

The Eco-Centric Industrial Park

**PRODEZI**

# A VISION *for* Industrial Excellence

**PRODUCTIVE & SUSTAINABLE INDUSTRIAL SOLUTIONS**

Adjacent to Ho Chi Minh City Vietnam's metropolitan hub



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## Letter from PRODEZI INDUSTRIAL PARK (IP)

**Dear Valued Stakeholders, Partners,  
and Investors,**

We are thrilled to introduce you to a groundbreaking development plus solution that is set to redefine industrial excellence in Long An province - a cornerstone of economic growth in Vietnam. Nestled strategically within the dynamic economic zone of the Mekong Delta, Long An offers unparalleled connectivity, with easy access to major highways, ports, and airports which ensure seamless logistics and supply chain management, making it an ideal location for industries looking to optimize their operations and reach global markets efficiently.

Build upon this solid foundation, the heart of our project lies a bold vision: to create a state-of-the-art industrial hub that meets the highest standards of efficiency, technology, and environmental responsibility. Our premier Industrial Park is designed to attract top-tier businesses, foster innovation, and provide a conducive environment for industrial growth and expansion. In an era where sustainability is paramount, our project is committed to incorporating green practices and eco-friendly technologies, which aim to minimize our environmental footprint while maximizing operational efficiency.

We strongly believe in the power of community and the importance of a skilled workforce. Our project includes initiatives for workforce training and development, ensuring that local communities benefit from job opportunities and skill enhancement programs.

We invite you to explore and discover the myriad opportunities and productive solution that our industrial project in Long An offers. We are confident that this development will not only meet but exceed your expectations, providing a platform for your sustainable growth and long-term success.

Thank you for your interest and we look forward to partnering with you on this exciting and transformative journey.

**Sincerely,  
Prodezi Team**

# PRODEZI LONG AN OVERVIEW

Located in Long An, with a scale of 500ha, it boasts a prime location right at the border of HCMC, near the HCMC-Trung Luong highway intersection, a gateway to Vietnam's economic center, and is ideally situated for an integrated industrial and residential zone

|                            |       |
|----------------------------|-------|
| Industrial land            | 400ha |
| Residential land (LA Home) | 100ha |
| Total area                 | 500ha |

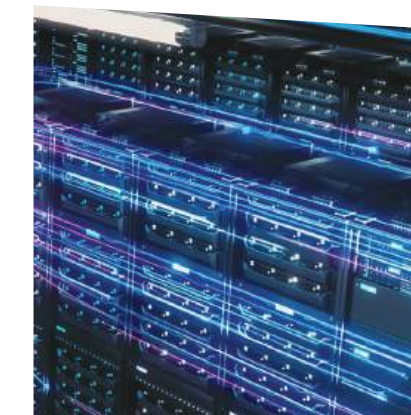


## Target Industries

Prodezi Long An is dedicated to nurturing environmentally sustainable, high-tech industries that produce high-value-added products with minimal labor requirements

This encompasses various sectors, including but not limited to:

- Electronics
- Automotive Manufacturing & Assembly
- Support Industries for Hi-tech Products
- Garment & Footwear
- Food & Beverage
- Logistics, including warehouses and cold storage
- Data Center



