



THANH THANH CONG INDUSTRIAL REAL-ESTATE CORPORATION

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Trans-Asian Economics Resource Connecting Point

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

- Vice Chairman of TTC Group Board of Directors
- Chairman of the Board of Directors of TTC Industrial Real Estate Corporation
- Chairman of the Vietnam Young Entrepreneurs Association
- Vice Chairman of the Vietnam Youth Federation
- Member of the Central Committee of the Vietnam Fatherland Front
- Deputy Head of Committee II for the Evaluation of the Implementation of Administrative Procedure Reform of the Prime Minister

Message

Dear valued Clients!

Thanh Thanh Cong Industrial Real-Estate Corporation (TTC IZ) 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 IZ to complete our operating model, bringing you the best solutions.

TTC IZ 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 IZ 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 IZ's core development is TTC Industrial Zone with a scale of 1,020 hectares, along with Tan Hoi 1,2 Industrial Cluster which is 123.3 hectares in Tay Ninh, Tan Kim Expansion Industrial Zone which is 70.6 hectares and a large network of ready-built factories and warehouses nearly 750,000 m² from Tay Ninh - Lam Dong - Ho Chi Minh City - Can Tho, that are ideal places for goods manufacture, transshipment, transport and distribution in the southern Viet Nam and other sub-Mekong region countries. TTC IZ 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 IZ 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 IZ is expected to be your first choice to cooperate for your sustainable development.

Yours sincerely!

Chairman

About TTC IZ

Prime location; Complete infrastructure

Thanh Thanh Cong Industrial Real-Estate Corporation (TTC IZ) 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 IZ focuses on diversifying products and services with a complete infrastructure system to meet market needs and bring effectiveness to investors.

In addition, TTC IZ 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.

04

Provinces

Tay Ninh, Lam Dong
Ho Chi Minh City
Can Tho City

03

Industrial Zones

Thanh Thanh Cong
Tan Kim Expansion
TTC Expansion

05

Industrial Cluster

Tan Hoi 1,2,3,4
Da Oai

02

Residential Areas

Thanh Thanh Cong
Tan Phuoc

13

Warehouse

Total Area
750,000+ m²

01

Inland port

Thanh Thanh Cong

SINCE 2007

Establishment
and development

05 SUBSIDIARIES

Subsidiaries

03 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



Clients

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 breakthrough by teamwork



Protection

Respect and preserve environment

Establishment, Development, and Vision

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 Industrial Zone
 - 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 - 2030

- 2020 TTC Dang Huynh owned capital from its subsidiary, S&D Supporting Industry JSC United TTC IZ and TTC Dang Huynh to TTC IZ
- 2021 TTC IZ 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 IZ started to build TTC inland port
- 2025 Started to build Da Oai Industrial Cluster
- 2026 Started to build Thanh Thanh Cong Residential Area
- 2030 Expanding the total land bank to 2,700 hectares and warehouse area to 1,000 sqm.

Board of Directors



Mr. Dang Hong Anh

- Vice Chairman of TTC Group Board of Directors
- Chairman of the Board of Directors of TTC Industrial Real Estate Corporation
- Chairman of the Vietnam Young Entrepreneurs Association
- Vice Chairman of the Vietnam Youth Federation
- Member of the Central Committee of the Vietnam Fatherland Front
- Deputy Head of Committee II for the Evaluation of the Implementation of Administrative Procedure Reform of the Prime Minister



Mr. Do Huy Hiep

Standing 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 Projects



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



S&D Supporting Industry JSC



Thai Ton Construction Trading and Import Export JSC



Ninh Thuan Clean Energy JSC



Scope of Business

Industrial Real-Estate



Industrial Zone



Industrial Cluster

Residential Real-Estate



Residential Area

Logistics



Warehouse and
Ready built Factory



Inland ports



Business Network



Land bank 1,940 ha

1,569.6 ha

Industrial Zones

TTC IZ - Trang Bang Ward, Tay Ninh Province
Tan Kim Expansion Industrial Zone - Can Giuoc Commune, Tay Ninh Province

