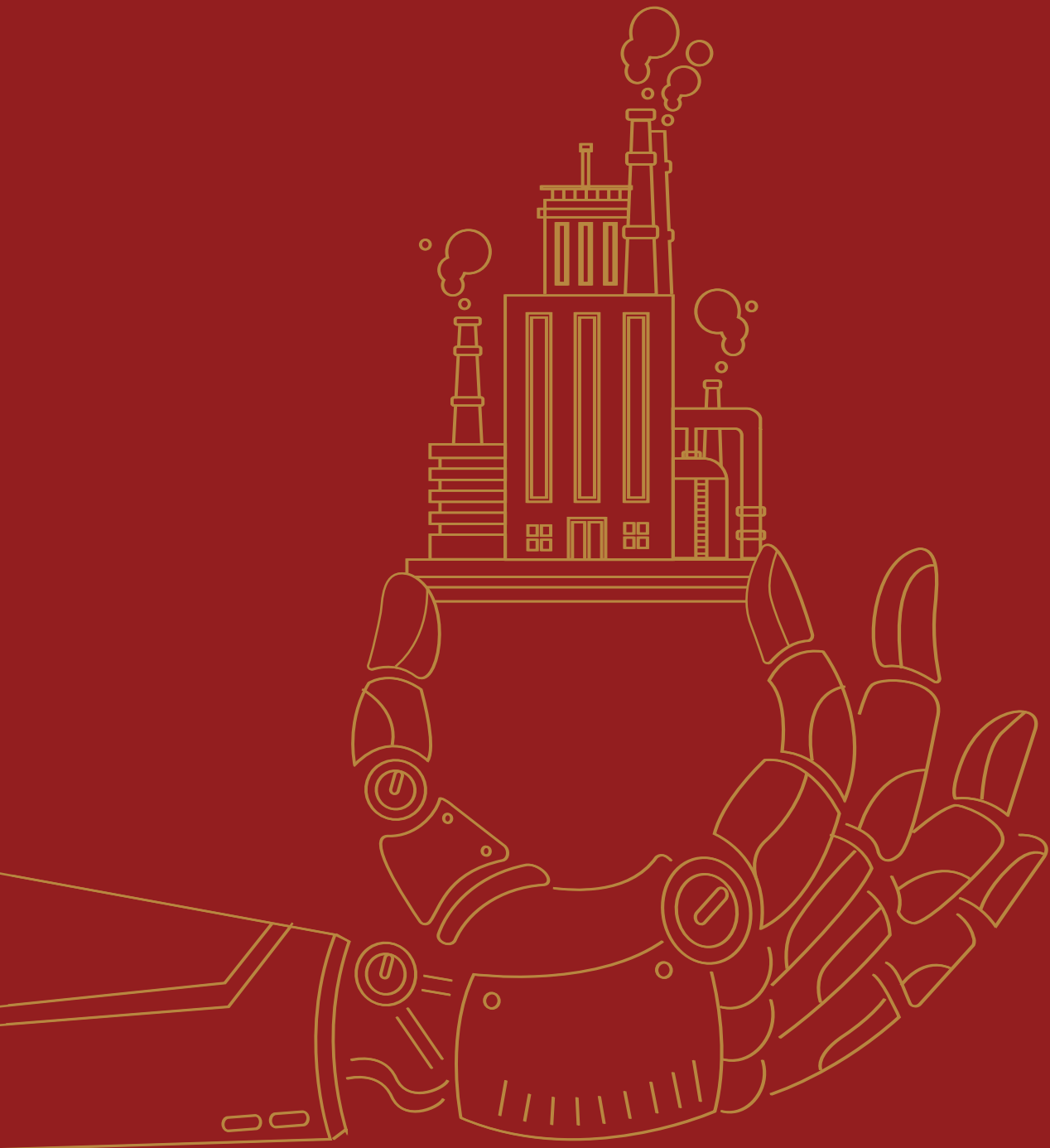


STRATEGIC **PARTNERSHIP** FOR OBJECTIVE **SUCCESS**



*STRATEGIC PARTNERSHIP
FOR OBJECTIVE SUCCESS*



A LETTER FROM CHAIRMAN

Dear Valued Investors 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 successes 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 difficulties.

