

Multi-functional
SERVICE CENTRE



Health & Well-being
7,000 sqm RECREATION PARK

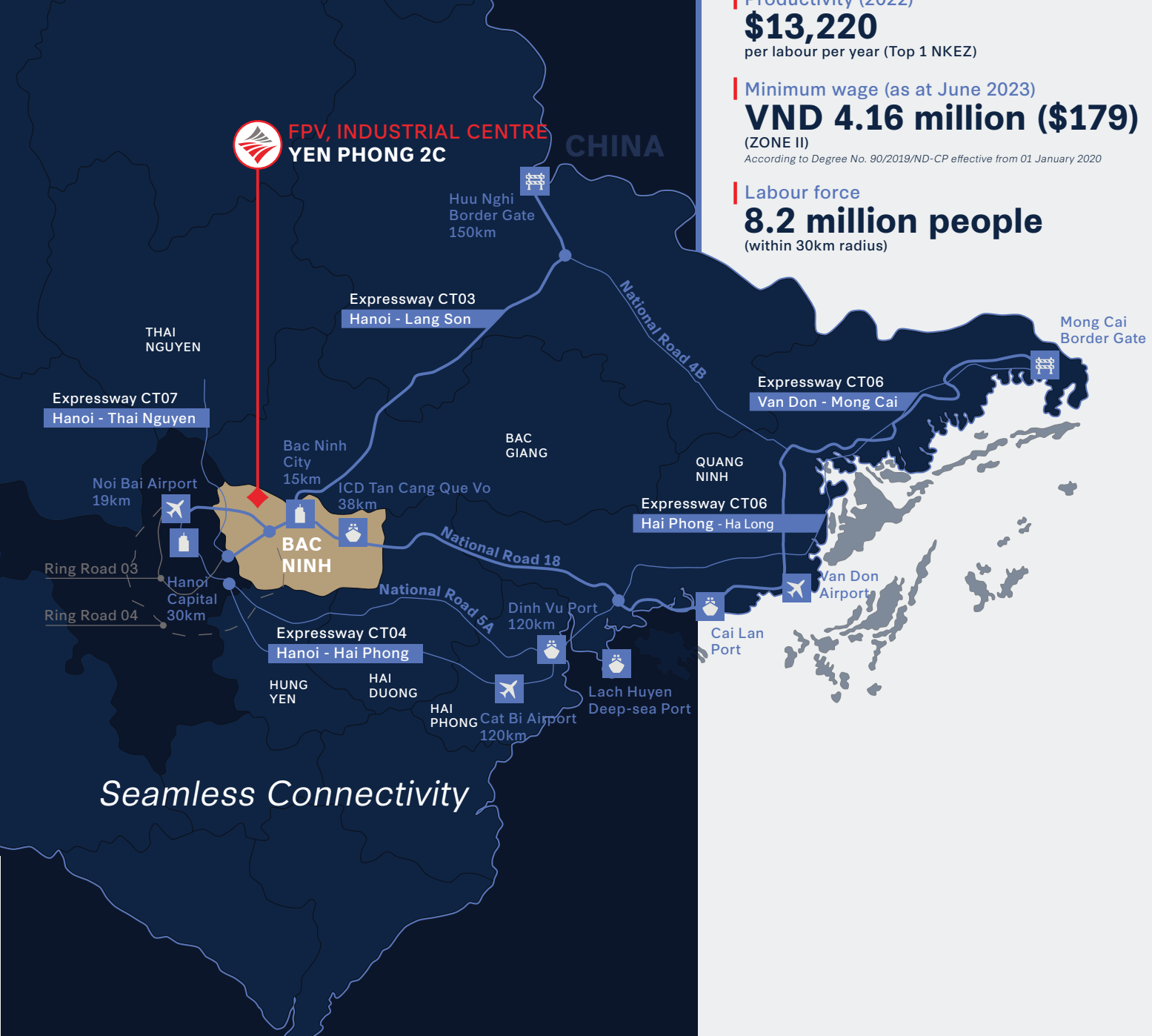


Exclusive services
VIBRANT COMMUNITY



- Support pre and post licensing
- Consult & introduce design & construction
- Provide estate & property management
- Recommend recruitment channels
- Recommend staff residences
- Opportunities to connect with comprehensive supply chain business in the industry
- Regular activities for tenants' engagement
- Managed by Frasers Property with extensive global experience and strong commitment to deliver top-quality experiences to customers