**LONG AN INTERNATIONAL PORT**  
Vessel size capacity 70,000DWT



**HO CHI MINH TRUNG LUONG HIGHWAY**  
4-6 Lanes - 100km/h max speed



**RING ROAD 3**  
4-6 Lanes - 100 Km/h max. speed



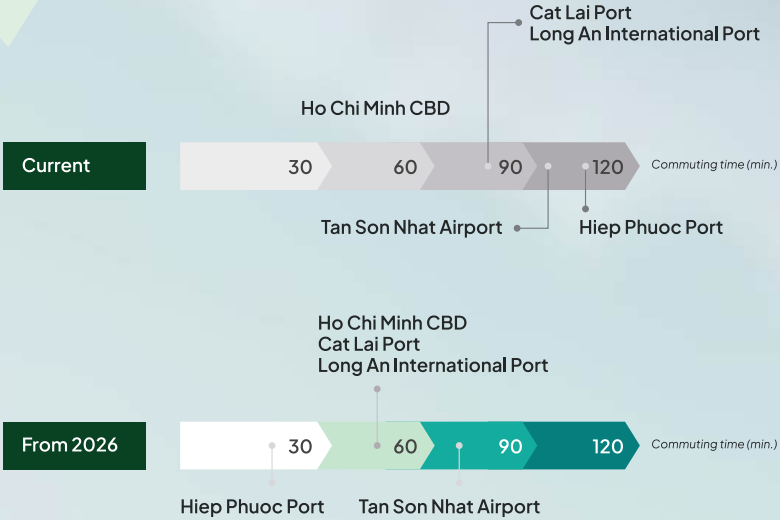
Airport

Seaport

Highway

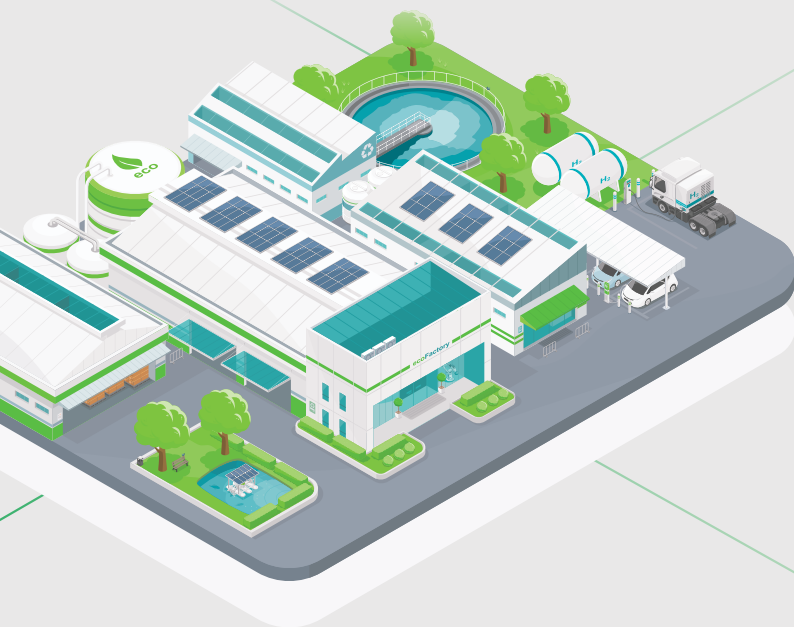
Ringroad

National road



## PROMINENT RESOURCES

Vietnam's diverse array of natural and human resources supports its economic development and positions the country as a key player in various global markets. The sustainable management and strategic utilization of these resources are essential for continued growth and prosperity.



## PROFESSIONAL SERVICES

With top-notch development, diverse amenities and comprehensive management services, Prodezi IP is fully equipped to meet even the most demanding tenants' needs. We walk hand-in-hand with our tenants every step of the way to provide professional yet responsive services, and legal advisory through the entire lifecycle of our tenants' leases.



## PROMOTING SUSTAINABILITY

Prodezi IP targets to be the first ECO IP in Long An and the largest ECO IP within the Mekong Delta. We promote a circular economy to benefit the tenant, developer, and local community through tax breaks, protection of the local environment, and employment opportunities



## PROSPEROUS COMMUNITY

Our Industrial Park in Long An is designed not only to facilitate industrial growth but also to provide a high quality of life for its residents. By integrating LA Home – a residential townships within the industrial park, we aim to foster a community where work-life balance is prioritized and sustainable living is at the forefront.

# VIETNAM AT A GLANCE

Vietnam has **over 3,000 km long coastline**, crossing almost **key international shipping and trading routes**.



Located centrally along **Asia's most high Traffic Sealanes**



population of approximately **100 mil. people**



with a total area of **331,690 km²**



10 year average GDP **430 bil.**

**Hanoi**

Capital

**Ho Chi Minh City**

The Metropolitan Hub of Vietnam

Mekong Delta

Long An

Malaysia

Indonesia

Singapore

Brunei

China

Hanoi

Laos

Thailand

Cambodia

Ho Chi Minh City

## WHY INVEST IN VIETNAM

Despite navigating complex economic challenges, the Vietnamese economy maintained a positive growth trajectory. As of 2023, Vietnam's nominal GDP is estimated to be **437 billion USD**, growing at **5.05%**. This resilience is further evidenced by the significant increase in foreign direct investment (FDI) in Vietnam during the same year. Total FDI reached **36.6 billion USD**, a rise of 32.1% from the previous year. 3,188 newly licensed projects, a 57% increase year-over-year.

