

An aerial architectural rendering of the An Phat 5 Industrial Park. The image shows a large area with numerous white industrial buildings arranged in rows. A wide road or canal runs through the center of the park, flanked by green spaces and trees. The surrounding area includes more industrial buildings and some residential structures in the distance. The entire scene is set against a backdrop of green fields and trees.

AN PHAT 5 (LUONG DIEN – NGOC LIEN) INDUSTRIAL PARK

AN PHAT 5 INDUSTRIAL PARK



GENERAL INFORMATION



INFRASTRUCTURE



INVESTMENT CONSULTING

AN PHAT HOLDINGS – THE DEVELOPER

HAI PHONG CITY

WHY CHOOSE US?

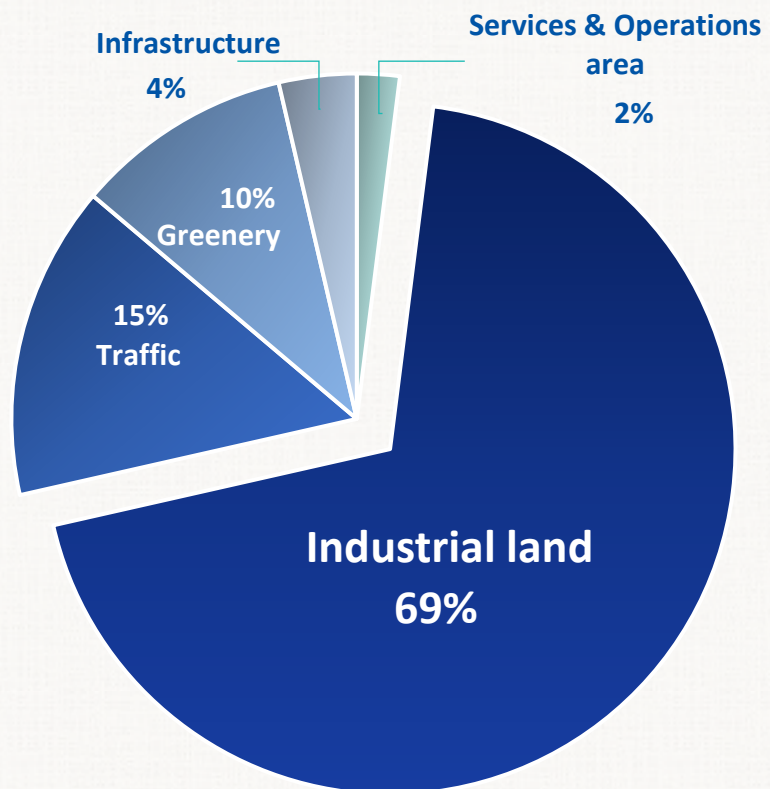
MASTER PLAN

Total Area 150ha

Building Density 70%

Maximum Number of Floors 5

Land Tenure 2073



AN PHAT 5 IP



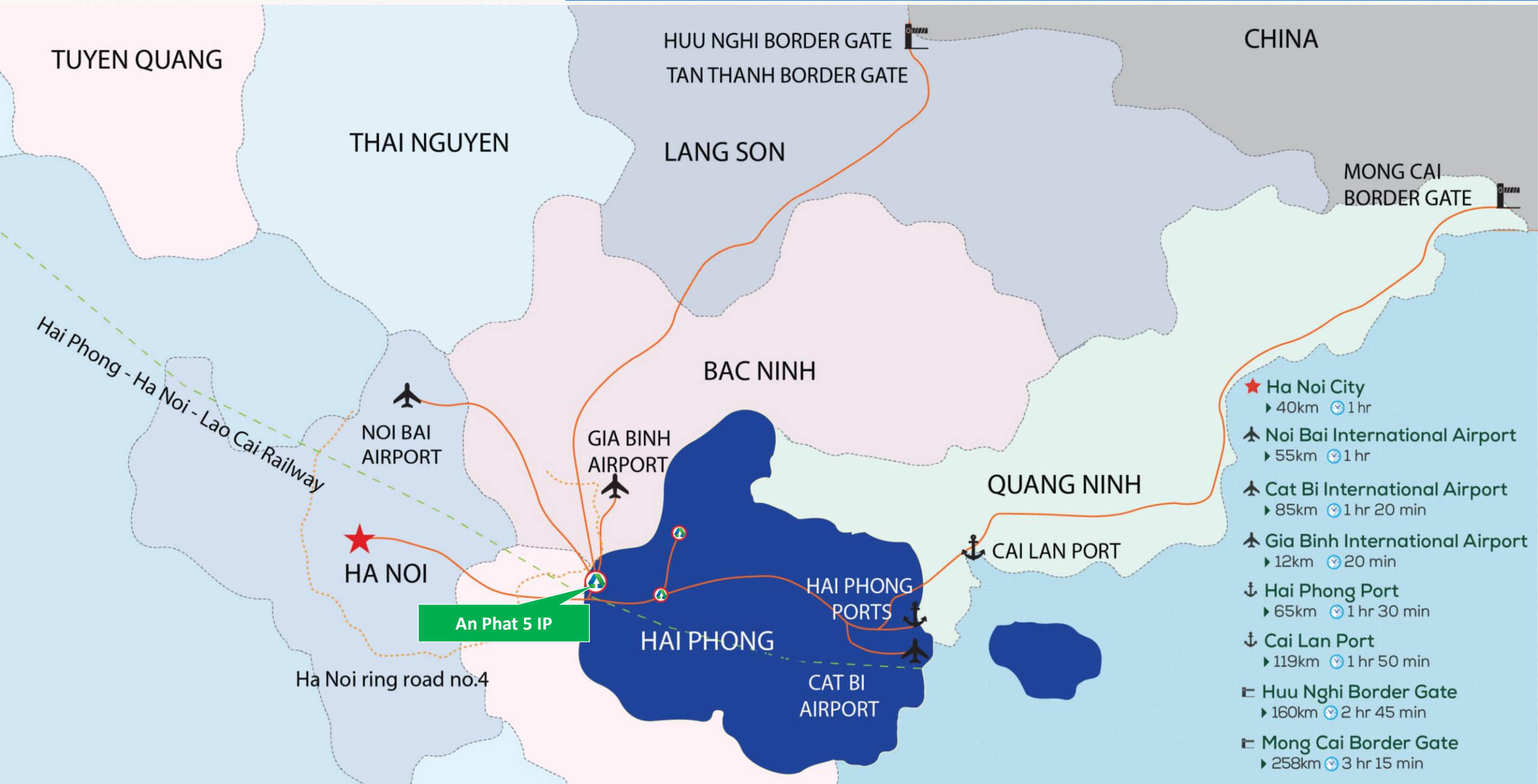
- Area: 150 hectares
- Legal status: Land Use Right Certificate has been issued
- Land handover: Q2 2026

