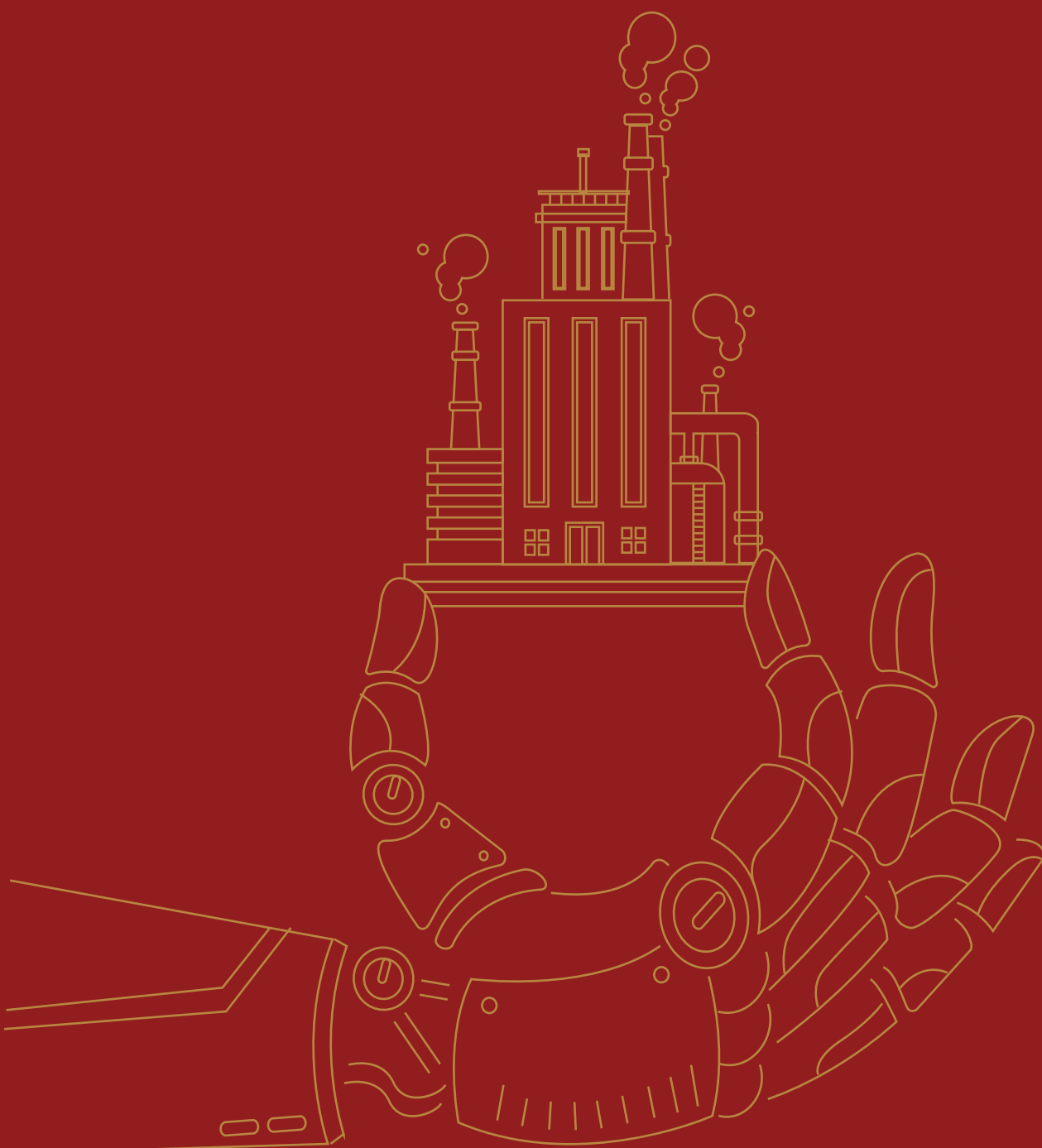


# STRATEGIC **PARTNERSHIP** FOR OBJECTIVE **SUCCESS**



*STRATEGIC PARTNERSHIP  
FOR OBJECTIVE SUCCESS*



# LETTER FROM CHAIRMAN

## Dear Customers and Partners,

SIKICO Group would like to first respectfully offer our warmest of welcomes and best wishes for good health to both domestic and foreign investors. We are one of the largest multi-disciplinary infrastructure developers and businesses in Binh Phuoc Province, Vietnam.

