



HIM LAM CORPORATION

Project developer and distributor

INDUSTRIAL PARK DUC HOA III

📍 36m Road, Duc Lap Ha commune, Duc Hoa district, Long An

🏠 Industrial land for rent | Urban land for wholesale and retail

🌐 www.kcnduchoa3.vn

✉️ cskh@truongsonland.com



INDUSTRIAL PARK

DUC HOA III

GREEN-CLEAN-MODERN

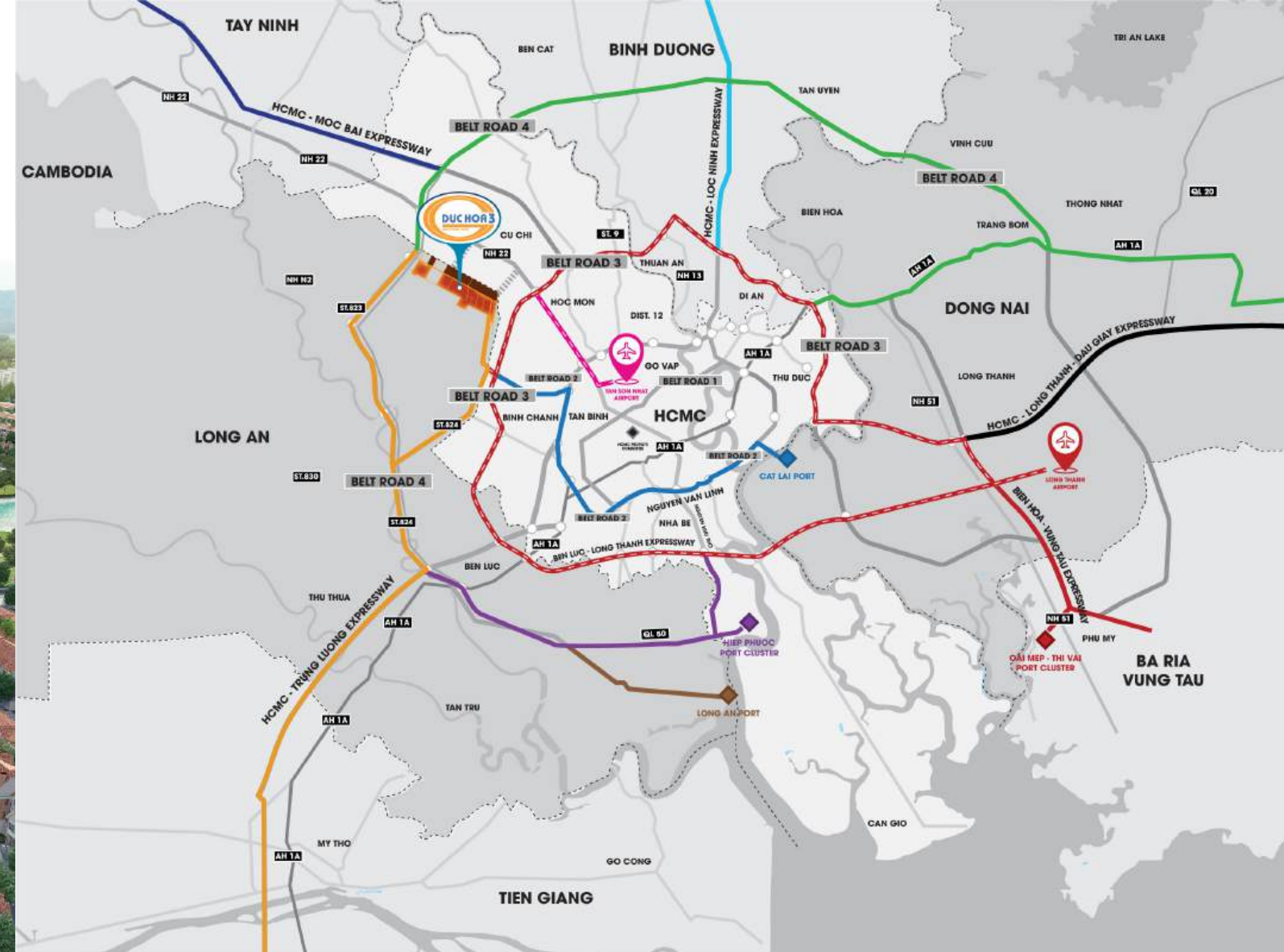


PROJECT OVERVIEW



LOCATION Duc Lap Ha Commune, Duc Hoa District, Long An Province

SCALE 945,627ha



REGIONAL CONNECTIVITY

78,4km
1h
TO LONG THANH AIRPORT

35km
30p
TO TAN SON NHAT AIRPORT

65km
50p
TO LONG AN PORT

53km
40p
TO HIEP PHUOC PORT

55km
40p
TO CAT LAI PORT

100km
1h20p
TO CAI MEP - THI VAI PORT

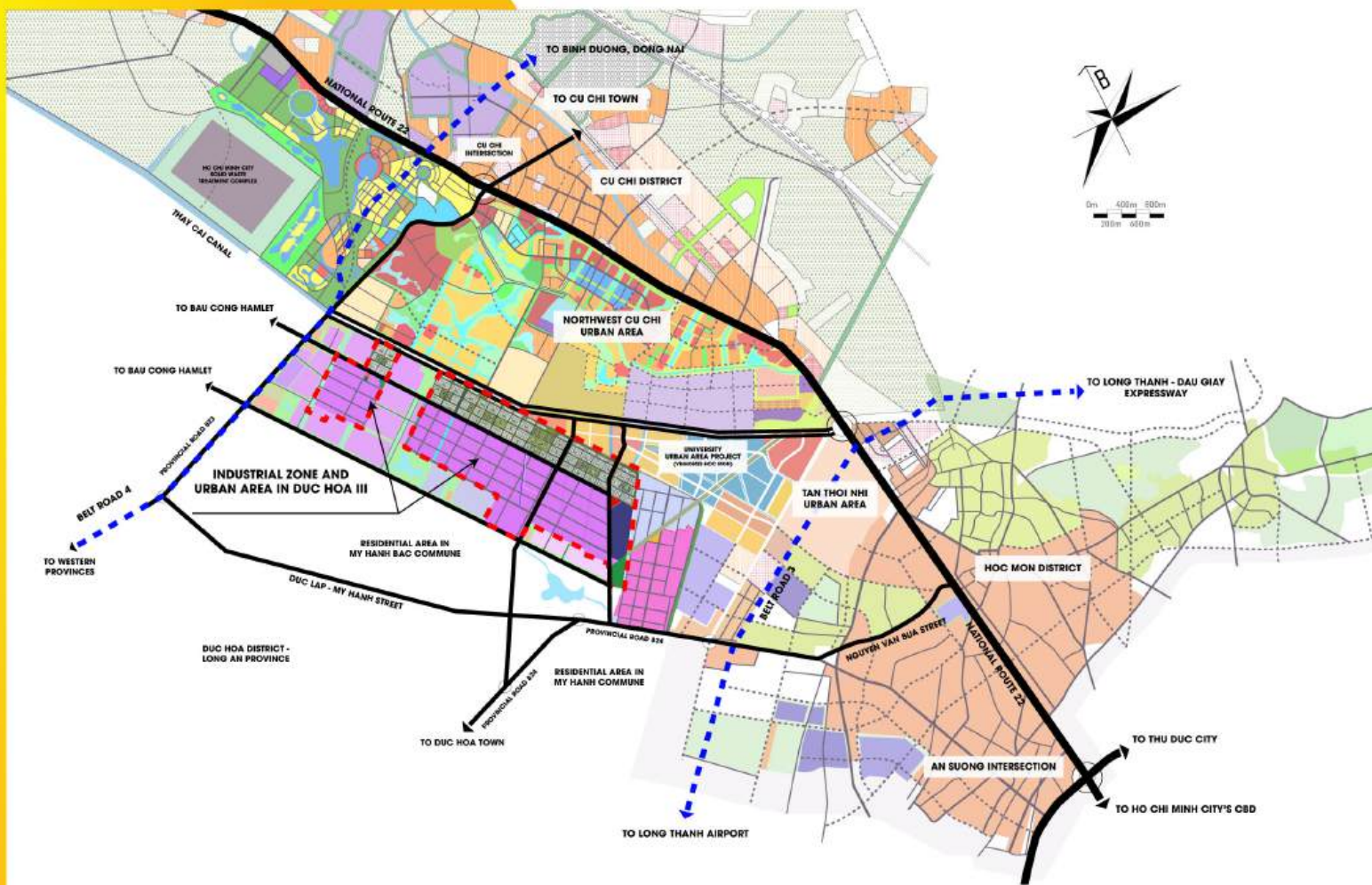
40km
35p
TO MOC BAI BORDER GATE PORT, TAY NINH PROVINCE

TO BINH DUONG & DONG NAI PROVINCES, CENTRAL & NORTHERN PROVINCES

TO DONG NAI PROVINCE, CENTRAL & NORTHERN PROVINCES

TO WESTERN PROVINCES

TO BINH DUONG & BINH PHUOC PROVINCES, CENTRAL HIGHLANDS PROVINCES



OVERALL GROUND OF TOTAL PROJECT

Area: **945,627 ha**

REGIONAL PLANNING

Duc Hoa III Industrial Park is strategically located adjacent to Ho Chi Minh City such as Cu Chi, Binh Chanh, and Hoc Mon districts.

Situated within a thriving residential area with comprehensive amenities, Duc Hoa III offers significant advantages in attracting and retaining skilled labor and both domestic and international experts.

In the future, Duc Hoa III is poised to become an even more bustling and well-served area:

- Northwest Cu Chi Urban Area - area 6,000 hectares
- University Urban Area Project (Vinhomes Hoc Mon) - area 924 hectares
- Tan Thoi Nhi Urban Area - area 478.5 hectares
- Urban area in Duc Hoa III - area 435 hectares



- | | |
|------------------------------------|-------------------------------------|
| 1 SLICO INDUSTRIAL PARK | 5 MUOI DAY INDUSTRIAL PARK |
| 2 MINH NGAN INDUSTRIAL PARK | 6 LIEN THANH INDUSTRIAL PARK |
| 3 AMIC INDUSTRIAL PARK | 7 LONG DUC INDUSTRIAL PARK |
| 4 LONG VIET INDUSTRIAL PARK | |

