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BLUE OCEAN PARK

FACTORIES FOR RENT
IN SAIGON HI-TECH PARK



BLUE OCEAN PARK II



Company Introduction

LTF had provided clients a professional consulting, design & construction, mechanical & electrical and maintenance solutions throughout VietNam since 2000. We have been firmly grounded by a strong set of values: honesty, fairness, hard work, performance and a love of what we do.

With a great pool of experienced engineers, a group of well-trained

project management team, and vast of skilled technicians and workers, we have successfully completed many industrial & commercial projects, invested by many from contries as: United America, Japan, Korea, Taiwan, Singapore, Malaysia, China, Thailan, Germany, Italy, Indonesia, Austria in Vietnam-Singapore IP, Amata IP,

SHTP, TanThuan EPZ.

We have a lot experienceto build plan for industrial as: Food, Electronic, Printing, Sensor, Office building...

Honestly, Quality, and Efficiency are part of the commitment of LTF makes to each client and every project.

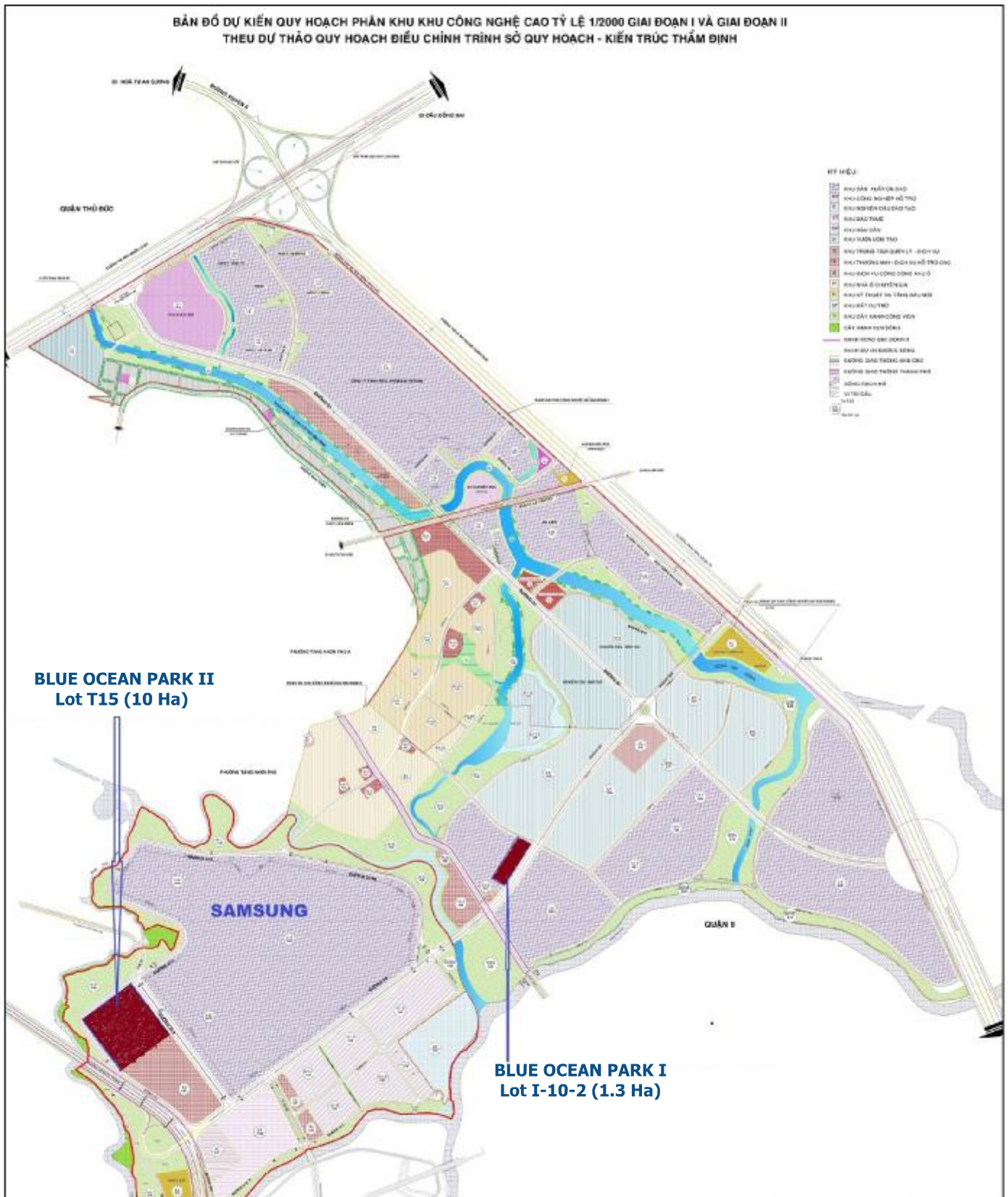


CORE OF BUSINESS

- Consult and Design Mechanical & Electrical Services
- Construction Work
- Project Management
- Mechanical and Electrical Installation
- Maintenance work

