



VĨNH LỘC 2
INDUSTRIAL ZONE





Dear valued customers,

To meet the urgent need for industrial land lease from existing investors at Vinh Loc 1 Industrial Park (VL1) in Ho Chi Minh City and to provide a good solution to investment-related issues such as:

- Transportation*
- Infrastructure*
- Facilities*
- Investor support services*
- Costs and expenses ...*

Vinh Loc 2 Industrial Zone (VL2) has been established and managed by Vinh Loc – Ben Luc Industrial Zone Construction and Investment Corporation, based in Ben Luc district, Long An province.

Comprising of 259.96 hectares (642.37 acres) in development of phase 1, VL2 has direct access to National Road 1A from its south main entrance and to Ho Chi Minh City – Can Tho Highway from its north entrance, making it the most attractive investment target in Long An province – the gateway to Ho Chi Minh City’s Southwest Strategic Economic Zone.

With rich experience in VL1 successful development and management, strengthened with a team of new strategic partners, Vinh Loc – Ben Luc Industrial Zone Construction and Investment Corporation is committed to provide perfect facilities and flexible support to VL2 investors.

Welcome to VL2 – your efficient, reliable and friendly investment environment.

Vinh Loc – Ben Luc Industrial Zone Construction and Investment Corporation



VINH LOC 2 DIRECT ACCESS TO NATIONAL ROAD 1A

Notes:

- - - - - District borderline
- HCMC – Trung Luong Highway
- National Road 1A
- Roads
- ★ People's Committee HQ (province)
- People's Committee HQ (district)
- People's Committee HQ (commune)
- ~ River, stream, lake, pond

Climate:

Rainy season: May – November

Sunny season: December - April

Temperature:

Average: 27.2°C

Annual highest average: 29°C

Annual lowest average: 25°C

Humidity:

Average in sunny season: 77%

Average in rainy season: 83%

Highest in September: 84%

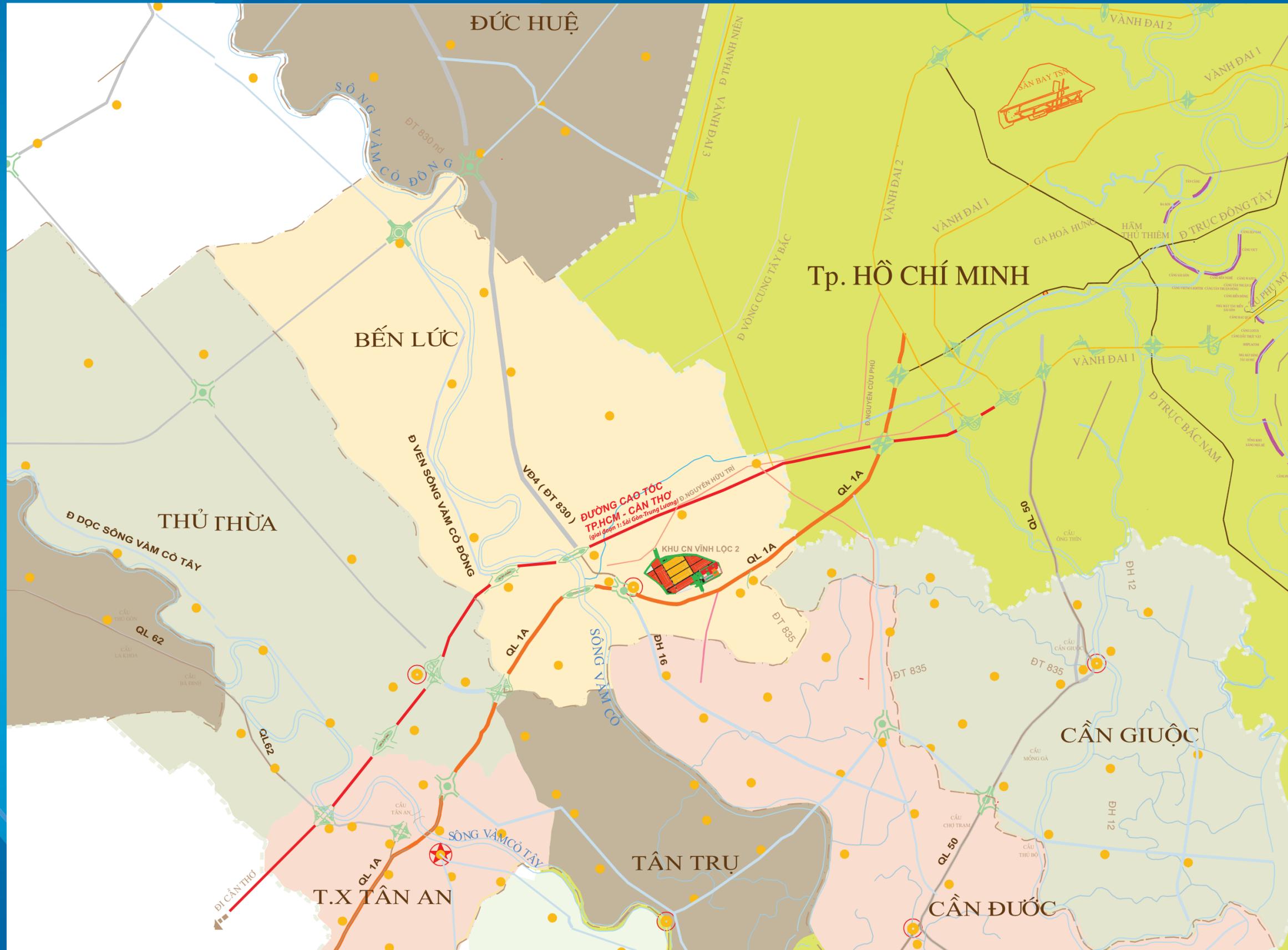
Rainfall:

Annual average: 1,652 mm/pa.

Max rainy days in one month: 19 days
(in August, September and October)

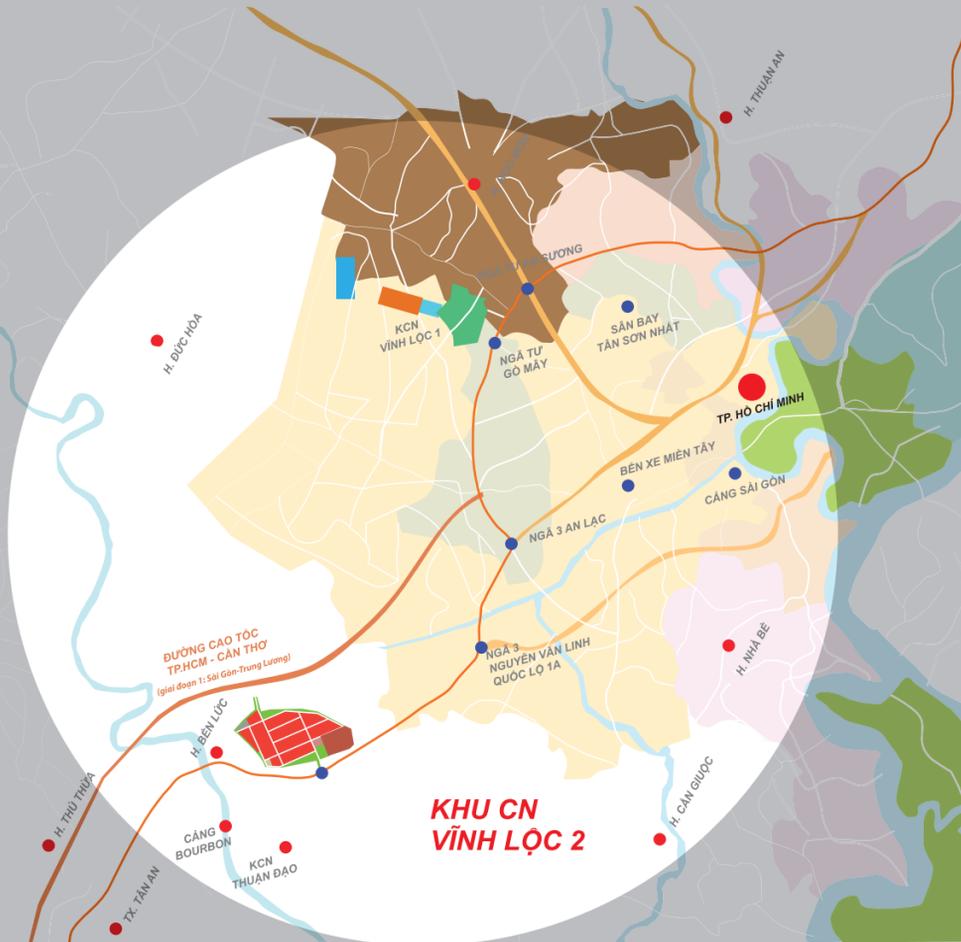
Max rainfall in one day: 50mm.