TTC Expansion Industrial Zone - Trang Bang Ward, Tay Ninh Province Ninh

310 ha

Industrial Cluster

Tan Hoi 1,2,3,4 - Tan Hoi Commune, Tay Ninh Province

Da Oai - Da Huoi Town, Lam Dong Province

60.5 ha

Residential Areas

TTC - Trang Bang Ward, Tay Ninh Province
Tan Phuoc - Can Giuoc Commune, Tay Ninh Province

750,000+ m²

Leasable area of Warehouse and Ready -built Factory

Tay Ninh Province

- Warehouse TTC IZ
- Warehouse TTC IZ
- Warehouse K2
- Warehouse K3
- Warehouse Pro. Road 10
- Warehouse Hai Son 2

Lam Dong Province

- Warehouse Da Oai

Ho Chi Minh City

- Warehouse Song Than
- Warehouse Thai Ton
- Warehouse VSIP
- Warehouse S&D

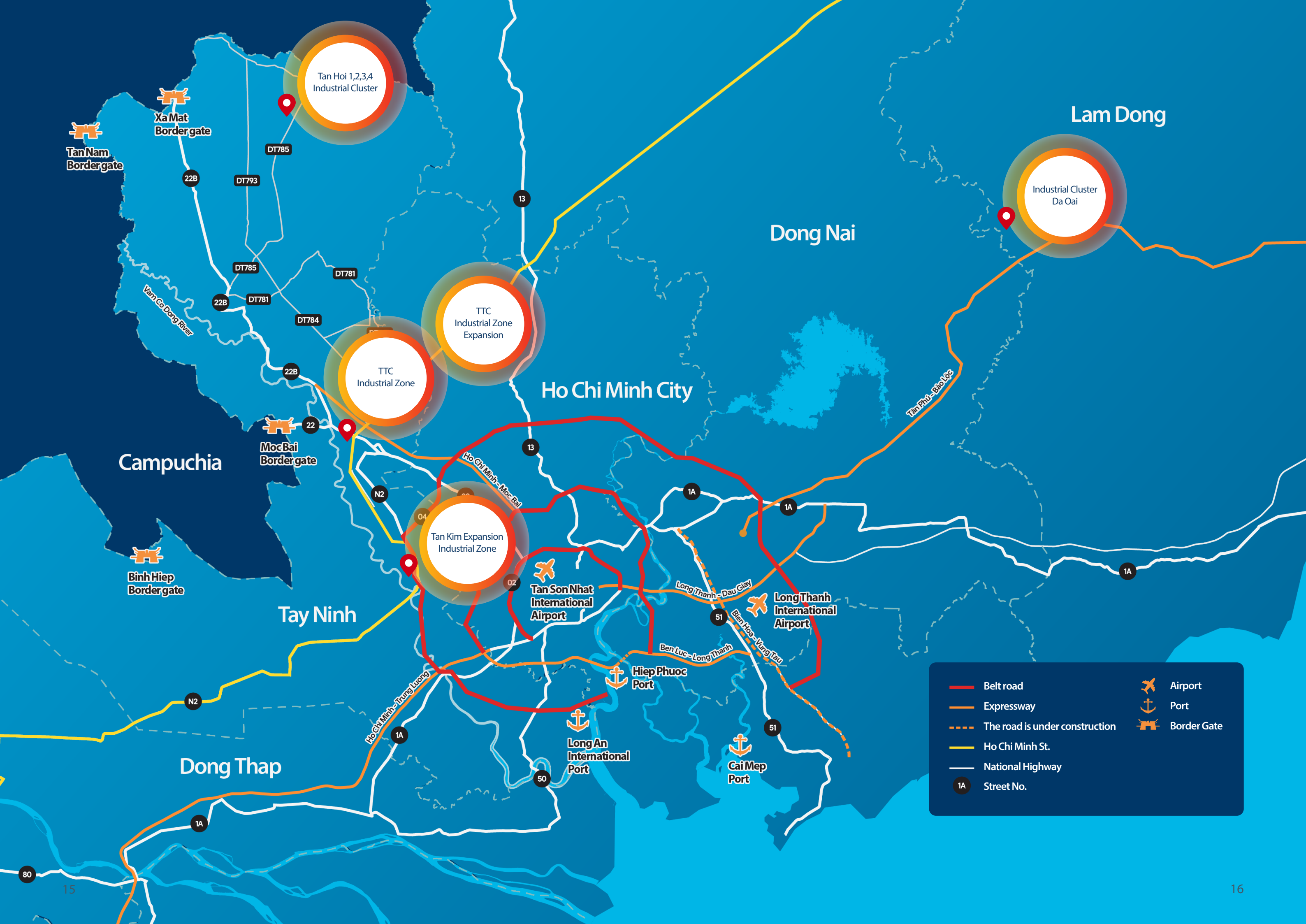
Can Tho City

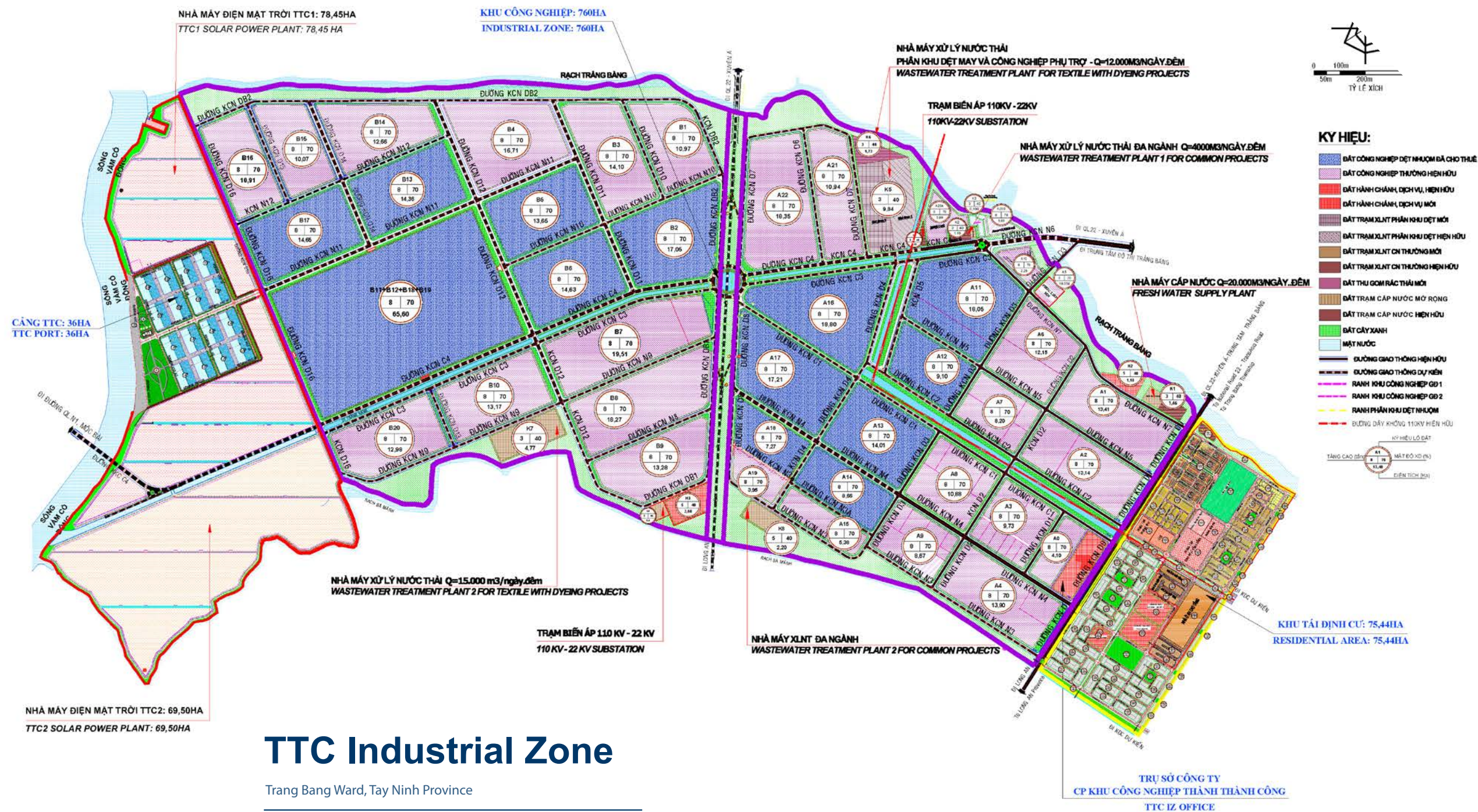
- Warehouse Can Tho 1
- Warehouse Can Tho 2

