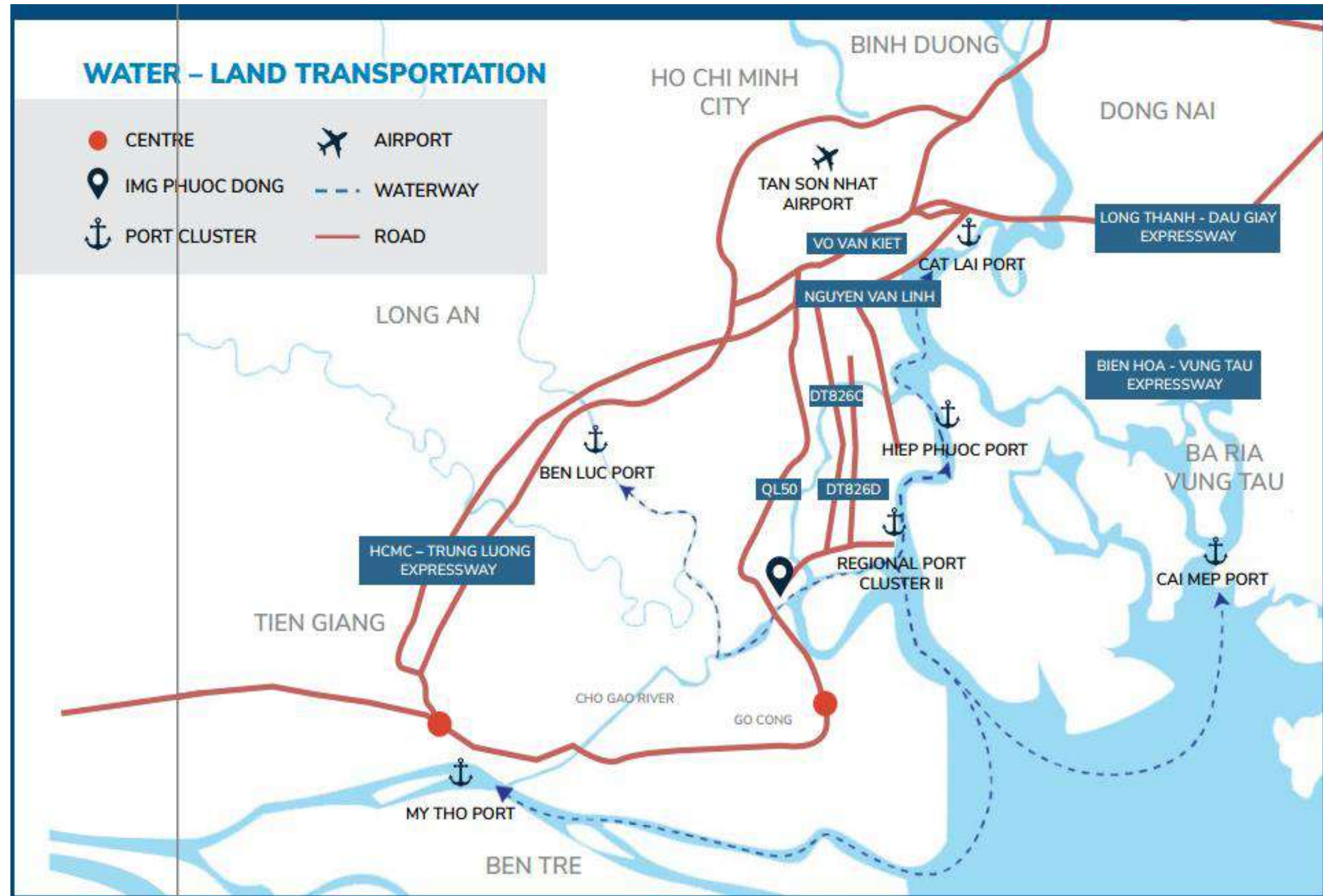
Adjacent to Vam Co river, located on the main maritime route of Southern provinces.



Owning 2 wharfs with a capacity of 20,000 DWT, convenient for direct import and export or transshipment.

