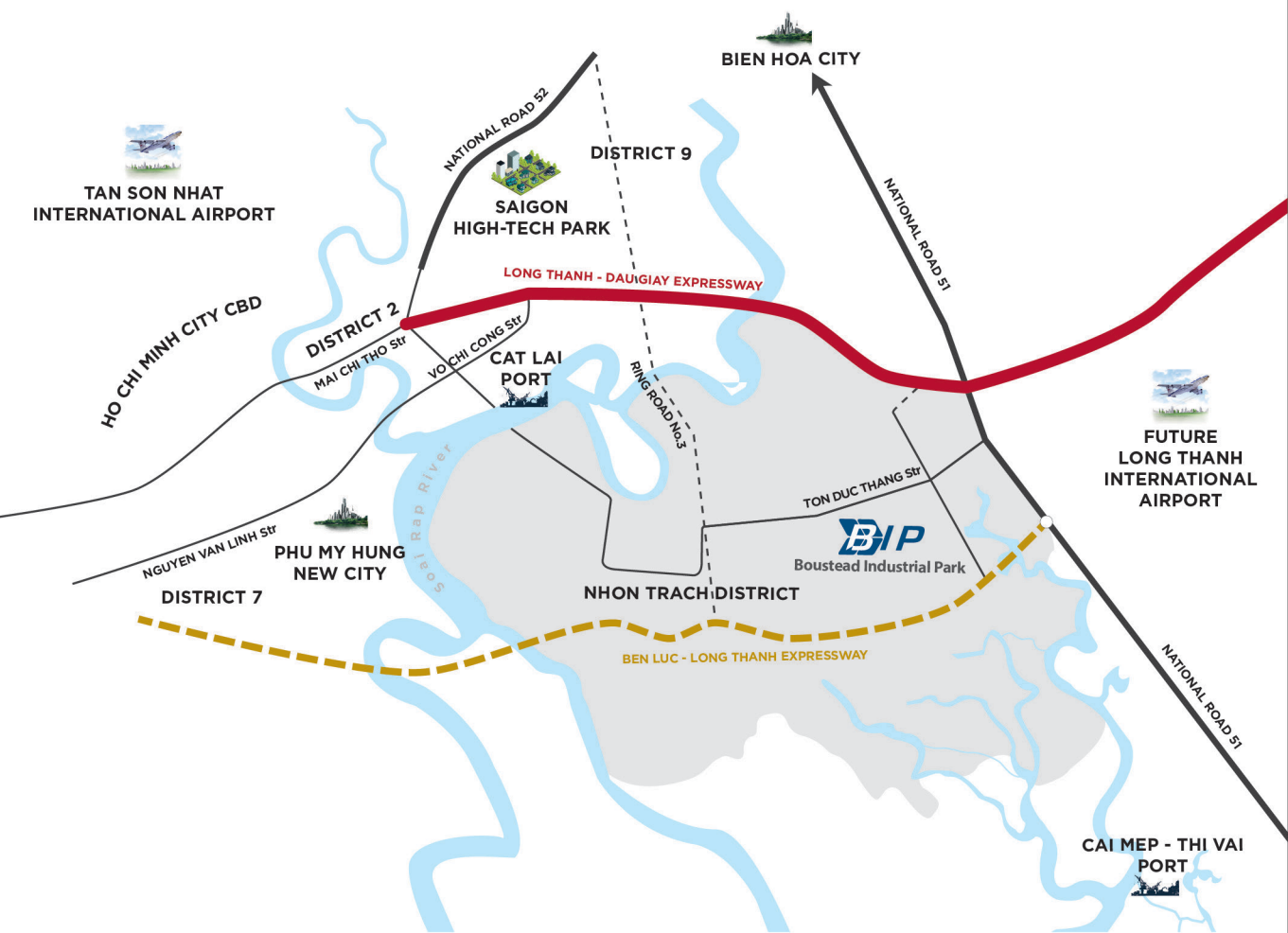




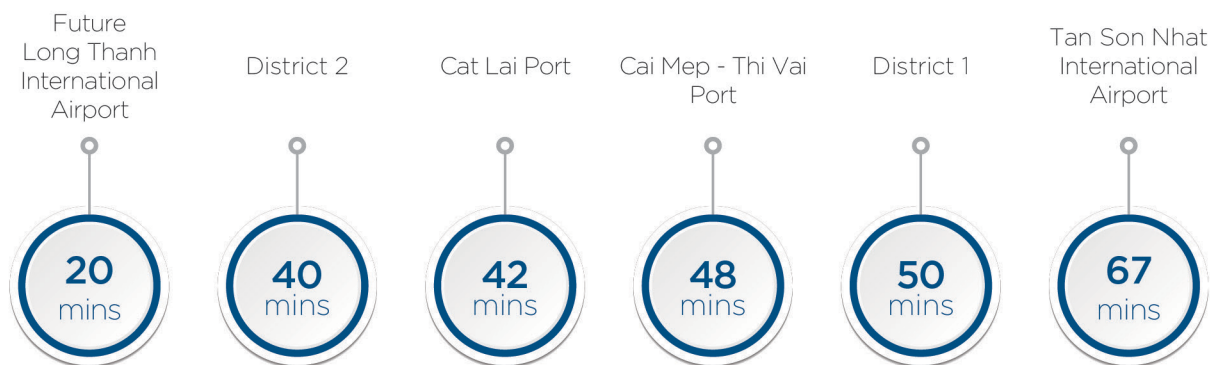
BOUSTEAD INDUSTRIAL PARK

Developed by Boustead Projects

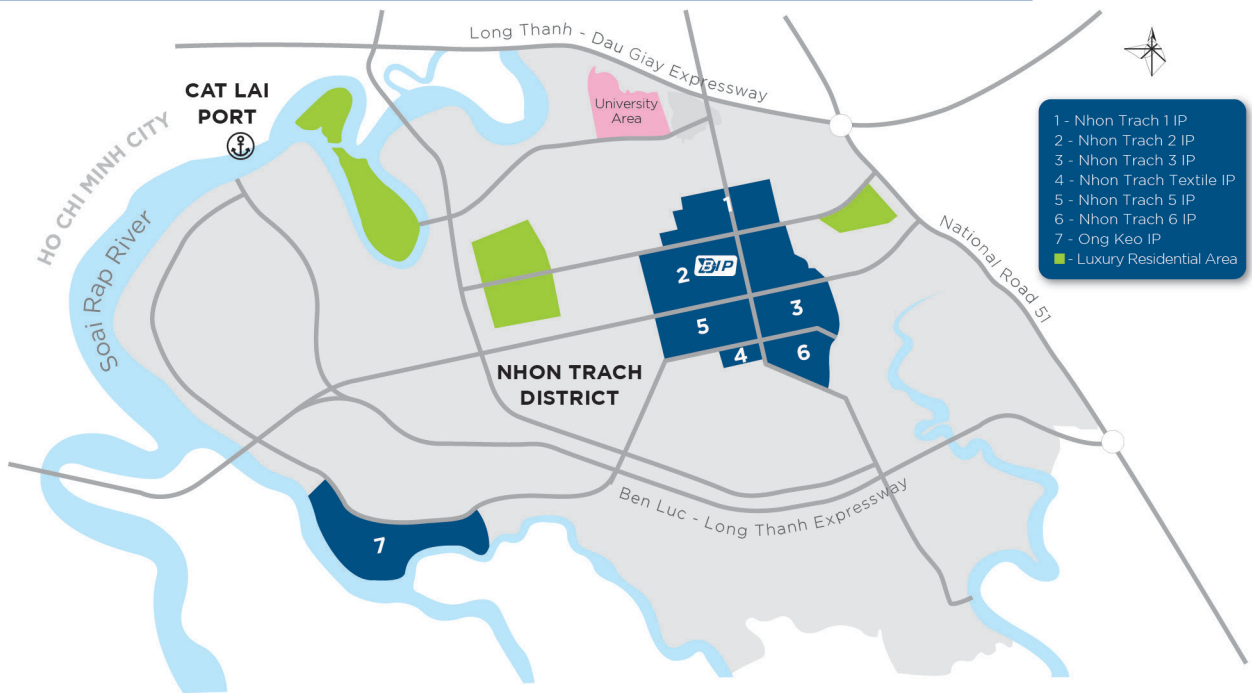
LOCATION



