AN PHAT
COMPLEX



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

AN PHAT COMPLEX

AN PHAT 5 INDUSTRIAL PARK

- GENERAL INFORMATION
- INFRASTRUCTURE
- INVESTMENT CONSULTING

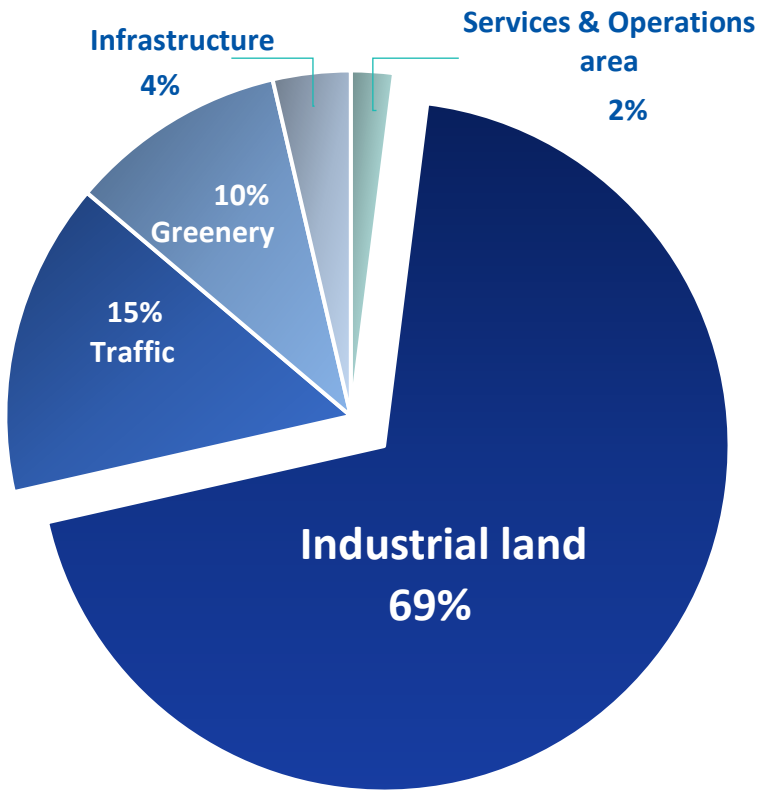
AN PHAT HOLDINGS – THE DEVELOPER

HAI PHONG CITY

WHY CHOOSE US?

