

INDUSTRIAL ZONE

An Thanh

Phase 1

Connecting Prosperity
Leading the Future



Investor

**VINH LOC – LONG AN INDUSTRIAL ZONE
CONSTRUCTION AND INVESTMENT CORPORATION**



A new manufacturing base at the gateway to Ho Chi Minh City

Master perspective – illustrative

270.82_{ha}

Total planned area

177.45_{ha}

Factory & warehouse land

16_{plots}

From 0.84 to 27.8 ha each

Strategic location, secure investment

An Thanh Industrial Zone – Phase 1 covers 270.82 ha in Ben Luc Commune, Tay Ninh Province, on the industrial corridor linking Ho Chi Minh City with the Mekong Delta.

The zone is planned towards a green and smart industrial zone model, with fully integrated infrastructure from day one, drawing on nearly 30 years of industrial zone development experience within the Vinh Loc ecosystem.

Vision

To create a modern, efficient industrial investment destination, oriented towards the eco-industrial zone model, at the south-western gateway to Ho Chi Minh City.

Core values



Integrity

Legal transparency and consistent commitments.



Integration

Planning, infrastructure and services as one system.



Sustainability

Oriented towards the eco-industrial zone model, resource-efficient.



Efficiency

Shorter time to operation for investors.



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An Thanh at a glance

270.82_{ha}

Total planned area, incl. 264.3 ha of industrial zone land and 6.52 ha of An Thanh Road

177.45_{ha}

Factory & warehouse land – 67.14% of the zone

60_m

Right-of-way of An Thanh main road, linking Ring Road 4/PR 830 and Ring Road 3

Q4/27

Land handover starts in Q4/2027

Industrial plots

16 plots · 0.84–27.8 ha

Greenery & water

40.3 ha · 15.25%

Power supply

~48,921 kVA

Water supply

~11,300 m³/day

Wastewater treatment

7,500 m³/day

Operation term

50 years

An industrial hub of the new Tay Ninh

51 ^{IZs}

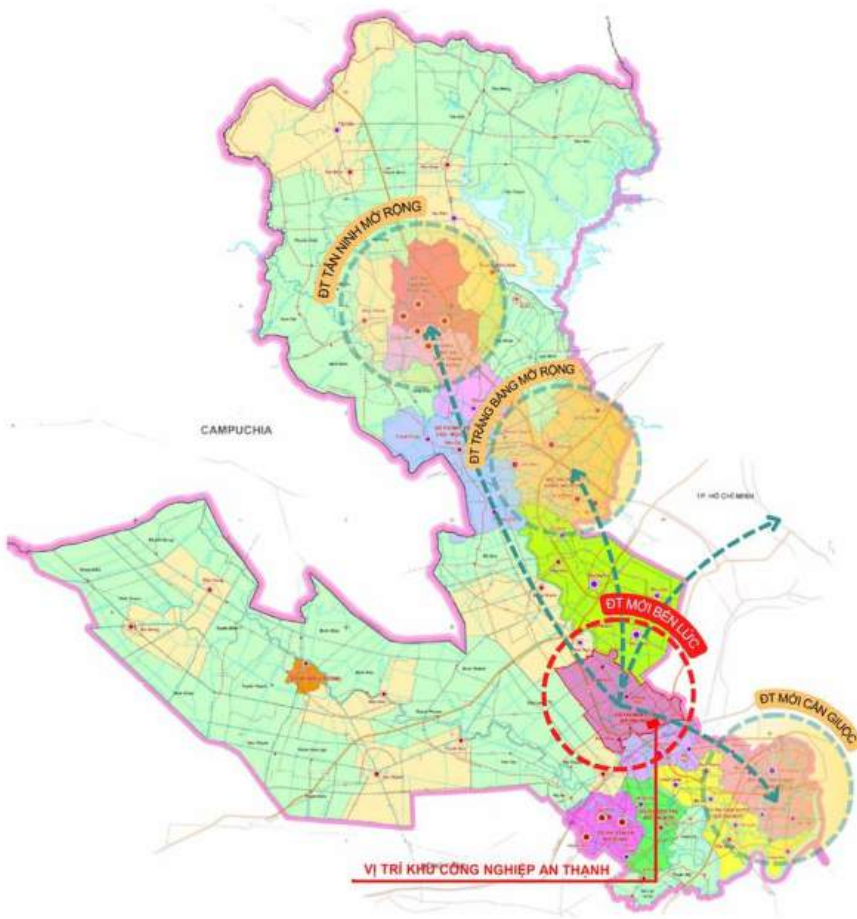
Established in Tay Ninh; 34 IZs are open to investors, covering over 10,000 ha

