

**QUOTATION OF INDUSTRIAL LAND FOR LEASE
IN GIANG DIEN INDUSTRIAL PARK**
(Validity from January 01, 2026 to March 31, 2026)

DEVELOPER

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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Property Name	GIANG DIEN INDUSTRIAL PARK
Total Area	<ul style="list-style-type: none"> Total area: 529.2 ha Total land available for lease: 332.8 ha
Location of the Industrial Park	Located in Trang Bom, An Vien commune and Tam Phuoc ward, Dong Nai Province.
Land Plot and Location	<ul style="list-style-type: none"> The Master Plan of Land Plot is attached.
Property Highlights	<ul style="list-style-type: none"> Located in the largest industrial area of Dong Nai Province, near to the three most crowded areas of Dong Nai Province (Trang Bom, Bien Hoa, Long Thanh) Convenient access to major roads: National Road No.1, No.51, Vo Nguyen Giap Road (Bien Hoa City Bypass), Ho Chi Minh-Long Thanh-Dau Giay Highway... High priority calling for projects which specialize in industries of high technology, using modern and environment-friendly technologies.
Land Leasing Fees	<ul style="list-style-type: none"> Industrial Space Using Fee : VND 4,847,000 (~ USD 185) /m²; (One-time payment for the whole leasing period to the year 2058) Management fee (Yearly payment) : VND 26,200 (~ USD 01) /m²/year; Land using fee (Yearly payment) : VND 36,680 (~ USD 1.4) /m²/year; <p>(Above prices are not inclusive of VAT and subjects to change without prior announcement. We would apologize for any inconvenience may be possibly caused by the changes).</p>
Payment conditions	<ul style="list-style-type: none"> Industrial Space Using Fee will be paid into 02 installments within 09 months at maximum since the date of signing Land Leasing Contract. Management Fee and Land Using Fee will be paid yearly for whole Land Leasing Period.

ON-SITE SERVICES

Electricity Supply	<ul style="list-style-type: none"> Being supplied from the national gridline by the Song May sub-station through 110kV transmission line and 110/22kV transformer station. Charge: from VND 1,084/kWh - VND 3,093/kWh (depending on peak/normal time <i>as promulgated by EVN Vietnam Electricity</i>).
Water Supply	<ul style="list-style-type: none"> Capacity: 15,000 m³/day (Phase 1: 5,000 m³/day) Charge : VND 11,500/m³ (~ USD 0.46/m³) (<i>as promulgated by Dong Nai People's Committee</i>).
Telecommunication	<ul style="list-style-type: none"> Being available with telecom system of IDD switchboard, facsimile, ADSL Internet, and VoIP... Telephone and internet line will be set up upon investors' requests.
Wastewater Treatment Fee	<ul style="list-style-type: none"> Wastewater treatment plant with maximum capacity of 12,000m³/day (Phase 1: 3,000 m³/day) Types of wastewater is required to treat: both domestic and industrial wastewater Treatment fee (to meet the allowable limits of standards): VND 13,100/m³ (~ USD 0.5/m³) (<i>not inclusive of VAT</i>). This fee is the subject to be increased based on level of pollutants in wastewater. Chargeable volume is counted at 80% of total volume of supplied clean water. Standard of discharged water released from the IP: QCVN 24:2009/BTNMT

