



SONADEZI
LONG BINH
MEMBER OF SONADEZI

STRONG FOUNDATION FOR ALL BEGINNINGS



SONADEZI LONG BINH SHAREHOLDING COMPANY

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Sonadezi Long Binh Company has presented a stronger identity and become a remarkable name in the business of investment and development of industrial infrastructure.



Sonadezi Long Binh is member of Sonadezi Group and a highly recognized prestigious brand in industrial real estate. Through endless efforts, its mission is to create modern industrial parks and sustainable investment environment for domestic and foreign enterprises along the way of investment and development in Dong Nai province.

After 10 years operating since the process of equitization on July 01st 2009, Sonadezi Long Binh has been now identified as a remarkable name in the market. The Company has currently managed four industrial parks, owner of 860 ha of industrial lands, attracting about 200 investment projects from 20 countries and territories over the world.

With the values inherited from Sonadezi Corporation, Sonadezi Long Binh is aiming to be the leading brand in the business of industrial park infrastructure of Dong Nai province with its experienced and dynamic staffs.

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 **4** Industrial Parks  **860**_{ha} Land bank



MILESTONES



VISION

Become the leading company in the business of industrial park infrastructure in Dong Nai province.



MISSION

Our mission is to be a professional industrial park infrastructure company by:

- » Creating modern industrial parks with synchronized infrastructure, professional management and together developing with customers.
- » Being professional in the processes of investing, planning, sales, customer service, operating and maintaining technical infrastructure.
- » Being professional in corporate governance and compliance under laws to provide highest quality products to customers.



CORE VALUES

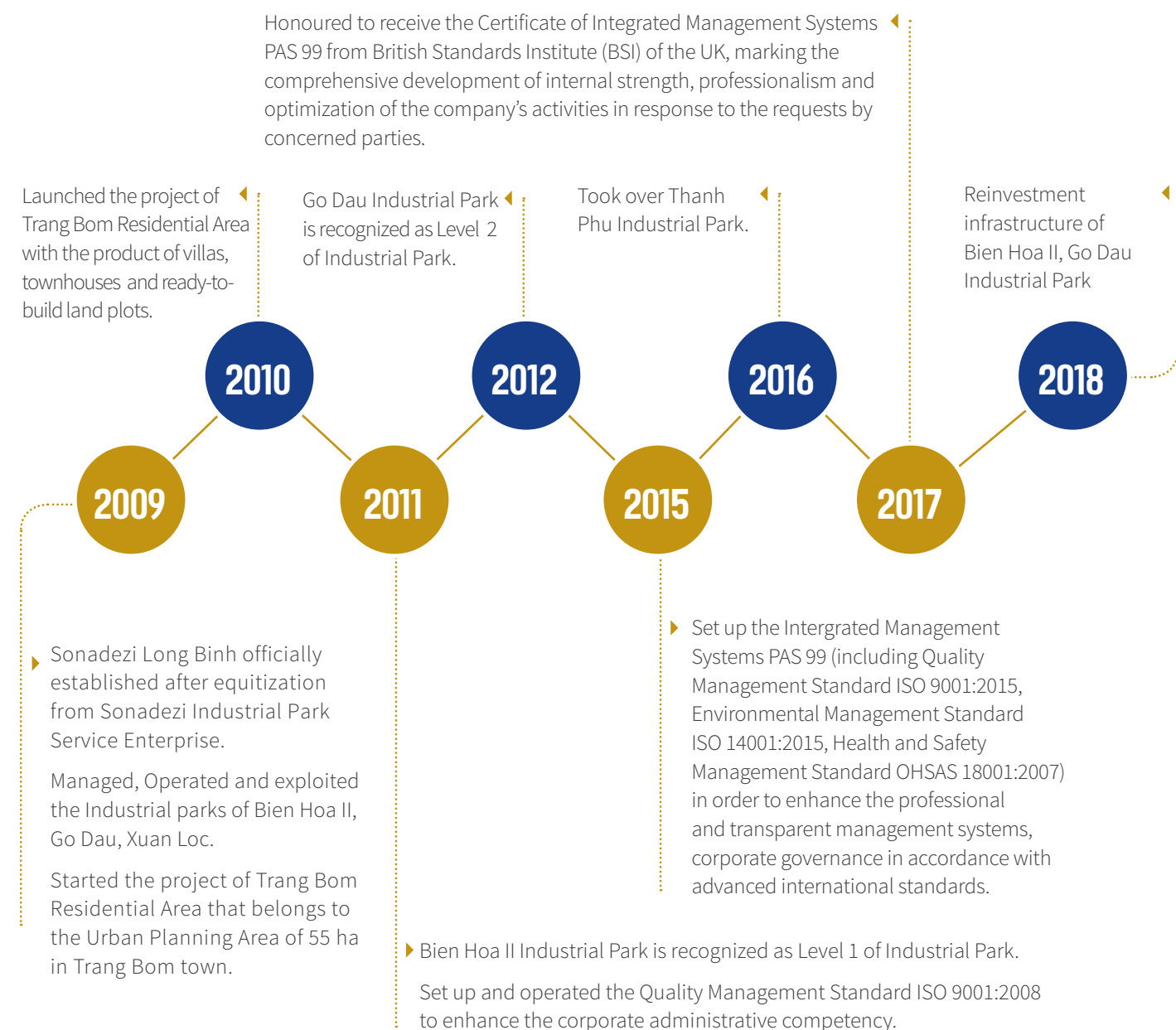
Harmonious development for interests of related parties.
A place to state personal values of employees, assert meaning, the pride in the contribution to society and developing the country.