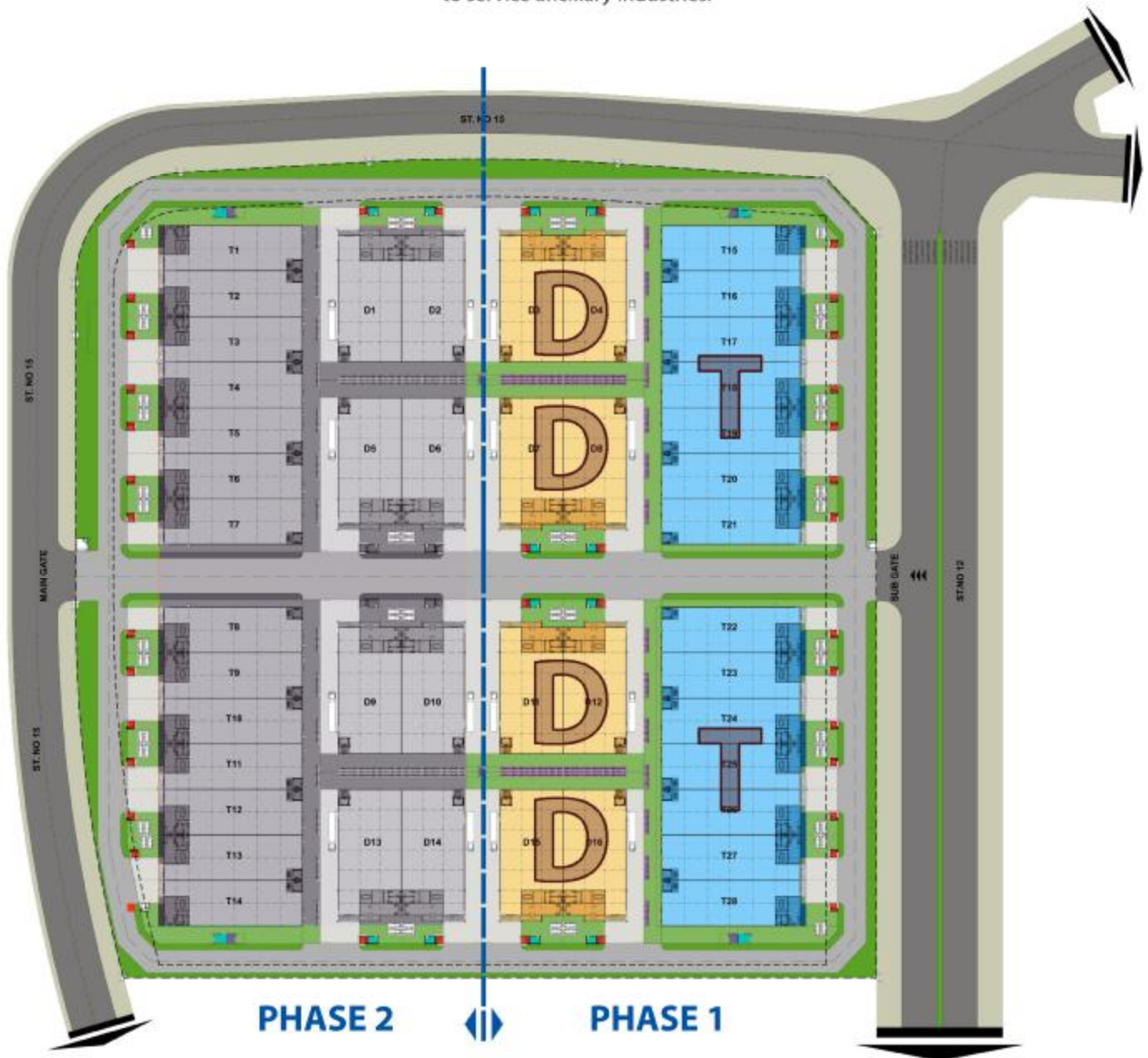
LOCATION

Location: Blue Ocean Park I, II located in Sai Gon Hi-Tech Park, Dist. 9, Ho Chi Minh City, Viet Nam.



MASTER PLAN

Since 2013, we have been investing the project **"ALREADY BUILD FACTORY & BUILD TO SUIT FOR RENT"** at location: **Blue Ocean Park II in Saigon Hi-Tech Park, Dist. 9, Ho Chi Minh City, Viet Nam**, to service ancillary industries.



Contact

Please visit my website for more information:

www.itechenc.com

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ELEVATION

I. FACTORY TYPE T



II. FACTORY TYPE D

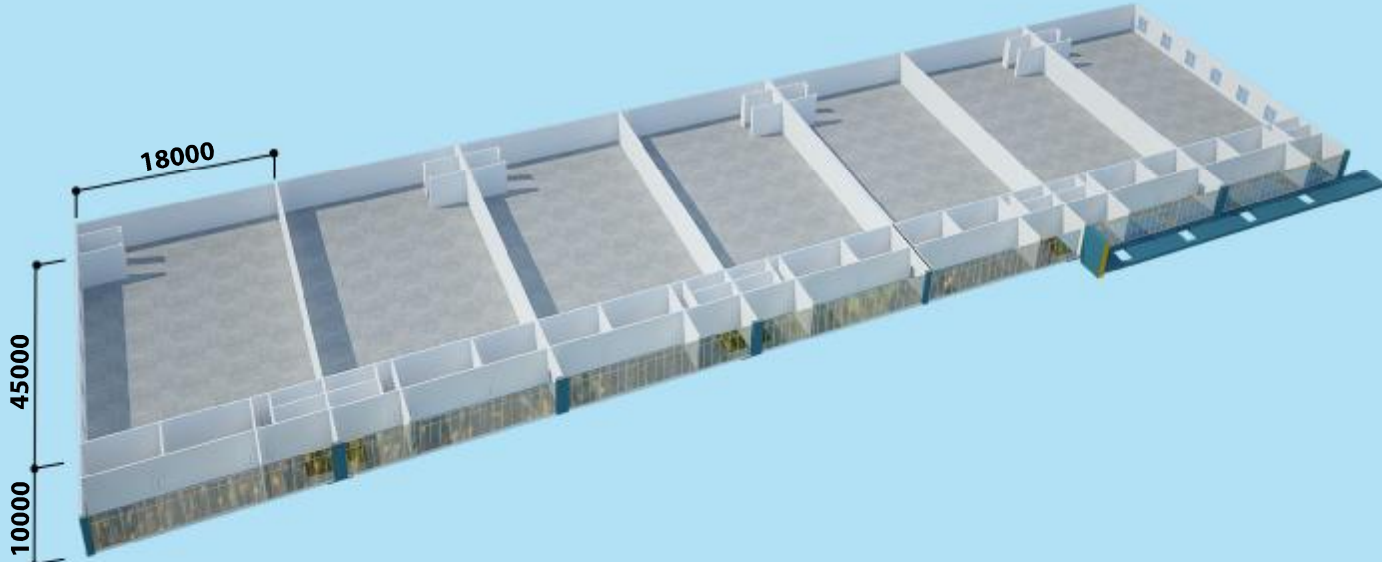


FACTORY T TYPE

I. GROUND FLOOR

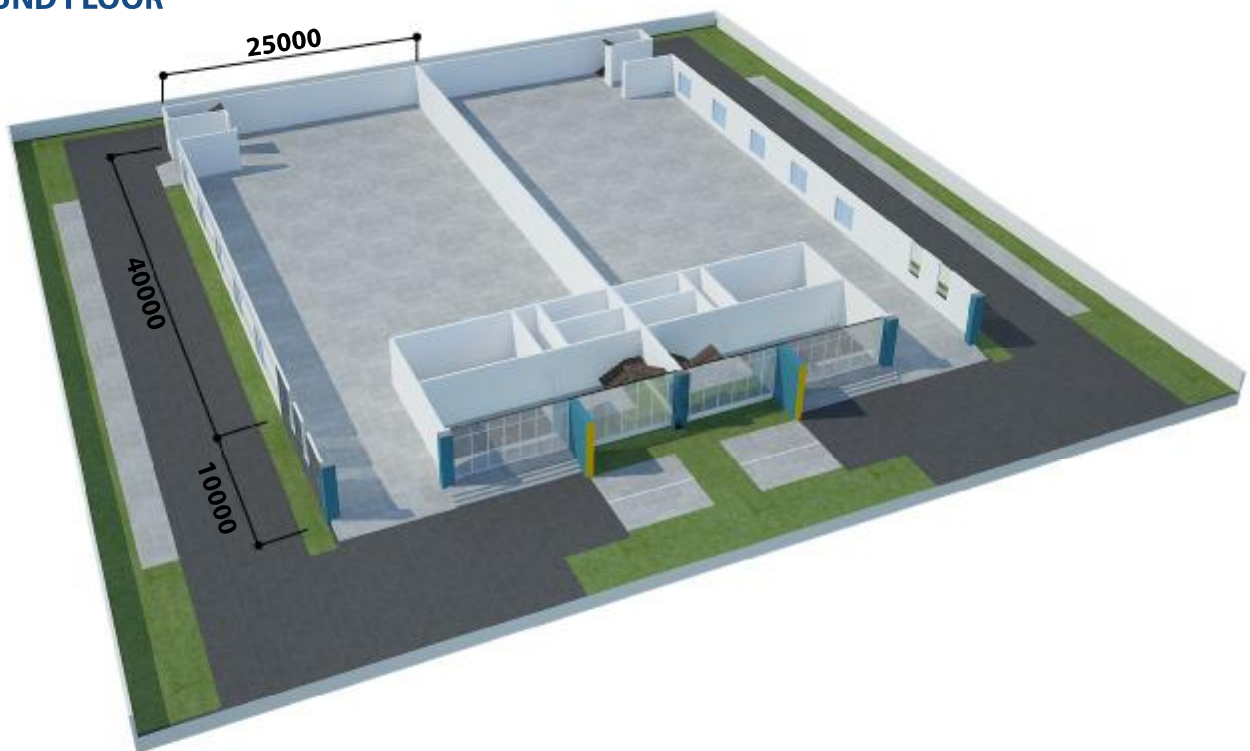


II. FIRST FLOOR

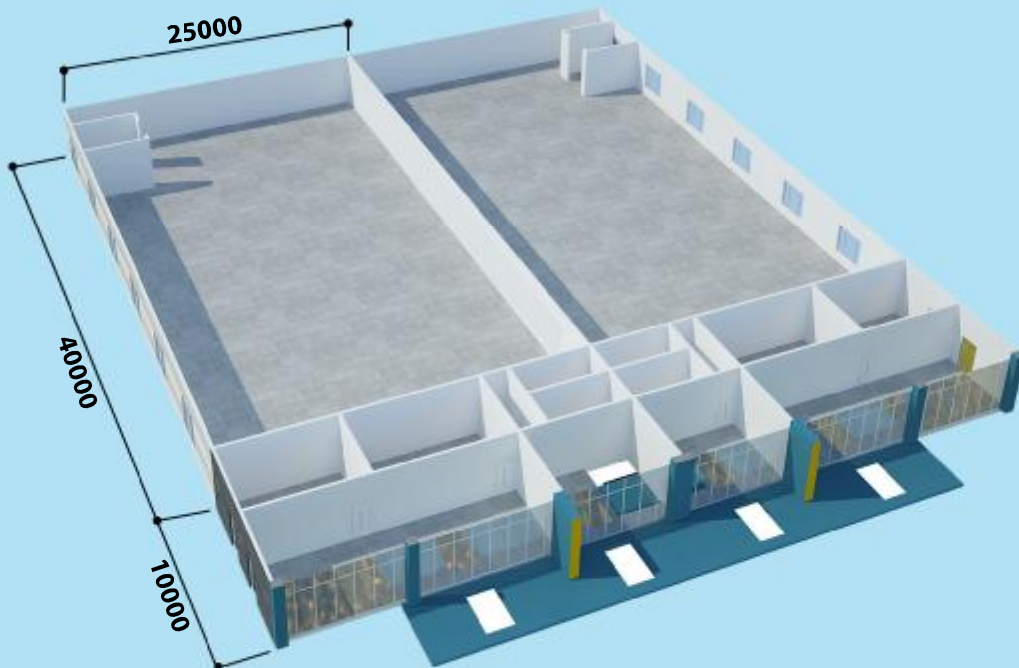


FACTORY D TYPE

I. GROUND FLOOR



II. FIRST FLOOR



DESCRIPTION OF PROJECT

1

CUSTOMERS

Project is to be used for enterprises in ancillary and high - tech industries, is licensed investment into Saigon Hi - Tech Park (SHTP)

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DESCRIPTION

	Blue Ocean Park I	Blue Ocean Park II
1. Land size	1.3 ha	10 ha (Phase 1: 5 ha/ Phase 2: 5 ha)
2. Factory	7 Units, the standard of each unit is 900m2 ground floor and 180m2 mazzanine floor	* Phase 1 only: - Type T: 14 Units, the standard of each unit is 2 floors, each floor 1.000m2, metal sheet roof. - Type D: 8 Units, the standard of each unit is 2 floors, each floor 1.200m2, metal sheet roof.
