

INDUSTRIAL REAL ESTATE MARKET UPDATE

05/2023

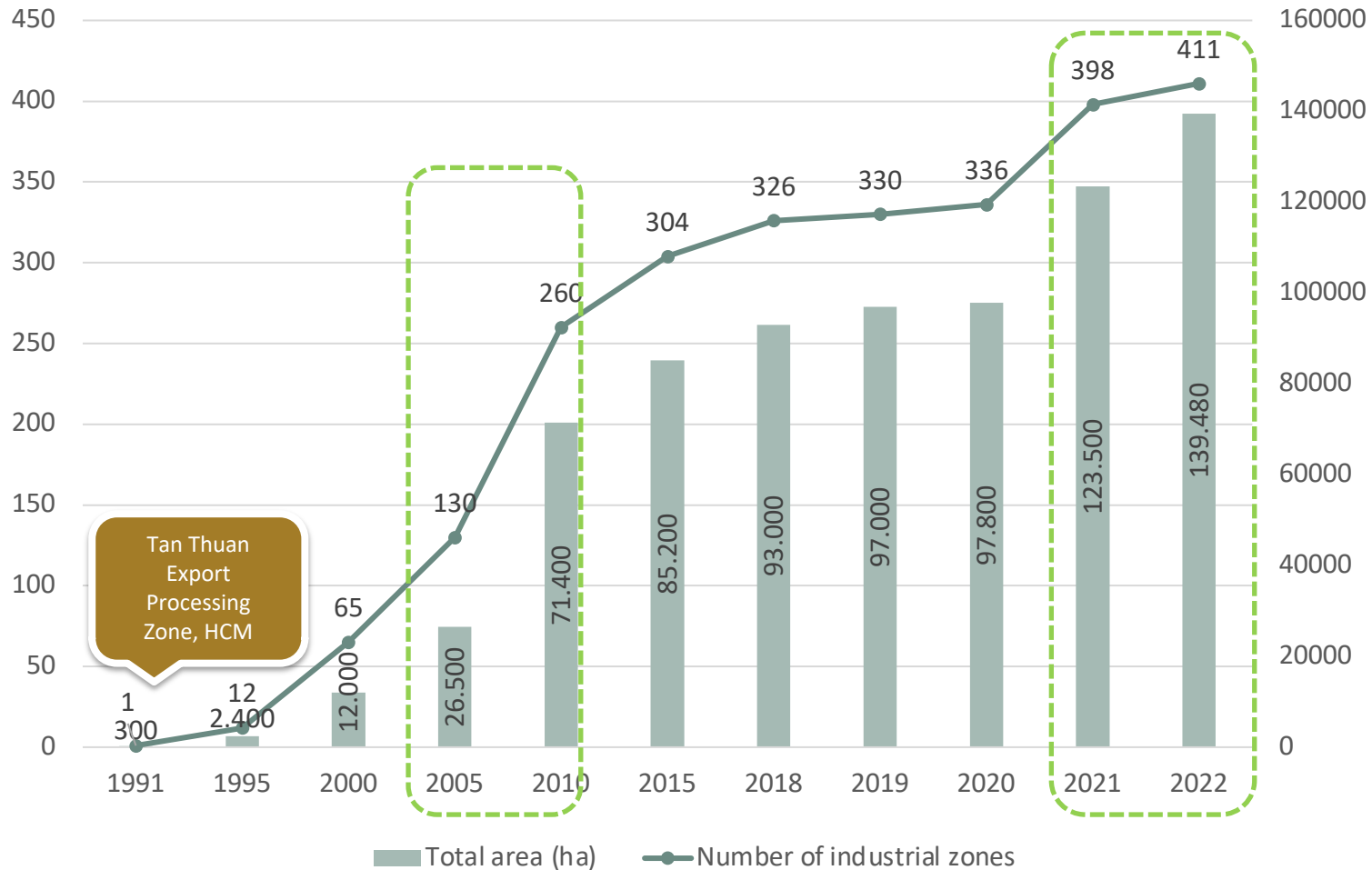
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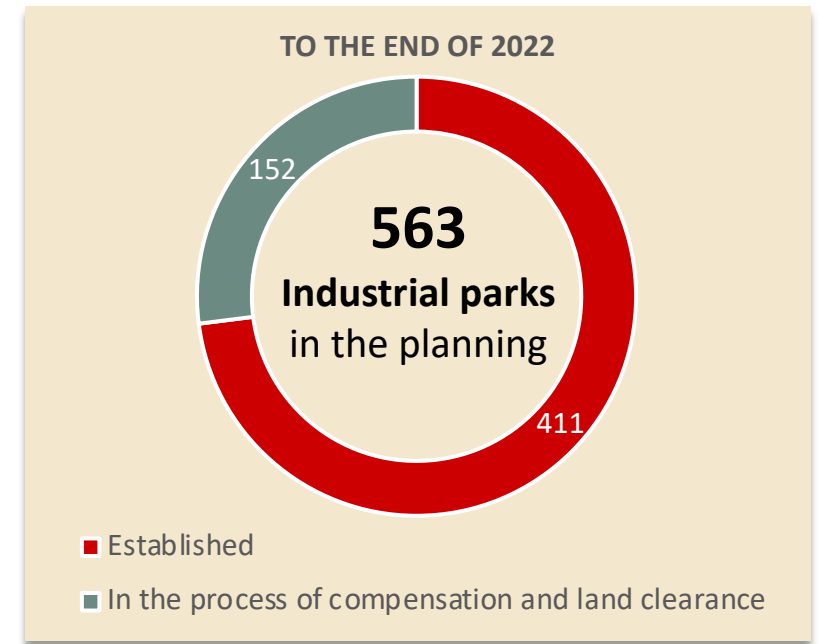
INDUSTRIAL REAL ESTATE DEVELOPMENT IN VIETNAM