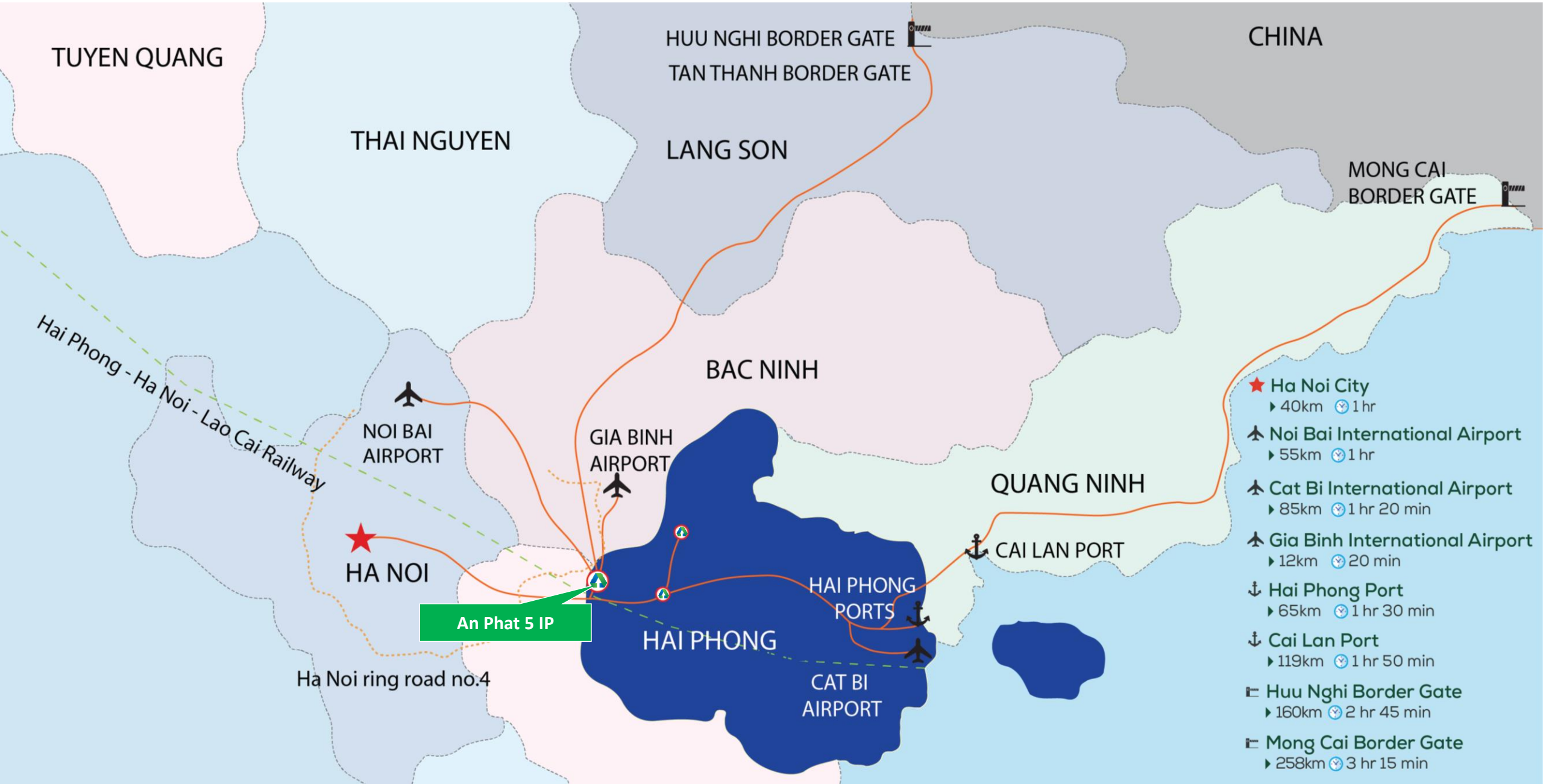
MASTER PLAN

Total Area	**150ha**
Building Density	**70%**
Maximum Number of Floors	**5**
Land Tenure	**2073**