3. Included	<ul style="list-style-type: none"> - Ground floor: concrete floor to be finished byhardener grey color, loading gravity:1 Ton/m2, without ceiling. - Mazzanine floor: concrete floor to be finished hardener grey color, loading gravity: 0.4 Ton/m2, without ceiling. - Hosereel system: to be installed following Viet Nam standard. - Lighting system: to be installed following Viet Nam standard. - Power supply: main panel 380V-3P-50Hz100kVA/1.000m2 to be installed inside factory. - Water supply: 5m3/h, 3 bars presuure - Data system: optical fiber cable to be connected to factory - Telephone system: Cat6e cable to be connected to factory - Stair/ WC: provided only 	<ul style="list-style-type: none"> - Ground floor: concrete floor to be finished byhardener grey color, loading gravity:1 Ton/m2, without ceiling. - Mazzanine floor: concrete floor to be finished hardener grey color, loading gravity: 0.4 Ton/m2, without ceiling. - Hosereel system: to be installed following Viet Nam standard. - Lighting system: to be installed following Viet Nam standard. - Power supply: main panel 380V-3P-50Hz100kVA/1.000m2 to be installed inside factory. - Water supply: 5m3/h, 3 bars presuure - Data system: optical fiber cable to be connected to factory - Telephone system: Cat6e cable to be connected to factory - Stair/ WC: provided only
4. Excluded	<ul style="list-style-type: none"> - Fire alarm system: Renter will do. - Socket outlet, air conditioner, lighting: Renter will do. 	<ul style="list-style-type: none"> - Fire alarm system: Renter will do. - Socket outlet, air conditioner, lighting: Renter will do.
5. Internal road	To be used for container 40'	To be used for container 40'
6. Progress	Sold out	Under construction