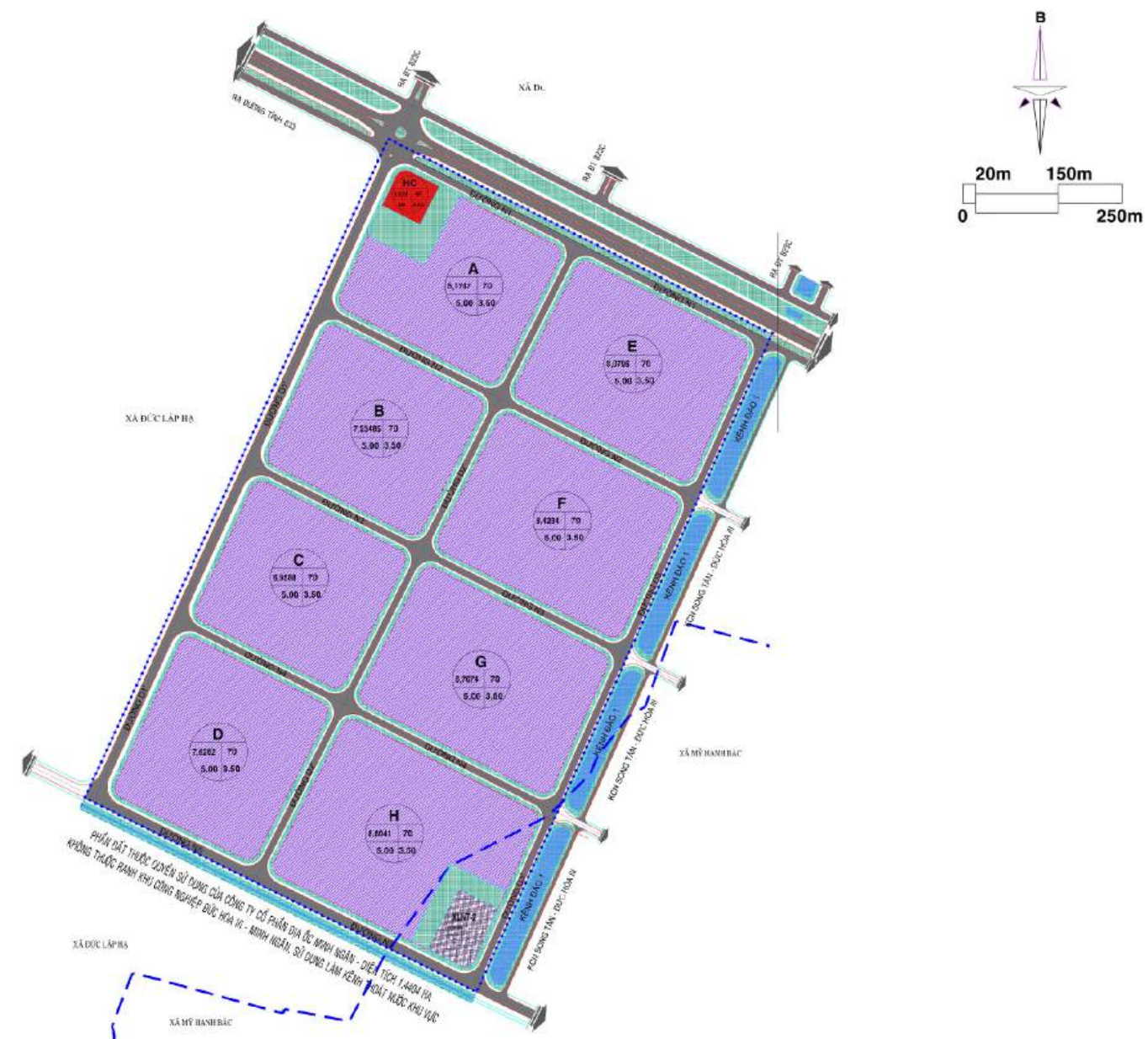
SLICO INDUSTRIAL PARK



- ▣ Completed legal
- ▣ Area: 157.27 ha
- ▣ Time: 2054
- ▣ Status: Completed infrastructure and handing over the land

- The net construction density of the land for construction of factories and warehouses is at most 70%, the construction density of factories built over 5 floors is 60%.
- The minimum rate of green trees is 20% in each construction land lot.
- Completed infrastructure.

