

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top right corner of the page. The background of the entire page is a monochromatic yellow with a complex, stylized pattern of dark brown and black lines and shapes, resembling a city skyline or industrial infrastructure.

savills

D O N G N A I

LAND FOR SALE

CONFIDENTIAL

FEBRUARY 2020

EXECUTIVE SUMMARY

savills



Location

An Phuoc
Commune, Long
Thanh, Dong
Nai Province



Land area

83,000
m²



Site Breakdown

5-ha clear land
3.3-ha built area



Price

\$215
/m²



Legal status

- LURC confirmed by the owner
- Land use fees paid upfront by the owner

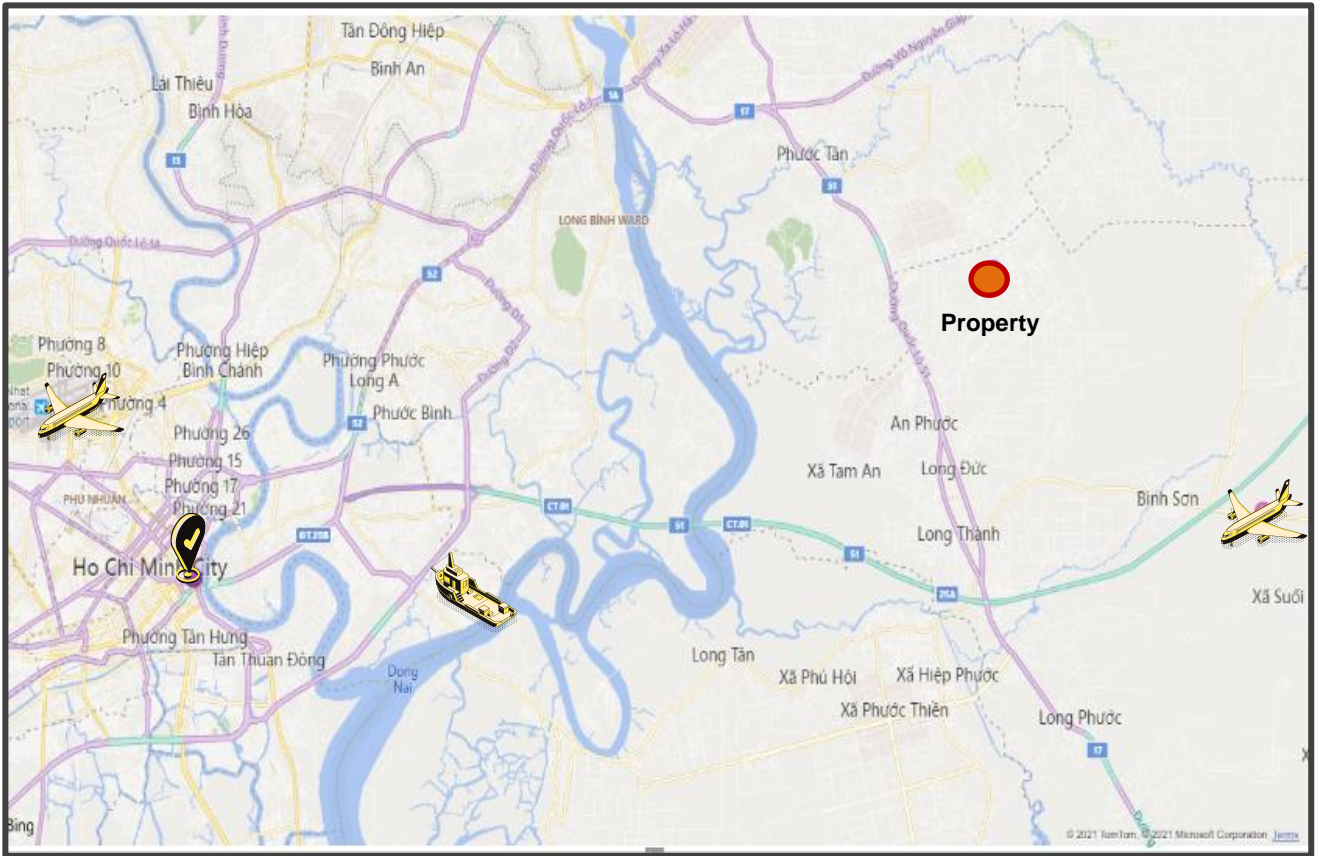


Lease Term

2062

LOCATION

MAP



TRANSPORTATION NETWORK

CBD



HCMC CBD – 44 km/1 hr

Bien Hoa City – 23 km/49 mins

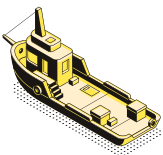
Airways



TSN Airport – 51 km/1 hr 17 mins

Long Thanh – 23 km/38 mins

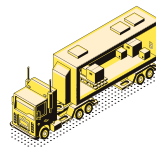
Seaport



Cai Mep Port – 43 km/1 hr 5 mins

Cat Lai Port – 39 km/1 hr 5 mins

Roadway



National Road 51 – 02 km/05 mins

Long Thanh – Dau Giay EW - 14 km

SUMMARY

Description

Savills client wishes to transfer the land use rights for 83,000 m² industrial land in Long Thanh, Dong Nai. The property is approved for logistics and factory/production activities. The land is cleared and ready for construction (20 m above seal level) and all major infrastructure and utilities are provided to the property from the industrial zone (electricity, water supply, waste treatment).

