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**FUNDAMENTAL INFORMATION**  
**TAN DUC INDUSTRIAL PARK**

<b>TAN DUC INDUSTRIAL PARK</b>	
<b>LOCATION</b>	Tan Duc commune, Ham Tan district, Binh Thuan province, Vietnam
<b>LAND USING PLAN</b>	<p><b>Total area : 300 ha</b></p> <p><i>Of which:</i></p> <ul style="list-style-type: none"> <li>- Land for industries : 209.33 ha</li> <li>- Land for warehouses : 1.51 ha</li> <li>- Land for operation and service center : 3.47 ha</li> <li>- Land for landscape : 45.47 ha</li> <li>- Land for technical facilities : 6.66 ha</li> <li>- Land for traffic : 33.56 ha</li> </ul>
<b>ATTRACTING INVESTMENTS</b>	<p>Tan Duc IP is a concentrated, multi-industry industrial park, attracting industries using modern technology to thoroughly treat wastes without causing environmental pollution:</p> <ul style="list-style-type: none"> <li>- Textile products;</li> <li>- Mechanical machinery;</li> <li>- Construction materials;</li> <li>- Electronics, mechanics;</li> <li>- Pharmaceutical products, food and beverages;</li> <li>- Consumer goods;</li> <li>- ...</li> </ul> <p>• <b>Industries that are not attracted to the Industrial Park:</b></p> <ul style="list-style-type: none"> <li>- Projects specialized in textile dyeing; basic chemicals; plating;</li> <li>- Other industries with high risk of pollution according to regulations.</li> </ul>

<p style="text-align: center;"><b>PROJECT LEGAL</b></p>	<ol style="list-style-type: none"> <li>1. <b>Decision No. 265/QĐ-BTNMT dated February 8<sup>th</sup>, 2021:</b> The Ministry of Natural Resources and Environment approved the EIA Report of Tan Duc IP, Ham Tan District, Binh Thuan Province.</li> <li>2. <b>Decision No. 230/QĐ-TTg dated February 23<sup>rd</sup>, 2021:</b> The Prime Minister approved the dossier of decision on investment policy of Tan Duc IP</li> <li>3. <b>Investment Registration Certificate dated March 29<sup>th</sup>, 2021:</b> BTIZA approved the Tan Duc IP investment registration of Sonadezi Binh Thuan.</li> <li>4. <b>Decision No. 1284/QĐ-UBND dated May 24<sup>th</sup>, 2021:</b> Binh Thuan Provincial People's Committee decided to establish Tan Duc IP, Ham Tan district, Binh Thuan province.</li> <li>5. <b>Decision No. 768/QĐ-UBND dated March 27<sup>th</sup>, 2024:</b> Binh Thuan Provincial People's Committee decided to lease Sonadezi Binh Thuan the land to implement Tan Duc IP project, Ham Tan district, Binh Thuan province (stage 1).</li> </ol>
<p style="text-align: center;"><b>LAND LEASE PRICE</b></p>	<p><b>Price include:</b></p> <ol style="list-style-type: none"> <li>1. <b>Business space rental: 58 USD/m<sup>2</sup>/for the whole leasing period until February, 2071</b> (applicable in 2024)</li> <li>2. <b>Management fee: 0,5 USD/m<sup>2</sup>/year</b> (will be adjusted up every 05 years);</li> <li>3. <b>Land using fee</b> (annual payment to State budget);</li> </ol> <p>➤ <i>Direct discussion for further detail.</i></p>
<p style="text-align: center;"><b>IMPLEMENTATION PLAN</b></p>	<ul style="list-style-type: none"> <li>- Site clearance and compensation works: Complete in 2024.</li> <li>- Investment and construction of infrastructure: Starting in 2024.</li> </ul>
<p style="text-align: center;"><b>KEY DISTANCES</b></p>	<ul style="list-style-type: none"> <li>- Transportation: <ul style="list-style-type: none"> <li>+ Adjacent to National Highway 1A</li> <li>+ From Dau Giay – Phan Thiet Expressway : 3 km</li> <li>+ From Phan Thiet City : 60 km</li> <li>+ From Lagi Town : 30 km</li> <li>+ From Ho Chi Minh City : 95 km</li> </ul> </li> <li>- Airports: <ul style="list-style-type: none"> <li>+ From Long Thanh International Airport : 75 km</li> <li>+ From Tan Son Nhat International Airport : 110 km</li> </ul> </li> <li>- Ports: <ul style="list-style-type: none"> <li>+ From Sai Gon Port : 100 km</li> <li>+ From Cai Mep Sea Port : 90 km</li> </ul> </li> </ul>

