

01. PRODEZI LONG AN OVERVIEW
02. PROJECT GENERAL INFO
03. WHY PRODEZI LONG AN?

Integrated Township &
Industrial Park

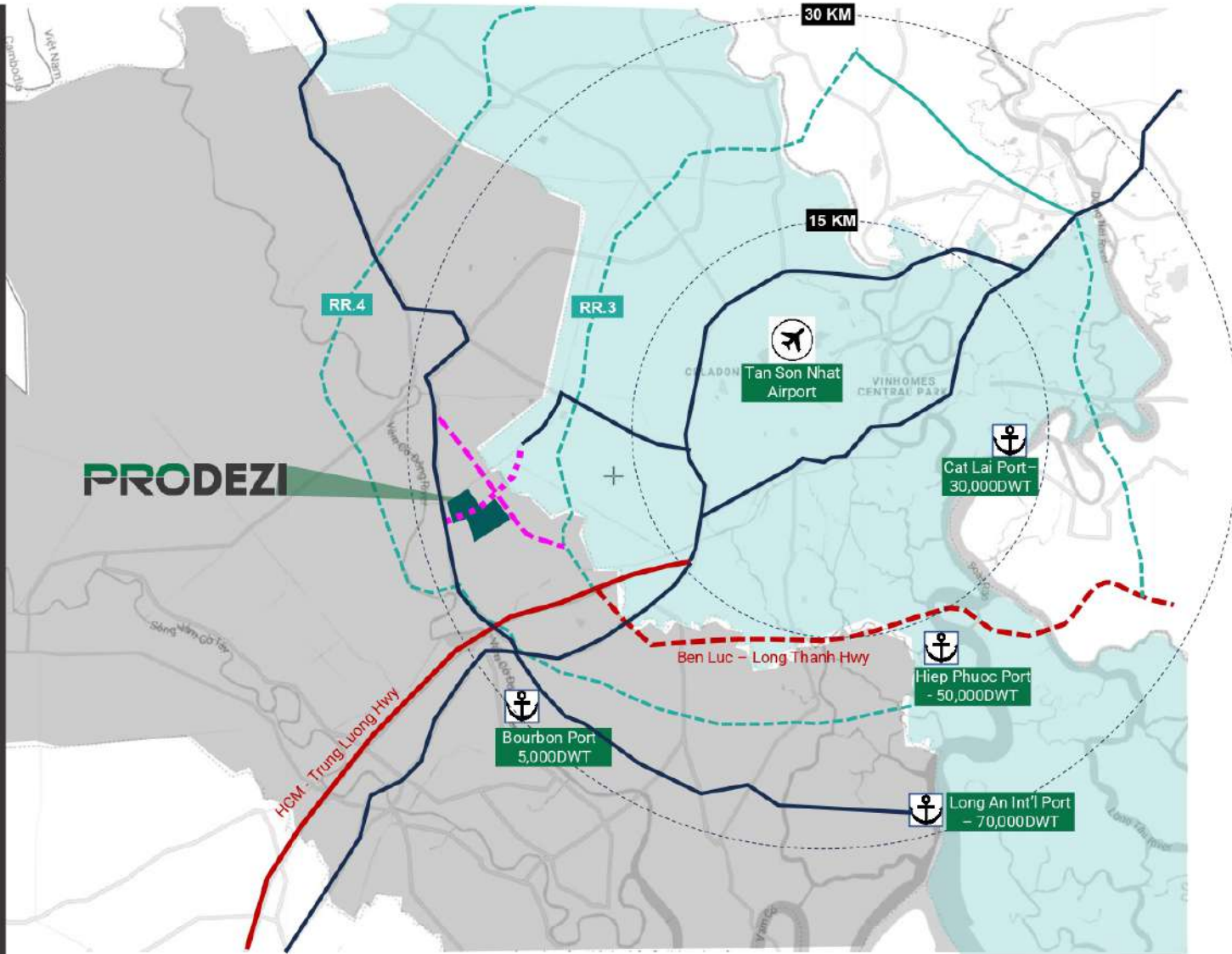
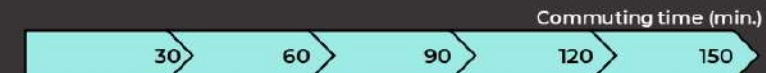
PRODEZI