DRIVING TIME FROM BIP

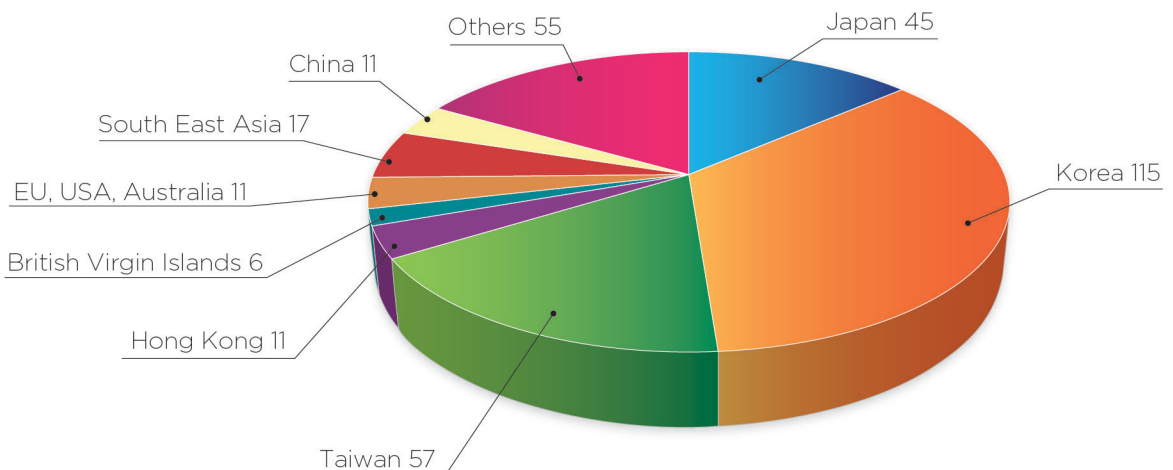


ABOUT NHON TRACH DISTRICT



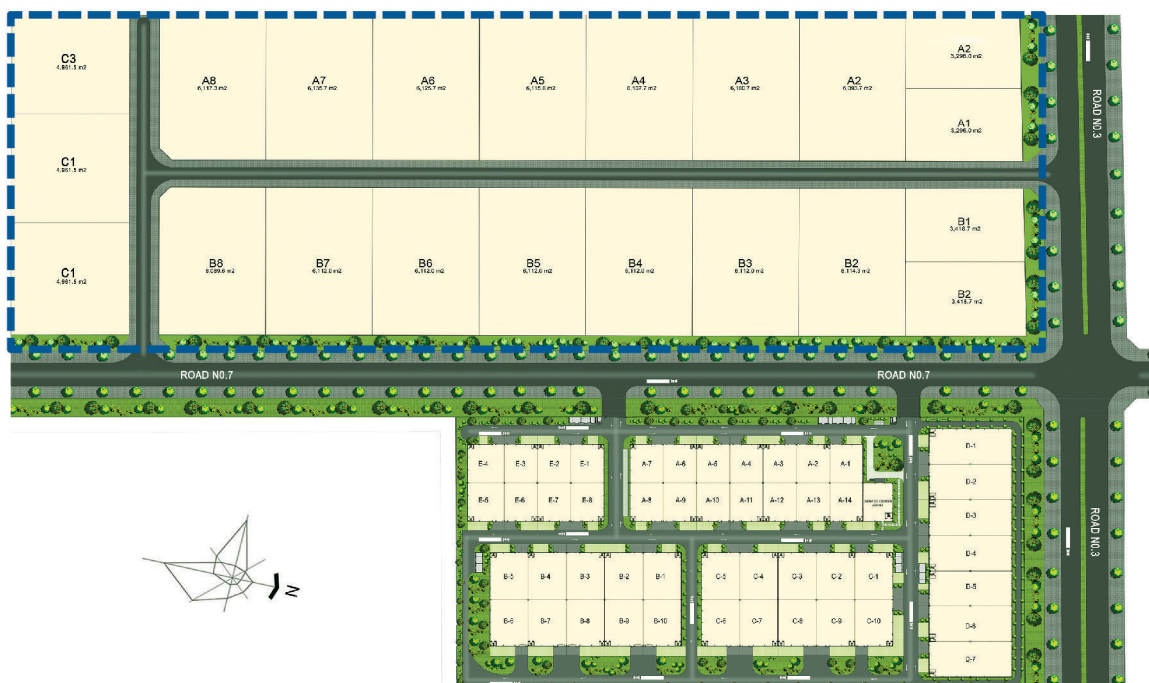
- » Total industrial land size: **over 3,300ha**
- » Total industrial park in operating over 10 years: **7**
- » Total population of Nhon Trach and nearby area: **2.1 million**
- » Total foreign direct investment capital: **over USD 7.9 billion (2018)**