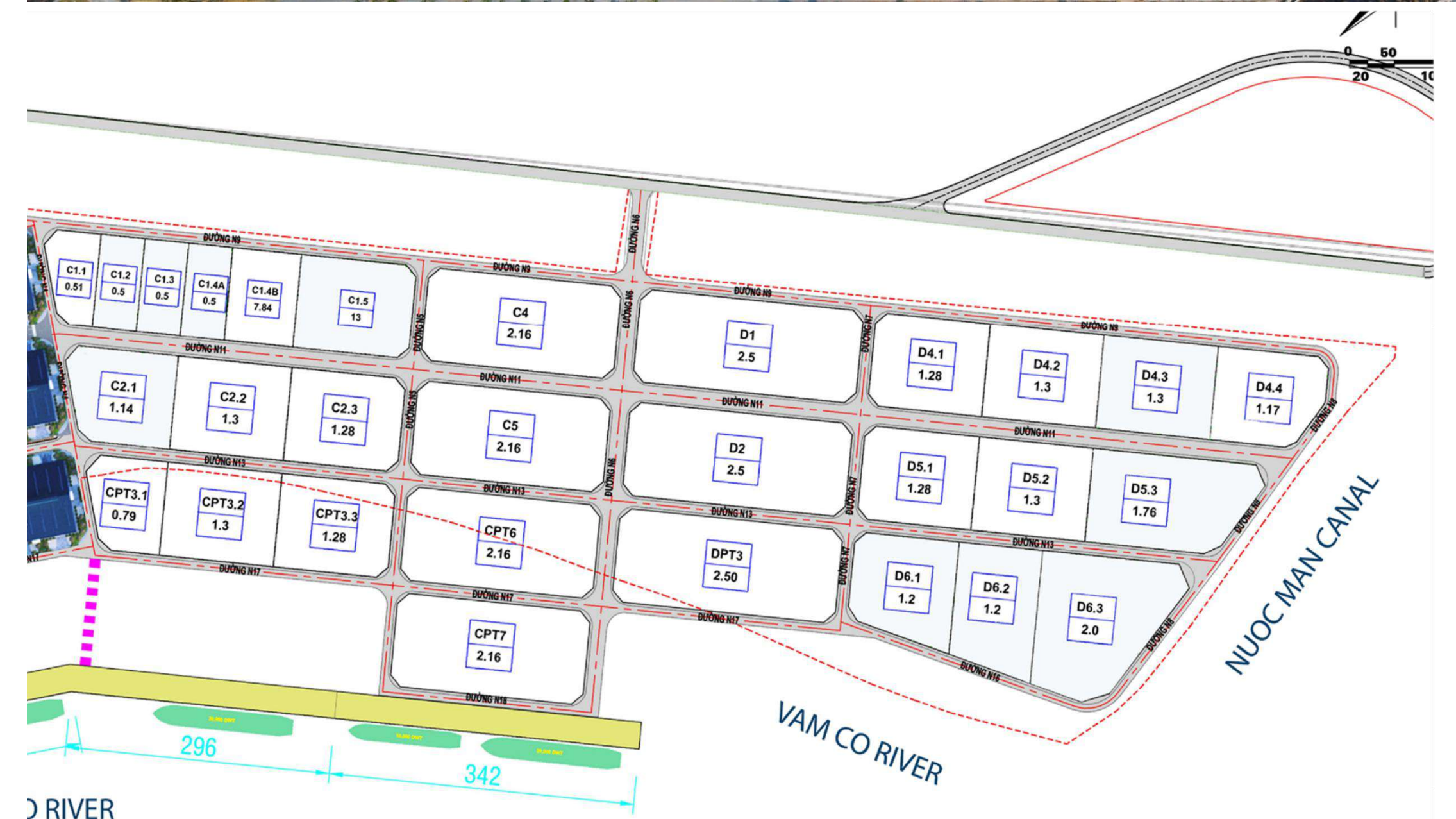


Abundant labor source, high skill, low labor cost



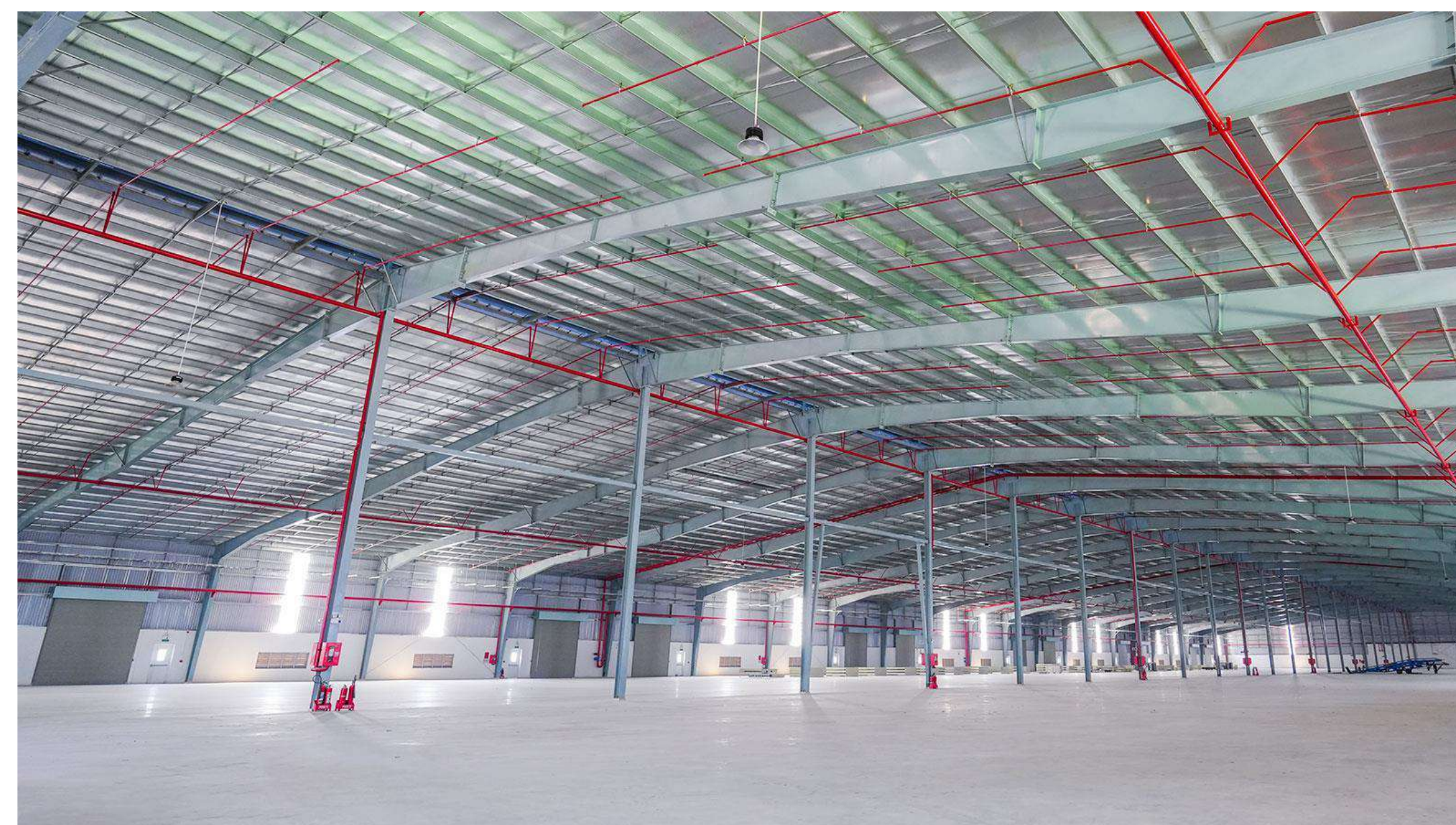
2.4 INDUSTRIAL LAND FOR LEASE

Category	Industrial Land For Lease
Area	57,39 ha
Land plot	From 5.127m ² to 25.840 m ²
Site coverage	70%
Height	Maximum 2 floors
Green ratio	Min 20% each plot
Set back construction	From red line boundary: 8m