Max rainfall in one month: 539mm (in October).



Vinh Loc 2 stands out from its neighbouring industrial parks thanks to its superbly convenient location for road and waterway transportation:

- Direct access to National Road 1A from the south front gate.
- Close proximity to Sai Gon – Trung Luong Highway from the north rear entrance through existing transport system.
- 25 km from Ho Chi Minh Center.
- 14 km from Dong Tay Boulevard.
- 10 km from Nguyen Van Linh Crossroad.
- 16 km from Tan An City.
- 4 km from Bourbon Port (capacity of 5.000 tons).



VINH LOC 2 FULLY DEVELOPED INFRASTRUCTURE



Power supply:

Transmit from National power station to Go Den station (110/22KV) that is reduced to 80MVA

Water supply:

From Go Den water company that is treated under EPA Standard (American) and VN Standard 5501-1991, capacity is 7.000 – 12.000 m³/day.night.



Telecommunication:

Set up a modern telecommunication network under international standard as well as high speed telephone and internet access

Rain-water drainage system:

Designed separately from waste water drainage system to ensure it's not waterlogged even in the rainy season



Waste water treatment:

Build waste water treatment factory with capacity of 8.000 m³/day.night under VN Standard - TCVN 5945:2005 (column A).



Fire fighting:

Fully equipped squad that ready to action 24/24



Security:

Professional team on regular duty tour



Tree coverage:

Total tree coverage reaching 16,74% of the total land area

The advantages of VL2 are not only favourable location for commerce and transportation but also modern infrastructure that meets the high expectations of all investors



VINH LOC 2 SATISFACTORY FACILITIES

Human resources are essential asset of all businesses. Caring for workers to keep them focuses on their work and make their best contribution to the growth of the business is a proven way to help a business prosper.



Banking system:
Providing all corporate and individual financial services.



General hospital:
Providing health care and 24/24 emergency.



Vocational school:
Training and improving skills for labours as well as supporting enterprises to seek and select skilled workers.



Sports centre:
Serving as the after-work fitness centre and hosting sport events and competition among companies in the zone.



Conference centre:
Well-equipped conference facilities for meeting functions.



Landscape and cleaning services:
Keeping the environment green and clean for companies in the zone.

Moreover, there are maintainance services for infrastructure, fuel and construction material supply as well as other public facilities including swimming pool, tennis court, restaurant



Worker's apartment:

Block-type from simple to convenient, depending on the demand and lifestyle of each worker segment. Public Guest Room is available for visitors who need a night's stay.



High class residential mansion:
High class housing for expatriates working in the zone.



Public Entertainment Room:
Where workers can relax after work: reading newspaper or magazine, watching TV or simply chatting with each other.



Supermarket:
Supply of daily consumer goods.



Kindergarten and school:
Providing daycare for the worker's children.



Industrial food catering:
Guaranteed food quality and nutrition.

VINH LOC 2 MODERN MASTER PLANNING



Standard area with adjustable width tailor-made to each investor's need.