DEVELOPMENT ORIENTATION

To be the leading company in the business of industrial park infrastructure in Dong Nai province, we determine:

- » Continuously improve the quality of products and services to maximize customer's satisfaction.
- » Effectively use resources, enhance administration competencies, meet the requirements of concerned parties.
- » Develop based on core competencies in order to enhance internal strengths and competitive advantages.
- » Sustainably develop and build up activities towards the foundation values as pursued.



BUSINESS LINES

- » Trade industrial and civil real estate
- » Provide infrastructure services of industrial parks

PRODUCTS AND SERVICES

- » Industrial land
- » Industrial factory
- » Housing
- » Ready-to-build land plot
- » Clean water supply
- » Technical Infrastructure
- » Offices, meeting rooms for lease

INVESTMENT PROJECT

- » Bien Hoa II Industrial Park
- » Go Dau Industrial Park
- » Xuan Loc Industrial Park
- » Thanh Phu Industrial Park
- » Trang Bom Residential Area

The capability towards strong understandings of market demands and great willingness to meet investors' expectations.

FIGURES HIGHLIGHTED



174
Clients



145,000
Number of laborers attracted



185
Projects



3,001 Mil. USD
FDI attracted



04
Industrial Parks



24 Countries & territories
Nationality of tenant



860 ha
Total area of IP



3,185 Mil. USD
Investment fund attracted

CORPORATE COMPETENCY

PRESTIGE AND BRAND VALUE: Starting with the inheritance of values and experiences in investing and operating industrial park of Sonadezi Corporation, Sonadezi Long Binh has gradually built and affirmed its brand prestige with customers, shareholders, employees and the community. The achievements and brand name of Sonadezi Long Binh are great assets, to compete and help attracting the flow of foreign direct investment effectively.

QUALIFIED HUMAN RESOURCES: Focusing on training staff to be qualified, enthusiastic and experienced. Especially the company's leaders are strongly bound with 20 years experienced in investment and development industrial park.

INTERNATIONAL STANDARD: Corporate Administration System in accordance with the international standard of Pas 99 (including ISO 9001:2015, ISO 14001, OHSAS 18001) to standardize the management of enterprise and affirm Sonadezi Long Binh as a reliable partner.

LEADING CUSTOMER SERVICE: With the ability to understand the needs of customers and the willingness to support customers from the beginning to the end, this is special strength that helps Sonadezi Long Binh to have effective decision in investment and product's innovation to provide customers the high qualified products.

STRONG FINANCIAL CAPACITY: Sonadezi Long Binh has accumulated large financial resources to ensure the process of investment and development for new products/projects on time with quality. That's the result of the successful deployment of industrial parks, residential area business.

BIEN HOA II INDUSTRIAL PARK

Bien Hoa II is one of the first industrial parks in the open period of investment attraction of Dong Nai. It is located strategically, next to the traffic hub of the economic quadrangle area of Dong Nai - Binh Duong - Vung Tau - Ho Chi Minh City and fully meet the needs of utility services in the industrial park.

The Industrial Park has completed and synchronized infrastructure, in which the wastewater treatment plant has capacity of 8.000 m³/day with advanced technology from Europe. Bien Hoa II Industrial park has become the priority destination for investors.

