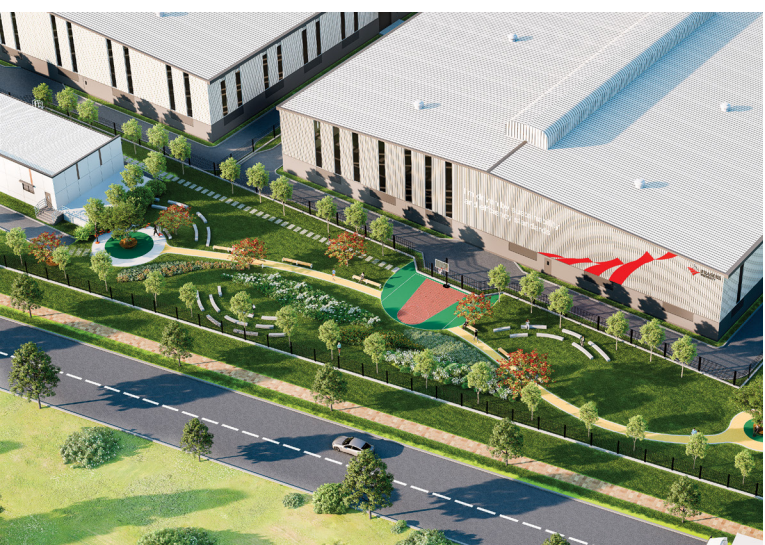




Omni-purpose SERVICE CENTRE

F&B and
Relaxation Zone

Conference Room/
Co-working Space



Exclusive services VIBRANT COMMUNITY

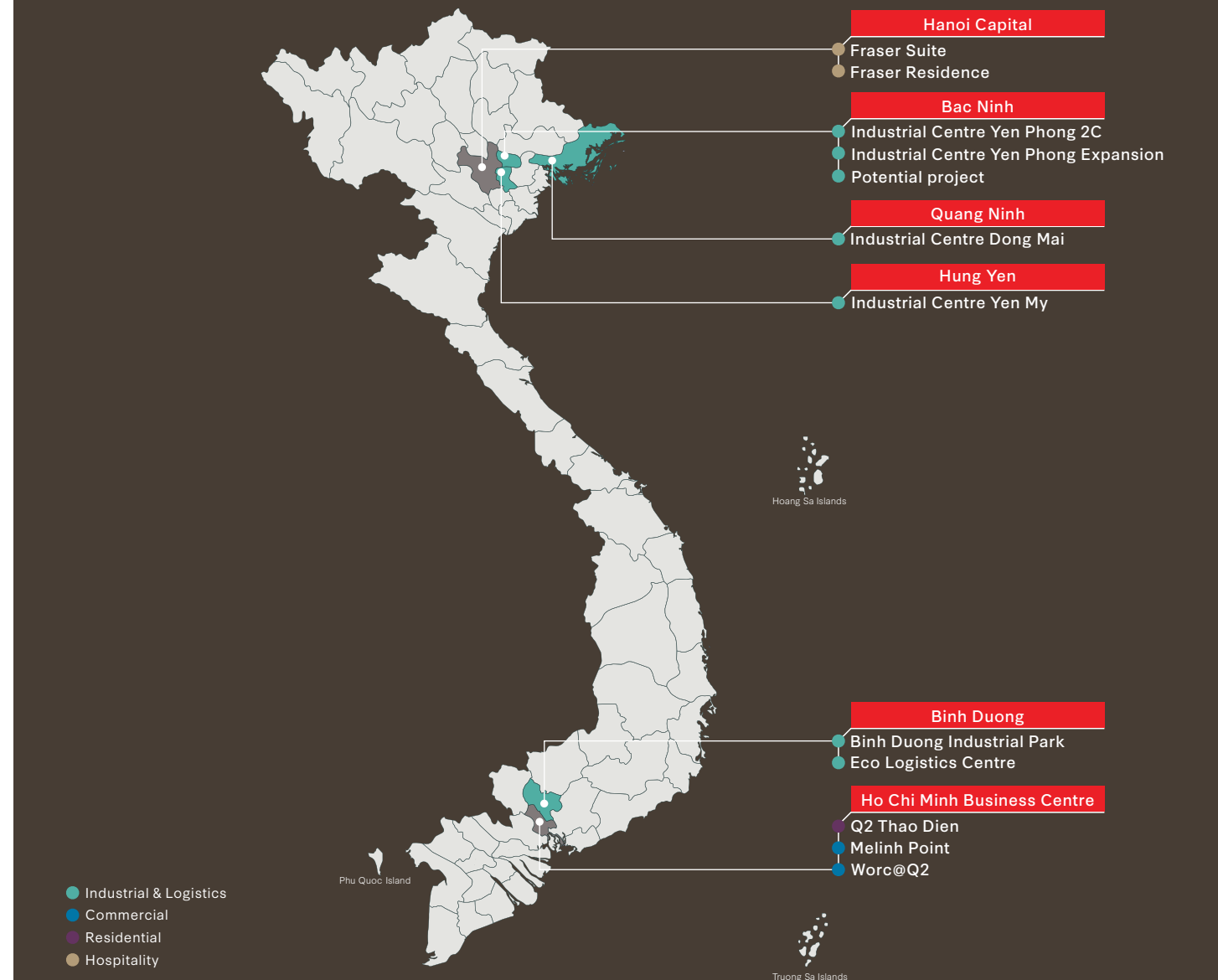
- Support pre & post licensing
- Consult & introduce design & construction
- Recommend recruitment channels & staff residences
- Managed by Frasers Property with extensive global experience & strong commitment to deliver top-quality experiences to customers
- Provide estate & property management
- Regular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