To push the envelope beyond success in infrastructure development, construction materials, forestry, restaurants, hospitality, SIKICO Group heads toward the industrial real estate sector in pursuit for **a Green Industrial - Services - Trade complex** model.

Incepted with the motto “Investor's success is our success”, MINH HUNG SIKICO - a member of SIKICO Group - aspires to be:

The most trusted **partner**.

The mentor who **co-innovates** sustainable values.

The assistant who helps you **overcome** any difficulty.

The pioneer to conquer sustainable **successes**.

We hope that MINH HUNG SIKICO's relentless effort to update and optimize our services as well as promote infrastructure and landscape investments will prove that we are a reliable and reputable partner to investors on their journey to sustainably become a part of the world trade gateway.

MINH HUNG SIKICO looks forward to meeting and receiving the companionship and cooperation of potential investors. Please contact us for more information on our best services.

**Thank you sincerely for your interest!**

Chairman of the Board of Management



Huynh Thanh Chung

WHY

# INVEST IN BINH PHUOC?

---

01

## Gateway for Trade Connection

**Strategic location:** Located in the Southern key economic zone, an important link from the Southeast to the Central Highlands and Cambodia. Adjacent to Ho Chi Minh, Binh Duong, Tay Ninh, Dong Nai.

**Convenient connections:** to Tan Son Nhat International Airport, Cai Mep International Terminal, Hoa Lu border gate, etc, favorable for import and export.

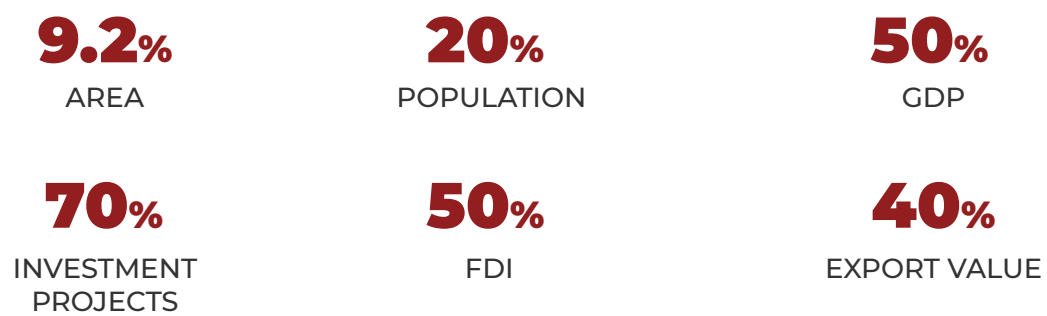
**Located on the backbone traffic axis:** National Route 13, 14, Expressway Ho Chi Minh City - Thu Dau Mot - Chon Thanh, Trans-Asian railway, etc., shortening the transportation time.

# BINH PHUOC PROVINCE

IN THE SOUTHERN KEY ECONOMIC ZONE (SKEZ)



## SKEZ CONTRIBUTION TO THE COUNTRY (2019)



WHY

# INVEST IN BINH PHUOC?

## 02

### FDI Attraction Highlights



**43,650.6** BILLIONS  
VND

GRDP



**60%**

IN WORKING AGE  
(POPULATION ~1 MILLION)



**170** USD  
MONTH

MINIMUM WAGE



**272**

TOTAL FOREIGN INVESTMENT PROJECT



**2.7** BILLIONS  
USD

FDI CAPITAL

(\*Data in 2020)

## 03

### Abundant Source Of Affordable-cost Labours

- › **640,000 labours.**
- › More than 7,000 new trained workers every year.
- › Minimum wage: 170 USD/month.
- › 28 vocational training institutions, 2 colleges and 2 intermediary vocational schools.

# 04

## Open-door Investment Environment



- › Tax incentive policies.
- › Simple administrative procedures.



# 05

## Synchronous Service - Social Infrastructure

- › 115 hospitals and medical facilities.
- › Wide coverage of post and telecommunications network over all communes and wards.
- › Wide presence of banks in all districts and towns: Agribank, Vietinbank, Vietcombank, BIDV, etc.
- › Customs sub-departments are available at border gates and some industrial parks.
- › Chon Thanh dry port serves the import and export needs of investors in Binh Phuoc and surroundings.