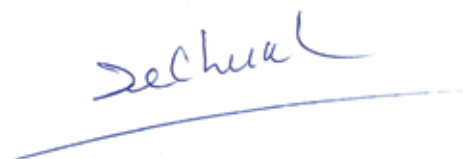
The pioneer to conquer sustainable **successes**.

We hope that MINH HUNG SIKICO's relentless effort to update, optimize our services, and promote infrastructure and landscape investments will prove that we are a reliable and reputable partner to investors on their journey to sustainably become a contributor to 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 exceptional 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

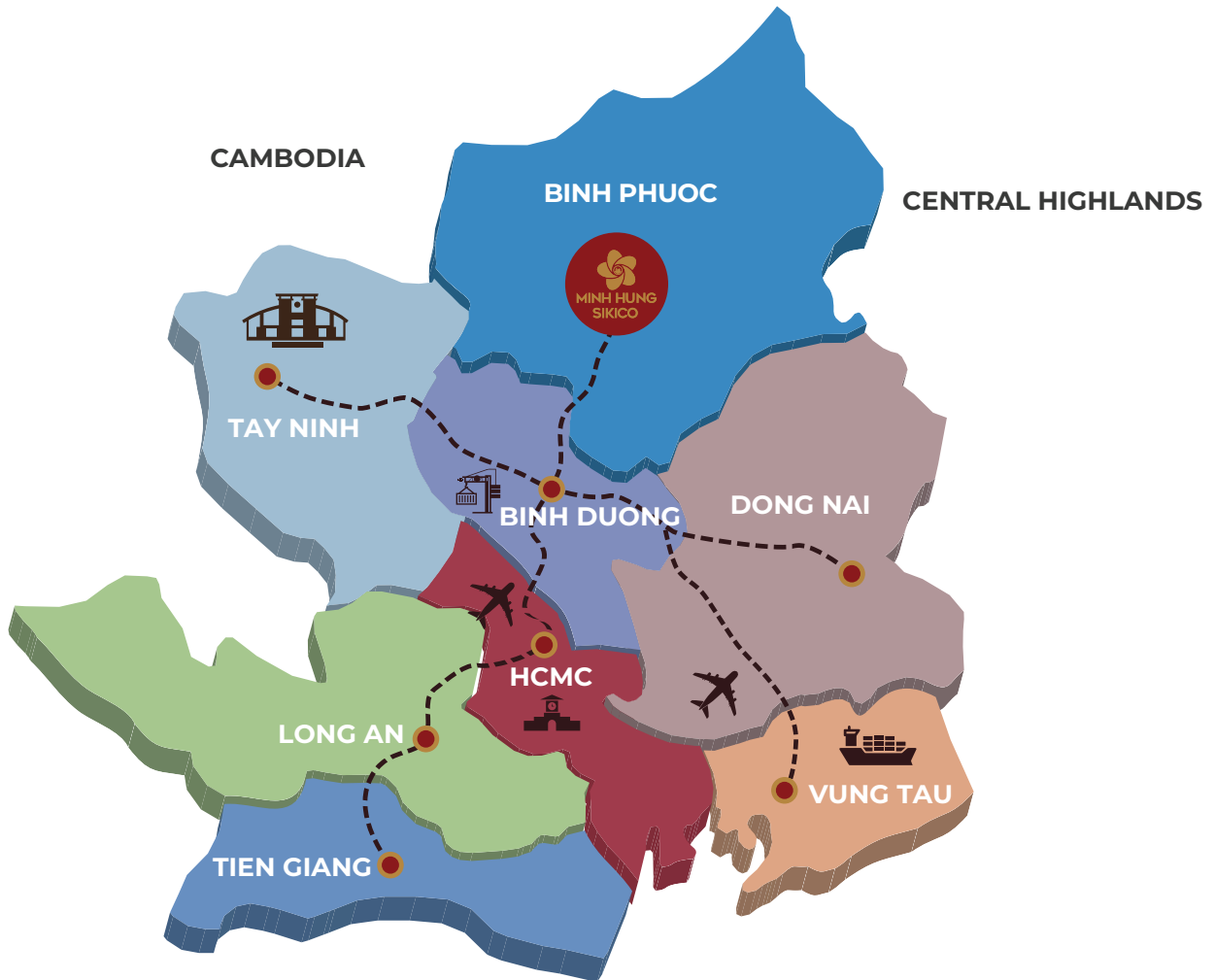
Strategic location: Located in the Southern key economic zone, an important link from the Southeast to the Central Highlands and Cambodia, adjacent to Ho Chi Minh, Binh Duong, Tay Ninh, Dong Nai.

