

IMG PHUOC DONG INDUSTRIAL PARK AND PORT

| A NEW INVESTMENT OPPORTUNITY IN LONG AN



JOURNEY TOWARD THE FUTURE

IMG Investment JSC, established in 2007, specializes in the fields of investment, development, and management of real estate projects in Vietnam and abroad: An Cuu City – Hue; Artemis I – Ha Noi; Artemis II – Ho Chi Minh; Athena Office Building – Ho Chi Minh; Pullman Hotel – Melbourne (Australia);

IMG Phuoc Dong (IPD) Industrial Park and Port is our most recent project under operation in the Fourth Quarter of 2020.

IMG - COMPANY MILESTONES

1993

Founded Miland
(Predecessor
Company of IMG
JSC)

2007

Established IMG
JSC.

Established IMG
Phuoc Dong
(IPD)

2008

Established IMG Hue
JSC.

Established ACC Thang
Long Implemented
Artemis I (Ha Noi)

2011

Completed Office
Building ATHENA
(HCMC)

2012

Commenced
Luxury Apartment
Complex ARTEMIS
II (Ho Chi Minh
City)

2017

Inauguration of
Luxury Apartment
Complex ARTEMIS I
(Ha Noi)

2018

Established IMG
Australia
Investment Pty.
Ltd. (Australia)

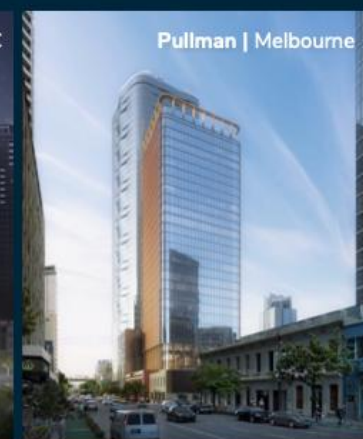
Implemented
5-star hotel
Pullman in
Melbourne

2020

Begin operation
of IMD Phuoc
Dong Industrial
Park and Port

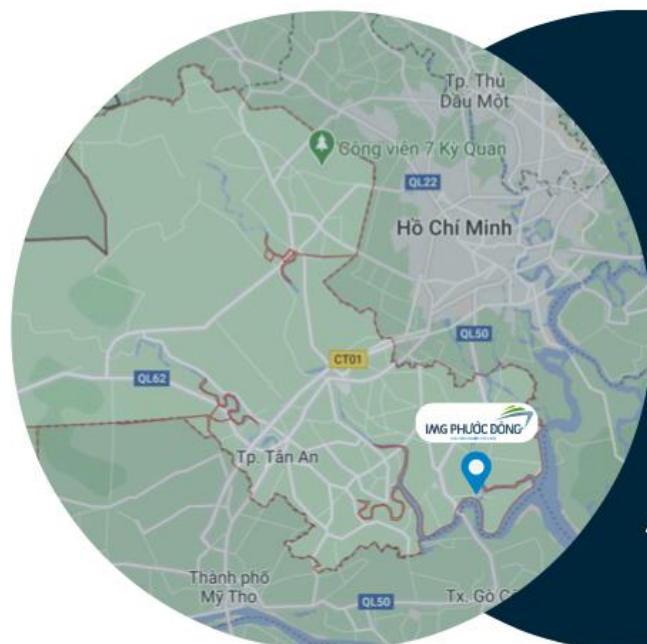


STRUCTURE OF SUBSIDIARY COMPANIES



OVERVIEW

LONG AN & IMG PHUOC DONG



LONG AN

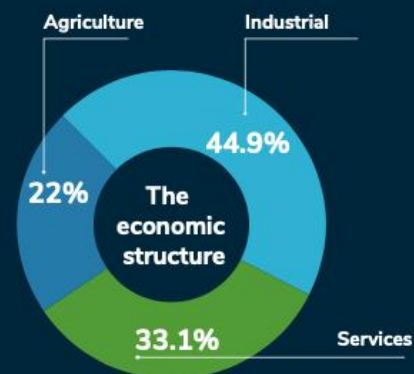
“ A key Southern economic zone province

Total Area **4,495 km²**

Population **2 million people**

Work-force **800 million people**

FDI Attraction **1.080 projects**
6,6 bil USD



Top 5 FDI Countries in Long An



Long An province has a strategic location for roads and waterway transportation systems within the Southern Key Economic Zone (SKEZ), being in proximity to Mekong Delta provinces, Ho Chi Minh city, and Cambodian border. Notable roads and waterways include: Trung Luong highway, 1A National road, Vam Co river, and Soai Rap river.

