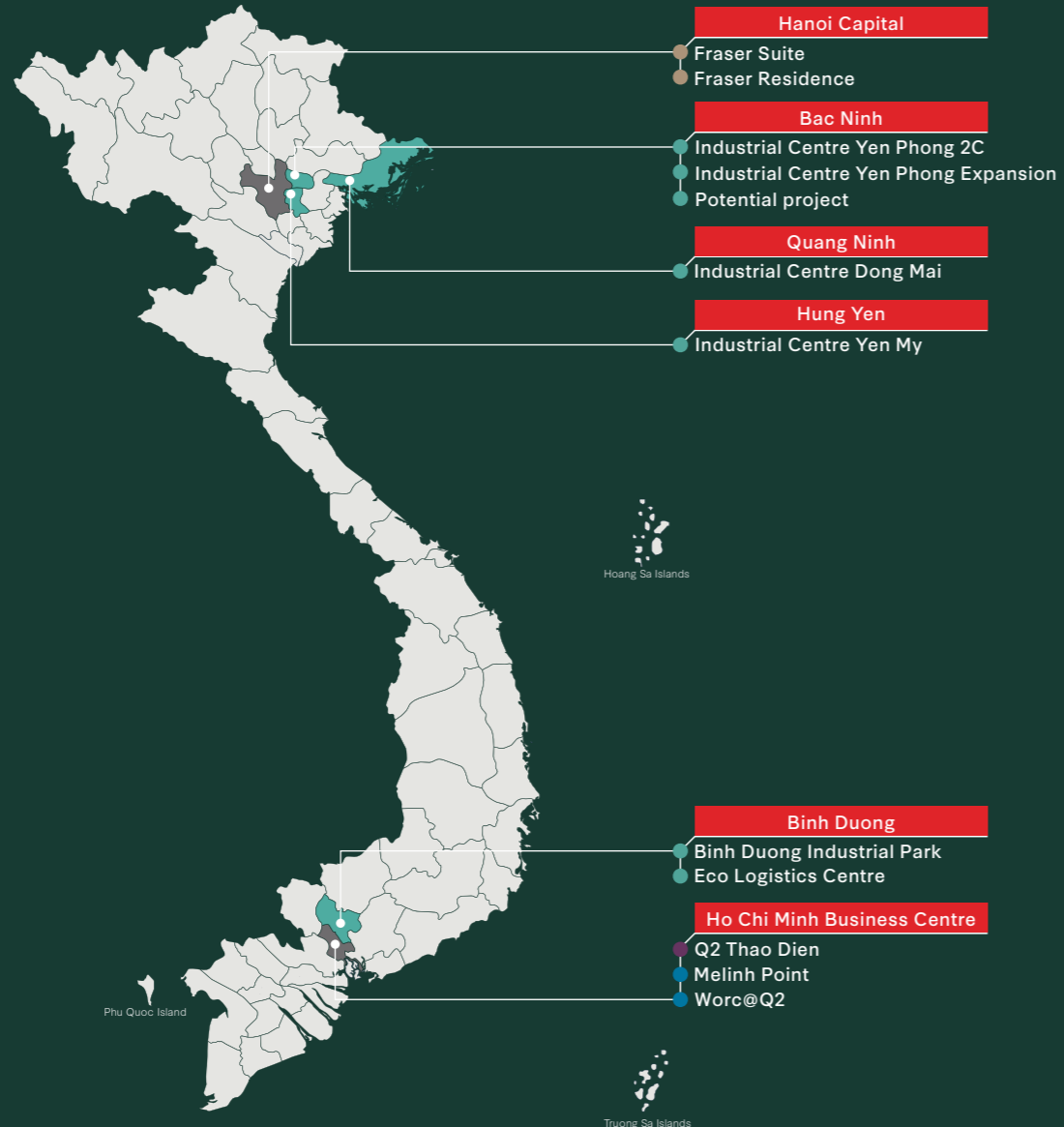


Fraser's Property Vietnam

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

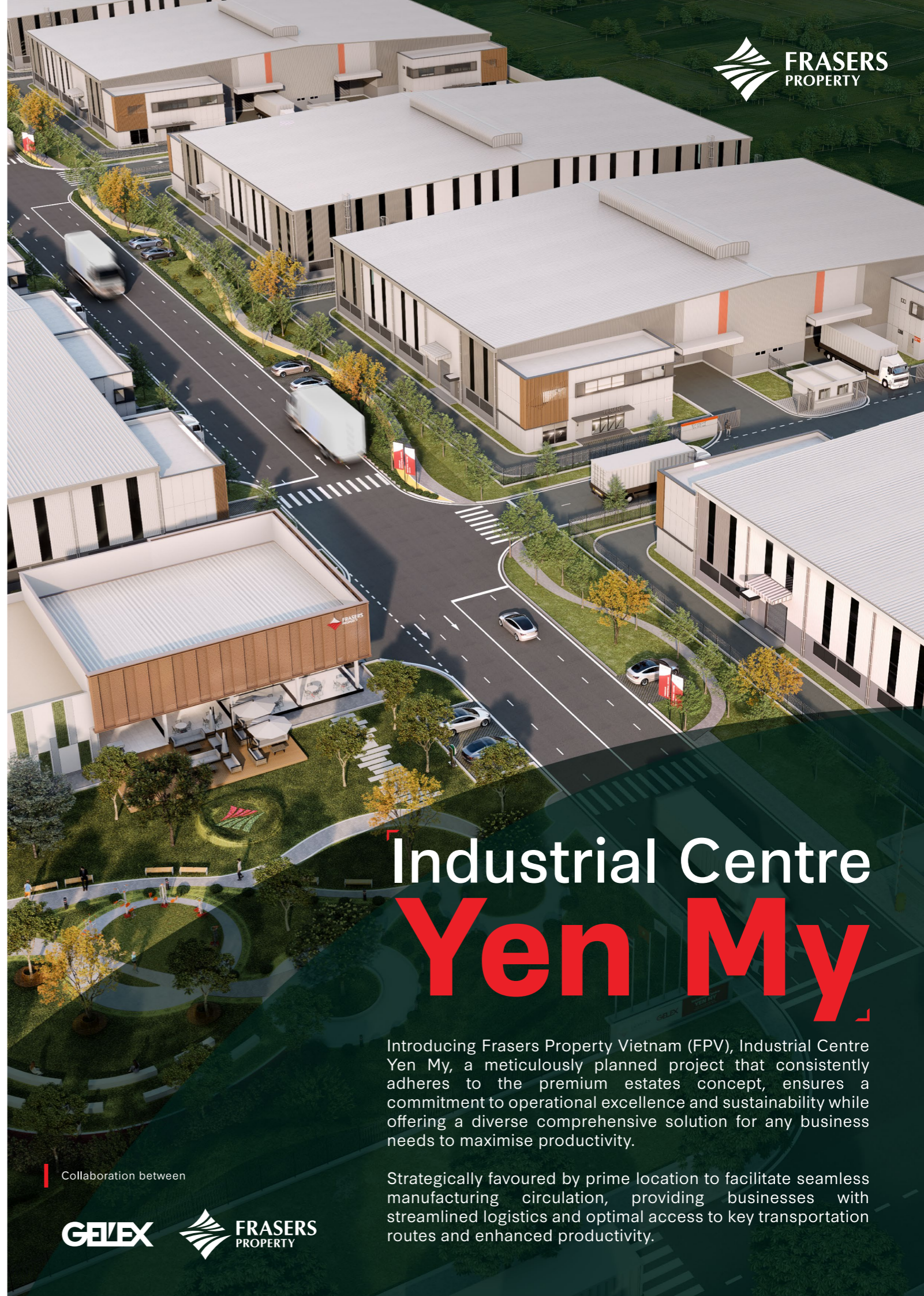
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frasersproperty.com/vn



Industrial Centre Yen My

Introducing Fraser's Property Vietnam (FPV), Industrial Centre Yen My, a meticulously planned project that consistently adheres to the premium estates concept, ensures a commitment to operational excellence and sustainability while offering a diverse comprehensive solution for any business needs to maximise productivity.

Strategically favoured by prime location to facilitate seamless manufacturing circulation, providing businesses with streamlined logistics and optimal access to key transportation routes and enhanced productivity.