REGIONAL CONNECTION



REGIONAL CONNECTION

PROJECTS EXPECTED TO OPEN IN 2027

RING ROAD 4











GIA BINH AIRPORT – HANOI CONNECTING ROAD





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



MAJOR MANUFACTURERS IN THE REGION



LABOUR FORCE & LOCATION

LABOUR FORCE

94,000 PEOPLE
Working-age population





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

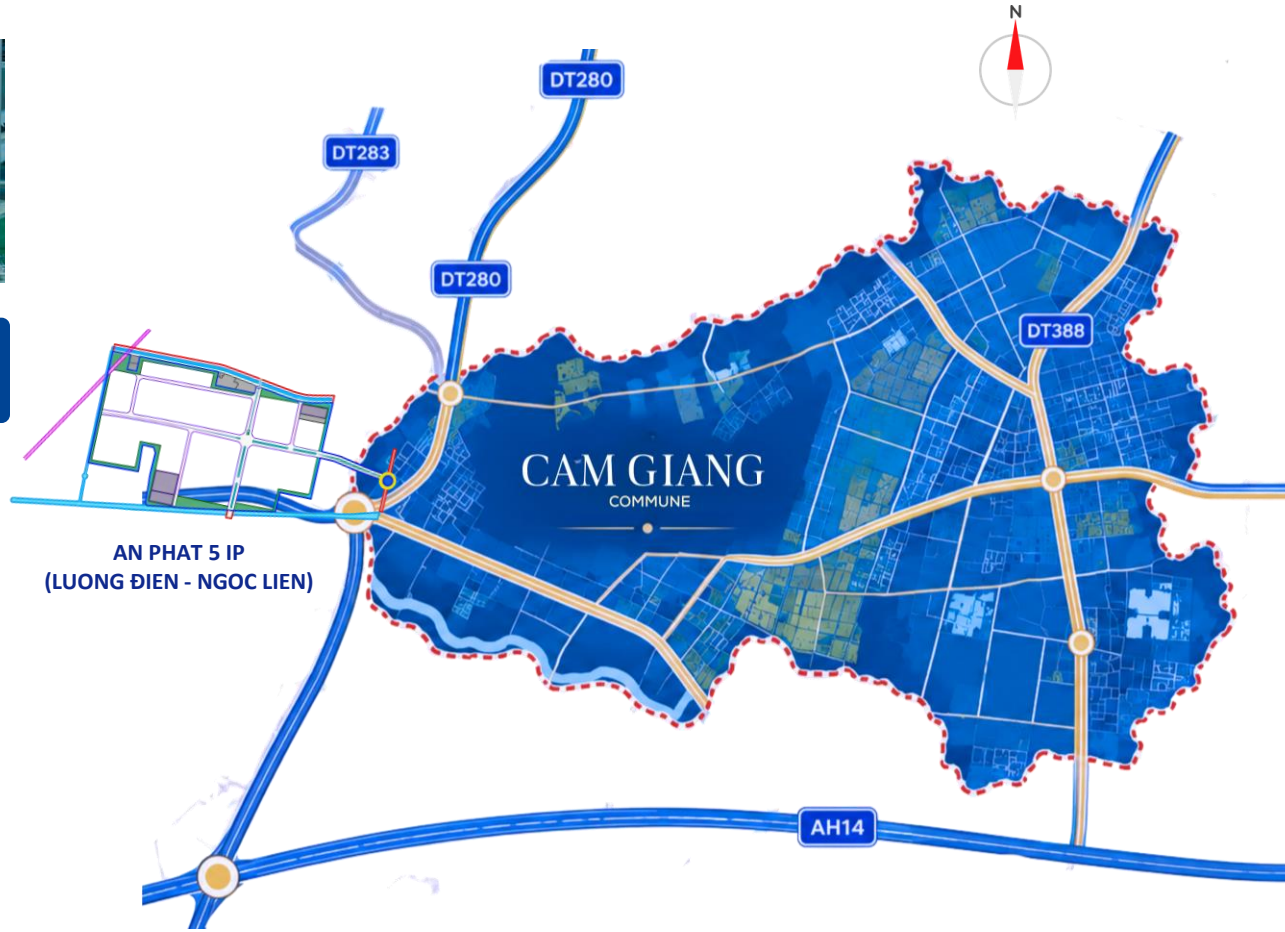
Factory workers
VND 7–12 million ~ USD 270–460

