



THANH THANH CONG INDUSTRIAL REAL-ESTATE CORPORATION

Trans-Asian Economics Resource Connecting Point

THANH THANH CONG INDUSTRIAL REAL-ESTATE CORPORATION
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A member of **TTC**

A member of TTC Group

Private economic group investing in multi-sectors and multi-fields

Crystallizing many strengths, TTC Group has been increasingly expanding investment in many fields: Agriculture, Energy, Real Estate, Industrial Real Estate, Hospitality, Education with more than 120 subsidiaries. Aiming to become one of the top 5 private investment groups in Vietnam, professional management, and sustainable development.

More than 4 decades	06	06	120
Establishment and Development	Investment Fields	Sector Corporations	Subsidiaries



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Mr. Dang Hong Anh

- Member of the Central Committee of the Vietnam Fatherland Front
- Member of the Government Administrative Procedure Reform Committee
- Vice President of Vietnam Youth Union
- President of Vietnam Young Entrepreneurs Association
- Vice President of TTC Group
- Chairman of TTC IR

Message

Dear valued Clients!

Thanh Thanh Cong Industrial Real Estate Corporation (TTC IR) would like to express our warmest gratitude and sincere thanks to valued Clients for your interest in cooperating with us. Your trust is an important driving force that helps TTC IR to complete our operating model, bringing you the best solutions.

TTC IR was established from the union of TTC Industrial Zone Joint Stock Company and Dang Huynh Industrial Zone Exploitation and Management Joint Stock Company, the two with many years of experience in the industrial real estate and logistics market, with the aim of consolidating resources, diversifying products, and services to catch the trend of investment shift. TTC IR is creating a new position and gradually affirming the TTC brand in the market, aiming to become one of the leading companies in the southern Viet Nam's industrial real estate and logistics market.

TTC IR's core development is TTC Industrial Zone with a scale of 1,020 hectares, along with Tan Hoi 1 Industrial Cluster which is 51.8 hectares in Tay Ninh, Tan Kim Expansion Industrial Zone which is 70.6 hectares in Long An and a large network of ready-built factories and warehouses nearly 690,000 m² from Tay Ninh - Ho Chi Minh City - Long An - Binh Duong - Ba Ria Vung Tau, that are ideal places for goods manufacture, transshipment, transport and distribution in the southern Viet Nam and other sub-Mekong region countries. TTC IR provides comprehensive solutions for investors such as industrial land for lease, ready-built factory, warehouse for lease, supporting legal services, inland port services, one-stop logistics services package and provide a full range of industrial zone infrastructure services like electricity supply, water supply, wastewater treatment & drainage.

In addition, when investing in TTC Industrial Zone, our valued Clients can enjoy investment advantages including abundant and highly skilled local labor force; corporate income tax incentives; diverse business attraction like garment, textile, footwear, pharmaceutical industry, medical tools, electricity, electronics...; location is near large consumption markets and foreign markets, convenient for transporting goods by road and waterway; prompt and free legal procedures support in license application.

With years of experience in the industrial real estate and logistics sectors, supported by a professional, dynamic and prestigious staff, TTC IR is proud to be a reliable partner of large local and multi-national corporations from Hong Kong, Taiwan, Korea, China, Japan, Singapore, Germany, Netherlands, Belgium, Spain...

We are committed to providing our valued Clients with satisfaction by the products and services quality. We always strive to accompany our valued Clients to bring a stable, safe, and effective investment environment.

TTC IR is expected to be your first choice to cooperate for your sustainable development.

Yours sincerely!

Chairman



About TTC IR

Prime location; Complete infrastructure

Thanh Thanh Cong Industrial Real Estate Corporation (TTC IR) owns many industrial zones, clusters and extensive warehouses and factories in areas with prime locations, important trade gateways of the Southern Key Economic Region.

TTC IR focuses on diversifying products and services with a complete infrastructure system to meet market needs and bring effectiveness to investors.

In addition, TTC IR accelerates the technology of activities and transactions, to increase the speed of access, customer care as well as internal management of enterprises, while paying attention to the landscape, security, towards the image of a smart eco-industrial zone.

