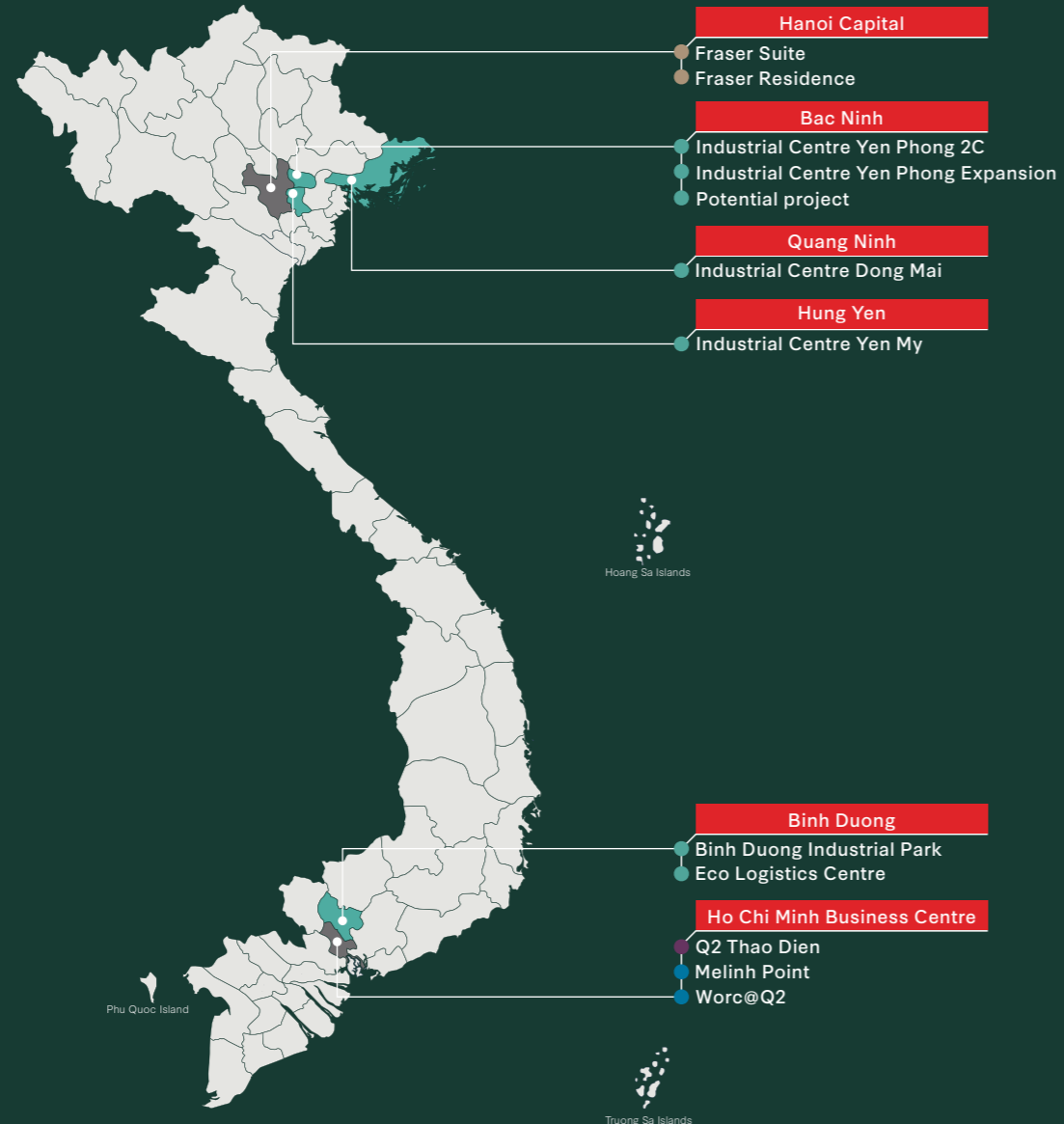


Fraser's Property Vietnam

A leading real estate company with multi-asset classes



Our industrial portfolio spans across **North and South.**