Long An achieved an economic growth rate of 14% in 2019 with GDP per capita reaching 85 million VND/year

The variety of potentials from Long An's economy relies on its development of agriculture, services and industrial sectors. Specifically, the industrial sector has experienced one of the highest growths within the past decade, signifying the boom of industrialization in the Southern Economic Region. Key manufacturing industries in Long An include footwear, textile & garment, mechanical engineering, and agricultural products



LOCATION

Strategic location for land and waterway transportations

INLAND PORT

02 berths with receiving capacity up to 20.000 DWT

INFRASTRUCTURE

Completed 100%, qualified to attract investment

LEGALS

Completed and transparent legislation

ONE-STOP SERVICE

Quick procedure, dedicated supports

IMG PHUOC DONG INDUSTRIAL PARK AND PORT

Project Development Map 1:2000



PROJECT SCALE

128,8 Ha



Industrial Land
920.000 m²

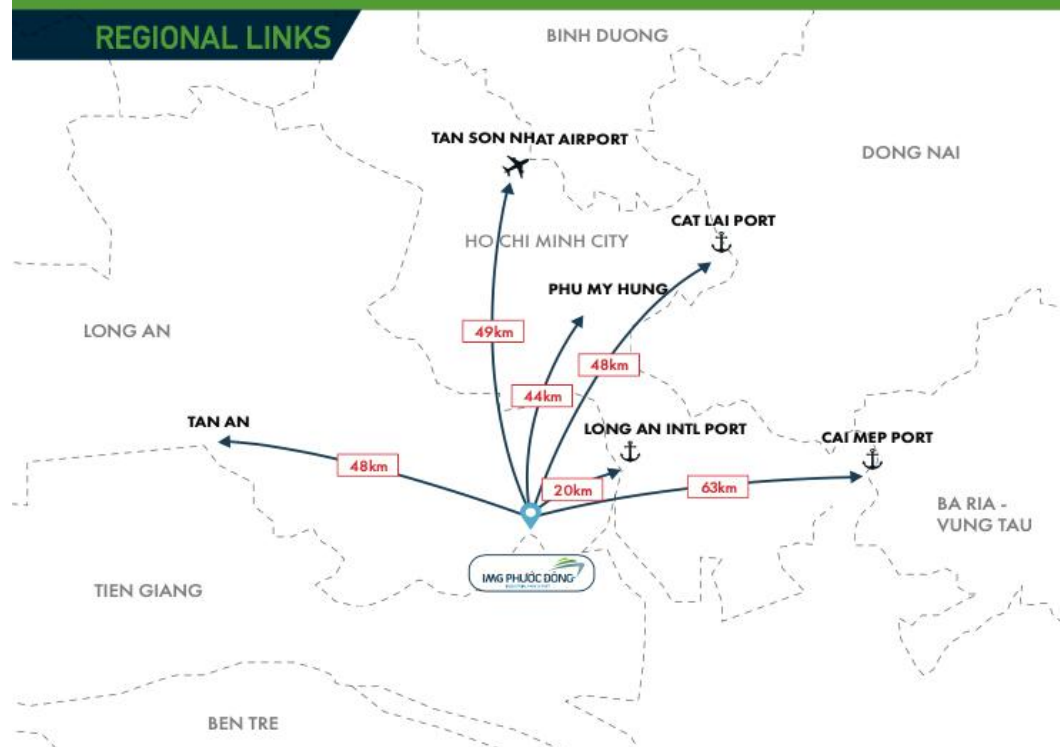


Ready Built Factory
280.000 m²



Port Area, Warehouses,
Logistics
≥24.000 m²

REGIONAL LINKS



ROADWAY - WATERWAY MAP



READY BUILT FACTORY & BUILT TO SUIT

SPECIFICATIONS

Flexible areas	1.600 m ² x 12 = 19.200 m ²
Top height	13.1 m
Side height	8.3 m
Column to column spacing	10 m
Ventilation	Roof, wall

