

FUNDAMENTAL INFORMATION

FOR CHAU DUC URBAN INDUSTRIAL PARK & GOLF COURSE

LAND DEVELOPER	<ul style="list-style-type: none"> - Company name: SONADEZI CHAU DUC SHAREHOLDING COMPANY - Business License No.3600899948 (14th amendment) dated September 23, 2025, granted by Dong Nai Department of Finance. - Head Office: 9th Floor, Sonadezi Building, No.1, Street 1, Bien Hoa 1 IP, Tran Bien Ward, Dong Nai Province, Viet Nam. - Office in IP: Chau Duc Industrial Park, Ngai Giao Commune, Ho Chi Minh City, Viet Nam. - Tel: 84-251-8860784 / 8860785 - Fax : 84-251-8860783 - E-mail: sales@sonadezichauduc.com.vn - Website: www.sonadezichauduc.com.vn or www.sonadezi.com.vn - General Director : Mr. NGUYEN VAN TUAN
LOCATION	<ul style="list-style-type: none"> - Located in Nghia Thanh Commune, Ngai Giao Commune, Chau Pha Commune, Tan Thanh Ward, Ho Chi Minh City, Vietnam.
LAND USING MASTER PLAN	<p>Total area : about 2,287 ha</p> <p><i>Components:</i></p> <ul style="list-style-type: none"> - Industrial area : about 1,556 ha - Chau Duc Urban Area & Golf Course : about 689 ha - Land outside the Urban Area : about 42 ha
INFORMATION ON CHAU DUC INDUSTRIAL PARK	
TYPICAL INDUSTRIES ATTRACTING INVESTMENT IN THE INDUSTRIAL PARK	<ul style="list-style-type: none"> - Electronic components parts, computer and semi-conductors assembling industry; - Production of cables and materials for telecommunication; - Production of Pharmaceutical and Medical products; - Precise mechanics, air conditioners and washing machine manufacturers; - Electrical appliances; - Car accessories, manufacturing and assembling automobiles; - Production of new materials and nanotechnologies; - Processing silver and jewelry, gemstones, diamond and other precious metals, etc...; - Mechanical machining and steel structuring; - Car, motorbike, bicycle, specialized transport assembling industry; - Agro-pharmaceutical, agricultural, food, drinks processing,

	<p>(excluding tapioca processing);</p> <ul style="list-style-type: none"> - Construction materials production, construction components (excluding commercial concrete production and concrete structures); - High grade garment and textile, footwear (excluding dying and tanning process); - Plastic products, household appliances; - Wood processing and high-quality wooden furniture, etc... <p>* Industries that are not welcome and restricted in the Industrial Park:</p> <ul style="list-style-type: none"> - Rubber processing; - Manufacturing basic chemicals (generating industrial wastewater); - Steel refinery from wasted metal in discontinuous furnace technology; - Industries that are not priority or restricted in the Industrial Park according to Ho Chi Minh City regulations.
<p>LAND LEASE FORM, PRICE & METHOD OF PAYMENT</p>	<p>1. <u>Land Lease Form:</u></p> <p>Direct discussion for further detail.</p> <p>2. <u>Price Include:</u></p> <p>2.1. Infrastructure User Fee until 2058 (exclusive of the Land Rental Fee):</p> <p>Direct discussion for further detail.</p> <p>2.2. Land Rental Fee:</p> <p>Depend on the location and area of the Leased Land.</p> <p>2.3. Management Fee: ~20,250 VND/sqm/year.</p> <p><i>❖ All charges above do not include VAT.</i></p> <p>3. <u>Method of Payment:</u></p> <p>3.1. Infrastructure User Fee:</p> <ul style="list-style-type: none"> - One-time payment for whole leasing term. - Progress of payment will be divided into 03 (three) installments within 06 (six) months, the details are as follows: <ul style="list-style-type: none"> ✓ 1st payment: 50% of the total Infrastructure User Fee, pay within 10 (ten) days from the date of signing Land Sublease Contract. ✓ 2nd payment: 30% of the total Infrastructure User Fee, pay within 03 (three) months from the date of signing Land Sublease Contract. ✓ 3rd payment: 20% of the total Infrastructure User Fee, pay within 06 (six) months from the date of signing Land Sublease Contract. <p>3.2. Land Rental Fee: the amount is depend on the location and area of the Leased Land.</p> <p><i>❖ Price subject to change according to current condition.</i></p>

