FUNDAMENTAL INFORMATION
FOR CHAU DUC URBAN INDUSTRIAL PARK & GOLF COURSE

DEVELOPER

Company name : SONADEZI CHAU DUC SHAREHOLDING COMPANY
Head Office : 9th Floor, Sonadezi Building, No.1, Street 1,
An Hao Quarter, Tran Bien Ward, Dong Nai City, Vietnam

Tel: 0254 3977 075
E-mail: sales@sonadezichauduc.com.vn
Website: www.sonadezichauduc.com.vn

LOCATION

Located in Nghia Thanh Commune, Ngai Giao Commune,
Chau Pha Commune, Tan Thanh Ward, Ho Chi Minh City, Vietnam.

LAND USING MASTER PLAN

Total area		: About 2,287 ha
Components	Industrial area	: About 1,556 ha
	Urban Area & Golf Course	: About 689 ha
	Land outside the Urban Area	: About 42 ha

TRANSPORTATION & DISTANCE TO KEY AND ESSENTIAL LOCATIONS

1. Roads

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

2. Ports

16 km – 19 km : to Thi Vai – Cai Mep Deep Sea Port

3. Airports

29km : to Long Thanh International Airport

Oct-11.NP

INFORMATION ON
CHAU DUC INDUSTRIAL PARK

TYPICAL INDUSTRIES ATTRACTING INVESTMENT IN THE INDUSTRIAL PARK

- 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, (excluding tapioca processing);
- High grade garment and textile, footwear (excluding dying and tanning process);
- Plastic products, household appliances;
- Wood processing and high-quality wooden furniture, etc...
- Other industries in accordance with the permitted business lines and the Enviromental Permit of Chau Duc Industrial Park

INDUSTRIES THAT ARE NOT WELCOME AND RESTRICTED IN THE INDUSTRIAL PARK

- 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.

INFORMATION ON
CHAU DUC INDUSTRIAL PARK

LAND LEASE FORM, PRICE & METHOD OF PAYMENT

1. Land Lease Form

Please contact us directly for further details

2. Price Include

2.1. Infrastructure User Fee until 2058 (exclusive of the Annual payment Land Rental Fee):
Please contact us directly for further detail.
2.2. The Annual payment of Land Rental Fee:
Depend on the location and area of the Leased Land.

2.3. Management Fee: ~20,250 VND/sqm/year.

- All charges above do not include VAT

3. Method of Payment

3.1. Infrastructure User Fee:

- 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:

+ 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.

3.2. Land Rental Fee
The amount is depend on the location and area of the Leased Land.

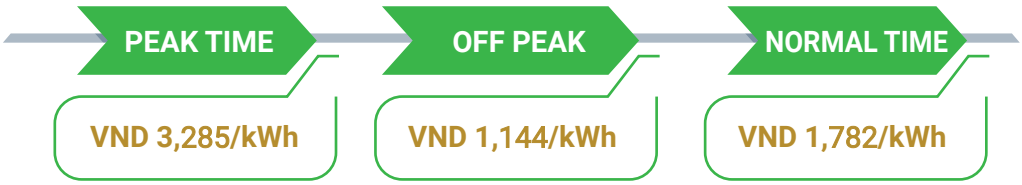
*** Price subject to change according to current condition.**



INFORMATION ON
CHAU DUC INDUSTRIAL PARK

ELECTRICITY SYPPLY SYSTEM

- Facilities: Currently there is one transformer station of 110/22kV with capacity 2x63 MVA.
- Electricity charge: According to Decision No. 2892/QĐ-BCT dated October 31, 2026 of the Ministry of Industry and Trade, the unit price of electricity for voltage level from 22kV to below 110kV applies as follows:



Do not include VAT, price subject to change under Government regulations

WATER SUPPLY SYSTEM

- Clean Water Supply plant has a maximum capacity of **300,000 m^3/day**
- Currently, Clean Water Supply plant is running with capacity of **150,000 m^3 /day.**
- Clean water unit price: in accordance with current Government regulations.