North Vietnam BAC NINH THE TOP FDI ATTRACTION



Seamless Connectivity

Total area
822.7 sqkm

Total population people (2022)
1.488 million

Universities, colleges
27

Vocational schools
42

Accumulated FDI value (2022)
\$23.2 billion

Total trade value (2022)
\$83 billion
(20% country GDP)

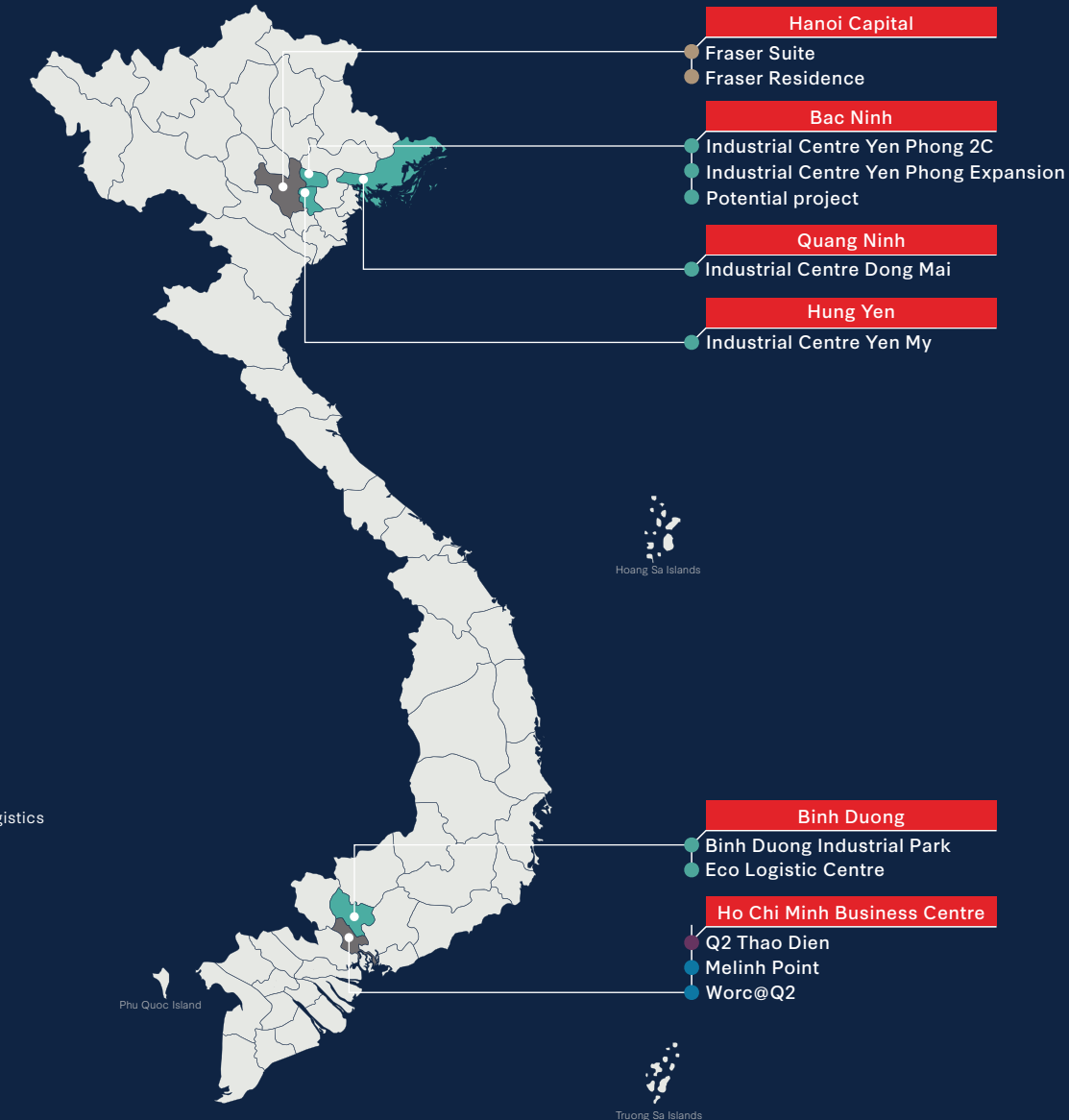
Productivity (2022)
\$13,220
per labour per year (Top 1 NKEZ)