Location

Strategically located within an established industrial zone with convenient access to highways and regional roads. Situated only 01 hour to HCMC CBD and 38 mins to Long Thanh Airport, the property is near National Road 51 and only 14 km to Long Thanh – Dau Giay Expressway. The site fronts on the IP's main road (4 lanes) on the East side and a subdivision road (2 lanes) on the west side.

PROPERTY SPECIFICATIONS

Property Overview

Land with a total area of 8.3-ha, including 5 ha of cleared land and 3.3 ha of land with built-up premises.

The property has a long land lease term until 4th September 2062 and approved for logistics and RBFs.

Option 1: Purchase 5-ha clear land at \$215/m².

Option 2: Purchase entire property and pay \$215/m² for 5-ha clear land + value of 3.3 ha total built-up premises (subject to asset valuation).

Transfer Process

Buyer & Seller enter a Binding Land Transfer Agreement:

- Buyer submits an LOI for land transfer.
- For the property, a refundable deposit of \$100,000 payable by the Buyer will be paid within 01 day after LOI execution.
- Buyer entitled to a 30-day period upon Seller's receipt of the LOI and deposit to perform due diligence (DD) regarding a clean title and designated land use and valuation on the built-up premises.
- Buyer to confirm the satisfaction of the DD and the execution of the Land Transfer Agreement within 15 days from the end of the DD ("Confirmation Period"). If Seller receives no confirmation by the end of this period, the deposit will become non-refundable.

UNIQUE ADVANTAGES

01

Rare land vacancies in Long Thanh District, Dong Nai (Dong Nai industrial land reached 93% occupancy in 2020)

02

Important traffic hub of the key economic region in the South, with easy access to roads, waterways, and airways

03

Flexible land usage approved for logistics, production, and RBF developments

04

Located only 44 km to HCMC and 23 km to future Long Thanh Airport

05

Includes supporting utilities, facilities and amenities from IP developer e.g. CS team, security, electricity, water supply & waste treatment, reception area...

06

Long lease term to 2062 (market average for industrial land in Dong Nai is 2058)

IP INFRASTRUCTURE



Power Supply

250 kVA provision



Water Supply

230,000 m³/day



Waste Treatment

6,000m³/day-night



Telecommunications

Optical fiber system available in Vung Tau



Internal Roads

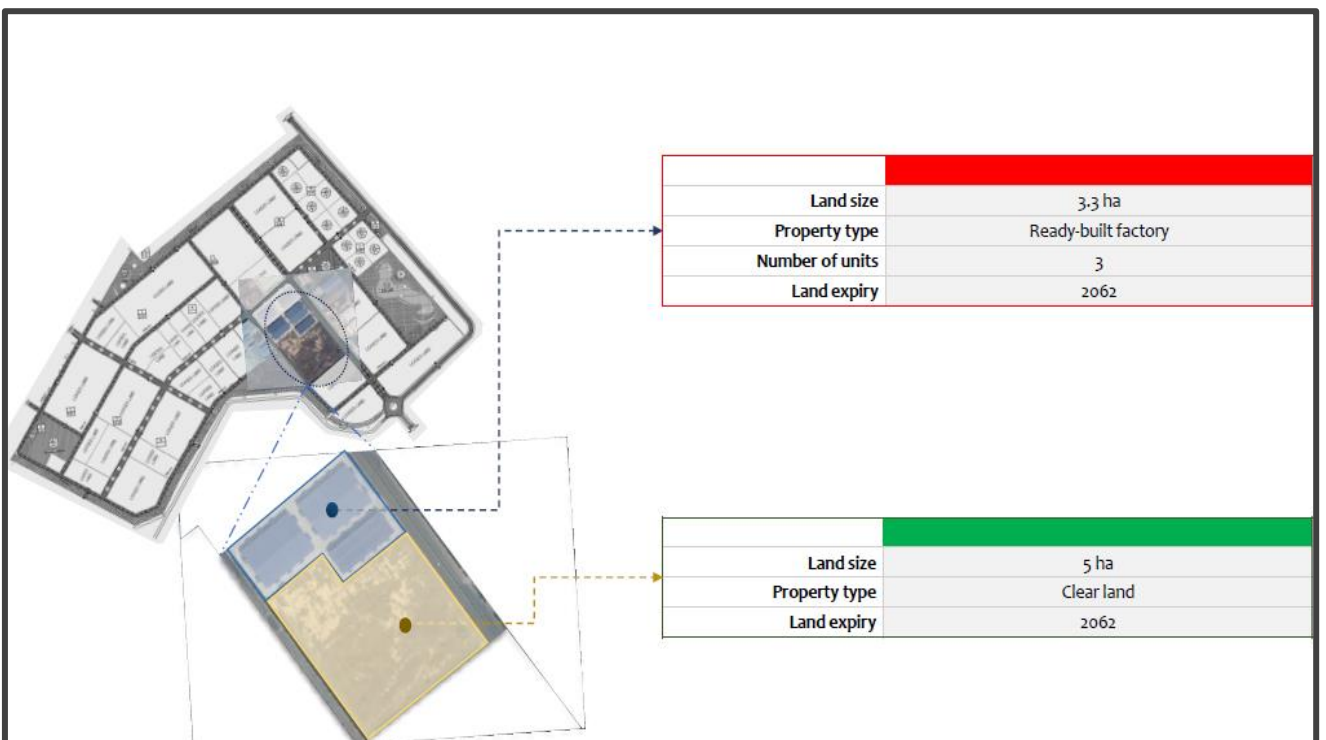
2-4 lanes
Main road width: 26m
Secondary: 22.5m