<b>ELECTRICITY</b>	<ul style="list-style-type: none"> <li>- Transformer station: <b>110/22kV 63MVA.</b></li> <li>- Electricity charge for 22kV – 110kV electricity of 2024 (as offered by EVN) (*) <ul style="list-style-type: none"> <li>+ Peak time: 2,897 VND/kWh</li> <li>+ Normal: 1,581 VND/kWh</li> <li>+ Off peak: 987 VND/kWh</li> </ul> </li> </ul> <p>(*) <i>Prices are not inclusive of VAT and are for reference purposes only.</i></p>
<b>WATER SUPPLY</b>	<ul style="list-style-type: none"> <li>- Water supply station with the capacity of <b>11,630 m<sup>3</sup> / day &amp; night.</b></li> <li>- Water supply price: 14,000 VND/m<sup>3</sup> (adjusted according to regulations of Binh Thuan province).</li> </ul>
<b>WASTEWATER TREATMENT PLANT</b>	<ul style="list-style-type: none"> <li>- IP wastewater treatment plant with total capacity of <b>7,000 m<sup>3</sup> / day &amp; night.</b></li> <li>- The wastewater of factories in the IP must reach the intake limit of the wastewater treatment plant before being discharged into the shared wastewater drainage system of the IP (<i>details please find the attached file</i>).</li> <li>- Volume of charged wastewater is 80% of the supplied water volume.</li> <li>- Wastewater treatment fee: 0.32 USD/m<sup>3</sup> of wastewater.</li> </ul>
<b>TELECOM – MUNICATION</b>	Telecommunication suppliers: VNPT, Viettel,...
<b>MINIMUM SALARY</b>	The minimum salary in locality: <b>3,450,000 VND/month.</b> (Effective from July 1, 2024)
<b>CORPORATE INCOME TAX INCENTIVES</b>	2 years of tax exemption, 50% tax reduction in the subsequent 4 years.
<b>EXPECTED CUSTOMER SUPPORT SERVICES</b>	Guide investors to carry out procedures for applying for Investment Registration Certificate, Business Registration Certificate, Construction License,...

For further information, feel free to contact us through:

