



INVESTOR OF AN PHAT HIGH-TECH INDUSTRIAL PARK
AND AN PHAT 1 INDUSTRIAL PARK

PIONEERING TO MEET THE NEEDS OF DEVELOPING INDUSTRIAL PARK ECOSYSTEM

A member of
An Phat Holdings



AN PHAT
HOLDINGS





INTRODUCTION

An Phat High-Technology Industrial Park Company Limited (An Phat Complex) is an industrial real estate subsidiary of An Phat Holdings which has nearly 20 years of manufacturing experience in the field of high-tech and environmentally friendly plastic products.

An Phat Complex thoroughly understands the expectations of investors in seeking a “nest” to develop manufacturing and business. Therefore, we constantly strive to upgrade our one-stop services and industrial ecosystem to serve customers, in line with our spirit of “INVEST WITH TRUST, TOGETHER WE GROW”.

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An Phat Holdings was established in 2002. With the constant efforts of every employee and the power of technology, we have marked our name on the map of leading enterprises in the field of high-tech and environmentally friendly plastics in Southeast Asia.

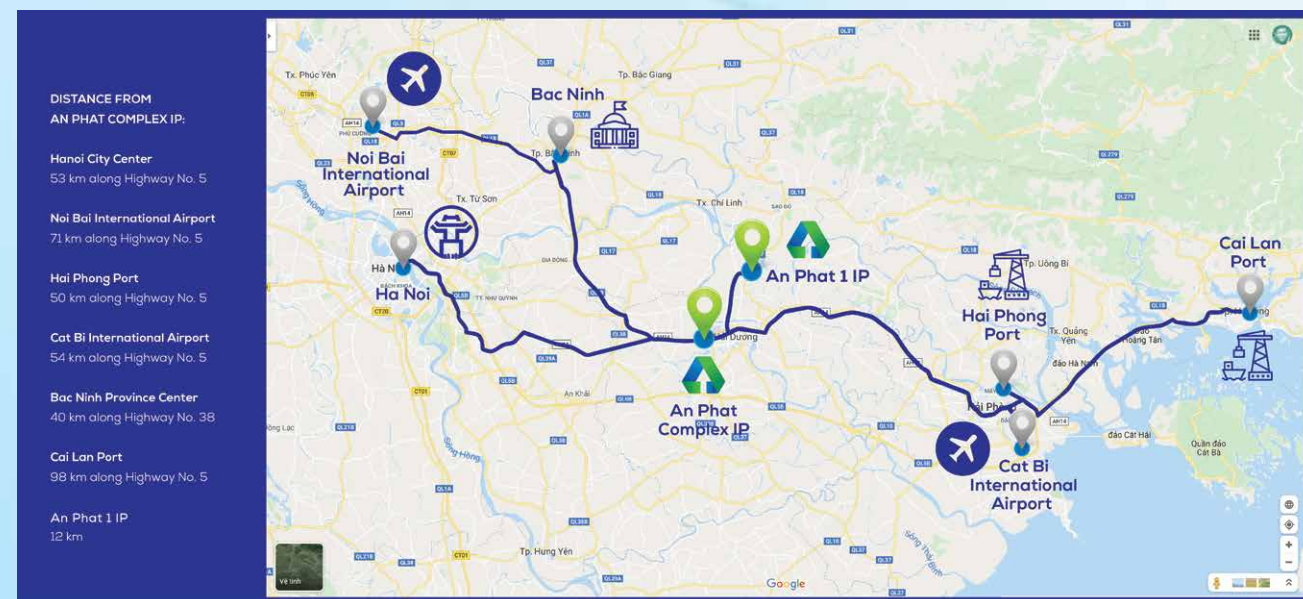
Currently, An Phat Holdings has 15 subsidiaries, 13 factories, and up to 70 export markets. We mainly work on compostable materials and products, packaging, engineering and building materials plastics, molding and precision engineering, raw materials and chemicals for the plastic industry, and industrial real estate.