37,567 ^{ha}

Industrial land planned until 2030: 100 industrial zones and 82 industrial clusters

30–40 ^{km}

From the province's industrial zones to Tan Son Nhat Airport; 20–35 km to major seaports

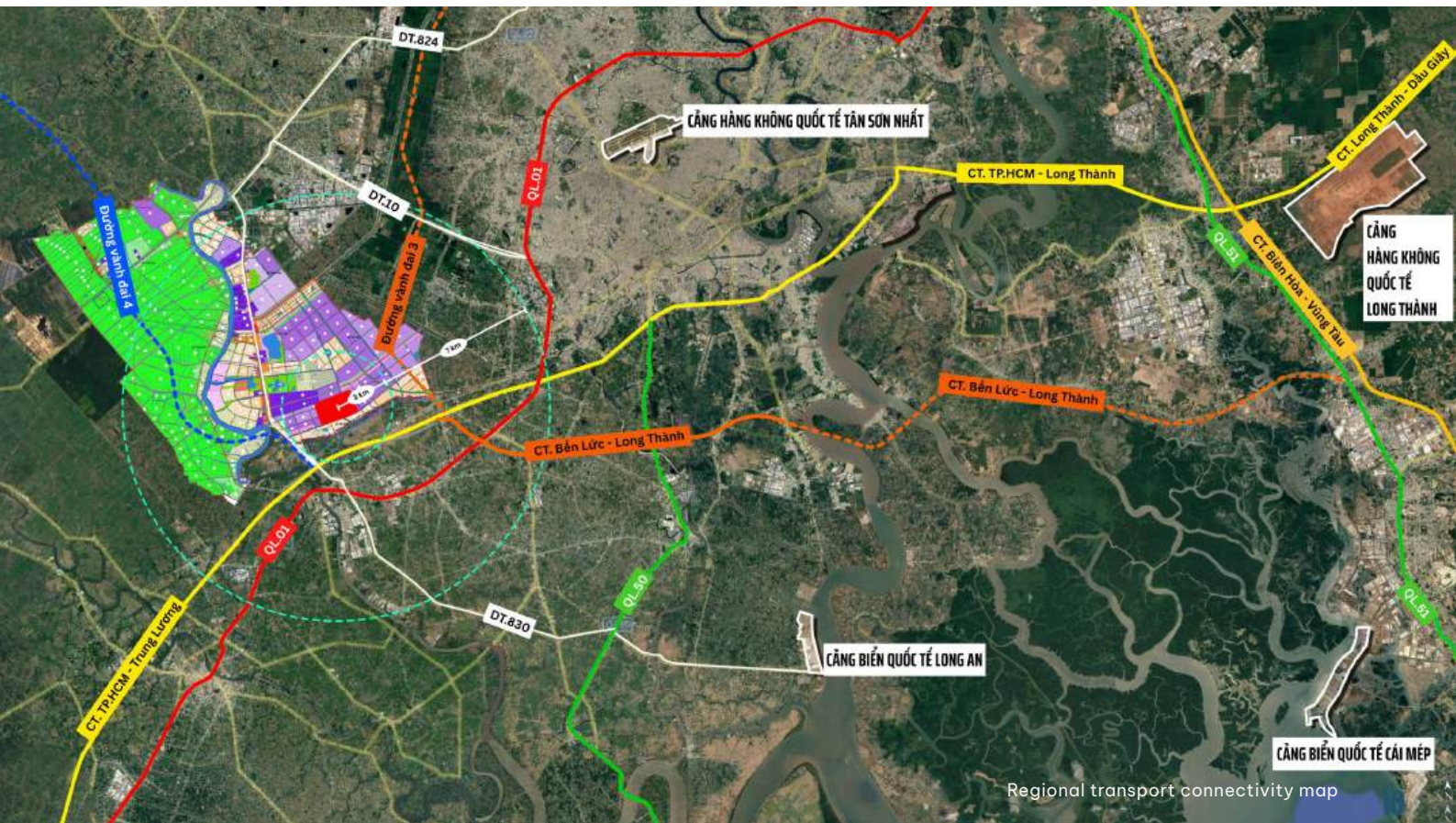


Following the provincial merger, Tay Ninh has become one of Southern Vietnam's largest industrial land banks, adjacent to Ho Chi Minh City. An Thanh lies within the Ben Luc urban-industrial development area and is included in the Tay Ninh Provincial Master Plan for 2021–2030, with a vision to 2050.

Location of An Thanh IZ in the spatial development orientation of Tay Ninh Province. Source: planning proposal, 09/2026.

Between two ring roads of the Ho Chi Minh City region

The 60 m An Thanh main road connects Ring Road 4/Provincial Road 830 to the west with Ring Road 3 to the east, giving fast access to expressways, airports and seaports.



Ring Roads 3 & 4

Direct access via the 60 m An Thanh road and PR 830.



Expressways & highways

HCMC – Trung Luong, Ben Luc – Long Thanh expressways; National Highway 1.