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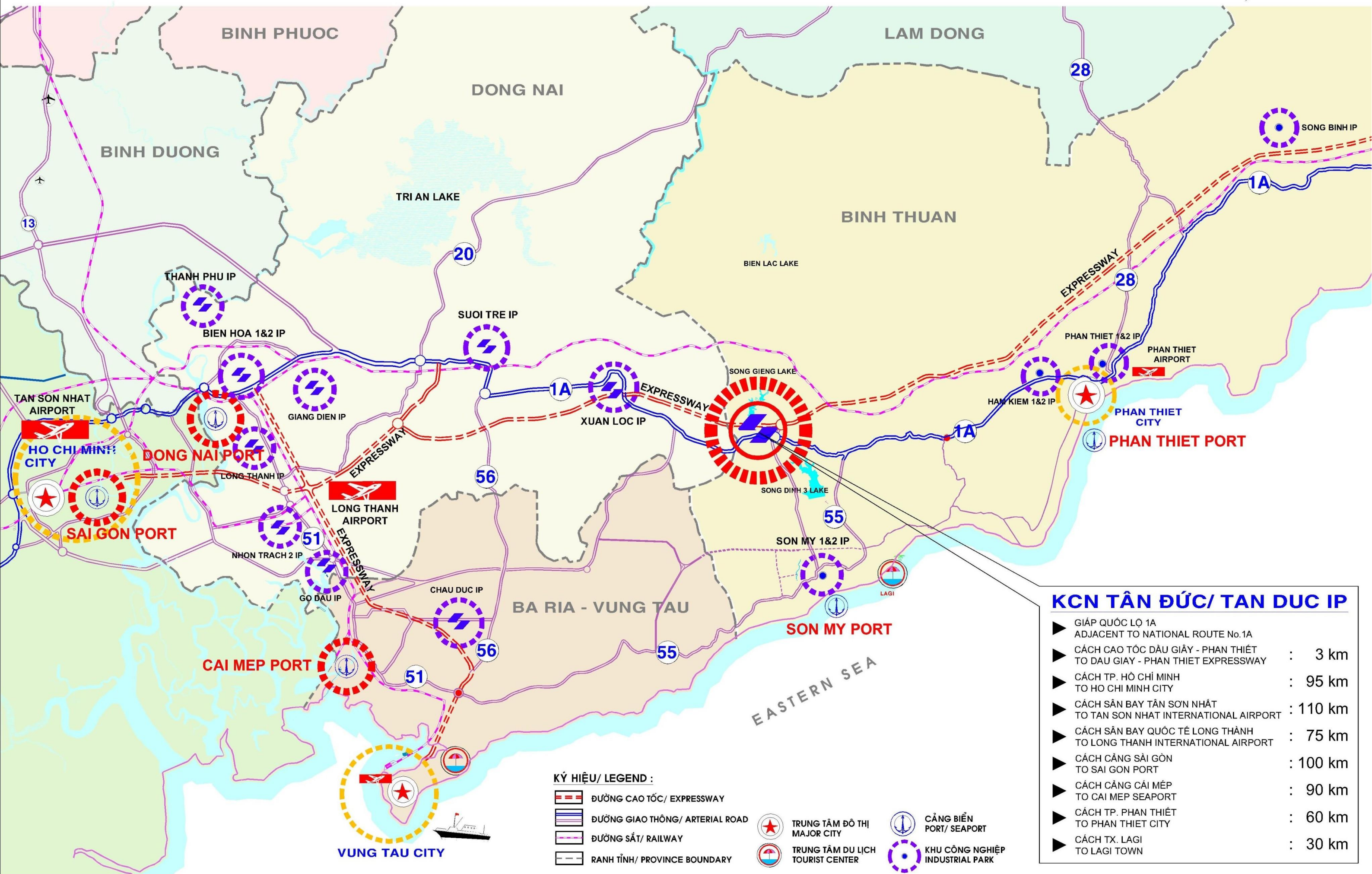
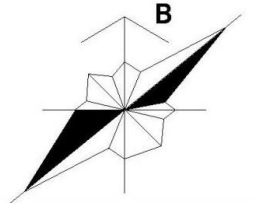
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**ALLOWABLE LIMITS OF PARAMETERS AND CONCENTRATION OF  
WASTEWATER TO BE ACCEPTED TO THE WASTEWATER TREATMENT  
PLANT – TAN DUC INDUSTRIAL PARK**

No.	Parameters	Unit	Maximum limit input
1	Temperature	°C	40
2	Color (pH = 7)	Pt/Co	195
3	pH	-	5.5 – 9
4	BOD <sub>5</sub> (20°C)	mg/l	300
5	COD	mg/l	500
6	Suspended Solids (SS)	mg/l	300
7	Asenic (As)	mg/l	0.0405
8	Mercury (Hg)	mg/l	0.00405
9	Lead (Pb)	mg/l	0.081
10	Cadmium (Cd)	mg/l	0.0405
11	Chromium (VI)	mg/l	0.0405
12	Chromium (III)	mg/l	0.162
13	Copper (Cu)	mg/l	1.62
14	Zinc (Zn)	mg/l	2.43
15	Nickel (Ni)	mg/l	0.162
16	Manganese (Mn)	mg/l	0.405
17	Iron (Fe)	mg/l	0.81
18	Total Cyanide (CN)	mg/l	0.0567
19	Total Phenol	mg/l	0.081
20	Total mineral oils and fats	mg/l	13
21	Sulfide	mg/l	0.162
22	Fluoride	mg/l	4.05
23	Ammonia (as N)	mg/l	40
24	Total Nitrogen	mg/l	68
25	Total Phosphorous (as P)	mg/l	7.8
26	Chloride (Cl <sup>-</sup> )	mg/l	405
27	Excess Chlorine	mg/l	0.81
28	Total pesticides: Chemical Organic Phosphorous	mg/l	0.243
29	Total pesticides: Chemical Organic Chlorine	mg/l	0.0405
30	Total PCB	mg/l	0.00243
31	Coliform	bacteria/100ml	Not specified
32	Gross α activity	Bq/l	0.1
33	Gross β activity	Bq/l	1