REFERENCES

Distances and Transportation Fee

- **To Residential Area and City Center:**
 - + 01 km to Giang Dien Residential and Water-fall Resort :
 - + 20 km to the Bien Hoa City.
 - + 44 km to Ho Chi Minh City, Dist. 1
- **To The National Roads and Expressway:**
 - + 04 km towards northern to the National Road No.1
 - + 09 km towards western to the National Road No.51
 - + 20 km to Ho Chi Minh-Long Thanh-Day Giay Expressway
- **To The Seaports:**
 - + 43 km to the Cat Lai New Port (Dist 2, HCMC)
 - + 56 km to the VICT Port (Dist. 4, HCMC)
 - + 36 km to the Go Dau Port (Long Thanh, Dong Nai province)
 - + 47 km to the Phu My Port (Tan Thanh, Ba Ria)
 - + 51 km to SP-PSA Port, SiTV Port (Tan Thanh, Ba Ria)
 - + 58 km to Cai Mep Port
- **To The International Airports:**
 - + 49 km to the Tan Son Nhat International Airport
 - + 22 km towards southern to the Long Thanh International Airport
- **Cost of Container Transportation:**
 - + From the IP to Tan Cang, Cat Lai port: USD 120 (20'); USD 160 (40').
 - + From the IP to Cai Mep, Vung Tau port: USD 230 (20'); USD 290 (40').

Labor Salary Reference	<p>Labor coming from neighboring region will meet the demand of investors in Giang Dien IP.</p> <p>Average salary:</p> <ul style="list-style-type: none"> + Worker: USD 200 person/month. + Engineer / technician / office staff: USD 400 /person/month. + Chief division / chief accountant / manager: USD 700 /person/month.
REGULATIONS	
RESTRICTED INDUSTRY based on Letter No. 2613/QĐ-UBND dated July 9th, 2014	<ul style="list-style-type: none"> - Manufacture of pulp, paper from raw materials. - Processing tapioca starch. - Processing pure latex. - Production of basic chemical. - Tanneries, and leather, pre-processing and dyeing of fur (except input material is leather treated by mechanical and physical chemistry method).
Acceptable kinds of fuel for manufacturing	<p>The acceptable type of fuels using in the factory: LPG, diesel fuel, mazut or biofuels (electricity, natural gas...). Fuels from coal and trash timber (wood, shavings, sawdust...) are not allowed to use.</p>

For any further information or arranging a site-seeing trip, please contact us at:

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(*) Promotional offers, prices and configuration as specified above are applied for a limited time and being changed by SONADEZI GIANG DIEN SHAREHOLDING CO. without prior notice. Please consult us for up-to-the-date information.

Powered by Business Dept. Sonadezi Giang Dien. Updated January.2026

TABLE OF LIMITING PARAMETERS AND CONCENTRATION OF POLLUTANTS IN THE WASTE WATER WHEN IT IS DISCHARGED INTO THE CENTRAL WASTE WATER TREATMENT PLANT AT GIANG DIEN IP.

1. Table of limiting parameters and concentration of pollutants in the waste water when it is discharged into the central waste water treatment plant at Giang Dien IP.

No.	Parameters and substances	Unit	Influent Limits
(1)	(2)	(3)	(4)
1	Temperature	°C	35
2	Color	Co-Pt (pH=7)	50
3	pH	-	5-9
4	BOD ₅ (20°C)	mg/l	300
5	COD	mg/l	500
6	Suspended solid	mg/l	300
7	Asenic	mg/l	0.0495
8	Mercury	mg/l	0.00495
9	Lead	mg/l	0.099
10	Cadmium	mg/l	0.0495
11	Chromium VI	mg/l	0.0495
12	Chromium III	mg/l	0.198
13	Copper	mg/l	1.98
14	Zinc	mg/l	2.97
15	Nickel	mg/l	0.198
16	Manganese	mg/l	1
17	Iron	mg/l	4.95
18	Total Cyanide	mg/l	0,0693
19	Total Phenol	mg/l	0,099
20	Mineral oil and fat	mg/l	10
21	Sulfua	mg/l	1
22	Florua	mg/l	15

No.	Parameters and substances	Unit	Influent Limits
(1)	(2)	(3)	(4)
23	Amonia (calculated as N)	mg/l	15
24	Total Nitrogen	mg/l	60
25	Total Phosphorous (calculated as P)	mg/l	8
26	Clorua	mg/l	1,000
27	Clo redundancy	mg/l	4.95
28	Total organochlorine pesticides	mg/l	0.0495
29	Total organic phosphorus pesticides	mg/l	0.297
30	Total PCB	mg/l	0.00297
31	Coliform	MPN/100ml	Unlimited
32	Total radiation activity α	Bq/l	0.1
33	Total radiation activity β	Bq/l	1.0
34	Garbage, soil, sand		Not allowed

2. The quality of treated waste water of central waste water treatment plant central waste water treatment plant at Giang Dien IP.

