



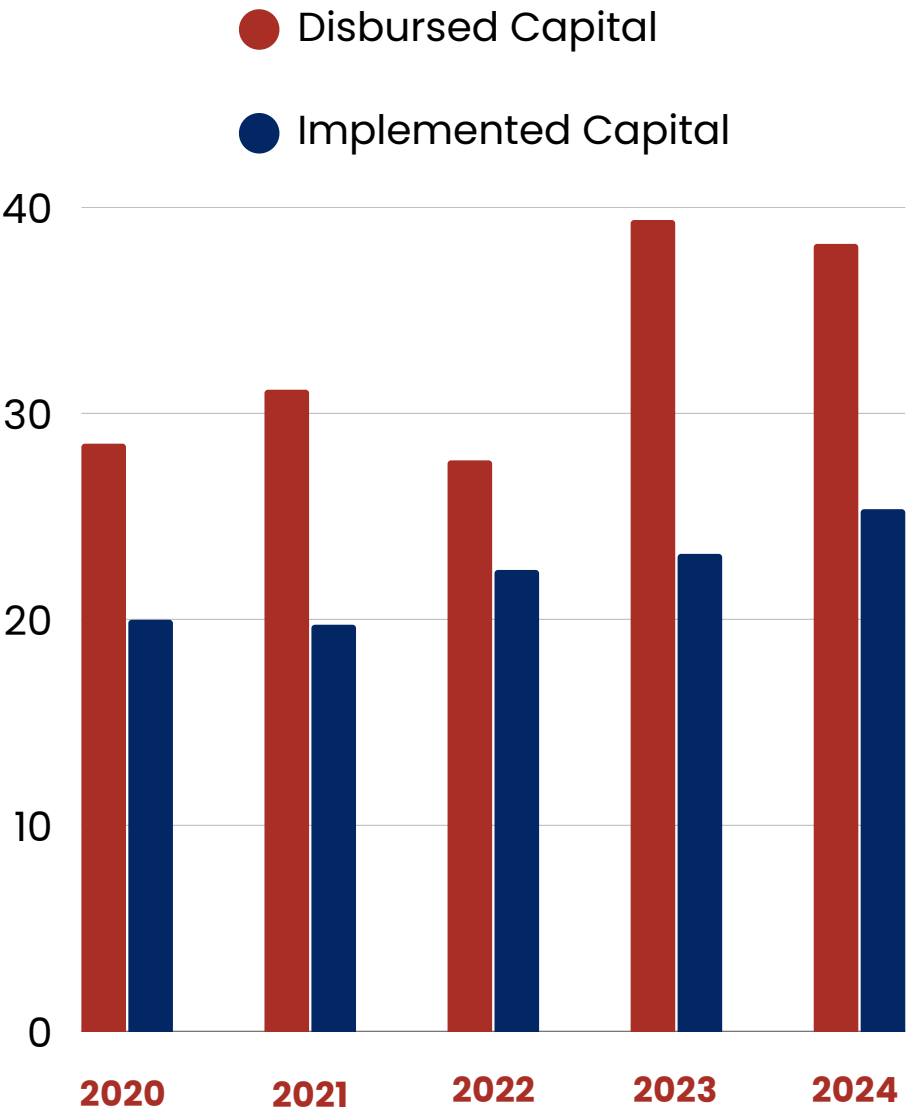
Industrial Leasing Opportunity

in Thang Truong commune, Da
Nang city



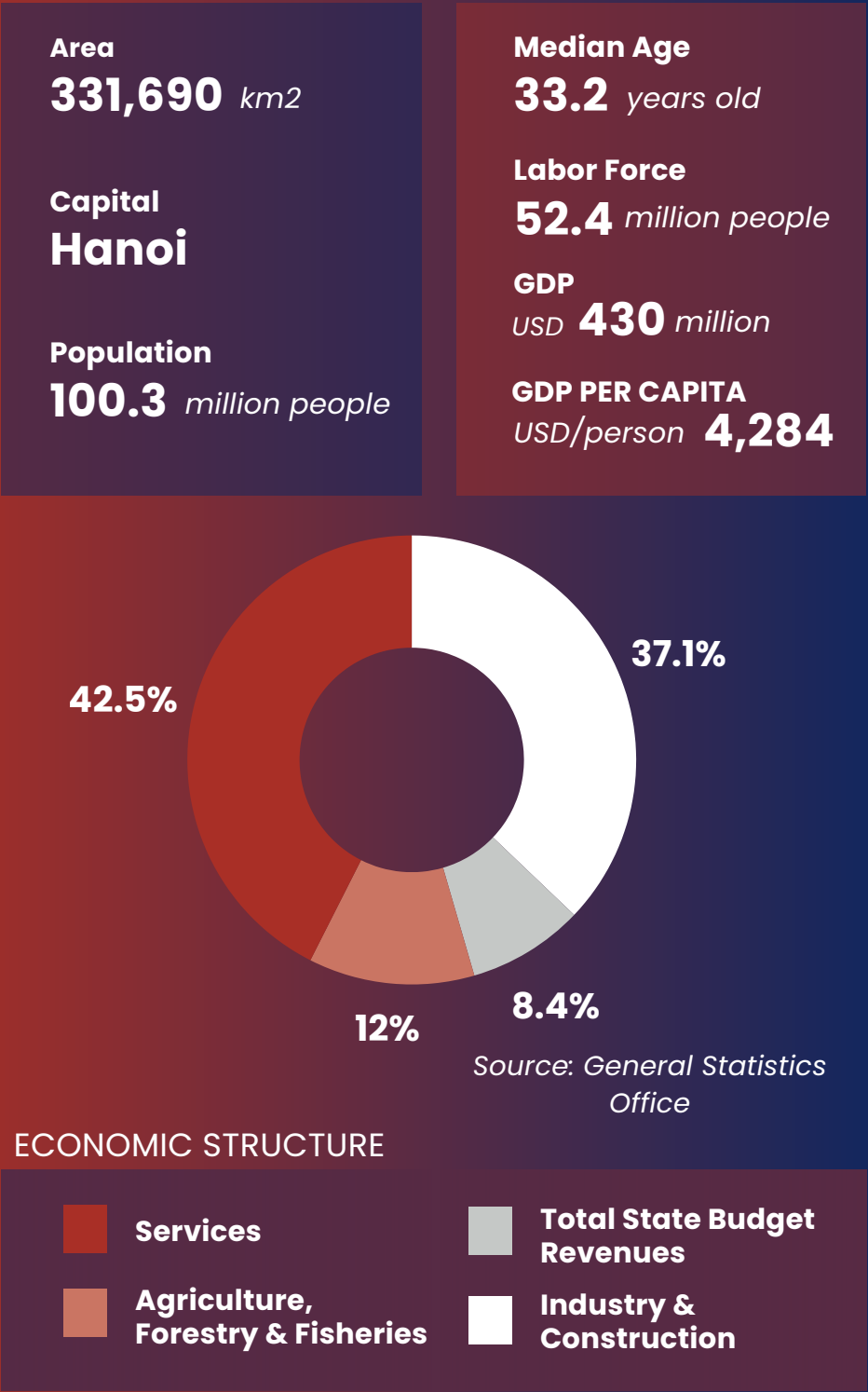
OVERVIEW OF VIETNAM

FDI ATTRACTION FROM 2020 TO 2024
Unit: Billion USD

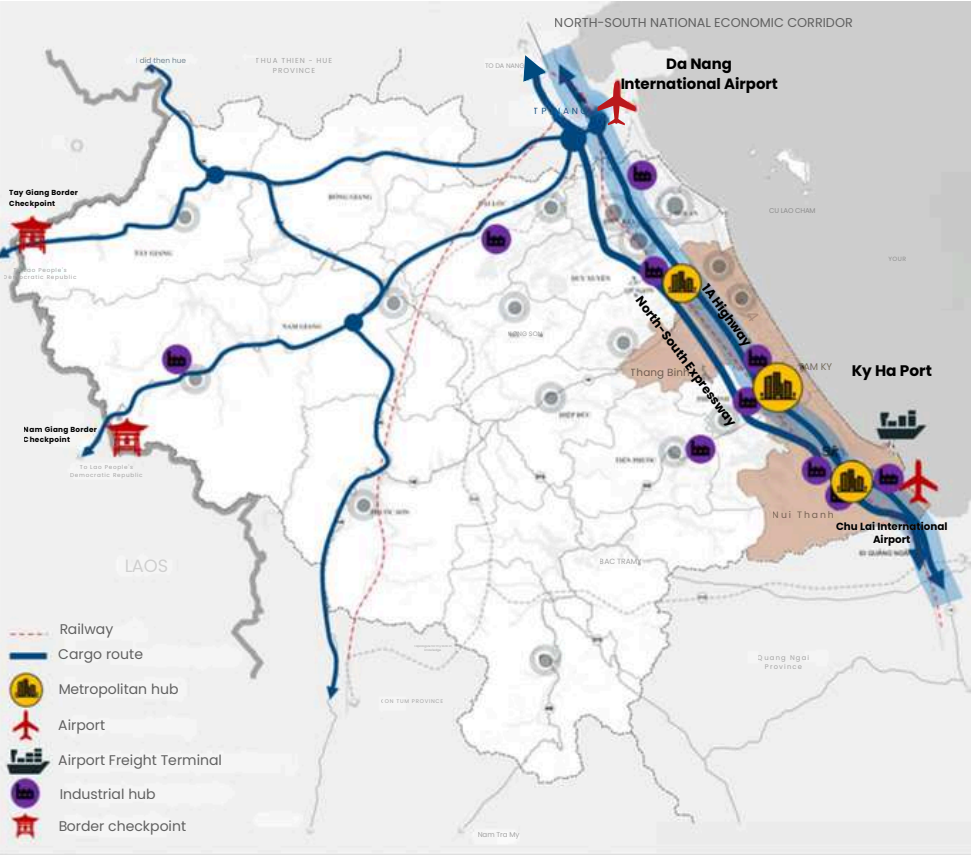


Source: General Statistics Office

VIETNAM ECONOMIC STRUCTURE



OVERVIEW OF DA NANG CITY



Da Nang is a city in the Central Coast region of Vietnam, located in the Central Key Economic Region, which has strong advantages in developing trade & commerce activities locally and internationally.