Minimum wage (as at June 2023)
VND 4.16 million (\$179)
(ZONE II)
According to Decree No. 90/2019/ND-CP effective from 01 January 2020

Labour force
8.2 million people
(within 30km radius)

Frasers Property Vietnam

A leading real estate company with multi-asset classes



Our industrial portfolio spans across North and South.

07 I&L Developments
180ha Total Industrial Land Area
956,000sqm RBF/RBW/BTS with Green Certificate

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Industrial Centre Yen Phong 2C
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Industrial Centre Yen Phong 2C

Welcome to Frasers Property Vietnam, Industrial Centre Yen Phong 2C - a premium estate crafted meticulously to prioritise operational efficiency, sustainability and the health and well-being of our community.

Strategically located in Bac Ninh, a region well-known for being a top destination of global manufacturing, Industrial Centre Yen Phong 2C is designed to cater to the unique needs and demands of our customers with flexible solutions and exclusive services.



Collaboration between



Customer centric & operational EFFICIENCY SOLUTIONS

- 1 Ample parking space inside the property
- 2 Road system accommodate heavy-truck traffic and support turning radius
- 3 3-in-1 multi-functional industrial space to accommodate various industries need ie. showroom/office/ production assemblies, etc.
- 4 Wide column span support on increasing productivity in business operations
- 5 Extra-long canopy protect against sun and rain during loading/unloading activities
- 6 Office space with high ceiling and wide window to improve ventilation and maximum natural daylight
- 7 Doors at the side to facilitate goods circulations
- 8 Large loading bays with motorised roller shutter
- 9 Ramp access for Premium Ready-built factory

PREMIUM RBF 2,700 - 3,200 sqm | **RBF** 1,500 - 2,500 sqm | **HYBRID** 6,000 sqm | **BTS** Tailored space



Premium ready-built factory with 3-in-1 multi-functional industrial space to accommodate various business needs.



Ready-built factory offers unparalleled versatility for businesses of any scale with options that range from Detached, Semi-detached and Terrace.



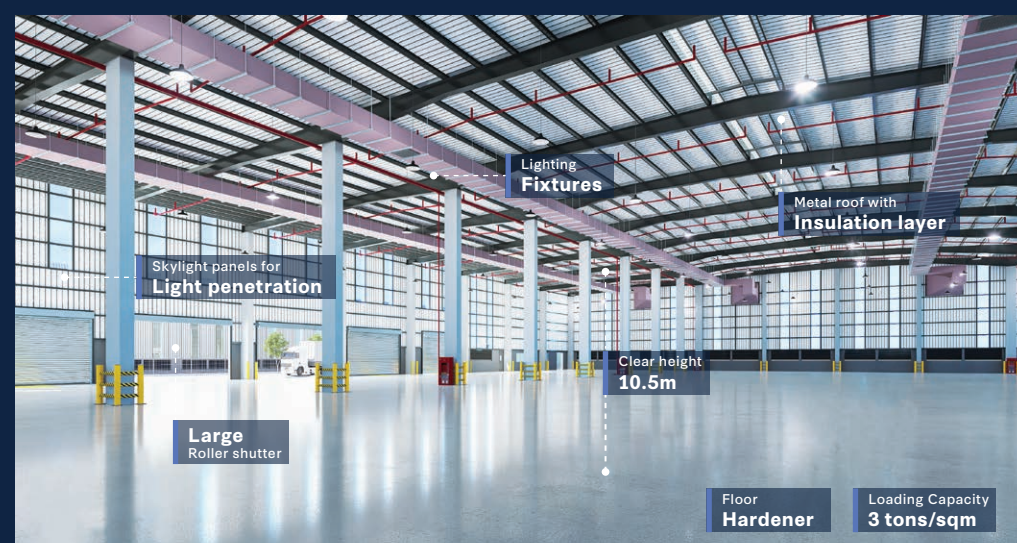
Ready-built hybrid with elevated industrial estate infrastructure brings fully operational processes.