Lot A	: 5.000 – 7.000 m ²	(100mL x 50mW)
Lots B & C	: 6.000 m ²	(125mL x 50mW)
Lots D & E	: 7.500 m ²	(150mL x 50mW)

- All sites are well inter-connected.
- Firm ground ideal for construction works.
- Electricity, water supply, water drainage and telecommunication connected to the premises.
- Clean water supply from Go Den – Ben Luc Water Station.

Various types of standard pre-built factories:

- Block type: 18m x 52m, 18m x 84m, etc. (low rise).
- Detached type: fence and auxiliary areas (garage, security room, food catering room, medical care room, warehouse, etc.)

Adequate offices with convenient location and flexible area.

Spacious warehouses (900m² – 3.000m²), parking lot for cars and container trucks (over 8.000m²).

VINH LOC 2 WIDE ARRAY OF CLEAN INDUSTRIES

To develop green zone, VL2 restricts toxic waste industries while supporting less-polluting industries to make environment protection commitments.



VINH LOC 2 PRUDENT AND PATIENT SUPPORT

As a friendly and trustworthy companion, VL2 is always willing to guide investors toward a thorough understanding and proper execution of government regulations and policies in their operation at VL2 industrial zone.



The industries are allocated by their function:

Lot A: Textile and garment, consumer goods, plastics, chemical, medical and educational tools and equipment, household goods, pharmaceutical, cosmetics, shoes.

Lot B: Electricity and electronics, telecommunications and computer equipment.

Lot C: Precision mechanical – CNC, machinery, agricultural, print, mold.

Lot D: Agricultural products, forest products, sea products, beverage, confectionery.

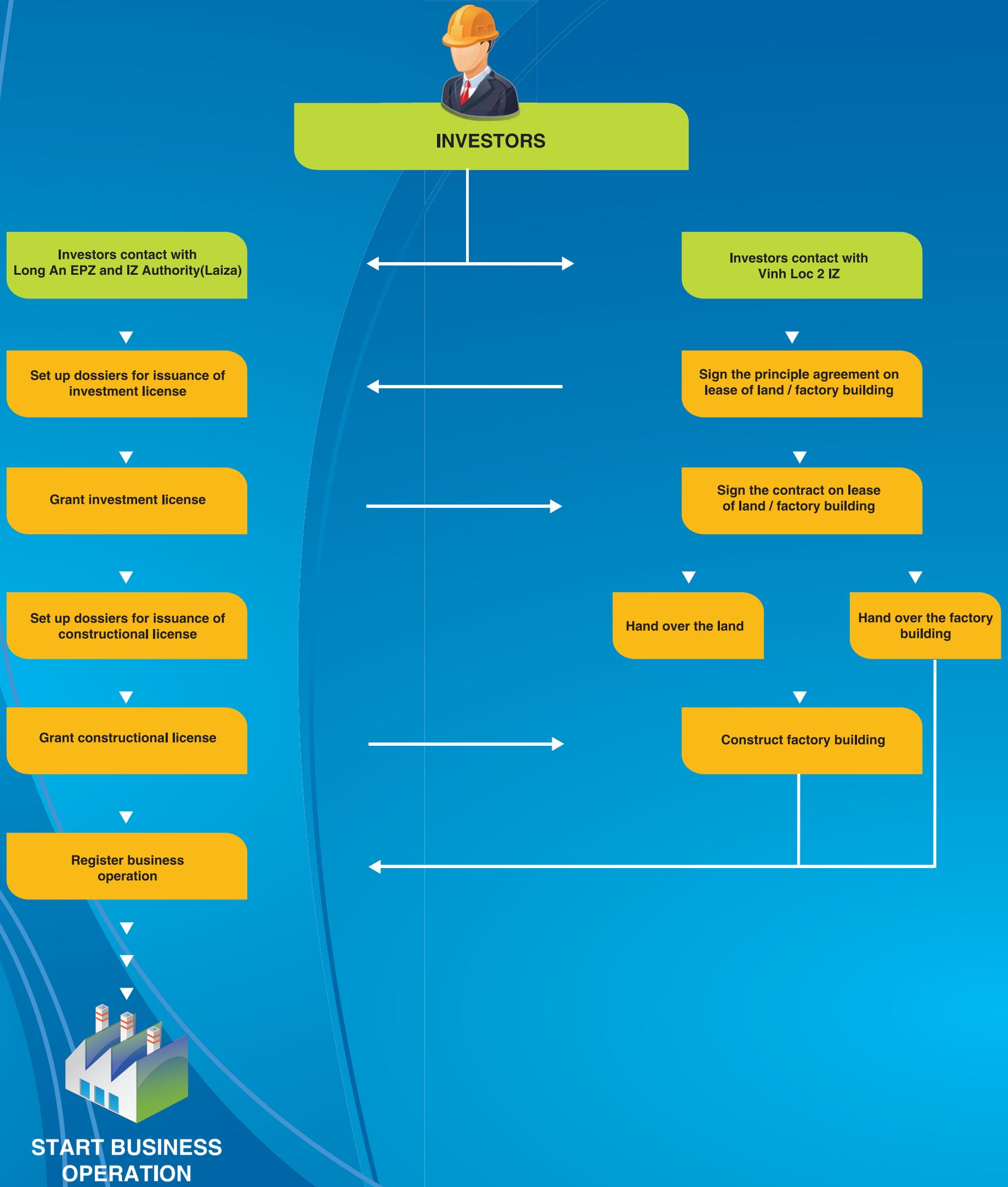
Lot E: Light materials, home decoration, artwood, construction materials, packaging (paper, plastic, glass).