PRODEZI LONG AN OVERVIEW

The Premier Integrated Township & Industrial Park

Located in Long An, with the scale of 500ha, Prodezi boasts a prime location right at the border of HCMC, near the HCMC-Trung Luong highway, as the gateway to Vietnam's economic center and ideally situated for an integrated industrial and residential zone

Industrial land	400ha
Residential land (LA Home)	100ha
Total	500ha



PRODEZI



PRODUCTIVE UTILITIES

- Transportation: 18km total length of roads
- Sewage Treatment Plant: 13,000 m³/day
- Telecommunications: 3,436 lines
- Power Supply: 91.2 MVA powered by EVN, Prodezi IP substation and rooftop solar with underground distribution lines
- Water Supply: 20,000 m³/day

PROFUSE AMENITIES

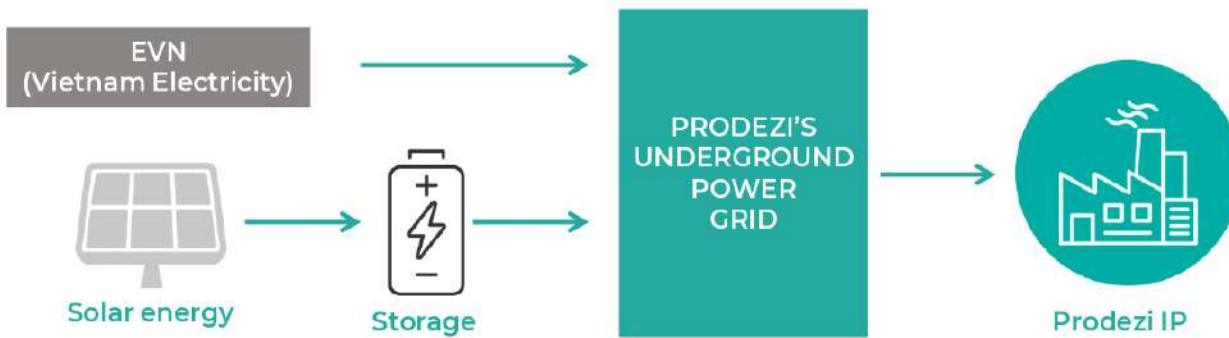
- Driving Range & Sports Center
- Commercial mall, retail units, administrative center
- LA Home Township with full suite of amenities: Schools for all levels and Top-ranking Educational Institution, Clubhouse, Central Park ...

| GENERAL INFO - SUSTAINABLE DEVELOPMENT

The first eco – industrial park in Long An and the largest eco – industrial park in the Mekong Delta

Prodezi aims to be the epitome of modernity, professionalism, and sustainability, and seeks to establish a green and sustainable integrated industrial zone.