Convenient connections: 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'S CONTRIBUTION TO THE COUNTRY (2019)

9.2%

AREA

20%

POPULATION

50%

GDP

70%

INVESTMENT
PROJECTS

50%

FDI

40%

EXPORT VALUE

WHY

INVEST IN BINH PHUOC?

02

FDI Attraction Highlights



54,894.5 BILLIONS
VND

GRDP



60%

IN WORKING AGE
(POPULATION ~1 MILLION)



158 USD
MONTH

MINIMUM WAGE



410

TOTAL FOREIGN INVESTMENT PROJECTS



4.245 BILLIONS
USD

FDI CAPITAL

(*Data in 2023)

03

Abundant Source Of Affordable-cost Labours

- › **640,000 labours.**
- › More than 7,000 new trained workers every year.
- › Minimum wage: 158 USD/month.
- › 28 vocational training institutions, 2 colleges and 2 intermediary vocational schools.

04

Open-door Investment Environment



- › Tax incentive policies.
- › Simple administrative procedures.
- › Online public service level 3, 4.



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

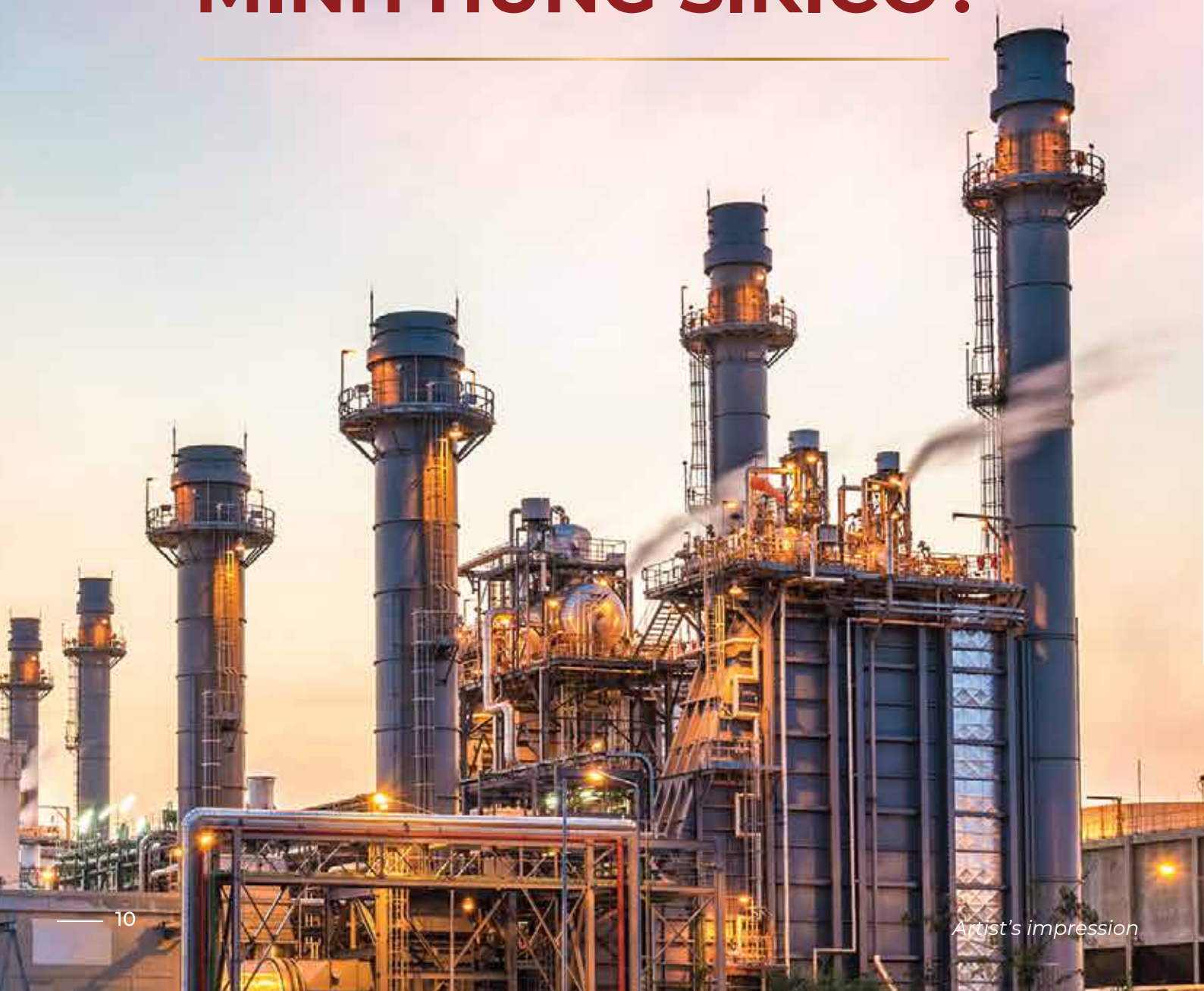
2020 - 2025		2030 - After 2030		
Total area (ha)	Clearance capacity (TEU)	Total Area (ha)	Clearance capacity (TEU)	Mainly connected sea ports
5 - 10	69,375 - 138,750	10 - 15	175,750 - 263,625	HCM City - Vung Tau