 Year of establishment:
1995

 Location: **Long Binh Ward,
Bien Hoa City**

 Total area:
382 ha

 Occupancy rate:
100%



Bien Hoa II has filled up 100% of its area with more than 130 projects, joined by big investors such as Nestle, Hisamitsu, Mabuchi, Aqua, Cargill, Meggitt... with the total FDI capital of 2,252 million USD.

FDI capital:

2,252 mil
USD







GO DAU INDUSTRIAL PARK

Go Dau is the only industrial park owning a complete internal port system with a capacity of 30,000 DWT that has the advantage of exploiting transportation of goods by port and being near natural gas supply from Ba Ria - Vung Tau.

Go Dau industrial park focuses on the projects of chemical industry and fuel.



<div>  </div> <div> Year of establishment: 1996 </div>	<div>  </div> <div> Location: Long Thanh District, Dong Nai Province </div>
<div>  </div> <div> Total area: 182 ha </div>	<div>  </div> <div> Occupancy rate: 100% </div>



Go Dau Industrial park has been invested in synchronized infrastructure including water supply system with capacity of 10.000 m³/day, wastewater treatment plant with capacity of 1.000 m³/day and ready equipped telecommunication services. After going into operation, Go Dau Industrial zone has quickly gained investors such as Shell, Total Gas, Samsung Chemical, LG Chemical, etc. and filled up 100% of its area.

Water supply system

10,000 m³/day

XUAN LOC INDUSTRIAL PARK



Started in 2005 and located at Xuan Loc district, Dong Nai province, Xuan Loc Industrial Park has advantageous transportation, which stand by the core National Highway, adjacent to places like Gia Ray railway station, Ho Chi Minh City - Dau Giay - Long Thanh expressway and Phu My port.

Technical Infrastructure:

Xuan Loc Industrial Park has been completely invested in infrastructure, including water supply system, power supply system, tele information system, lighting system, sewage drainage and green trees. The wastewater treatment plant has capacity of 1,000 m³ per day with standard wastewater after treatment of QCVN 40:2011/BTNMT, column A.

Advantages of industrial park:

Have a major advantage from local labor forces that are ready to meet human resource requirements of the industry. Competitive premise leasing prices as a favorable condition from the start and in line with the development roadmap of the enterprise.



Main utility:

The Dona Standard Kindergarten with area of over 22,000 square meters built in campus Ground C has full reach for education and careness, bringing values to employees.

Product:

Industrial land

Target industries:

Consumer goods industry, agroforestry industry, material production industry advanced, medical instrument and packaging manufacture.

The project term:

June 1st, 2056



Total area
108 ha



Sewage treatment capacity
1,000 m³/day

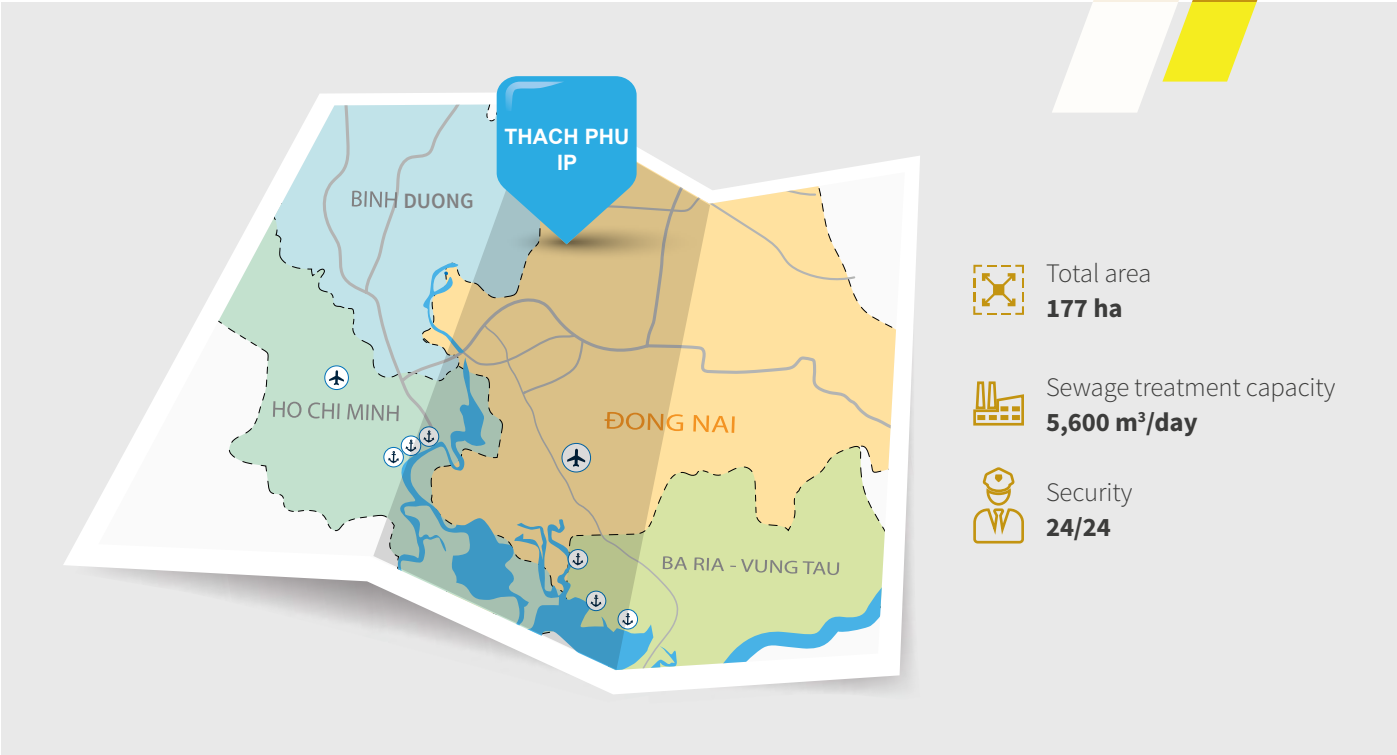


Dona Standard Kindergarten
with total area
22,000 m²

THANH PHU INDUSTRIAL PARK



Located in Vinh Cuu district, Dong Nai province, with a favorable location due to its proximity to Bien Hoa city, convenient roads, waterway traffic, Thanh Phu Industrial Park is aimed to be a satellite industrial zone serving investment expansion or chain development needs of existing investors in industrial parks within Bien Hoa city.



Target industries:

Consumer goods industry, investment and construction material industry, electronic assembly industry, packing industry.

Product:

Industrial land and factory
Total area: 177 ha

The project term:

until August 23rd, 2056.

Technical infrastructure

- » Water system: Supplied by Thien Tan Water Company, Capacity of 10,000 m³/day.
- » Power system: Power supplier from national gridlines
- » Waste water treatment system.
- » Capacity: 5,600 m³/day, Phase 1: 500 m³/day.
- » Biotechnology combined with physicochemical treatment. The wastewater after treatment is compliance with standard of QCVN 40:2011/BTNMT, column A.
- » Telecommunications system: Meet demand with various types of services.




TRANG BOM RESIDENTIAL AREA




Complete technical infrastructure of residential including:

- Roads
- Lighting
- Water supply and drainage
- Waste water treatment systems
- Public garden and trees







Year of establishment: **2009**
Launched: **2010**



Location: **Trang Bom District, Dong Nai Province**



Belong to the urban planning area of **55ha** in Trang Bom Town



Product type: **Villa, Townhouse , Land plot**

Greenery Park

6,300^{m²}

INDUSTRIAL FACTORY

Product: Ready-built Factory or to be built according to Client's requirement, flexible Area.

Factory Standard:

- Design and build in accordance to Vietnamese Construction Standards QCVN 01: 2008/BXD
- Complete all of the construction items, including: factory area, office and the basic infrastructure items: guarding house, garage, canteen, internal road, gate, fence equipped, etc.
- Install equipment such as: lighting, fire protection system, lightning protection system etc.



OFFICE FOR LEASE

Office for lease and other services, add-ons are integrated in the office building of Sonadezi Long Binh.

Flexible area: from 21 m² to 210 m²

Location: Sonadezi Long Binh's office building

Product standard:

- Modern design
- Provide hall rental services, meet the demand of conference, training
- Open space, no partition
- Centralized air conditioner system
- Modern automatic fire protection system
- Complete public area
- Building security monitoring system
- Parking area
- Security 24/24



Sonadezi Long Binh Office Building



Modern working space



The hall for lease

PROJECT MAP



CLIENTELE