05

Provinces

Tay Ninh, Ho Chi Minh City
Binh Duong, Long An
Ba Ria – Vung Tau

02

Industrial Zones

Thanh Thanh Cong
Tan Kim Expansion

01

Industrial Cluster

Tan Hoi

02

Residential Areas

Thanh Thanh Cong
Tan Phuoc

15

Depots

Total Area
690,000 m²

02

Inland ports

Thanh Thanh Cong
Ben Keo



15 YEARS

Establishment and development

06 SUBSIDIARIES

Subsidiaries

02 CORE BUSINESS

Business



Vision

Trans-Asian Economics Resource Connecting Point



Mission

- Supply utilities to bring effectiveness to investors.
- Create the highest added value for shareholders and each employee of the company.
- Positively contribute to the community sustainable development

Core values



Client

Put clients at the center of every activity



Effectiveness

Utilize productivity of customers to dictate our business trajectory



Professionalism

Take professionalism to be the norm of customer services



Transparency

Create transparency in thinking and action



Strength

Create strength and break-through by teamwork



Protection

Respect and preserve environment

History of establishment & development

2007 - 2009

- 2007 TTC Dang Huynh establishment
- 2008 Bourbon An Hoa establishment
- 2009 Bourbon An Hoa started to build TTC Industrial Zone

2010 - 2014

- 2010 TTC Dang Huynh
 - Started to build Tan Kim Expansion IZ
 - Established its subsidiary, Tan Hoi Industrial Cluster Infrastructure Investment JSC
- 2014 Bourbon An Hoa was officially renamed TTC IZ
TTC Dang Huynh owned capital from its subsidiary, Thien Son Logistics JSC;
Established:
 - Binh Duong Branch
 - Ho Chi Minh City Branch

2015 - 2019

- 2015 TTC Dang Huynh established Long An Branch
- 2017 TTC Dang Huynh established Ben Keo Branch
- 2018 TTC Dang Huynh owned capital from its subsidiary, TTC Land Long An Real Estate Investment JSC
- 2019 TTC Dang Huynh owned capital from its subsidiary, Thai Ton Import and Export Trading JSC.

2020 - 2023

- 2020 TTC Dang Huynh owned capital from its subsidiary, S&D Supporting Industry JSC
United TTC IZ and TTC Dang Huynh to TTC IR
- 2021 TTC IR owned capital from its subsidiary, Ninh Thuan Clean Energy JSC. Invested and owned Song Than Depot with the scale of more than 293,000m².
- 2022 TTC IR started to build TTC inland port

Board of Directors



Mr. Dang Hong Anh

- Member of the Central Committee of the Vietnam Fatherland Front
- Member of the Government Administrative Procedure Reform Committee
- Vice President of Vietnam Youth Union
- President of Vietnam Young Entrepreneurs Association
- Vice President of TTC Group
- Chairman of TTC IR



Mr. Do Huy Hiep

Standing Vice Chairman



Mr. To Hoai Long

Vice Chairman



Mr. Nguyen Thanh Chuong

Member of BOD



Mr. Nguyen Thanh Chuong

Chief Executive Officer (CEO)



Mrs. To Thi My

Chief Operating Officer (COO)



Mr. Le Quang Vu

Deputy CEO of Projecs



Mrs. Dinh Thi Ngoc Trang

Deputy CEO of Finance & Supports

Subsidiaries



Dang Huynh Industrial Zone Exploitation and Management JSC.



Tan Hoi Industrial Cluster Infrastructure Investment JSC.



TTC Land Long An Real Estate Investment JSC.