2.5 LOW RISE READY BUILT FACTORY

Information	Low rise Ready Built Factory/Ready Built Warehouse
Area	25 ha
Business floor area	From 800 m ² to 19.200 m ²
Structure	Reinforced concrete foundations, piles, beams, floor, Steel frames for columns, walls and roofs
Top height	13,1m
Lowest height	8,3m
Floor loading	2 tons/m ²
Main power station	3.000 KVA
Security camera system	Camera 24/24; Security 24/24
Solar system	Roof top solar supply



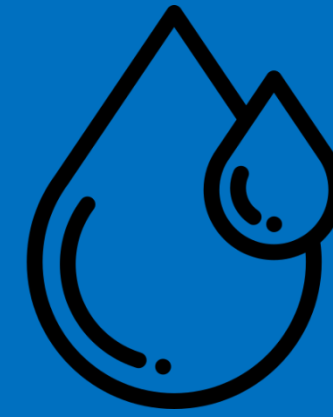
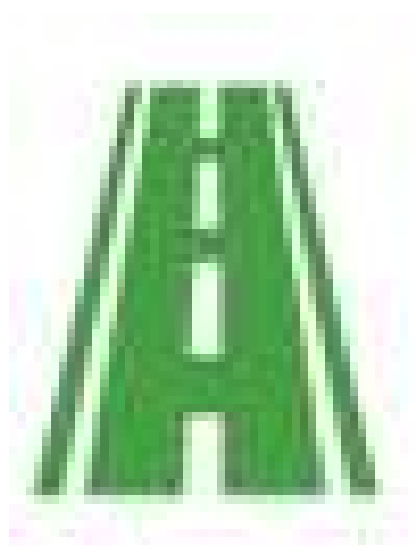
2.6 HIGH RISE READY BUILT FACTORY

Information	High rise Ready Built Factory/Ready Built Warehouse
<i>Area</i>	10,0 ha
<i>Business floor area</i>	Flexible area
<i>Structure</i>	Reinforced concrete combined with shaped steel structure
<i>Height</i>	5 floors x 6m
<i>Lowest height</i>	-
<i>Floor loading</i>	Ground floor: 2 tons/m ² ; Upper floors: 1 ton/m ²
<i>Power station</i>	6.000 KVA
<i>Security system</i>	Camera 24/24



INTERNAL ROADS

- Main road: 4 lanes, 16m width;
- Branch road: 2 lanes, 8m width.
- The rainwater drainage system is fully invested;
- Green, clean, beautiful landscape.



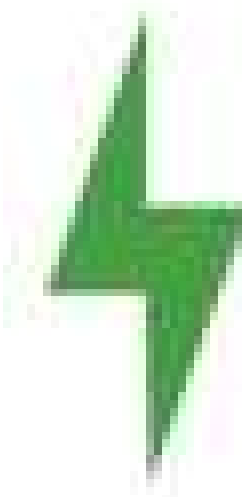
CLEAN WATER SUPPLY

- Capacity: 5,000 m³/day and night;
- Supplier: Can Duoc water supply plant.

2. 7 INFRASTRUCTURE

WASTEWATER TREATMENT

- Capacity: 3,000 m³/day and night;
- Discharge standards: column B, QCVN40:2011/BTNMT;
- Handling standards: Column A;
- Underground pipeline connected at the factory fence.



