

FUNDAMENTAL INFORMATION

FOR CHAU DUC URBAN INDUSTRIAL PARK & GOLF COURSE

LAND DEVELOPER	<ul style="list-style-type: none"> - Company name: SONADEZI CHAU DUC SHAREHOLDING COMPANY - Business License No.3600899948 (12th amendment) dated August 16, 2023, granted by Dong Nai Department of Planning and Investment. - Head Office: 9th Floor, Sonadezi Building, No.1, Street 1, Bien Hoa 1 IP, An Binh Ward, Bien Hoa City, Dong Nai Province, Viet Nam. - Office in IP: Chau Duc Industrial Park, Chau Duc Distrtrict, Ba Ria – Vung Tau Province, Viet Nam. - Tel: 84-251-8860784 / 8860785 - Fax : 84-251-8860783 - E-mail: sales@sonadezichauduc.com.vn - Website:www.sonadezichauduc.com.vnor www.sonadezi.com.vn - General Director : Mr. NGUYEN VAN TUAN
LOCATION	<ul style="list-style-type: none"> - Located in Nghia Thanh commune, Suoi Nghe commune, Chau Duc District; Song Xoai commune, Chau Pha commune, Phu My town; Ba Ria - Vung Tau Province, Viet Nam.
LAND USING MASTER PLAN	<p>Total area : about 2,287 ha</p> <p><i>Components:</i></p> <ul style="list-style-type: none"> - Industrial area : about 1,556 ha - Chau Duc Urban Area & Golf Course : about 689 ha - Land outside the Urban Area : about 42 ha
INFORMATION ON CHAU DUC INDUSTRIAL PARK	
TYPICAL INDUSTRIES ATTRACTING INVESTMENT IN THE INDUSTRIAL PARK	<ul style="list-style-type: none"> - Electronic components parts, computer and semi-conductors assembling industry; - Production of cables and materials for telecommunication; - Production of Pharmaceutical and Medical products; - Precise mechanics, air conditioners and washing machine manufacturers; - Electrical appliances; - Car accessories, manufacturing and assembling automobiles; - Production of new materials and nanotechnologies; - Processing silver and jewelry, gemstones, diamond and other precious metals, etc...; - Mechanical machining and steel structuring; - Car, motorbike, bicycle, specialized transport assembling industry;

	<ul style="list-style-type: none"> - Agro-pharmaceutical, agricultural, food, drinks processing, (excluding tapioca processing); - Construction materials production, construction components (excluding commercial concrete production and concrete structures); - High grade garment and textile, footwear (excluding dying and tanning process); - Plastic products, household appliances; - Wood processing and high-quality wooden furniture, etc... <p>* Industries that are not welcome and restricted in the Industrial Park:</p> <ul style="list-style-type: none"> - Rubber processing; - Manufacturing basic chemicals (generating industrial wastewater); - Steel refinery from wasted metal in discontinuous furnace technology; - Industries that are not priority in the Industrial Park and industries that are not welcome or restricted in the Industrial Park (according to Directive No. 43-CT/TU dated August 6th, 2014 of the Board of Provincial Committee).
<p>LAND LEASE FORM, PRICE & METHOD OF PAYMENT</p>	<p>1. <u>Land Lease Form:</u> Direct discussion for further detail.</p> <p>2. <u>Price Include:</u></p> <p>2.1. Business Space Rental/ Infrastructure User Fee until 2058 (exclusive of the Land Rental Fee): Direct discussion for further detail.</p> <p>2.2. Land Rental Fee: Depend on the location and area of the Leased Land.</p> <p>2.3. Management Fee: 12,500 VND / sqm /year.</p> <p>❖ <i>All charges above do not include VAT.</i></p> <p>3. <u>Method of Payment:</u></p> <p>3.1. Business Space Rental/ Infrastructure User Fee:</p> <ul style="list-style-type: none"> - One-time payment for whole leasing term. - Progress of payment is divided into 03 (three) times within 06 (six) months, the details are as follows: <ul style="list-style-type: none"> ✓ 1st payment: 50% of the total Business Space Rental/ Infrastructure User Fee, pay within 10 (ten) days from the date of signing Land Sublease Contract. ✓ 2nd payment: 30% of the total Business Space Rental/ Infrastructure User Fee, pay within 03 (three) months from the date of signing Land Sublease Contract. ✓ 3rd payment: 20% of the total Business Space Rental/ Infrastructure User Fee, pay within 06 (six) months from the date of signing Land Sublease Contract. <p>3.2. Land Rental Fee: pay annually to the State, the amount is depend on the location and area of the Leased Land.</p> <p>❖ <i>Price subject to change according to current condition.</i></p>