PROJECT SCHEDULE

PROJECT TENURE
50 YEARS
(2023-2073)



REGIONAL CONNECTION



REGIONAL CONNECTION

PROJECTS EXPECTED TO OPEN IN 2027 RING ROAD 4



GIA BINH AIRPORT – HANOI CONNECTING ROAD



10 Lane expressway
Expected to open to traffic
in 2027



REGIONAL CONNECTION

PROGRESS UPDATE ON KEY PROJECTS GIA BINH INTERNATIONAL AIRPORT

Area: **2,000 ha**
Passenger capacity: **30–50 million**
passengers/year
Cargo capacity: **1.6–2.5 million**
tonnes/year

Expected to begin operations in 2027
(before the APEC event in November)



October, 2026: Construction of the runway and air traffic control tower area is being accelerated



SURROUNDING INDUSTRIAL PARK



IP	Number of FDI Projects	Total FDI Investment (USD BL)	Labor workforce (thousand people)
Dai An	36	7.81	19
Dai An (Expansion)	46	15.58	10
Phuc Dien	25	6.24	16
Tan Truong	35	10.59	12
Lai Cach	26	2.10	3
VSIP	69	6.08	12
Total	200	48.4	72

MAJOR MANUFACTURERS IN THE REGION



LABOUR FORCE & LOCATION

LABOUR FORCE



94,000 PEOPLE

Working-age population



MINIMUM WAGE: VND 5,310,000 ~ USD 204



Factory workers

VND 7–12 million ~ USD 270–460



Technicians / Engineers / Office staff

VND 8.5–16 million ~ USD 300–600

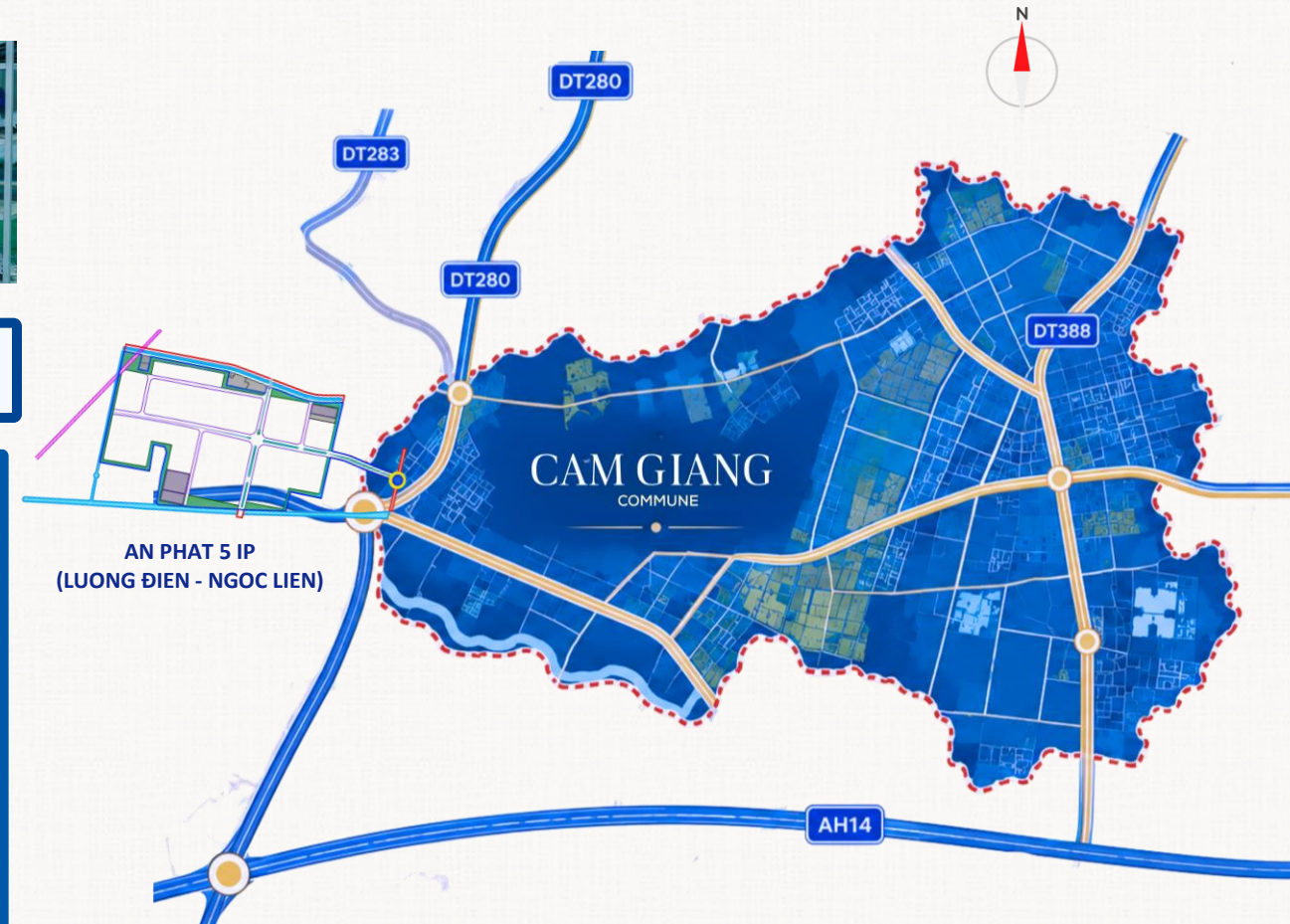


Department managers / Chief accountants / Factory managers

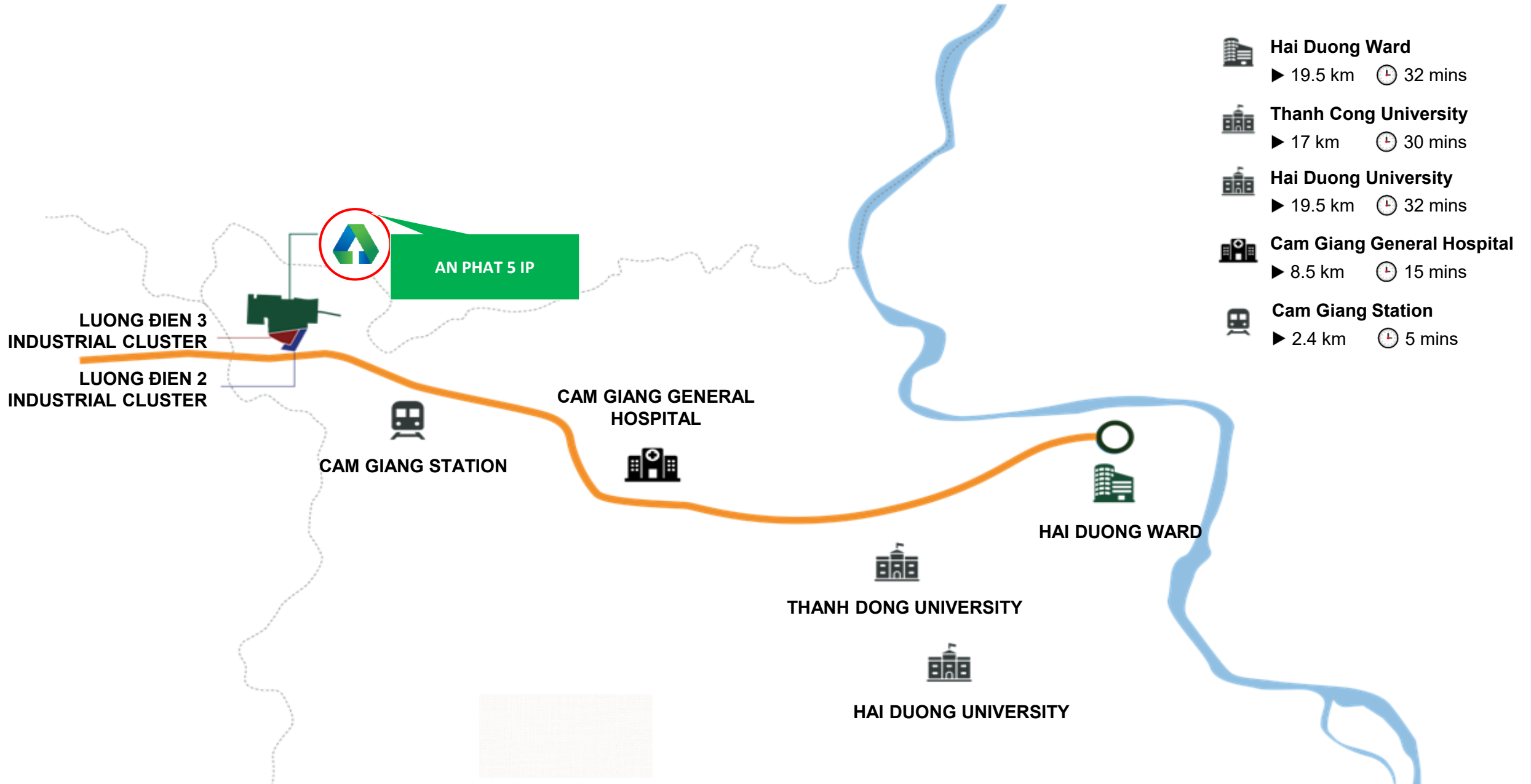
VND 20–30 million ~ USD 760–1,100

LOCATION

- Borders Hung Yen Province to the west
- Borders Bac Ninh City to the north



SURROUNDING AMENITIES



INFRASTRUCTURE



TRAFFIC

External roads:

- Highway No. 38: 12 m width

Internal roads:

- Main roads: 38/44/46 m width
- Branch roads: 15.5/20.5 m width