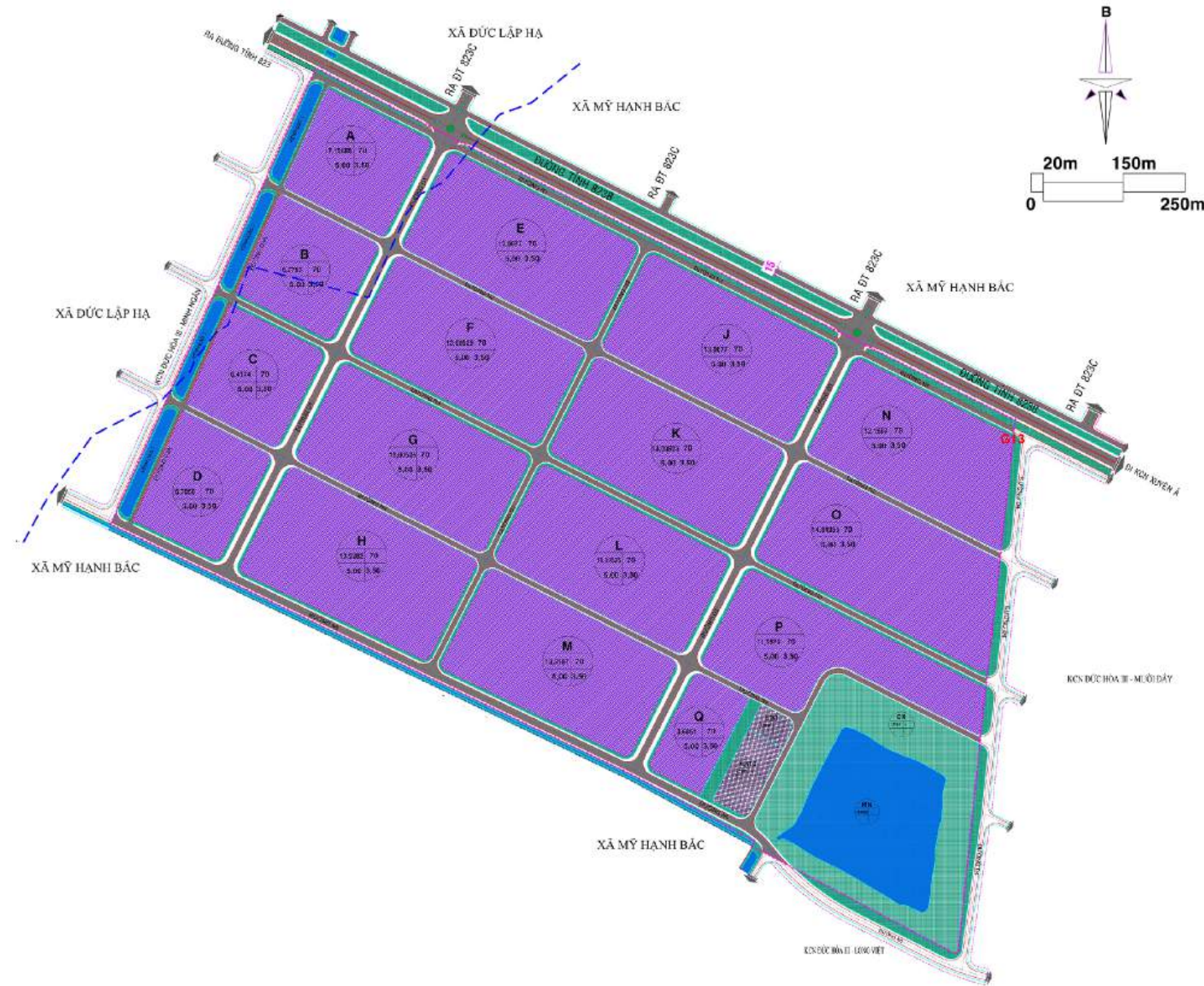
MINH NGAN INDUSTRIAL PARK



- Completed legal
- Area: 85.57 ha
- Time: 2058
- Status: 100% land clearance and preparing to build infrastructure

- The net construction density of the land for construction of factories and warehouses is at most 70%, the construction density of factories built over 5 floors is 60%.
- The minimum rate of green trees is 20% in each construction land lot.

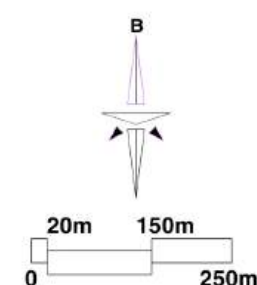
AMIC INDUSTRIAL PARK



- ☐ Completed legal
- ☐ Area: 244.63 ha
- ☐ Time: 2058
- ☐ Status: 100% land clearance and preparing to build infrastructure

- The net construction density of the land for construction of factories and warehouses is at most 70%, the construction density of factories built over 5 floors is 60%.
- The minimum rate of green trees is 20% in each construction land lot.

LONG VIET INDUSTRIAL PARK



- ☐ Completed legal
- ☐ Area: 86.49 ha
- ☐ Time: 2055
- ☐ Status: 100% land clearance and preparing to build infrastructure

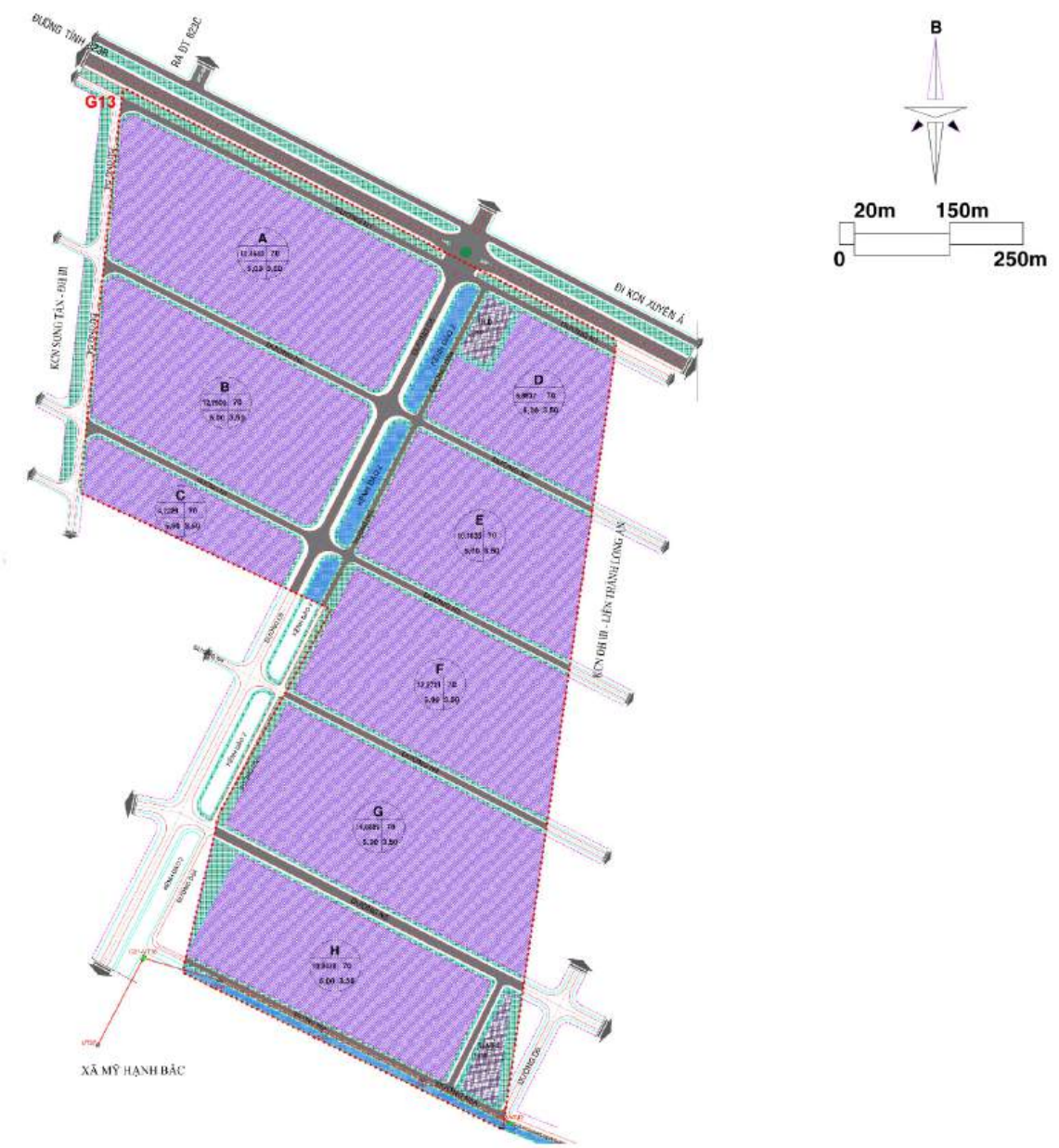
- The net construction density of the land for construction of factories and warehouses is at most 70%, the construction density of factories built over 5 floors is 60%.
- The minimum rate of green trees is 20% in each construction land lot.

