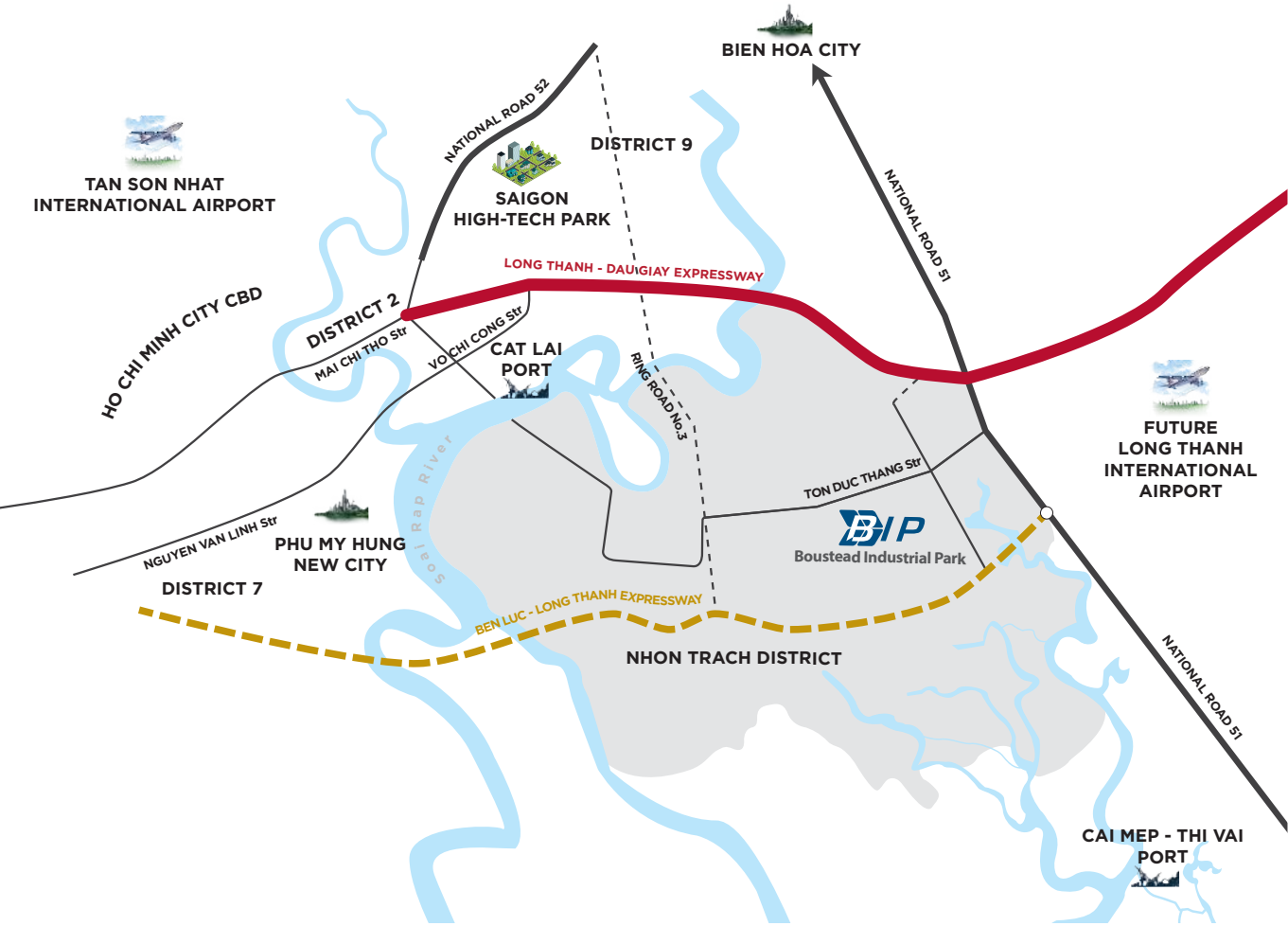




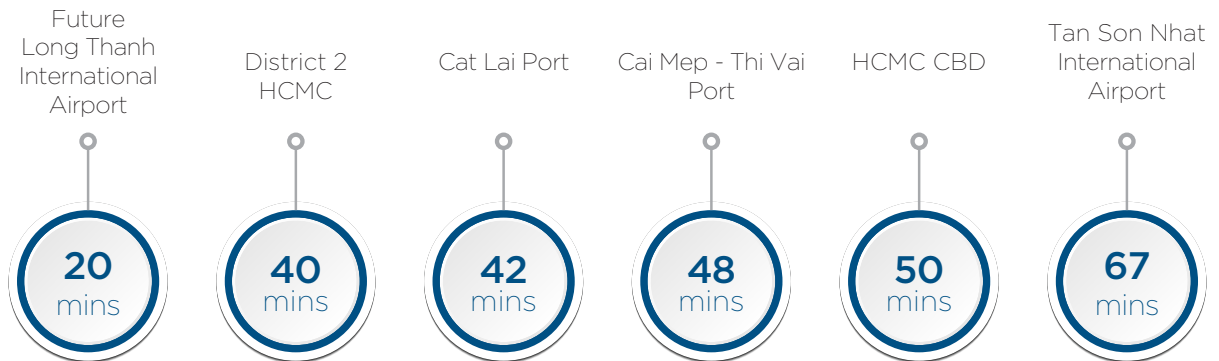
# BOUSTEAD INDUSTRIAL PARK

Developed by Boustead Projects

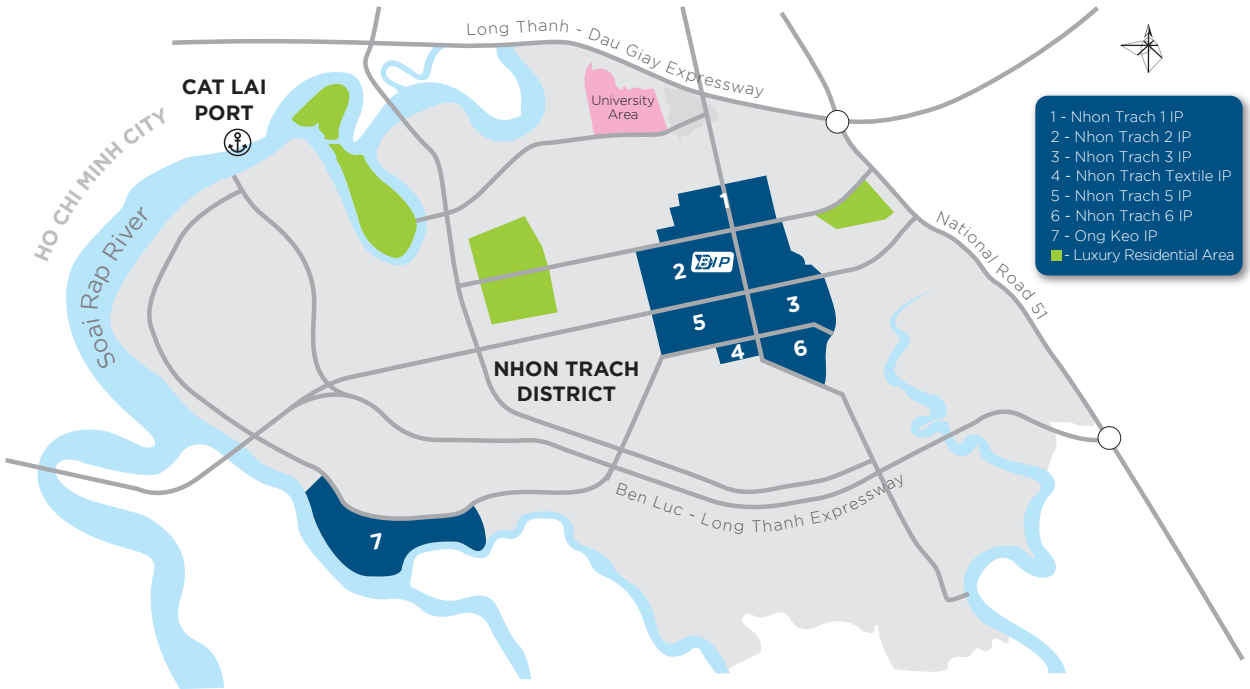
# LOCATION



## DRIVING TIME FROM BIP

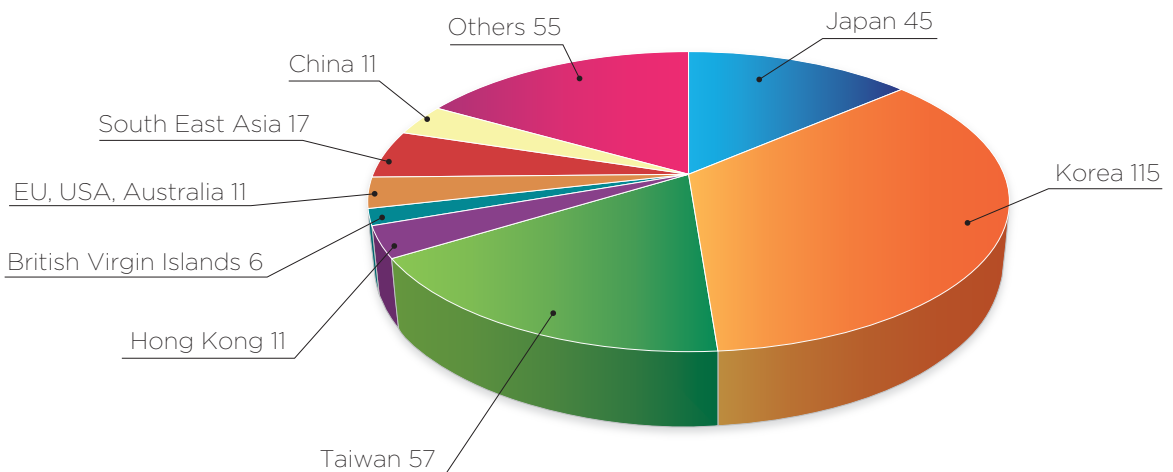


# ABOUT NHON TRACH DISTRICT



- » Total industrial land size: **over 3,300ha**
- » Total industrial park in operation over 10 years: **7**
- » Total population of Nhon Trach and nearby area: **2.1 million**
- » Total foreign direct investment capital: **over USD 7.9 billion (2018)**

Total foreign direct investment projects: **328 projects (2018)**