### CHON THANH DRY PORT OVERVIEW

2020 - 2025		2030 - After 2030		
Total area (ha)	Clearance capacity (TEU)	Total Area (ha)	Clearance capacity (TEU)	Mainly connected sea ports
5 - 10	69,375 - 138,750	10 - 15	175,750 - 263,625	HCM City - Vung Tau



Perspective



*STRATEGIC PARTNERSHIP  
FOR OBJECTIVE SUCCESS*



WHY CHOOSE  
**MINH HUNG SIKICO?**

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# 01

## STRATEGIC LOCATION - CONNECTION HUB

Located in the key traffic network of the Southern key economic zone, promoting trade and transportation.

Adjacent to Binh Duong and Ho Chi Minh City, MINH HUNG SIKICO inherits all infrastructure and service utilities of these two cities.

# 02

## GREEN INDUSTRIAL - SERVICES - TRADE COMPLEX MODEL

MINH HUNG SIKICO develops the industrial park toward a Green Industrial - Services - Trade complex model, in order to create a complete ecosystem which appeals to labourers and investors.

# 03

## ADVANTAGES OF MULTI-INDUSTRY DEVELOPMENT

Endowed with generous resources in Binh Phuoc Province, MINH HUNG SIKICO plans towards a diversification of industries.

Particularly, this is the only industrial park in Binh Phuoc that is planned to include wastewater and waste gas generating industries.

# 05

## INVESTMENT INCENTIVES

All companies in MINH HUNG SIKICO Industrial Park enjoy the tax incentives.

# 04

## CO-INNOVATE WITH INVESTORS

MINH HUNG SIKICO commits to a constant companionship and support for investors throughout their course of business.



# 01

## STRATEGIC LOCATION

# CONNECTION HUB

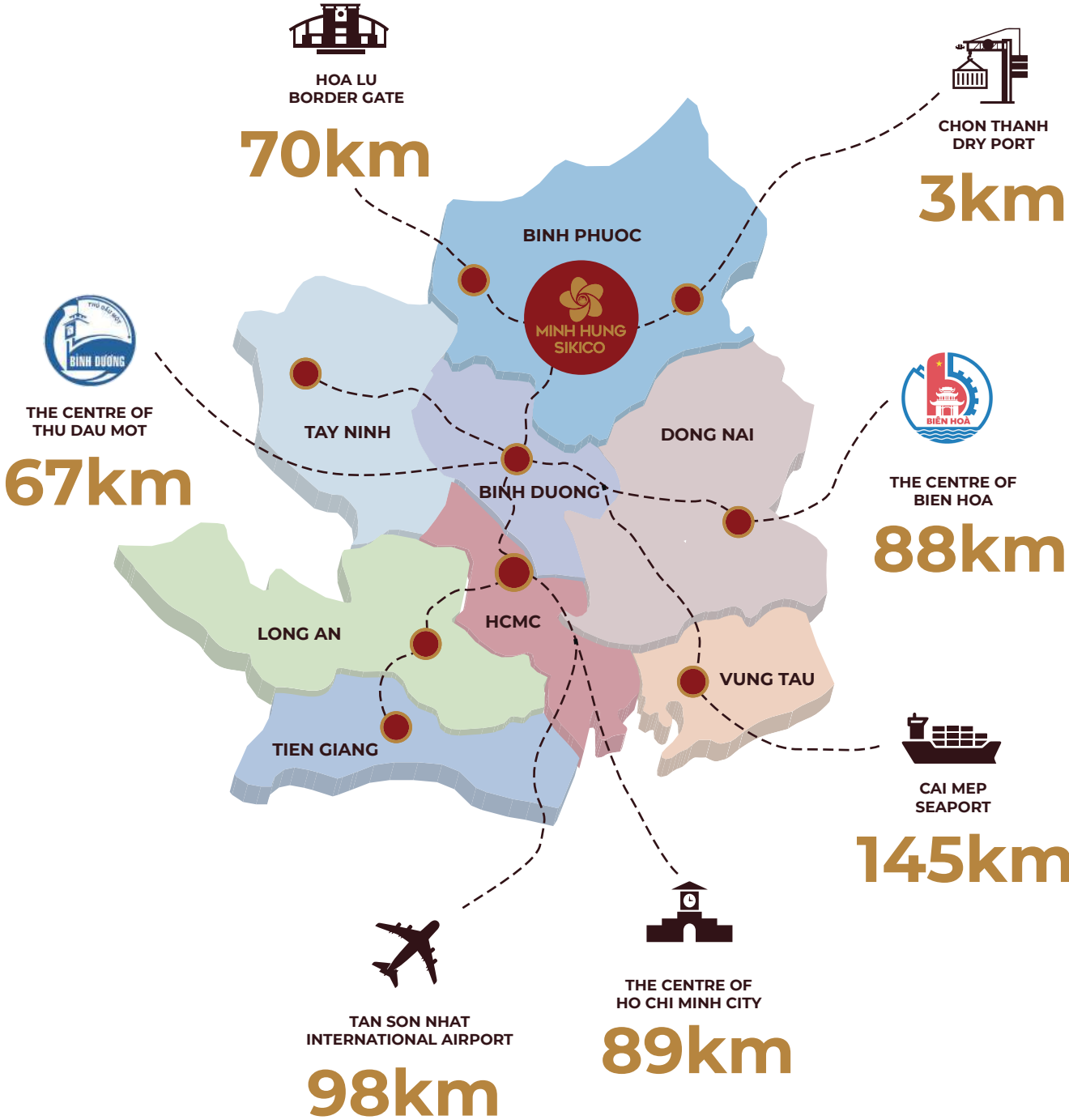
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MINH HUNG SIKICO Industrial Park is placed in a strategic location, **directly connected** to **major cities and provinces, airports and seaports**, which further promotes transportation & trade exchanges with neighboring regions.

