



Omni-purpose SERVICE CENTRE

Conference Room/
Co-working Space

F&B and
Relaxation Zone



Exclusive services VIBRANT COMMUNITY

- Support pre and post licensing
- Recommend recruitment channels and staff residences
- Consult & Introduce design and construction
- Provide estate and property management
- Regular activities for tenants' engagement



- Opportunities to connect with comprehensive supply chain businesses in the industry
- Managed by Frasers Property with extensive global expertise and strong commitment to deliver top-quality experiences to customers



INFINITE FLEXIBILITY

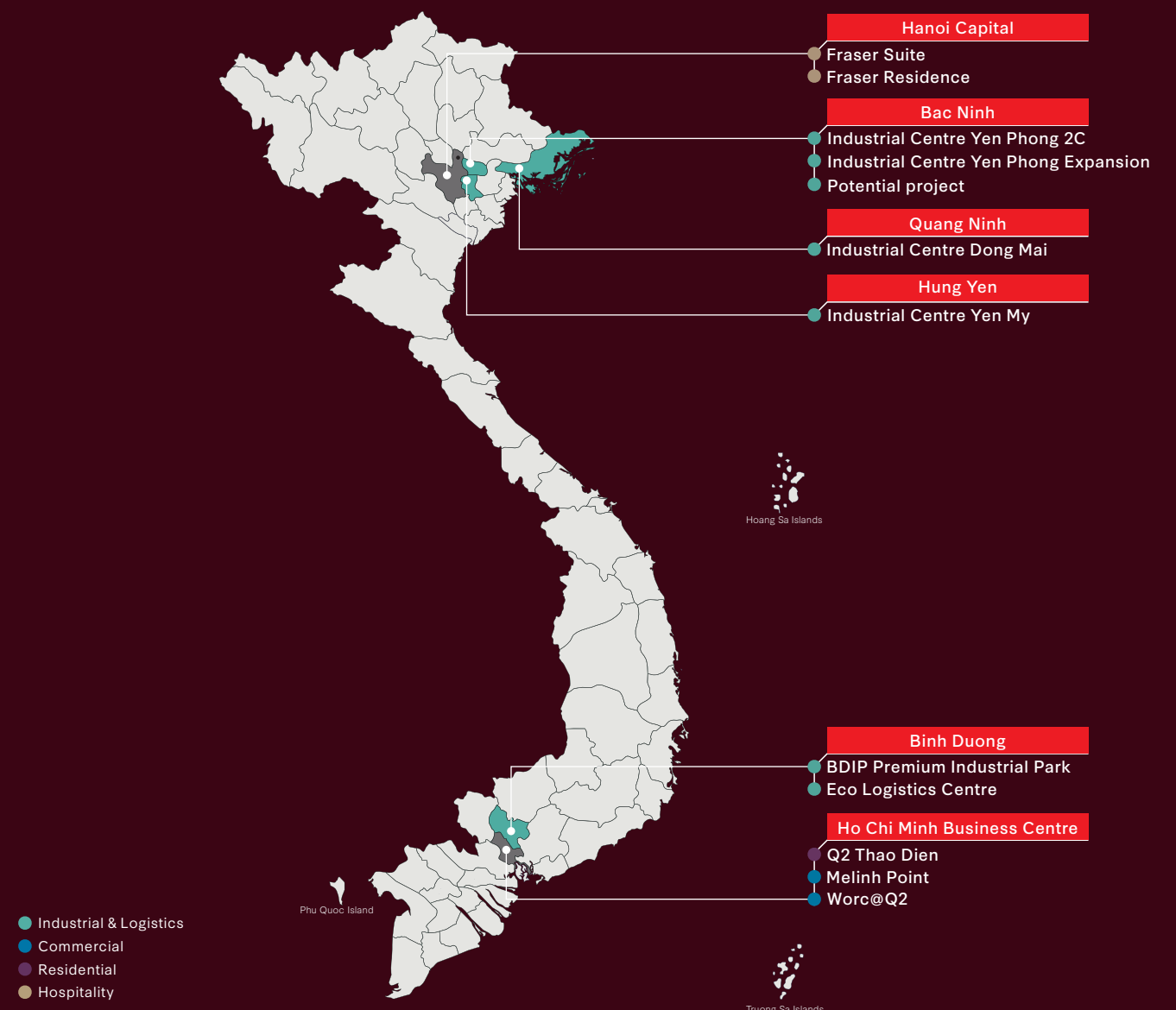
Total area	Gross regional domestic product (2023)	Total registered FDI (2023)
822.7 sqkm.	9.0B US\$	1.1B US\$
Total population (2023)	GRDP per capita (2023)	Accumulated FDI value (2023)
1.5M ppl.	6,000 US\$	24.8B US\$
Labour force (2023)	Minimum wage (2023)	Export value (2023)
8.2M ppl. (within 30 km radius)	171 US\$ (Zone II)	39.4B US\$