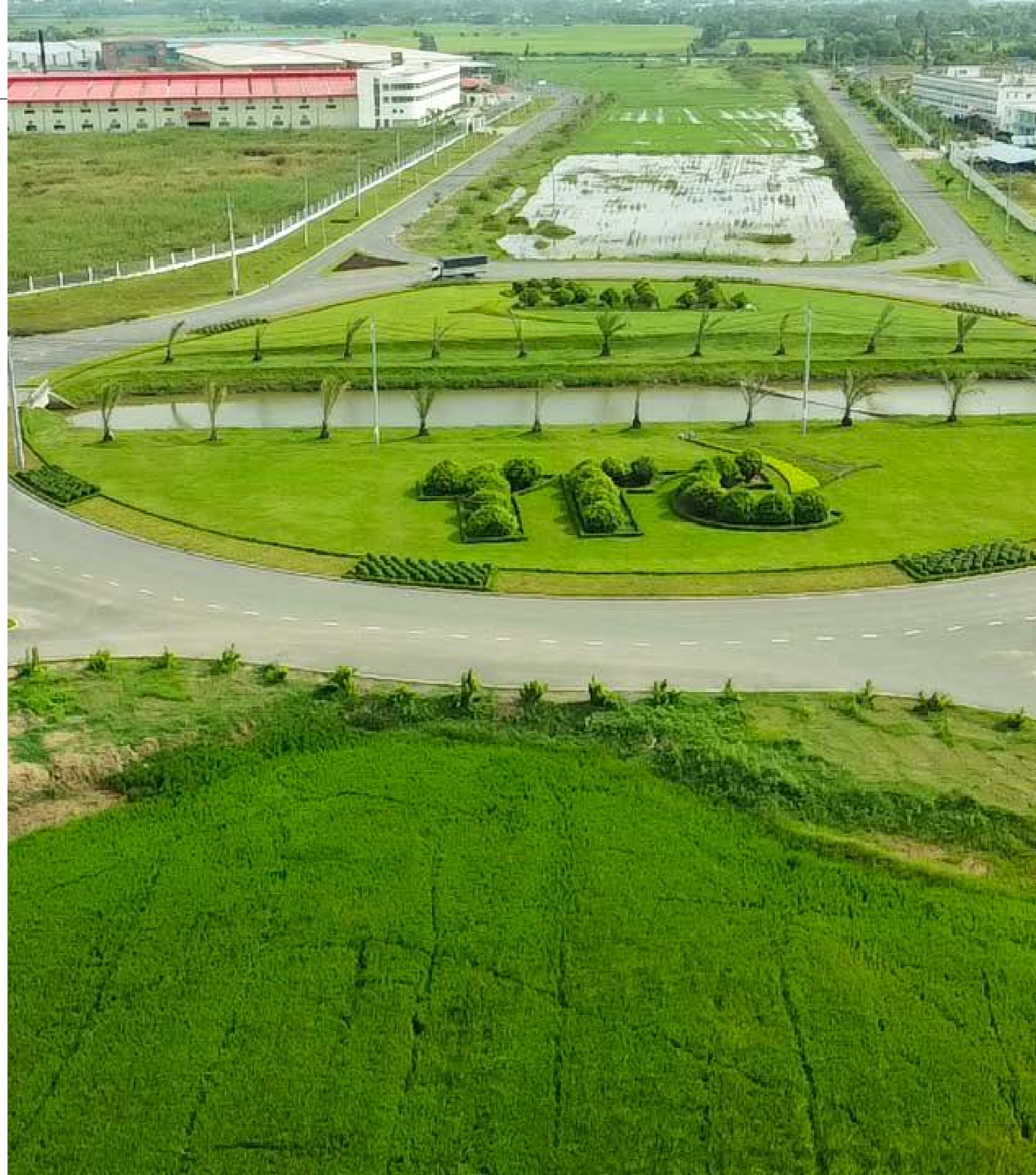
S&D Supporting Industry JSC.