To help investors save their time and money, VL2 adopts a flexible investment policy tailor-made to each individual investor's need while providing immediate assistance before, during and after the investment process:

- **Investment registration**
- **Bank credit application**
- **Land use right certificate, property ownership certificate**
- **Construction licence application**
- **Environment protection commitment, fire fighting plan**
- **Investment and technology consultancy**
- **Civil and industrial work tender.**

VINH LOC 2 STREAMLINED INVESTMENT PROCESS



VINH LOC 2 FLEXIBLE CREDIT SUPPORT



NEW INVESTORS

Sign principle agreement
(deposit)

VL2 IZ support in investment registration

Get investment licence

Sign land lease contract (LAIZA confirm)

Payment

Site handover – Make credit application

Sign credit contract with the Bank to get
credit for remaining payment to VL2 IZ

Full payment within 36 months

Sign credit contract with the Bank to
get credit for payment to VL2 IZ

VL2 IZ to get Land Use Right Certificate
granted to the Investor as per the
tri-lateral agreement
(the Bank - the Investor - VL2)

Sign collateral agreement between the
Bank and the Investor
(LAIZA confirmation)

The Bank providing credit for the
remaining payment to VL2 after 12
months

Full payment within 12 months

Sign credit contract with the Bank to
get credit for the remaining payment
made to VL2 IZ

Sign collateral agreement between
the Bank and the Investor (LAIZA
confirmation)

VL2 IZ to get Land Use Right Certificate
granted to the Investor
as per the tri-lateral agreement
(the Bank - the Investor - VL2)



COMPLETION

VINH LOC 2 ATTRACTIVE TAX INCENTIVE



- CORPORATE INCOME TAX:**
Attractive tax incentive as stipulated in Decision No. 124/ND-CP dated 11 December 2008.
- EXEMPTION IN EXPORT DUTIES FOR GOODS AND MANUFACTURED PRODUCTS.**
- IMPORT TARIFF:**
 - Exempt for equipment, machinery and vehicle imported to be used as fixed asset, raw material for manufacturing, fuel, construction materials (unproduced in Vietnam).
 - Exempt for 5 years from the date of operation for projects under the special investment incentive list or manufacture of electrical, electronics or mechanical components.
- VAT:**
 - Export goods and products (as stipulated in VAT regulations);
 - Exempt for goods and products exported or sold to Export Processing Zone (for use outside Vietnam's territory);
 - 5% for mechanical products, molds, computers and accessories, electrical cable, basic chemicals, tires, printing paper, insecticide, fertilizers, medical equipment;
 - 10% for electrical and electronics goods, chemicals, cosmetics, fabric, garment, embroidery, leather and leatherette.

