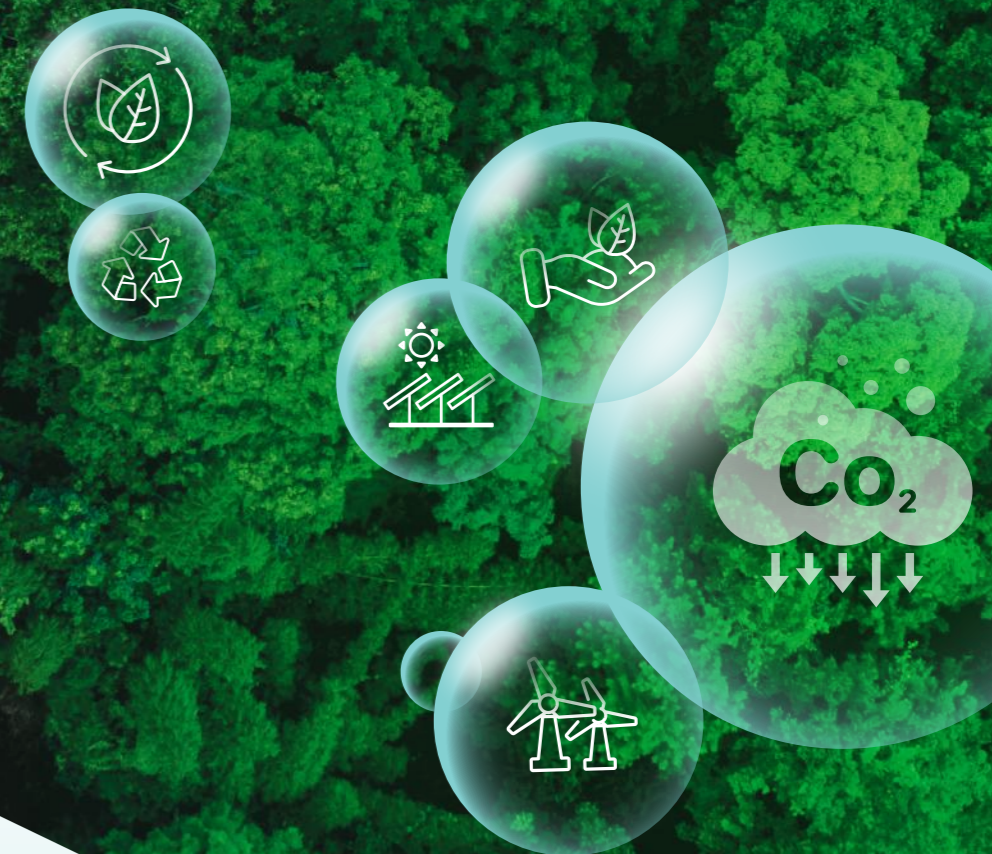


The Premier Integrated Township & Industrial Park

Adjacent to Ho Chi Minh City
Vietnam's metropolitan hub



INTEGRATED TOWNSHIP & INDUSTRIAL PARK PRODEZI LONG AN

📍 DT824, Luong Hoa and Tan Hoa Communes,
Ben Luc District, Long An Province, Vietnam

SALES OFFICE The Hallmark Tower

📍 15 Tran Bach Dang St., Thu Thiem Ward,
Thu Duc City, Ho Chi Minh City, Vietnam
✉️ saleoffice@prodezi.vn

📞 +84 819 236 236

🌐 www.prodezi.vn

PRODEZI

VIETNAM AT A GLANCE

Vietnam is located in Southeast Asia, sharing boundaries with the Pacific Ocean, the Gulf of Thailand, Laos, Cambodia, and China.

Vietnam has over **3,000 km long coastline**, crossing almost key international shipping and trading routes.