# MASTER PLAN

Build-to-suit Factory area 12.69ha



Ready Built Factory area 6ha

|   |   |   |
|---|---|---|
| <p><b>TOTAL LAND SIZE AREA</b></p> <p>18.96ha, of which 6ha is a Ready Built Factory area while 12.69ha is a Build-to-suit Factory area</p>               | <p><b>SOIL CONDITION</b></p> <p>20 ton/m<sup>2</sup></p>  | <p><b>AVERAGE ALTITUDE</b></p> <p>29m</p>   |
| <p><b>TELECOMMUNICATION</b></p> <p>Phone and internet ports are available</p>   | <p><b>COMPOUND DESIGN WITH 3 LAYERS OF SECURITY FOR READY BUILT FACTORY AREA</b></p> <p>Boundaries along site area, 24/7 guard house at all entrances/exits and CCTV installed along site boundaries and internal roads</p> | <p><b>POWER SUPPLY</b></p> <p>22kV from National Grid</p>                           |
| <p><b>WATER SUPPLY</b></p> <p>Allocated capacity of 6,700m<sup>3</sup>/day from Nhon Trach Water Factory (total capacity of 100,000m<sup>3</sup>/day)</p> | <p><b>WASTE WATER TREATMENT</b></p> <p>Capacity of 4,000m<sup>3</sup>/day with the first phase of 2,000m<sup>3</sup>/day currently in operation</p>   | <p><b>GAS</b></p> <p>Available natural gas pipe in Nhon Trach 2 Industrial Park</p> |