WASTEWATER TREATMENT SYSTEM

- Currently wastewater treatment plant is running with capacity of **12,500 m^3/day night.**
- Wastewater to be treated: both domestic and industrial wastewater
- According to the Goverment 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/m^3** (do not include VAT, applied to new customers, price subject to change according to current condition).

INFORMATION ON
CHAU DUC INDUSTRIAL PARK

COPORATE INCOME TAX INCENTIVES

Corporate Income Tax incentives are applied in accordance with current Government regulations.

CUSTOMER SERVICES

- In coordination with customers in applying for Investment Registion Certificate, Business Registration Certificate, Contruction Permit, Connecting water and electricity, telephone, internet, labor recruitment, ... (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).
- In coordination with customers in applying for Certificates of Land Use Rights, Ownership of Houses and Other Assests Attached to Land (excluding information on assest attached to the land).

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INFORMATION ON
CHAU DUC URBAN AREA

GENERAL INFORMATION

- Area Scale: **690.5 ha**
- Including:

Sonadezi Huu Phuoc Residential Area	: 40,5 ha
Golf Course	: 152 ha
Urban Service Area	: 498 ha

- A 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

Area Scale: 40,5ha including

Shophouse:

- 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:

- 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

- Total number of units: **210 units (3 blocks & 5 floors building)**



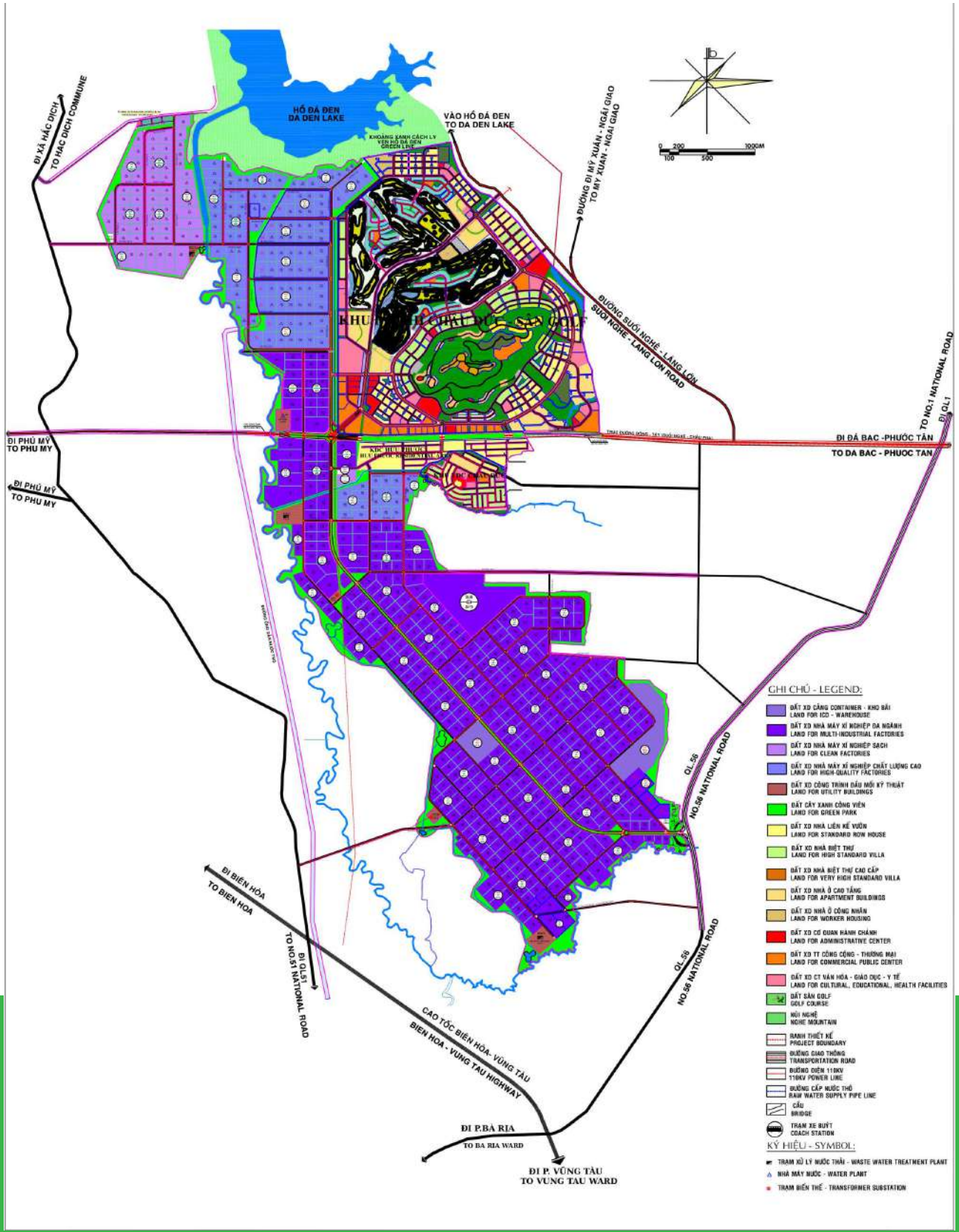




WASTEWATER STANDARD TO BE ACCEPTED TO THE WASTEWATER TREATMENT CENTER IN CHAU DUC INDUSTRIAL PARK

NO.	PARAMETERS	UNIT	MAXIMUM LIMIT INPUT FOR WASTEWATER TREATMENT CENTER
01	Temperature	0C	40
02	pH	-	5 - 10
03	Color (pH=7)	Pt/Co	50
04	BOD5(200C)	mg/l	300
05	COD	mg/l	500
06	Suspended solids (SS)	mg/l	150
07	Arsenic (As)	mg/l	0.0405
08	Mercury (Hg)	mg/l	0.00405
09	Lead (Pb)	mg/l	0.081
10	Cadmium (Cd)	mg/l	0.0405
11	Chromium VI (Cr VI)	mg/l	0.0405
12	Chromium III (Cr III)	mg/l	0.162
13	Copper (Cu)	mg/l	1.62
14	Zinc (Zn)	mg/l	2.43
15	Nickel (Ni)	mg/l	0.162
16	Manganese (Mn)	mg/l	0.405
17	Iron (Fe)	mg/l	0.81
18	Total Cyanide (CN)	mg/l	0.0567
19	Total Phenol	mg/l	0.081
20	Total Mineral Oil and fat	mg/l	20
21	Excess Chlorine (Cl)	mg/l	2.42
22	Total PCBs	mg/l	0.00243
23	Total organophosphorus pesticides	mg/l	0.243
24	Total organochlorine pesticides	mg/l	0.0405
25	Sunfide (S)	mg/l	3.0
26	Fluoride (F)	mg/l	4.05
27	Chloride (Cl-)	mg/l	500
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	Total Gross α activity	Bq/l	0.1
33	Total Gross β activity	Bq/l	1.0