Grasping the global green shift trend, An Phat Holdings has set a goal to pioneer in developing high-tech and environmentally friendly products. We not only heavily invest in the segment of compostable materials and products but also focus on creating a balancing industrial real estate ecosystem towards the sustainable development. Presently, our journey has become more meaningful, all efforts are towards the highest goal: to build up a green future for the community.



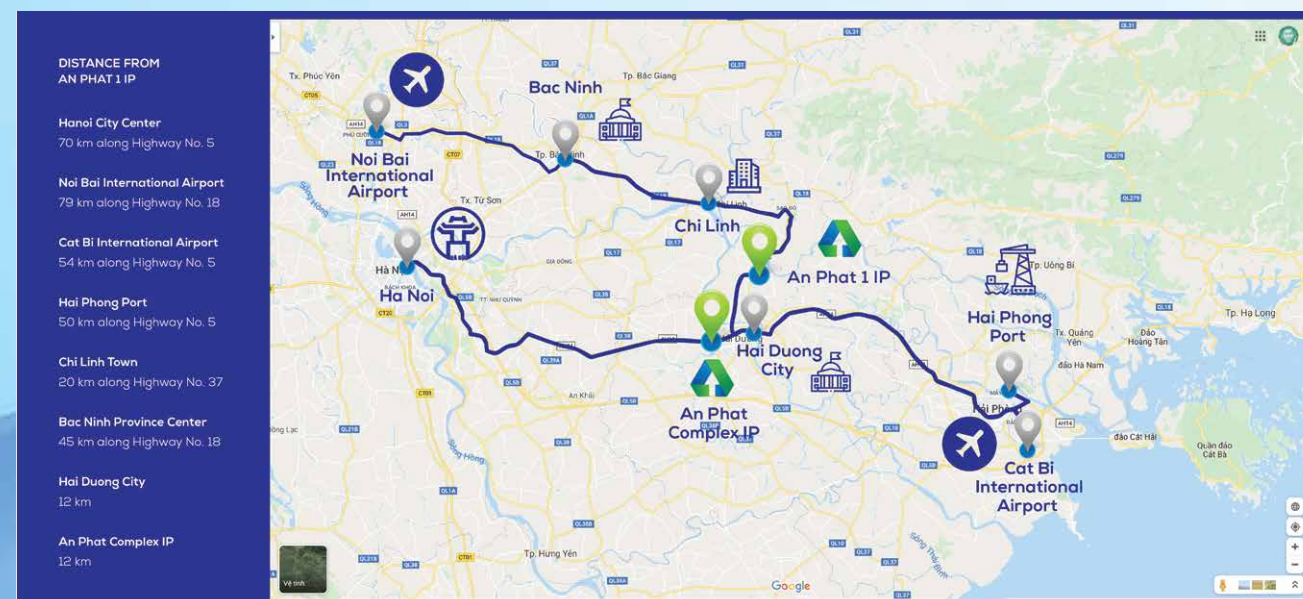
OVERVIEW

An Phat High-Technology Industrial Park Company Limited (An Phat Complex) currently possesses 02 projects:



AN PHAT HIGH-TECH INDUSTRIAL PARK (46 ha)