Collaboration between





4 PARKS IN PARK

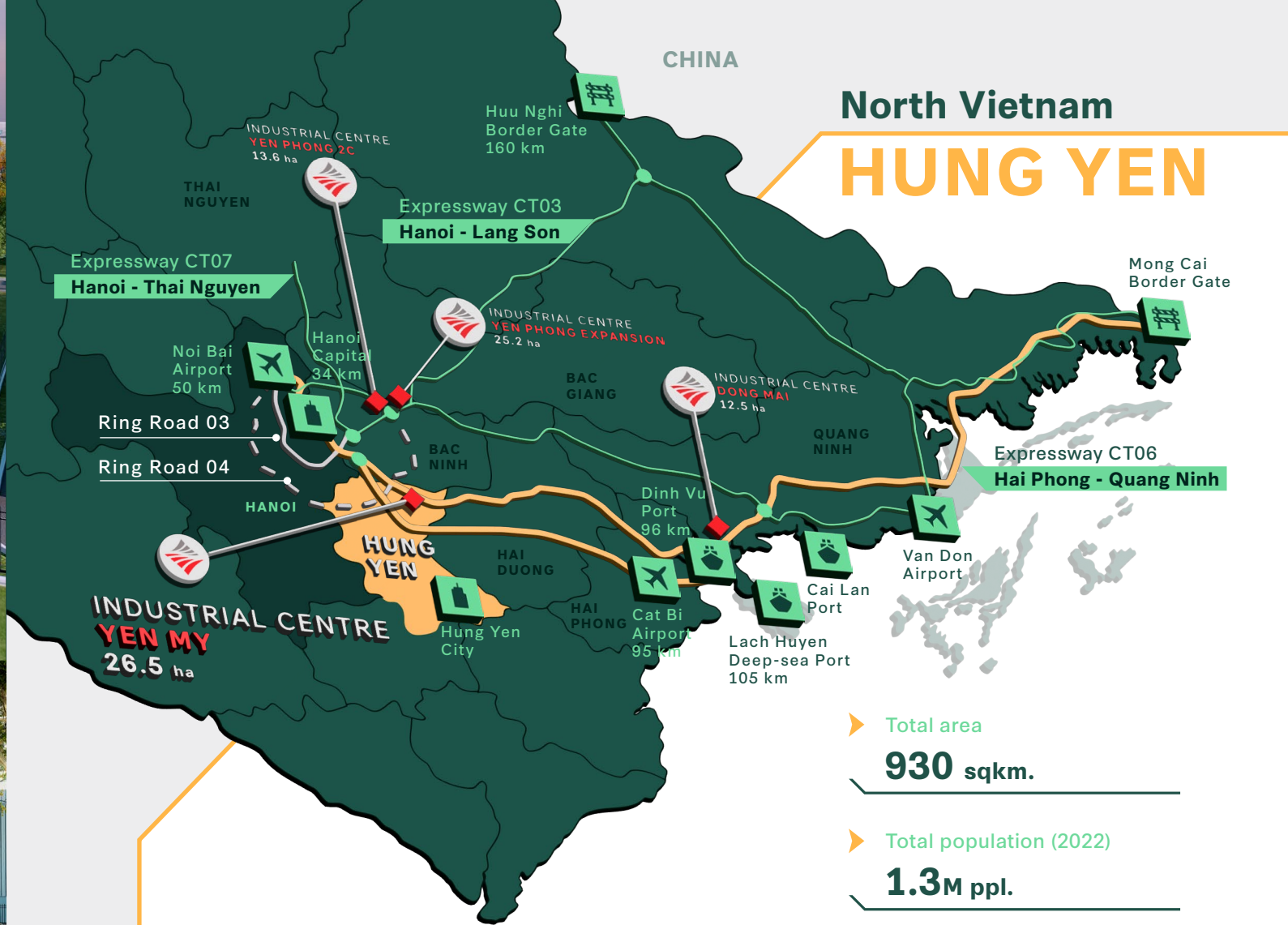


Omni-purpose SERVICE CENTRE

Conference Room/ Co-working Space | F&B and Relaxation Zone

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



The Heart of Manufacturing Circulation

- Total area **930 sqkm.**
- Total population (2022) **1.3M ppl.**
- GRDP Growth Rate (2022) **12.8%** (Top 1 NKEZ)
- GRDP per capita (2022) **4,300 us\$**
- Index of Industrial Production (2022) **110.4%**
- Total FDI (2022) **6.7B US\$** (CAGR 9.4%)
- Minimum wage (2023) **170.7 us\$** (Zone II)
- Labour force (2022) **6.9M ppl.** (within 30 km radius)
- Average trained labour ratio (2022) **40%** (within 30 km radius)

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.

Fraser's Property Community



- Managed by a leading international developer
- Offering opportunities to connect with global supply chains
- Regular activities for tenants' engagement