956,000sqm
RBF/RBW/BTS with Green Certificate

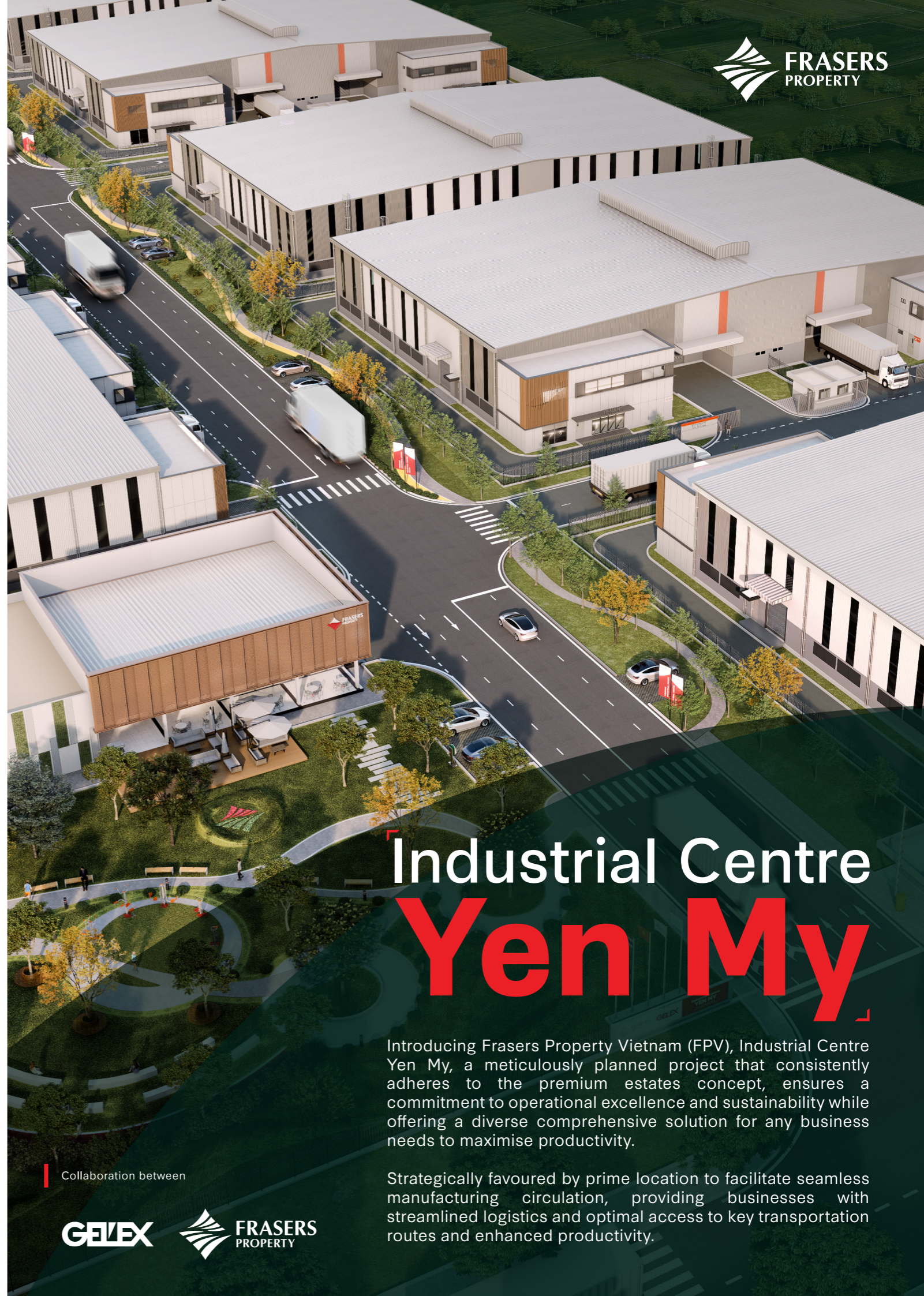
GET IN TOUCH +84 868 6767 80
sales.fpvindustrial@frasersproperty.com