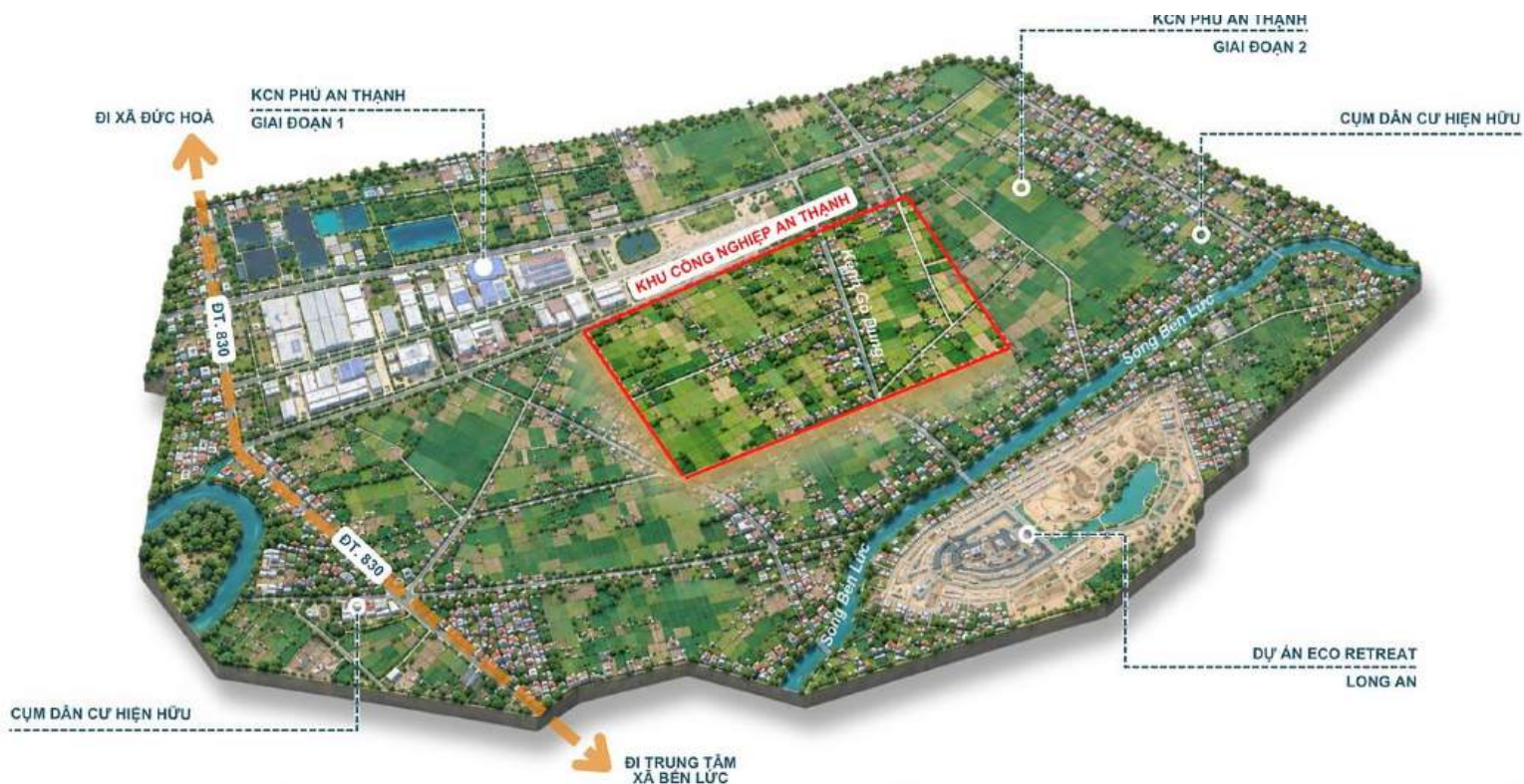
International airports

Tan Son Nhat and Long Thanh.



Seaports

Long An, Hiep Phuoc, Cat Lai and Cai Mep.



KHU CÔNG NGHIỆP PHÚ AN THÀNH (G01)



CÁC KHU DÂN CƯ HIỆN HỮU



CÁC KHU VỰC NÔNG NGHIỆP



DỰ ÁN ECO RETREAT



HỆ THỐNG KÊNH NƯỚC



TRỤC GIAO THÔNG ĐT 830

02 — Ben Luc industrial hub

At the heart of a proven industrial hub

An Thanh adjoins Phu An Thanh IZ and is close to Huu Thanh (IDICO), Thinh Phat, Tan Duc (Phase 2) and Prodezi industrial zones – forming a connected industrial network with shared labour pools and supply chains.

1,300 ha

Industrial zones and clusters in former Ben Luc District, ~90% occupied

77.52 %

Occupancy of adjacent Phu An Thanh IZ Phase 1 (352.75 ha) to the north

100 %

Occupancy of Thuan Dao IZ (113 ha) in the same area



03 — Master plan – Plots – Industries

Integrated planning from day one

Roads, plots, greenery, water bodies and technical infrastructure are organised as one coherent system, ready for fast investor set-up.

One central spine, 16 flexible industrial plots

Factory clusters line the main spine; the administration centre sits at the main gate; a green belt surrounds the zone, anchored by a central retention lake of about 10 ha.



- | | | | |
|-------------------------------------|------------------------------------|------------------|--------------------------|
| Worker accommodation | Administrative, service & cultural | Culture & sports | Lakes & ponds |
| Industrial production & warehousing | Other technical infrastructure | Security | Rivers, streams & canals |
| Buffer green space | Public green space | Transport land | Roads |