Custom-made built-to-suit with in-house expertise to deliver bespoke solutions.



Ready-built Factory | Ground Floor



Ready-built Hybrid | Ground Floor



Office Area | Mezzanine

SPECIFICATIONS

INFRASTRUCTURE

UTILITIES

INVESTMENT SECTORS

PREFERENTIAL INVESTMENT

	Premium Factory	Ready-Built Factory	Ready-Built Hybrid
Total Leased Area	9,000 sqm	47,000 sqm	24,000 sqm
Availability	Q2/2024	Q2/2024	Q2/2024
Standard Size	2,700 - 3,200 sqm	1,500 - 2,500 sqm	6,000 sqm
Electric Capacity	560 kVA/unit	210 - 400 kVA/unit	178 kVA/unit
Clear Height	8 m	8 m	10.5 m
Platform Height	1.3 m	0.25 m	1.3 m
Canopy width	9 m	5 m	6 m
Loading Bay	Shutter door with ramp access and dock leveler	Shutter door	Shutter door with ramp access and dock leveler
Roof	Metal roof with insulation layer		
Floor Loading	3 tons/sqm		
Floor Finishes	Liquid hardener		
Natural Ventilation	Roof ventilator, wall louvers		
Office Area	Finished with false ceiling, floor, LED lighting		

Internal Road	12m, 3-lane road, 40ft truck load
Parking Lot	Car & bike parking available
Fire Protection System	Fully complies with local regulations and engineering standards
Telecommunication/Internet	Modern communication system with international standard
CCTV	In common area, 24/7 monitoring
Security	Security patrol

	Period	(VND/kWh)
Electricity	Normal	1,738
	Off-peak	1,133
	Peak	3,171
Water	VND 9,638/m3	~ USD 0.4/m3
Wastewater	VND 6,500/m3	~ USD 0.3/m3
Maintenance service	Maintenance of common area	

Main investment sector	Construction materials and mechanics; Manufacture of electronic, computers, and optics products; Electronic industry, high-end consumer; Food Industry, agro-forestry-fishery processing; Warehousing and storage of goods; Other clean industries
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Corporate Income Tax (CIT)	Tax rate: 20%
EPEs	Tax incentive exempt CIT for the first 2 yrs. Decrease 50% for the next 4 yrs VAT rate: 0%

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INDUSTRIAL CENTRE PREMIUM ESTATES CONCEPT

Seamless Connectivity

- Business and logistics hub integration
- Facilitated global supply chain linkage

Integrated Amenities

- Reliable infrastructure
- Multi-functional service centre
- Recreation park & relaxation outdoor space

Sustainable Development

- LEED certification
- Health spaces designed for staff well-being
- Responsible building materials

Life-cycle Support

- Professional estate management
- Strong tenant experience team serving as an extended arm for customers
- Support on design, construction, property management, licensing, recruitment, labor's accommodation, etc.

Pioneering Future-proof Design

- Customer centric & operational efficiency solutions
- Flexible solutions with multi products and various spaces
- Innovative technologies
- Tailored built-to-suit solution

Frasers Property Community

- Managed by a leading international developer
- Offering opportunities to connect with global supply chains
- Regular activities for tenants' engagement