

**GENERAL INFORMATION**  
**THANH THANH CONG TRANSASIA INDUSTRIAL ZONE**

<b>DEVELOPER</b>																					
 <p><b>TTC</b>  <b>INDUSTRIAL</b>  REAL ESTATE</p>	<p><b>Developer:</b> Thanh Thanh Cong Industrial Zone Joint Stock Company (TTC IZ), established by Thanh Thanh Cong Investment Joint Stock Company (TTC I).</p> <p><b>Head office:</b> An Hoa Ward, Trang Bang Town, Tay Ninh Province</p> <p>Tel: +84 2763 88 66 88                      Fax: +84 2763 88 68 68</p> <p>Website: <a href="http://www.ttciz.com.vn">www.ttciz.com.vn</a></p> <p>Email: <a href="mailto:sales@ttciz.com.vn">sales@ttciz.com.vn</a></p>																				
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<b>LOCATION</b>	<ul style="list-style-type: none"> <li>- Located in An Hoa Ward, Trang Bang Town, Tay Ninh Province</li> <li>- Connected to Long An, Binh Duong, Cu Chi - HCMC via the National Road 22 and Ho Chi Minh Road.</li> <li>- TTC Industrial Zone connects trans-provincial transportation by road and river.</li> </ul> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>• Saigon New Port</td> <td style="text-align: right;">67 km</td> </tr> <tr> <td>• Tan Son Nhat International Airport</td> <td style="text-align: right;">44 km</td> </tr> <tr> <td>• National Road 1A (An Suong Crossroads)</td> <td style="text-align: right;">40 km</td> </tr> <tr> <td>• Moc Bai International Bordered Gate</td> <td style="text-align: right;">22 km</td> </tr> <tr> <td>• National Road 22 (or TransAsia Road)</td> <td style="text-align: right;">3.6 km</td> </tr> <tr> <td>• Ho Chi Minh road</td> <td style="text-align: right;">3,167 km</td> </tr> </tbody> </table> <p>(Arterial road runs from the North to the South of Vietnam across TTC IZ).</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>• Thu Dau Mot City, Binh Duong</td> <td style="text-align: right;">42 km</td> </tr> <tr> <td>• Duc Hoa Township, Long An</td> <td style="text-align: right;">18 km</td> </tr> <tr> <td>• Cat Lai Port</td> <td style="text-align: right;">67 km</td> </tr> <tr> <td>• International Container Port (river)</td> <td style="text-align: right;">167 km</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>• Three sides are contiguous to one river and two canals (Vam Co Dong River, Trang Bang Canal, and Ba Manh Canal)</li> </ul>	• Saigon New Port	67 km	• Tan Son Nhat International Airport	44 km	• National Road 1A (An Suong Crossroads)	40 km	• Moc Bai International Bordered Gate	22 km	• National Road 22 (or TransAsia Road)	3.6 km	• Ho Chi Minh road	3,167 km	• Thu Dau Mot City, Binh Duong	42 km	• Duc Hoa Township, Long An	18 km	• Cat Lai Port	67 km	• International Container Port (river)	167 km
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<b>SCALE</b>	<p><b>Total area:</b> 1,020 ha, including:</p> <ol style="list-style-type: none"> <li>1. Industrial Land Area:                      760 ha</li> <li>2. Port &amp; Solar Power Plants:                184 ha</li> <li>3. Resettlement and Residential Area:    76 ha</li> </ol> <p>➤ <b>Thanh Thanh Cong Industrial Zone has already completed its financial obligations regarding the annual lease fee until December 26<sup>th</sup>, 2058 to the Government.</b></p>																				
	<p><b>Land in use at:</b></p> <ul style="list-style-type: none"> <li>• Height: +1.9 meters above the Hon Dau National Height</li> <li>• Compressive strength: +0.85</li> </ul> <p><b>The road system, lighting system and technical infrastructure completed</b></p>																				