Thai Ton Construction Trading and Import Export JSC

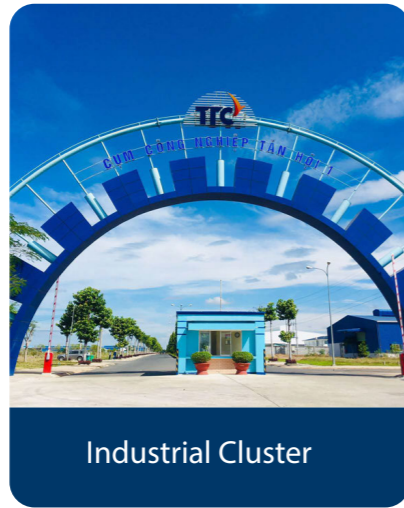
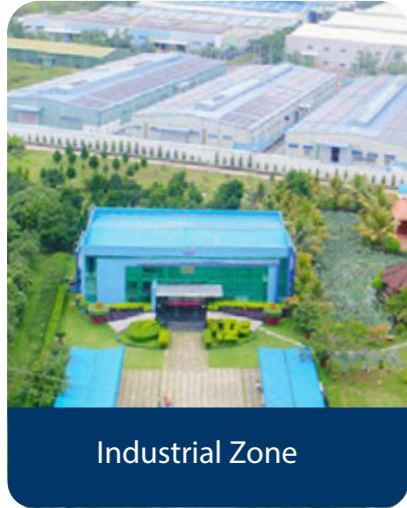


Ninh Thuan Clean Energy JSC.

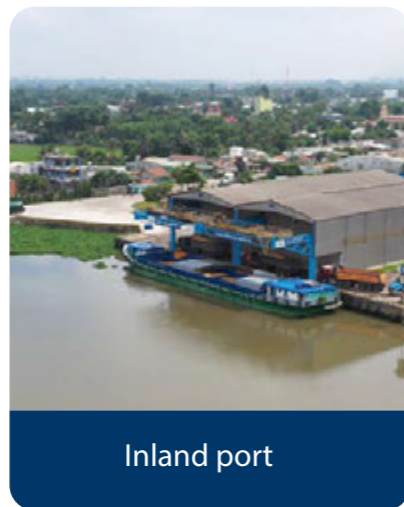
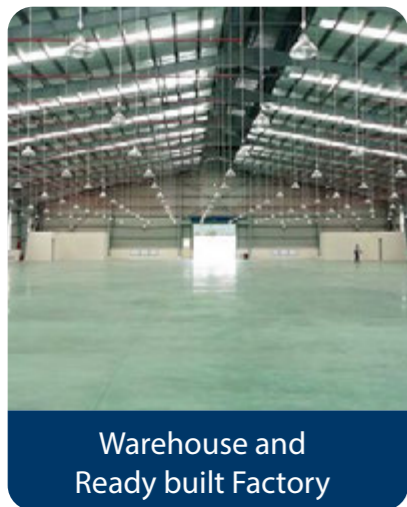


Scope of Business

Industrial Real-Estate



Logistics



Business Network



Land bank 1,293ha

1,090.6ha

Industrial Zone

TTC IZ – Trang Bang Town, Tay Ninh Province
Tan Kim Expansion IZ – Can Giuoc Town, Long An Province

51.8ha

Industrial Cluster

Tan Hoi Village – Tan Chau District, Tay Ninh Province

60.5ha

Residential Area

TTC – Trang Bang Town, Tay Ninh Province
Tan Phuoc – Can Giuoc Town, Long An Province

1,152,000m²

Land area for Depot/ Warehouse and Ready-built Factory

690,000m²

Leasable area of Warehouse and Ready-built Factory

Tay Ninh Province

- Depot TTC IZ
- Depot Ben Keo
- Depot Tan Hoi

Ho Chi Minh City

- Depot Pro. Road 10
- Depot Hai Son 1
- Depot Hai Son 2
- Depot Hai Son 3

Binh Duong Province

- Depot Song Than
- Depot Thai Ton
- Depot VSIP
- Depot Phuoc Loc Tho

Long An Province

- Depot K2
- Depot K3

Ba Ria – Vung Tau Province

- Depot S&D

379,288m²

Inland port

TTC Port – Trang Bang Town, Tay Ninh Province
Ben Keo Port – Hoa Thanh Town, Tay Ninh Province



TAN HOI INDUSTRIAL CLUSTER

Located in the raw material area of sugarcane, noodles (cassava), rubber, and bordering Cambodia.

Distance from Tan Hoi Industrial Cluster:

- Chang Riec Border Gate 22km
- Xa Mat Int'l Border Gate 34km
- Moc Bai Int'l Border Gate 75km
- Tan Son Nhat Int'l Airport 128km
- Cat Lai Port 144km



TTC INDUSTRIAL ZONE

Adjacent provinces and cities Long An, Binh Duong, HCMC.