Planning proposal 09/2026 · Plots can be subdivided or combined on request · Compliant with QCVN 01:2021/BXD

Two-thirds of the land dedicated to industry



Factories & warehouses	177.45 ha	67.14%
Greenery & water bodies	40.32 ha	15.25%
Roads	37.30 ha	14.11%
Commercial & services	4.38 ha	1.66%
Technical infrastructure	2.76 ha	1.04%
Security & cultural facilities	2.10 ha	0.80%
Total industrial zone land	264.30 ha	100%

Plots by size

> 20 ha

A4 · A5 · A6 · A7

Large manufacturing complexes,
FDI groups

5–11 ha

A1 · A2 · A8 · B1–B5

Medium and large factories

< 5 ha

A3 · B6 · B7 · B8

Small factories, warehousing,
logistics

Building parameters for factory land · Plot A1 (7.8 ha) reserved for SMEs

70%

Maximum building coverage

1–5 storeys

Building height

3.5

Maximum floor area ratio (FAR)



Illustrative perspective

03 — Target industries

Six industry groups, one value chain



Food processing

Food, beverages, agricultural products



Textiles, garments & footwear

Fabrics, apparel, footwear, leather goods



Wood, paper & materials

Wood processing, furniture, paper, printing



Chemicals, plastics & pharma

Plastics, paints, synthetic rubber, pharmaceuticals



Engineering & electronics

Metal products, machinery, components, electrical equipment, supporting industries



Logistics & technology

Warehousing, transport, telecoms, IT

Dedicated infrastructure, designed for 50 years

2 x 63 MVA

Power capacity, dedicated
110/22 kV substation

11,300 m³

Water supply per day

7,500 m³

Wastewater treatment per day



Power supply

New on-site 110/22 kV substation; 22 kV medium-voltage network to every plot.