*STRATEGIC PARTNERSHIP
FOR OBJECTIVE SUCCESS*

WHY CHOOSE
MINH HUNG SIKICO?



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.

04

CO-INNOVATE WITH INVESTORS

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

05

INVESTMENT INCENTIVES

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



01

STRATEGIC LOCATION

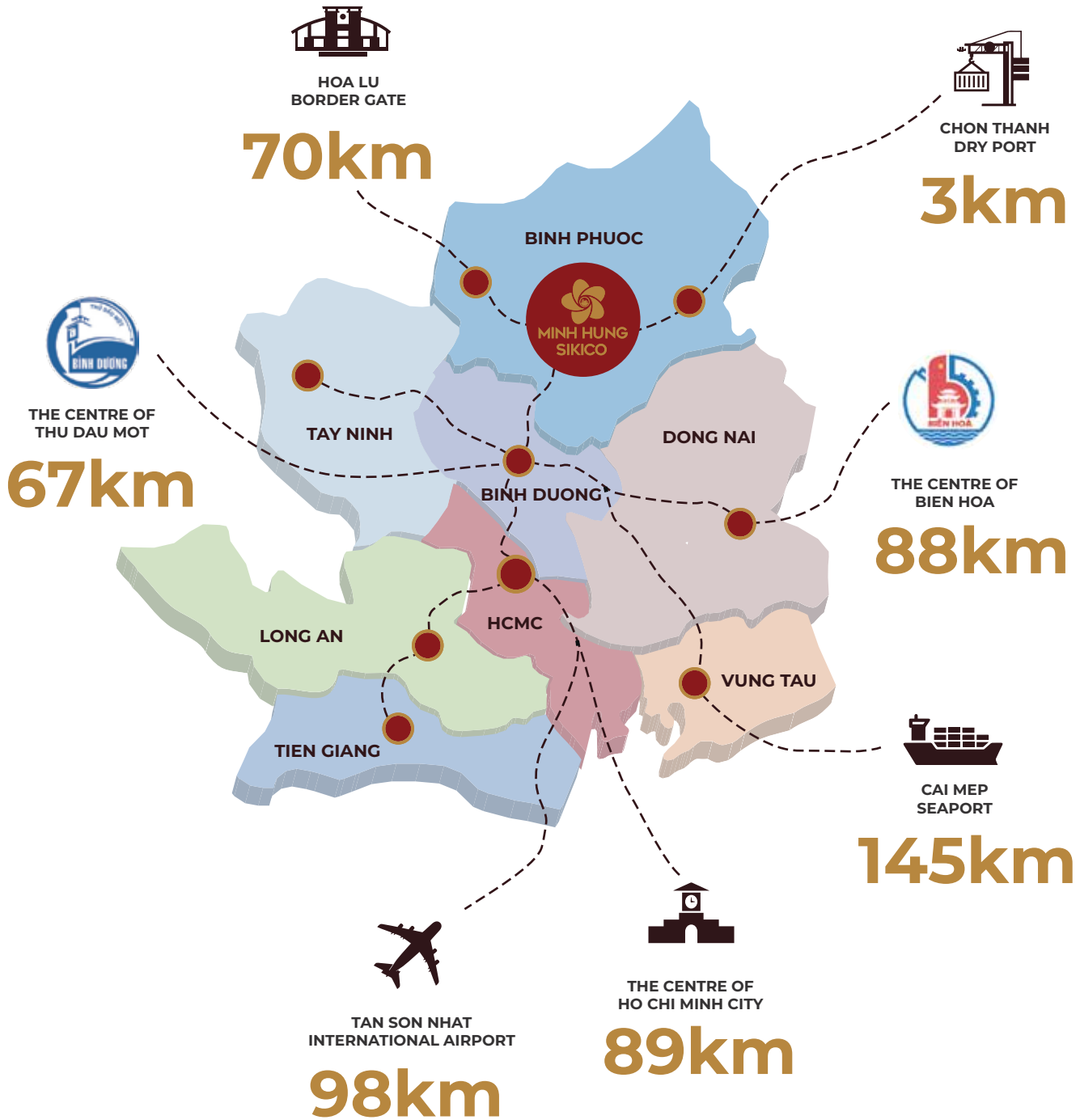
CONNECTION HUB

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 roads** 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

“ 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).

HO CHI MINH TRAIL AT CHON THANH - DUC HOA PART

The route passes through Binh Phuoc, Binh Duong, Tay Ninh and Long An.

Implemented in the period of 2022 -2025

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

6 highway lanes and 4 urban roads on both sides.

Expected to be implemented in the period of 2021-2025.

DAK NONG - CHON THANH RAILWAY

Connecting Binh Phuoc to the Central Highlands.