INDUSTRIAL REAL ESTATE GROWTH THROUGH THE YEARS



9.1% Revenue

78.2% Net profit

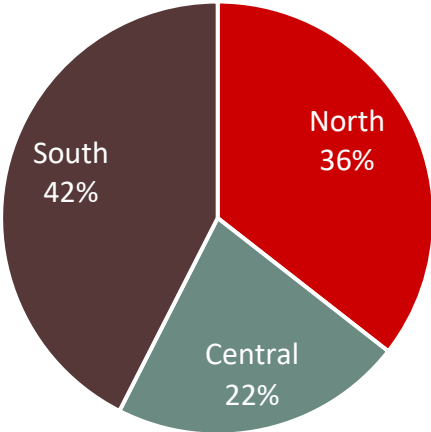


Source: SEIKO IDEAS compiled by Ministry of Planning and Investment & House link

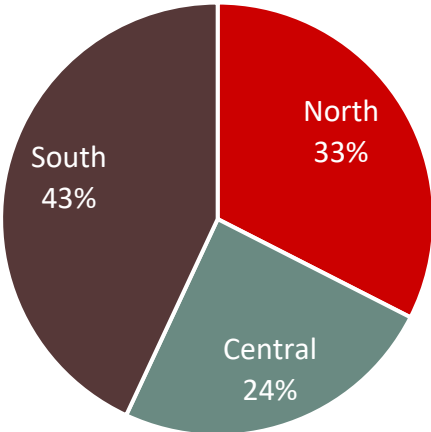
INDUSTRIAL REAL ESTATE DEVELOPMENT IN VIETNAM