RENEWABLE ENERGY



REUSING & RECYCLING WATER



Reuse of bacteria after each treatment cycle



Rainwater is harvested for irrigation purposes

GREEN BUILDING



All offices & buildings developed by Prodezi area will be green certified



Tenants' factories & warehouse are encouraged to seek green certification

ORGANIC FARM

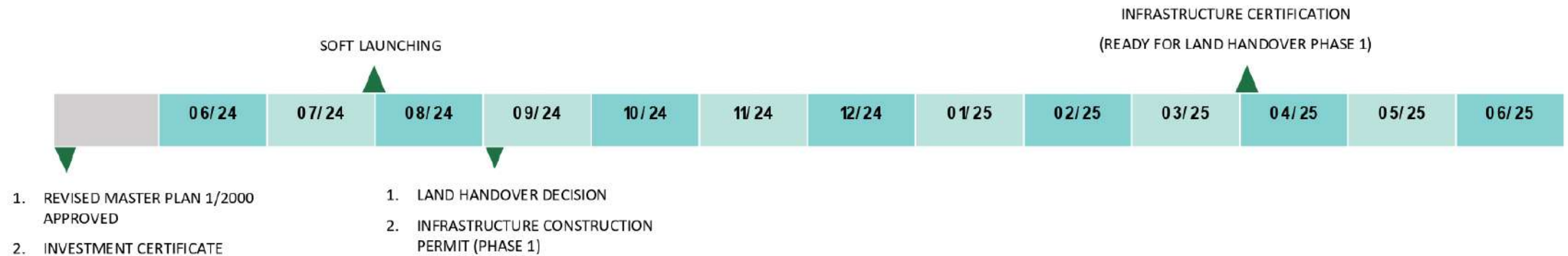


Part of Prodezi IP's landbank is reserved for organic farming

02

PRODEZI – KEY DEVELOPMENT MILESTONE (2024-2025)

PRODEZI

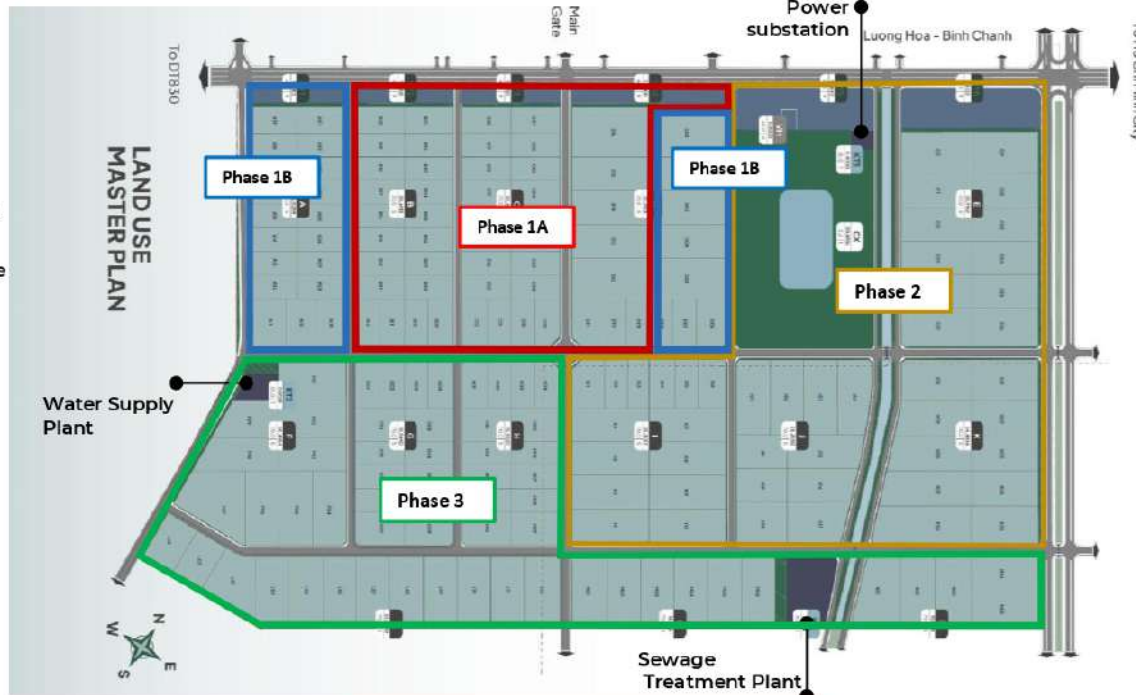


NOTES:

1. In-principle investment acceptance was granted in 2022
2. Land tenure up to 2072 (50 years from 2022)
3. LUF is paid at once

GENERAL INFO - INDUSTRIAL PARK MASTERPLAN

PRODEZI



- Factory, warehouse land
- Service, Administrative land
- Technical infrastructure land
- Roads
- Greenery
- Water surface