<p>TRANSPORTATION & DISTANCE TO KEY AND ESSENTIAL LOCATIONS</p>	<p>(1) Roads:</p> <ul style="list-style-type: none"> - Connect directly to National Road No.56 - 03 km to Bien Hoa – Vung Tau Expressway - 04 km to Ring Road 4 - 13 km to National Road No.51 - 22 km to Ben Luc – Long Thanh Expressway - 44 km to Vung Tau Ward - 75 km to Downtown Ho Chi Minh City <p>(2) Ports:</p> <ul style="list-style-type: none"> - 16 - 19 km to Thi Vai – Cai Mep Deep Sea Port <p>(3) Airports:</p> <ul style="list-style-type: none"> - 54 km to Long Thanh International Airport
<p>INTERNAL TRANSPORTATION SYSTEM</p>	<ul style="list-style-type: none"> - Asphalted road with 30 tons loading capacity. - Center main road North South with 6 lanes, separation 2 meters, width 54 meters. - Branch roads with 2 lanes, width 29 meters.
<p>ELECTRICITY</p>	<ul style="list-style-type: none"> - Facilities: Currently there is one transformer station of 110/22 KV with capacity 63 MVA. - <u>Electricity charge</u>: According to Decision No. 1279/QĐ-BCT dated May 09, 2025 of the Ministry of Industry and Trade, the unit price of electricity for voltage level from 22KV to below 110KV applies as follows: <ul style="list-style-type: none"> * Peak time : VND 3,398/kWh * Off peak : VND 1,190/kWh * Normal time : VND 1,833/kWh <p><i>Do not include VAT, price subject to change under Government regulations</i></p>
<p>WATER SUPPLY SYSTEM</p>	<ul style="list-style-type: none"> - Pure Water Supply plant has a maximum capacity of 300,000 m³/day - Currently, Pure Water Supply plant is running with capacity of 150,000 m³ / day. - Clean water unit price: in accordance with current government regulations.
<p>WASTEWATER TREATMENT SYSTEM</p>	<ul style="list-style-type: none"> - Currently wastewater treatment plant is running with capacity of 4,500 m³/day night. - Wastewater to be treated: both domestic and industrial wastewater - According to the State regulations, the volume of wastewater charged for treatment is calculated by 80% of the supplied water volume. Wastewater treatment fee: about VND 8,640 – 9,450/m³ (do not include VAT, applied to new customers, price subject to change according to current condition).
<p>TAX EXEMPTION</p>	<p>Corporate Income Tax incentives are applied in accordance with current government regulations.</p>