**INFRASTRUCTURE**

**Power supply system:**

- The Internal Station (110 kV/22 kV), with the designed capacity of 2x63 MVA (2017)
- Public electricity price of EVN (+3%):

Date	Time	Unit price
Monday → Saturday	Peak time: 9h30-11h30 17h00-20h00	2,957 VND/KW
	Normal time: 4h00-9h30 11h30-17h00 20h00-22h00	1,602 VND/KW
	Off-peak time: 22h00-4h00	1,037 VND/KW
Sunday	Normal time: 4h00-22h00	1,602 VND/KW
	Off-peak time: 22h00-4h00	1,037 VND/KW

**Water supply system:**

- Designed capacity: 115,000 m<sup>3</sup>/day & night
- Current capacity: 20,000 m<sup>3</sup>/day & night
- Price: VND 7,900/m<sup>3</sup> (not including VAT) (*From the date of Land Use Right Sublease/Workshop Lease contract, this price will increase by 15% every 3 years*)

**Wastewater system:**

**For non-polluting projects**

- Designed capacity: 19,000 m<sup>3</sup>/day & night
- Current capacity: 4,000 m<sup>3</sup>/day & night
- Wastewater treatment price for non-polluting projects: VND 7,900/m<sup>3</sup> (not including VAT) (*From the date of Land Use Right Sublease/Workshop Lease contract, this price will increase by 15% after every 3 years*)

**For polluting projects**

- Designed capacity: 65,000 m<sup>3</sup>/day & night
- Current capacity: 12,000 m<sup>3</sup>/day & night
- Wastewater treatment price for polluting projects: VND 9,200/m<sup>3</sup> (not including VAT) (*From the date of Land Use Right Sublease/Workshop Lease contract, this price will increase by 15% after every 3 years*)

TTC IZ receives wastewater that has been treated by customers, meeting Level B standard according to QCVN: 40/2011.

**ATTRACTIVE FIELDS FOR INVESTMENT**

- Industrial packing, publishing, designing, printing;
- Manufacturing industry of paper;
- Pharmaceutical industry, medical equipment, school;
- Metal industry, household appliances;
- Manufacturing computers, electronic fabrication and assembly, electrical appliances, information technology and telecommunications;
- Sport equipment, stationary, children's toys;
- Manufacturing industry of motorcycles, bicycles and spare parts/components;
- Industry of automotive vehicles, transportation vehicles and spare parts/components;

	<ul style="list-style-type: none"> <li>- Industry of food processing, food, candy, alcohol and beer;</li> <li>- Feed processing industry;</li> <li>- Manufacturing industry of rubber products;</li> <li>- Manufacturing industry of electric cable products, materials for the electricity industry;</li> <li>- Precision engineering industry, machine manufacturing;</li> <li>- Manufacturing industry of wooden products, construction materials, interior decoration;</li> <li>- Industry of textiles and garments (with dyeing);</li> <li>- Biotechnology, breeding and seeding production</li> </ul>
<p><b>LAND RENTAL AND PAYMENT TERM</b></p>	<p><b>1. Land leasing price:</b></p> <p><i>1.1. Land rental:</i></p> <ul style="list-style-type: none"> <li>• <b>Common projects: USD 75/m<sup>2</sup>/sublease period (until 2058)</b> depending on land lot location and manufacturing industries.</li> <li>• <b>Projects in Textile with dyeing area: USD 120/m<sup>2</sup>/sublease period (until 2058)</b> Infrastructure fee: <b>VND 9,500/m<sup>2</sup>/year</b> (<i>From the date of Land Use Right Sublease, this price will increase by 15% after every 3 years</i>)</li> </ul> <p><i>1.2. Payment term:</i></p> <ul style="list-style-type: none"> <li>• 20%: within 7 days after signing the Memorandum of Understanding (MoU)</li> <li>• 20%: within 7 days from the date of Investment registration certificate and Business registration certificate</li> <li>• 60%: within 04 months from the date of Land Use Right Sublease Contract.</li> </ul> <p><b>2. Ready-built factory for lease of non-polluting projects:</b></p> <p>- Price :</p> <ul style="list-style-type: none"> <li>• Factory : <b>USD 2.5/m<sup>2</sup>/month</b></li> <li>• Office : <b>USD 3.0/m<sup>2</sup>/month</b></li> <li>• Utility works: <b>USD 0.7/m<sup>2</sup>/month</b></li> <li>• Infrastructure fee: <b>VND 9,500/m<sup>2</sup>/ year</b> (<i>From the date of Workshop Lease contract, this price will increase by 15% after every 3 years</i>)</li> </ul> <p>- Payment term:</p> <ul style="list-style-type: none"> <li>• Deposit 06 months.</li> <li>• Pay at the beginning of each quarter.</li> </ul> <p><i>(All prices and fees above are exclusive of VAT)</i></p>
<p><b>TAX INCENTIVES</b></p>	
<p><b>CORPORATE INCOME TAX</b></p>	<ul style="list-style-type: none"> <li>- For normal enterprise, the tax incentives is at 17% within 10 years started from the date the enterprise has taxable income. <ul style="list-style-type: none"> <li>• The first 2 years : free</li> <li>• The next 4 years : 8.5%</li> <li>• The remaining 4 years : 17%</li> </ul> </li> <li>- For the high-tech enterprise: the tax incentives is at 10% within 15 years started from the date the enterprise has</li> </ul>