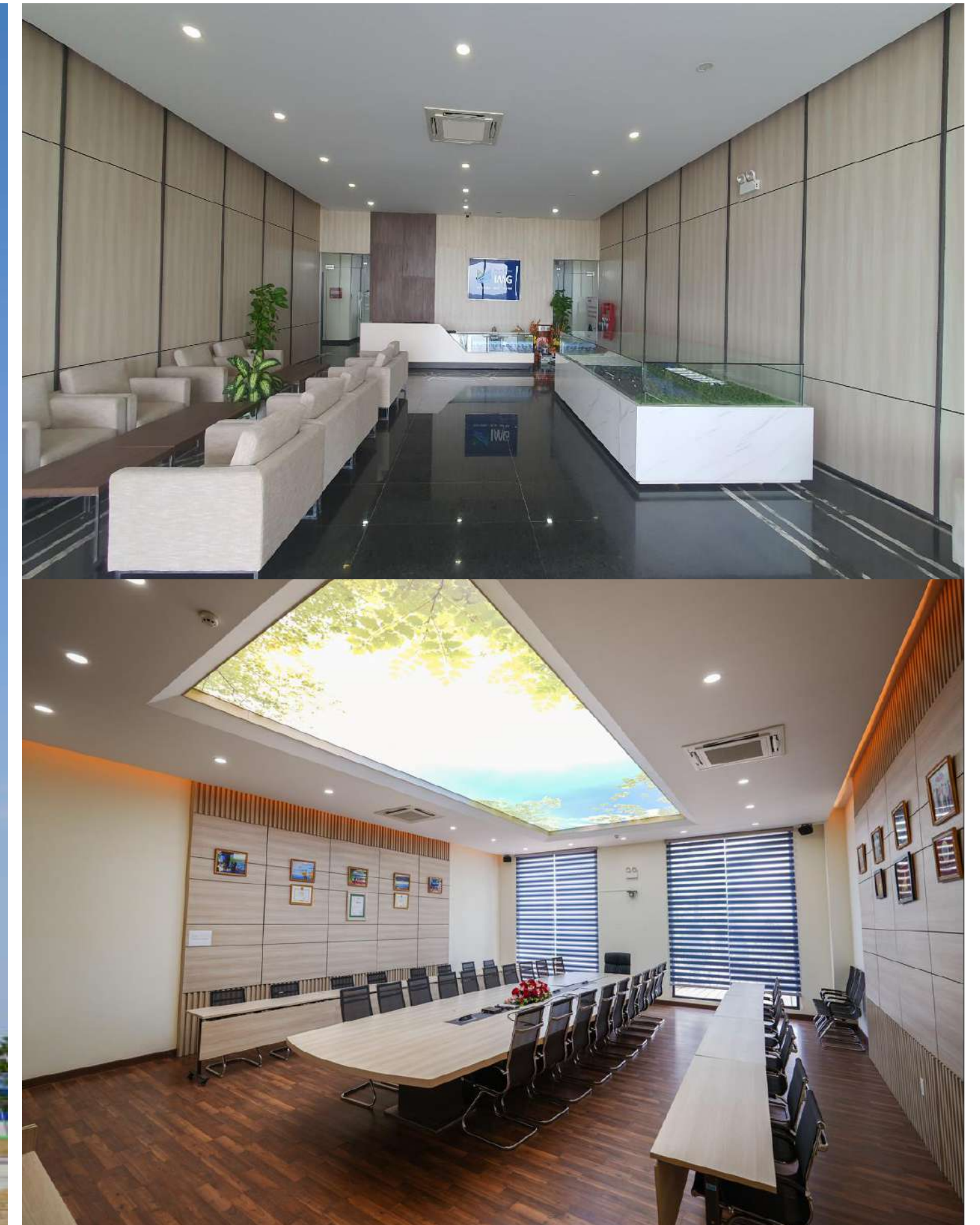
POWER SUPPLY

- Capacity: 30 MW;
- Voltage: 22 KV connected at the factory fence.