Advanced Location for Operation at Ease

Frasers 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

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Industrial Centre DONG MAI

Representing Industrial Centre Dong Mai, the third industrial project developed by Frasers Property Vietnam, characterised by its entrenched premium estates concept with distinguished focus on sustainability and high-quality standards.

Situated in a favored location, the project benefits from natural harmony granted by its surrounding geography, enabling logistics and supply chain synchronisation, easing 3-way transportation access including railways, airways, and waterways and contributing a multitude of operational benefits for businesses.



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



Master-planned estate

12.5 ha

Ready-built Factory

55,000 sqm

Ready-built Hybrid

16,000 sqm

BTS Options

EPE

Customer Centric & EFFICIENCY SOLUTION

3A Optimal Industrial Space
Accessibility, Advanced operation, Absolute security design

Uninterrupted Traffic Flow
during peak hours

Extensive Road System
supports traffic & turning radius for heavy trucks

Ample Parking Space
inside the property

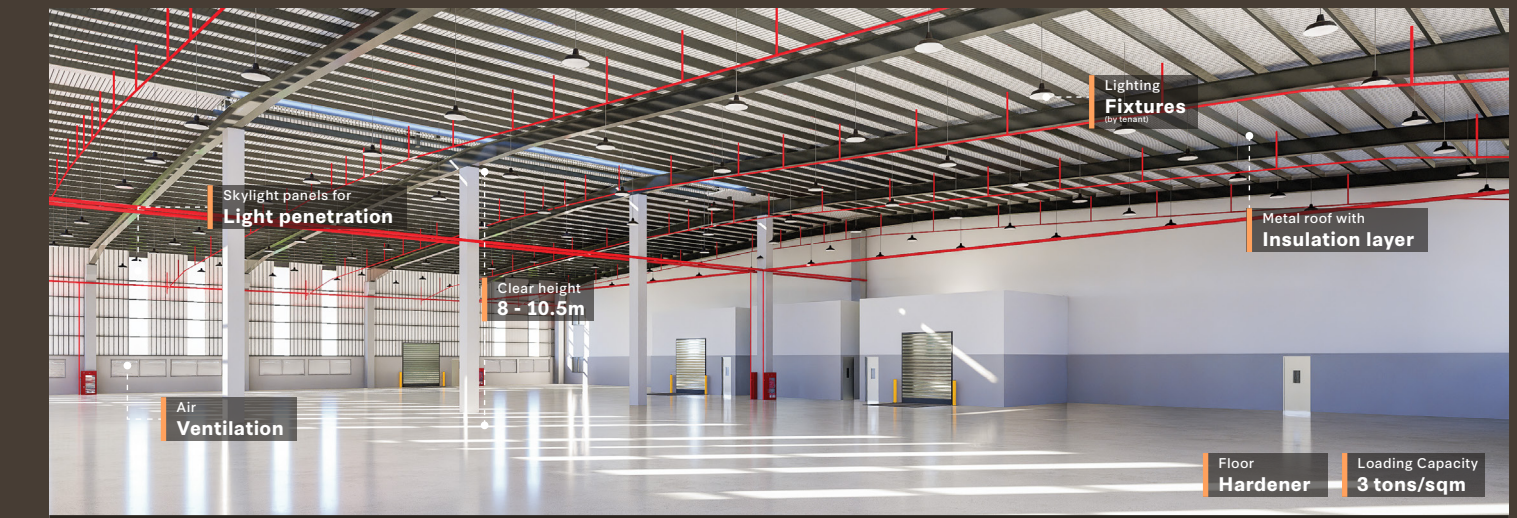
High Ceiling & Wide Window
improves ventilation and maximise natural daylight