INTERNAL

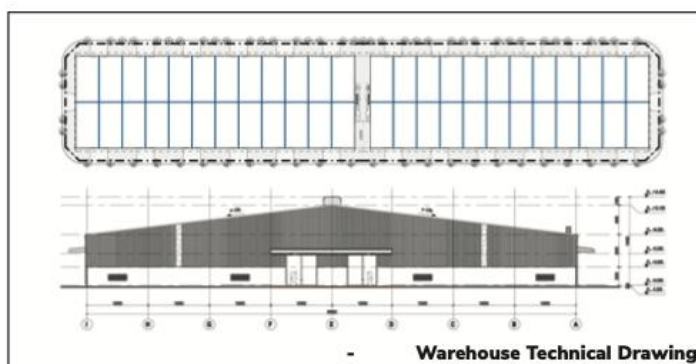
Entrance driveway	Reinforced concrete for driveway
Gate	Roller shutter gate
Facade	Ventilated louver doors with light poles tole

FLOOR LOADING

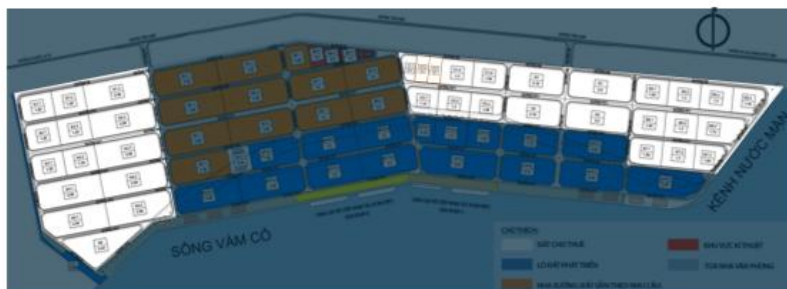
Floor load capacity	20 KN/ m ² (2 tones/ m ²)
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PV PANELS ROOFING

Total roof area	282.800 m ²
Capacity	31.35 MW
Expected opening	2021



LAND FOR LEASE



INFRASTRUCTURE



TRANSPORTATION SYSTEM

Main roads: 4 lanes, 16 m wide
Internal roads: 2 lanes, 8 m wide
(Sidewalks and trees in internal areas)



WASTE WATER TREATMENT

Capacity 3.000 m³/ day
(Qualified before being discharged)
Waste water treatment fee/ m³
(Calculated by 80% of clean water
used in the month or based on waste
water treatment meter)



WATER SUPPLY

Capacity 5.000 m³
(Can Duoc Water Supply)
Water prices/ m³ (According to
listed price)



ELECTRIC POWER SUPPLY

Sewerage 30 MW
(Power station)
Electricity grid 22 KV
Electricity price (According to
the regulations of Long An Power
Corporation)