WATER SUPPLY

6,000m³/day-night

- Phase 1: 1,000m³/day-night
- Phase 2: 6,000m³/day-night



POWER SUPPLY

Transformer:

3 x 63 MVA

Underground
electrical system

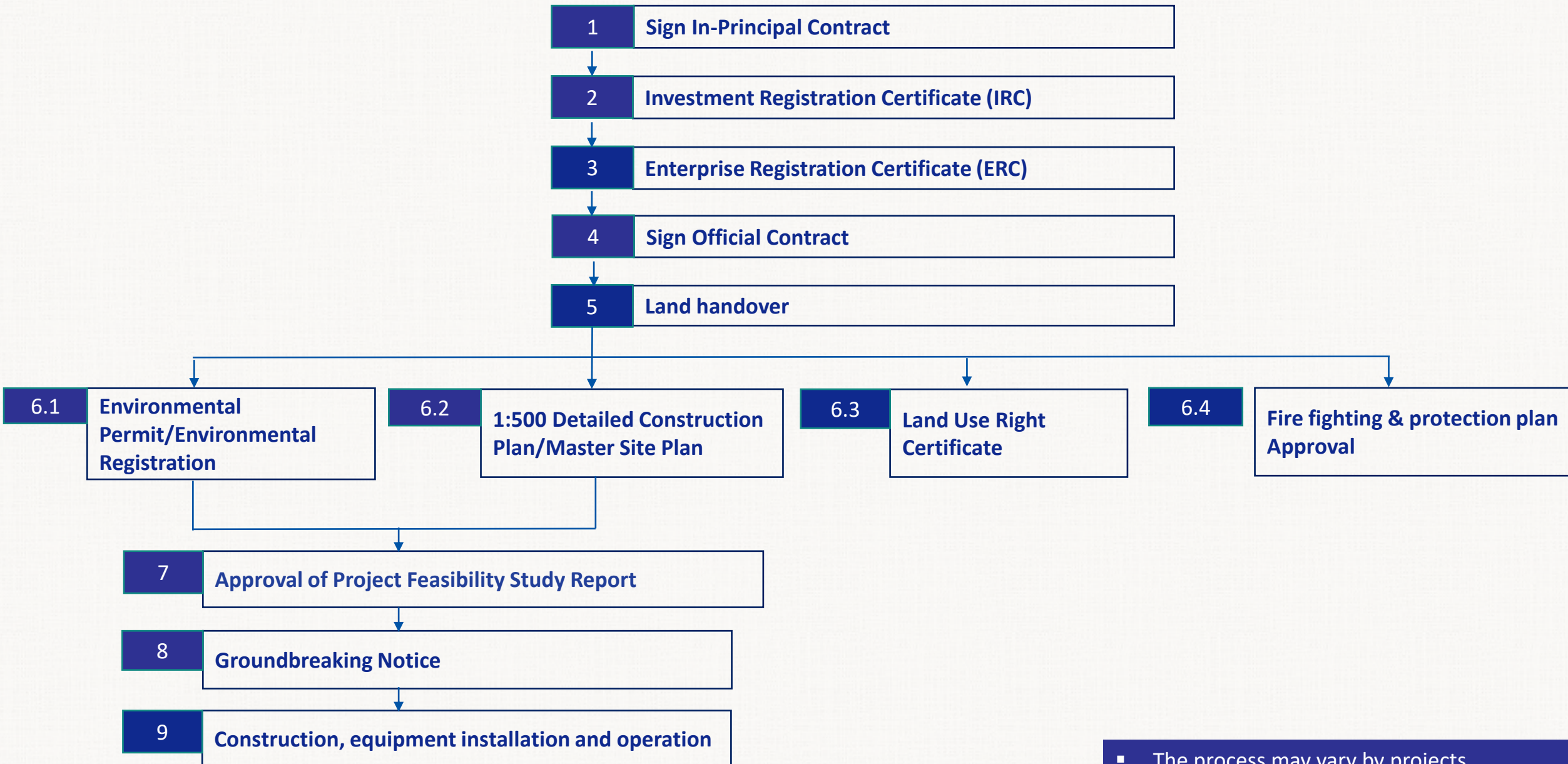


WASTEWATER

TREATMENT

3,500 m³/day-night

INVESTMENT PROCESS



▪ The process may vary by projects

An aerial architectural rendering of the An Phat industrial complex. The image shows a large area filled with numerous white, rectangular industrial buildings arranged in neat rows. A wide, multi-lane road runs through the center of the complex, with several vehicles visible. The surrounding area includes green spaces with trees and a body of water in the background. The entire scene is framed by a large, semi-transparent white rectangle that serves as a backdrop for the title text.