Expected to be completed in 2025



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

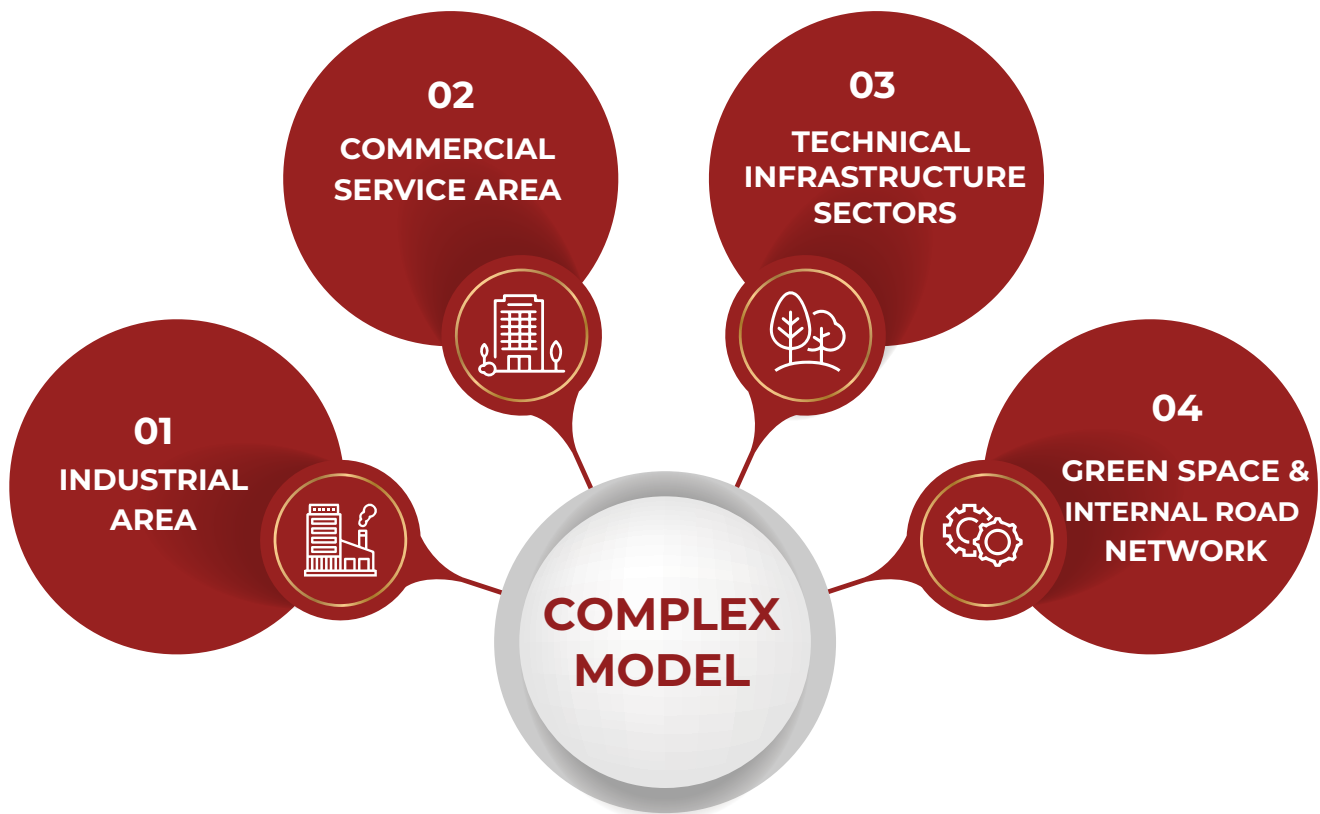
GREEN INDUSTRIAL - SERVICES – TRADE

“ Master Plan

Total area of Phase 1: 655 ha

MINH HUNG SIKICO diversifies its use of land fund in pursuit for an industrial park towards 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 INFRASTRUCTURE SECTORS (13.8ha)

POWER SUPPLY SYSTEM

- › Total capacity: 180 MVA.

GREEN ENERGY

The developer has the plan to build a solar power farm to supply electricity to the entire IP.

- › Green energy certification for factory.
- › Backup power for the whole IP.

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.

WATER SUPPLY PLANT

- › Total capacity: 30,000m³/day night.
- › Currently planning to increase the capacity.

WASTEWATER TREATMENT PLANT

- › Total capacity: 25,000m³/day night.
- › Currently planning to increase the capacity.
- › Apply the most recently advanced biotechnology to treat wastewater discharged, which is environment - friendly.

Joint venture partner
in charge of operation



03 DIVERSIFICATION OF INDUSTRIES

Licensed industries



CLEAN INDUSTRIES

- › Electronics, microelectronics.