	taxable income. <ul style="list-style-type: none"> <li>• The first 4 years : free</li> <li>• The next 9 years : 5%</li> <li>• The remaining 2 years : 10%</li> </ul> ⇒ After the tax incentive period, the applied tax will be 20%.				
<b>SUPPORTING SERVICES</b>					
<b>SERVICES</b>	<ul style="list-style-type: none"> <li>- Registering the enterprise establishment, tax code and seal specimen certification</li> <li>- Registering the branch establishment</li> <li>- Registering Investment Certificate</li> <li>- Procedure of Land Use Rights Certification (splitting lot)</li> <li>- Construction license</li> <li>- Environmental impact assessment</li> <li>- Approval of firefighting and fire prevention</li> <li>- Export – import services, custom clearance for machines serving the investment, materials serving the processing enterprises</li> <li>- Foreign labor registration</li> <li>- Registering company’s regulations</li> <li>- Covering the Social Insurance</li> <li>- Stating personal income tax (PIT)</li> </ul>				
<b>INFORMATION ABOUT LABOR IN THE AREA</b>					
Besides the abundant labor force from the local area, the Industrial Zone borders the Long An Province, which makes it easier to attract and recruit workers					
<b>BASIC SALARY (PER MONTH)</b>	According to Decree <b>90/2019/ND-CP</b> dated 15/11/2019, Trang Bang Town belongs to the region II: The minimum salary of the region: <b>3,920,000 VND/month</b>				
<b>THE INSURANCE FOR EMPLOYEES (STATUTORY REQUIREMENTS)</b>		<i>Social Insurance</i>	<i>Health Insurance</i>	<i>Unemployment Insurance</i>	Total
	Employee	8 %;	1.5%;	1%;	10.5%
	Employer	17.5%	3%	1%	21.5%
<b>TOTAL LEAVE/ WORKING HOURS</b>	<b>Annual leave</b> 12 days/year if working full year (1 day/month) <b>Public holidays</b> 10 days/year (01 New Year Day, 05 Lunar New Year Days, 01 Victory Day 30/4, 01 May Day, 01 National Vietnamese Day 2/9 and 01 King Hung’s anniversary 10/3 lunar calendar) <b>Working hours</b> Maximum 48h/week (8h/day, at least 1 day-off/week) <b>Overtime (night/public holidays)</b> 150%, 180%, 200% or 300% of basic salary Not more than 4h/day, 300h/year				
<b>PROBATION PERIOD</b>	06 days for casual workers 30 days for skilled workers 60 days for jobs required professional skills Probation salary summing to 85% of normal salary				