Major investment sectors: **Energy, manufacturing, and real estate**

### Strategic Location

### Geolocation & Natural Resources

01

### Competitive Operational Cost



Low electricity rate



Competitive labour cost



Competitive tax rates

### Golden Age Labor force



**50.7 mil.**

Abundant and hardworking labor force



**33 years old**

Average working age



**96.1%**

Literacy rate

### Investment incentive policy

### Stable Political Climate



Vietnam is one of the more politically stable

02

### Strong Infrastructure Investments

### High and Stable Economic Growth



Inflation under control since 2015

**under 4%**

### Global Economic Integration

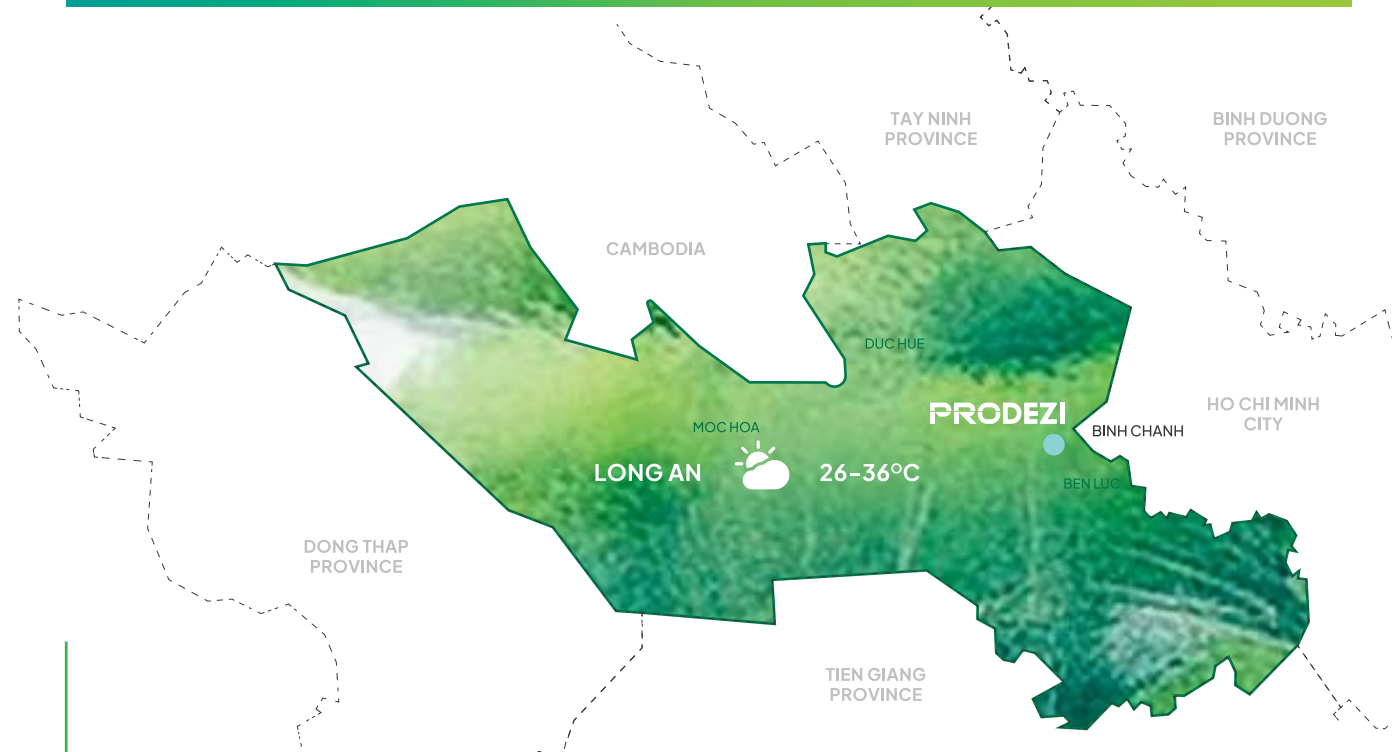


19 Signed Free Trade Agreements (16 effective), 3 FTAs (Vietnam - EFTA, Vietnam - UAE (CEPA), ASEAN - Canada), under negotiation FTA with 60 countries