MUOI DAY INDUSTRIAL PARK



LAND MAP

MUOI DAY INDUSTRIAL PARK



- ☐ Completed legal
- ☐ Area: 114.35 ha
- ☐ Time: 2060
- ☐ Status: 100% land clearance and preparing to build infrastructure

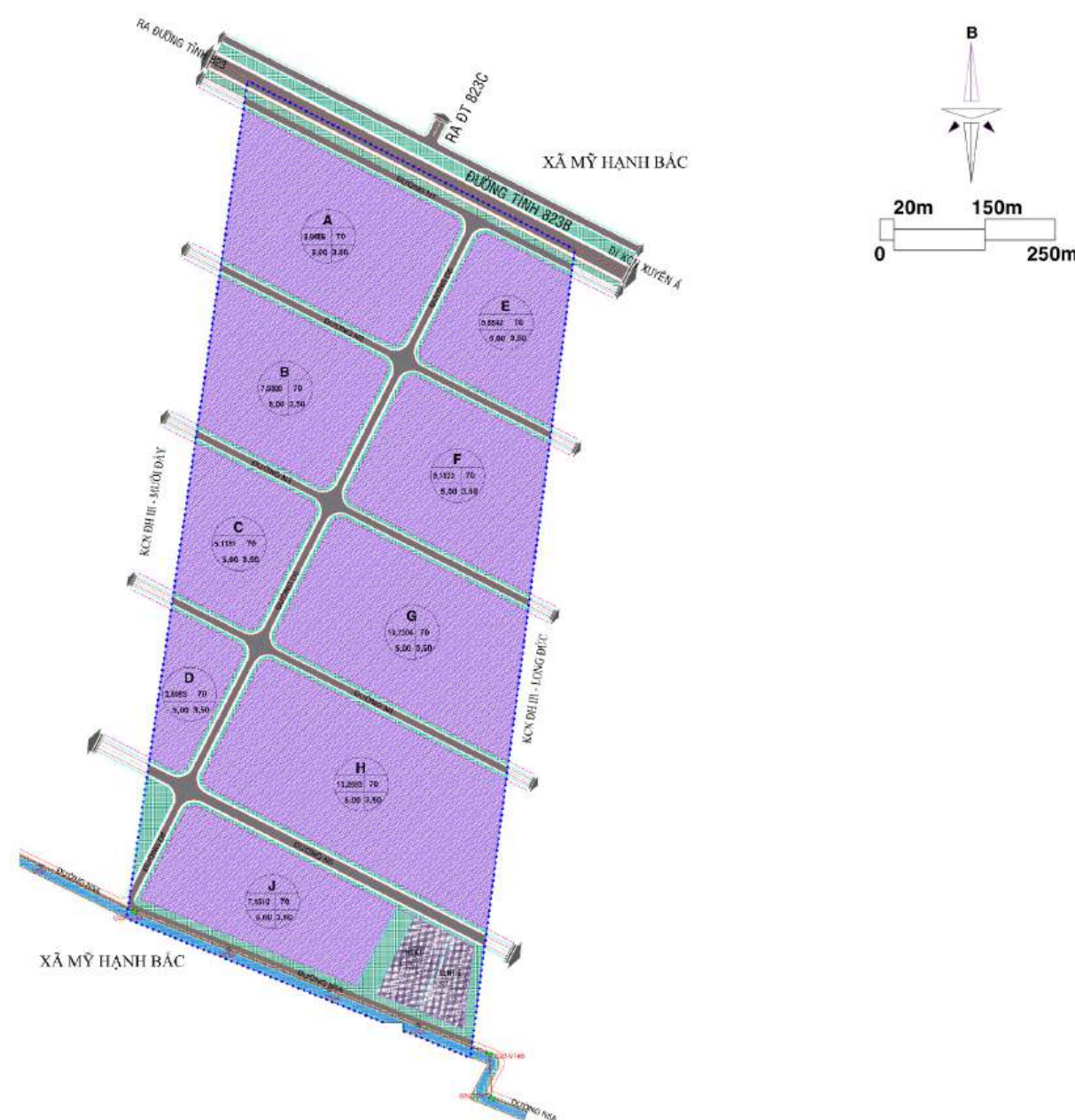
- The net construction density of the land for construction of factories and warehouses is at most 70%, the construction density of factories built over 5 floors is 60%.
- The minimum rate of green trees is 20% in each construction land lot.