Technicians / Engineers / Office staff
VND 8.5–16 million ~ USD 300–600

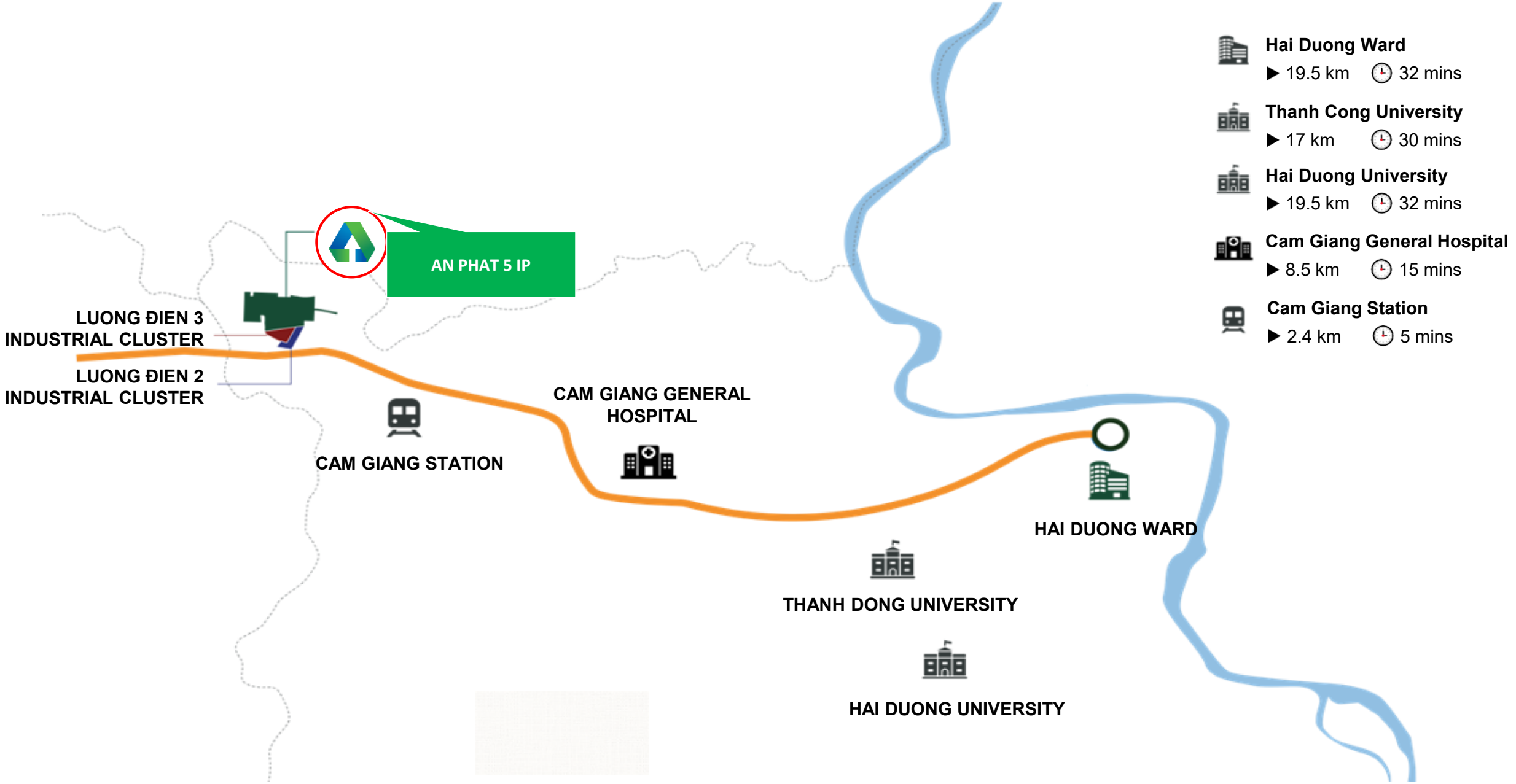
Department managers / Chief accountants / Factory managers
VND 20–30 million ~ USD 760–1,100

LOCATION

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



SURROUNDING AMENITIES



ACCOMMODATION FOR EXPATS/WORKERS

ACCOMMODATION FOR EXPERTS



Apartment



Hotel



House

SOCIAL HOUSING FOR WORKERS



SK RESIDENCES MAO ĐIỀN

3 residential towers, 15 floors **672 apartments**

Cam Dien – Luong Dien New Residential Area
Mao Dien Commune, Hai Phong City

Chủ đầu tư: SKLAND
Commencement of Construction: 14/05/2026

An Phat 5 Industrial Park: 7 km away, approximately 15 minutes

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



POWER SUPPLY

Transformer:

3 x 63 MVA

Underground

electrical system



WATER SUPPLY

6,000m^3/day-night

- Phase 1: 1,000m^3/day-night
- Phase 2: 6,000m^3/day-night



WASTEWATER TREATMENT

3,500 m^3/day-night

❖ The infrastructure will be ready for fully integrated operation by December 2026

PROJECT PROGESS

Overview of An Phat 5 Industrial Park as of October 2026.
Land plots are ready for handover to investors。