360,200 m²

Inland port

Khu Kho Cang - Trang Bang Ward, Tay Ninh Province





Fresh water supply system

- Design capacity: 150,000m³/day.night
- Current capacity: 30,000m³/day.night



Electricity supply system

- 02 Internal station 110KV/22kV
- Công suất thiết kế 4x63MVA



Wastewater treatment system for textile with dyeing projects

- Design capacity: 100,000m³/day.night
- Current capacity: 27,000m³/day.night



Wastewater treatment system for normal projects

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



TTC Expansion Industrial Zone

Trang Bang Ward, Tay Ninh Province

479 ha



Land use structure

No.	Land type	Area (ha)	Percentage %
1	Factory land	320.40	66.9
2	Land for support facilities	5.90	1.3
3	Green space and water surface land	75.91	15.8
4	Land for technical infrastructure connection	5.41	1.2
5	Internal transport land	70.94	14.8
	TOTAL	479.00	100.0

LEGEND

- Multi-industry industrial land
- Land for support facilities
- Municipal planning
- Reserve land
- Green space
- Water space
- Land for technical infrastructure connection
- Internal transport land
- Research boundary
- Provincial boundary
- 110 kV power line



Tan Kim Expansion Industrial Zone

Can Giuoc Commune, Tay Ninh Province

70.6 ha

Complete infrastructure



Fresh water supply system

From water supply plant in Can Giuoc Commune



Wastewater treatment system

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



Electricity supply system

- Internal station 110kV/22kV
- Design capacity 5,610kVA



Internal road system

- Main road 20m
- Internal road 8m



Tan Hoi 1 Industrial Cluster

51.8 ha

Hoi An Hamlet, Tan Hoi Commune, Tay Ninh Province

Tan Hoi 2 Industrial Cluster

71.5 ha

Hoi An Hamlet, Tan Hoi Commune, 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