LIEN THANH INDUSTRIAL PARK



LAND MAP

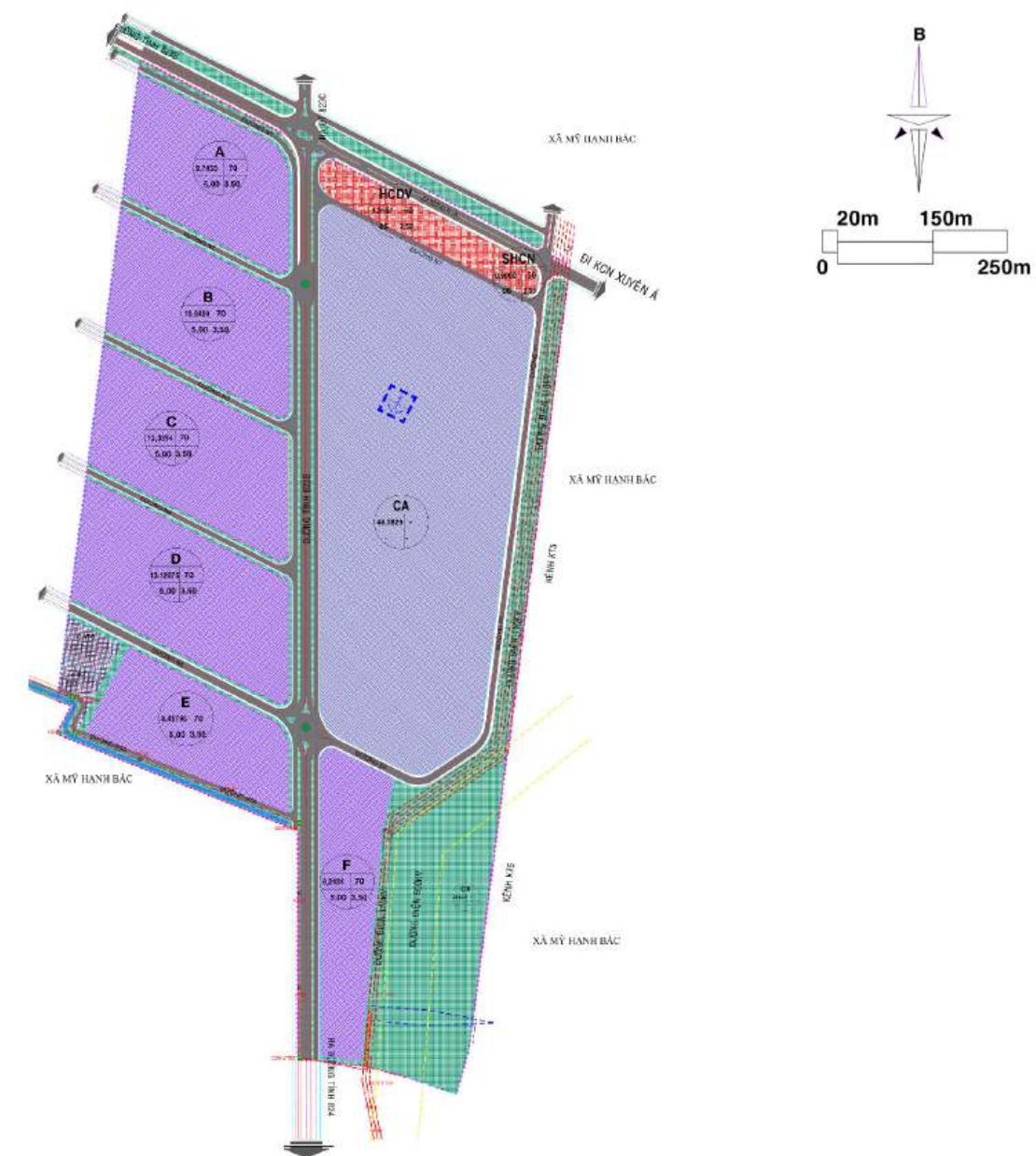
LIEN THANH INDUSTRIAL PARK



- ☐ Completed legal
- ☐ Area: 92.56 ha
- ☐ Time: 2058
- ☐ Status: 100% land clearance and preparing to build infrastructure

- The net construction density of the land for construction of factories and warehouses is at most 70%, the construction density of factories built over 5 floors is 60%.
- The minimum rate of green trees is 20% in each construction land lot.