# FACILITY within 10mins driving

Hospital



Police station



Fire station



Customs office



Post office



Waste water treatment plant



Water supply factory



# READY BUILT FACTORY



Compound design, 1 entrance, 1 exit with 24/7 manned security and CCTV



Column free - Clear height: 7m - Floor loading: 3 ton/m<sup>2</sup>



Free parking area with canopy in front of each factory

## FACTORY INFORMATION

|                         |  |                   |                     |                     |
|-------------------------|--|-------------------|---------------------|---------------------|
| <b>Unit Size</b>        | 500m <sup>2</sup>  | 550m <sup>2</sup> | 701.5m <sup>2</sup> | 1,150m <sup>2</sup> |
| <b>Dimension</b>        | 20m x 25m  | 22m x 25m         | 23m x 30.5m         | 23m x 50m           |
| <b>Power Provisions</b> | 200A   | 200A              | 300A                | 450A                |
| <b>Plumbing</b>         | Cold water supply is provided  |                   |                     |                     |
| <b>Sanitary</b>         | Separate male and female toilets   |                   |                     |                     |
| <b>Fire Protection</b>  | Beam-typed smoke detector and indoor hose reels.<br>Stand-by branch-off for installation of sprinklers by tenants. |                   |                     |                     |

# INVESTMENT PROCEDURE

for Ready Built Factory

- 
- STEP 01** Searching
  - STEP 02** Reservation Agreement
  - STEP 03** Business Registration
  - STEP 04** Contract Signing
  - STEP 05** Handover, Operation

# BUILD-TO-SUIT FACTORY

- Minimum 3,000m<sup>2</sup> of land plot for a stand-alone factory.
- Boustead Projects provides a One-stop design and construction solution which fully complies with the client's specific requirements.

## ADVANTAGES OF BUILD-TO-SUIT FACTORY

| Scope of work                      | Build-to-suit Factory  | Self-invest                                     |
|------------------------------------|--|---|
| Land fund from 3,000m <sup>2</sup> | Available  | Difficult & Time consuming                      |
| Initial investment capital         | Flexible payment term  | 1 time payment                                  |
| Preparation work                   | Promptly   | Time consuming                                  |
| Authority procedure                | Experienced  | Inexperienced                                   |
| Optimal Design                     | Experienced  | Inexperienced                                   |
| Construction supervision           | Professional Quality Control System                                | Self-supervise or engage external consultant    |
| Maintenance                        | Infrastructure maintenance by BIP                                  | Self-maintenance                                |
| Service                            | One-stop service with wide range of professional service providers | Find and work with each single service provider |