AN PHAT HOLDINGS

THE DEVELOPER

AN PHAT HOLDINGS

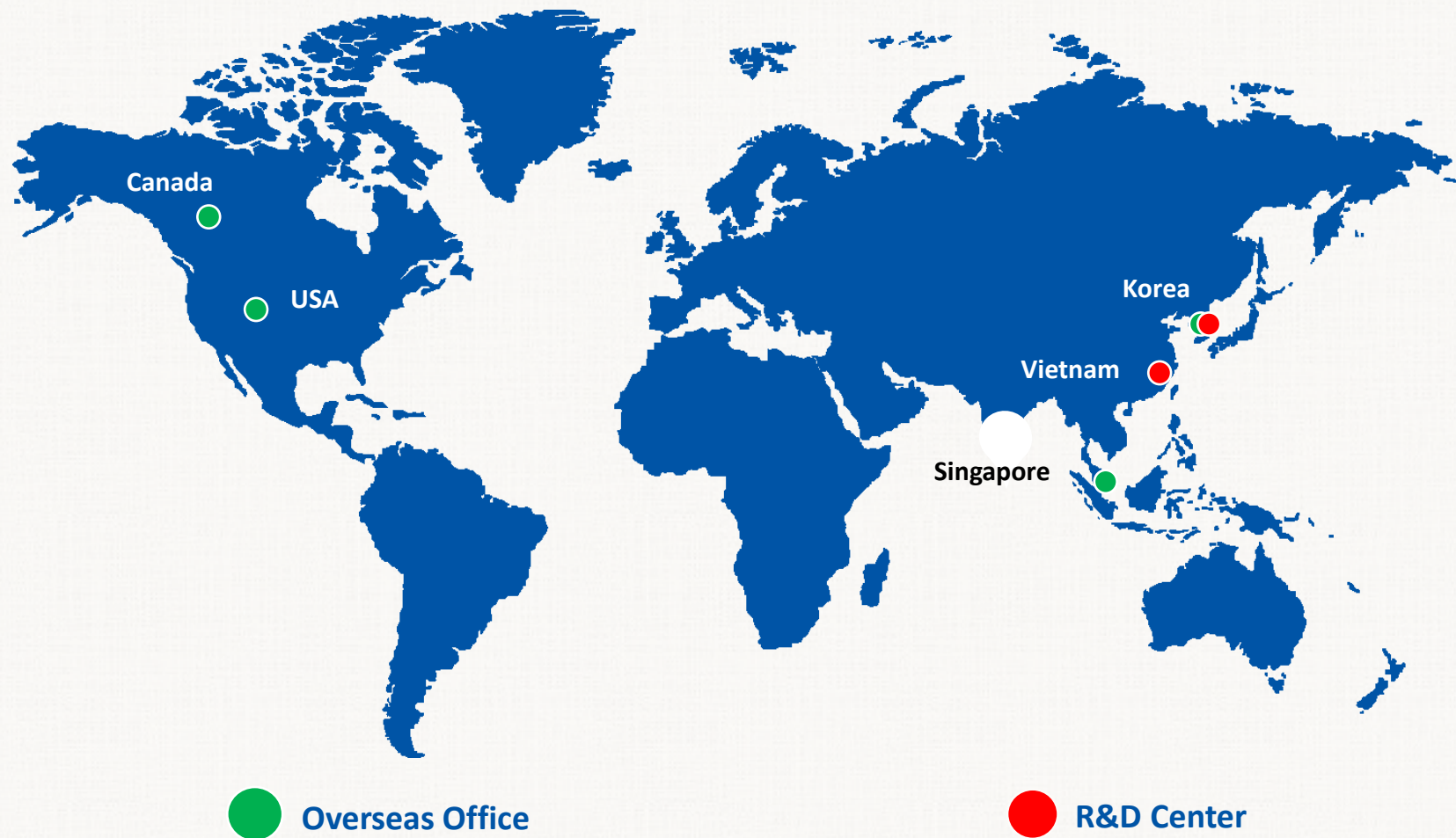
4 COMPANIES LISTED ON
VIETNAM'S STOCK EXCHANGE