Water supply

Initially from the PR 830 network; at full build-out from a dedicated surface-water treatment plant drawing on the Vam Co River.



Wastewater treatment

Central plant meeting QCVN 40:2025/BTNMT; sewerage separated from stormwater drainage.



Fire protection

Dedicated fire-water network, 3,000 m³ reservoir, hydrants at max. 150 m spacing.





Illustrative perspective

04 — Technical infrastructure

Seamless operations, climate-resilient by design



Internal roads

Grid layout, 16–30 m cross-sections, 3.50–3.75 m lanes for container trucks; separate flows for freight and workers.



Drainage & flood protection

Reinforced-concrete U-channels with retention lakes; designed for a 2% annual flood probability (50-year return period), minimum road-edge level +2.30 m.



Solid waste

Collection point of about 1,000 m², 94 tonnes/day capacity; sorting at source.



Telecommunications

Underground fibre optics with spare ducts for IoT, CCTV and centralised operations.

Specifications based on the planning proposal; subject to change in detailed engineering design.

04

Green & smart

Over 40 ha of greenery and water bodies

GREEN



27.3 ha of greenery

Continuous buffer belt and internal parks.



13.1 ha of water bodies

Central lake of ~10 ha regulating stormwater.



Rooftop solar

PV panels on factory roofs, combined with battery storage (ESS).



Water reuse

Treated wastewater supplies the fire-fighting system.

SMART



Autonomous e-shuttles

Linking gates, the central station and factory clusters.



Digital infrastructure

Fibre optics, IoT, CCTV, centralised operations.



Smart lighting

Sensor-controlled LED and solar street lights.



Energy monitoring

Tracking solar output and consumption.



Illustrative image



Illustrative

Work with ease, live on site



Administration centre

2.05 ha at the main gate; zone management and investor support.



Accommodation

2.33 ha for workers and experts; up to 9 storeys.



24/7 security

2.0 ha security area with zone-wide access control.



Parks & lake

17.5 ha of public green space and a ~10 ha lake.

Investor support services

- ✓ Investment and construction permitting
- ✓ Labour recruitment

- ✓ Power, water and telecom connections
- ✓ Ready-built factories and cold storage



05 — Legal status & incentives

Ready to proceed



Investment approvals

Investment Policy Decision (with investor approval) and Investment Registration Certificate already granted.



State management

Included in the Tay Ninh Provincial Master Plan 2021–2030, vision to 2050; administered by the Tay Ninh Economic Zone Authority.



Investment incentives

Corporate income tax, import duty and land rental incentives under the Law on Investment and prevailing regulations.



Partnering with investors

Support from site visit and signing through licensing to start of operations.

Lease prices and payment terms are provided in the accompanying price sheet or upon request.

Committed to delivering 264.3 ha of industrial land



Building on a proven foundation

The investor of An Thanh Industrial Zone (Phase 1) is Vinh Loc – Long An Industrial Zone Construction and Investment Corporation. Its parent company – the investor and operator of Vinh Loc 2 IZ – holds more than 60%. The project builds on the track record of Vinh Loc IZ (Ho Chi Minh City) and Vinh Loc 2 IZ (Tay Ninh).



Vinh Loc 2 IZ – operating zone of the investor

~30 years

Industrial zone development experience, since 1997

100 %

Occupancy of Vinh Loc 2 IZ (223.22 ha)

108,000 m²

Ready-built factories

10,500 pallets

Cold storage capacity

70 tenants

20 FDI and 50 domestic enterprises

1,200 VND bn

Charter capital of the project investor

An integrated ecosystem. Cholimex, Vinh Loc IZ and Vinh Loc 2 IZ form a value chain connecting infrastructure, manufacturing, distribution and markets.

INDUSTRIAL ZONE

An Thanh

Shaping the future of manufacturing
at the south-western gateway to Ho Chi Minh City

Investor	Vinh Loc – Long An Industrial Zone Construction and Investment Corporation
Project site	Ben Luc Commune, Tay Ninh Province, Vietnam
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