2.8 INFRASTRUCTURE AT IMG PHUOC DONG

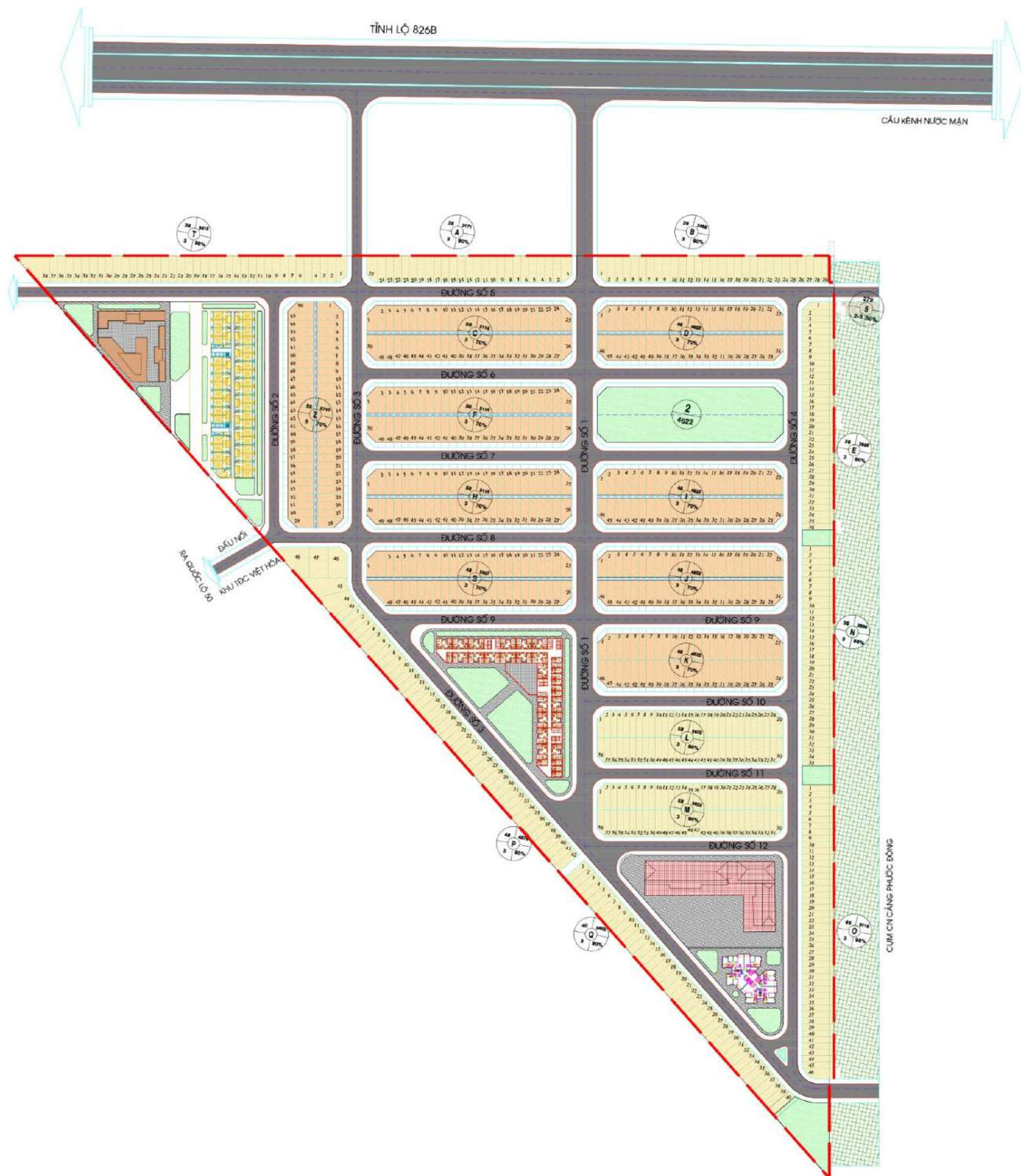


2.9 UTILITIES AT IMG PHUOC DONG - OFFICE



ADMIN BUILDING & OFFICE FOR LEASE 2.830 M2