Total foreign direct investment project: **328 projects (2018)**



MASTER PLAN

Build-to-suit Factory area 12.69ha



Ready Built Factory area 6ha

TOTAL LAND SIZE AREA 18.69ha of which 6ha Ready Built Factory area and 12.69ha Build-to-suit Factory area	SOIL CONDITION 20 ton/m ²	AVERAGE ALTITUDE 29m
TELECOMMUNICATION Phone and internet ports are available	COMPOUND DESIGN WITH 3 LAYERS OF SECURITY FOR READY BUILT FACTORY AREA Boundaries along site area, 24/7 guard house at all entrances/exits and CCTV installed along site boundaries and internal roads	POWER SUPPLY 22kV from National Grid
WATER SUPPLY Allocated capacity of 6,700m ³ /day from Nhon Trach Water Factory (total capacity of 100,000m ³ /day)	WASTE WATER TREATMENT Capacity 4,000m ³ /day with first phase of 2,000m ³ /day currently in operation	GAS Available natural gas pipe in Nhon Trach 2 Industrial Park



FACILITY within 10mins driving



READY BUILT FACTORY



Compound design, 1 entrance, 1 exit with 24/7 manned security and CCTV



Column free - Clear height: 7m -
Floor loading: 3 ton/m²



Free parking area with canopy in front of each factory

FACTORY INFORMATION

Unit Size	500m ²	550m ²	701.5m ²	1,150m ²
Dimension	20m x 25m	22m x 25m	23m x 30.5m	23m x 50m
Power Provisions	200A	200A	300A	450A
Plumbing	Cold water supply is provided			
Sanitary	Separate male and female toilets			
Fire Protection	Beam-typed smoke detector and indoor hose reels. Stand-by branch-off for installation of sprinklers by tenants.			

INVESTMENT PROCEDURE

for Ready Built Factory

- 
- The diagram illustrates a five-step investment procedure for a Ready Built Factory. A vertical line on the left side of the page has five circular markers, each connected by a horizontal line to a hexagonal step icon. The icons are labeled 'STEP 01' through 'STEP 05'. To the right of each icon is the corresponding step name. The background features a dark blue gradient with several light blue diamond shapes of varying sizes and orientations.
- STEP 01** Searching
 - STEP 02** Reservation Agreement
 - STEP 03** Business Registration
 - STEP 04** Contract Signing
 - STEP 05** Handover, Operating

BUILD-TO-SUIT FACTORY

- Minimum 3,000m² of land plot for a stand-alone factory.
- Boustead Projects provides One-stop design and construction solution which is fully complying with customers' specific requirements.