INVESTMENT PROCESS



- The process may vary by projects

AN PHAT COMPLEX



AN PHAT HOLDINGS

THE DEVELOPER

AN PHAT HOLDINGS

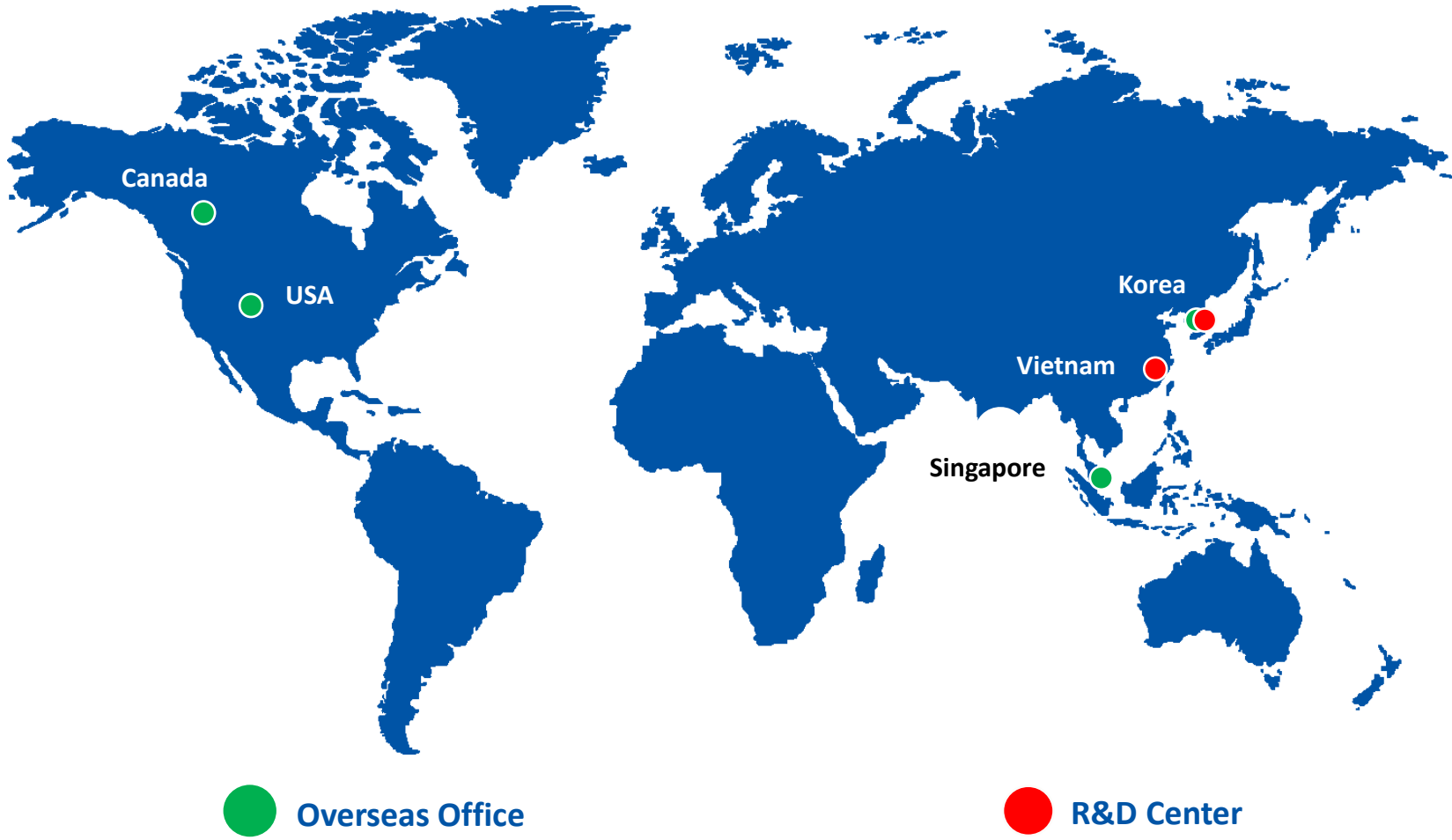
4 COMPANIES LISTED ON VIETNAM'S STOCK EXCHANGE

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 VINH PACKAGING
AN PHAT BIOPLASTICS

PACKAGING

AN KOR BIOPLASTICS
AFC ECOPLASTICS
AN PHAT BIOPLASTICS

COMPOSTABLE COMPOUNDS
& PRODUCTS

AN THANH BICSOL
AN TIEN INDUSTRIES
AN PHAT INTERNATIONAL
AN THANH SINGAPORE

RAW MATERIALS &
CHEMICALS FOR PLASTIC INDUSTRY

AN CUONG BUILDING MATERIALS
AN TRUNG INDUSTRIES
HPC SINCE 1972
VIEXIM

ENGINEERING, PRECISION MOLDINGS &
BUILDING MATERIAL PLASTICS

CUSTOMERS OF AN PHAT HOLDINGS















































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: 46ha
- Location: Km47, National Highway 5, Viet Hoa Ward, Hai Phong city



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



INFRASTRUCTURE





INTERNAL ROAD NETWORK







CUSTOMERS OF AN PHAT COMPLEX

BIEL 伯恩		Electronics $ 533,000,000
LEO PAPER GROUP		Paper product $72,000,000
CE-LINK®		Electronics $ 70,000,000
Astrotech Group		Electronics $ 21,000,000
EDUEN		Electronics $ 20,500,000
Credible 可悦		Sanitary pad $ 20,000,000
sumida		Electronics $ 15,000,000

LEO ELECTRONICS CO., LTD. レオ電子株式会社

FOSTER

DMEGC

五征 WUZHENG

凯成科技 PRISHING TECHNOLOGY

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FU RUN INTERNATIONAL TRADING CO.,LTD.