Fraser's Property Vietnam - Hanoi Office
Level 7, HCO Building, 44B Ly Thuong Kiet Street, Hoan Kiem District, Hanoi

Fraser's Property Vietnam - Ho Chi Minh City Office
Level 19, Melinh Point, 2 Ngo Duc Ke Street, Ben Nghe Ward, District 1, Ho Chi Minh City



frasersproperty.com/vn



Industrial Centre Yen My

Introducing Fraser's Property Vietnam (FPV), Industrial Centre Yen My, a meticulously planned project that consistently adheres to the premium estates concept, ensures a commitment to operational excellence and sustainability while offering a diverse comprehensive solution for any business needs to maximise productivity.

Strategically favoured by prime location to facilitate seamless manufacturing circulation, providing businesses with streamlined logistics and optimal access to key transportation routes and enhanced productivity.

Collaboration between





4 PARKS IN PARK



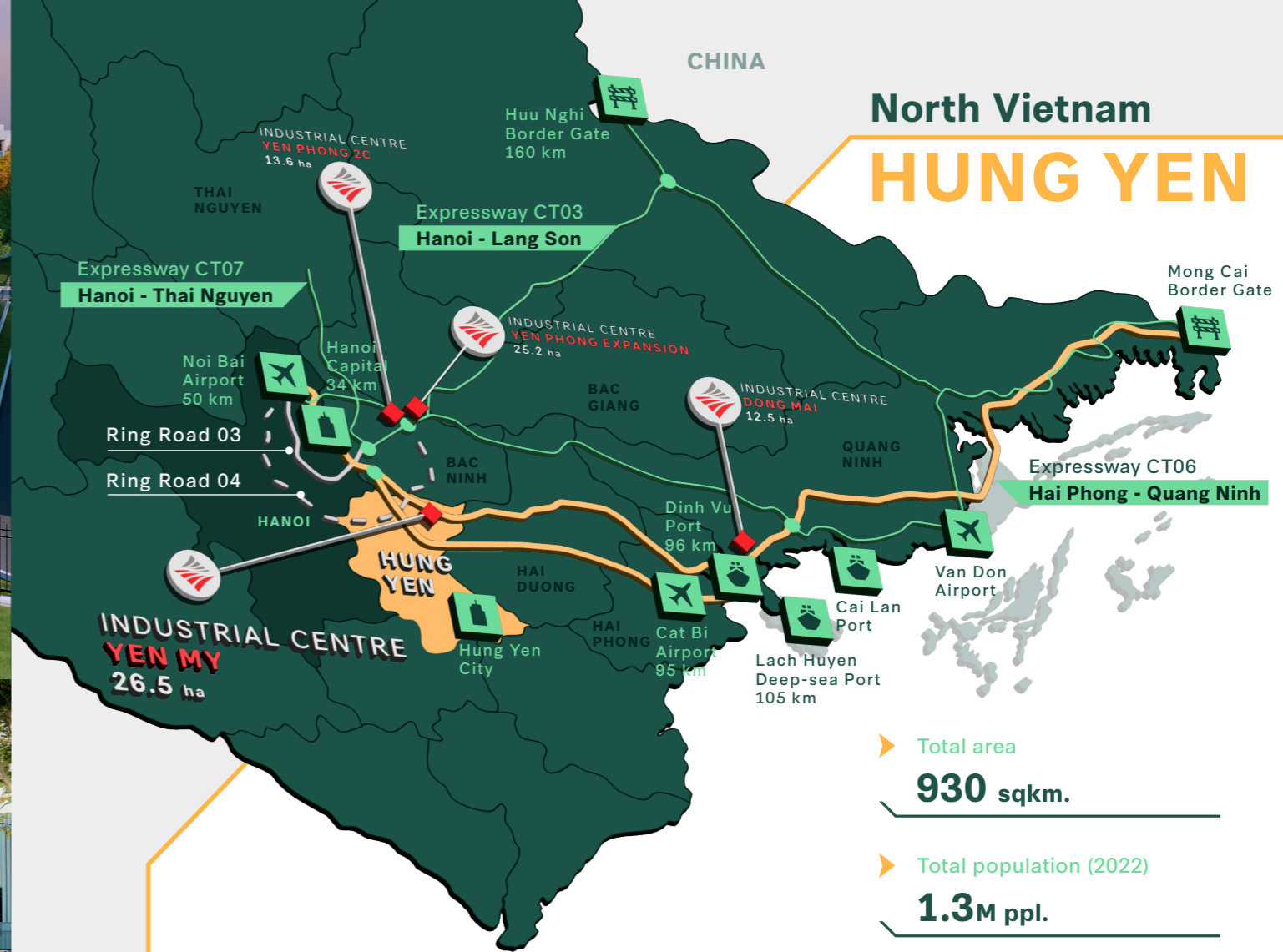
Omni-purpose SERVICE CENTRE

- Conference Room/ Co-working Space
- F&B and Relaxation Zone



Exclusive services VIBRANT COMMUNITY

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



North Vietnam HUNG YEN

The Heart of Manufacturing Circulation

- Total area **930 sqkm.**
- Total population (2022) **1.3M ppl.**
- GRDP Growth Rate (2022) **12.8%** (Top 1 NKEZ)
- GRDP per capita (2022) **4,300 us\$**
- Index of Industrial Production (2022) **110.4%**
- Total FDI (2022) **6.7B US\$** (CAGR 9.4%)
- Minimum wage (2023) **170.7 us\$** (Zone II)
- Labour force (2022) **6.9M ppl.** (within 30 km radius)
- Average trained labour ratio (2022) **40%** (within 30 km radius)