Traffic convenience by road and waterway

Distance from TTC IZ to

- Trans-Asia Road (National Road 22) 3,6km
- Moc Bai Int'l Border Gate 22km
- Tan Son Nhat Int'l Airport 44km
- HCMC Center 54km
- Cat Lai Port 67km



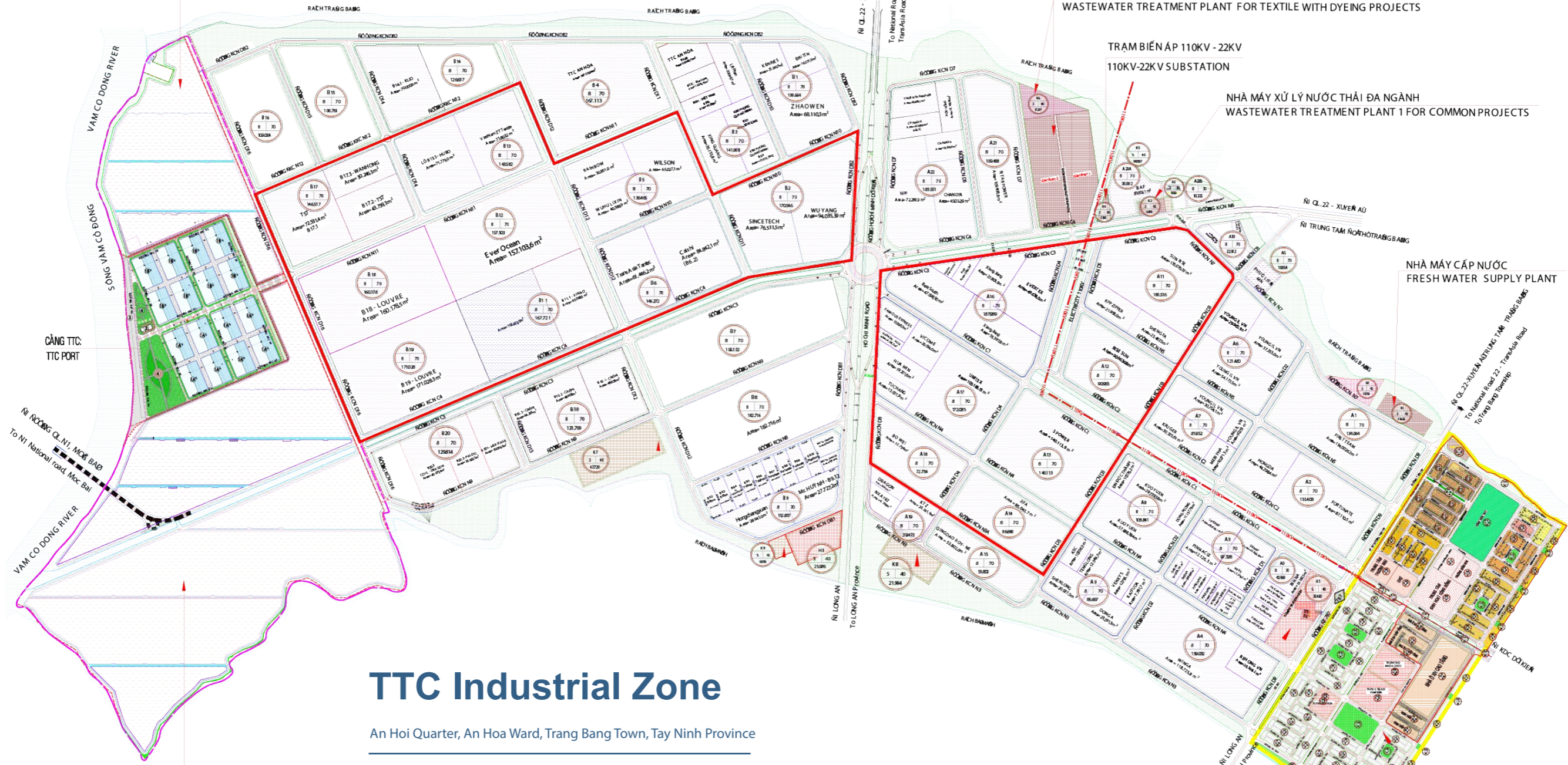
TAN KIM EXPANSION IZ

Prime location, traffic convenience by road and waterway, on National Road 50, convenience to HCMC and Vietnam's Mekong River Delta.