DESCRIPTION OF PROJECT

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PRICE POLICY

Rental prices: Please contact the representatives behind page
 Customer must pay utilities fees as necessary as per SHTP's regulation:

UTILITIES	FEEES
- Infrastructure maintenance and public utilities	0.1 USD/m2/month
- Waste water treatment	80% Q'ty of clean water as used
- Environment protection for waste water	To be announced by SHTP
- Water prices	To be announced by water supply company
- Cleaning and environmental protection for solid waste	To be announced by SHTP
- Electricity prices	To be announced by EVN
- Electrical & water system maintenance	5% of electric & water fee as used

SERVICES



The technical system is serviced 24/24, except for the incident from the power and water suppliers.



Service Contract for daily, monthly activities



Service Contract for Maintenance, renovation, construction work.



Technical consultant

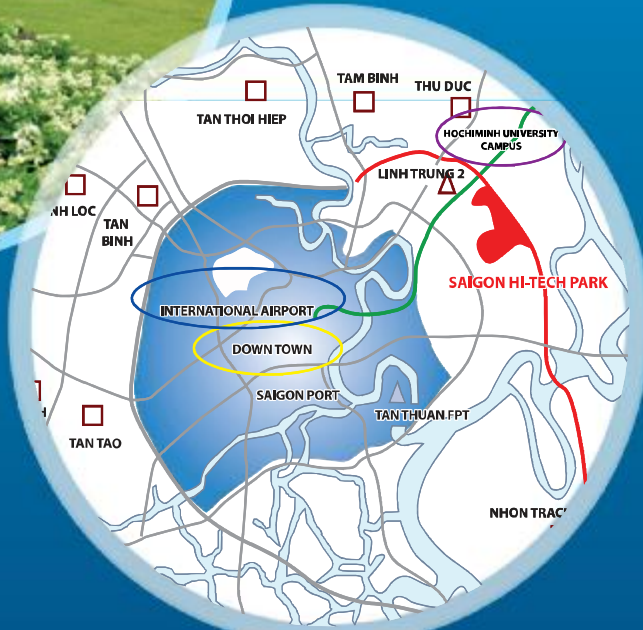
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ABOUT

SAIGON HI-TECH PARK

ABOUT SAIGON HI-TECH PARK

Located in District 9 of Ho Chi Minh City, SHTP was established on October 24, 2002 by the Government. The Park is developed on an area of 913 hectares and includes two phases of development, of which the first Phase occupies 300 hectares and 613 hectares of the remaining area is of the second Phase. As of May 2014, there are 77 projects of manufacturing, research, training and services in hi-tech sectors licensed in SHTP with the total investment capital of \$US 2.4 billions, of which FDI capital accounts for 74%.



Contact:

Board of Management of Saigon Hi-Tech Park

D1, Saigon Hi-Tech Park, Tan Phu Ward, District 9, Hochiminh City, Vietnam.