Industrial Centre PREMIUM ESTATES CONCEPT

Seamless Connectivity

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

Sustainable Development

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



Pioneering Future-proof Design

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

Integrated Amenities

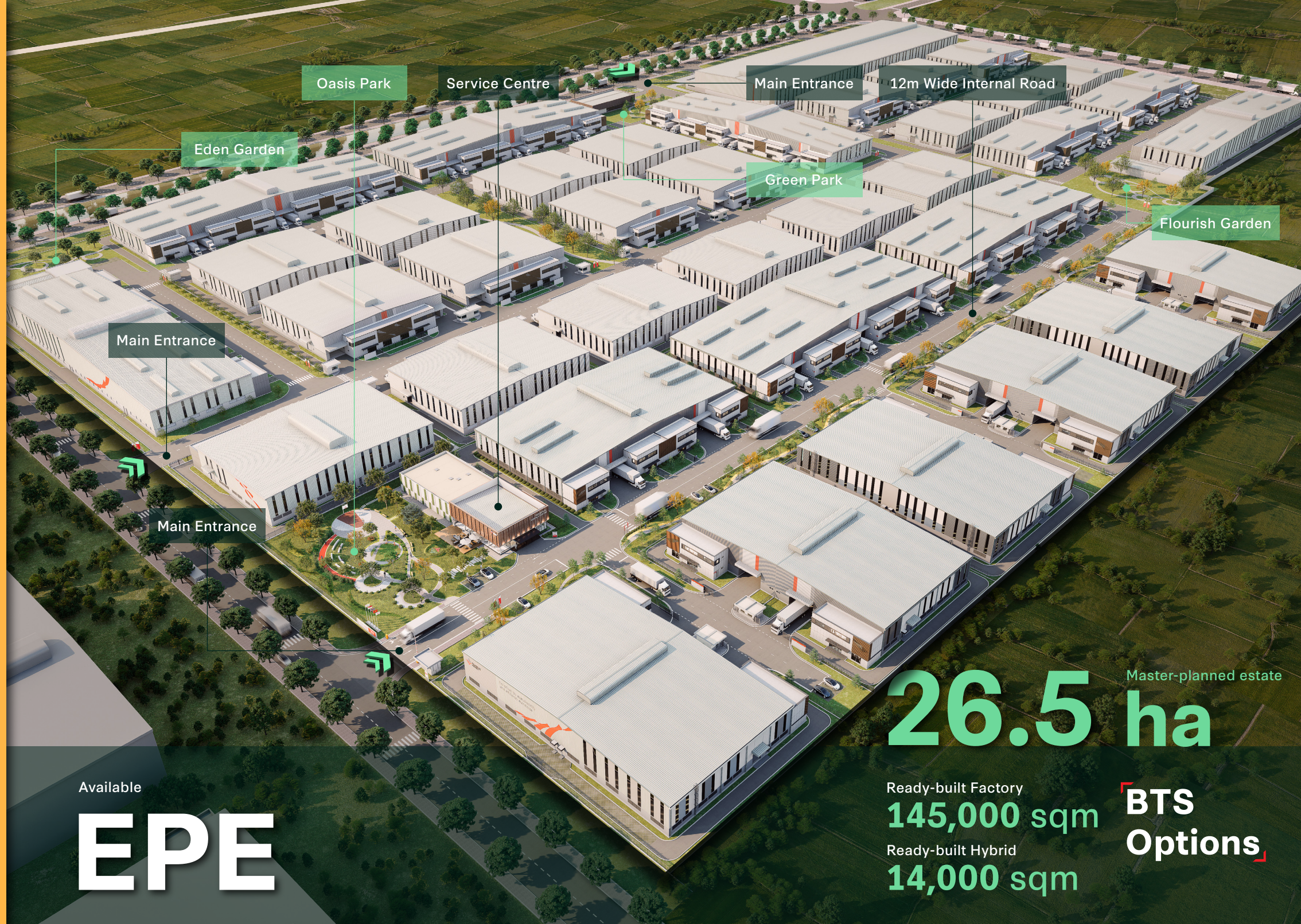
- Reliable infrastructure
- Multi-functional service centre
- Recreation park & relaxation outdoor space

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.