Scan for location

Frasers Property

A leading real estate company headquartered in Singapore, with multi-asset classes in over 20 countries and more than 70 cities across Asia, Australia, Europe, the Middle East and Africa



Frasers Property Vietnam's industrial portfolio spans across North and South

956,000sqm
RBF/RBW/BTS with Green Certificate

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Industrial Centre Yen Phong EXPANSION

Industrial Centre Yen Phong Expansion is part of our top-tier premium estate projects in the North by Frasers Property Vietnam. Imagine seamless production and all-in-one solutions offered in a single space that caters to diverse business and logistics needs.

Positioned in the energetic and pivotal Northern key economic zone in Vietnam, it boasts excellent regional connectivity while converging quintessential factors for a future of operational success.



Collaboration between

Industrial Centre

PREMIUM ESTATES CONCEPT

Seamless Connectivity

- Business and logistics hub integration
- Facilitated global supply chain linkage

Sustainable Development

- LEED certification
- Integrated spaces designed for staffs' 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
- Recreational 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

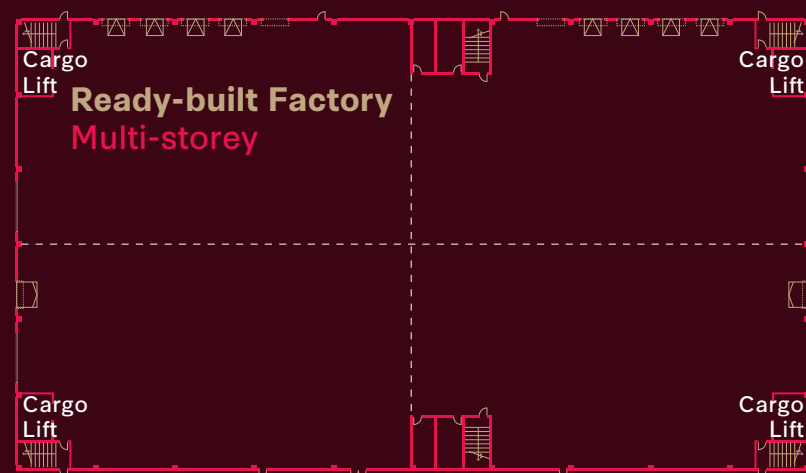
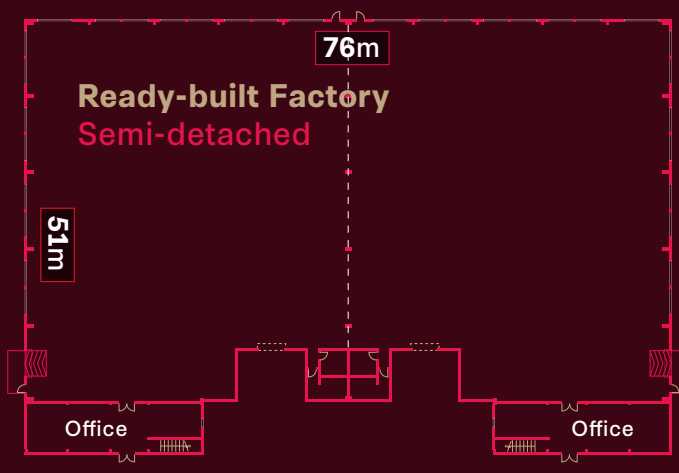
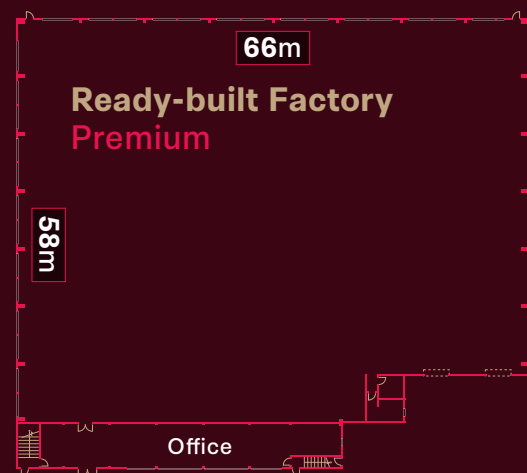
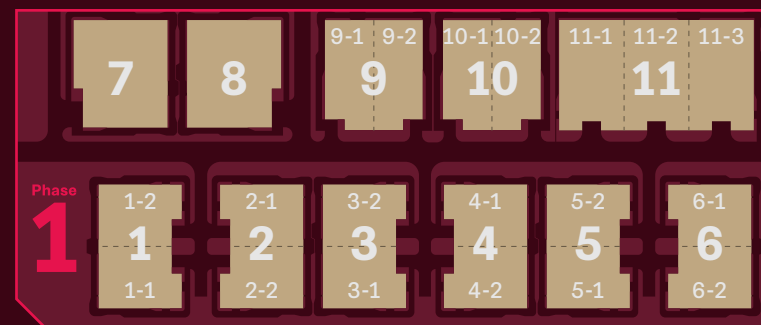
25ha