DISTRIBUTION

411
INDUSTRIAL PARKS

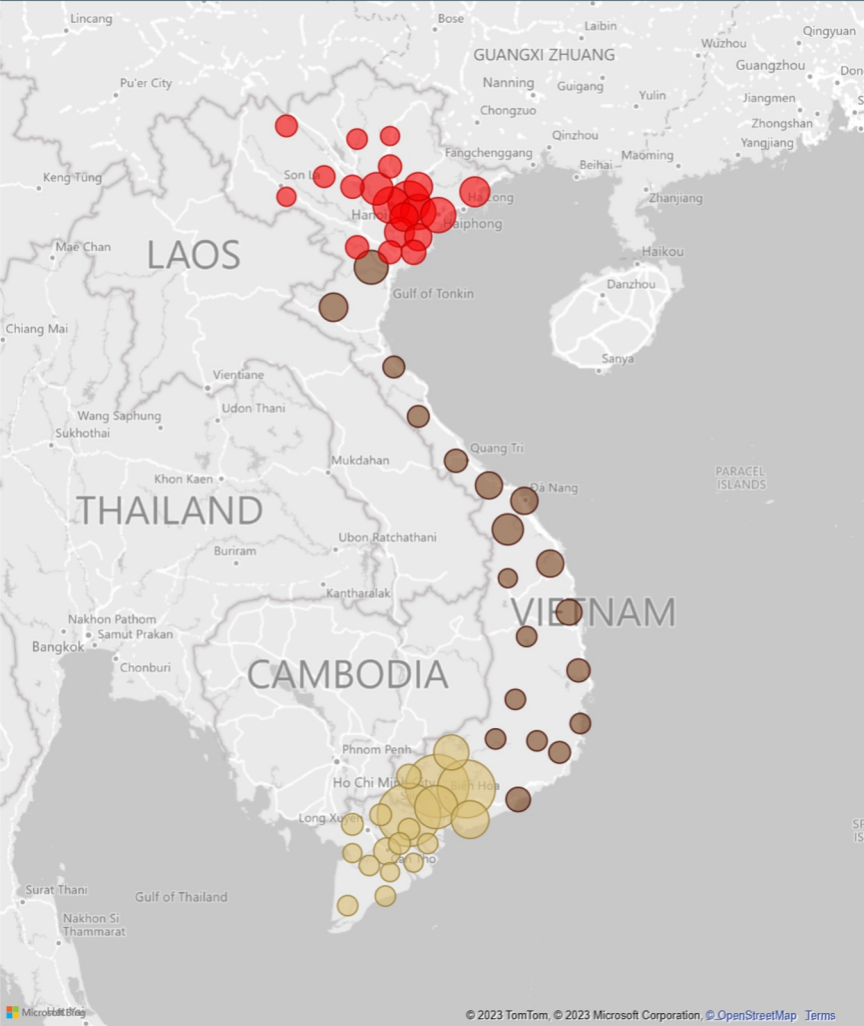


AREA
139,480
ha



INDUSTRIAL PARKS BY LOCATION

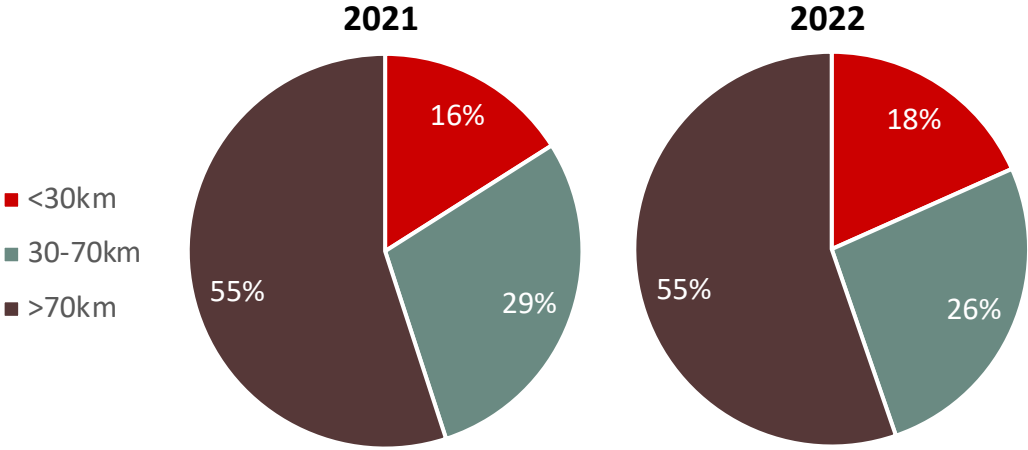
● North ● South ● Central



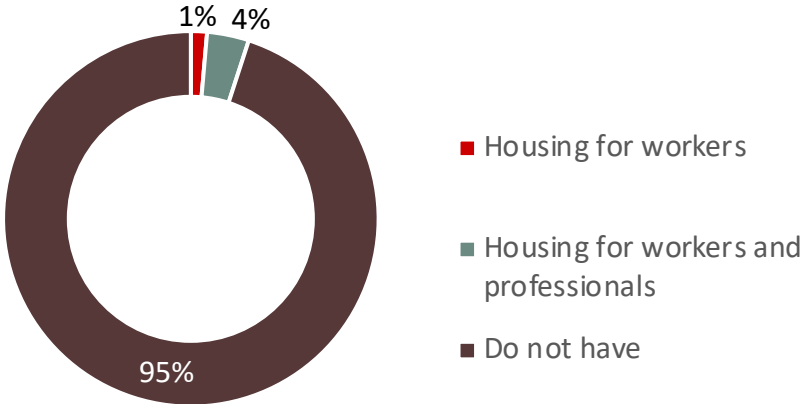