LONG DUC INDUSTRIAL PARK



- ☐ Completed legal
- ☐ Area: 164.74 ha
- ☐ Time: 2060
- ☐ Status: 100% land clearance and preparing to build infrastructure
- ☐ Inland Container Depot with 46 ha

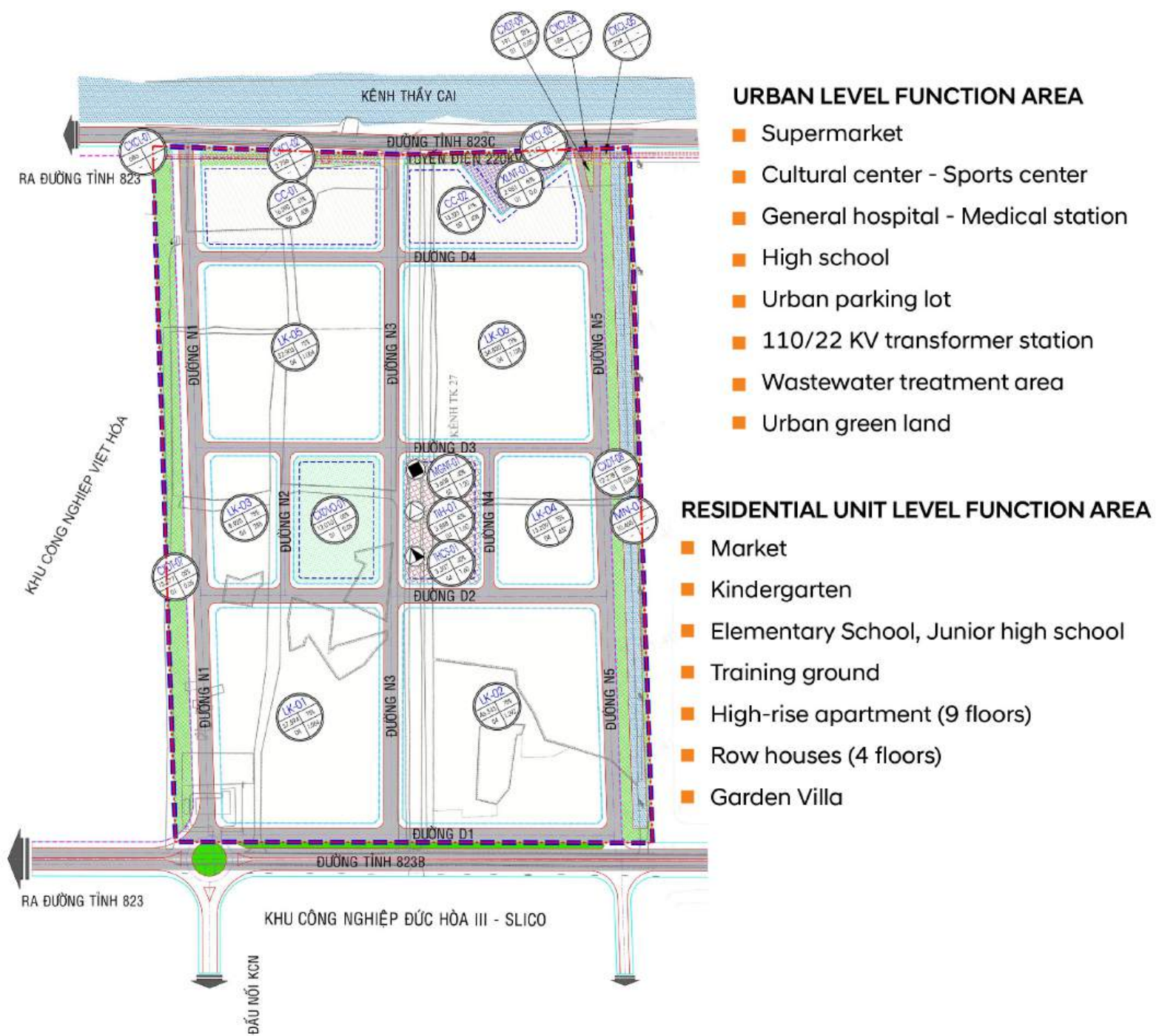
- The net construction density of the land for construction of factories and warehouses is at most 70%, the construction density of factories built over 5 floors is 60%.
- The minimum rate of green trees is 20% in each construction land lot.

SLICO URBAN AREA



PLANNING MAP

SLICO URBAN AREA



- Completed legal
- Area: 36.25 ha
- Status: 100% land clearance and preparing to build infrastructure

MINH NGAN | AMIC | RESCO URBAN AREA



MINH NGAN | AMIC | RESCO URBAN AREA



- ☐ Completed legal
- ☐ Area: 399.2 ha
- ☐ Status: 100% land clearance and preparing to build infrastructure



PLANNING MAP

MINH NGAN | AMIC | RESCO URBAN AREA



URBAN LEVEL FUNCTION AREA

- Supermarket
- Cultural center - Sports center
- General hospital - Medical station
- High school
- Urban parking lot
- 110/22 KV transformer station
- Wastewater treatment area
- Urban green land

RESIDENTIAL UNIT LEVEL FUNCTION AREA

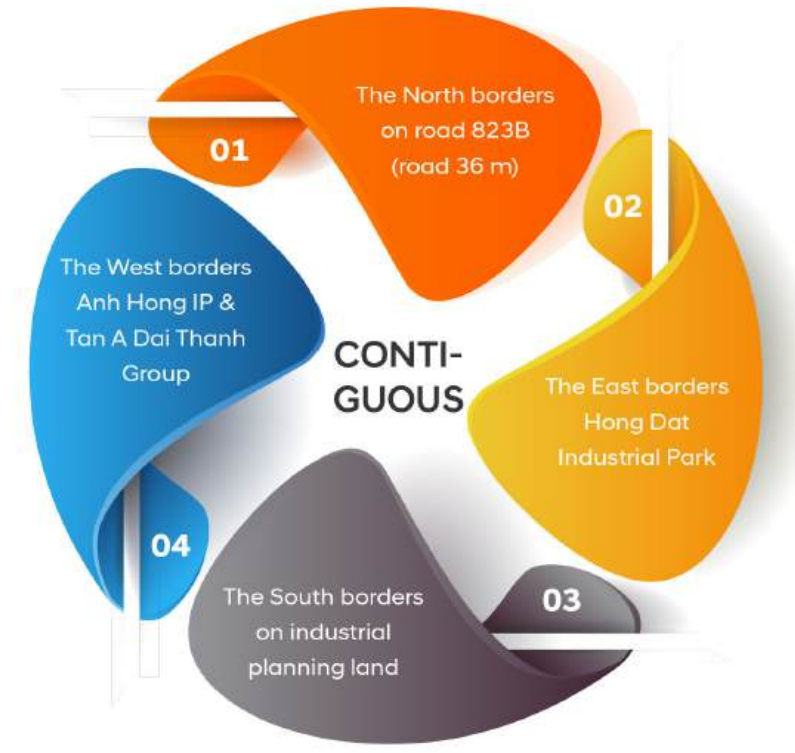
- Market
- Kindergarten
- Elementary School, Junior high school
- Training ground
- High-rise apartment (9 floors)
- Row houses (4 floors)
- Garden Villa