<p>TRANSPORTATION & DISTANCE TO KEY AND ESSENTIAL LOCATIONS</p>	<p>(1) Roads:</p> <ul style="list-style-type: none"> - Connect to National Road No.56 - 13 km to National Road No.51 - 44 km to Vung Tau City - 75 km to Ho Chi Minh City <p>(2) Ports:</p> <ul style="list-style-type: none"> - 16 - 19 km to Thi Vai – Cai Mep Deep Sea Port <p>(3) Airports:</p> <ul style="list-style-type: none"> - 54 km to Long Thanh International Airport
<p>INTERNAL TRANSPORTATION SYSTEM</p>	<ul style="list-style-type: none"> - Asphalted road with 30 tons loading capacity. - Center main road North South with 6 lanes, separation 2 meters, width 54 meters. - Branch roads with 2 lanes, width 29 meters.
<p>LOADING CAPACITY OF THE GROUND</p>	<ul style="list-style-type: none"> - From 1m to 3.5m : 9.31 tons/ sqm - From 3.5m to 6.5m : 16.33 tons/ sqm - From 6.5m - 12m : 31.68 tons/ sqm
<p>ELECTRICITY</p>	<ul style="list-style-type: none"> - Facilities: Currently there is one transformer station of 110/22 KV with capacity 63 MVA. - <u>Electricity charge</u>: According to Decision No. 1062/QD-BCT dated May 4, 2023 of the Ministry of Industry and Trade, the unit price of electricity for voltage level from 22KV to below 110KV applies as follows: <ul style="list-style-type: none"> * Peak time : VND 2,9591/kWh * Off peak : VND 1,037/kWh * Normal time : VND 1,604/kWh <p style="text-align: center;"><i>Prices are exclusive of VAT, subject to change under Government regulations</i></p>
<p>WATER SUPPLY SYSTEM</p>	<ul style="list-style-type: none"> - Pure Water Supply plant has a maximum capacity of 300,000 m³/day - Currently, Pure Water Supply plant is running with capacity of 150,000 m³/ day. - Price according to regulations of Ba Ria – Vung Tau province.
<p>WASTEWATER TREATMENT SYSTEM</p>	<ul style="list-style-type: none"> - Currently wastewater treatment plant is running with capacity of 4,500 m³/day night. - Wastewater to be treated: both domestic and industrial wastewater - According to the State regulations, the volume of wastewater is calculated by 80% of the supplied water volume.

TAX EXEMPTION	Corporate Income Tax incentives 2 years' tax exemption and 50% tax reduction in the subsequent 4 years (Paragraph 4 of Article 19 and Paragraph 3 of Article 20 of Circular No.78/2014/TT-BTC of the Ministry of Finance).
CUSTOMER SERVICES	<ul style="list-style-type: none"> - Supporting customer in applying for Investment license, Business license, Registration for company seal, Registration for tax code, Environmental Impact Assessment, Factory building license, Connecting water and electric, telephone, internet, labor recruitment (<i>Sonadezi Chau Duc Shareholding Company will accompany with tenants during the implementation of the above procedures, but the relevant costs incurred shall be paid by the tenants</i>). - Supporting customer in applying for Certificates of land use right, residential house ownership and ownership of assets attached to the land.