INDUSTRIAL REAL ESTATE DEVELOPMENT IN VIETNAM

INDUSTRIAL PARK INFRASTRUCTURE

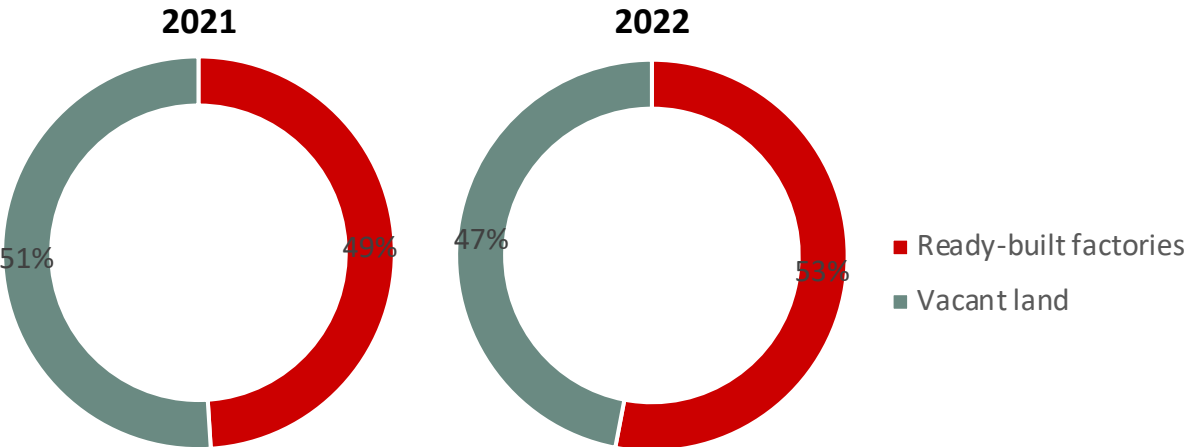
DISSTANCE TO THE BIG CITIES



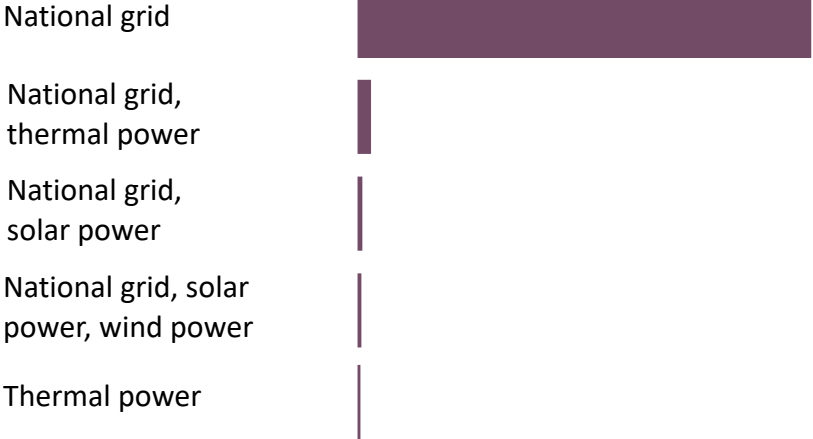
HOUSING



READY-BUILT FACTORIES