Phone: (+84.8) 3.7360293 - Fax: (+84.8) 3.7360292

Email: xttd.shtp@tphcm.gov.vn

04 SECTORS OF PRIORITY

1 ADVANCED MATERIALS -
NANO TECH - NEW ENERGY

2 PRECISION MECHANICS -
AUTOMATION - ROBOTICS

3 BIOTECHNOLOGY

4 MICRO ELECTRONICS -
INFORMATION - TECHNOLOGY



ADMISSION CRITERIA

(Within SHTP 04 sectors of priority)

Technology and products included in "List of high technologies prioritized for development investment" and the "list of hi-tech products eligible for development promotion" approved by Decision No. 66/2010/QĐ-TTg dated November 25th, 2014 by Prime Minister; or new technology/new products approved and encouraged by SHTP Science & Technology Committee.

Total local expense on R&D activities not less than 1% of the project's total annual revenue in 03 consecutive years, and more than 1% from the 4th year on.

Average revenue from hi-tech products not less than 60% of the project's annual revenue in 03 consecutive years and not less than 70% from the 4th year on.

R&D headcounts (undergraduate and graduate ones) not less than 5% of project's total headcounts.

Applying of quality management systems (ISO 9000/2001, CMM, GMP or the likes).

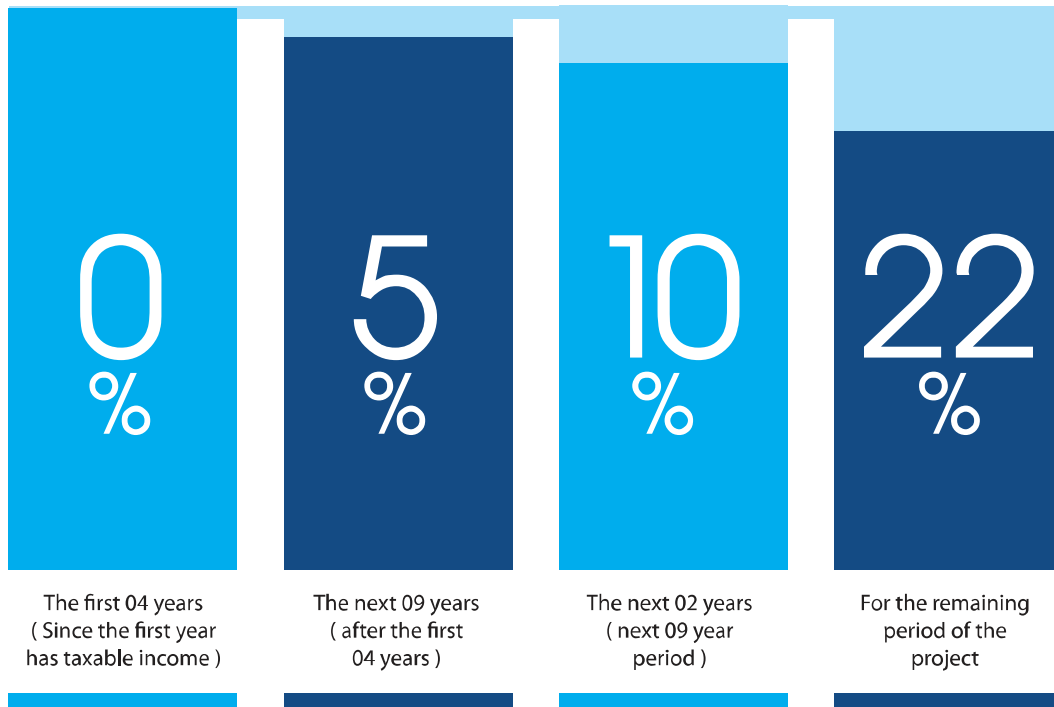
In compliance with pertinent Vietnam law and regulations on environment protection.

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WHY CHOOSE
SAIGON HI-TECH PARK?