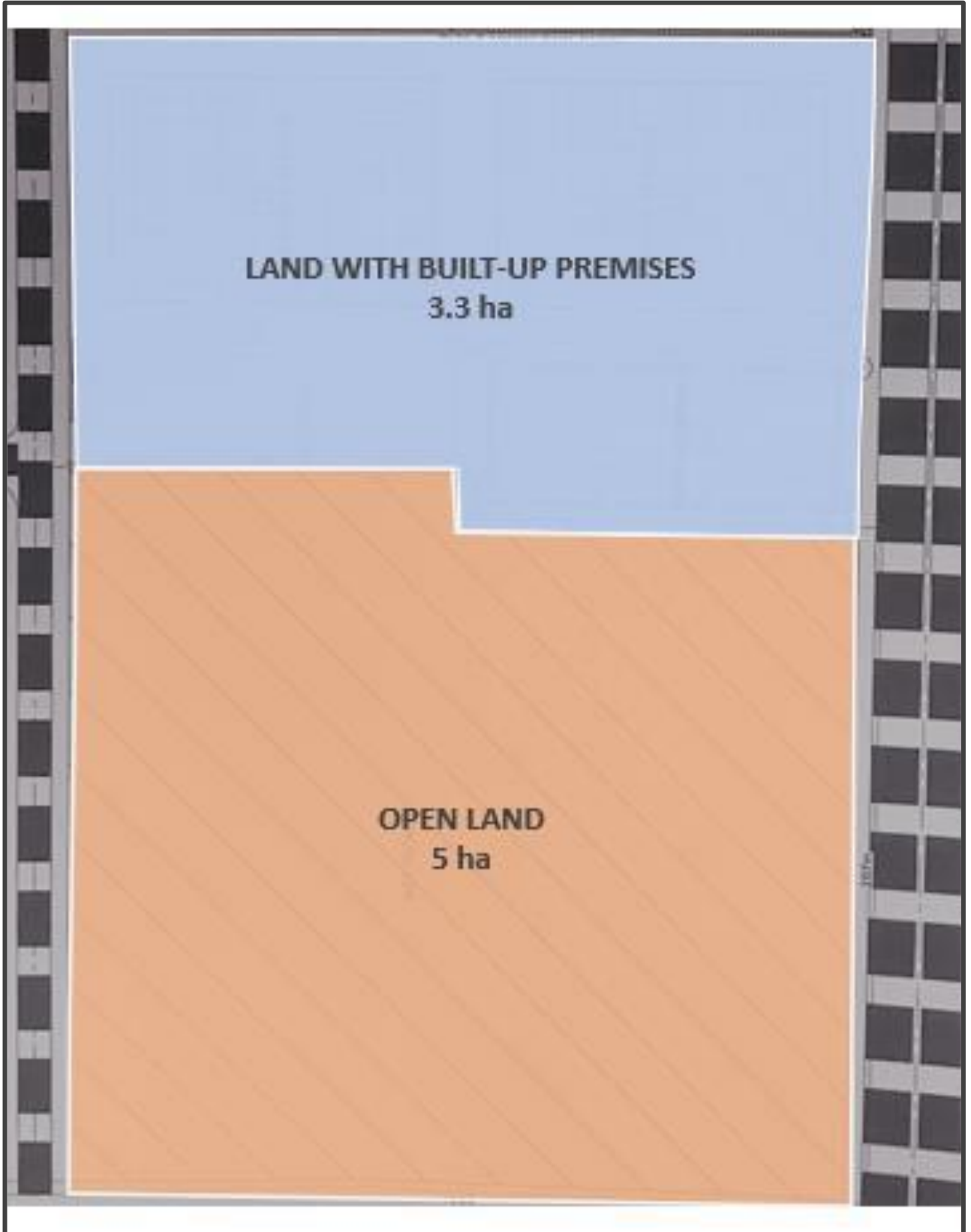
Security & other

24-hour security guard, fire dept., reception area, IP customer service team

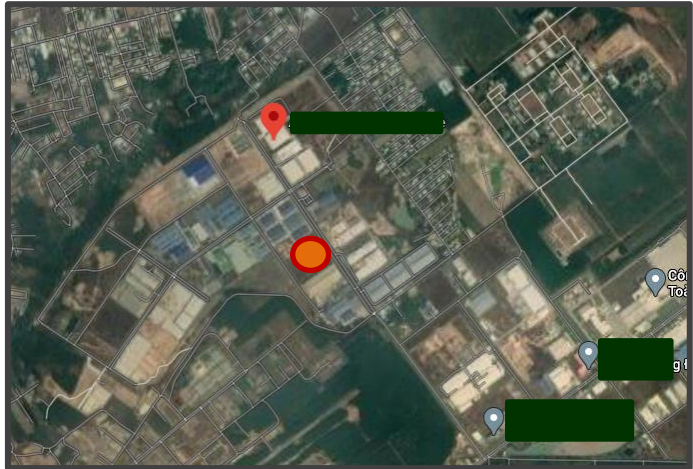
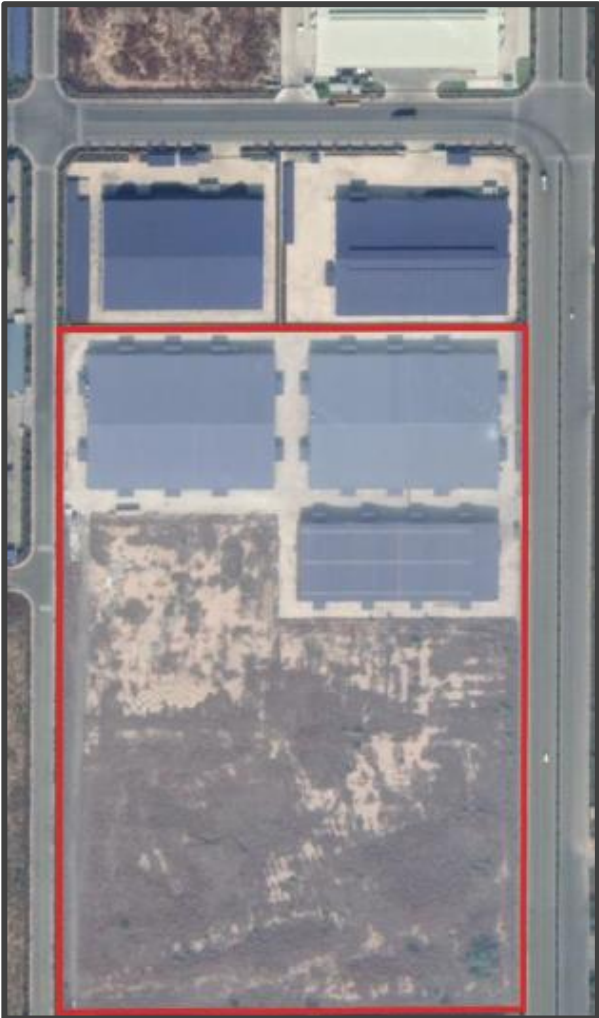
MASTERPLAN