Frasers Property Community

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



Available

EPE

26.5 ha

Master-planned estate

Ready-built Factory

145,000 sqm

Ready-built Hybrid

14,000 sqm

BTS Options

Customer Centric & EFFICIENCY SOLUTION



Flexible Sizing
adapts to any expansion plan



Uninterrupted Traffic Flow
during peak hours



Extensive Road System
supports traffic & turning radius for heavy trucks



Ample Parking Space
inside the property



Large Loading Bays
accompanied with motorised roller shutter



Additional Side Doors
facilitates goods circulations



Wide Column Span
increases productivity in business operations

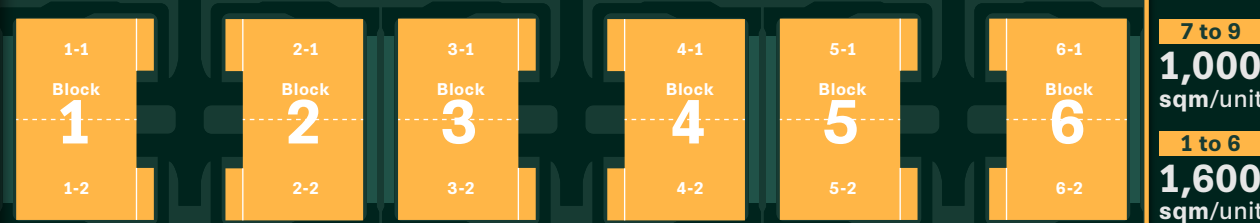


Extra Long Canopy
withstands all weather loading and unloading works



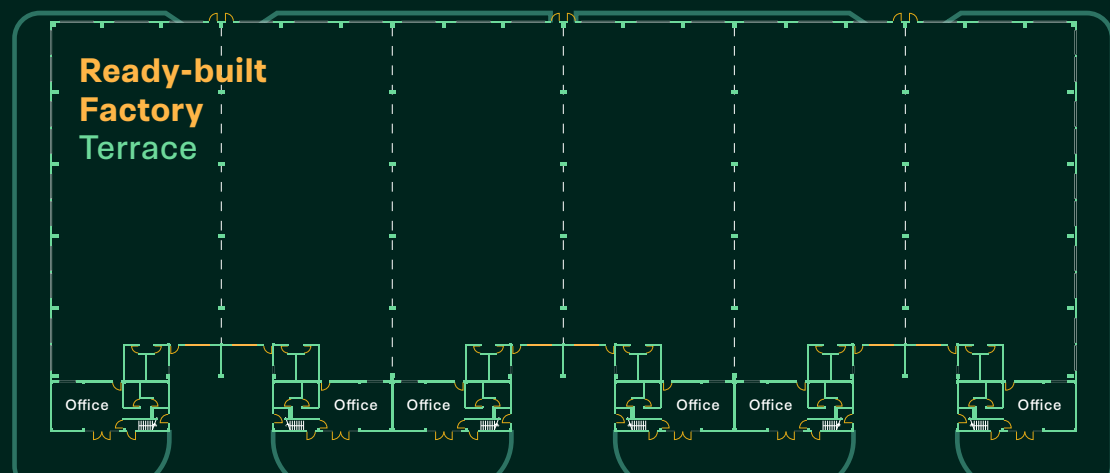
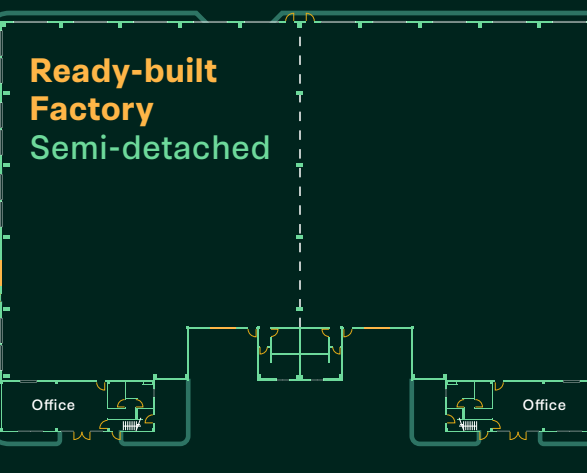
High Ceiling & Wide Window
improves ventilation and maximise natural daylight

Phase **1**



7 to 9
1,000 sqm/unit

1 to 6
1,600 sqm/unit



RBF From 1,000 sqm



RBH From 7,000 sqm



RBF | Ground Floor



RBH | Ground Floor

Total Leased Area	RBF - 145,000 sqm
Availability	Q4/2024
Standard Size	From 1,000 sqm
Electric Capacity	110 VA/sqm
Clear Height	8 m
Platform Height	N/A
Canopy width	6-8 m
Loading Bay	Shutter door
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, full furnished toilets

Main investment sector	Electrical and electronic industries, high-tech industries; Construction materials and mechanics; Pharmaceuticals, cosmetics, food; Light industry, consumer goods; Other clean industries
-------------------------------	--

Internal Road	12m, 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		
Electricity	Period	(VND/kWh)	(USD/kWh)
	Normal	1,627	0.067
	Off-peak	1,020	0.042
Water	Peak	2,988	0.123
	Wastewater	VND 9,716/m3 ~ USD 0.4/m3	
Maintenance service	VND 7,287/m3 ~ USD 0.3/m3		
Maintenance service	Maintenance of common area		

Corporate Income Tax (CIT)	Tax rate: 20%
EPEs	Tax incentive exempt CIT for the first 2 yrs. Decrease 50% for the next 4 yrs
EPEs	VAT rate: 0%

Disclaimer: All information, fees contained herein are subject to change as may be required by authorities and cannot form part of an offer or contract. All images are artist's impression and are copyrighted.