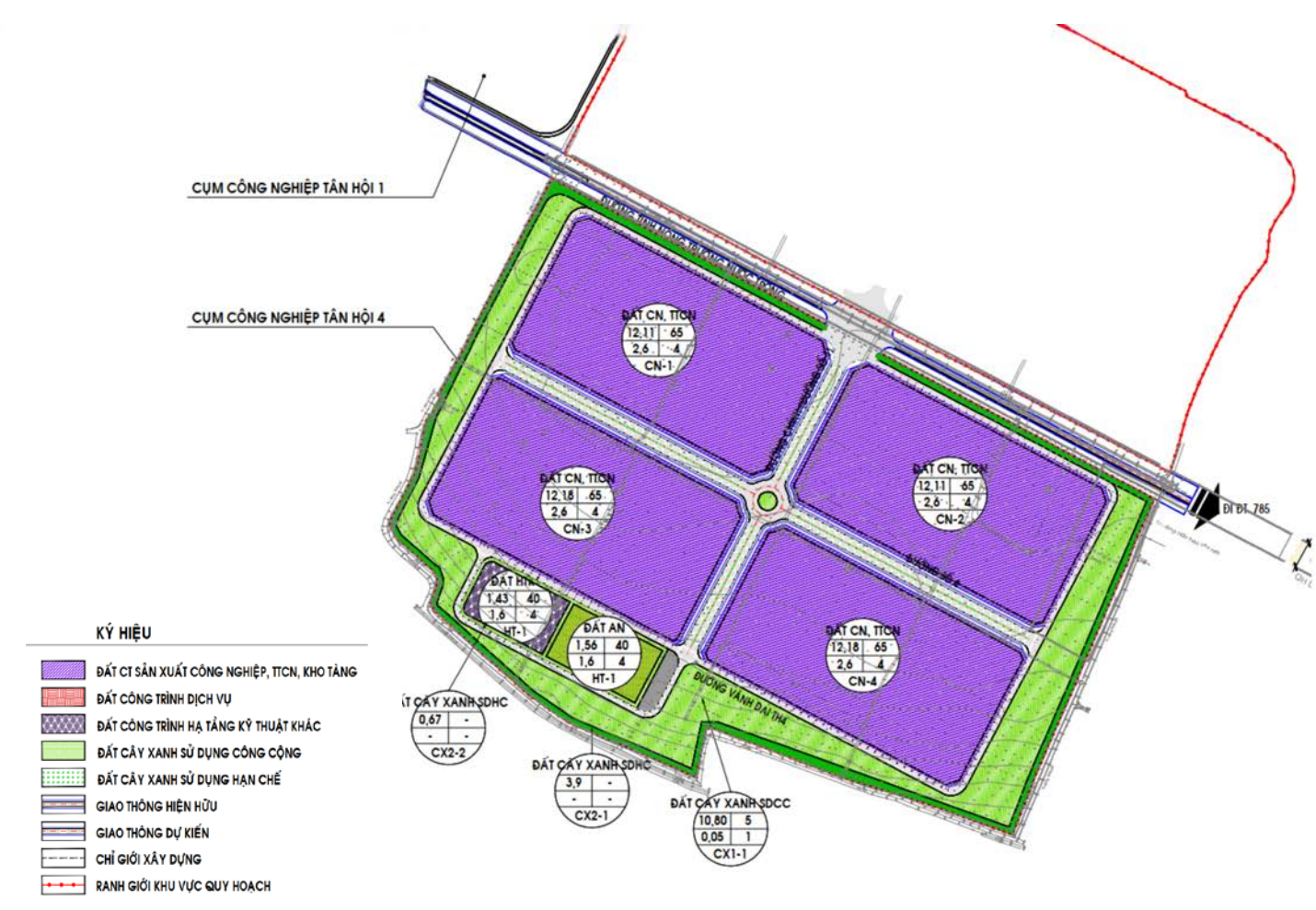
Electricity supply system

- Internal station 110kV/22kV
- Design capacity 8,010kVA



Internal road system

Main road 18m



Tan Hoi 3 Industrial Cluster

71.47 ha

Hoi An Hamlet, Tan Hoi Commune, Tay Ninh Province

Tan Hoi 4 Industrial Cluster

74.38 ha

Hoi An Hamlet, Tan Hoi Commune, Tay Ninh Province



Land use structure

No.	Land type	Area (ha)	Percentage %
1	Factory and Warehouse	47,3	66,18
2	Factory and Warehouse	1,53	2,14
3	Greenery Land	15,42	21,58
4	Internal transport land	7,22	10,1
	TOTAL	71,47	100,0



Land use structure

No.	Land type	Area (ha)	Percentage %
1	Factory and Warehouse	48.58	65.31
2	Factory and Warehouse	1.43	1.92
3	Security land	1.56	2.10
4	Greenery Land	15.37	20.66
5	Internal transport land	7.44	10
	TOTAL	74,38	100,0



Da Oai Industrial Cluster

Da Huoi Commune, Lâm Đồng

39,41 ha



TTC Residential Area

42.38 ha

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

- Social housing
- Semi-detached villas
- Detached villas, duplexes
- Townhouse
- Apartment



Tan Phuoc Residential Area

18.2 ha

Tan Phuoc Residential Area was built to address the needs for stable housing for resettled people and workers who work in the industrial zone. 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