FAMIDOC® CARING FOR YOUR FAMILY

UNIVERSAL ELECTRONICS

Gushine

FDA

KARAHOME by KARAWINDOWS

xt-mould

HONGPU PAPER

KCN VIETNAM Local to Global Connector

VNIC

Bigland ID INDUSTRIAL DEVELOPMENT

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

INTERNATIONAL FREIGHT FORWARDING

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

Our Strength

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



Partners

EVERGREEN, COSCO SHIPPING, ONE Ocean Network Express, Vietnam Airlines, Ethiopian የኢትዮጵያ, MAERSK, YANG MING Yang Ming Marine Transport Corporation, vietjet AIR.com, Emirates, QATAR AIRWAYS القطرية

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)

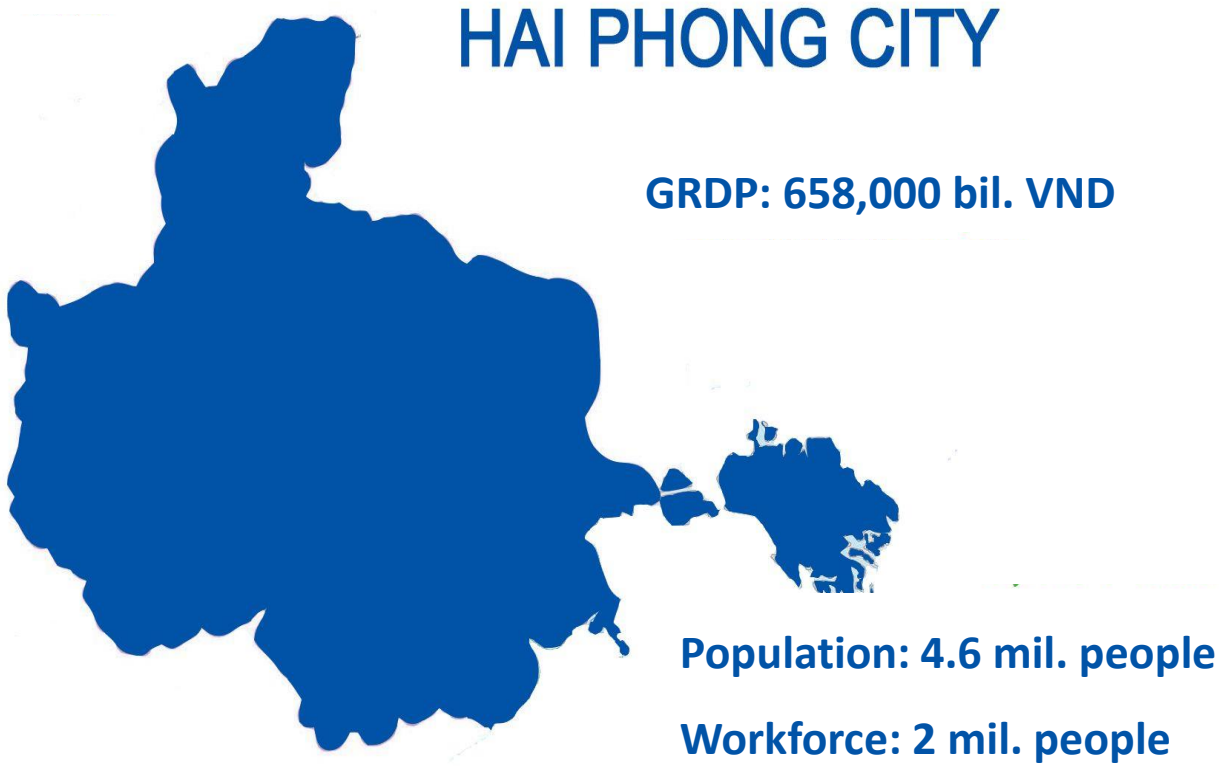
OVERVIEW

AREA

3,194 Km^2

ECONOMIC POSITION

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



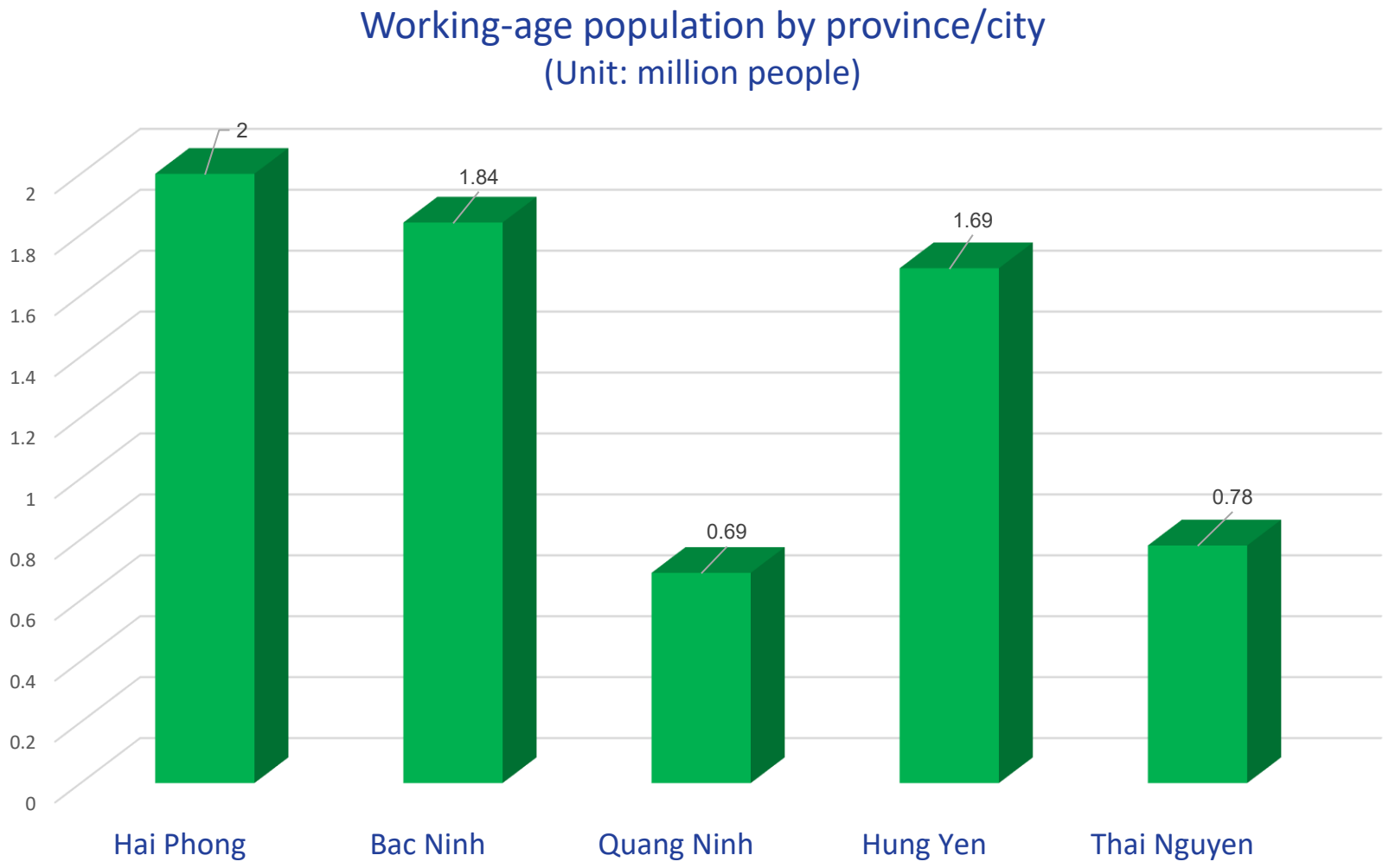
EDUCATION

5 Universities

66 Vocational Schools and Colleges

86,000 Graduates/year

OVERVIEW

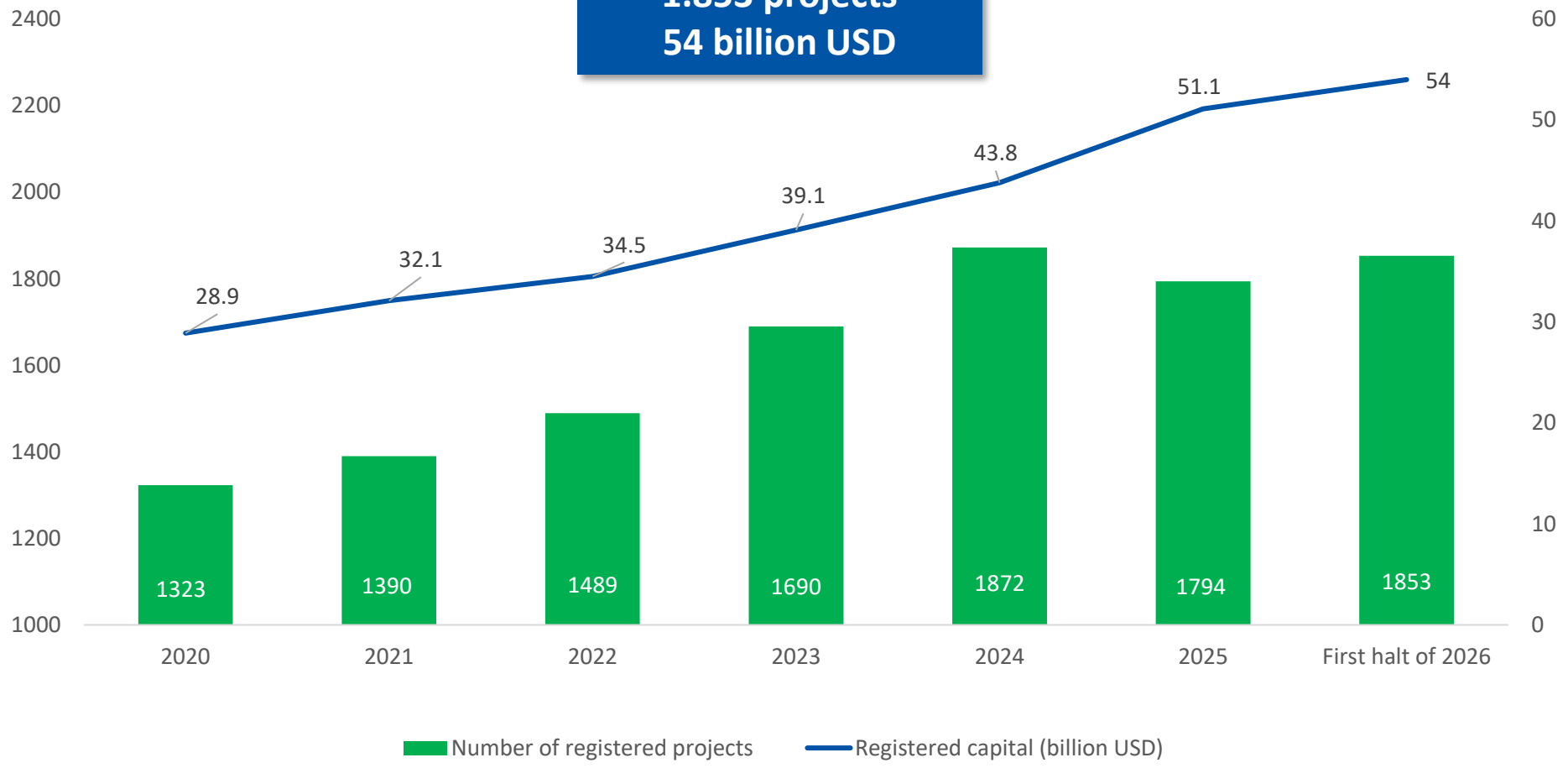


Source: Ministry of Finance, General Statistics Office

ECONOMY

FOREIGN DIRECT INVESTMENT

1.853 projects
54 billion USD



Source: Ministry of Finance, General Statistics Office

WHY CHOOSE US?

CONSULTATION SERVICES

- Investment consulting
- Legal procedure consulting
- Local living guide



SUPPORTING SERVICES

- Construction
- Logistics
- Industrial Catering
- Training
- Recruitment
- Shuttle bus
- Security

Scan here to view the document

INVEST WITH TRUST,
TOGETHER WE GROW

Thank you

AN PHAT HIGH-TECHNOLOGY INDUSTRIAL PARK JSC

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