Quality of the waste water being discharged into the receiving sources of central waste water treatment plant at Giang Dien IP. is applied according to the current National Technical Regulation on industrial waste water.

THE LIST OF ENCOURAGED INDUSTRIES IN GIANG DIEN IP

1

- Manufacturing, producing high technology products in the fields of telecommunication and information technology;
- Manufacturing, producing high technology products in the fields of automation, mechanics – electronics, accurate mechanics;
- Manufacturing, producing new and high technology products in the fields of construction materials;
- Manufacturing, producing biological technology products;
- Producing and assembling electrical goods, electronic, digital equipment, audiovisual equipment;
- Producing health instrument, sport instrument, children's toy, teaching instrument;
- Producing pharmaceutical products;
- Producing electric wire, power cable;
- Producing, assembling car and accessories for car, motorbike, bicycle;
- Producing, assembling kinds of engine, accessories, control equipments for aviation and navigation;
- Producing, processing mechanics;
- Producing metallic products, equipment, machinery, office equipment;
- Producing jewelry, imitation jewelry;
- Producing, providing interior decoration products;
- Producing high-grade wooden furniture;
- Producing industrial products made from plastic, rubber, glass;
- Producing agricultural medicine;
- Manufacturing dairy products.
- Producing food products: bakery products; sugar; cocoa, chocolate, sugar confectionery; macaroni, noodles and similar farinaceous products.
- Producing prepared food for animal, poultry and fish.
- Producing soft drinks, producing mineral water, bottled water;
- Producing made-up textile articles (except apparel), carpets and rugs;
- Producing wearing apparel(except fur apparel);
- Producing luggage, handbags and similar products; Producing footwear;
- Manufacturing wood and producing products of wood;
- Producing containers and other products from paper and paperboard;
- Producing paints, varnishes and similar coatings;

	<ul style="list-style-type: none"> - Producing cosmetics, soaps, detergents, cleaning and polishing preparations; - Producing refractory products, clay building materials; other porcelain and ceramic products, articles of concrete, cement and plaster; cutting, shaping and finishing of stone; - Catering service for airplane; - Serving activities for production in industrial zone;
2	<p>2.1. TEXTILE AND GARMENT:</p> <ul style="list-style-type: none"> - Natural fibers: Cotton, jute, hemp, silk worm; - Synthetic fibers: PE, viscose; - Fabrics: Technical fabrics, non-woven fabrics; - Chemicals, additives and dyes for dying and finishing fabrics; - Garment accessories: Buttons, mex, zippers, elastic bands. <p>2.2. LEATHER AND FOOTWEAR:</p> <ul style="list-style-type: none"> - Tanned leather; - Leatherette; - Shoe soles; - Tanning chemicals; - Brined hide; - Shoe sewing thread. <p>2.3. ELECTRONICS-INFORMATICS:</p> <ul style="list-style-type: none"> - Basic electronic-optoelectronic components: Transistor, integrated circuit, sensor, resistance, capacitor, diode, antenna, thyristor; - Quartz components; - Electronic microchips; - Materials for manufacture of electronic components: Semi-conductor, hard magnetic material, soft magnetic material, active insulant; - Components for the assembly of electronic products: Plastic components, rubber components, electromechanical details, glass components; - Batteries for laptops, cell phones; <p>2.4. AUTOMOBILE MANUFACTURE AND ASSEMBLY:</p> <ul style="list-style-type: none"> - Engines and engine details: Engine block, piston, crankshaft, connecting rod, gear, exhaust assembly, cylinder, intake assembly, camshaft, piston ring, engine valve; - Lubricating system: Oil filter, cooler, radiator, oil pump and valves of various kinds; - Cooling system: Radiator, water tank, cooling fan, thermostat, water pump; - Fuel supply system: Fuel tank, fuel filter, air filter, fuel pump lines, carburetor, fuel injection system;