VINH LOC 2 LEGAL BASIS

With the approval by the Prime Minister, the Ministry of Construction and the People's Committee of Long An province, Vinh Loc 2 Industrial Zone has been established since 2005 at Ben Luc district, Long An province.



Decision No. 692/TTg-CN dated June 3rd 2005 by the Prime Minister.



Decision No. 2709/QD-UBND dated July 1st 2005 by the People's Committee of Long An province.



Decision No. 2384/QD-BXD dated Dec 28th 2005 by the Ministry of Construction.



Decision No. 2771/QD-UBND dated October 27th 2009 by the People's Committee of Long An province.

VINH LOC 2 EXPERIENCED DEVELOPERS – STRONG FINANCIAL RESOURCES

VL2 Industrial Zone is operated by Vinh Loc – Ben Luc Industrial Zone Construction and Investment Corporation. Five of the founding shareholders are experienced corporate investors.



**CHOLON INVESTMENT IMPORT-EXPORT CO.
(CHOLIMEX)**



VINH LOC INDUSTRIAL PARK LTD. CO.



**CHOLIMEX INVESTMENT AND CONSTRUCTION
JSC.**



LEADGROUP ENTERPRISES LTD.



BETA SECURITIES INC. (BSI)



CHOLON INVESTMENT IMPORT-EXPORT CO. (CHOLIMEX)

- Founded in 1981 as a state-owned company.
- CHOLIMEX has grown into a Corporation with 11 member companies, subsidiaries, joint-venture companies,....
- Effective operation in major arrears like import-export, services, manufacturing, real estate trading and construction.



VINH LOC INDUSTRIAL PARK LTD. CO.

- Established on 30th April 1997 by the Management Board of Vinh Loc Industrial Park.
- In 2001, grown to a subsidiary to Cholimex, named Vinh Loc Industrial Park.
- In 2006, HCMC People's Committee made a decision to change Vinh Loc Industrial Park into a state-owned company and renamed it into Vinh Loc Industrial Park Ltd. Co.



CHOLIMEX INVESTMENT AND CONSTRUCTION JSC

- Founded on 14th April 2006 (as a subsidiary to CHOLIMEX).
- Transformed into CHOLIMEX INVESTMNET AND CONSTRUCTION JSC on 20th December 2007 with 10 billion VND initial charter capital.
- In 2009, the company raised its charter capital to 30 billion VND.
- Head office at 23 – 25 An Diem, Ward 10, District 5.
- Main functions including construction consultancy (except design and investigate building project), trading in construction materials, home decoration items and real estate.



LEADGROUP ENTERPRISES LTD.

- Leadgroup Enterprises is a subsidiary of the Singapore-based Goodearth Group.
- Goodearth Group is world-famous for its investment portfolio in real estate and hotel management....
- Leadgroup Enterprises Ltd. (Vietnam) was founded to represent and manage the group's investment in Vinh Loc 2 Industrial Zone.

BETA SECURITIES INC. (BSI)

- BSI provides services including: securities depository, share, brokerage, trading, and issuance underwriting, corporate financial advisory.
- BSI has strong financial resource, stable development strategy, visionary and ethical professional, up to date technology and quality services.

VINH LOC 2 EXPANDING SUCCESS FROM VINH LOC 1

Vinh Loc 1 Industrial Park in Binh Tan District, Ho Chi Minh City is ranked among the most successful industrial parks in terms of industrial land lease, attracting more than 110 local and foreign investors, creating 20,000 jobs with over 300 million US dollars in annual exports



VTB



INCOMFISH



VINH LOC 1 OFFICE



VINH LOC 1 OFFICE



VAN DUC FOOD



TOVECAN



CHOLIMEX FOOD



CHOLIMEX GARMENT



IMEXPHARM



TAN THUAN TIEN



VIKYBOMI



VIETCOMBANK - VINH LOC BRANCH



SAIGON - BINH TAY BEER



AVAL



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