19 SUBSIDIARIES

15 FACTORIES

80+ EXPORTING MARKETS

5000+ EMPLOYEES



AN PHAT HOLDINGS


AN PHAT
COMPLEX


AN PHAT 1


LUONG DIEN
NGOC LIEN


AN PHAT
CATERING SERVICES


AN PHAT
MANPOWER


AN TIN
LOGISTICS

INDUSTRIAL REAL ESTATE,
LOGISTICS & OTHER SERVICES


AN THANH
BICSOL


AN TIEN
INDUSTRIES


AN PHAT
INTERNATIONAL


AN THANH
SINGAPORE

RAW MATERIALS &
CHEMICALS FOR PLASTIC INDUSTRY




AN VINH
PACKAGING


AN PHAT
BIOPLASTICS

PACKAGING


ANKOR
BIOPLASTICS


AFC
ECOPLASTICS


AN PHAT
BIOPLASTICS

COMPOSTABLE COMPOUNDS
& PRODUCTS


AN CUONG
BUILDING MATERIALS


AN TRUNG
INDUSTRIES


HPC
SINCE 1972


VIEXIM

ENGINEERING, PRECISION MOLDINGS &
BUILDING MATERIAL PLASTICS

CUSTOMERS OF AN PHAT HOLDINGS



THACO



Canon

FOXCONN

brother®



 **ARISTON**

Panasonic



coway

Walmart 

TOTO

LIXIL



amazon 

AN PHAT COMPLEX

An Phat Complex is a member of An Phat Holdings, operating in the field of industrial real estate with the mission of developing high-tech, environmentally friendly industrial parks.



An Phat Complex IP 46ha

- Occupation rate: 100%, including 10ha of factories for lease



An Phat 1 IP 180 ha

- Occupation rate: 100%
- 26 projects with over 1.1 bil. USD of investment



An Phat 5 IP 150 ha

- Available for Lease
- Land use right certificate has been issued



An Phat 1 (extension) IP 290 ha

- Construction starts in 2027

OUR INDUSTRIAL PARK



AN PHAT COMPLEX INDUSTRIAL PARK

- Area: 46 ha
- Location: Km 47, National Highway 5, Viet Hoa Ward, Hai Phong City



90 KM

from NOI BAI INTERNATIONAL
AIRPORT



53 KM

from HA NOI CITY CENTRE



60 KM

from HAI PHONG PORT



54 KM

from CAT BI AIRPORT AND HAI
PHONG



OUR INDUSTRIAL PARK

AN PHAT 1 INDUSTRIAL PARK

- Area: 180 ha
- Location: Km 72, National Highway 37, An Phu Commune, Hai Phong City



OUR INDUSTRIAL PARK

AN PHAT 5 INDUSTRIAL PARK (LUONG DIEN – NGOC LIEN)



INFRASTRUCTURE



INTERNAL ROAD NETWORK



CUSTOMERS OF AN PHAT COMPLEX



Electronics
\$ 467,000,000



Electronics
\$70,000,000



Paper
\$ 20,500,000



Electronics
\$ 70,000,000



Electronics
\$ 21,000,000



Sanitary napkins
\$ 20,000,000



Electronics
\$ 15,000,000



AN TIN LOGISTICS SERVICES

DOMESTIC LOGISTICS (VIET NAM)

- Customs Clearance
- Inland Trucking (focusing: the North of Vietnam)
- Multimodal Transport (Sea/Rail/Air + Truck)
- Door – to – Door Services

Our Strength

- ✓ **67** container tractors + **30** trucks
- ✓ **150** semi-trailers
- ✓ **Strong relationship** with shipping lines and Vietnam customs

Partners



EVERGREEN



ONE
OCEAN NETWORK EXPRESS



Vietnam Airlines

Ethiopian
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MAERSK



YANG MING
Yang Ming Marine Transport Corporation

vietjet Air.com



Emirates

QATAR
AIRWAYS القطرية

INTERNATIONAL FREIGHT FORWARDING

- Sea Freight: US, EU, MED, AU, Asia
- Air Freight: US, EU, Asia
- Rail Freight: EU, RU, CN



AN PHAT CATERING SERVICES



ADVANTAGES

- Capacity: 50,000 servings/day
- Extensive menu
- Certificate: Certificate of food hygiene and safety, HACCP, ISO 22000: 2018
- Diverse customers: Japan, China, Korea, US, Singapore,...

PROMOTIONS

- 1 free special meal/month
- Yearly appreciation
- Free consultation on kitchen and dining room design
- Free dining room installation (table, chairs, banner)