ELECTRICITY SUPPLY



Source: SEIKO IDEAS Compiled from HOUSELINK's industrial real estate report

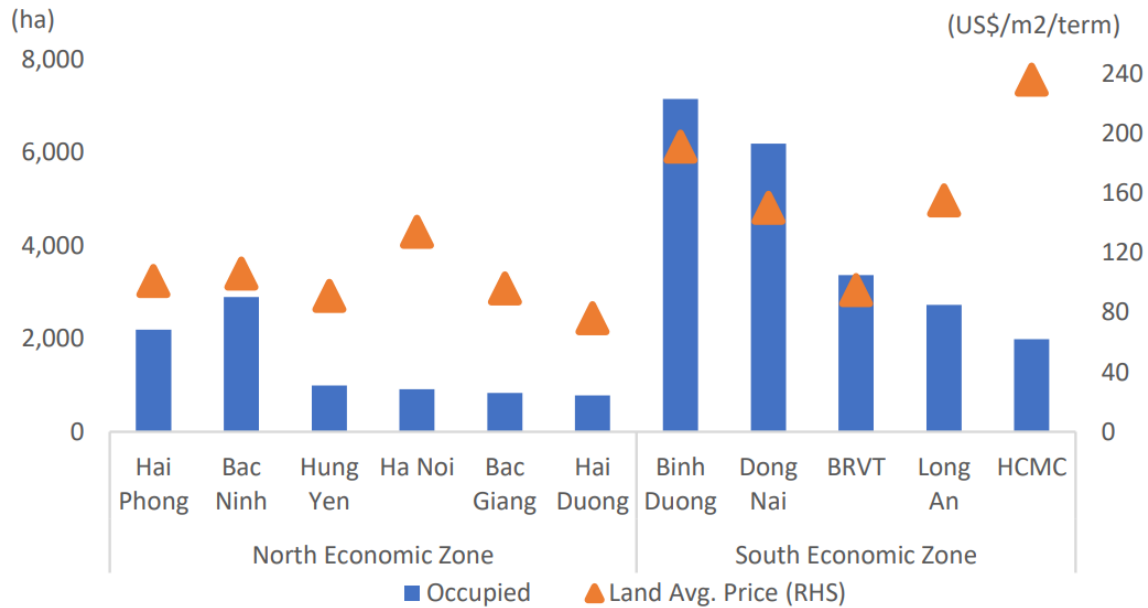
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INDUSTRIAL REAL ESTATE DEVELOPMENT IN VIETNAM