CUSTOMER SERVICES	<ul style="list-style-type: none"> - Supporting customer in applying for Investment license, Business license, Registration for company seal, Registration for tax code, Environmental Impact Assessment, Factory building license, Connecting water and electric, telephone, internet, labor recruitment (<i>Sonadezi Chau Duc Shareholding Company will accompany with tenants during the implementation of the above procedures, but the relevant costs incurred shall be paid by the tenants</i>). - Supporting customer in applying for Certificates of land use right, residential house ownership and ownership of assets attached to the land (excluding information on assets attached to the land).
INFORMATION ON CHAU DUC URBAN AREA	
GENERAL INFORMATION	<ul style="list-style-type: none"> - Area Scale: 690.5 ha - Including: <ul style="list-style-type: none"> ✓ Urban Service Area: 498 ha ✓ Sonadezi Huu Phuoc Residential Area: 40.5 ha ✓ Golf Course Chau Duc: 152 ha. - Modern urban area with many types of housing: villas, townhouses, apartments, etc. - Full range of facilities such as: golf course, entertainment services, schools, hospitals, commercial areas, etc.
SONADEZI HUU PHUOC RESIDENTIAL AREA	<p>Sonadezi Huu Phuoc Residential Area (40.5 ha):</p> <p>➤ Housing Products:</p> <ul style="list-style-type: none"> - Shophouse: <ul style="list-style-type: none"> ✓ Total products available: 138 units (sold 100 units) ✓ Average land area: 224 m² (7m x 32m) ✓ Construction floor area: 570.94 m² (1 ground floor, 3 floors) ✓ Interior constructed roughly, exterior constructed completely - Townhouse: <ul style="list-style-type: none"> ✓ Total products available: 54 units ✓ Average land area: 175 m² (7m x 25m) ✓ Construction floor area: 225.3 m² (1 ground floor, 2 floors) ✓ Interior constructed roughly, exterior constructed completely - Social housing: <ul style="list-style-type: none"> ✓ Total number of units: 210 units (3 blocks & 5 floors building) ✓ Currently accepting registration applications