Master-planned estate

Available
EPE **BTS Options**

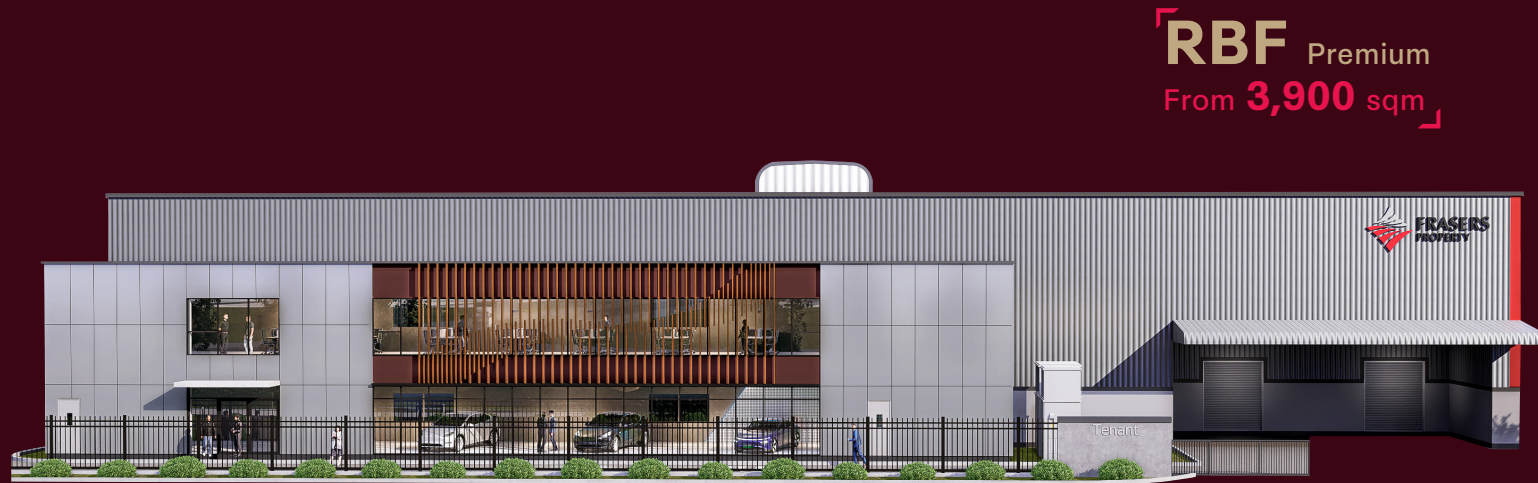
Ready-built Hybrid
24,000 sqm

Ready-built Factory
124,900 sqm

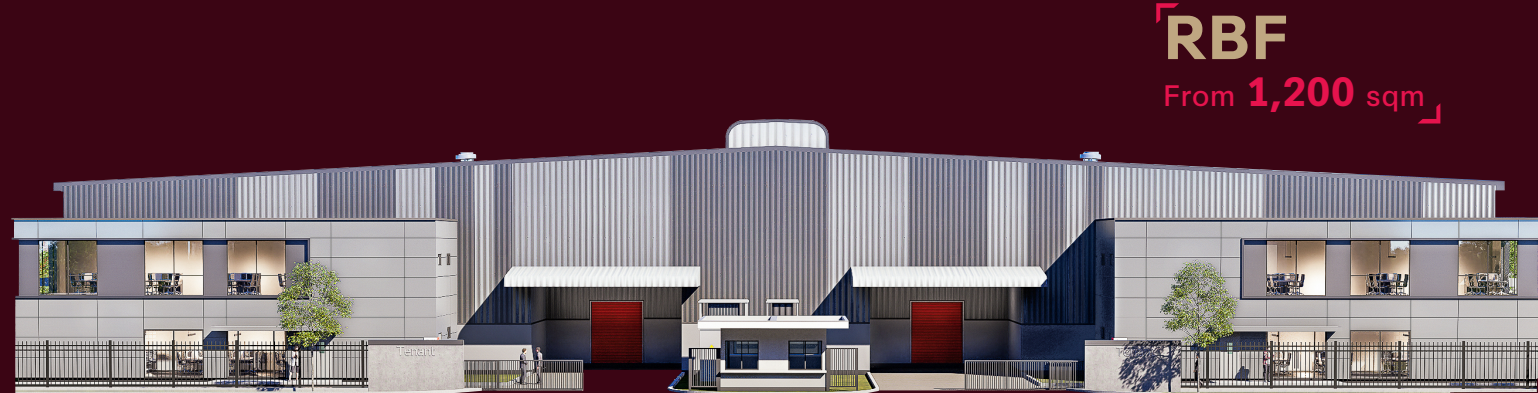


CUSTOMER CENTRIC & EFFICIENCY SOLUTION

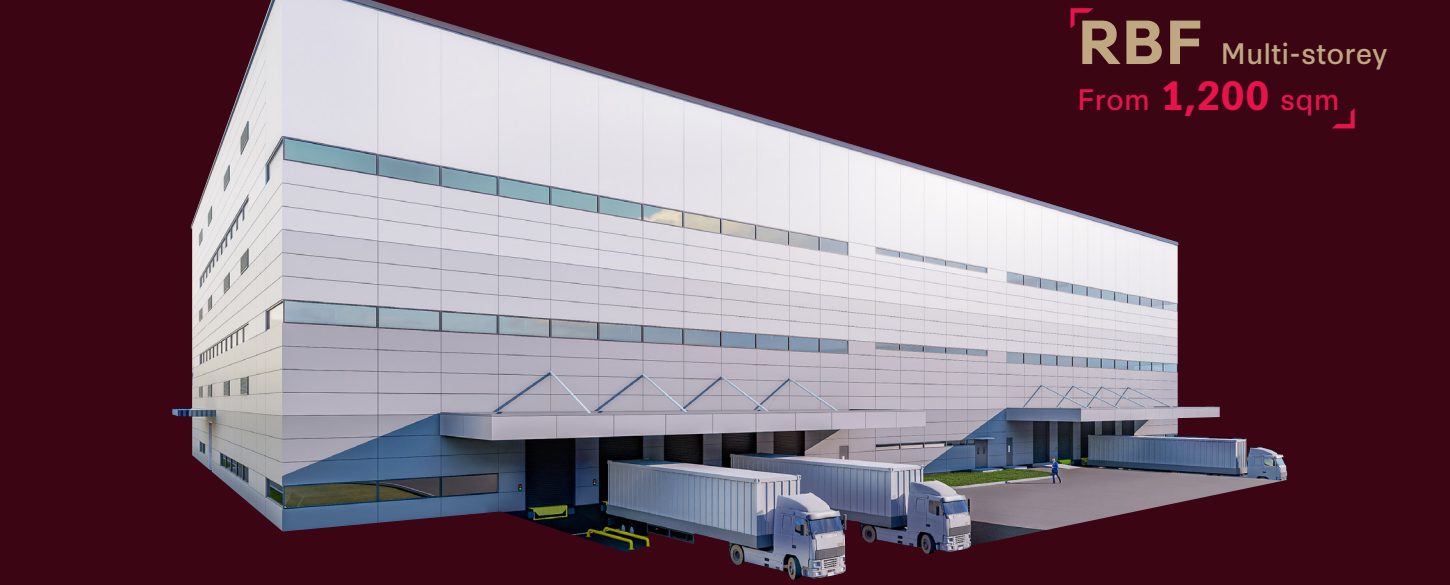
- Multi-products**
adapt to any production plan
- Various Spaces**
enhance production line
- Ample Parking Space**
inside the property
- Wide Column Span**
increases productivity in business operations
- Large Loading Bays**
accompanied with motorised roller shutter
- Extra Long Canopy**
withstands all weather for loading and unloading works
- Extensive Road System**
supports traffic & turning radius for heavy trucks
- Additional Side Doors**
facilitate goods circulations
- High Ceiling & Wide Window**
improves ventilation and maximise natural daylight