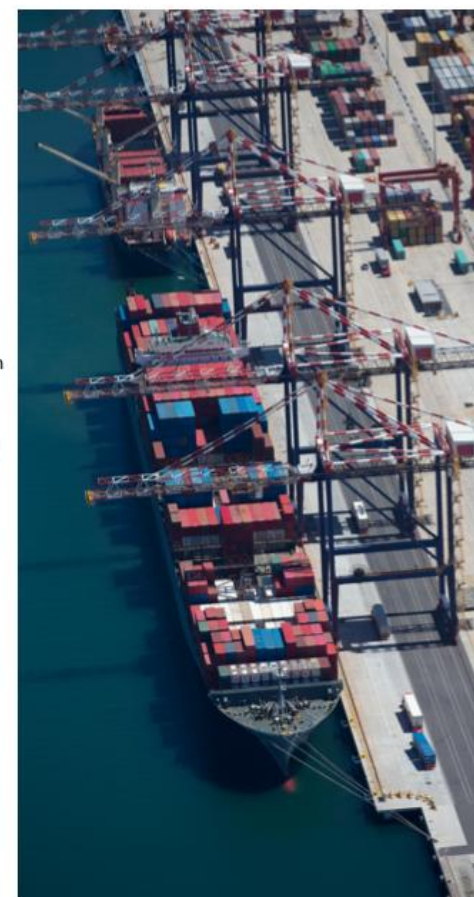
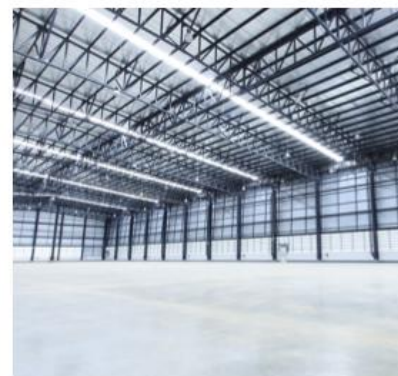
PORT AREA, WAREHOUSES, LOGISTICS



WAREHOUSE AREA

2.43 Ha

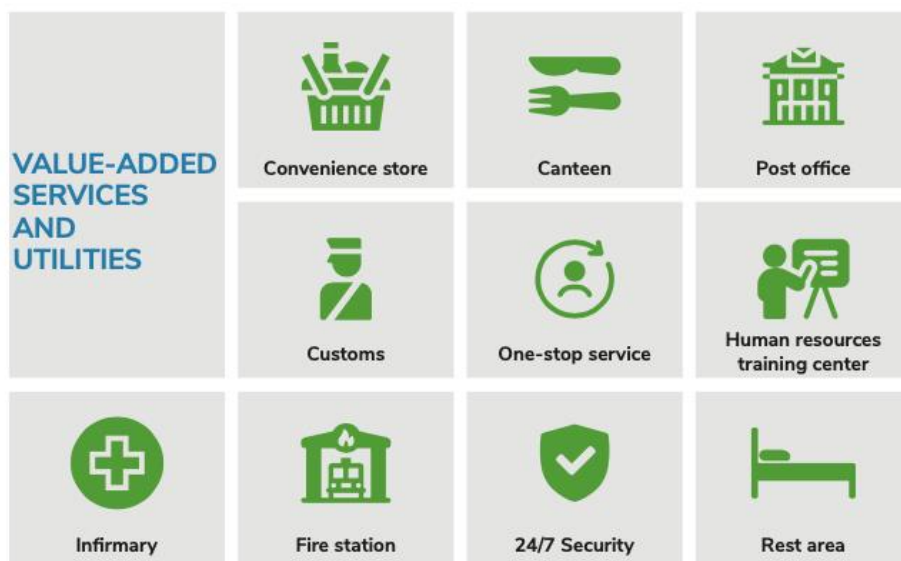
Length adjacent to Vam Co River	2.6 km
Length adjacent to Nuoc Man Canal	0.6 km
Main berth	30 m x 350 m (Stage 1)
Berth elevation	Water for: Ship anchoring -10.9 m Outflow zone -8.6 m
Water level (up/down)	+1.3 m / -2.04 m (Hon Dau elevation system)
Capacity of vessel receiving	<20.000 DWT



INTERNAL UTILITIES



Office building	3 floors
Gross floor area (GFA)	2.830 m ²
GPA/floor	970 m ²
First floor	970 m ² – Administration Office
Second & third floor	1.800 m ² – Office for Lease