## PROJECT SHOWCASE



**GSK (UK)**  
GFA: 14,338m<sup>2</sup>



**JABIL (USA)**  
GFA: 20,020m<sup>2</sup>



**MTU (GERMANY)**  
GFA: 24,800m<sup>2</sup>



**PANALPINA (SWITZERLAND)**  
GFA: 11,320m<sup>2</sup>



**CONTINENTAL (GERMANY)**  
GFA: 27,338m<sup>2</sup>



**HANKYU HANSHIN EXPRESS (JAPAN)**  
GFA: 12,019m<sup>2</sup>



**ENERGYALLOYS (USA)**  
GFA: 10,527m<sup>2</sup>



**SAFRAN (FRANCE)**  
GFA: 3,567m<sup>2</sup>



**BOMBARDIER (CANADA)**  
GFA: 6,290m<sup>2</sup>



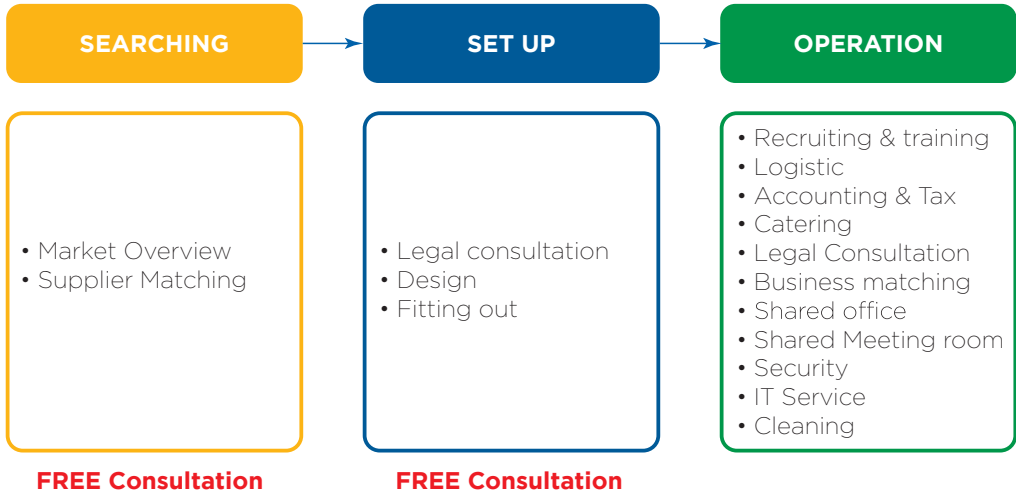
# INVESTMENT PROCEDURE

for Build-to-suit Factory



# SERVICE

BIP provides a one-stop service to assist and support clients from their initial business set-up to the actual operation of their business in the shortest time possible.



# TAX INCENTIVE

## CORPORATE INCOME TAX (CIT) - Standard

| Year | 1  | 2 | 3   | 4 | 5 | 6 | 7   | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | onward |
|------|----|---|-----|---|---|---|-----|---|---|----|----|----|----|----|----|--------|
| Rate | 0% |   | 10% |   |   |   | 20% |   |   |    |    |    |    |    |    |        |

## CORPORATE INCOME TAX (CIT) - Hi-tech & Supporting industries

| Year | 1  | 2 | 3 | 4 | 5  | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13  | 14  | 15 | onward |
|------|----|---|---|---|----|---|---|---|---|----|----|----|-----|-----|----|--------|
| Rate | 0% |   |   |   | 5% |   |   |   |   |    |    |    | 10% | 20% |    |        |

## IMPORT TAX - For machineries & tools to create fixed assets

| Year | 1  | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | onward |
|------|----|---|---|---|---|---|---|---|---|----|----|----|----|----|----|--------|
| Rate | 0% |   |   |   |   |   |   |   |   |    |    |    |    |    |    |        |

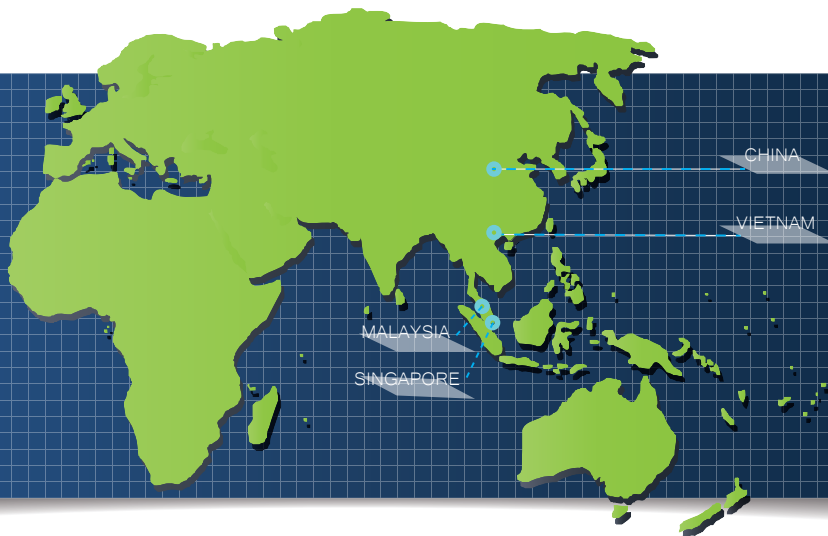
# DEVELOPER

## ***BOUSTEAD PROJECTS***

Established in 1996, Boustead Projects Limited is a leading industrial real estate solutions provider in Singapore with core engineering expertise in the design-and-build and development of industrial facilities for multinational corporations and local enterprises. Boustead Projects has constructed and developed more than 3,000,000 square metres of industrial real estate regionally in Singapore, China, Malaysia and Vietnam.

Boustead Projects is 53% - owned by Boustead Singapore Limited, a progressive global Infrastructure-related engineering services and geo-spatial technology group which is also listed on SGX Mainboard of Singapore.

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