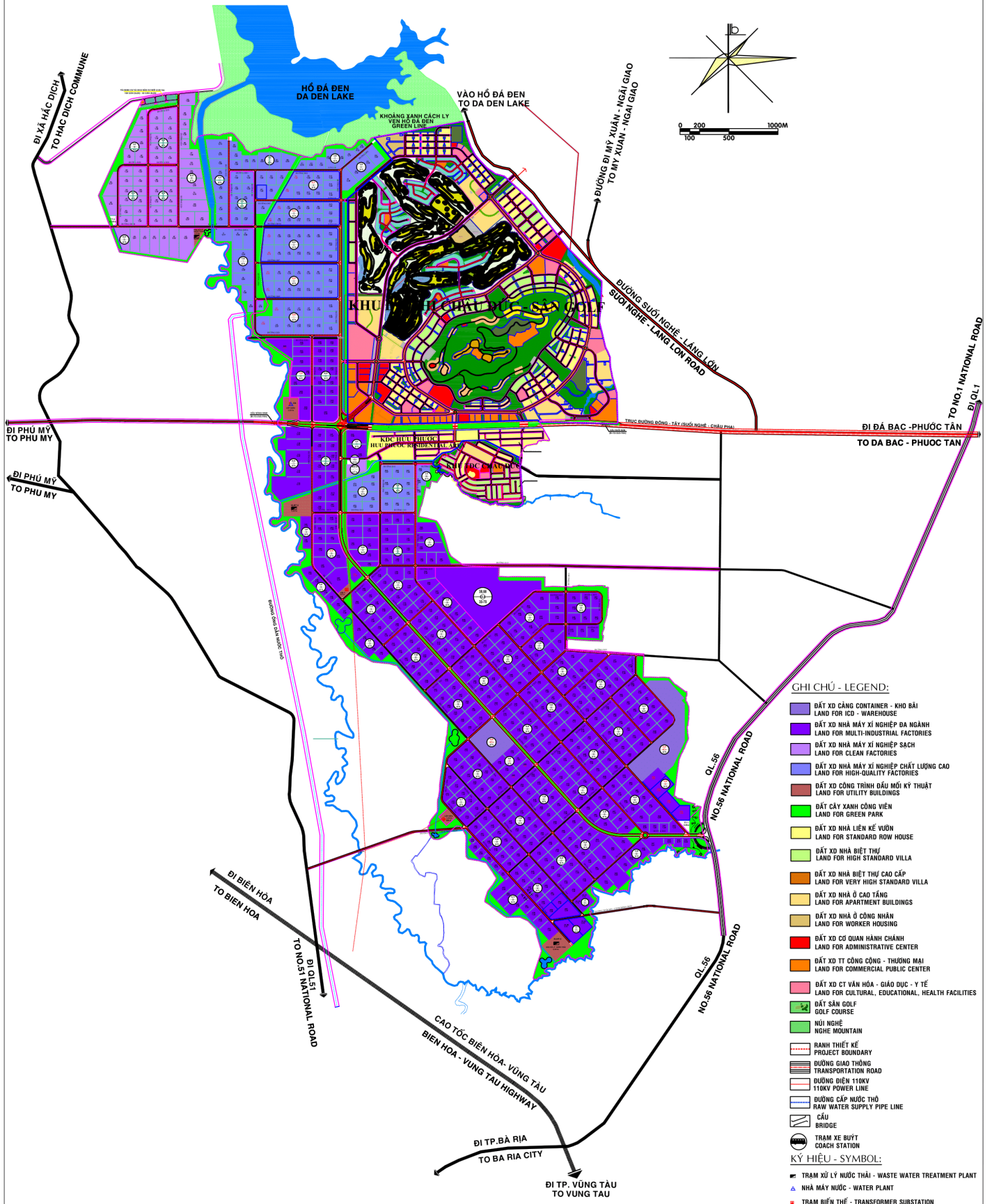
**For further information, please contact us through:
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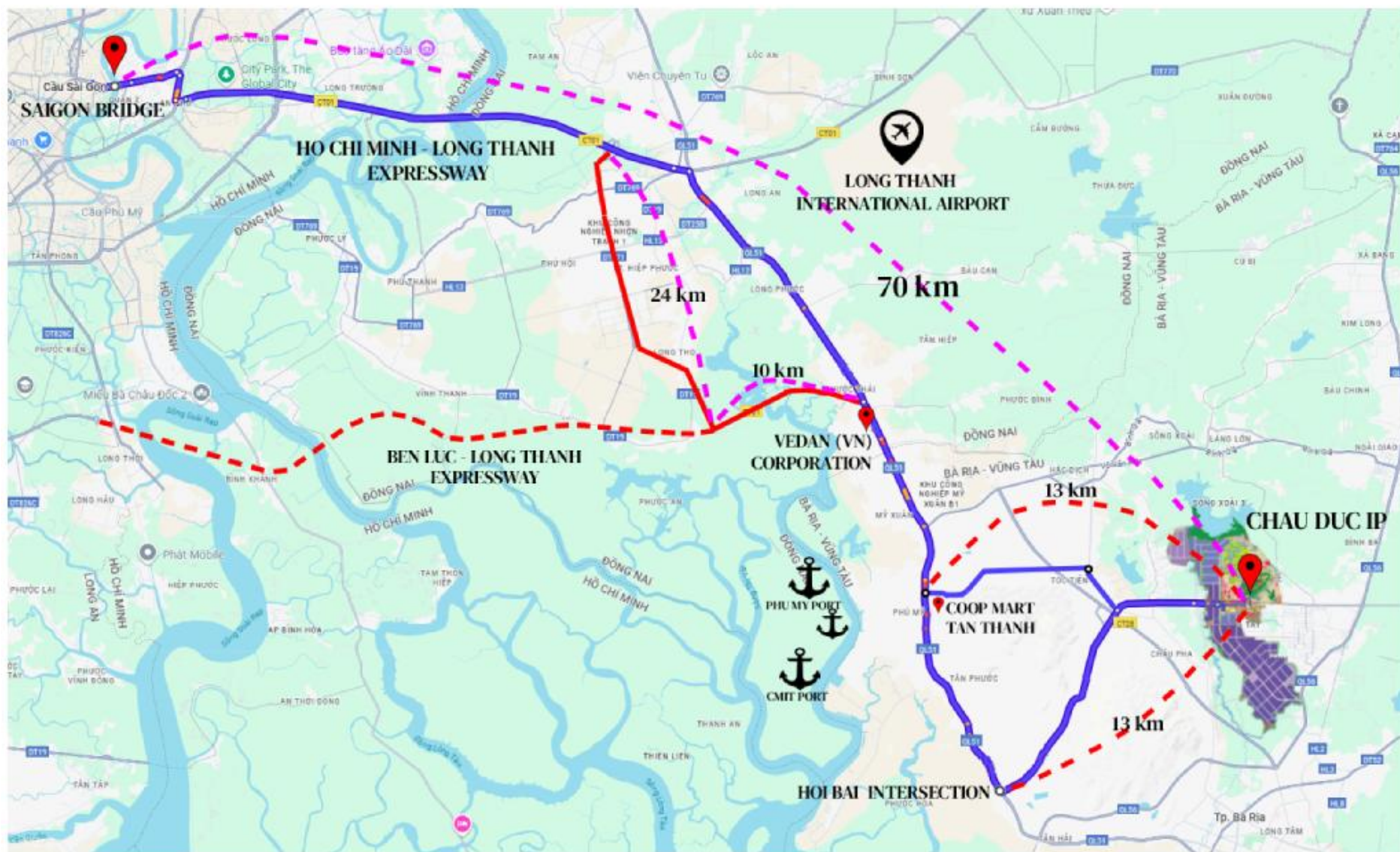
WASTEWATER STANDARD TO BE ACCEPTED TO THE WASTEWATER TREATMENT CENTER IN CHAU DUC INDUSTRIAL PARK