MASTERPLAN

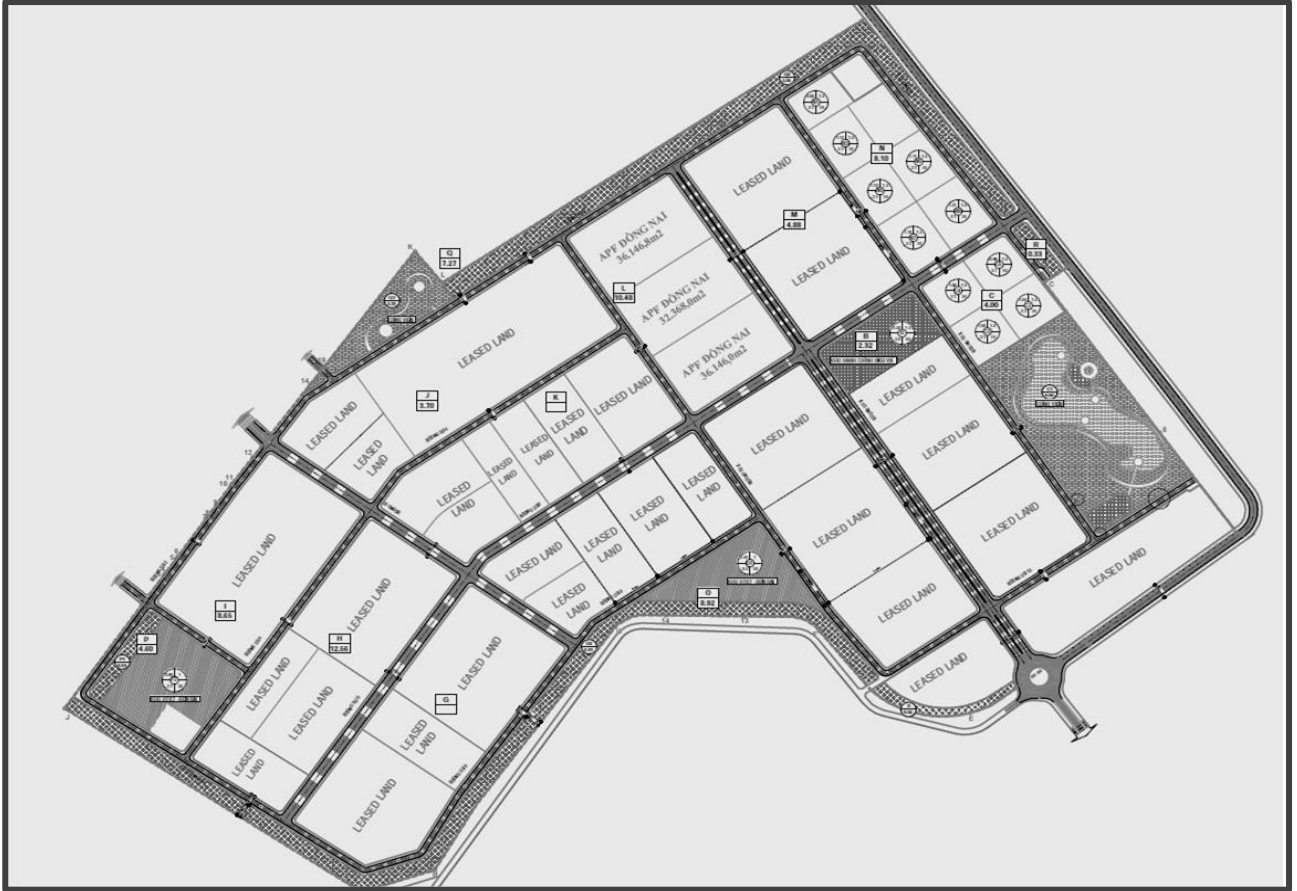


SITE OVERVIEW



INDUSTRIAL PARK

Masterplan



Total IP area
(ha)

201

Leasable area
(ha)

136

Lease price
(US\$/m²)

95

Occupancy
(%)

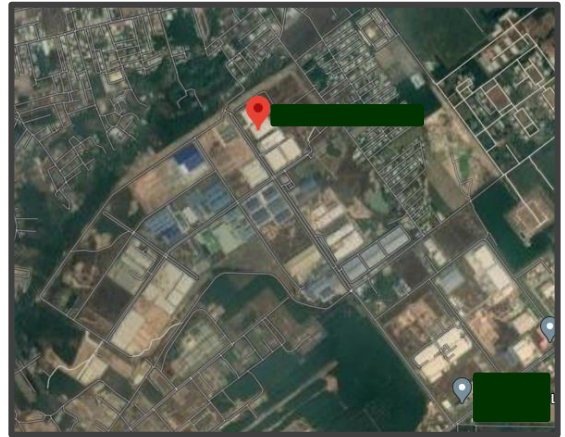
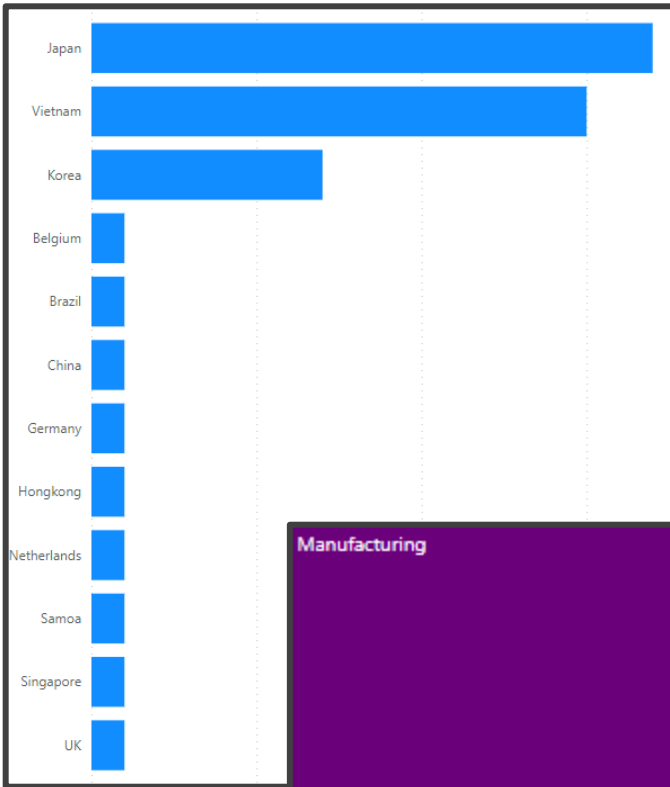
97%



Item	Detail
Address	An Phuoc Comm, Long Thanh
Developer	Tin Nghia Corporation
Established	2012
Lease Term	2062
Industries	Multi-industry, non pollutant