03

# LONG AN THE EMERGING HUB

- Area: **4,495 km<sup>2</sup>**
- Population: **1.7 mil**
- Neighbors: **Ho Chi Minh City, Tay Ninh, Dong Thap, Tien Giang, Cambodia**
- GRDP Growth Rate: **5.26%** (1H/2024)
- GDP Growth Rate: **6.42%** (1H/2024)
- FDI Investment: **3,190.13 billion VND**



As the linking gateway linking Ho Chi Minh City and the Mekong Delta region, Long An province is an ideal location to be an investment magnet in the southern economic center of Vietnam. Its strategic positioning offers unparalleled connectivity to major highways, ports, and airports, ensuring seamless logistics and supply chain management. The province's exponential economic growth, large industrial land area, improving infrastructure, and effective administrative system are vital components of its growing FDI attractiveness.

In 2024, the winds of change are sweeping through Vietnam's industrial investments, steering the sector towards a sustainable future. The burgeoning trend of incorporating eco-friendly practices is not merely a conscientious choice but a strategic imperative as businesses increasingly recognize the intertwining of economic success with environmental responsibility.



*The Minister highly appreciated the results that Long An has achieved over the past time and emphasized that Long An can completely break through, and rise up if it knows how to grasp the times as well as opportunities for development. In addition, Long An is requested to add the Tan Tap - Long Hau Road project to the list of ODA loans and will submit and consider supporting 120 million USD in ODA capital for Long An to implement the proposed projects.*

Minister of Planning and Investment  
Nguyen Chi Dung

## INVEST IN LONG AN

- TOP 02** FDI attraction in 2021 PCI (Provincial Competitiveness Index) attraction in 2023
- \$10.6 bil.** FDI registered
- Over 1,200** FDI projects
- From Over 40** Countries

**37** Industrial parks

**6,500 ha** NLA Industrial land



### Top Six Countries in terms of Total FDI 01

United Kingdom, Taiwan, Japan, Singapore, South Korea and the United States

### Ongoing Infrastructure Development 02

Interconnectivity with other provinces and major ports are continuously being improved

### Abundant & Diverse Nearby Labor Force 03

- Large available labor force within the province
- Hi-tech experts & professionals from adjacent HCMC
- Untapped labor force from the surrounding provinces of the populous Mekong Delta who pass through Long An to HCMC



### Incentive Policies, Open-minded, and Welcoming Local Government 04

### Favorable Environmental Conditions And Rich In Resources 05

PRODEZI IP IS  
DEVELOPED  
IN ALIGNMENT  
WITH DECREE  
35/2022/ND-CP



**CRITERIA FOR INVESTORS**

- ✓ Compliance with Legal Regulations
- ✓ Provision of Basic Services
- ✓ Monitoring Mechanisms
- ✓ Annual Environmental and CSR Reporting

**CRITERIA FOR ENTERPRISES  
WITHIN THE IP**

- ✓ Legal Compliance
- ✓ Industrial Symbiosis
- ✓ Resource Efficiency

**CRITERIA FOR THE  
INDUSTRIAL PARK**

- ✓ Green Area Ratio
- ✓ Workforce Amenities

“

**Leading the  
Charge in  
Sustainable  
Industrial  
Practices.**

Prodezi IP is at the forefront of promoting sustainability in the industrial sector. Our eco-friendly initiatives and green technologies demonstrate our unwavering commitment to a healthier planet. We prioritize energy efficiency, waste reduction, and resource conservation, setting industry standards for sustainable practices. By integrating sustainability into our core operations, Prodezi IP not only protects the environment but also enhances business resilience and appeal.