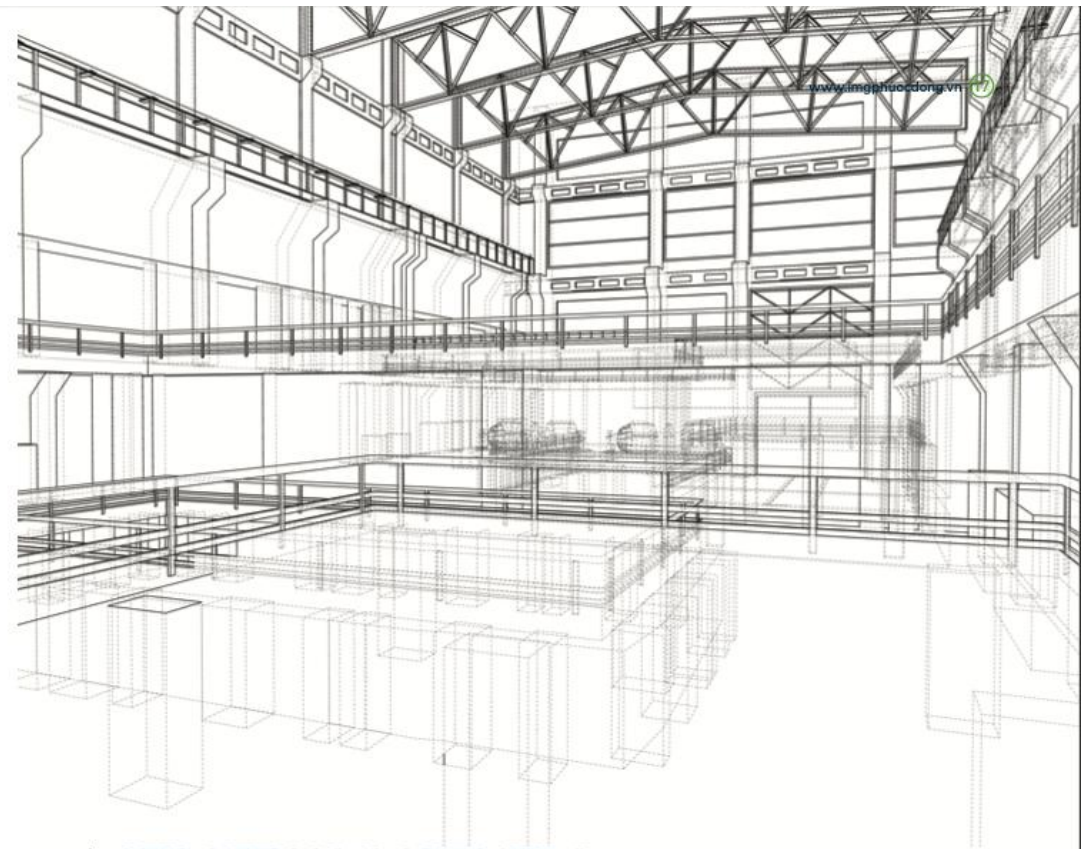
EXTERNAL UTILITIES



LEGALS



*Land use rights will be provided upon request



STRATEGIC PARTNERS



COMPETITIVE ADVANTAGES FOR INVESTORS



STRATEGIC LOCATION

Located in key economic region

Convenient transportation (road and waterways)



ABUNDANT HUMAN RESOURCES

Abundant labor (high skilled and trained workforced from Ho Chi Minh City and neighboring provinces)

Combine and cooperate with agencies to train and develop human resources



ONE - STOP SERVICE

Initial corporate supporting services free of charge (legal, recruiting...)

Advisory services free of charge
Environmental services (charged)

Financials and Visas services (charged)



TRADE CONVENIENCE

Connected with ecosystems of industrial zones, contractors, customers, industrial zones in Long An, HCMC and Western regions



LEGAL TRANSPARENCY

Project has been granted a land lease certificate to subleasing investors, for easy cooperation and loan from banks



TAX INCENTIVES

[Corporate Income Tax (CIT)]
Exemption for the first 2 years | Discount 50% for the next 04 years

[Import tax exemption]
Preferential import of raw materials | Investors' preferences according to Decree 67

7-STEP INVESTMENT PROCESS





Industrial park address in Long An Province

Hamlet 5, Provincial road 826B, Can Duoc District
Long An Province, Vietnam

Head office

MasterBuilding, 41-43 Tran Cao Van Street, Ward 6,
District 3, HCMC, Vietnam

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