2. 9 UTILITIE AT IMG PHUOC DONG – CONDO FOR EXPERTS & WORKERS

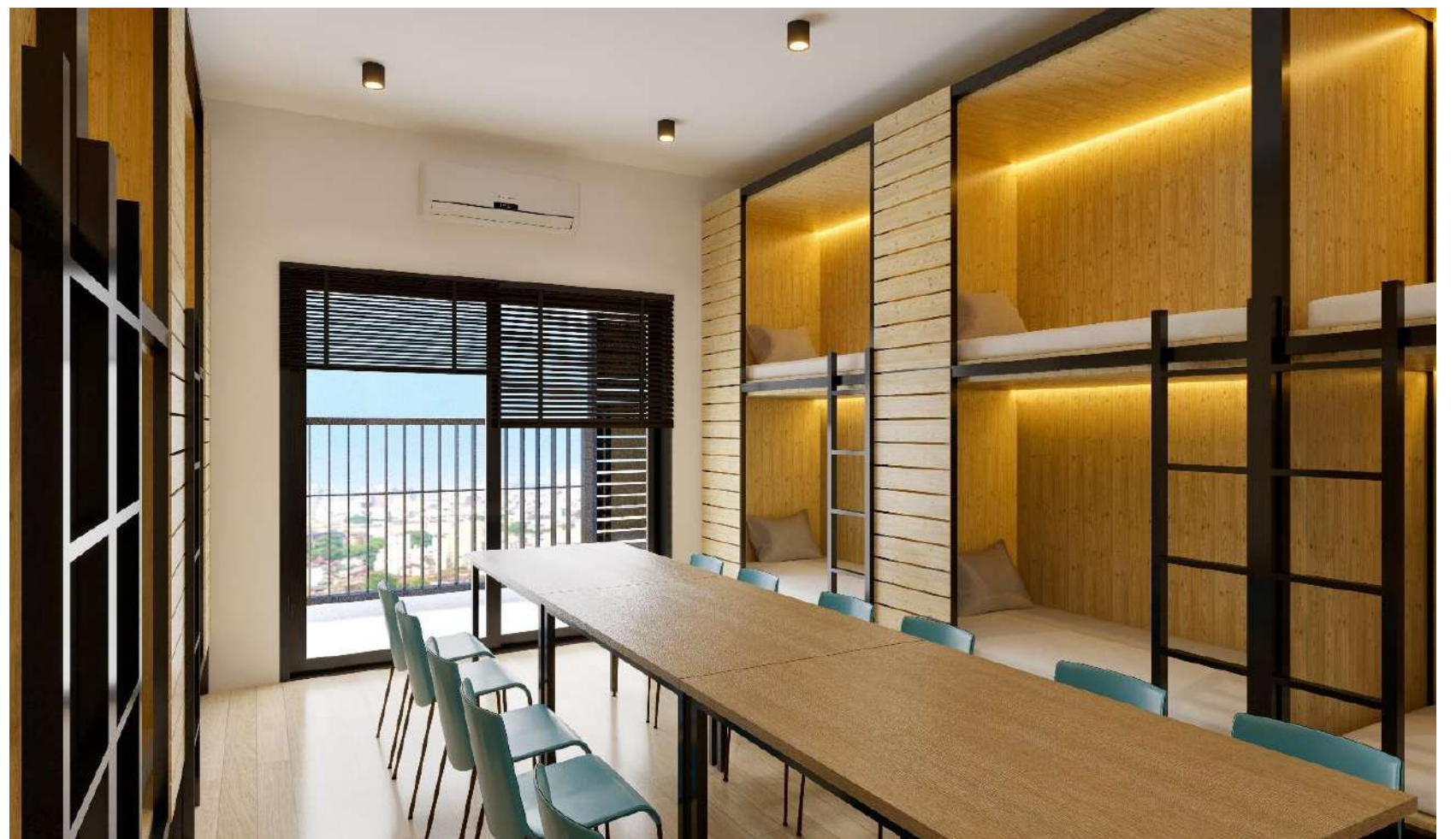
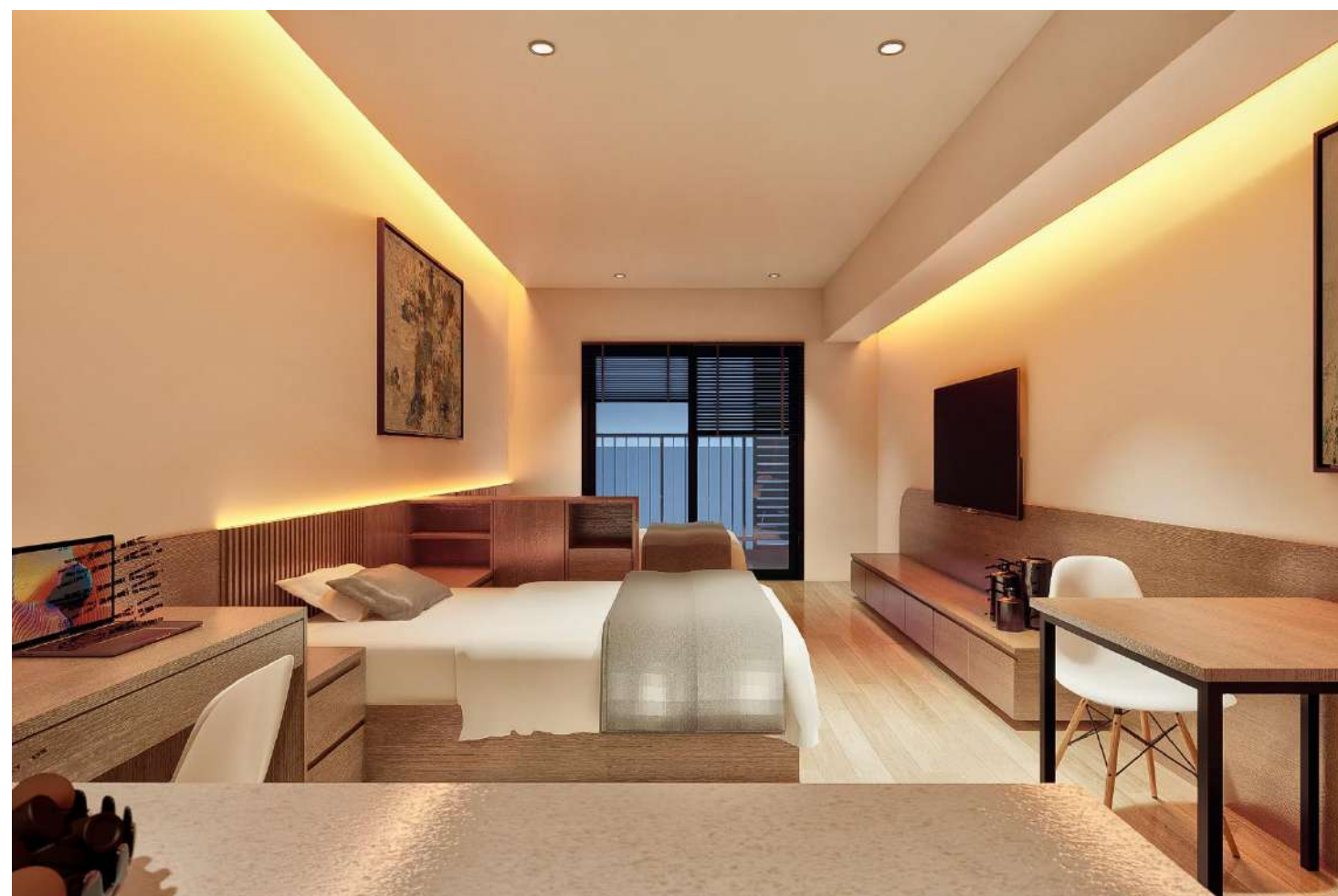
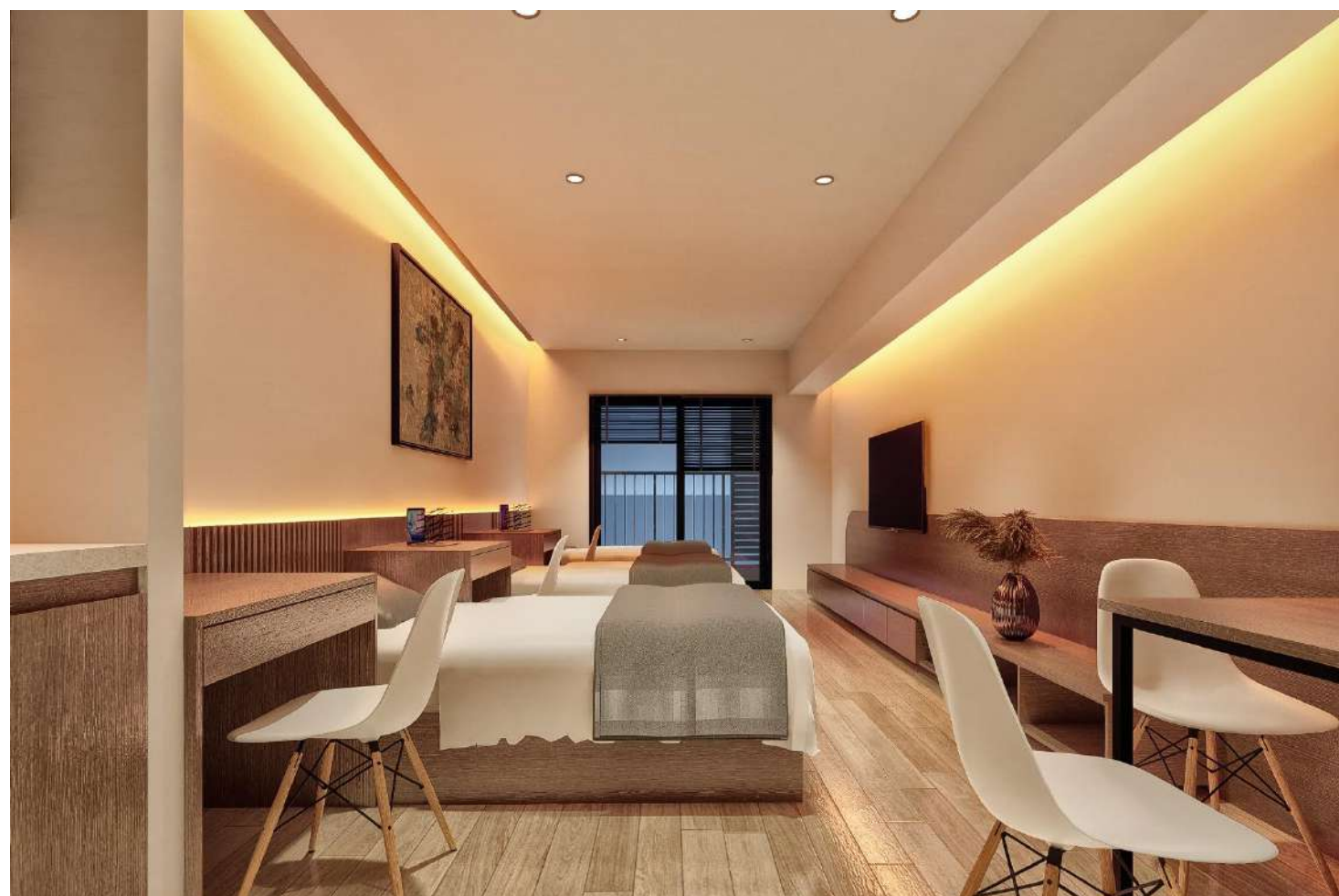