› Area 11,859km2	› Population 3.07 million people
› Working Age Population 68%	› FDI Capital USD 10,954 million
› GDP per capita 4,284 USD/person	› GDP 10,315 million USD

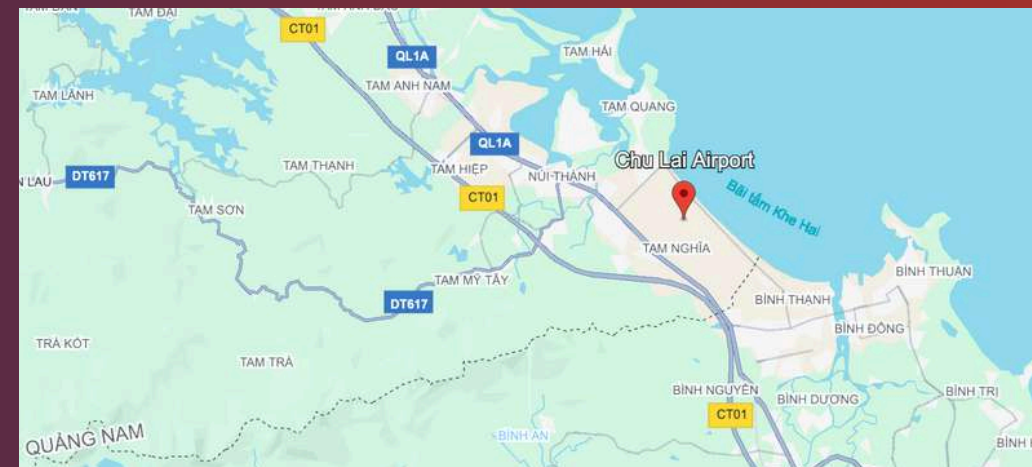
- One of five key provinces in the Central Key Economic Region.
- As a leading province in industrial development in Central Vietnam, Da Nang boasts a total of 9,750.94 hectares of industrial land (27 industrial parks and 117 industrial clusters).



The Chu Lai Open Economic Zone

- Sharing a 157-kilometer border with Laos, featuring one international border gate, and is located on the East-West Economic Corridor 2, directly connecting Laos, Thailand, and Myanmar, facilitating import and export activities.
- Adjacent to the trans-Vietnam railway that runs across the entire country.

- The Chu Lai Open Economic Zone, spanning 27,040 hectares, offers the highest tax incentives in the country.
- Chu Lai Airport and the national highway system enable swift connections to other regions within the country and internationally.