Available

EPE

26.5 ha

Master-planned estate

Ready-built Factory
145,000 sqm

Ready-built Hybrid
14,000 sqm

BTS Options

Customer Centric & EFFICIENCY SOLUTION



Flexible Sizing
adapts to any expansion plan



Uninterrupted Traffic Flow
during peak hours



Extensive Road System
supports traffic & turning radius for heavy trucks



Ample Parking Space
inside the property



Large Loading Bays
accompanied with motorised roller shutter



Additional Side Doors
facilitates goods circulations



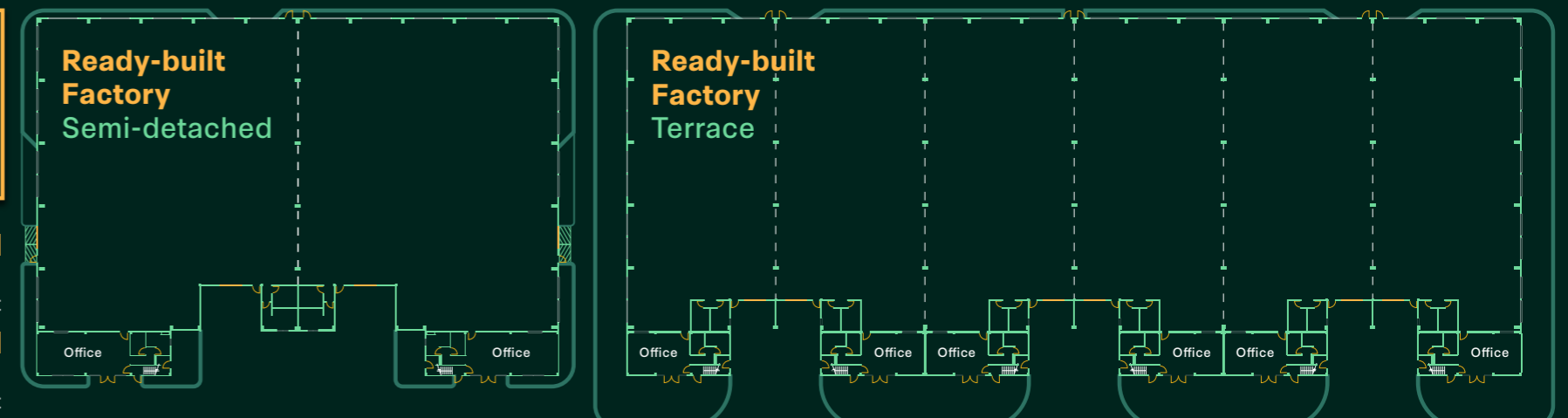
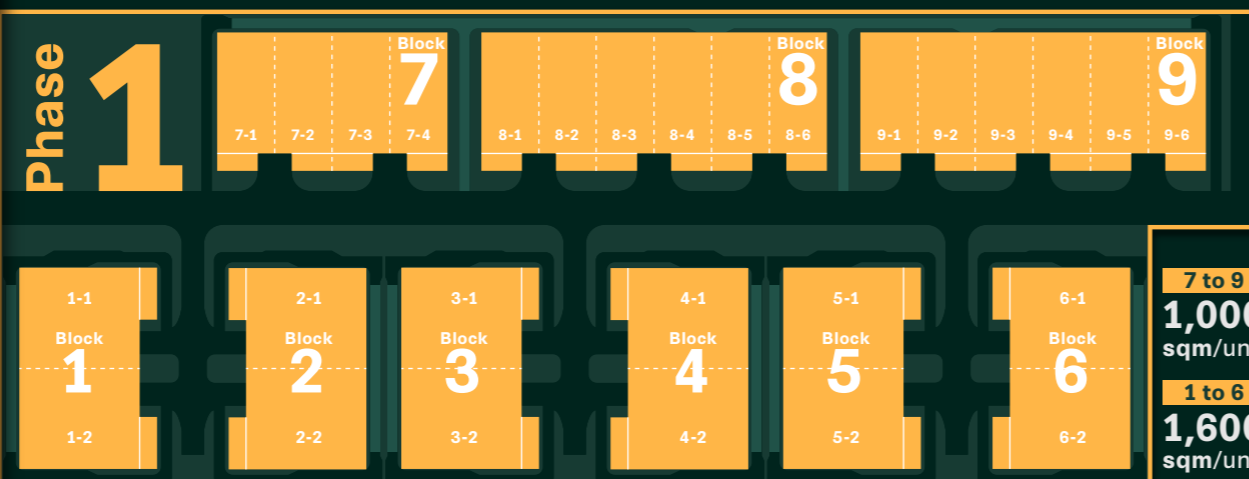
Wide Column Span
increases productivity in business operations



Extra Long Canopy
withstands all weather loading and unloading works



High Ceiling & Wide Window
improves ventilation and maximise natural daylight



RBF From 1,000 sqm



RBH From 7,000 sqm



RBF | Ground Floor



RBH | Ground Floor

Total Leased Area	RBF - 145,000 sqm
Availability	Q4/2024
Standard Size	From 1,000 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 with false ceiling, full furnished toilets

Main investment sector	Electrical and electronic industries, high-tech industries; Construction materials and mechanics; Pharmaceuticals, cosmetics, food; Light industry, consumer goods; Other clean industries
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Internal Road	12m, 40ft truck load		
Parking Lot	Car & bike parking available		
Fire Protection System	Fully complies with local regulations and engineering standards		
Telecommunication/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
	Wastewater	VND 9,716/m3 ~ USD 0.4/m3	
Maintenance service	VND 7,287/m3 ~ USD 0.3/m3		
Maintenance service	Maintenance of common area		

Corporate Income Tax (CIT)	Tax rate: 20%
	Tax incentive exempt CIT for the first 2 yrs. Decrease 50% for the next 4 yrs
EPEs	VAT rate: 0%

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