2050
Net Zero
Carbon
Commitment

**Green
Certification
Target**

GENERAL INFORMATION

- Land Booking: Q2. 2024
- Land Hand-over: Q4. 2024
- Land Tenure: 2072
- CIT incentive

	0%	10%	20%
Normal industries			
Project prep.	2 years exemption	4 years 50% reduction	
Preferential *			
Project prep.	4 years exemption	9 years 50% reduction	2 years following

Sector: High-tech, supporting hi-tech, clean energy

Location: High-tech zones, special economic areas

Scale: Manufacturing projects that meet capital investment, revenue and headcount requirements

TARGET INDUSTRIES:

- Electronics
- Automotive Manufacturing & Assembly
- Support Industries for Hi-tech Products
- Garment & Footwear
- Food & Beverage
- Logistics, including warehouses and cold storage
- Data Centers

PHASE	No. of Industrial lot	Total Area (sqm)	Applicable Base Rent (US\$/sqm)	No. of Commercial lot	Total Area (sqm)	Applicable Base Rent (US\$/sqm)	HANDOVER TIME (estimated)
Phase 1A	48	576,778	193	3	52,800	284	from April 2025
Phase 1B	27	364,180		1	14,800		from Oct 20 25
Phase 2	60	988,734					from end of Q4.2025
Phase 3	46	958,985		2	10,1500		from Q4.2026
TOTAL	181	2,888,677		6	169,100		

| WHY PRODEZI LONG AN?

PRIME LOCATION

Right at the border of HCMC, near the HCMC-Trung Luong highway, a gateway to Vietnam's economic center

PROSPECTIVE CONNECTIVITY

Commuting time to major ports (Hiep Phuoc Port, Long An Int'l Port, Tan Son Nhat Airport, Cat Lai Port) and HCMC CBD continues to improve with infrastructure works

ABUNDANT HUMAN RESOURCE

A unique blend of two complementary labor groups:

- HCMC attracts a dynamic workforce known for its intelligence, innovation, and creativity.
- Mekong Delta: ample labor pool of eager, literate, cost efficient workers

ECO INDUSTRIAL PARK

The first ECO IP in Long An and the largest ECO IP in Mekong Delta

PROMOTING SUSTAINABILITY

Promoting sustainability in every aspect:

- Target to supply 50% of electricity within IP by renewable energy sources
- Ecologically responsible building materials
- Reuse and recycle water through cutting-edge treatment technology & dedicated rainwater harvest system
- Preservation of natural canals and ecological habitat

COLLABORATION FOR SUSTAINABLE DEVELOPMENT

Promoting circular economy to benefit the Developer, Tenants, and local community

PRODUCTIVE UTILITIES

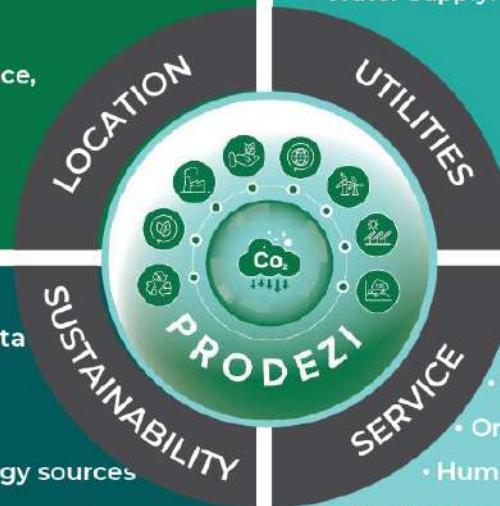
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PROFESSIONAL SERVICE & MANAGEMENT

- 24/7 Support Services
- Legal Assistance
- Ongoing Legal Updates
- Human Resources Solutions
- Professional Services Referral Network
- Emergency Response Planning



**PRODEZI LONG AN
INTEGRATED TOWNSHIP & INDUSTRIAL PARK**

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Ben Luc District, Long An Province, Vietnam

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