IP TENANT OVERVIEW

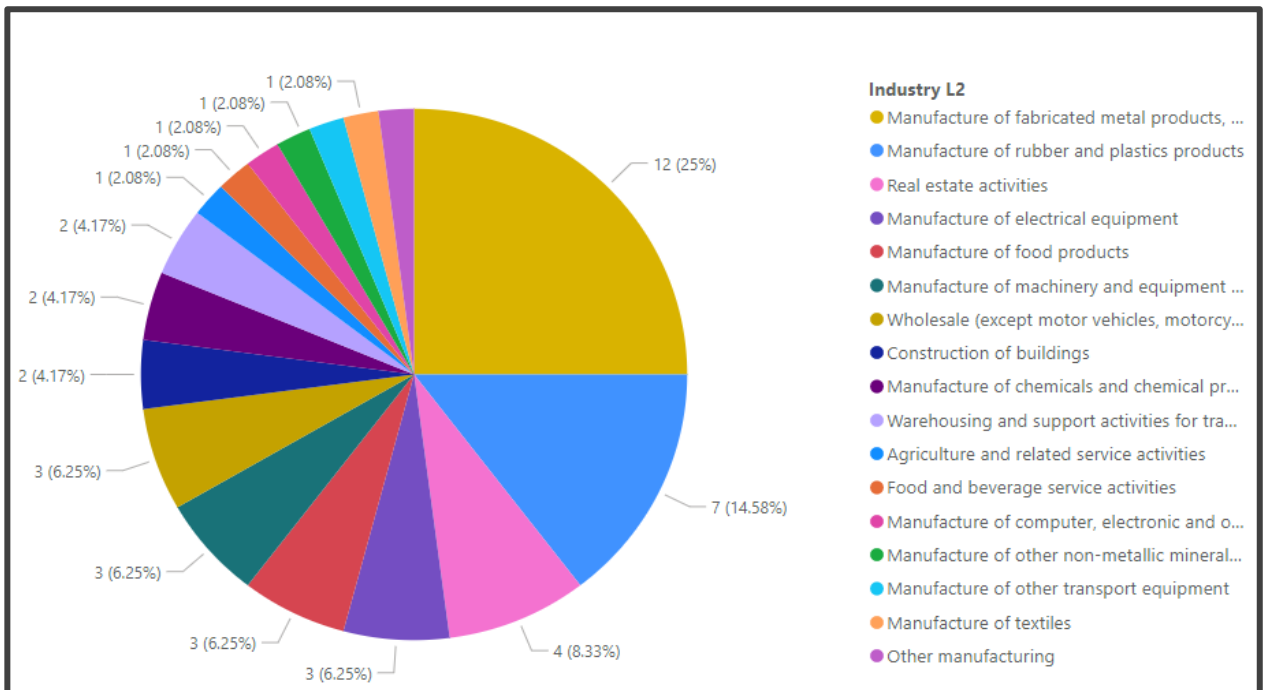
Nationality



Industry – Level 1



Industry – Level 2

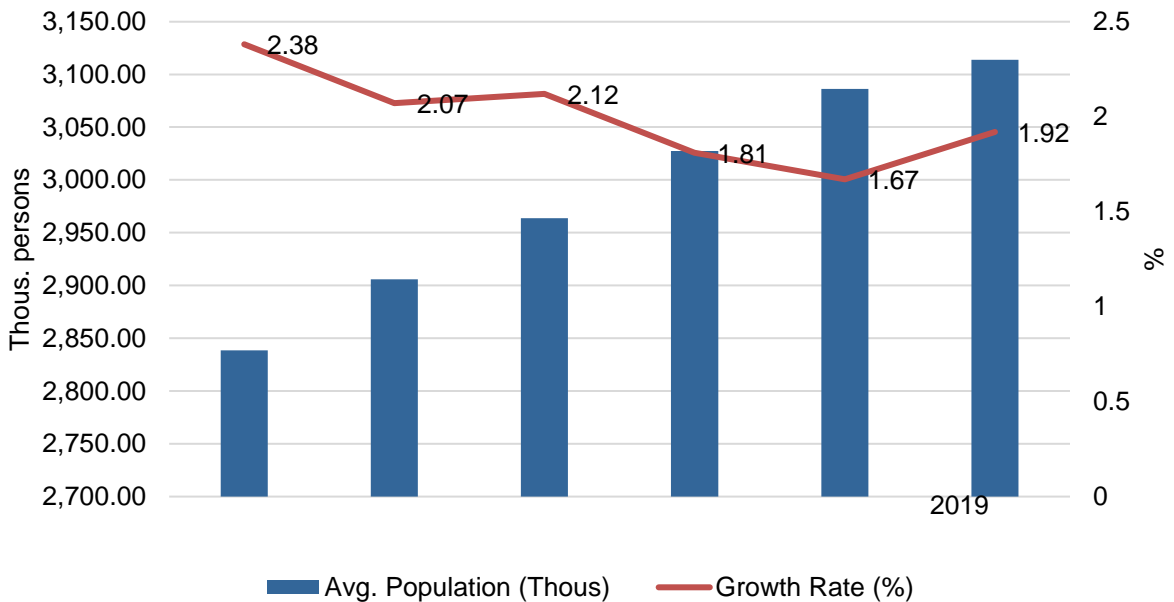


DONG NAI MACRO-OVERVIEW

Summary

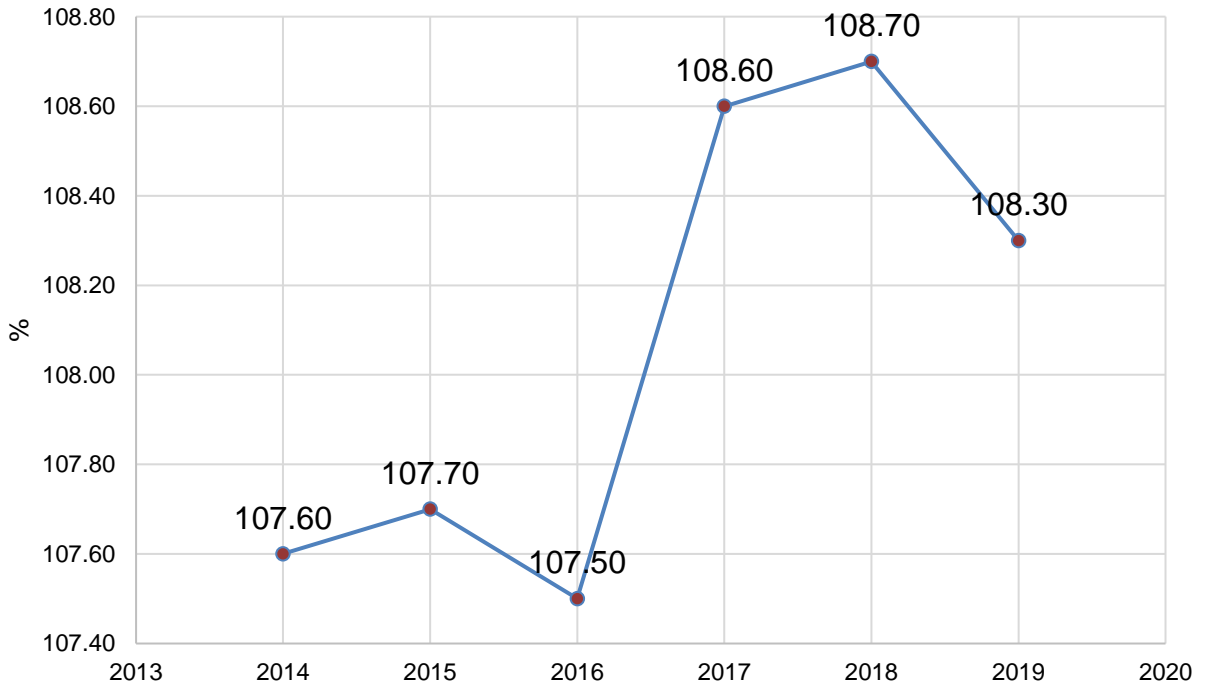
Dong Nai		
Region	Area (km2)	Capital City
Southeast	5,863.6 km2	Bien Hoa
Population & Employment		
Total (Thous.per)	Density (Person/km)	% of Employed Workforce
3,086.10	531.0	55.8%
Male	Female	Urban/Rural
1,562.20	1,551.50	1,371.80/1,742.00
Net Migration Rate	Unemployment Rate	Min. Wage (USD/month)
8.7%	N/A	US\$148