WHY INVEST AT **DUC HOA III** ?

- Complete legal.
- Many surrounding industrial zones and available workforce.
- The green strip of trees on both sides of the road is 8m on each side to create landscape and environment around the industrial park is always GREEN, fresh and CLEAN air.

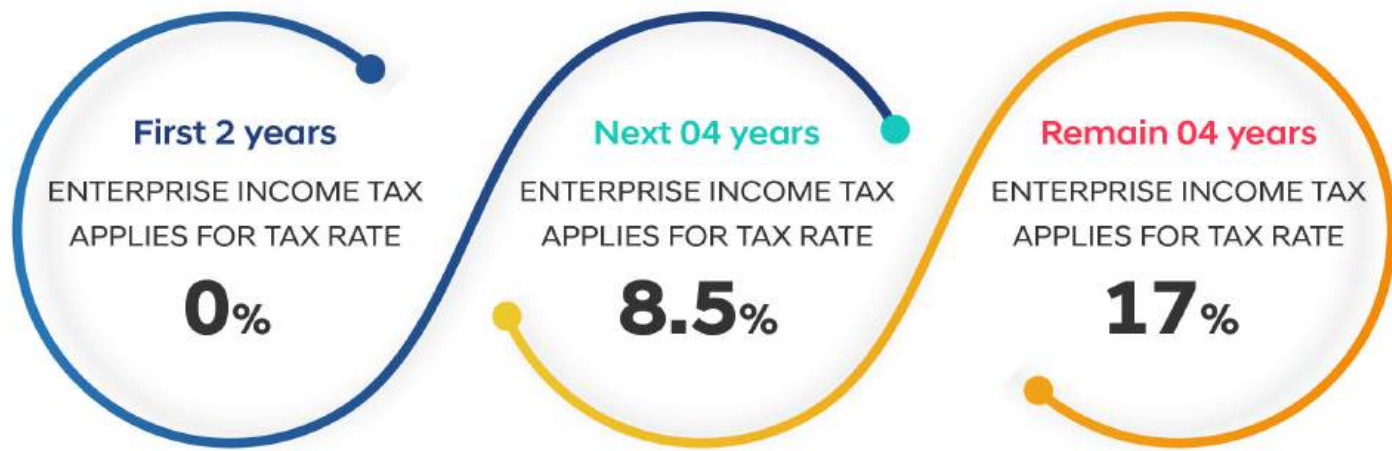


INVESTMENT POLICY

BUSINESS INCOME TAX INCENTIVES:

- Section a) Clause 3 Article 15 & Article 16 of Decree No. 218/2013/ND-CP dated December 26, 2013 detailing and guiding the implementation of the Law on Corporate Income Tax:

Offer valid for **10 years**



INDUSTRIAL PARK UTILITIES DUC HOA III



ELECTRICITY DISTRIBUTION SYSTEM

Duc Lap Thuong 110KV transformer station will provide electricity for the entire operation of the industrial park, all 110KV transmission line goes on the technical land of Duc Hoa III-Slico Industrial Park.

CLEAN WATER SUPPLY SYSTEM

Used from 02 sources of clean water supply plants: Phu My Vinh Company and Kenh Dong Water Plant.

WASTE WATER TREATMENT SYSTEM

The centralized wastewater treatment plant is responsible for treating pre-cleaned wastewater from enterprises operate in SLICO Industrial Park according to input standards QCVN 40:2011 - column B and ensuring treatment of output wastewater meet Column A standards according to QCVN 40:2011. The total wastewater treatment capacity of the plant in phase 1 is 36,000 m³/day.

TELECOMMUNICATIONS INFRASTRUCTURE SYSTEM

Investors will be provided with the most modern telecommunications technology services such as: Lisealine, ADSL, fiber optic cable, ... Long An province's phone number system, with two transmission solutions for copper wireline and fiber optic cable, ensuring that the communication of customers is always smooth.

12 INDUSTRY GROUPS INVESTED

01 Group of electronic and telecommunications projects	02 Group of mechanical and metallurgical projects	03 Group of food and beverage processing projects
04 Group of projects to produce chemicals, pharmaceuticals, cosmetics, plastics, plastics	05 Stationery projects group	06 Group of textile and garment projects (not accepting dyeing processing projects)
07 Group of construction materials production projects	08 Group of industrial projects to produce domestic and export consumer goods	09 Group of other projects: medical equipment and machines; Warehouse, product display house
10 Projects for wood processing, glass and ceramic production	11 Agricultural product processing projects	12 Group of projects on processing and raising livestock, poultry & aquatic products