Located centrally along **Asia's most high Traffic Se lanes**



population of approximately **100 mil. people**



with a total area of **331,690 km²**



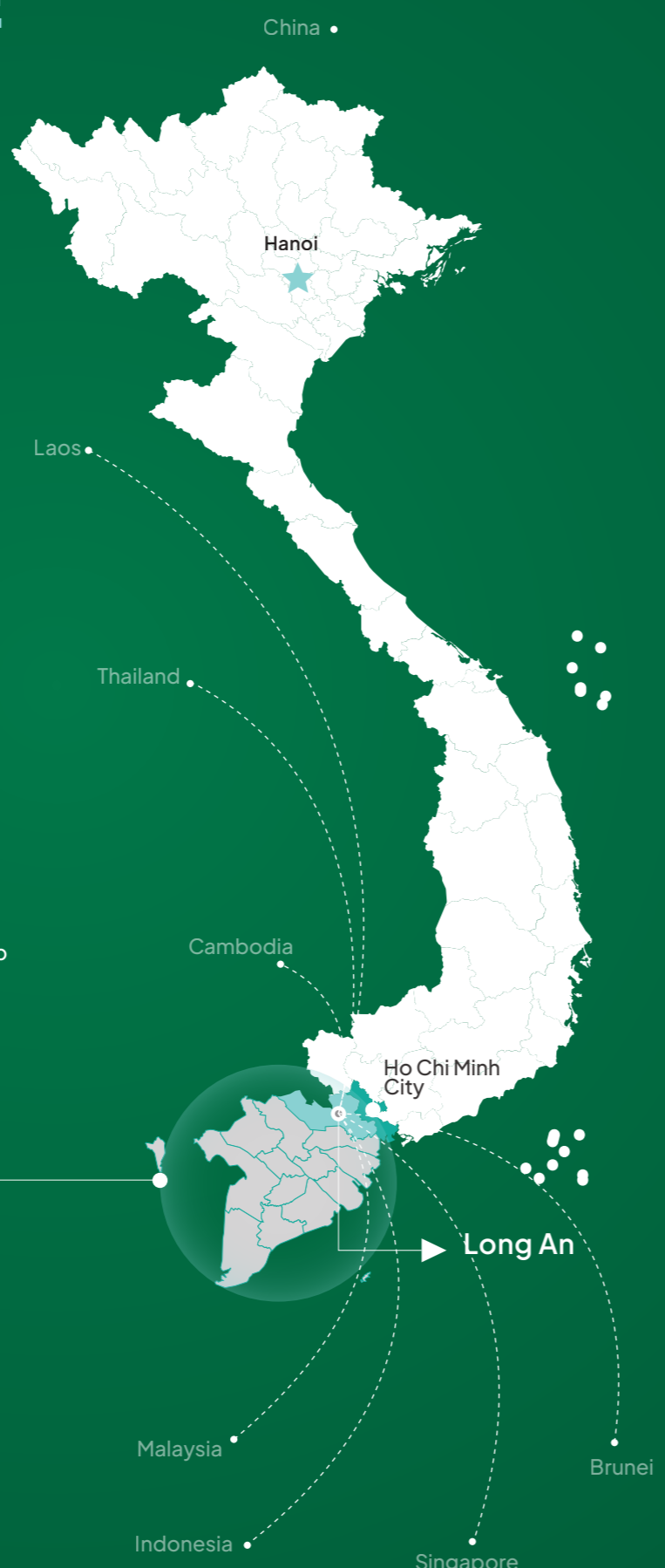
10 year average GDP **430 bil.**

Hanoi Capital

Ho Chi Minh City The Metropolitan Hub of Vietnam

Mekong Delta

Long An



INVEST IN VIETNAM

Vietnam's economy is thriving with an annual GDP growth of ~6%, driven by a **cost-effective environment** and **high literate workforce**.

Foreign Direct Investment (FDI) remains instrumental to the country's development, supported by trade-friendly regulations and policies.