# SƠ ĐỒ VỊ TRÍ VÀ MỐI LIÊN HỆ VÙNG - KCN TÂN ĐỨC

## LOCATION MAP AND REGIONAL CONNECTION OF TAN DUC IP



### KCN TÂN ĐỨC/ TAN DUC IP

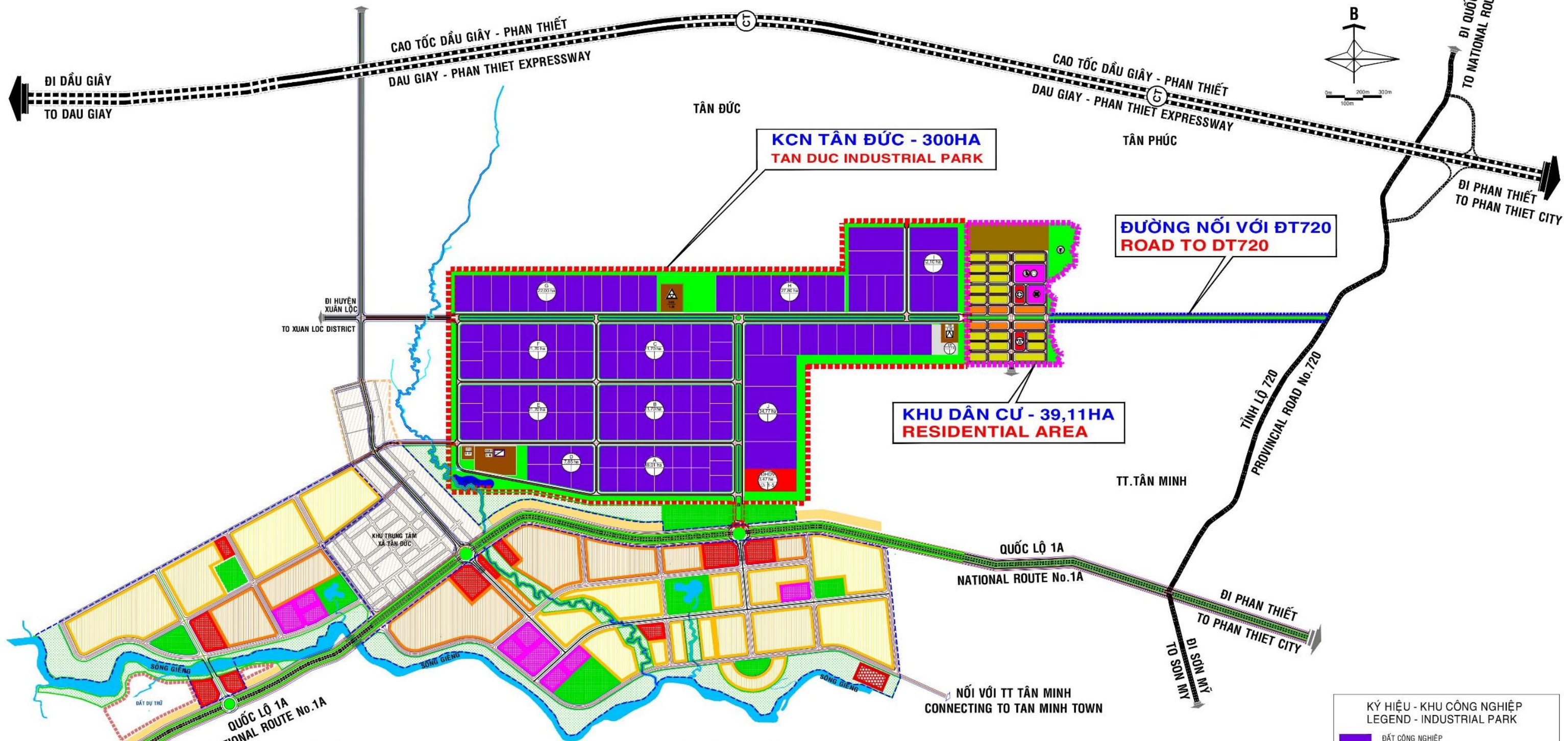
▶ GIÁP QUỐC LỘ 1A ADJACENT TO NATIONAL ROUTE No.1A	
▶ CÁCH CAO TỐC DẦU GIẦY - PHAN THIẾT TO DAU GIAY - PHAN THIET EXPRESSWAY	: 3 km
▶ CÁCH TP. HỒ CHÍ MINH TO HO CHI MINH CITY	: 95 km
▶ CÁCH SÂN BAY TÂN SƠN NHẤT TO TAN SON NHAT INTERNATIONAL AIRPORT	: 110 km
▶ CÁCH SÂN BAY QUỐC TẾ LONG THÀNH TO LONG THANH INTERNATIONAL AIRPORT	: 75 km
▶ CÁCH CẢNG SÀI GÒN TO SAI GON PORT	: 100 km
▶ CÁCH CẢNG CÁI MÉP TO CAI MEP SEAPORT	: 90 km
▶ CÁCH TP. PHAN THIẾT TO PHAN THIET CITY	: 60 km
▶ CÁCH TX. LAGI TO LAGI TOWN	: 30 km