Distance from Tan Kim Expansion IZ to

- Binh Chanh 3km
- SPCT Hiep Phuoc Port 14km
- Center HCMC 22km
- Tan Son Nhat Int'l Airport 23km
- Long An Int'l Port 23km

NHÀ MÁY ĐIỆN MẶT TRỜI TTC
TTC SOLAR POWER PLANT



TTC Industrial Zone

An Hoi Quarter, An Hoa Ward, Trang Bang Town, Tay Ninh Province

1,020ha

NHÀ MÁY ĐIỆN MẶT TRỜI TTC
TTC SOLAR POWER PLANT



Fresh water supply system

- Design capacity: 115,000m³/day.night
- Current capacity: 20,000m³/day.night



Electricity supply system

- Internal station 110KV/22KV
- Design capacity 2x63MVA



Wastewater treatment system for textile with dyeing projects

- Design capacity: 65,000 m³/day.night
- Current capacity: 12,000 m³/day.night



Wastewater treatment system for normal projects

- Design capacity: 19,000 m³/day.night
- Current capacity: 4,000 m³/day.night



Tan Kim Expansion Industrial Zone

Can Giuoc Town, Can Giuoc District, Long An Province

70.6ha

Complete infrastructure



Fresh water supply system

From water supply plant in
Can Giuoc District



Wastewater treatment system

- Design capacity: 1,100 m³/day.night
- Current capacity: 1,100 m³/day.night



Electricity supply system

- Internal Station 110kV/22kV
- Total capacity 5,610kVA



Internal road system

- Main road 20m
- Internal road 8m



Tan Hoi Industrial Cluster

51.8ha

Tan Hoi Village, Tan Chau District, Tay Ninh Province



Fresh water supply system

- Design capacity: 3,000m³/day.night
- Current capacity: 3,000m³/day.night



Wastewater treatment system

- Design capacity: 2,000m³/day.night
- Current capacity: 2,000m³/day.night



Electricity supply system

- Internal Station 110kV/22kV
- Total capacity 8,010kVA



Internal road system

- Main road 36m

TTC Residential Area

42.3ha

Detailed Planning with the ratio of 1/500 was approved by the People's Committee of Tay Ninh province by Decision No. 540/QD-UBND dated 13/03/2017. The planning includes commercial centers, schools, hospitals, banks, dormitories for experts and workers...



Utilities

- Amusement parks, water parks
- Complete internal transportation system
- Modern fresh water supply and wastewater treatment system
- Professional fire protection and fighting system
- Underground power system, standard lighting system



Products

- Semi-detached houses with gardens
- Townhouse
- Condominium
- Detached villas, duplexes.



Tan Phuoc Residential Area

18.2ha

Tan Phuoc Residential Area was built to address the needs for stable housing for resettled people and workers who work in the industrial zones. The planning includes schools, health centers, commercial areas, markets, service areas...



Utilities

- Green parks
- Complete internal transportation system
- Modern clean water supply and discharge system
- Professional fire protection and fighting system
- Electrical system, standard lighting system



Products

- Semi-detached houses with gardens
- Townhouse
- Condominium
- Detached villas, duplexes.