Additional Side Doors
facilitates goods circulations

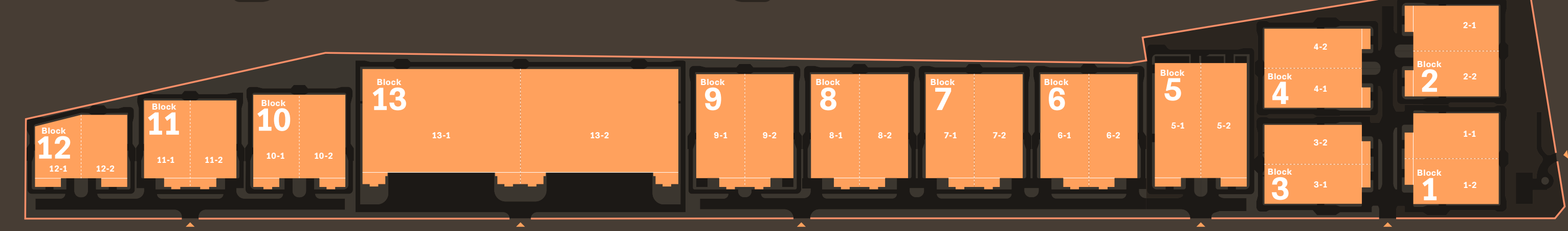
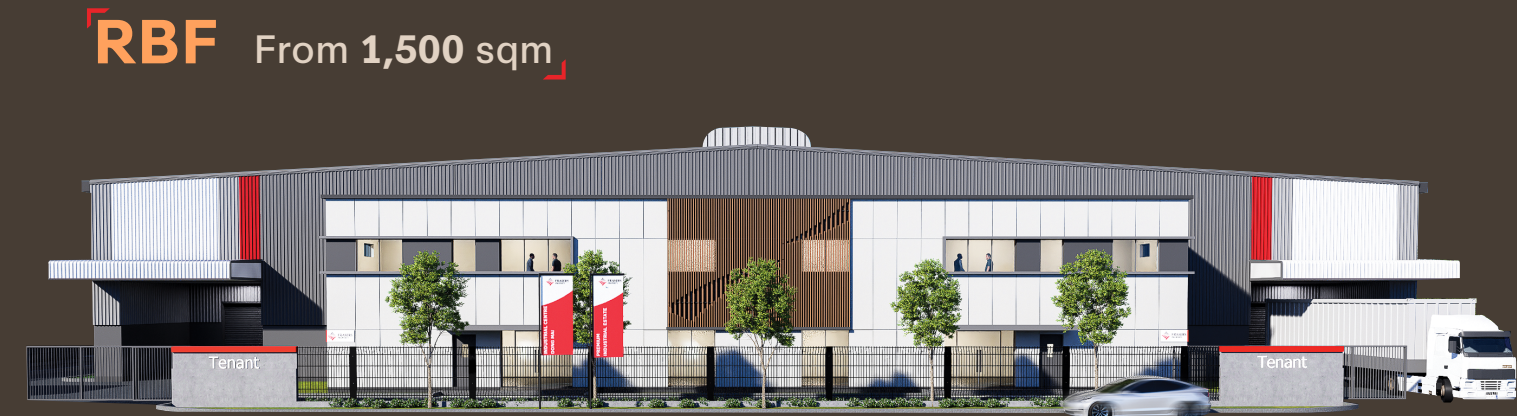
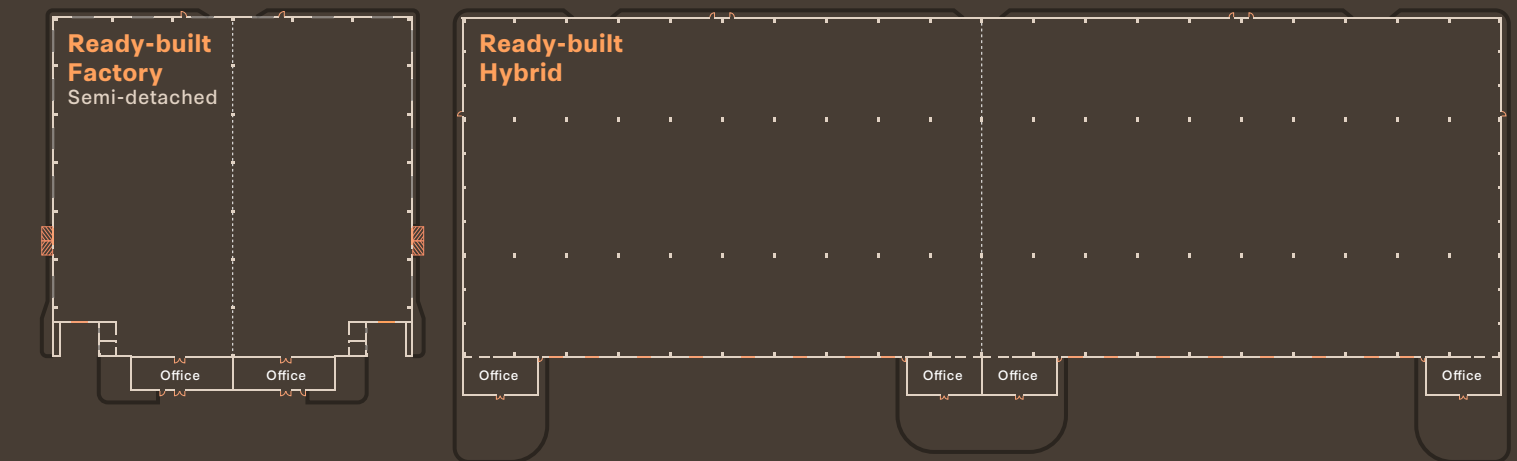
Large Loading Bays
accompanied with motorised roller shutter

Wide Column Span
increases productivity in business operations

Extra Long Canopy
withstands all weather loading and unloading works



RBF & RBH | Ground Floor



Total Leased Area	RBF - 55,000 sqm
Availability	Q4/2024
Standard Size	From 1,500 sqm
Electric Capacity	110 VA/sqm
Clear Height	8 m
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 facade, toilets

Internal Road	12m, 40ft truck load
Parking Lot	Car & bike parking available
Fire Protection System	Fully complies with local regulations and engineering standards
Telecom/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
	Normal	6,500 m3/day-night	
Wastewater	3,720 m3/day-night		
Maintenance service	Maintenance of common area		

Main investment sector	Production of building materials, consumer goods Processing agricultural and forestry products Mechanics repair equipment, precision mechanics Medical equipment manufacturing industry Other clean industries
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Corporate Income Tax (CIT)	Tax rate: 20%
EPEs	Tax incentive exempt CIT for the first 2 years Decrease 50% for the next 4 yrs
EPEs	VAT rate: 0%

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