MINH HUNG SIKICO is also located on the **backbone road** to the **Central Highlands** - a potential source of raw materials for industries.

# DISTANCE TO

Major cities and provinces, seaports and border gates



## STRATEGIC LOCATION

# CONNECTION HUB

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“ Easy access to the key traffic network in the South of Vietnam

### EXISTING ROADS

#### NATIONAL ROUTE 13

An arterial road in Binh Phuoc, connecting the province to key economic zones in the South such as Ho Chi Minh City, Binh Duong.

#### MY PHUOC - TAN VAN EXPRESSWAY

A strategic road connects regional industrial parks to seaports (Thi Vai, Cai Mep), container ports (Dong Nai, Binh Duong, District 9), and Long Thanh international airport, reducing transportation time & cost.

#### NATIONAL ROUTE 14

Connecting Binh Phuoc to the Central Highlands.

### OTHER KEY ROADS ARE UNDER CONSTRUCTION PLAN

#### ROAD TO THE WEST OF NATIONAL ROUTE 13

Connecting MINH HUNG SIKICO to Hoa Lu border gate, Trans - Asian railway (Carriageway of 65m).

#### EXTENDED MY PHUOC - TAN VAN EXPRESSWAY

Connecting My Phuoc to Bau Bang, shortening the travel time from Binh Phuoc to the neighboring areas.

#### ROAD 752B

Shortening the travel time to National Route 14, Trans-Asian Railway (Carriageway of 64m, project documents completed).

#### TRANS-ASIA RAILWAY

Connecting Binh Phuoc to Hoa Lu border gate & neighboring countries such as Laos, Cambodia, Myanmar, Malaysia and Thailand.

#### HCM - THU DAU MOT - CHON THANH EXPRESSWAY

Connecting Chon Thanh - Thu Dau Mot - Ho Chi Minh and connecting Chon Thanh to Hoa Lu border gate.

#### DAK NONG - CHON THANH RAILWAY

Connecting Binh Phuoc to the Central Highlands.