OVERVIEW

AREA

3,194 Km²

ECONOMIC POSITION

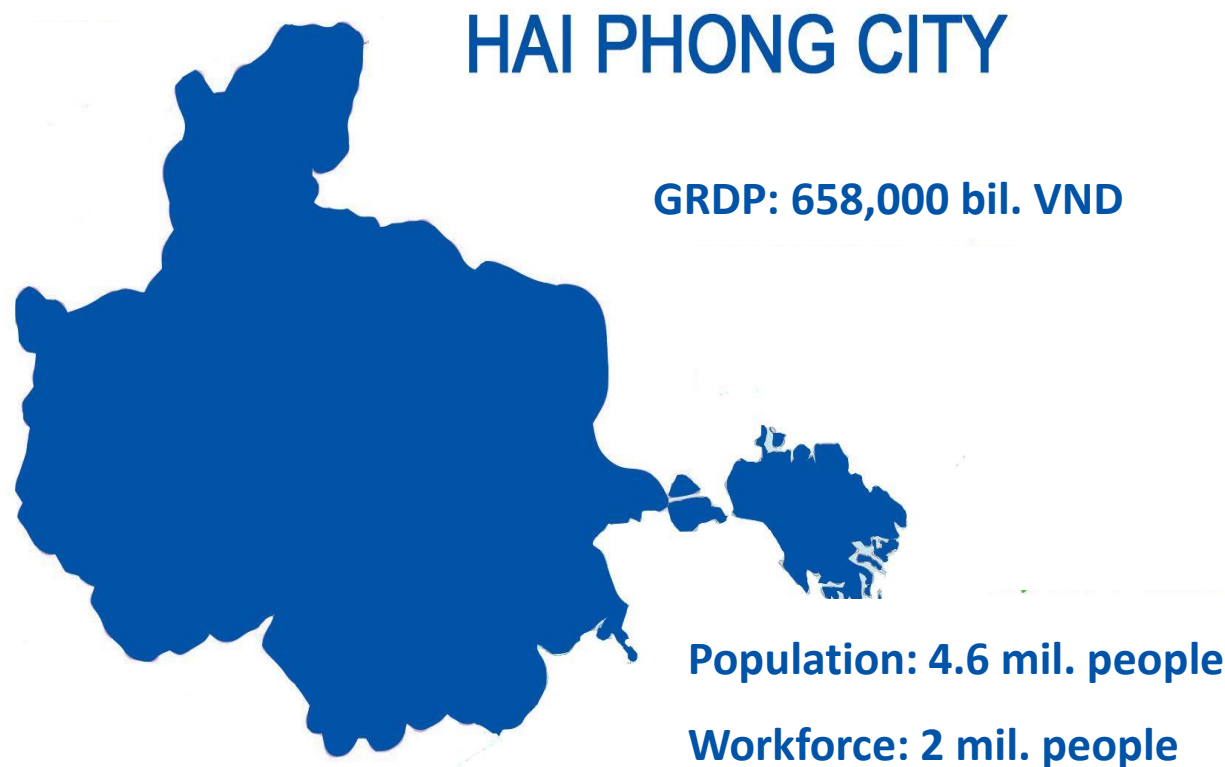
Hai Phong is the third largest economic center in Vietnam, after Hanoi and Ho Chi Minh City.