Mr. Karl Truong  
Deputy CEO - Huong Viet Holdings

# Reasons to invest in PRODEZI IP

PRODEZI – IP INCENTIVES DECREE 35/2022/ND-CP

These provisions highlight various incentives and support mechanisms for investors and enterprises involved in Industrial Parks, aiming to promote sustainable development and environmental protection.

1

## FOR INVESTMENT PROJECTS in Building and Operating Industrial Park Infrastructure:

Eligible for incentives specified in Clause 1, Article 32 of Decree 35/2022/ND-CP, Clause 1, Article 32 of Decree 35/2022/ND-CP:

- Exemptions and reductions in land rent as per land law regulations.
- Priority access to state investment credit, and legal fundraising methods according to enterprise, credit, and other relevant laws.
- Inclusion in the list of investment-attracting projects.

2

## FOR INVESTORS in Industrial Parks and ECO-ENTERPRISES:

- Priority access to preferential loans from the Vietnam Environmental Protection Fund, the Small and Medium Enterprise Development Fund, and other domestic and international funds and sponsors.
- Access to green credit from credit institutions and foreign bank branches in Vietnam.
- Issuance of green bonds as per bond issuance and environmental protection laws.

### Technical Support and Investment Promotion:

- Priority participation in technical support programs and investment promotion activities organized and managed by state agencies.

### Access to Relevant Information:

- Enterprises in Industrial Parks are prioritized for access to relevant market technology information and opportunities for cooperation in implementing industrial symbiosis within their production and business activities.

### Incentives and Benefits:

- Industrial Parks and eco-enterprises receive incentives from the moment they are certified as Industrial Parks or eco-enterprises