Google Earth

LIST OF QUEEN BEES IN CENTRAL REGION

UAC – UNIVERSAL ALLOY CORPORATION



TRUONG HAI AUTO CORPORATION



PANKO TAM THANG COMPANY



TAM THANG 2

INDUSTRIAL ZONE



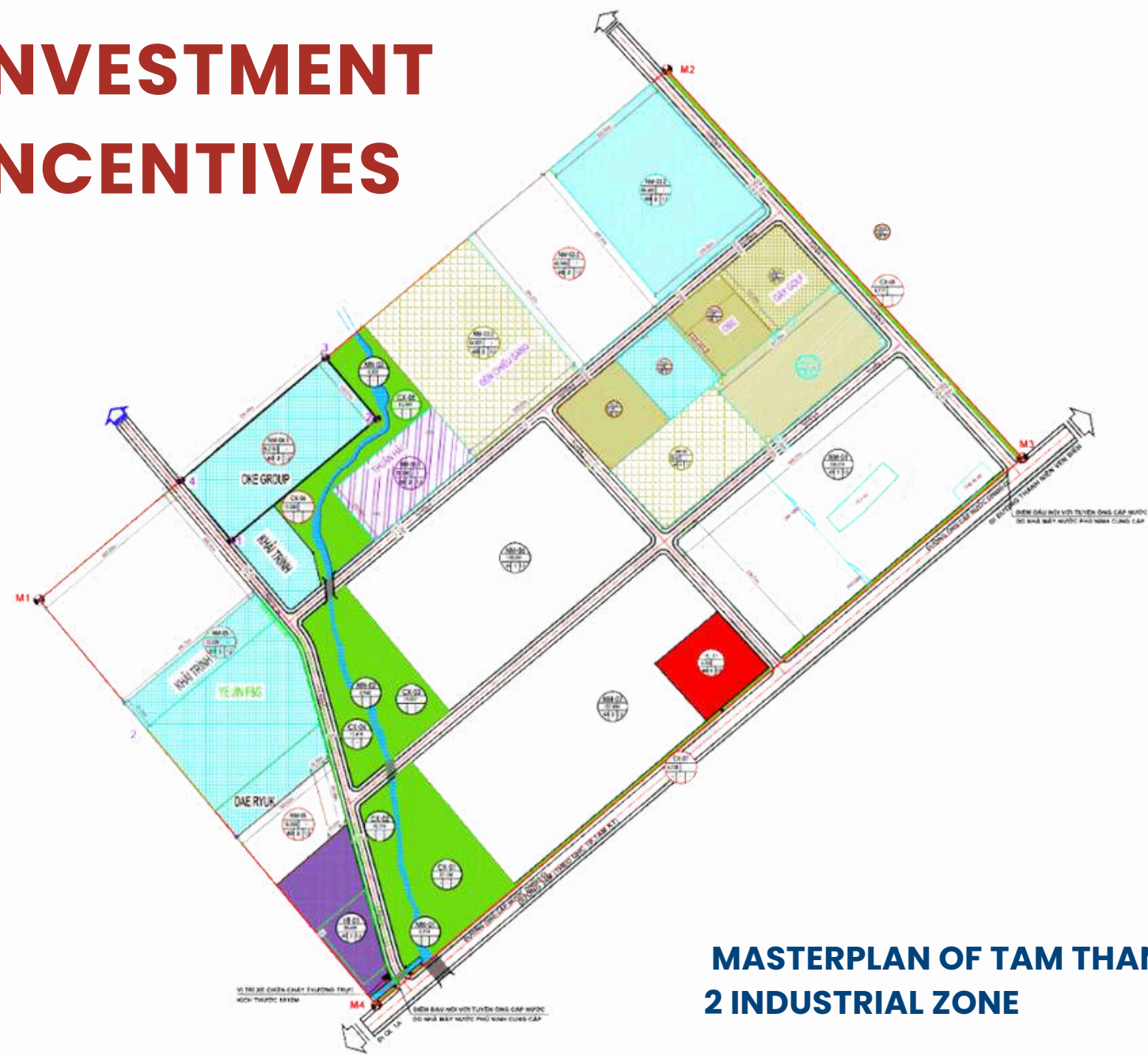
Tam Thang 2 Industrial Zone is strategically located along major traffic routes, expressways of Vietnam, and especially, the East-West Economic Corridor 2 (EWEC2).

This prime location provides investors with significant benefits, including reduced transportation time and costs, and seamless connectivity to major cities in the Central region.