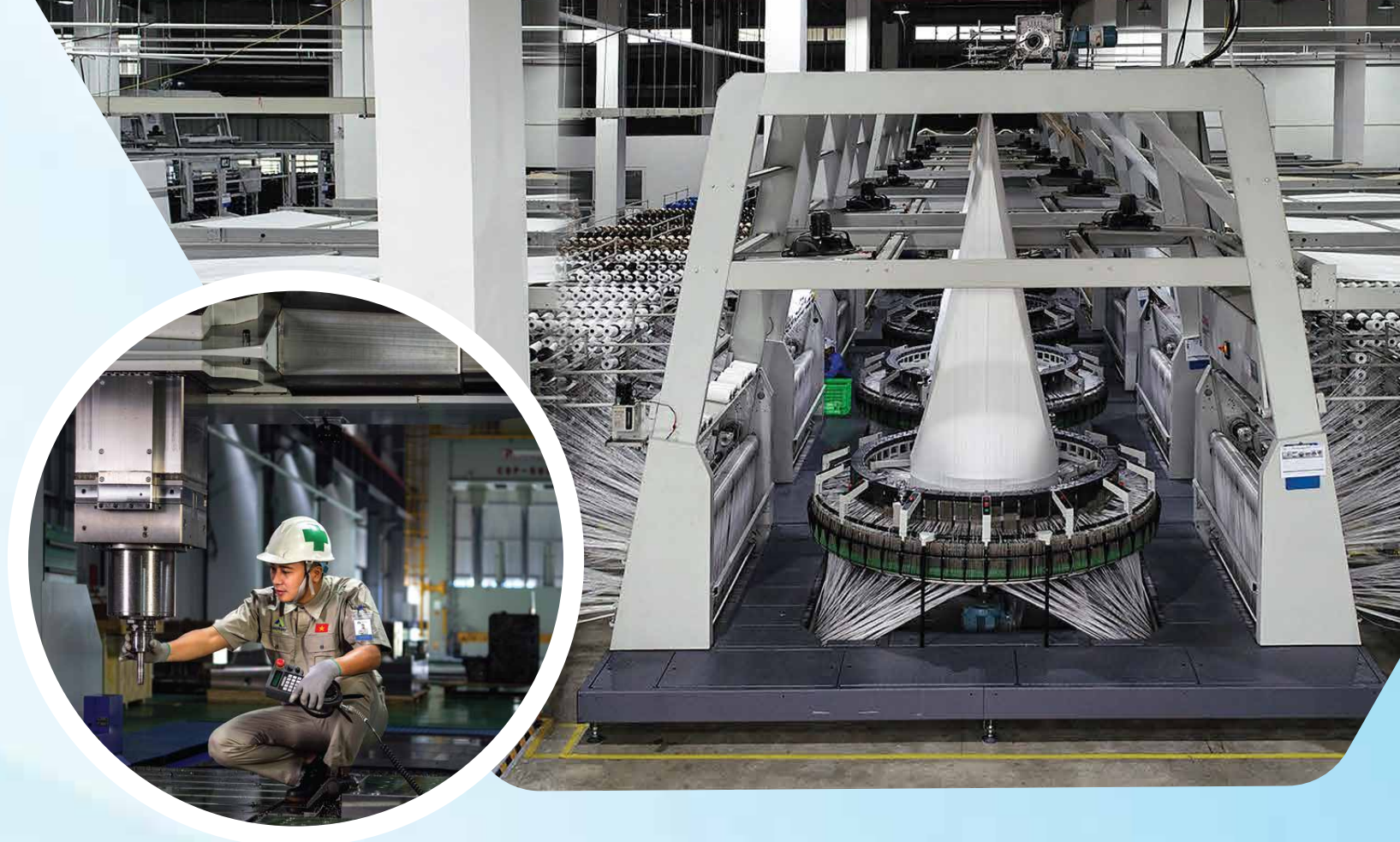
KM 47, NATIONAL HIGHWAY NO. 5, VIET HOA WARD, HAI DUONG CITY, HAI DUONG PROVINCE



AN PHAT 1 INDUSTRIAL PARK (phase 1: 180 ha)

(FORMERLY QUOC TUAN - AN BINH)

KM 69, NATIONAL HIGHWAY NO. 37, NAM SACH DISTRICT, HAI DUONG PROVINCE



Foreseeing the market demand, in 2018, An Phat Holdings decided to buy the abandoned Viet Hoa Industrial Park for more than 10 years. With proper management thinking and synchronous investment strategy, the industrial park has been revived into An Phat High-Tech Industrial Park. After 2 years of transforming into a complex of high-tech industrial parks and developing one-stop services to support favorable investment for businesses, An Phat Complex has become a destination for building factories of various foreign investors in Hai Duong province in particular and in Vietnam in general. At the moment, An Phat High-tech Industrial Park has reached an occupancy rate of 89% with a total expected registered investment capital of up to **VND 1,000 billion (~ USD 46.8 million)**.