## DISTANCE FROM **MINH HUNG SIKICO INDUSTRIAL PARK** TO ARTERIAL ROADS

**6.5km**  
 to National Route 13

**19.5km**  
 to National Route 14

**8.1km**  
 to HCM – TDM – Chon Thanh  
 Expressway

**3km**  
 to Trans-Asian  
 Railway

**9km**  
 to Dak Nong – Chon Thanh  
 Railway

**33km**  
 to My Phuoc - Tan Van  
 Expressway

# 02

COMPLEX MODEL

## GREEN INDUSTRIAL - SERVICES – TRADE

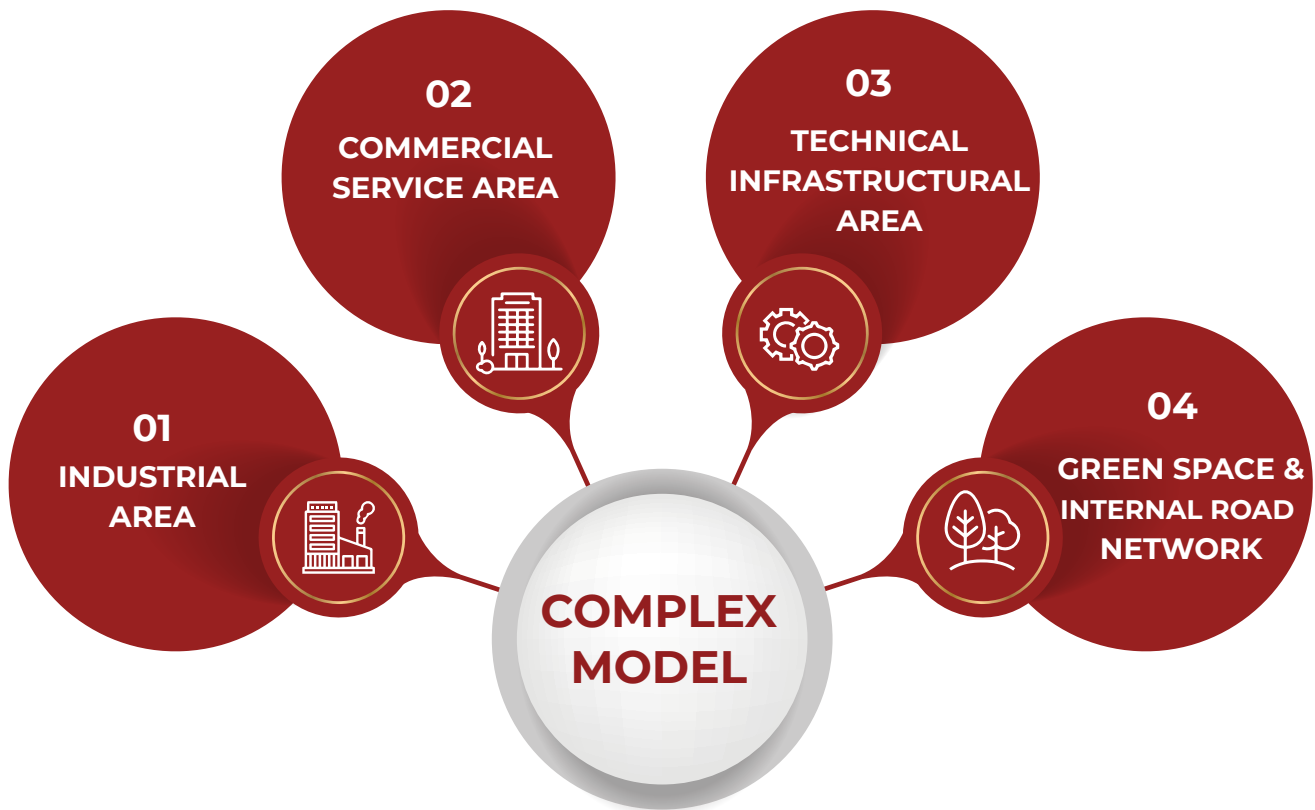
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### “ Master Plan

**Total area of Phase 1: 655 ha**

MINH HUNG SIKICO diversifies its use of land fund in pursuit for an industrial park under the Green industrial – Services - Trade complex model.





**1. INDUSTRIAL AREA (475.4ha)**

The prepared land lots are ready for construction.

**2. COMMERCIAL – SERVICE AREA (19.6ha)**

- › Commercial - service area (restaurants, coffee shops, convenience stores, etc.)
- › Housing for professionals.

**3. TECHNICAL INFRASTRUCTURAL AREA (13.8ha)**

**POWER SUPPLY SYSTEM**

2 power stations with designed rating of 110/22 kv:

- › Station 1: from 220/22kV substation in Chon Thanh (along the National Road No. 13 to Dong No).
- › Station 2: to be advised soon.