Warehouse and Ready-built Factory

TAY NINH

1. TTC IZ

251,800 m²

TTC Industrial Zone, Trang Bang Ward
2. Tan Hoi

45,300 m²

Tan Hoi Industrial Cluster, Hoi An Hamlet, Tan Hoi Commune
3. K2

48,700 m²

Tan Kim Expansion Industrial Zone, Can Giuoc Commune
4. K3

56,000 m²

Tan Kim Expansion Industrial Zone, Can Giuoc Commune
5. Hai Son 2

12,100 m²

Road No. 10, Hai Son Industrial Cluster, My Hanh Commune
6. Tinh lo 10

18,300 m²

Pro. Road 10, Binh Tien 2 Hamlet, Duc Hoa Commune

CAN THO CITY

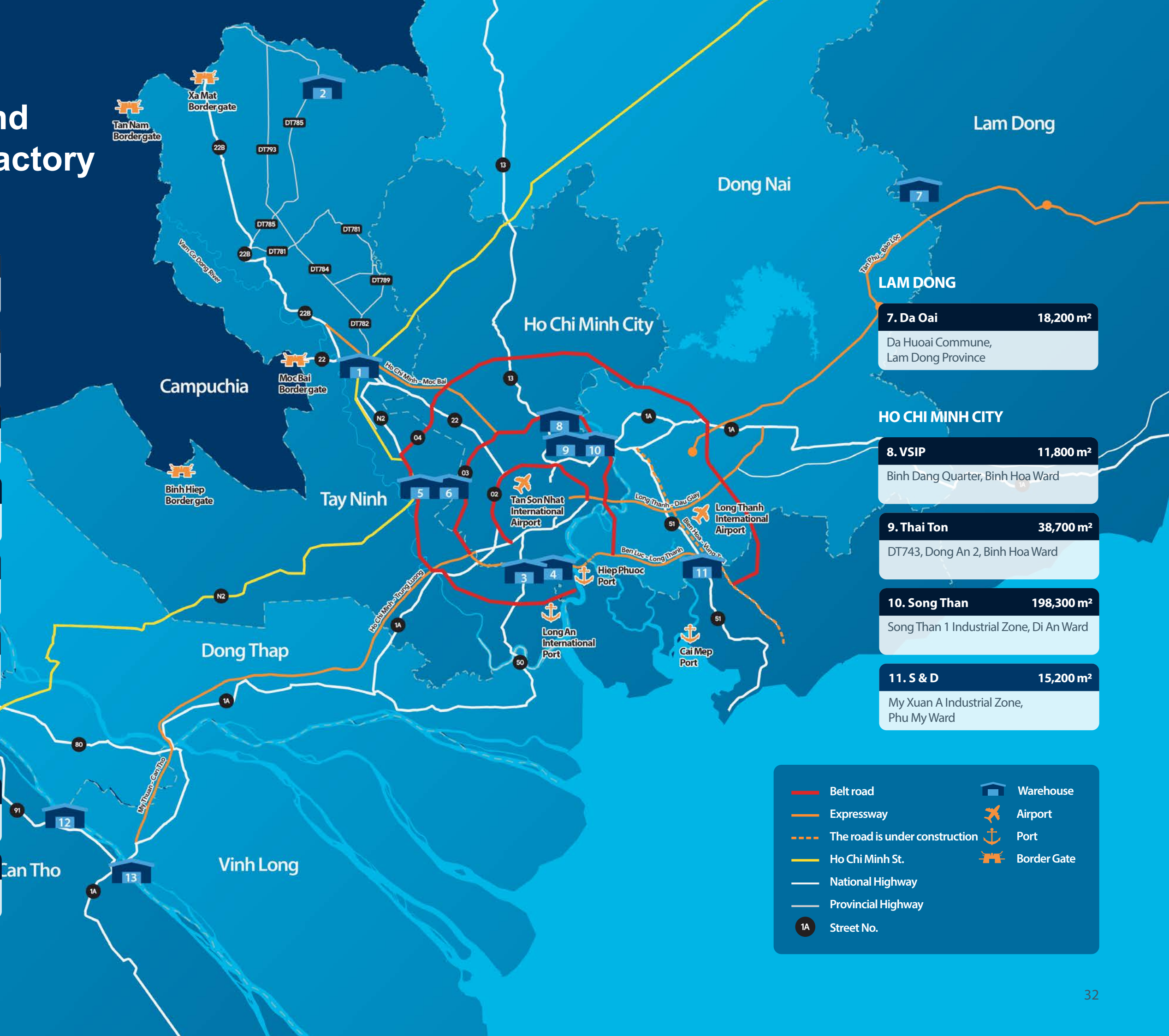
12. Can Tho 1

14,500 m²

Tra Noc II Industrial Zone, Thoi Phuoc Ward
13. Can Tho 2

29,200 m²

Song Hau Industrial Zone, Chau Thanh Commune