- Frame - body shell - door: Pierced sheet metal details, chassis, truck body, steps, door assembly;
- Suspension system: Leaf spring, spring, shock absorber;
- Wheel: Tire, wheel rim of aluminum alloy;
- Force transmission system: Clutch, gear box, wheel drive, universal shaft;
- Steering system;
- Braking system;
- Electric-electronic components:
 - + Power source: Accumulator, generator;
 - + Ignition devices: Spark plug, compressor, voltage transformer;
 - + Starter relays, starter electric motors;
 - + Electric wire, connectors, fuses, sensors of various kinds, automatic control devices, processing units;
- Lighting and signaling system: Lamp, horn and meters of various kinds;
- Automobile exhaust treatment system;
- Automobile plastic parts;
- Rubber parts and shock-absorbing materials;

2.5. MANUFACTURING MECHANICAL ENGINEERING:

- Molds, models and clamps: Pressing mold, casting mold, processing clamp, testing clamp;
- Tools - cutters: Lathe tool, circle saw, drill;
- Spare parts of mechanical working machines and welding machines;
- Measuring and testing devices used in mechanical engineering: Caliper, three-dimension measuring apparatus, metal composition analyzer, weld- testing ultrasonic machine;
- Machinery details: High-intensity bolt and screw, ball bearer, bushing, gear, valve, joints of various kinds, crankcase, pierced detail, variable speed box, hydraulic cylinder, spare parts of prime movers and agricultural machines;
- Engineering steel.

2.6. PRODUCTS OF SUPPORT INDUSTRIES FOR HI-TECH INDUSTRIES:

- Models and molds: Models, molds and plastic molds of high precision;
- High-quality standard mechanical engineering details: Nuts, bolts and screws of high precision for use in electronic, electromechanical and electronic medical equipment and industrial robots;
- Electronic components and microchips for development of peripheral devices of computers, household appliances, audiovisual appliances, solar cells;
- Part and spare part assemblies for systems of equipment for generating electricity from new and renewable energy sources;

	<ul style="list-style-type: none"> - High-quality plastic details: Precision drive units, highly durable and enduring, heat- and abrasion-resistant plastic details.
3	<ul style="list-style-type: none"> - Processing and preserving of fruit and vegetables. - Producing vegetable oils. - Producing grain mill products. - Producing prepared meals and dishes; other food products. - Producing ice. - Producing textiles, manufacturing fabric, Manufacture of other textiles (non-dyed). - Producing cordage, rope, twine and netting. - Producing stuffed animal. - Producing other non-metallic mineral products: mica, soundproofing materials, heat-insulation materials... - Producing measuring, testing, navigating and control equipment; watches and clocks. - Producing optical instruments and equipment. - Producing electric motor, generators, transformers and electricity distribution and control apparatus. - Producing general purpose machinery: engines and turbines, pumps, compressors,... - Producing special-purpose machinery: agricultural and forestry machinery, metal-forming machinery and machine tools, machinery for textile, apparel and leather production... - Producing other transport equipment. - Producing furniture: beds, wardrobes, tables and chairs. - Producing musical instruments. - Producing dental instruments and supplies, shape- adjusted and human ability recovery apparatus. - Producing safety equipment such as flameproof clothing, insurance rope, buoys, plastic caps, ... and other products such as brushes, brooms, pencils and pencil lead, strategic, spray perfumes, wigs, eyebrow pencil, candles, artificial flowers, ... - Repair of fabricated metal products, machinery and equipment. - Wholesale and retail trade and repair of motor vehicles and motorcycles. - Manufacturing and processing of products from tungsten, molybdenum and rare earths. - Producing industrial glue (do not generate waste water). - Producing printing ink (do not generate waste water).