**HIGH RISE CONDO FOR
EXPERTS & WORKERS – 14
FLOORS**

Each floor area 2.913m²
Total GFA: 40.782m²

Worker condo: 5.616 workers
Experts condo: 130 aexperts

2. 9 UTILITIES AT IMG PHUOC DONG – CONDO 3D VIEW



Interior
Expert room (3 beds)

Interior
Expert room(2 beds)

Interior
Worker room

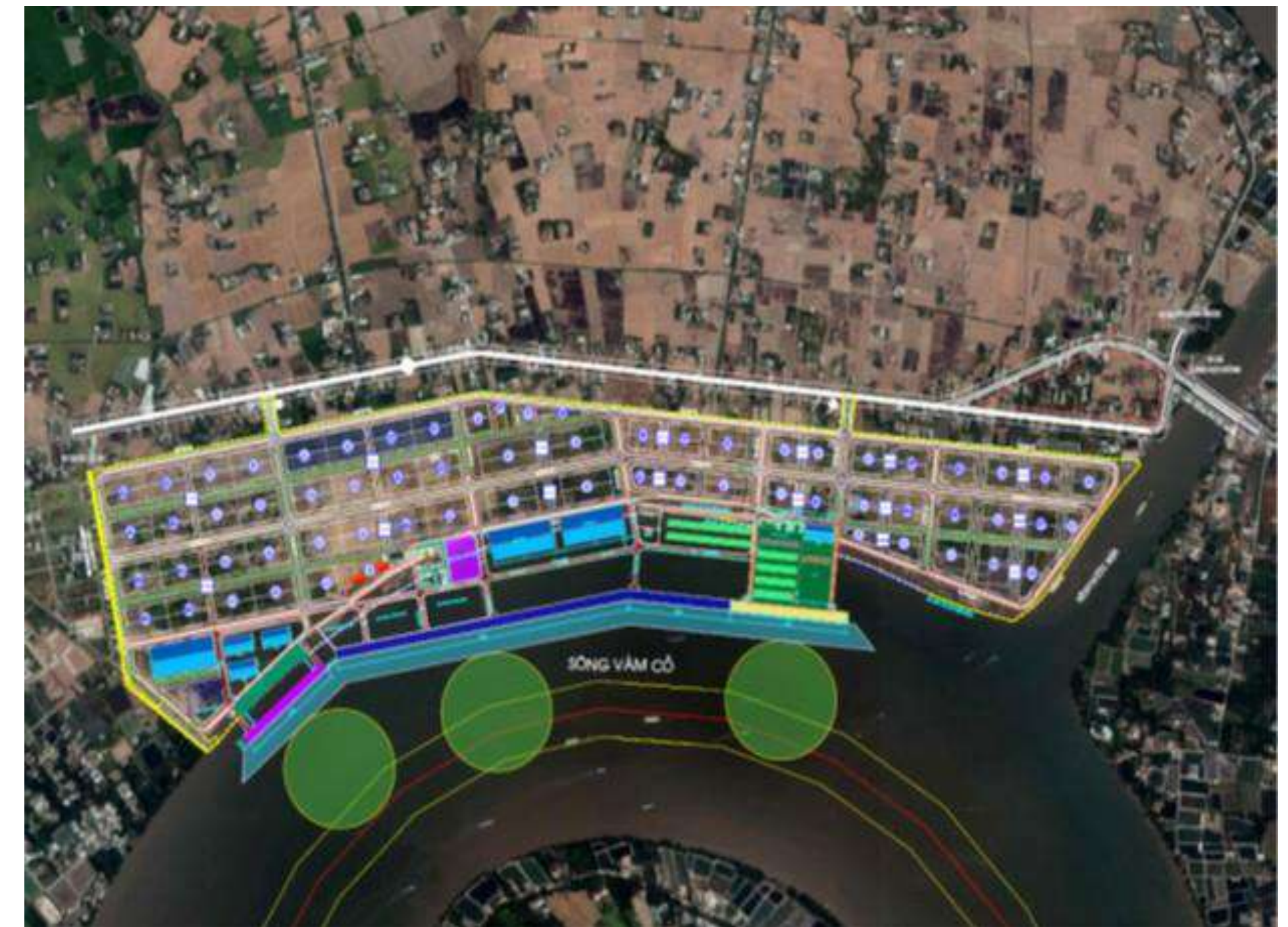
2.10 TYPICAL INVESTORS



3. PHUOC DONG INTERNATIONAL PORT

Phuoc Dong International Port has been approved by the competent authority, including **02 wharfs with a capacity of 20,000 DWT.**

Seaport logistics warehouse	2,43 ha (expected to expand to 16,5 ha)
Length along Vam Co river	2,6 km
Length adjacent to Nuoc Man canal	0,6 km
Port width	30m x 350m (Phase 1)
Elevation of bottom of the wharf	Ship mooring area -10,9m Water area - 8,6m
Water level	+1,3m/ -2,04m (Hon Dau elevation system)