### KÝ HIỆU/ LEGEND :

	ĐƯỜNG CAO TỐC/ EXPRESSWAY		TRUNG TÂM ĐÔ THỊ MAJOR CITY		CẢNG BIỂN PORT/ SEAPORT
	ĐƯỜNG GIAO THÔNG/ ARTERIAL ROAD		TRUNG TÂM DU LỊCH TOURIST CENTER		KHU CÔNG NGHIỆP INDUSTRIAL PARK
	ĐƯỜNG SẮT/ RAILWAY				
	RANH TỈNH/ PROVINCE BOUNDARY				

# QUY HOẠCH SỬ DỤNG ĐẤT KCN TÂN ĐỨC

## LAND-USE MASTER PLAN OF TAN DUC IP



**BẢNG CƠ CẤU SỬ DỤNG ĐẤT KHU CÔNG NGHIỆP TÂN ĐỨC**  
**LAND-USE CATEGORIES OF TAN DUC INDUSTRIAL PARK**

TT No.	LOẠI ĐẤT/ TYPE OF LAND	DIỆN TÍCH/ AREA (ha)	TỶ LỆ/ PERCENTAGE (%)
1	<b>Đất công nghiệp/ Industrial land</b>	209,33	69,78
	<i>Đất công nghiệp đa ngành</i> <i>Land for diversified industries</i>	174,56	
	<i>Đất công nghiệp chất lượng cao và công nghiệp hỗ trợ</i> <i>Land for high-tech and supporting industries</i>	34,77	
2	<b>Đất kho bãi/ Depot and Warehouse area</b>	1,51	0,50
3	<b>Đất công trình điều hành - dịch vụ</b> <b>Land for Operation and Service center</b>	3,47	1,16
4	<b>Đất cây xanh, mặt nước/ Green area and water surface</b>	45,47	15,15
5	<b>Đất các khu kỹ thuật/ Land for technical facilities</b>	6,66	2,22
6	<b>Đất giao thông/ Land for transport</b>	33,56	11,19
	<b>TỔNG CỘNG/ TOTAL</b>	<b>300,00</b>	<b>100,00</b>

**KÝ HIỆU - KHU CÔNG NGHIỆP**  
**LEGEND - INDUSTRIAL PARK**

- ĐẤT CÔNG NGHIỆP  
INDUSTRIAL LAND
- ĐẤT KHO BÃI  
DEPOT AND WAREHOUSE AREA
- ĐẤT CÔNG TRÌNH ĐIỀU HÀNH, DỊCH VỤ  
LAND FOR OPERATION AND SERVICE CENTER
- ĐẤT CÁC KHU KỸ THUẬT  
TECHNICAL FACILITIES
- ĐẤT CÂY XANH  
GREEN AREA
- ĐẤT MẶT NƯỚC  
WATER SURFACE
- RANH KHU CÔNG NGHIỆP  
BOUNDARY OF INDUSTRIAL PARK
- ☒ NHÀ MÁY XỬ LÝ NƯỚC THẢI  
WASTEWATER TREATMENT PLANT
- ⊕ TRẠM BƠM CẤP NƯỚC  
WATER SUPPLY STATION
- ⊞ TRẠM ĐIỆN  
POWER STATION
- TTC KHU TRUNG CHUYỂN VÀ TẬP KẾT CHẤT THẢI  
TRANSFER STATION