Following the success, in early 2021, An Phat Complex continued to receive good news when the Investment Policy of An Phat 1 Industrial Park project (formerly Quoc Tuan - An Binh) was approved by the Deputy Prime Minister and the Investment Registration Certificate was issued by People's Committee of Hai Duong Province. An Phat 1 Industrial Park is planned on an area of 180 hectares at Km 69, National Highway 37, in the territory of 3 communes including Quoc Tuan, An Binh and An Lam of Nam Sach district, Hai Duong province, with a total investment of nearly **VND 1,950 billion (~ USD 83 million)**.

With the capacity of the experienced management and the advantages of the industrial ecosystem built and sustainably developed by An Phat Holdings, An Phat Complex will help investors improve their business efficiency and open up various comprehensive cooperation opportunities.



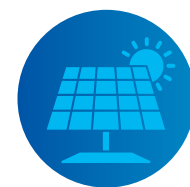
STRATEGIC LOCATION



INDUSTRIAL
ECOSYSTEM



ONE-STOP SERVICES



SOLAR PANEL
SYSTEM



LARGE GREENERY AREA



VARIOUS SERVICES
OUTSIDE THE IP



PARTNERS

LEO PAPER PRODUCTS (VIETNAM) LIMITED

Manufacturing paper products



Time of joining: 01/2019



The total registered investment capital:

○ 1st registered capital:

1/2019

VND 961,1 billion (~USD 42 million)

○ 1st capital increase:

2/2020

VND 464 billion (~USD 20,3 million)

○ 2nd capital increase:

12/2020

VND 273,7 billion (~USD 11.9 million)

AN VINH PACKAGING JOINT STOCK COMPANY

Packaging



Time of joining: 3/2019

VIETNAM PATTERN MANUFACTURE AND PRECISION MECHANICAL COMPANY LIMITED

Molding



Time of joining: 4/2019

AN CUONG BUILDING MATERIALS JOINT STOCK COMPANY

Manufacturing building materials plastics



Time of joining: 6/2019

WELCO TECHNOLOGY VIETNAM COMPANY LIMITED

Manufacturing electronic components



Time of joining: 5/2019



The total registered investment capital:

○ 1st registered capital:

10/2019

VND 232,3 billion (~USD 10.1 million)

○ Capital adjustment:

01/2021

VND 348,4 billion (~USD 15.2 million)