1 HIGHEST LEGITIMATE ENABLING TAX INCENTIVES

1. Corporation Income Tax (CIT) incentives:



2. Import duty exemption for goods imported to form fixed assets of the project, including:

Equipment and machinery;
Special-use means of transport included in technological lines which cannot be domestically manufactured yet; worker-transporting vehicles including card of 24 seats or more and waterway craft; Components, details, knocked down parts, spare parts, fittings, molds and accessories accompanying machinery, equipment and special-use means of transport stated above;
Raw materials and supplies which cannot be domestically produced yet to be used for manufacturing equipment and machinery included in technological lines or for manufac-

turing components, details, knocked down parts, spare parts, fittings, molds and accessories accompanying equipment and machinery stated above;
Raw materials, supplies and accessories which cannot be domestically produced yet and are imported for production activities of investment projects;
Building materials which cannot be domestically produced yet.

3. Import duty and VAT exemption for goods imported for direct use in scientific research and technological development.

4. Export duty exemption and VAT equals 0% for hi-tech products.

2 TALENTS AND LABOR POOL

Located in science and technology area of Ho Chi Minh City, including SHTP, National University of HCMC and Thu Thiem Software Park.

Located in HCMC - HR hub of Southern Vietnam: 55 universities, 04 institutes, 25 colleges, 37 vocational schools.

Next to the campus of National University of Ho Chi Minh City - the reputation supplier for human resource and labor pool for business in SHTP.

THE BEST TECHNICAL UNIVERSITY IN HO CHI MINH CITY		
University	Faculty / Department of training related to the field of high technology	Number of graduates per year
University of technology Ho Chi Minh City	Information Technology , Chemical Technology , Electric - Electronic, Management, Industry , Mechanical Engineering and Environment	2.600
Ho Chi Minh City Pedagogical University	Electricity - Electronics , Electronic Engineering , Information Technology , Telecommunications, Industrial Engineering and Environmental Technology	2.400
Ho Chi Minh City University of Natural Sciences	Information Technology , Computer Science , Physics - Physics Engineering, Mathematics - Computer Science, Electronics - Telecommunications , Materials Science	2.100

SHTP Training Center provides both training courses to the public and customized courses to companies with proficient trainers who are university professors, scientists and executives in hi-tech companies; HR recruitment and consultant and technical and technology study abroad consultant.

Main training courses include: soft skills, English, work safety & work health, and other technical courses in automation, solid works, etc.

3 RELIABLE & REDUNDANT INFRASTRUCTURE & UTILITIES

● POWER SUPPLY:

Power supplied from 03 x 110KV substations namely: Thu Duc Bac, Thu Duc Dong and Tang Nhon Phu. Those 110KV substations are supplied from 02 x 220KV substations which are Cat Lai (primary) and Thu Duc by 110KV connection lines.

24/7 backup with 1 combine turbine-gas power plant to be built in the 2nd Phase...

● WATER SUPPLY:

The capacity of SHTP waste water treatment plant in Phase I is 5,000 m³/day, expandable to 20,000m³/day, using chemical, physic and biotreatment methods.

● INDUSTRIAL GAS:

Liquid nitrogen, liquefied and lab Oxygen, Argon, Hydro are supplied onsite per demand.

● WATER SUPPLY:

At the moment, the designed capacity of our water supply system is 9.500m³/day (expandable to 24,300m³/day).

● TELECOMMUNICATION:

The broadband MAN (Metropolitan Area Network) in the model of "one network - multiple services". Bandwidth supports high-speed Internet access: ISDN, xDSL, FE/GE 100M/1000/, WLAN 11/22Mbps.

Developer



LAP THANH INVESTING FACTORIES FOR RENT CO., LTD

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Website: www.ltcorporation.com

Representative

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MB: +84 903 745 178

Design & Consultant



I-TECH CO.,LTD

Add: 2nd floor Green Country, No 1, Street No 81,

Tan Quy ward, Dist 7, HCM City - Vietnam

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