Strategic Location

Strong Infrastructure Investments

Competitive Operational Cost

Global Economic Integration

- ⚡ Low electricity rate
- 💰 Competitive labour cost
- 💰 Competitive tax rates

- 📄 19 Signed Free Trade Agreements (16 effective), 3 FTAs (Vietnam – EFTA, Vietnam – UAE (CEPA), ASEAN – Canada), under negotiation FTA with 60 countries

Market with Enormous Potential

Abundant Human Resources Golden Age Population

- 👤 Domestic market **100 mil. people**
- 🌏 Asian market **3.7 bil. people**
- 📈 Fastest-growing middle-class population in ASEAN.

- 👷 Abundant and hardworking labor force **50.7 mil.**
- 🕒 Average working age **33 years old**
- 📖 Literacy rate **96.1%**

High and Stable Economic Growth

Stable Political Climate

- 📈 Inflation under control since 2015 **under 4%**

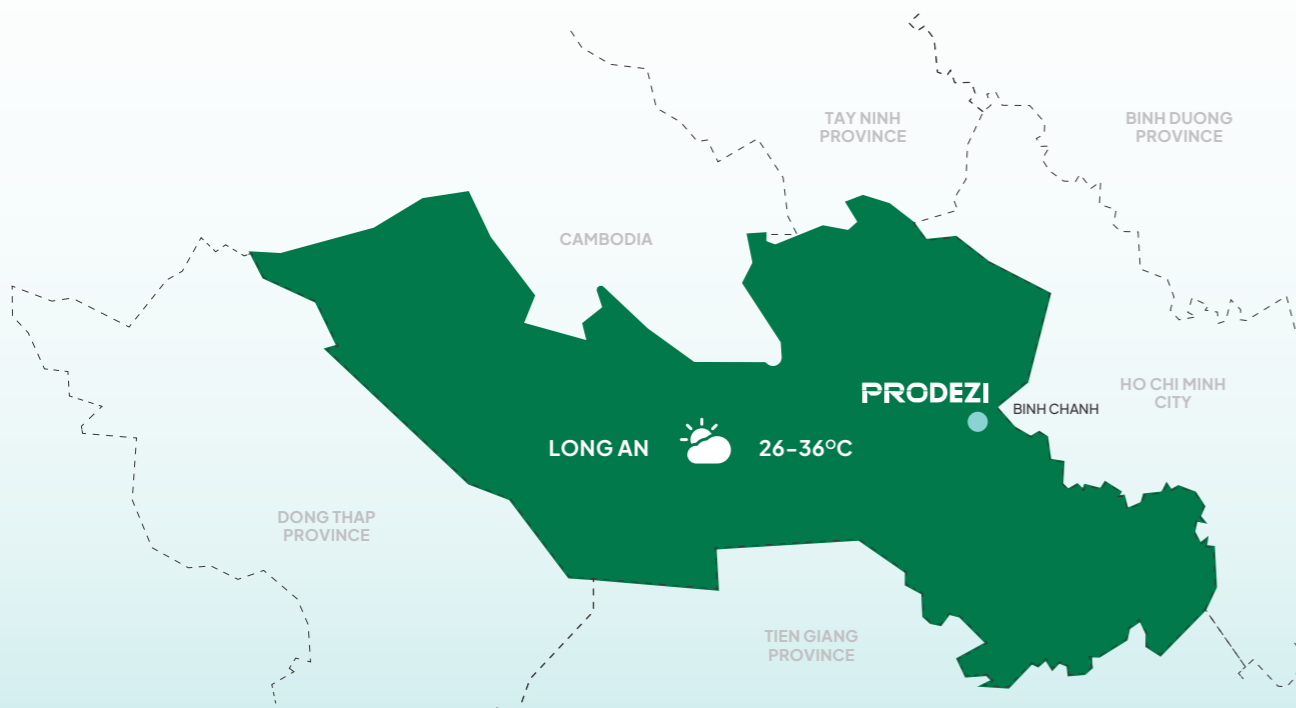
- ⚖️ Vietnam is one of the more politically stable countries in South East Asia

LONG AN OVERVIEW

Long An, **the gateway to Ho Chi Minh City, Vietnam's most industrious and metropolitan city**, is a thriving hub with strong economic growth, expansive industrial zones, and aggressive infrastructure development.