Total Area: 103 ha

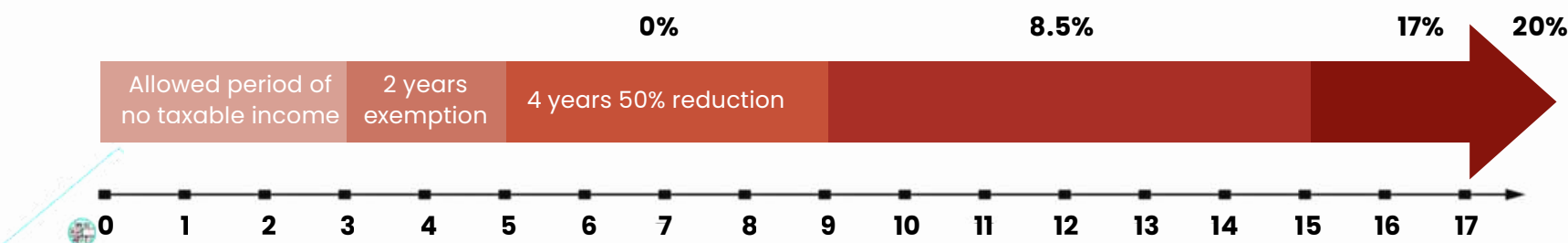
- › Located along National Highway 1A
- › Connected with Da Nang - Quang Ngai Expressway
- › 65km away from Da Nang CBD
- › 30 km away from Chu Lai Airport
- › 25 km away from Chu Lai Sea Port
- › 7km away from Tam Ky Railway Station
- › 30 km away from Hoi An Ancient city

INVESTMENT INCENTIVES

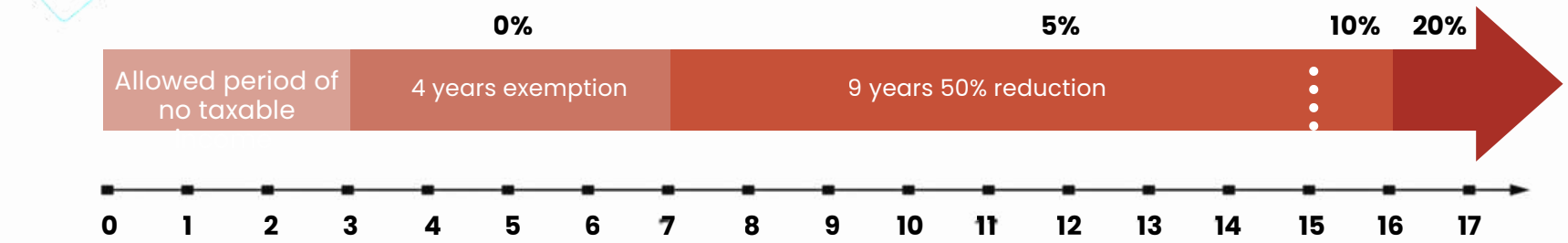


Located in Chu Lai Open Economic Zone, CVRBF project enjoys the highest tax incentives:

- Corporate Income Tax, enterprises investing in the project receive 2 parallel incentives.
- The first incentive is a preferential tax rate of 10% within 15 years from the time of revenue generation.
- The second incentive is a tax exemption for 04 years and a 50% tax reduction for the next 09 years from the time of taxable income generation.