**WATER SUPPLY SYSTEM**

- › The water plant has a capacity of 25,300m<sup>3</sup>/day.

**FIRE PREVENTION AND FIGHTING SYSTEM**

- › Fire prevention and fighting department at the industrial park is provided with fire hydrants, fire truck and ambulance, etc.
- › The local firefighting and prevention unit is just 5km far from the Industrial Park.

**4. GREEN SPACE & INTERNAL ROAD NETWORK (146.2ha)**

- › Green space brings about relaxing landscape, air purification, spiritual balance, stress relief and labour productivity improvement.
- › Designed with 4-6 lanes of 12-ton/axis allowable loading, fully equipped with plants, lighting, fire protection and other underground technical facilities.

**WASTEWATER TREATMENT SYSTEM**

- › The wastewater treatment plant has a capacity of 25,000m<sup>3</sup>/day - night, and can be improved in the future if needed.
- › Application of environmentally friendly biotechnology in wastewater treatment.

Operator



EPC Contractor



**TELECOMMUNICATION**

- › Connection to Binh Phuoc's optical fiber cable telecommunication system with more than 5,500 subscribers.



# 03

## DIVERSIFICATION OF INDUSTRIES

### Licensed industries



#### CLEAN INDUSTRIES

- › Electronics & micro-electronics
- › Pharmaceuticals
- › Stationery



#### GENERATING LARGE AMOUNT OF WASTEWATER INDUSTRIES

- › Processing agricultural products
- › Food, foodstuff: hatchery, slaughter, etc.
- › Confectionery
- › Nutritional supplements



#### GENERATING WASTE GASES & WASTEWATER INDUSTRIES

- › Wood & interior furnishing production
- › Textile
- › Packaging manufacture
- › Handicrafts
- › Manufacture of machine tools for industries
- › Construction materials
- › Glass



#### SUPPORTING INDUSTRIES

- › Producing products & materials that support the manufacture of main finished products engaged in licensed industries in the industrial park: gloves, cashew oil press, plastic production, etc.





## Targeted industries

Being **the only industrial park** in Binh Phuoc to be planned with **industries generating wastewater & waste gases**, MINH HUNG SIKICO also moves toward diversification of industries and investors based on the local advantages.

### Local advantages



- › Diverse natural resources: cashew nuts, coffee, rubber, pepper, fruit trees, cassava, etc.
- › Rubber
- › Forestry land
- › Construction stones of all kinds, clay soil, sand, limestone, cement, etc.
- › Abundant source of affordable-cost labours.

### Targeted industries



- › Processing agricultural products & foodstuff, etc.
- › Tool machines, food processing machines, interior furnishing, wood production, paper & toys.
- › Wood processing
- › Construction materials, mechanics, coating and plating.
- › Weaving and dyeing.

# 04 COMMITMENT TO CO-INNOVATE

“ The core values that set MINH HUNG SIKICO apart is **our commitment to a comprehensive companionship** with investors throughout the business process as well as our ability to provide support to our partners to **help optimize their operational efficiency and time savings.**

- › A bridge between investors and local authorities.
- › Advice and information facilitating business activities.
- › MINH HUNG SIKICO service ecosystem which supports investors from the very start of business:





# 05

## INVESTMENT INCENTIVES

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### Corporate income tax

**0%**

*in 2 years from the year payable tax amounts arise.*

**8.5%**

*tax rate for the next 4 years.*

**17%**

*tax rate for 15 years from the year when the first revenue it generates.*

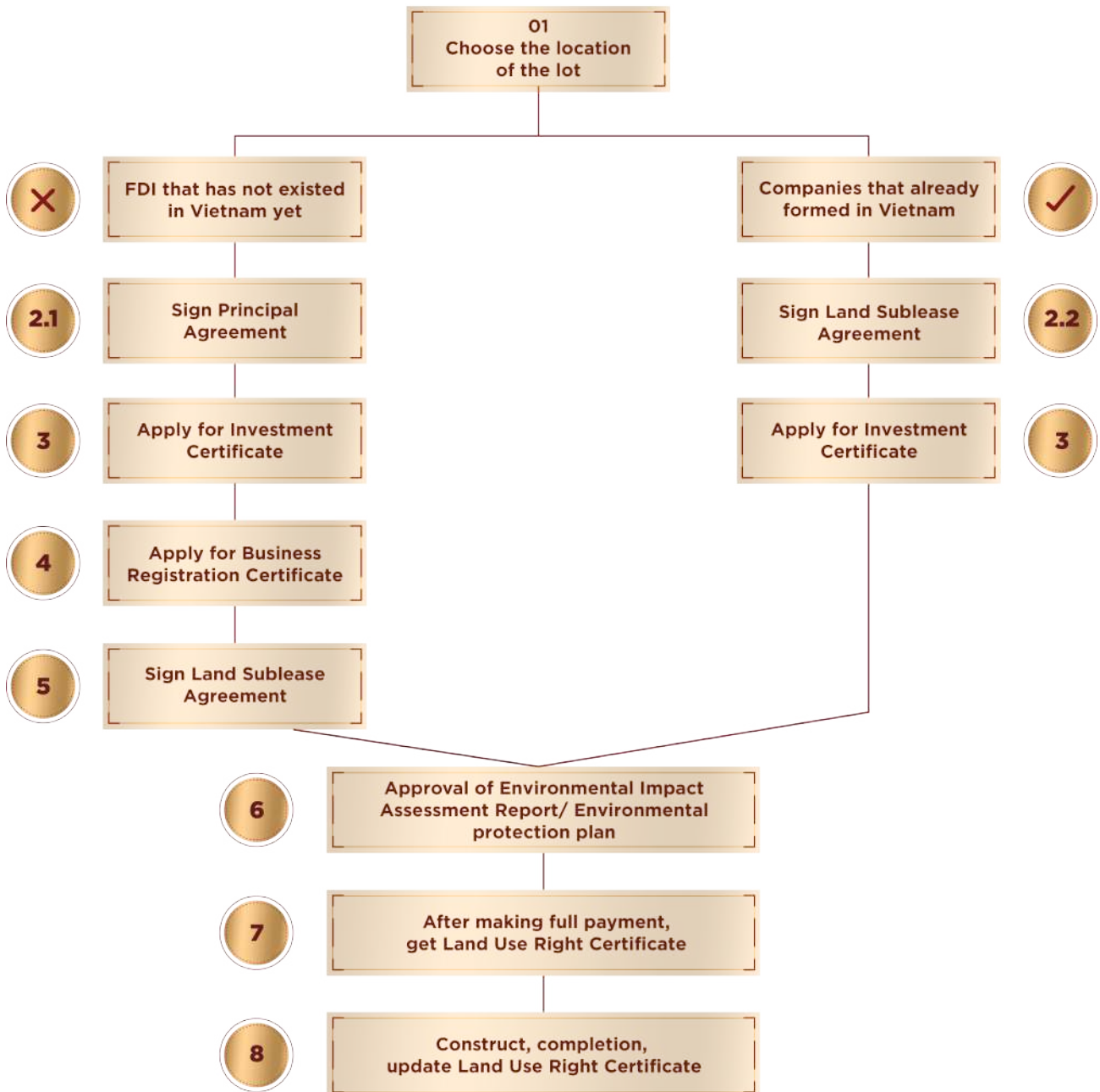
### Import

#### Cases of import tax exemption:

- › Tax exemption for imported commodities in order to create fixed assets for investors who qualify for these investment incentives.
- › Import tax exemption for the first 5 years starting from the first day of manufacturing:
  - Import of materials and components that cannot be domestically manufactured for the investment Project's production activities that are in the list of industries and sectors eligible for special investment incentives in accordance with the legal regulations on investment.

### 25% discount on deposit

# INVESTMENT PROCEDURE



# GENERAL PLANNING MINH HUNG SIKICO INDUSTRIAL PARK

## LAND CLASSIFICATION ACCORDING TO FUNCTION

-  LAND FOR SHOPPING AND SERVICE
-  LAND FOR INFRASTRUCTURE
-  LAND FOR CLEAN INDUSTRIES
-  LAND FOR SUPPORTING INDUSTRIES
-  LAND FOR GENERATING WASTE GASES & WASTEWATER INDUSTRIES
-  LAND FOR GENERATING A LARGE AMOUNT OF WASTEWATER INDUSTRIES





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**Disclaimer:** Although great care has been taken to ensure the accuracy of information at the time of issuance, please contact Developer for the latest information.

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