No.	Parameters	Unit	Maximum limit input for wastewater treatment center
1	Temperature	°C	40
2	pH	-	5 - 10
3	Color (pH=7)	Pt/Co	50
4	BOD ₅ (20°C)	mg/l	300
5	COD	mg/l	500
6	Suspended solids (SS)	mg/l	150
7	<i>Arsenic (As)</i>	mg/l	0.0405
8	<i>Mercury (Hg)</i>	mg/l	0.00405
9	<i>Lead (Pb)</i>	mg/l	0.081
10	<i>Cadmium (Cd)</i>	mg/l	0.0405
11	<i>Chromium VI (Cr VI)</i>	mg/l	0.0405
12	<i>Chromium III (Cr III)</i>	mg/l	0.162
13	<i>Copper (Cu)</i>	mg/l	1.62
14	<i>Zinc (Zn)</i>	mg/l	2.43
15	<i>Nickel (Ni)</i>	mg/l	0.162
16	<i>Manganese (Mn)</i>	mg/l	0.405
17	<i>Iron (Fe)</i>	mg/l	0.81
18	<i>Total Cyanide (CN)</i>	mg/l	0.0567
19	<i>Total Phenol</i>	mg/l	0.081
20	Total Mineral Oil and fat	mg/l	20
21	Excess Chlorine (Cl)	mg/l	2.42
22	<i>Total PCBs</i>	mg/l	0.00243
23	<i>Total organochlorine pesticides</i>	mg/l	0.243
24	<i>Total organophosphorus pesticides</i>	mg/l	0.0405
25	Sulfide (S)	mg/l	3.0
26	<i>Fluoride (F)</i>	mg/l	4.05
27	Chloride (Cl ⁻)	mg/l	405
28	Ammonia (as N)	mg/l	20
29	Total Nitrogen	mg/l	40
30	Total Phosphorus	mg/l	8
31	Coliform	MPN/100ml	Unlimited
32	<i>Total Gross α activity</i>	Bq/l	0.1
33	<i>Total Gross β activity</i>	Bq/l	1.0

KHU CÔNG NGHIỆP ĐÔ THỊ & SÂN GOLF CHÂU ĐỨC
BẢN ĐỒ QUY HOẠCH MẶT BẰNG SỬ DỤNG ĐẤT
CHAU DUC URBAN INDUSTRIAL PARK & GOLF COURSE
LAND USE MASTER PLAN



FROM HCMC TO CHAU DUC IP ROAD MAP



BẢN ĐỒ LIÊN HÊ VÙNG