- › Pharmaceutical industries.
- › Stationery.



GENERATING LARGE AMOUNT OF WASTEWATER INDUSTRIES

- › Food processing.
- › Producing animal and poultry feeds.
- › Textile (with dyeing process).



GENERATING WASTE GASES & WASTEWATER INDUSTRIES

- › Wood, interior decoration.
- › Paper, packaging.
- › Construction materials, mechanics (with plating process).
- › Manufacturing and assembly of sport equipments.
- › Plastic production.



SUPPORTING INDUSTRIES

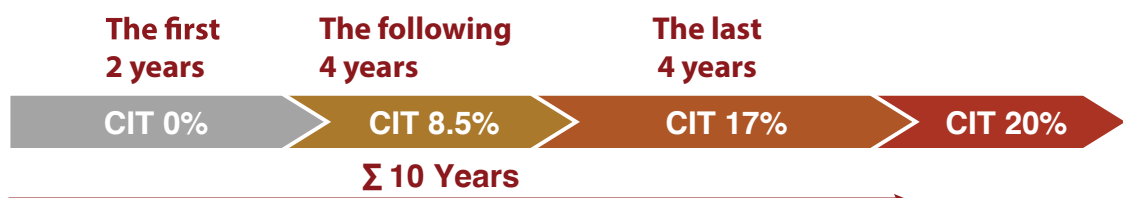
- › Gloves.
- › Production of threads, buttons.
- › Auxiliary products for furniture industries.
- › Some mechanical & machinery industries.
- › Accessories for other industries in the IP.



04

INVESTMENT INCENTIVES

Corporate income tax



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 starts 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.

**Tax policy applies in 2022. Any changes will comply with the provisions of law and decisions of state agencies from time to time.*

05 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.
- The MINH HUNG SIKICO service ecosystem supports investors from the very start of their business journey.



