



**SONADEZI CORPORATION
SONADEZI GIANG DIEN SHAREHOLDING COMPANY**

Address: No. 1, Road 1, Bien Hoa I Industrial Zone, Tran Bien Ward, Dong Nai Province
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**QUOTATION OF READY-BUILT FACTORY FOR PURCHASING
AND SUBLEASING LAND IN GIANG DIEN INDUSTRIAL PARK**

(Validity from January 01st, 2026 to March 31st, 2026)

OWNER

SONADEZI GIANG DIEN SHAREHOLDING COMPANY

Address : Road 6, Trang Bom Commune, Dong Nai Province
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Property Name	READY-BUILT FACTORY 41
Total area of Giang Dien Industrial Park	<ul style="list-style-type: none"> ▪ Total Area: 529.2 ha ▪ Total Industrial Land Area: 332.8 ha
Location of the Industrial Park	<ul style="list-style-type: none"> ▪ Located in Giang Dien and An Vien commune, Trang Bom District and Tam Phuoc commune, Bien Hoa City, Dong Nai Province.
Location of the Ready-Built Factory 41 For Purchasing	<ul style="list-style-type: none"> ▪ Location according to attached diagram
Legal records	Has been granted a Certificate of land use rights and ownership of other assets attached to the land.

INFORMATION ON FACTORY PURCHASE PRICE AND LAND RENTAL FEES

1. The Total Value for Purchasing assets and Subleasing land of RBF one time payment for the whole Leasing Period to August 08, 2058:

The Total Value for Purchasing assets and Subleasing land of RBF	VND 90,000,000,000 (equivalent to USD 3,435,115) (not inclusive VAT).
Payment Method	The Total Value for Purchasing assets and Subleasing land of RBF will be divided into 03 installments within maximum of 06 months from the signing date of the Purchase Contract.

2. The annual Land Rental:

Management fee	<ul style="list-style-type: none"> ▪ VND 26,200/m²/year (equivalent to \$US 1/m²/year) (not inclusive of VAT) ▪ The management fee is applied for the entire area of the land plot which is 10,691 m² and paid on January 31 every year at the lastest.
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Land Using fee	<ul style="list-style-type: none"> ▪ VND 36,680/m²/year (equivalent to \$US 1.4/m²/year) (not inclusive of VAT) ▪ The land using fee is applied for the entire area of the land plot which is 10,691 m² and paid on January 31 every year at the lastest.
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3. The other relating information:

Security Deposit	Equivalent to 05% (five percent) of The Total Value for Purchasing assets and Subleasing land of RBF
Leasing Period	To August 08, 2058

PROPERTY DESCRIPTION

Total land area	10,691 sq.m
Production area	5,500 sq.m (50m x 110m)
Office area	160 sq.m (8m x 20m)
Security guard hut	18 sq.m ((3m x 3m) x 02)
Restroom	50.22 sq.m ((3,1m x 8,1m) x 02)
Vehicle shed	193.8 sq.m ((3,4m x 28,5m) x 02)
Underground tank	73.6 sq.m (4,6m x 16m)
Internal aisles area	2,526.98 sq.m
Green area	2,204.2 sq.m

FACTORY INSIDE

Lighting system	Incandescent lamps
Electrical system	Electrical distribution cabinet
Fire protection system	Smoke detector, emergency switch, fire alarm, fire cabinet
Lightning-rod	Fully installed
Electric capacity	Supply from the National gridline from the Song May substation through 110KV transmission line and 110/22kV transformer station
Apex clearance height	10.67 m
Ridge height	9.15 m
Eaves height	7 m
Roof	Kliplok insulated stainless sheet metal
Insulation	Polymum space

Structure construction	Modern steel portal frame structure
Wall	200 - mm brick (trowel, emulsion paint), colourful stainless steel partition
Floor	Flat steel reinforced concrete floor with surface hardening additive, loading capacity of 3 tons/sq.m
Access loading door	Chain gear and electrically operated ground level steel rolling shutter door Quantity: 02 unit Dimension: 5.0m x 7.0m
Auxiliary access door	Chain gear and electrically operated ground level steel rolling shutter door Quantity: 02 unit Dimension: 3.0m x 3.0m
Side access door	Chain gear and electrically operated ground level steel rolling shutter door Quantity: 02 units Dimension: 5.0m x 5.0m
Emergency exit door	Glazed and iron framed door Dimension: 1.0m x 2.2m
Windows	Glazed and aluminum frame with secure glazing bars Dimension: 1.6m x 1.6m

FACTORY OUTSIDE

SECURITY GUARD HUT

Area	09 sq.m (3m x 3m)
Air conditioning system	Ventilation fan
Lighting system	Fluorescent lamps
Electrical system	Distribution cabinet, switchs and sockets
Telephone system	LAN (local area network) and sockets
Structure construction	Reinforced concrete (R/C)
Wall	200 - mm brick (trowel, emulsion paint)
Ceiling	Reinforced concrete, trowel, emulsion paint
Floor	Reinforced concrete (R/C), ceramic tiles
Doors/windows	Glazed and aluminum frame
Sanitary system	Fully installed

SECURITY GATE

Quantity	01 unit
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Dimension	1.8 m x 12.0 m
Material	stainless steel folding gate with electrically operated
VEHICLE SHED	
Height	2.2 m
Lighting system	Fluorescent lamps
INTERNAL AISLES	
Maximum width	6 m
Load bearing capacity	2.5 kg/cm ² (~ 25 tons/m ²)
PUMP STATION FOR FIRE PROTECTION	
Underground tank	Reinforced concrete, area 73.6 m ² (4.6m x 16m)
Water pump station	Fully installed
Diesel pump	Fully installed
Electrical pump	Fully installed
Small pump	Fully installed
Electrical system	Distribution cabinet
OTHER FACILITIES	
Lighting system	Surrounding the workshop area
Fire protection system	Fire cabinet, water supply poles
Storm drainage system	Connected to common storm drainage system of Giang Dien IP
Wastewater drainage system	Connected to common wastewater drainage system in Giang Dien IP
Flagpole	Stainless steel pole
Fence	2m in height, open fence or close fence depend on the location of land
Company name board	Natural granite tilted
Green area	Surrounding the workshop area
Outside restroom	Separate male and female restrooms with fully installed

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

BUSINESS DEPARTMENT - SONADEZI GIANG DIEN SHAREHOLDING COMPANY

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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