AUTO HAI DUONG JOINT STOCK COMPANY

Automobile showroom and repair shop



Time of joining: 8/2020

TIINLAB ACOUSTIC TECHNOLOGY VIETNAM COMPANY LIMITED

Manufacturing wearable devices



Time of joining: 9/2020

AN TRUNG INDUSTRIES LIMITED

Manufacturing engineering materials plastics



Time of joining: 3/2019

FDA HIGH-TECH PHARMACEUTICALS JOINT STOCK COMPANY

Manufacturing pharmaceutical products



Time of joining: 9/2020

PARTNERS

AN PHU HOA JOINT STOCK COMPANY

Manufacturing and processing soybean



Time of joining: 11/2020

AN DONG PETROLEUM SERVICE JOINT STOCK COMPANY

Petroleum and stop station



Time of joining: 12/2020

HOANG HA LOGISTICS AND TRANSPORT JOINT STOCK COMPANY

Logistics



Time of joining: 01/2021

VIET HOA – HAI DUONG INDUSTRIAL ZONE JOINT STOCK COMPANY

Logistics



Time of joining: 01/2021

PGA PRIMARY PACKAGING JOINT STOCK COMPANY

Packaging



Time of joining: 01/2021

VIET NHAT TRADING AND SERVICE GENERAL COMPANY LIMITED

Automobile showroom and repair shop



Time of joining: 4/2021

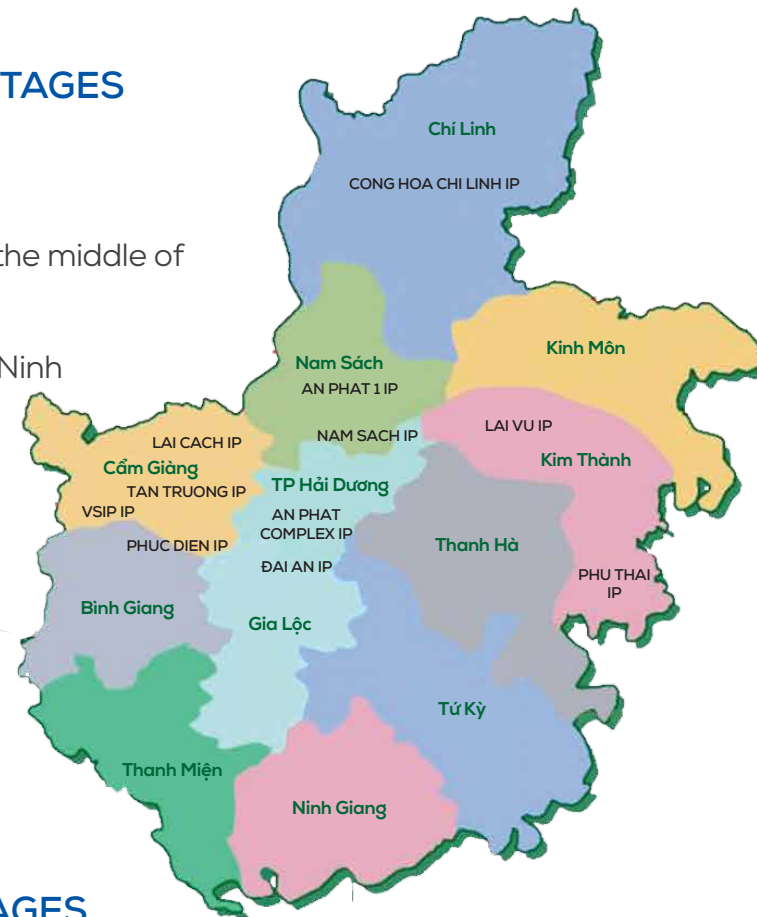


INVESTMENT ADVANTAGES IN HAI DUONG

LAND LEASING ADVANTAGES

- ✓ Large land fund
- ✓ Competitive rent
- ✓ Strategic location: located in the middle of the economic triangle of Ha Noi – Hai Phong – Quang Ninh

Map of Industrial Parks in Hai Duong province



INVESTMENT ADVANTAGES

- ✓ Effective legal procedures supported by local authorities
- ✓ Skilled human resources
- ✓ Preferential policies for supporting industry businesses

DEVELOPMENT ADVANTAGES

- ✓ Complete transport infrastructure: road, railway, waterway
- ✓ Focused education – vocational training: universities, colleges and vocational schools, training institutions...
- ✓ Friendly people, peaceful nature
- ✓ Utilities: banks, hospitals, entertainment areas, golf courses...