- Belt road

Warehouse
- Expressway

Airport
- The road is under construction

Port
- Ho Chi Minh St.

Border Gate
- National Highway
- Provincial Highway
- 1A Street No.



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 management (chemicals, collateral/consignment)
- Cargo handling
- Other services: electricity, water, wastewater treatment...

Leasable area

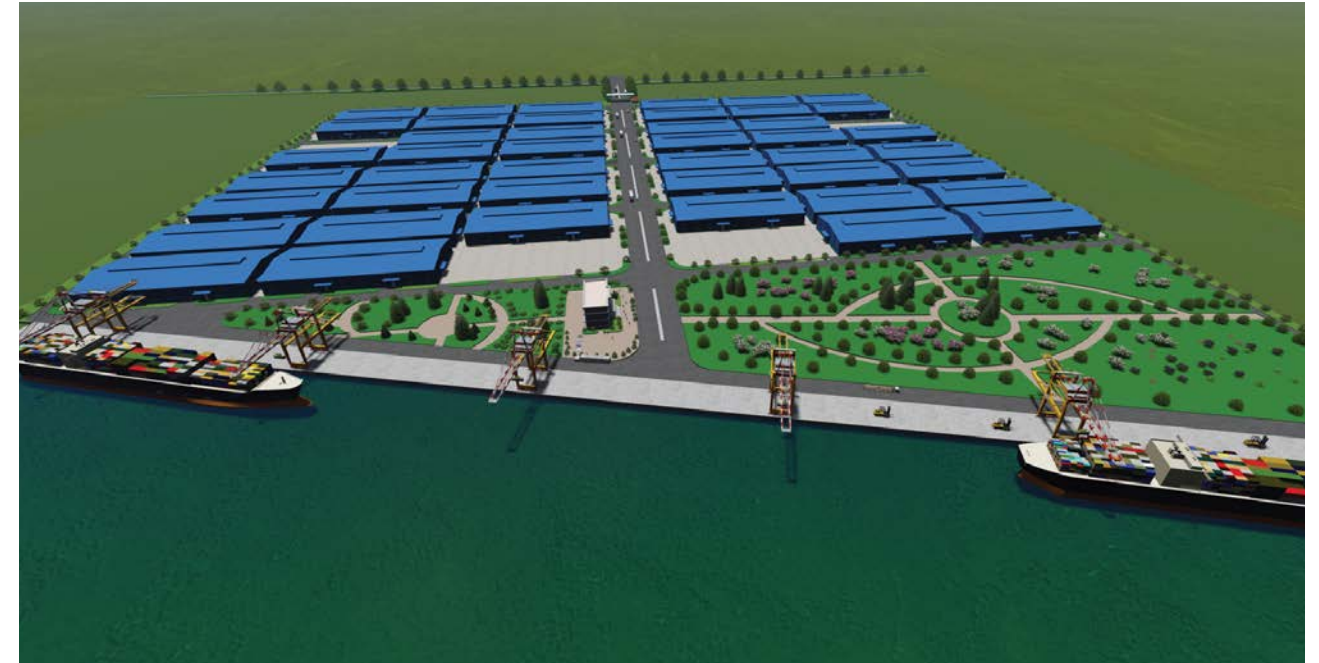
100m² - 50,000m²





Khu Kho Cang

360,200 m²



From Km 92+800 to Km 93+625 on left bank of Vam Co Dong river, located in Trang Bang Ward, 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

Clients and Partners

Clients



Partners