### Industrial Zone Tax Incentives

CIT Taxes

02

Years tax exemption

50

% reduction of export tax in the next

04

years

New projects in designated sectors

04

Years tax exemption

50

% reduction of Corporate Income Tax (CIT) payable in the next

09

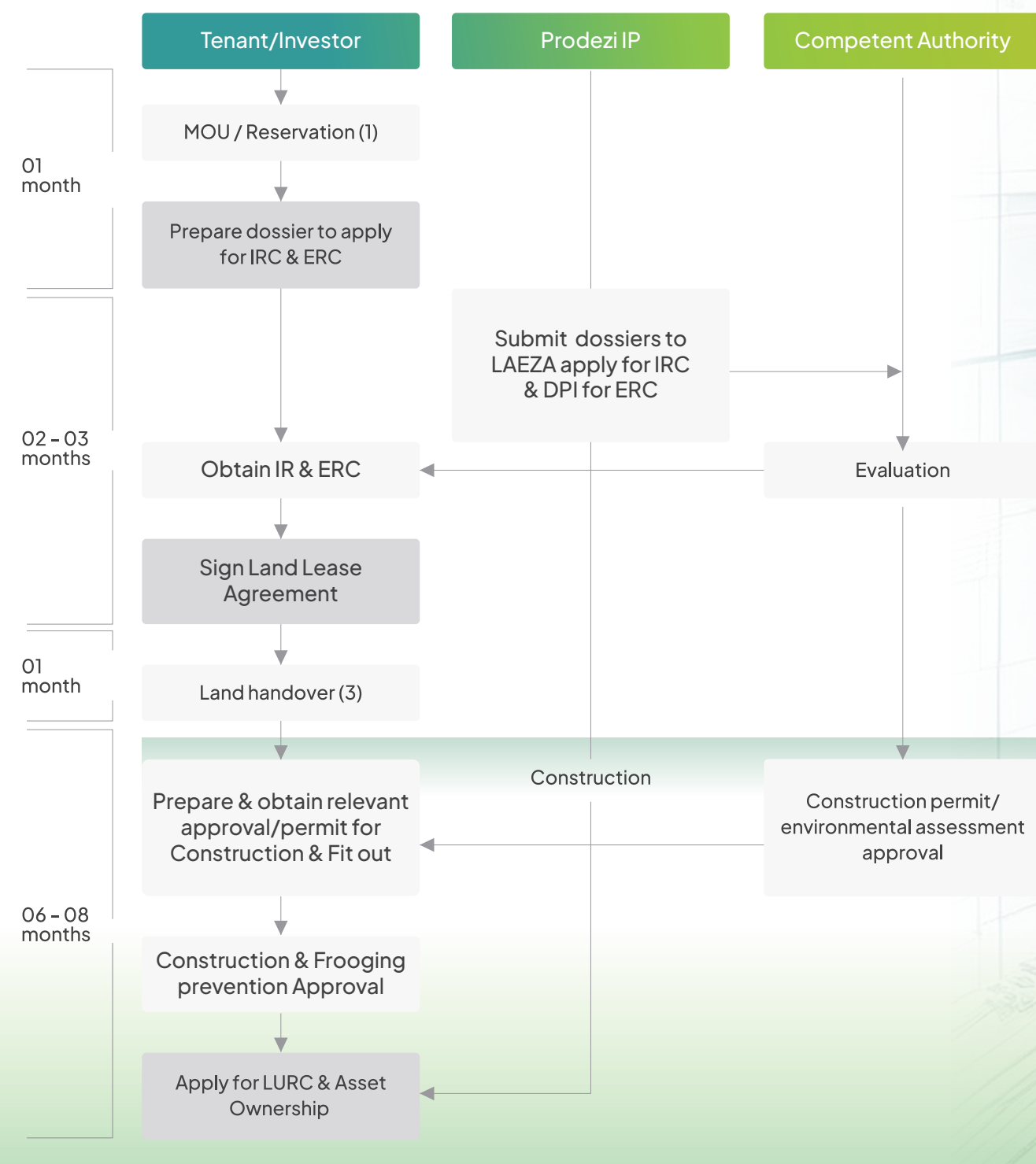
years

Import Taxes

Exempt from import tax for goods imported according to the regulations in Decree No. 134/2016/ND-CP dated September 1, 2016, and Decree No. 18/2021/ND-CP dated March 11, 2021



# INVESTMENT APPLICATION PROCESS



## PRODEZI - HUONG VIET HOLDINGS OUR LINEAGE

Prodezi - the Premier Industrial Parks represents a collaborative effort between the investor, Prodezi Long An JSC and the developer, Huong Viet Holdings.

Huong Viet Holdings is a dynamic and strategic conglomerate with total assets of 2 billion USD. The group's portfolio comprises over 20 member and affiliated companies, in critical sectors such as real estate, finance and investment, renewable energy, sustainable manufacturing, logistics and data centers with a robust presence across Vietnam. Huong Viet Holdings aims to become professional asset management company, driving sustainable developments and pioneering industry innovation.

Huong Viet Holdings believes that true progress is measured not just by economic success but also by the positive impact on the community. Each project is designed to create job opportunities, support local businesses, and provide skill development programs, contributing to the overall well-being of the region.

“

### Delivering Professional Services with Unwavering Commitment.

Our team at Prodezi IP provides professional services that are tailored to meet the unique needs of each business. We pride ourselves on our expertise and dedication, ensuring that our clients receive the highest level of support. From project planning to implementation, our comprehensive services are designed to drive success. Prodezi IP's objectives to excellence guarantees that every client can achieve their operational goals with confidence.

“

### Harnessing Prominent Resources for Unmatched Industrial Excellence.

At Prodezi IP, we leverage our abundant and prominent resources to drive industrial excellence. By providing top-tier infrastructure and comprehensive support, we enable companies to innovate and grow. Prodezi IP's commitment to resource optimization ensures that our clients can maximize their potential in a competitive market.

Mr. Karl Truong  
Deputy CEO - Huong Viet Holdings

## PRODEZI - HUONG VIET HOLDINGS

### OUR LINEAGE



### The Hallmark

Property Awarded  
"Best Office Development 2023"

A prestigious Grade A+ office building located in the heart of Ho Chi Minh City's new CBD. This award winning commercial project exemplifies Huong Viet Holdings's commitment towards developing and managing top-tier commercial real estate offerings.