INCENTIVES FOR NORMAL INDUSTRIAL ZONES



EXCLUSIVE INCENTIVES FOR TAM THẮNG 2 INDUSTRIAL PARK

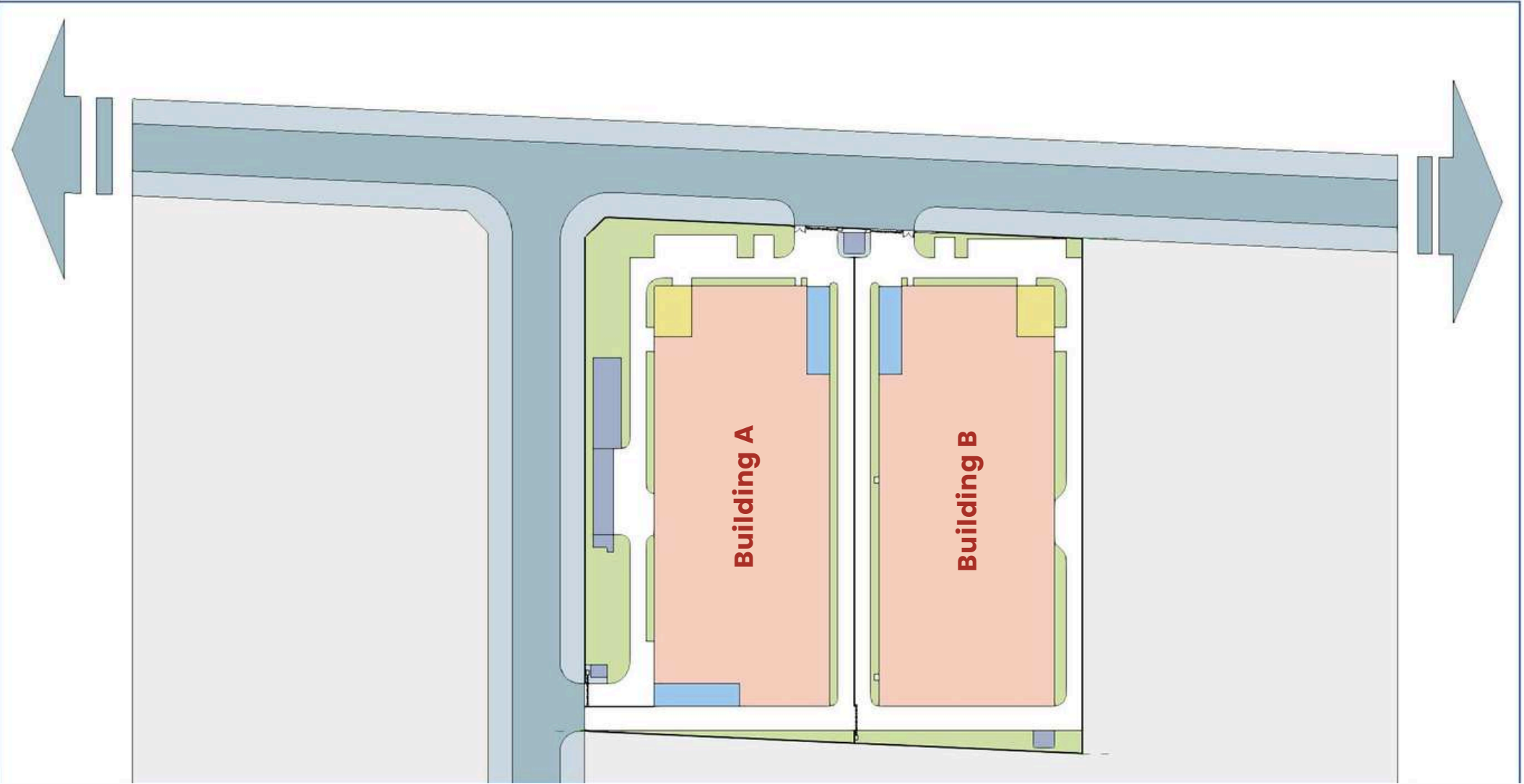
Preferential tax incentives

- 0%: Exemption for the first 4 years (Tax rate 0%)
- Reduction 50%: Tax for the next 9 years (Tax rate 5%)
- Rate 10%: For the first 15 years (including the tax exemption and reduction periods)
- Rate 20%: Applicable corporate income tax rate 20% (following year on)



ABOUT CVRBF

CENTRAL VIETNAM READY BUILT FACTORY



- | | |
|---------------|---|
| Factories | Landscape |
| Loading Docks | Facilities: Security, Electrical transformers, Trash Room, etc. |
| Offices | Industrial Park Roads |

CVRBF’S MASTER PLAN

Disclaimer: this material has been prepared for informational purposes only, and is not intended to provide or be relied on for tax, legal or accounting advice.

PROJECT HIGHLIGHTS

- | | |
|---|---------------------------------------|
| Available by
Q4 2025 | Modern
Design |
| Unit size
from 2,000 sqm
up to 8,000 sqm | Proximity to
Queen Bees |
| Nearby to
Tam Ky CBD | Built - to - suit
Available |
| 24/7 Security
With full CCTV | American Standard
Service |

KEY BUILDING DETAILS

- Building A**
- 2 floors of office space (~200m²)
 - 2 loading docks
 - 2 separate entrances
 - EPE applicable
- Building B**
- 2 floors of office space (~200m²)
 - 1 loading dock
 - 2 separate entrances
 - EPE applicable



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