WHY CHOOSE AN PHAT COMPLEX



STRATEGIC LOCATION



INDUSTRIAL ECOSYSTEM



LARGE GREENERY AREA



SOLAR PANEL SYSTEM



SYNCHRONOUS INFRASTRUCTURE



FIRE-FIGHTING SYSTEM



INTERNAL ROAD SYSTEM, WASTEWATER



TREATMENT SYSTEM



ELECTRICITY, WATER SUPPLY



ONE-STOP SERVICES



LEGAL PROCEDURES



SECURITY SERVICE



DORMITORY



CATERING SERVICES



LOGISTICS



VARIOUS SERVICES OUTSIDE THE IP



CUSTOMS



HOSPITALS



SUPERMARKETS



ENTERTAINMENT AREAS



URBAN ACCOMMODATION SERVICES



GOLF COURSES

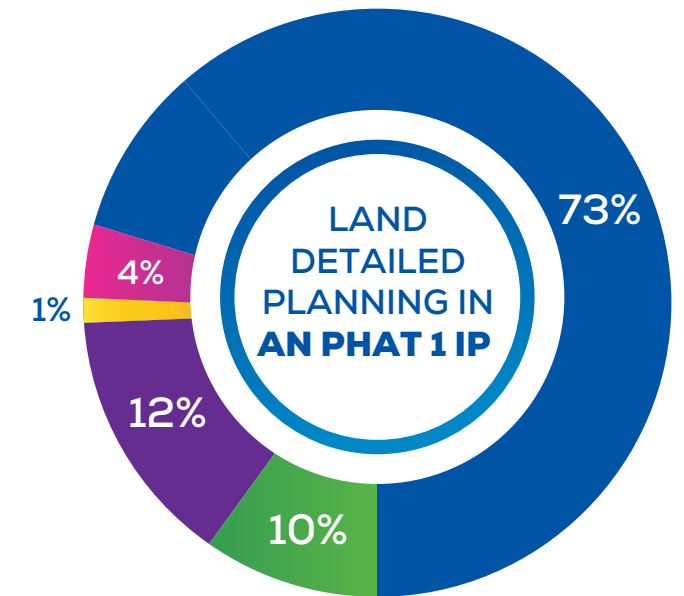


AN PHAT 1 INDUSTRIAL PARK PLANNING

LEASE TERMS

50 YEARS (UNTIL 2071)

- Industrial land
- Greenery area
- Infrastructure area
- Road system
- Operation area



INFRASTRUCTURE

Drainage system: southern 15m-wide ditch, 02 water drainage pumps $q = 2 \text{ m}^3 / \text{s}$

Power supply system: 46.08 MVA, Substation 110/35/22KV – 2x25MVA

Water supply system: Capacity 5000 m^3 / day

Wastewater treatment system: Capacity 4100 m^3 / day

URBAN - ACCOMMODATION SERVICE FOR WORKERS

51 ha, serving 18,000 experts and workers

TAX INCENTIVES

Tax exemption for the first 2 years, 50% discount for the next 4 years

PRIORITIZED INDUSTRIES

- Supporting industries
- Mechanical processing of metallic materials
- Manufacturing industries of new and high-tech materials
- Producing electronic and electrical products, components and devices

WHY CHOOSE AN PHAT 1

Continuing the experience gained and achievements earned while developing An Phat High-Tech Industrial Park, An Phat Complex continues to build An Phat 1 Industrial Park, affirming the investor's vision and efforts to become a leading name in industrial real estate.

AREA

180 ha (phase 1),
290 ha (phase 2)

SCALE

50 - 70
factories

LABOR

12.000 - 15.000
people

REGIONAL CONNECTION

Located 79 km from Noi Bai International Airport
Located 12 km from Hai Duong City
Located 54 km from Cat Bi Airport
Located 50 km from Hai Phong International Port
Located 70 km from Hanoi Capital

LOCATION

adjacent to National Highway 37
and Kinh Thay river
consists of 3 communes Quoc
Tuan, An Binh, An Lam
(Nam Sach district, Hai Duong province)

*"An Phat Holdings and An Phat Complex
always strive for sustainable values.*

*We hope to have the opportunity to cooperate with you openly
and effectively, creating more successes in the future!"*

MR. PHAM VAN TUAN
General Director of An Phat Complex
Acting Deputy CEO of An Phat Holdings



**INVEST WITH TRUST,
TOGETHER WE GROW**

*A member of
An Phat Holdings*



**AN PHAT
HOLDINGS**

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