

FACTORY FOR LEASE IN VIETNAM



A subsidiary of KTG and Boustead Projects

www.ktgindustrial.com

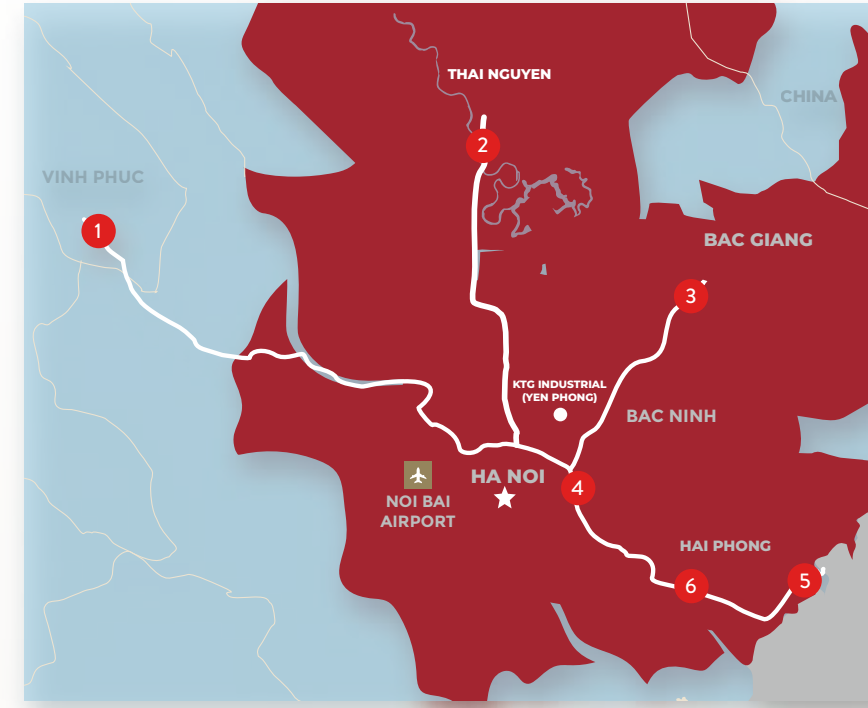
NORTHERN PROJECTS

<p>KTG INDUSTRIAL YEN PHONG I</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 21,160 m² Unit Size: 2,581 - 9,184m² (including office) Situated in key economic zone of Yen Phong Expansion; 35km to Hanoi CBD & 22km to Noi Bai Airport 	<p>KTG INDUSTRIAL YEN PHONG II</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 36,979 m² Unit Size: 2,556 - 6,440 m² (including office) Situated in key economic zone of Yen Phong Expansion; 35km to Hanoi CBD & 22km to Noi Bai Airport 	<p>KTG INDUSTRIAL YEN PHONG IIC</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 52,539 m² Unit Size: 816 - 20,002 m² (including office) Situated in prime location at Yen Phong IIC Industrial Park; 20 km to Noi Bai Airport and 34 km to Hanoi city
--	--	--

