

Fraser's Property Vietnam and GELEX Group break ground on maiden project in Bac Ninh

- ◆ Fraser's Property Vietnam, Industrial Centre Yen Phong 2C will feature Premium Estates concept with dedicated features to support productivity and well-being
- ◆ Designed to meet LEED certification requirements, adding to Fraser's Property's portfolio of green certified properties in Vietnam

HO CHI MINH CITY, 21 SEPTEMBER 2023

Fraser's Property Vietnam (FPV), one of Vietnam's leading diversified property developers, and local multi-sector investment holding company, GELEX Group, have jointly broken ground on Fraser's Property Vietnam, Industrial Centre Yen Phong 2C (Industrial Centre YP2C) in Bac Ninh province. This marks their first industrial and logistics project in North Vietnam since the [signing of a partnership agreement](#) earlier in March.

Industrial Centre YP2C is scheduled to be completed in the second quarter of 2024 and will feature 34,500 sqm of high-quality industrial and logistics space designed in accordance with Fraser's Property's Premium Estates concept that reflects its commitment to creating healthy, sustainable, and high-performing industrial assets. The 3-in-1 multi-functional industrial space will seamlessly integrate showroom, office, and production assemblies with 7,000 sqm dedicated for a green recreation park and on-site service centre to support occupier well-being in the estate.

Mr Lim Hua Tiong, CEO of Fraser's Property Vietnam, said, "Bac Ninh is a strategic manufacturing hub in the Northern Key Economic Zone that is contributing to Vietnam's push to move up the value chain. We are delighted to partner GELEX Group on Industrial Centre YP2C. Its premium ready-built-factory and ready-built hybrid spaces are versatile and well-positioned to cater to the unique requirements of customers, which supports the country's industrial transformation and attractiveness as a key investment destination."

Mr. Nguyen Trong Hien, Chairman of GELEX Group, stated, "The groundbreaking ceremony signifies a significant milestone in the execution of our strategy to establish a partner ecosystem with globally recognised companies, thereby expanding the market and value chain for GELEX Group's core business segments.

Industrial Center YP2C is being developed, constructed, managed, and operated by Fraser's Property Vietnam, leveraging their exceptional capabilities in accordance with international standards. Furthermore, their expertise and understanding of the domestic market in regional infrastructure align perfectly with GELEX's vision. We are confident that Industrial Center YP2C will exceed the expectations of our customers, serving as the cornerstone of Vietnam's premier green and sustainable industrial park."

Creating high-performance work environments

Industrial Centre YP2C will be designed to meet LEED certification standards with strong sustainability and technology features aimed to support workplace productivity as well as the health and well-being of occupiers. These include the use of construction materials in the project which prioritise natural light, promoting energy efficiency and the enhancement of building life-cycle impact reduction.

As a multinational real estate developer, Fraser's Property takes a long-term view for its projects and has committed to green-certify its owned and asset-managed properties as part of its sustainability goals.

Fraser's Property's commercial developments in Vietnam are green-certified or in the process of pursuing certification. Its Eco Logistics Centre, a ready-built warehouse development managed by FPV

recently obtained LEED certification, while Binh Duong Industrial Park, Frasers Property's first industrial development in Vietnam is also on track to receive LEED certification.

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About Frasers Property Limited in Vietnam

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multinational investor-developer-manager of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$40.1 billion as at 31 March 2023.

Frasers Property's multinational businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 20 countries and more than 70 cities across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepont Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

In Vietnam, Frasers Property has a well-diversified portfolio across asset classes. Signature commercial developments include Melinh Point -- a Grade A boutique office building in Ho Chi Minh City's commercial District 1, Worc@Q2 -- a modern-styled serviced-office within its residential development called Q2 Thao Dien -- a luxury mixed-use development in Thu Duc City. Industrial highlights with almost a million square metres of international grade and green certified industrial facilities within strategic locations in both North and South of Vietnam, will be developed to support the country's growing manufacturing economy. Frasers Hospitality also maintains a country presence with Fraser Suites Hanoi and Fraser Residence Hanoi.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](#).

About GELEX Group

GELEX Group, established in 1990, is known as Vietnam's leading investment group. GELEX currently owns two Sub-Holdings: GELEX Electricity, which specialises in industrial production that primarily in the electrical industry, and GELEX Infrastructure, which specialises in investing and doing business in infrastructure, such as development investment in the energy field; real estate in industrial parks and social housing; building materials; production and supply of clean water.

GELEX is well-known in the market for numerous prominent brands, including Viglacera, Song Da Water Plant, Cadivi Cable, Emic Electrical Measurement Equipment, Thibidi Transformer, Electric Motor Hem.

FOR MEDIA QUERIES, PLEASE CONTACT:

Frasers Property Vietnam

Ms. Kara Wong – Head, Marcom & Administration

T +84 908 812 628

E kara.wong@frasersproperty.com

PHOTO ATTACHED:



Photo caption: Representatives of Bac Ninh Industrial Zones Authority, Frasers Property Vietnam and GELEX at the groundbreaking ceremony of Industrial Yen Phong 2C which took place on September 19, 2023. (Front row, from L-R: Mr Nguyen Hoang Long - Vice Chairman of Gelex Infrastructure; Mr Truong An Duong - General Manager of North Industrial & Residential of Frasers Property Vietnam; Mr Nguyen Trong Hien - Chairman of Gelex Group, and Member of BOD, Viglacera; Mr Nguyen Anh Tuan - Group CEO of Viglacera; Mr Lim Hua Tiong - CEO of Frasers Property Vietnam; Mr Nguyen Van Phuc – Director of Bac Ninh Industrial Zones Authority; Mr Edwin Tan - Deputy CEO of Frasers Property Vietnam; Mr Dang Ngoc Vang – Chairman of Kansai Vina; Mr He Wen Wei - Head of Project Development of Frasers Property Vietnam)