INFORMATION ON CHAU DUC URBAN AREA

GENERAL INFORMATION	<ul style="list-style-type: none"> - Area Scale: 690.5 ha - Including: <ul style="list-style-type: none"> ✓ Chau Duc Urban Area: 498 ha ✓ Sonadezi Huu Phuoc Residential Area: 40.5 ha ✓ Golf Course Chau Duc: 152 ha. - Modern urban area with many types of housing: villas, townhouses, apartments, etc. - Full range of facilities such as: golf course, entertainment services, schools, hospitals, commercial areas, etc.
SONADEZI HUU PHUOC RESIDENTIAL AREA	<p>Sonadezi Huu Phuoc Residential Area (40.5ha):</p> <ul style="list-style-type: none"> ➤ Housing Product: <ul style="list-style-type: none"> - Shophouse: <ul style="list-style-type: none"> ✓ Total: 160 units (sold 100 units) ✓ Opening for sale Phase 2 (60 units) ✓ Average land area: 224 m² (7m x 32m) ✓ Construction floor area: 570,94 m² (1 ground floor, 3 floors) ✓ Interior constructed roughly, exterior constructed completely - Townhouse: <ul style="list-style-type: none"> ✓ Total: 128 units ✓ Expected sale opening in Quarter IV/2023 ✓ Average land area: 175 m² (7m x 25m) 1 ground floor, 2 floors ✓ Interior constructed roughly, exterior constructed completely - Low income apartment: <ul style="list-style-type: none"> ✓ Total: 210 units (3 blocks & 5 floors building) ✓ Expected to construction in the end of 2023.

**For further information, please contact us through:
Sonadezi Chau Duc Shareholding Company - Business Department**

Chau Duc IP Office	Mr. Vu Quan - Sales Manager
Tel: 84-254-3977076	Mobile: 0389.33.66.88 – 0908.40.90.90
	Email: vuquan79@gmail.com

**ALLOWABLE LIMITS OF PARAMETERS AND CONCENTRATION OF
WASTEWATER TO BE ACCEPTED TO THE WASTEWATER TREATMENT
CENTER IN CHAUDUC URBAN INDUSTRIAL PARK & GOLF COURSE**

No.	Parameters	Unit	Maximum limit input for wastewater treatment center
1	Temperature	°C	40
2	pH	-	5 - 10
3	Color (pH=7)	Pt/Co	50
4	BOD ₅ (20 ⁰ C)	mg/l	300
5	COD	mg/l	500
6	Suspended solids (SS)	mg/l	150
7	<i>Arsenic (As)</i>	mg/l	0.0405
8	<i>Mercury (Hg)</i>	mg/l	0.00405
9	<i>Lead (Pb)</i>	mg/l	0.081
10	<i>Cadmium (Cd)</i>	mg/l	0.0405
11	<i>Chromium VI (Cr VI)</i>	mg/l	0.0405
12	<i>Chromium III (Cr III)</i>	mg/l	0.162
13	<i>Copper (Cu)</i>	mg/l	1.62
14	<i>Zinc (Zn)</i>	mg/l	2.43
15	<i>Nickel (Ni)</i>	mg/l	0.162
16	<i>Manganese (Mn)</i>	mg/l	0.405
17	<i>Iron (Fe)</i>	mg/l	0.81
18	<i>Total Cyanide (CN)</i>	mg/l	0.0567
19	<i>Total Phenol</i>	mg/l	0.081
20	Total Mineral Oil and fat	mg/l	20
21	Excess Chlorine (Cl)	mg/l	2.42
22	<i>Total PCBs</i>	mg/l	0.00243
23	<i>Total organochlorine pesticides</i>	mg/l	0.243
24	<i>Total organophosphorus pesticides</i>	mg/l	0.0405
25	Sulfide (S)	mg/l	3.0
26	<i>Fluoride (F)</i>	mg/l	4.05
27	Chloride (Cl ⁻)	mg/l	405
28	Ammonia (as N)	mg/l	20
29	Total Nitrogen	mg/l	40
30	Total Phosphorus	mg/l	8
31	Coliform	MPN/100ml	Unlimited
32	<i>Total Gross α activity</i>	Bq/l	0.1
33	<i>Total Gross β activity</i>	Bq/l	1.0
34	Total Surface-active substances	mg/l	5
35	Total Dissolved Solids	mg/l	500