What sets Long An apart is its advantage of being adjacent to Ho Chi Minh City and its ample supply of available land for manufacturing. Long An also wields an enviable balanced mix of high-tech professionals from HCM, an **abundant supply of cost effective labor** from the Mekong Delta, and bountiful natural resources.

Mekong Delta	Long An	Ho Chi Minh City
Area 40,500 km²	Area 4,492 km²	Area 2,095 km²
GRDP \$51.6 bil.	GRDP \$7.1 bil.	GRDP \$70 bil.
Population 18 mil.	Population 1.76 mil.	Population 10 mil.

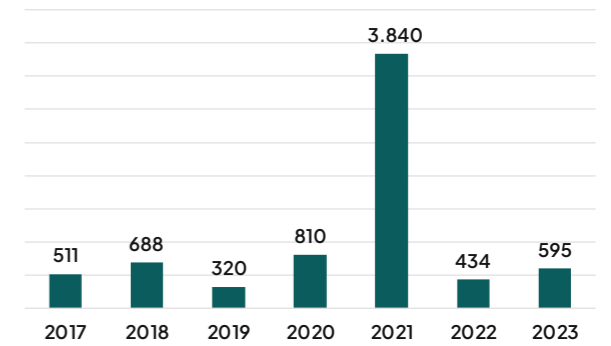


INVEST IN LONG AN

- TOP 02** FDI attraction in 2021
- \$10.6 bil.** FDI registered
- Over 1,200** FDI projects
- From Over **40** Countries

37 Industrial parks

6,500 ha NLA Industrial land



Unit: mil. US\$
Source: Ministry of Planning and Investment

Unique Strategic Location

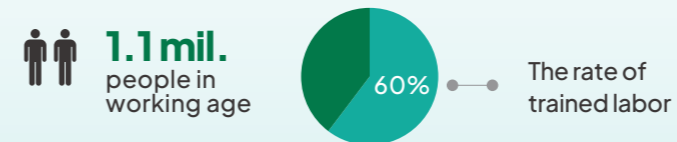
at the gateway of Ho Chi Minh City
– connecting VN's main consumer market and main supply of natural resources – Mekong Delta

Ongoing Infrastructure Development

interconnectivity with other provinces and major ports are continuously being improved

Abundant & Diverse Nearby Labor Force

- Large available labor force within the province
- Hi-tech experts & professionals from adjacent HCMC
- Untapped labor force from the surrounding provinces of the populous Mekong Delta who pass through Long An to HCMC



Supportive, Open-minded, and Welcoming Local Government

Favorable Environmental Conditions And Rich In Resources



PRODEZI LONG AN OVERVIEW


The Premier Integrated Township & Industrial Park

Located in Long An, with a scale of 500ha, it boasts a prime location right at the border of HCMC, near the HCMC-Trung Luong highway intersection, a gateway to Vietnam's economic center, and is ideally situated for an integrated industrial and residential zone


Industrial land	400ha
Residential land (LA Home)	100ha
<hr/> Total area	500ha

PRODEZI

HO CHI MINH TRUNG LUONG highway
4 Lanes
100 Km/h max. speed



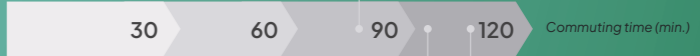
RING ROAD 3
4-6 Lanes
100 Km/h max. speed