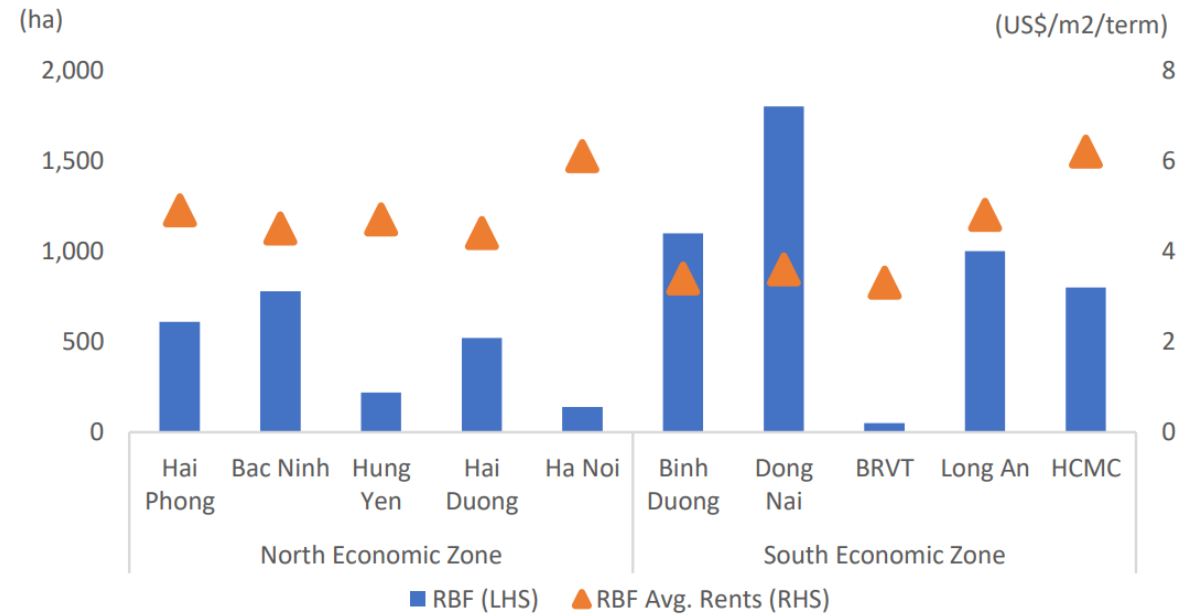
SUPPLY AND RENTAL PRICE



Supply and rental price of industrial park (2022)

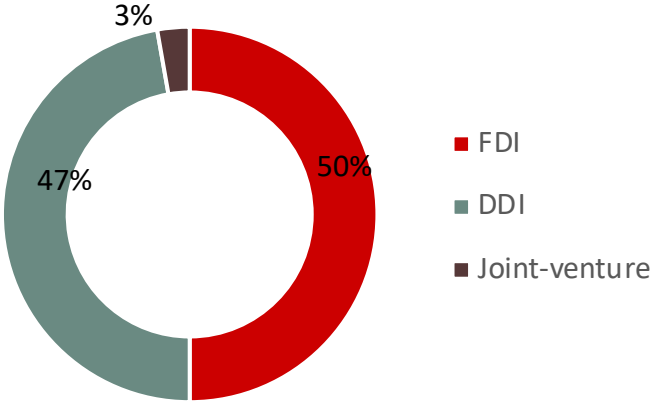


Supply and rental price of ready-built factories (Q3/2022)



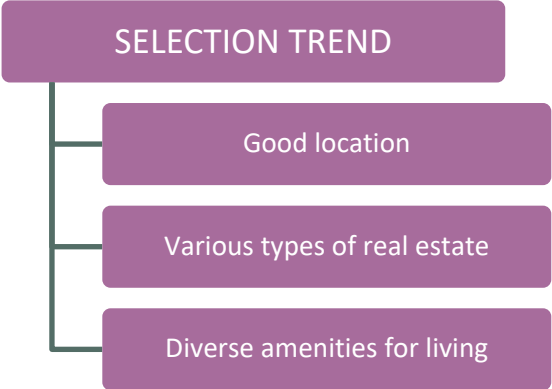
INDUSTRIAL REAL ESTATE TRENDS

RATE OF TYPES OF INVESTMENT CAPITAL BY PROJECTS (2022)