EDUCATION

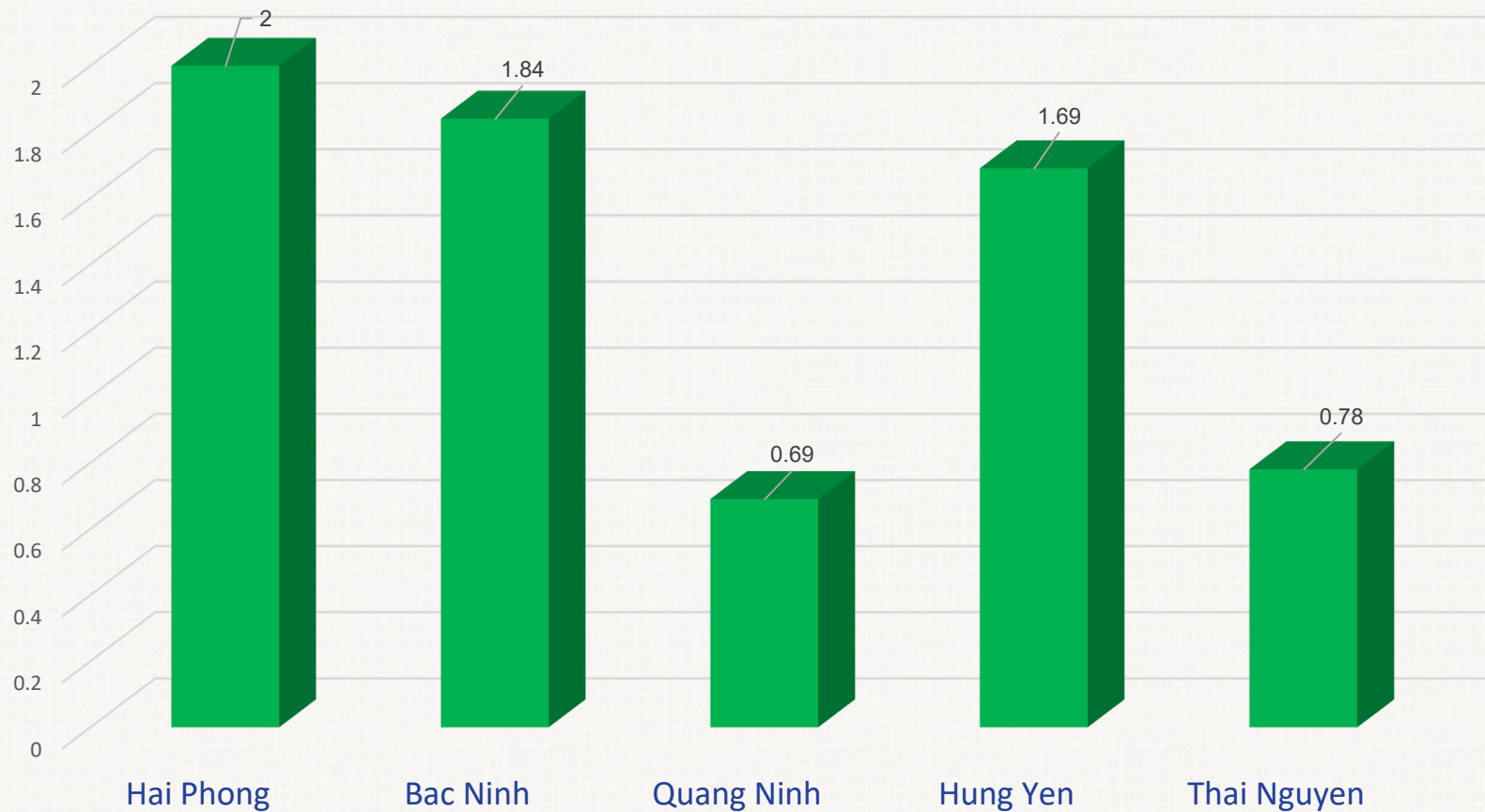
5 Universities

66 Vocational Schools and Colleges

86,000 Graduates/year

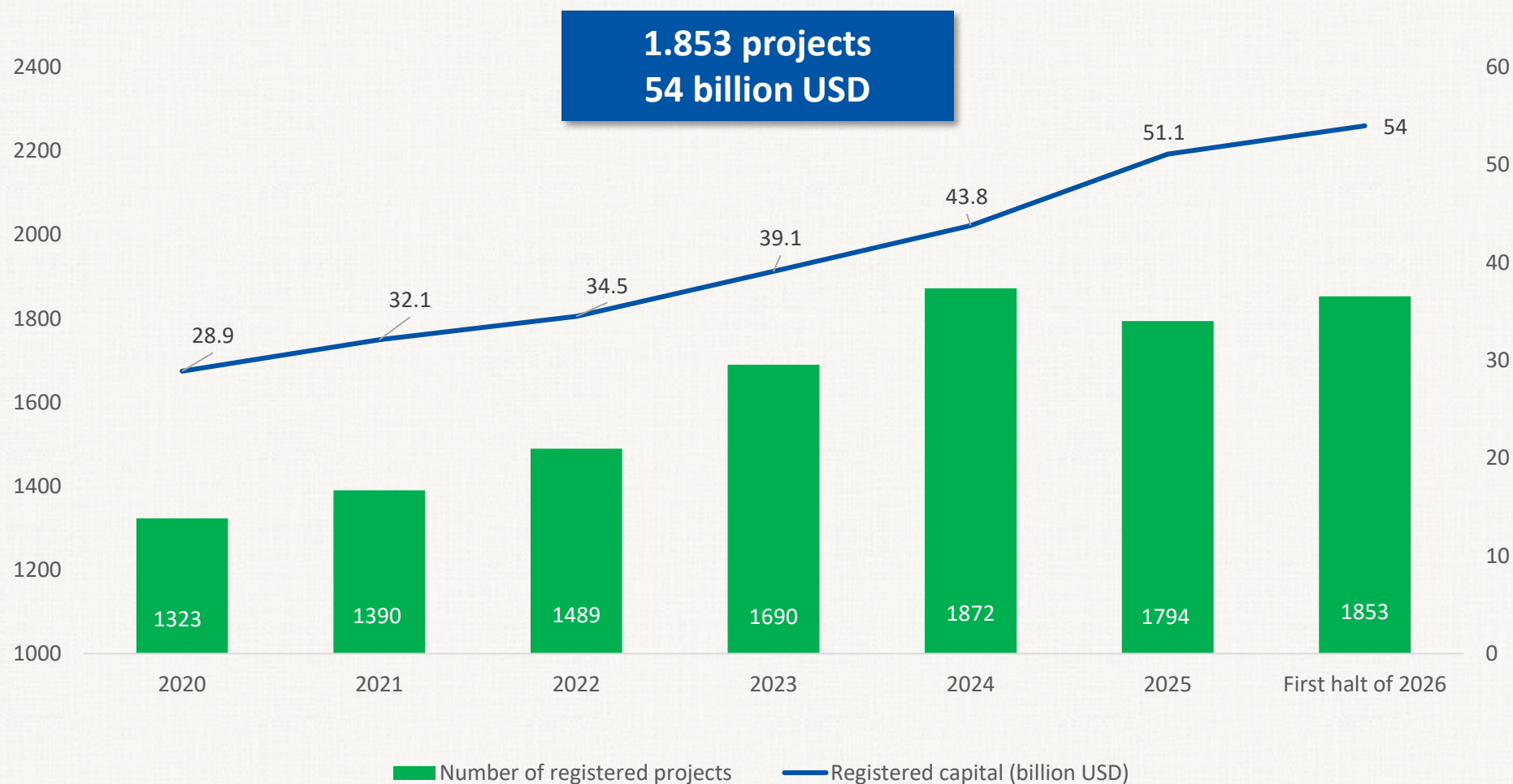


Working-age population by province/city
(Unit: million people)



Source: Ministry of Finance, General Statistics Office

FOREIGN DIRECT INVESTMENT



Source: Ministry of Finance, General Statistics Office

ACCOMMODATION FOR EXPATS



HOTEL



HOUSE



APARTMENT



WHY CHOOSE US?

CONSULTATION SERVICES



Investment consulting



Legal procedure consulting



Local living guide

SUPPORTING SERVICES



Construction



Logistics



Industrial
Catering



Training



Recruitment



Shuttle bus



Security



INVEST WITH TRUST,
TOGETHER WE GROW
Thank you

AN PHAT HIGH-TECHNOLOGY INDUSTRIAL PARK JSC



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Viet Hoa ward, Hai Phong city.



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