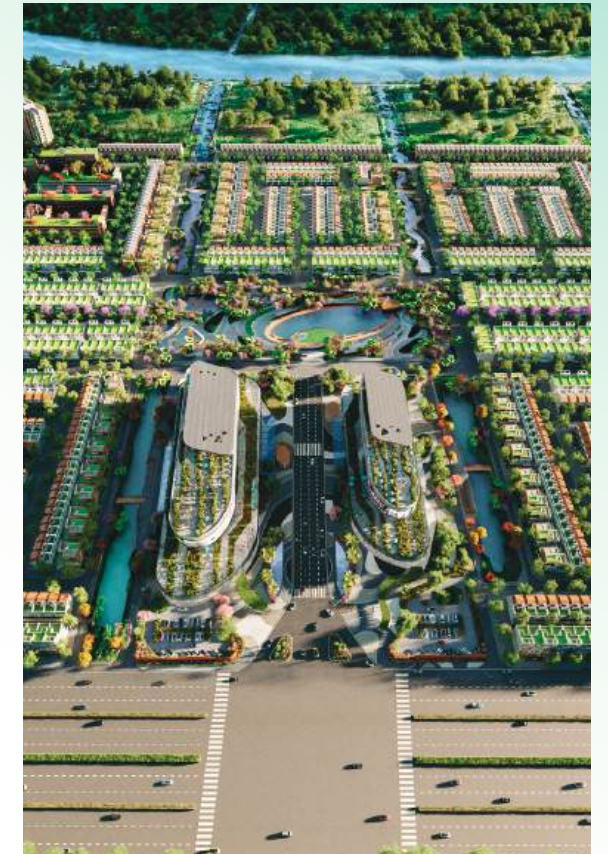
### Trang Bang Industrial Park

Spanning over 200 hectares, this industrial park stands as a testament to Huong Viet Holdings's 20 years of experience in successfully developing and operating industrial zones. It has attracted numerous tenants from both domestic and international markets and continues to operate to the satisfaction of all of its tenants.



### Wind and Solar projects

Huong Viet Holdings is actively contributing to Vietnam's sustainable development by investing in, developing, and operating multiple renewable energy projects, including solar and wind farms. These efforts underscore Huong Viet Holdings's commitment to environmental responsibility and clean energy solutions.



### LA Home township

The township creates a perfect image of modern urban living, with a delicate and harmonious blend of pristine natural river scenery. More than just a house, LA Home is a comprehensive connection to six distinctive urban subdivisions. This connection not only creates a fully equipped living environment but also fosters a favorable condition for bonding with the surrounding community.

LAND USE MASTER PLAN



COMPETITIVE ADVANTAGES

STRATEGIC LOCATION

This prime location in developing province ensures efficient logistics, key transportation system, human resources and supply chain operations, making it an ideal destination for businesses looking to optimize their distribution and production processes.

01

INDUSTRIAL PARK TARGET

Designed with sustainability at its core and transparent legal, our project aims to create an industrial environment that minimizes environmental impact while maximizing economic benefits, towards ESG and NetZero targets.

02

INTEGRATION OF FACILITIES AND TOWNSHIP

The integration of state-of-the-art manufacturing units, residential townships with essential amenities, commercial areas and public services within the Industrial Park provides a holistic approach to development, ensuring seamless and high quality of life.

03

PROFESSIONAL MANAGEMENT

With dedicated team of experienced professionals, implementation of smart technology solutions, regular monitoring on sustainability metrics, our project ensures adherence to environmental and collaborative goals.

04

ADVANTAGES ON INCENTIVE

Along with the attractive tax breaks and exemptions for businesses investing in sustainable practices and technologies, financial support and infrastructure investment allow our project to fully support business operations and growth.

05

Technical infrastructure currently under construction **100ha**

To be completed in 08.2024

XANG LON CANAL

LUONG HOA - BINH CHANH BOULEVARD

Length **4,5km** Road width **60m**

To be completed by the end of 2025

The Eco-Centric Industrial Park

**PRODEZI**

INDUSTRIAL PARK IN MEKONG DELTA

Total area **400ha**

Infrastructure to be deployed in Q4.2025

- 01 Commercial Service Business Center
- 02 Administrative Center
- 03 Driving Range
- 04 Commercial mall
- 05 Eco park | 26ha

LUONG HOA - BINH CHANH BOULEVARD



The Eco-Centric Industrial Park

# PRODEZI

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