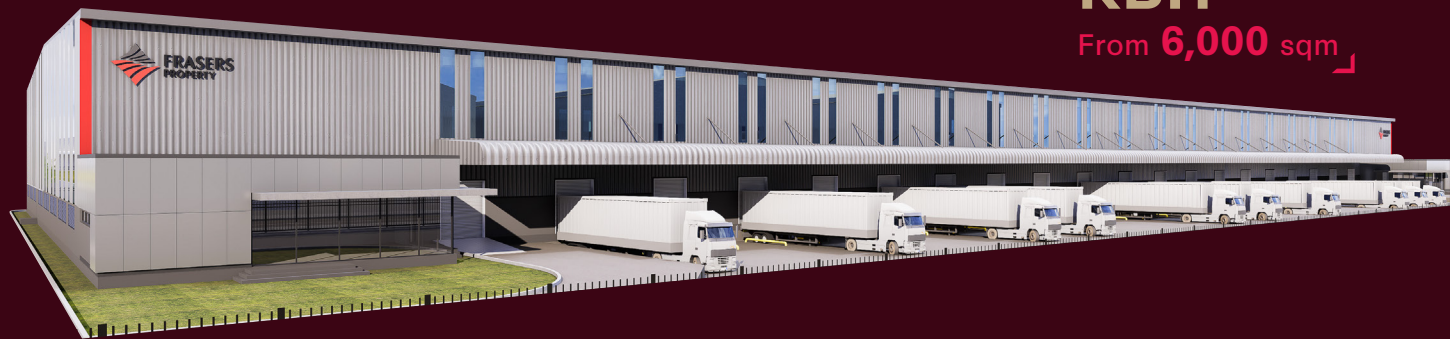
RBF Premium
From **3,900 sqm**



RBF
From **1,200 sqm**



RBF Multi-storey
From **1,200 sqm**



RBH
From **6,000 sqm**



RBF | Ground Floor



RBH | Ground Floor

	RBF Premium	RBF	RBH	RBF Multi-storey
Block	7 to 8	1 to 6; 9 to 11		
Total Leased Area	31,500 sqm	78,000 sqm	24,000 sqm	15,400 sqm
Availability	Q1/2025	Q1/2025	Q4/2025	Q1/2026
Standard Size	3,900 sqm	From 1,200 sqm	From 6,000 sqm	From 1,200 sqm
Electric Capacity	150 VA/sqm	150 VA/sqm	30 VA/sqm	150 VA/sqm
Clear Height	8 m	8 m	10.5 m	6 m
Floor Loading	3 tons/sqm	3 tons/sqm	3 tons/sqm	3 tons/sqm
Loading Bay		Shutter door with ramp access		
Roof		Metal roof with insulation layer		
Canopy Width		6m		
Floor Finishes		Liquid hardener		
Natural Ventilation		Roof ventilator, wall louvers		
Office Area		Finished with false ceiling, fully furnished 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
Main investment sector	Clean industries Medical equipment manufacturing industry Mechanics repair equipment, precision mechanics
Corporate Income Tax (CIT)	Tax rate: 20% Tax incentive exempt CIT for the first 2 years Decrease 50% for the next 4 years
EPEs	VAT rate: 0%

Electricity	Period	(VND/kWh)	(USD/kWh)
	Normal	1,809	0.071
	Off-peak	1,184	0.047
	Peak	3,314	0.13
Water		9,638 VND/m³	
Wastewater		8,500 VND/m³	
Maintenance service		Maintenance of common area	

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