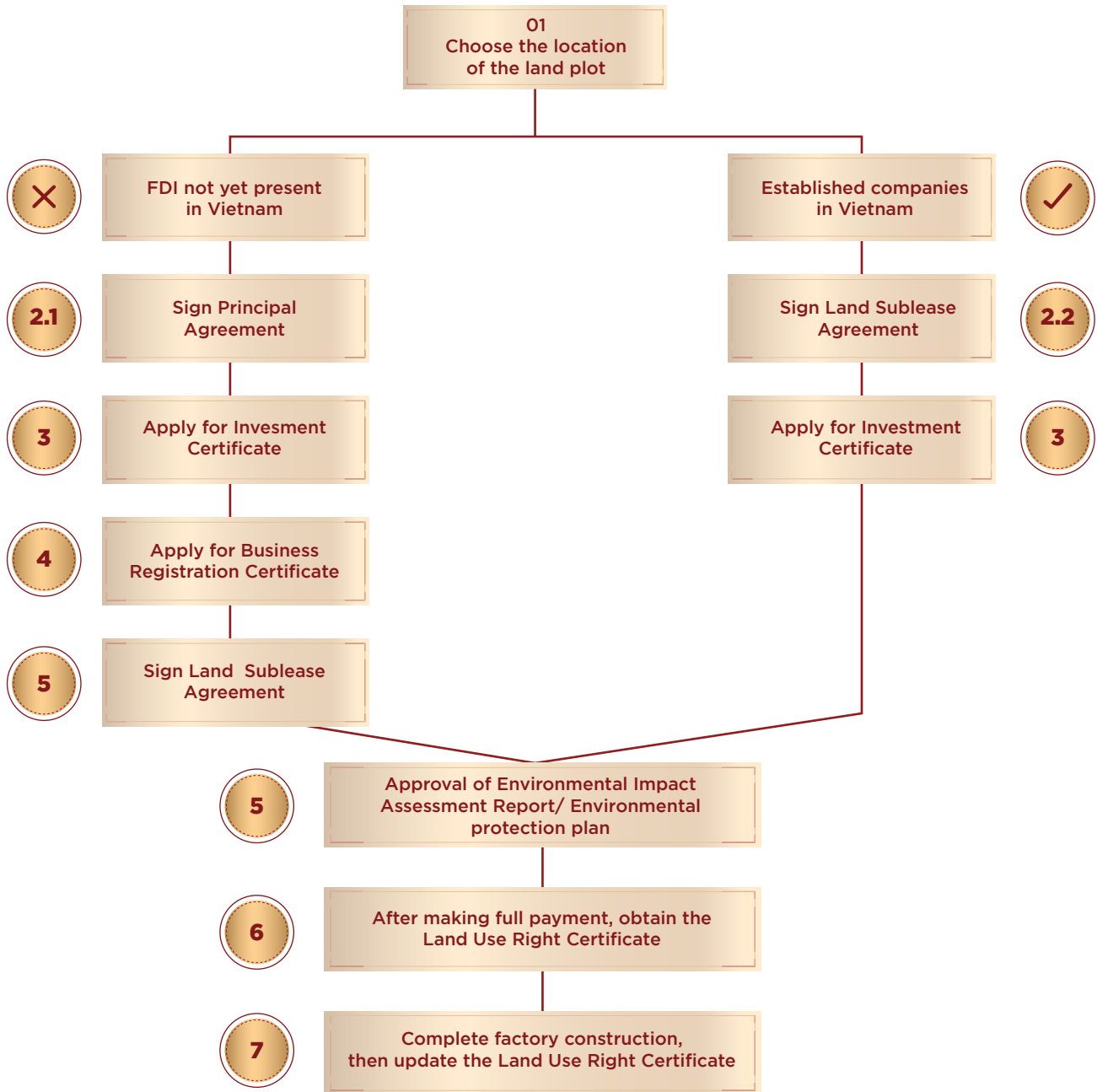


Operational management 4.0

- › The developer pioneers applying MH SIKICO App to IP's management and operation. The MH SIKICO App will promptly notify Investors on important announcements, environmental reports, security camera data... thereby helping businesses control and save management costs.
- › AI Camera system will be integrated into the general security management system of the IP, ensuring a safe and effective investment environment.
- › MINH HUNG SIKICO is also oriented to develop a Data Center system, a platform for enterprises to build a digital management system.



INVESTMENT PROCEDURE



THE MASTER PLAN OF MINH HUNG SIKICO INDUSTRIAL PARK





Scan QR code to enter
website

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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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