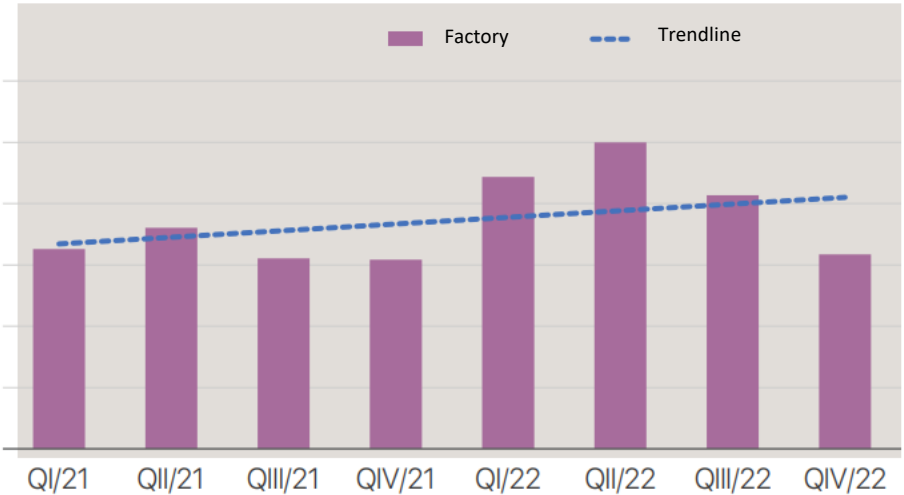


TOP MOST ACTIVE INDUSTRIAL ZONES

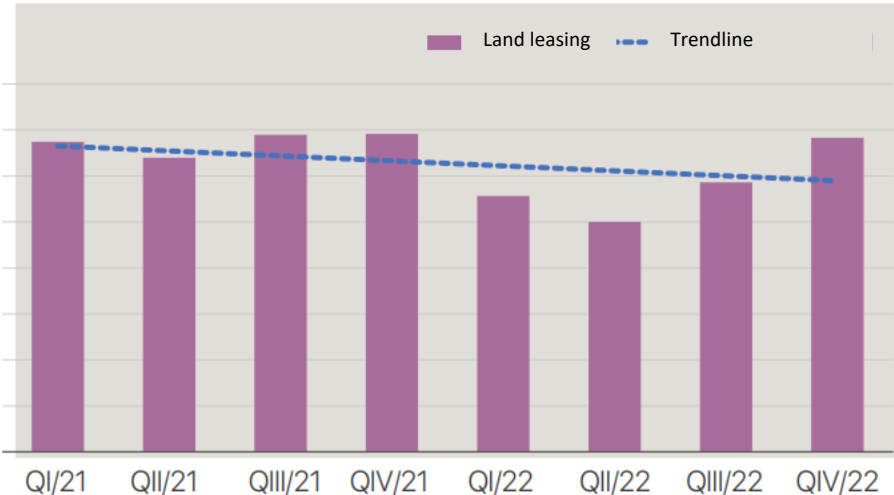
- Nam Dinh Vu (1,329ha)
- Deep C Haiphong II (645ha)
- Huu Thanh (524.1ha)
- Phuoc Dong (2,190ha)
- Chau Duc (2,287ha)



THE TREND OF FACTORY LEASING 2021 – 2022



THE TREND OF LAND LEASING 2021 – 2022



OUTSTANDING LICENSED FDI PROJECTS IN 2022

TOP BIG PROJECTS INVESTED IN INDUSTRIAL PARKS

PROJECT'S NAME	INVESTOR	LOCATION	INVESTMENT CAPITAL
LEGO Factory	LEGO Corporation	VSIP III Industrial Park, Binh Duong	1 billion USD
Mở rộng nhà máy Samsung Electro – Mechanics Thai Nguyen	Samsung Electro – Mechanics Vietnam	Yen Binh Industrial Park, Thai Nguyen	920 million USD
Goertek Electronics Factory	Goertek Vina	WHA Industrial Zone 1 Industrial Park, Nghe An	500 million USD
Silicon bars and monocrystalline silicon wafers factory	Tina Solar Wafer	Yen Binh Industrial Park, Thai Nguyen	275 million USD
High-class fabric factory LOUVRE	Libra International Investment	Thanh Cong Industrial Park, Tay Ninh	210 million USD
Coca Cola Vietnam Factory	Coca – cola Vietnam	Phu An Thanh Industrial Park, Long An	136 million USD

TOP INDUSTRIAL PARKS ATTRACTED FDI PROJECTS

- VSIP Hai Phong Industrial Park (Hai Phong)
- Hoa Phu Industrial Park (Phase2) (Vinh Long)
- Van Trung Industrial Park (Bac Giang)