Dong Nai Population & Growth Rate



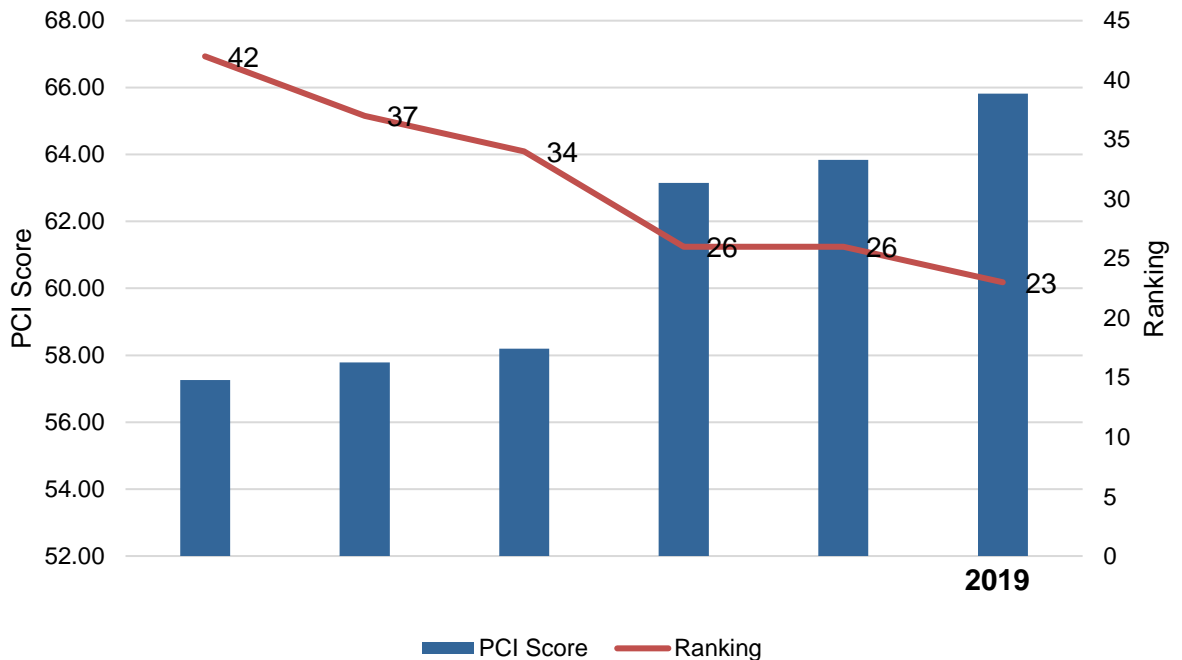
DONG NAI MACRO-OVERVIEW

Industrial Production



Source: GSO, 2019

Provincial Competitiveness Index (PCI), 2019

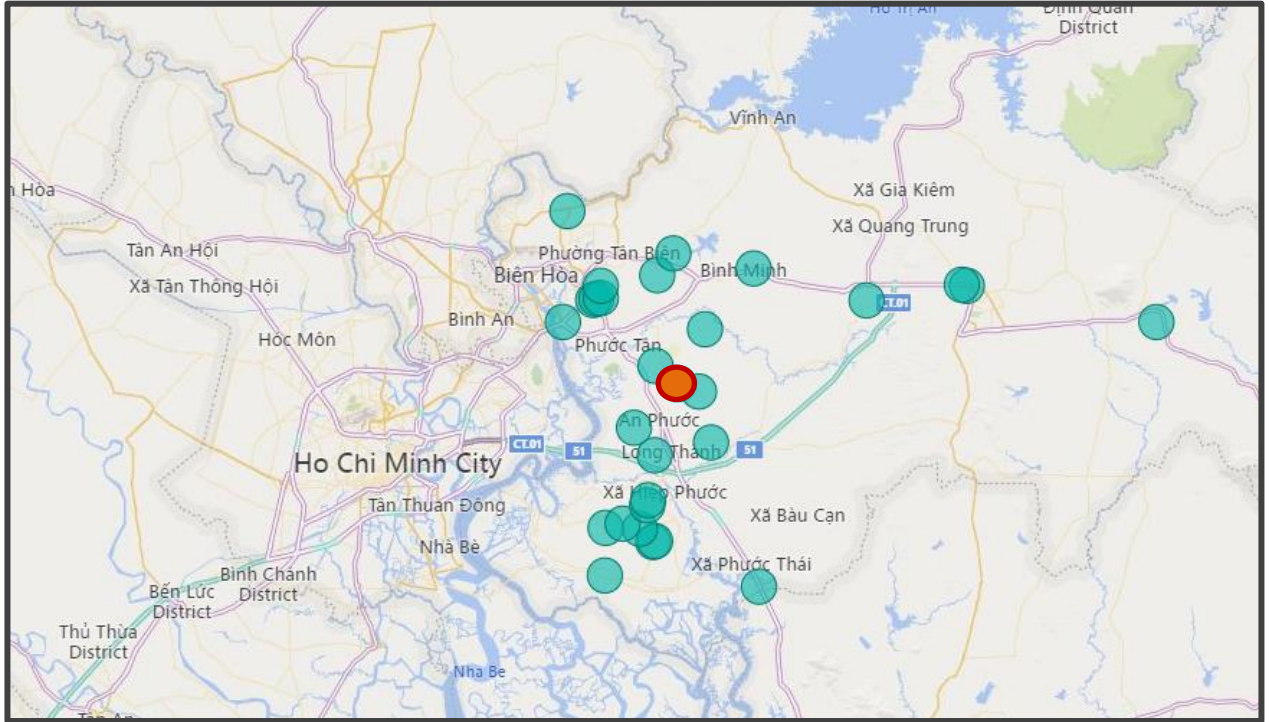


Source: USAID, PCI, 2019

Source: GSO, 2019

DONG NAI INDUSTRIAL MARKET

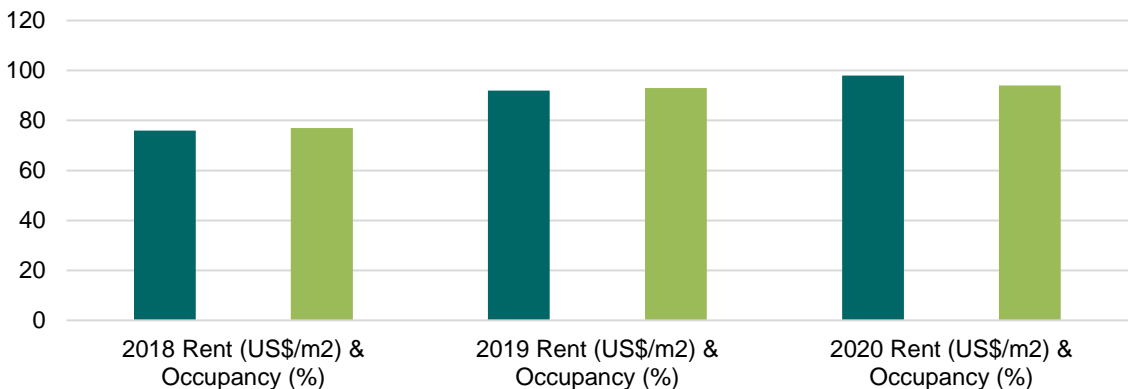
Dong Nai IP Mapping



Industrial Supply & Performance Overview

Total IP area (ha)	Leasable area (ha)	No. of projects	Occupancy (%)
10,066	6,742	32	94%
Avg. lease price (\$/m ²)	Lease growth YoY (%)	Occupancy growth YoY (%)	Avg. factory rental (\$/m ² /month)
98	6.5%	1.08%	4.1

YoY Lease Price & Occupancy Growth



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Expressions of Interest relating to this property should be directed to Savills Vietnam



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