SOUTHERN PROJECTS

<p>KTG INDUSTRIAL NHON TRACH 2 PHASE 1</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 33,630 m² Unit Size: 4,100 - 8,050 m² (including office) Situated in Nhon Trach - Dong Nai Province, a key industrial hub in Southern Vietnam; 35km to HCM CBD & 40km to Tan Son Nhat airport 	<p>KTG INDUSTRIAL NHON TRACH 2 PHASE 2</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 38,412 m² Unit Size: 6,528 - 11,797 m² (including office) Situated in Nhon Trach - Dong Nai Province, a key industrial hub in Southern Vietnam; 35km to HCM CBD & 40km to Tan Son Nhat airport
<p>KTG INDUSTRIAL NHON TRACH 2 PHASE 3</p> <p>READY-BUILT FACTORY (2 STOREY)</p> <ul style="list-style-type: none"> Net Leasable Area: 54,400 m² Unit sizes: <ul style="list-style-type: none"> Single Storey: 1,000 - 3,000 m² Double Storey: 2,000 - 3,500 m² Situated in Nhon Trach - Dong Nai Province, a key industrial hub in Southern Vietnam; 35km to HCM CBD & 40km to Tan Son Nhat airport 	<p>KTG INDUSTRIAL NHON TRACH 3A</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 21,431 m² Unit Size: 2,796 - 5,197 m² (including office) Situated in Nhon Trach - Dong Nai Province, a key industrial hub in Southern Vietnam; 35km to HCM CBD & 40km to Tan Son Nhat airport
<p>KTG INDUSTRIAL NHON TRACH TEXTILE</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 33,369 m² Unit Size: 2,794 - 4,567 m² (including office) Situated in Nhon Trach - Dong Nai Province, a key industrial hub in Southern Vietnam; 35km to HCM CBD & 40km to Tan Son Nhat airport 	<p>KTG INDUSTRIAL AN PHUOC</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 31,158 m² Unit Size: 1,464 - 3,606 m² (including office) The project's strategic location in Long Thanh, Dong Nai offers easy access to major transportation arteries and ports, facilitating efficient logistics and distribution; 42km to HCM CBD & 49km to Tan Son Nhat airport
<p>KTG INDUSTRIAL TAM PHUOC A</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 33,974 m² Unit Size: 1,484 - 5,609 m² (including office) Situated in Bien Hoa City, Dong Nai - Southern Economic Zone which completed technical and traffic infrastructure; 35km to HCM CBD & 40km to Tan Son Nhat airport 	<p>KTG INDUSTRIAL TAM PHUOC B</p> <p>READY-BUILT FACTORY</p> <ul style="list-style-type: none"> Net Leasable Area: 15,309 m² Unit Size: 6,700 - 8,609 m² (including office) Situated in Bien Hoa City, Dong Nai - Southern Economic Zone which completed technical and traffic infrastructure; 35km to HCM CBD & 40km to Tan Son Nhat airport

NORTHERN CONNECTIONS



- 1 LAO CAI HIGHWAY
- 2 NATIONAL ROAD 03
- 3 BAC GIANG HIGHWAY
- 4 NATIONAL ROAD 05
- 5 HAI PHONG HIGHWAY
- 6 HA LONG HIGHWAY

SOUTHERN CONNECTIONS



- 1 NATIONAL ROAD 01A
- 2 LONG THANH DAU GIAY HIGHWAY
- 3 NATIONAL ROAD 51
- 4 MY PHUOC TAN VAN HIGHWAY
- 5 NATIONAL ROAD 13
- 6 PROVINCIAL ROAD 769
- 7 VO VAN KIET AVENUE

ASSET MANAGER: BKIM

BKIM
a strategic platform that inherits the best of both worlds.

BOUSTEAD Projects + **KTG Industrial**

INTRODUCE BEST-IN-CLASS DESIGN-AND-BUILD PRACTICE AND DELIVER SUPERIOR PRODUCT FOR THE VIETNAMESE MARKET

- International Best Practice Real Estate Service Provider**
 - Pioneered design and build for over 20 years.
 - Top main contractor ranked in the CONQUAS All-Time Top 100 list.
- Superior Product Quality**
 - Being a private-sector market leader in Green Mark platinum industrial and logistics projects with more than 160 projects worth US\$2.1bn completed across 4 countries.

IDENTIFY, SOURCE OFF-MARKET DEALS AND SECURE EXCLUSIVITY AHEAD OF OTHERS

- Strong Connections With Local Parties**
 - Being an established player in Vietnam with strong connections with master developers and local governments.
- Familiarity With Local Market**
 - Well-recognized as one of the most dynamic and innovative corporations in Vietnam with deep expertise in multiple industries.

INVEST IN VIETNAM

<p>SOCIO-POLITICAL STABILITY</p> <p>One-party state.</p>	<p>COST-EFFECTIVE INVESTMENT</p> <p>286 USD Average wages per month (compared to China 1,300 USD & Thailand 423 USD). IP land price lower than neighboring countries.</p>	<p>STRATEGIC LOCATION</p> <p>Bordering the world's second-largest economy, China. Gateway to ASEAN. Shipping hub with extensive coastlines.</p>
<p>ABUNDANT & QUALIFIED LABOR FORCE</p> <p>3rd most populous country in SEA. 69% labor force participation. 26% trained workers. 32 Median age.</p>	<p>FREE TRADE AGREEMENT (FTAS)</p> <p>ASEAN Free Trade Area (AFTA). Vietnam - EU FTA (effective in early 2018). Bilateral Trade Agreement (BTA) with the United States. World Trade Organization (WTO).</p>	