Trends in selection based on location convenience

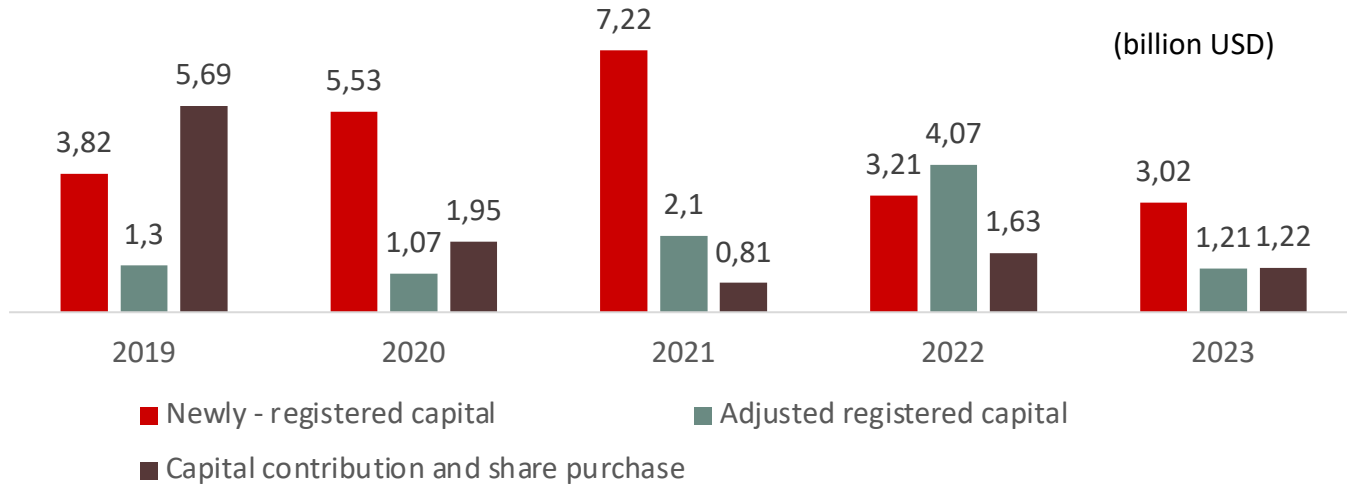
~ 80% adjacent to the national highway

~50% less than 30km from seaport/airport/highway

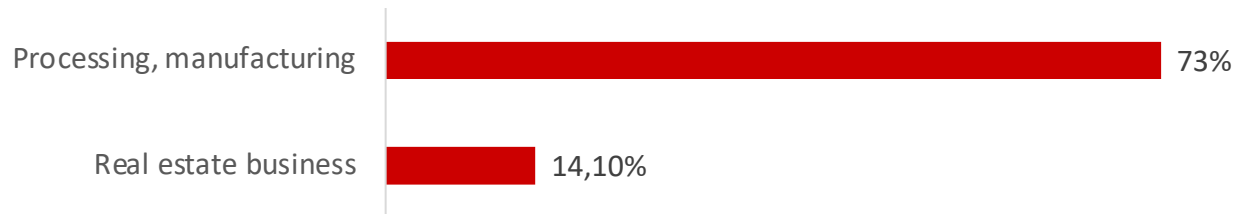
Source: SEIKO IDEAS Compiled from HOUSELINK's industrial real estate report

INDUSTRIAL REAL ESTATE DEMAND IN 2023

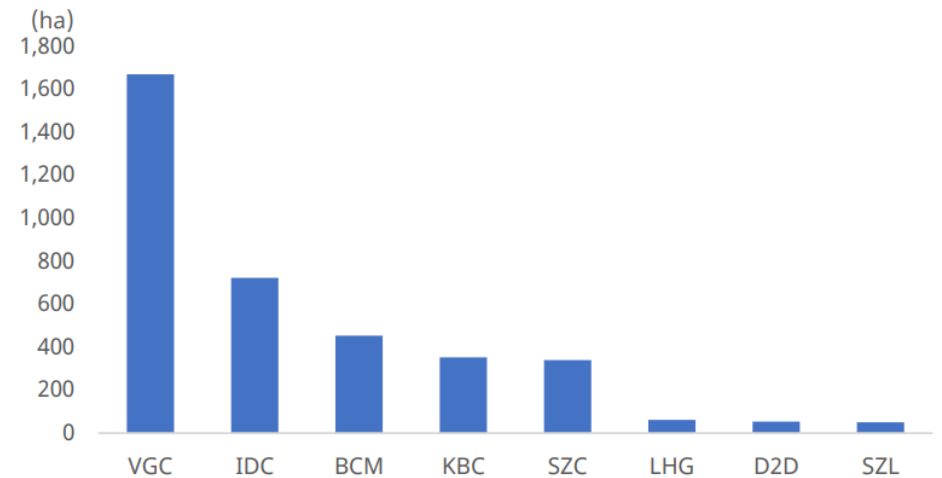
FOREIGN DIRECT INVESTMENT INTO VIETNAM UP TO 20/3 ANNUAL



GROUP OF INDUSTRY LEADING TOTAL INVESTMENT CAPITAL



AVAILABLE LAND FUND FOR LEASE



Mostly concentrated in the North
- South Key Economic Region



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