ADVANTAGES OF BUILD-TO-SUIT FACTORY

Scope of work	Build-to-suit Factory	Self-invest
Find land fund from 3,000m ²	Available	Difficult & Time consuming
Initial investment capital	Flexible payment term	1 time payment
Preparation work	Promptly	Time consuming
Authority procedure	Experienced	Inexperienced
Optimal Design	Experienced	Inexperienced
Construction supervision	Professional Quality Control System	Self-supervise or engage external consultant
Maintenance	Infrastructure maintenance by BIP	Self-maintenance
Service	One-stop service with wide range of professional service providers	Find and work with each single service provider

PROJECT SHOWCASE



GSK (UK)
GFA: 14,338m²



JABIL (USA)
GFA: 20,020m²



MTU (GERMANY)
GFA: 24,800m²



PANALPINA (SWITZERLAND)
GFA: 11,320m²



CONTINENTAL (GERMANY)
GFA: 27,338m²



HANKYU HANSHIN EXPRESS (JAPAN)
GFA: 12,019m²



ENERGYALLOYS (USA)
GFA: 10,527m²



SAFRAN (FRANCE)
GFA: 3,567m²



BOMBARDIER (CANADA)
GFA: 6,290m²

INVESTMENT PROCEDURE

for Build-to-suit Factory



Searching, Design and
Construction Consulting



Reservation Agreement



Construction Permit



Business Registration



Contract Signing



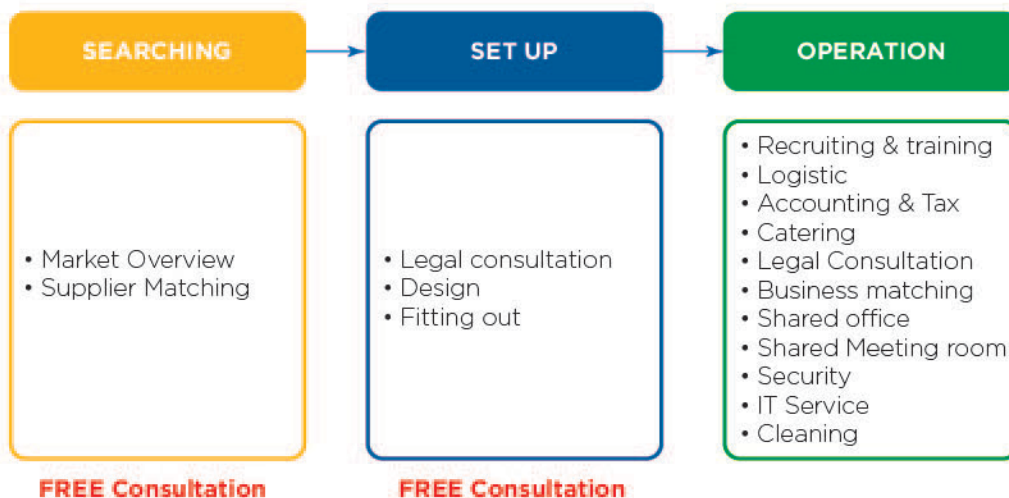
Constructing



Handover, Operating

SERVICE

BIP provides a one-stop service to assist and support clients from their initial business set-up to the actual operation of their business in shortest time possible.



TAX INCENTIVE

CORPORATE INCOME TAX (CIT) - Standard

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	onward
Rate	0%				10%											20%

CORPORATE INCOME TAX (CIT) - Hi-tech & Supporting industries

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	onward
Rate	0%									5%					10%	20%

IMPORT TAX - For machineries & tools to create fixed assets

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	onward
Rate	0%															

DEVELOPER



Established in 1996, Boustead Projects Limited is a leading industrial real estate solutions provider in Singapore with core engineering expertise in the design-and-build and development of industrial facilities for multinational corporations and local enterprises. Boustead Projects has constructed and developed more than 3,000,000 square metres of industrial real estate regionally in Singapore, China, Malaysia and Vietnam.

Boustead Projects is 53% - owned by Boustead Singapore Limited, a progressive global Infrastructure-related engineering services and geo-spatial technology group which is also listed on SGX Mainboard of Singapore.

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