LONG AN INTERNATIONAL PORT
Vessel size capacity **70,000DWT**




From Prodezi LA 1Q2024



Tan Son Nhat Airport Hiep Phuoc Port

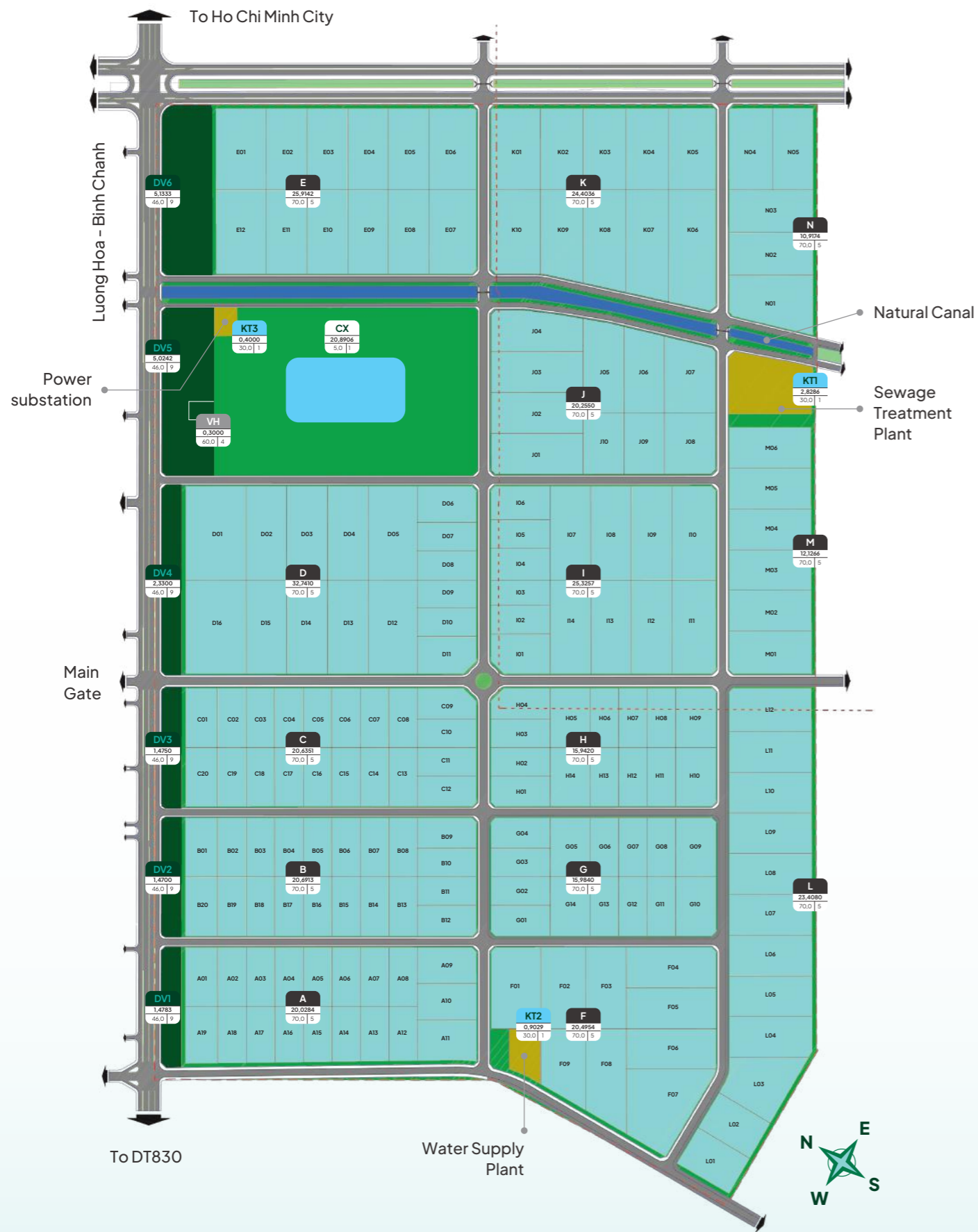
From Prodezi LA 2026



Hiep Phuoc Port Tan Son Nhat Airport

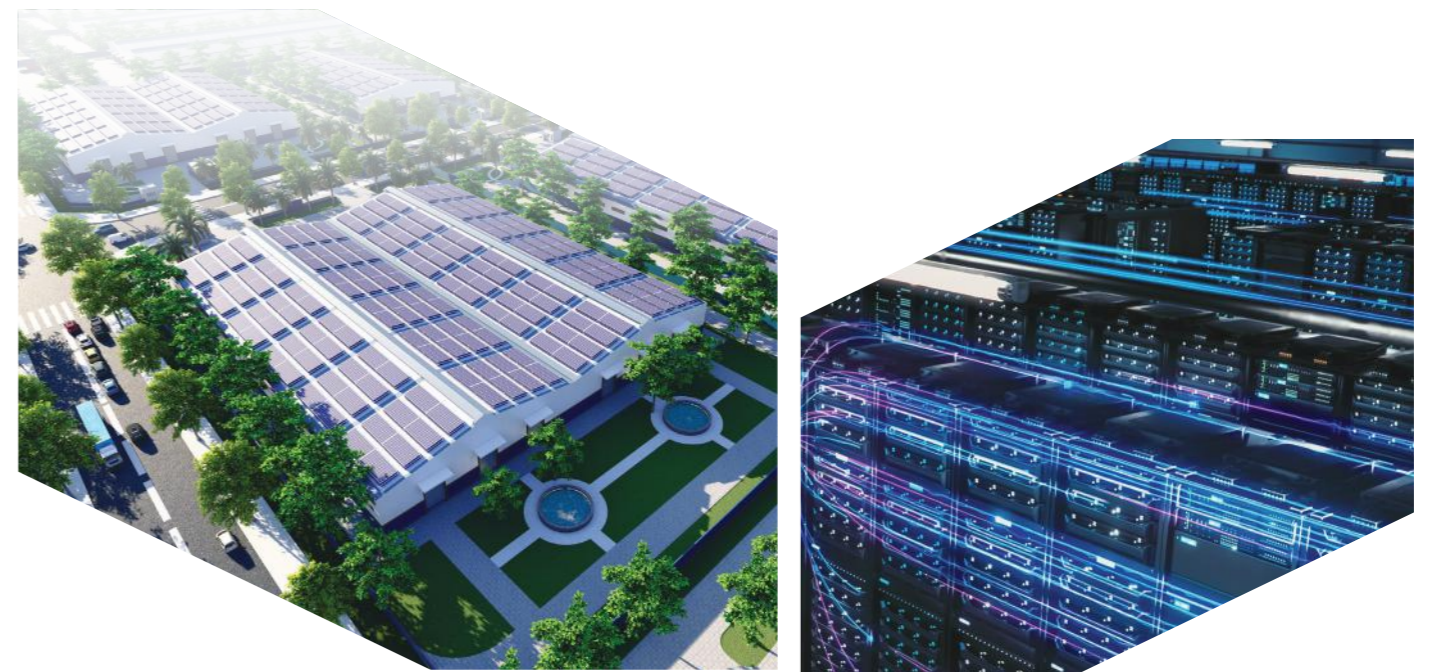
Ho Chi Minh CBD
Cat Lai Port
Long An International Port

Cat Lai Port
Long An International Port



LAND USE MASTER PLAN

- Factory, warehouse land
- Service, Administrative land
- Technical infrastructure land
- Roads
- Greenery
- Water surface



Business Lines

1. Cleared land for lease
2. Build-to-suit factories/warehouses

Target Industries

Prodezi Long An is dedicated to nurturing environmentally sustainable, high-tech industries that produce high-value-added products with minimal labor requirements

This encompasses various sectors, including but not limited to:

- Electronics
- Automotive Manufacturing & Assembly
- Support Industries for Hi-tech Products
- Garment & Footwear
- Food & Beverage
- Logistics, including warehouses and cold storage
- Data Center

2050
Net Zero
Carbon
Commitment

Green
Certification
Target

Industrial Zone Tax Incentives

02 Years tax exemption

50 % reduction of export tax in the next **04** years

CIT Taxes

04 Years tax exemption

50 % reduction of Corporate Income Tax (CIT) payable in the next **09** years

New projects in designated sectors

Import Taxes

Exempt from import tax for goods imported according to the regulations in Decree No. 134/2016/NĐ-CP dated September 1, 2016, and Decree No. 18/2021/NĐ-CP dated March 11, 2021



PROSPEROUS LOCATION

ABUNDANT HUMAN RESOURCES

A unique blend of two complementary labor groups: 1) HCMC with its skilled, dynamic professionals and managers and 2) Mekong Delta with its large labor pool of eager, literate, and cost-efficient workers

EFFICIENT CONNECTIVITY

Near the HCMC-Trung Luong highway, with quick commutes to major ports (Hiep Phuoc Port, Long An Int'l Port, Tan Son Nhat Airport, Cat Lai Port) and CBD Ho Chi Minh City

PRIME LOCATION

right at the border of HCMC, Prodezi is the gateway to Vietnam's economic center



PROFESSIONAL SERVICE

TOP NOTCH DEVELOPMENT

Prodezi IP is fully equipped with international grade infrastructure and modern utilities to meet even the most demanding tenants' needs

DIVERSE AMENITIES

Within the development, tenants will find a fully optimized industrial park and enjoy a clean, green environment complete with recreational facilities, hospitality services, and diverse range of convenient amenities

COMPREHENSIVE MANAGEMENT SERVICES

We walk hand-in-hand with our tenants every step of the way to provide professional services, responsive management, and legal advisory through the entire lifecycle of our tenants' leases

PROMOTING SUSTAINABILITY

ECO INDUSTRIAL PARK

Target to be the first ECO IP in Long An and the largest ECO IP within the Mekong Delta