4. ATTRACTIVE INDUSTRIES TO INDUSTRIAL PARK



Fertilizer production and mixing



Mechanics, machinery manufacturing



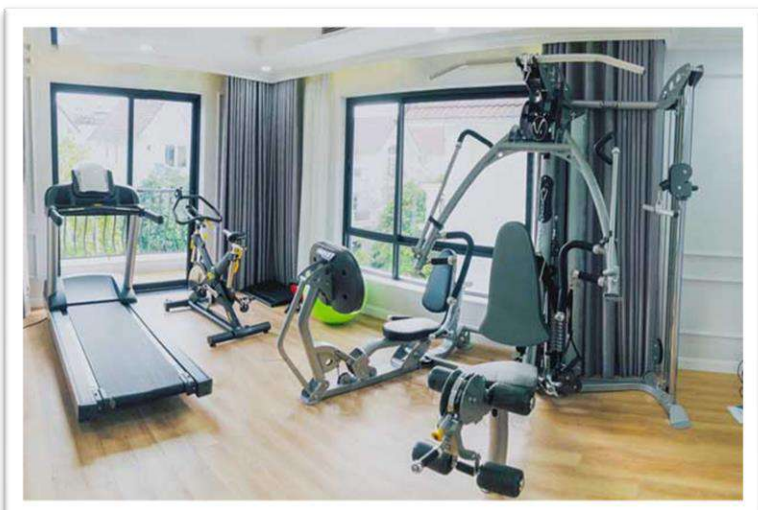
Building materials



River port, seaport



Oil and Gas



Manufacture of sports equipment



Wood processing, glass and ceramic production



Production and processing food



Agricultural products processing



Production and processing animal food



Medical equipment



Fertilizers, pesticides



Chemicals, pharmaceuticals, cosmetics, plastics



Textiles, shoes



Energy, electricity, electronics

5. LEGALS

Document No	From Department	Recipient	Contents overview
2498/QĐ-UBND	Long An People's Committee	IMG PĐ	Establishment of IMG PhuocDong Industrial Park & Port
8237027531	Ban QLKKTAEZA	IMG PĐ	Investment certificate
CĐ 447918	Department of Natural Resources & Environment	IMG PĐ	Giấy chứng nhận quyền sử dụng đất: Quyền sở hữu nhà ở và tài sản khác, gắn liền với đất land use right
169/TĐ-PCCC	Fire Police	IMG PĐ	Certificate for design and fire prevention. Outside fire prevention system

6. PRICE, SALE POLICY & INCENTIVES

6. 1 SALE POLICY

		STT	Content	Value/progress
Industrial Land	1	Land price	169.67 -:- 186.64 (Usd/m ² /term)	
	2	Infrastructure maintenance fee	0,05 (Usd/m ² /month)	
	3	Payment scheme		
	-	Deposit	1 billion VND	Within 10 days from the Agreement
	-	Payment 1	5% contract value	Land lease contract within 15 days include deposit
	-	Payment 2	45% contract value	30 days from Land lease contract
	-	Payment 3	45% contract value	90 days from Land lease contract
	-	Payment 4	5% contract value	Receive Land Use Right, est 6-12 months from Land lease contract
	4	Interest support	Developer support loan interest of 70% of contract value include VAT	
	-	With bank loan	- Developer deduct from each payment period	
-	Without bank loan	- - Deduct in Payment 3 with 100% support value		
5	Ưu đãi khác:	<ul style="list-style-type: none"> - Free to set up a business, apply for an investment certificate... - Consulting DTM procedures, applying for construction permits, approving fire prevention and fighting... - Support in recruiting workers and experts. - Deals in leasing transaction offices, shared offices 		

PAYMENT SCHEME

Deposit	1 Billion vnd	Payment Percentage	Bank Loan	Cash Payment
Payment 1	15 days	5%		5%
Payment 2	30 days	45%	35%	10%
Payment 3	90 days	45%	30%	15%
Payment 4	6 – 12 months	5%	5%	
TOTAL		100%	70%	30%



SPECIAL INCENTIVES FOR INDUSTRIAL LAND INVESTORS

SUPPORT LOAN INTEREST FOR 12 MONTHS

OF

70% OF CONTRACT VALUE



6.2 LEASE POLICY 2024

**READY
BUILT
WAREHOUSE
/FACTORY**

No	Contents	Value/Progress	
1	Rental rate	3.3 – 4.5 (usd/m ² /month)	
2	Factory maintenance fee	0.3 (usd/m ² /month)	
	Infrastructure maintenance & public utilities fee	0.05 (usd/m ² /month)	
3	Payment scheme:		
	- Deposit	3 months	Within 3 days from signing agreement
	- Payment	3 months rental	Within 05 days from the beginning of the quarter in advance
4	Incentives		
	- Free fit out	01 month rental	
5	Other incentives:	<ul style="list-style-type: none"> - Free to set up a business, apply for an investment certificate... - Consulting DTM procedures, applying for construction permits, approving fire prevention and fighting... - Support in recruiting workers and experts. - Deals in leasing transaction offices, shared offices 	

6. 3 TAX INCENTIVES

6. 3. 1. Corporate Income Tax Incentives

Enterprises

CIT: 20%

Tax exempt **0** % First 02 years

Reduction **50** % Next 04 years

High tech enterprises

CIT : 10% in 15 years.

Tax exempt **0** % First 04 years

Reduction **50** % Next 09 years

6.3.2. Import/Export Tax incentives

*Enterprises are exempted from import tax for imported goods according to the provisions of Article 16 of **the Law on Import Tax and Export Tax No. 107/2016/QH13** dated April 6, 2016.*

THANK YOU!