Logistics

Tay Ninh 256,000m²

Depot TTC IZ 242,600m²

TTC Industrial Zone
Trang Bang Town

Depot Tan Hoi 6,000m²

Industrial Cluster Tan Hoi 1
Tan Chau District

Depot Ben Keo 7,400m²

Ben Keo Port
Hoa Thanh Town

Long An 104,700m²

Depot K2 48,700m²

Tan Kim Expansion IZ
Can Giuoc Town, Can Giuoc District

Depot K3 56,000m²

Tan Kim Expansion IZ
Can Giuoc Town, Can Giuoc District

Ba Ria - Vung Tau 15,200m²

Depot S & D 15,200m²

My Xuan A IZ
My Xuan Ward, Phu My Town

Binh Duong 259,600m²

Depot VSIP 11,800m²

Binh Duong Boulevard, Binh Hoa
Ward, Thuan An City

Depot Phuoc Loc Tho 10,800m²

Binh Duong Boulevard, Binh Giao
Ward, Thuan An City

Depot Thai Ton 38,700m²

DT743, Binh Hoa Ward,
Thuan An City

Depot Song Than 198,300m²

Song Than 1 Industrial Park,
Di An Ward, Di An City

Ho Chi Minh City 47,800m²

Depot Hai Son 1 9,900m²

Hai Son Industrial Cluster Duc Hoa Dong
Village, Duc Hoa District, Long An

Depot Hai Son 2 12,100m²

Hai Son Industrial Cluster Duc Hoa Dong
Village, Duc Hoa District, Long An

Depot Hai Son 3 7,500m²

Hai Son Industrial Cluster Duc Hoa Dong
Village, Duc Hoa District, Long An

Depot Pro. Road 10 18,300m²

Pro. Road 10, Binh Tien Village
Duc Hoa District, Long An Province



Warehouse and Ready-built Factory

Warehouse and ready-built factory are equipped with full utilities: Telecommunication services, fire protection system, water supply and drainage system, 3-phase industrial electrical system.

Products

- Detached Warehouse and Ready-built Factory
- Adjacent Warehouse and Ready-built Factory
- Built-To-Suit Warehouse and Ready-built Factory

Lease term

- Flexible
- Short term: Monthly
 - Mid-term: <=5 years
 - Long term: >5 years

Services

- Leasing warehouses and ready-built factory
- Warehouse leasing and collateral/consignment management
- Cargo handling
- Other services: electricity, water, wastewater treatment, waste collection ...

Leasable area

100m² - 50,000m²



Inland Port



- Border Gate
- Port
- Airport
- Residential Area
- Distance by road
- Distance by waterway

TTC Port

360,200m²



From Km 92+800 to Km 93+625 on left bank of Vam Co Dong river, located in An Hoa Ward, Trang Bang Town, Tay Ninh Province. From TTC inland port to:

Waterway

- Long An Int'l Port 133km
- Hiep Phuoc SPCT Port 145km
- Cat Lai Port 171km

Roadway

- Trans-Asia Road (QL 22) 3,6km
- Moc Bai Int'l Border Gate 22km
- Tan Son Nhat Int'l Airport 44km
- Ho Chi Minh City Center 54km
- Cat Lai Port 67km

Scale

- Length: 600m – Width: 15m
- The scale of the wharf receives ships up to 1,000DWT, barges up to 2,000DWT, self-propelled container barges with a capacity of 84TEU

Services

- Warehouses, docks for mooring, boats, parking lots, transfer yards
- Loading and unloading transshipment goods through the port by labor or mechanized equipment
- Vehicle and cargo scales
- Transporting waterway goods to international ports, from ports to warehouses and vice versa

Ben Keo Port

19,088m²



Long Yen Hamlet, Long Thanh Nam Village, Hoa Thanh District on National Highway 22B and 400m by road from Long Yen market, Hoa Thanh. Port location from Km 136+355 to Km 136+500. On the left bank of Vam Co Dong river. From Ben Keo Port to:

Waterway

- TTC port 43km

Roadway

- Xa Mat Int'l Border Gate 52km
- Ca Tum Border Gate 6km
- Moc Bai Int'l Border Gate 38km
- Ho Chi Minh City Center 90km

Scale

- Length: 145m – Width: 30m
- The scale of the wharf to receive ships up to 1,200 DWT.

Services

- Warehouses, docks for mooring, boats, parking lots, transfer yards
- Loading and unloading transshipment goods through the port by labor or mechanized equipment
- Vehicle and cargo scales
- Transporting waterway goods to international ports, from ports to warehouses and vice versa

Clients & Partners

Clients



Partners