COLLABORATION FOR SUSTAINABLE DEVELOPMENT

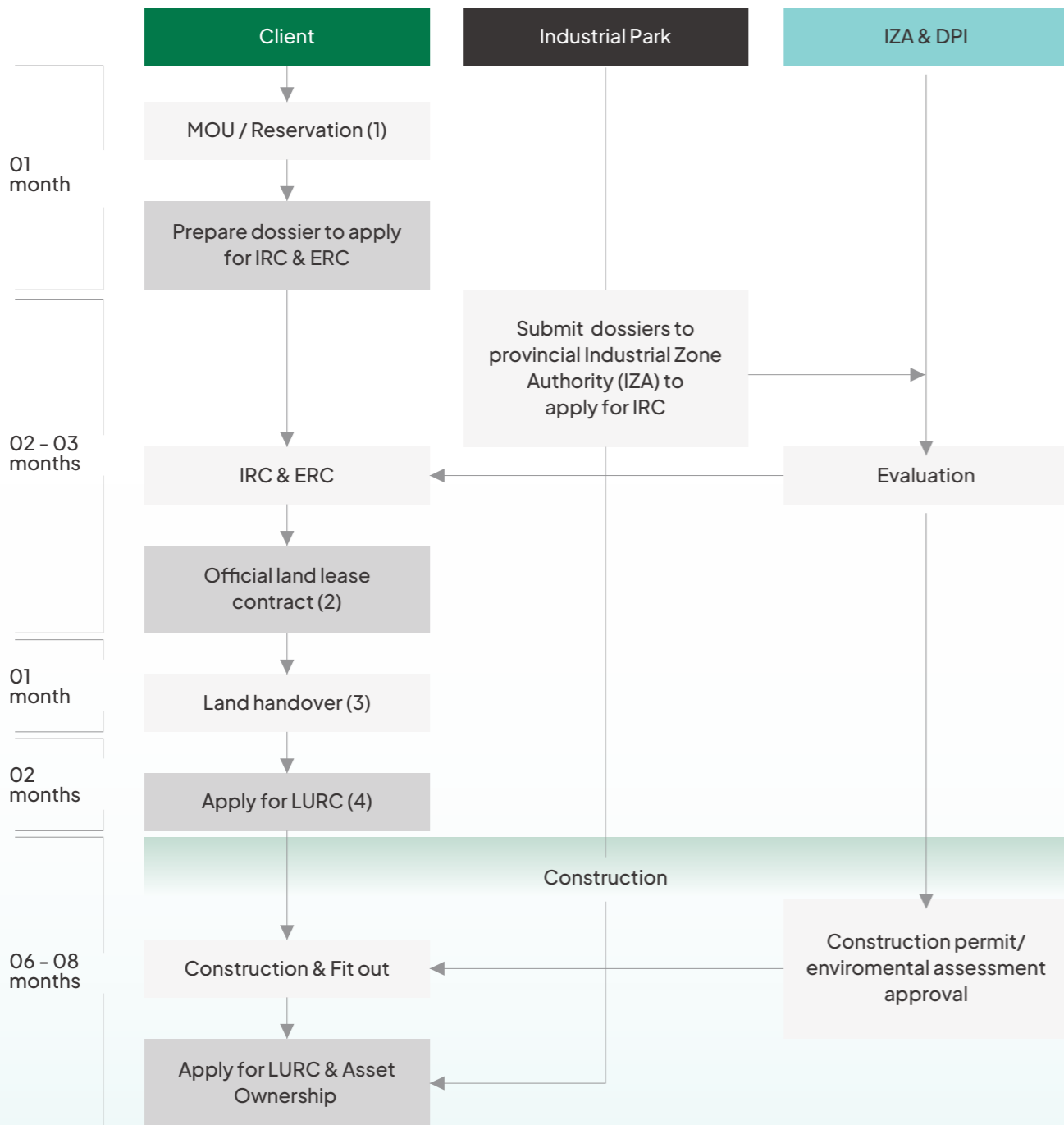
We promote a circular economy to benefit the tenant, developer, and local community through tax breaks, protection of the local environment, and employment opportunities

SUSTAINABILITY IN EVERY ASPECT

- 50% of all electricity to be supplied by renewable energy sources
- Ecologically responsible building materials
- Cutting-edge water treatment technology & dedicated rainwater harvesting system to responsibly reuse
- Preservation of the natural ecological habitat



INVESTMENT APPLICATION PROCESS



Modern Sustainable Professional

Developed by **Huong Viet (HVH)**

The Prodezi Long An integrated township and industrial park represents a collaborative effort between the investor, Prodezi Long An JSC and the developer, Huong Viet (HVH). HVH is a professional asset management company with projects across residential, commercial and industrial park sectors:

The Hallmark: A prestigious Grade A+ office building located in the heart of Ho Chi Minh City's new CBD. This award winning commercial project exemplifies HVH's commitment towards developing and managing top-tier commercial real estate offerings.

Trang Bang Industrial Park: Spanning over 200 hectares, this industrial park stands as a testament to HVH's 20 years of experience in successfully developing and operating industrial zones. It has attracted numerous tenants from both domestic and international markets and continues to operate to the satisfaction of all of its tenants.

Wind and Solar projects: HVH is actively contributing to Vietnam's sustainable development by investing in, developing, and operating multiple renewable energy projects, including solar and wind farms. These efforts underscore HVH's commitment to environmental responsibility and clean energy solutions.

MOU Memorandum of Understanding
IZA Industrial Zone Licensing Authority
DPI Provincial Department of Planning & Investment

LURC Land Use Right Certificate
IRC Investment Registration Certificate
ERC Enterprise Registration Certificate