CHAU DUC URBAN INDUSTRIAL PARK & GOLF COURSE
BẢN ĐỒ QUY HOẠCH MẶT BẰNG SỬ DỤNG ĐẤT



CHAU DUC URBAN INDUSTRIAL PARK & GOLF COURSE

SPATIAL DEVELOPMENT ORIENTATION OF HO CHI MINH METROPOLITAN REGION
BẢN ĐỒ ĐỊNH HƯỚNG PHÁT TRIỂN KHÔNG GIAN VÙNG TP.HCM

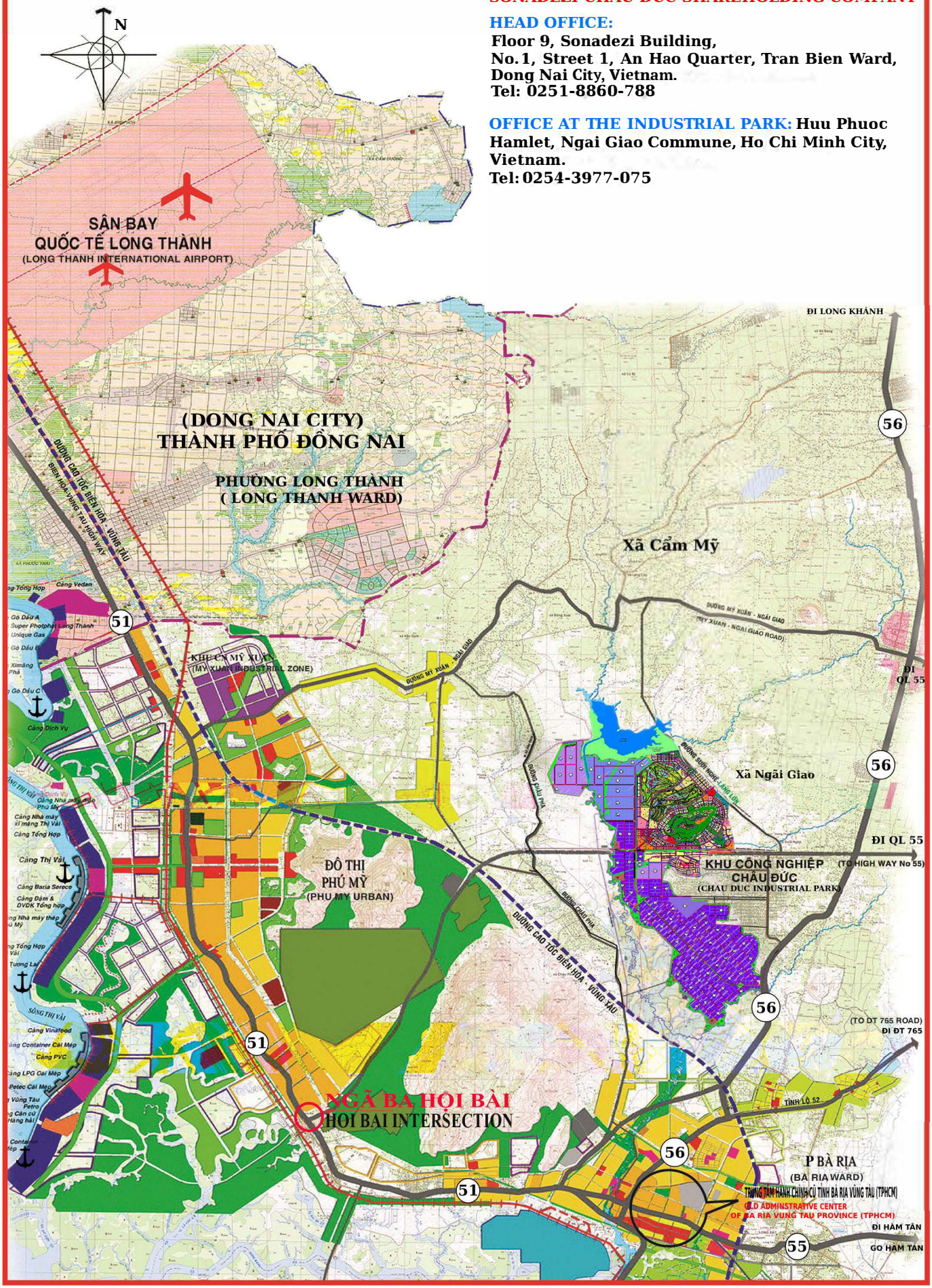
LOCATION OF CHAU DUC URBAN INDUSTRIAL PARK
VỊ TRÍ KHU CÔNG NGHIỆP ĐÔ THỊ CHÂU ĐỨC



SONADEZI CHAU DUC SHAREHOLDING COMPANY

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Tel: 0251-8860-788

OFFICE AT THE INDUSTRIAL PARK: Huu Phuoc
Hamlet, Ngai Giao Commune, Ho Chi Minh City,
Vietnam.
Tel: 0254-3977-075



SONADEZI
CHAU DUC
MEMBER OF SONADEZI



For further information, please contact us through:

SONADEZI CHAU DUC SHAREHOLDING COMPANY
BUSINESS DEPARTMENT

HOTLINE
0389.33.66.88 – 0902.688.893

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