



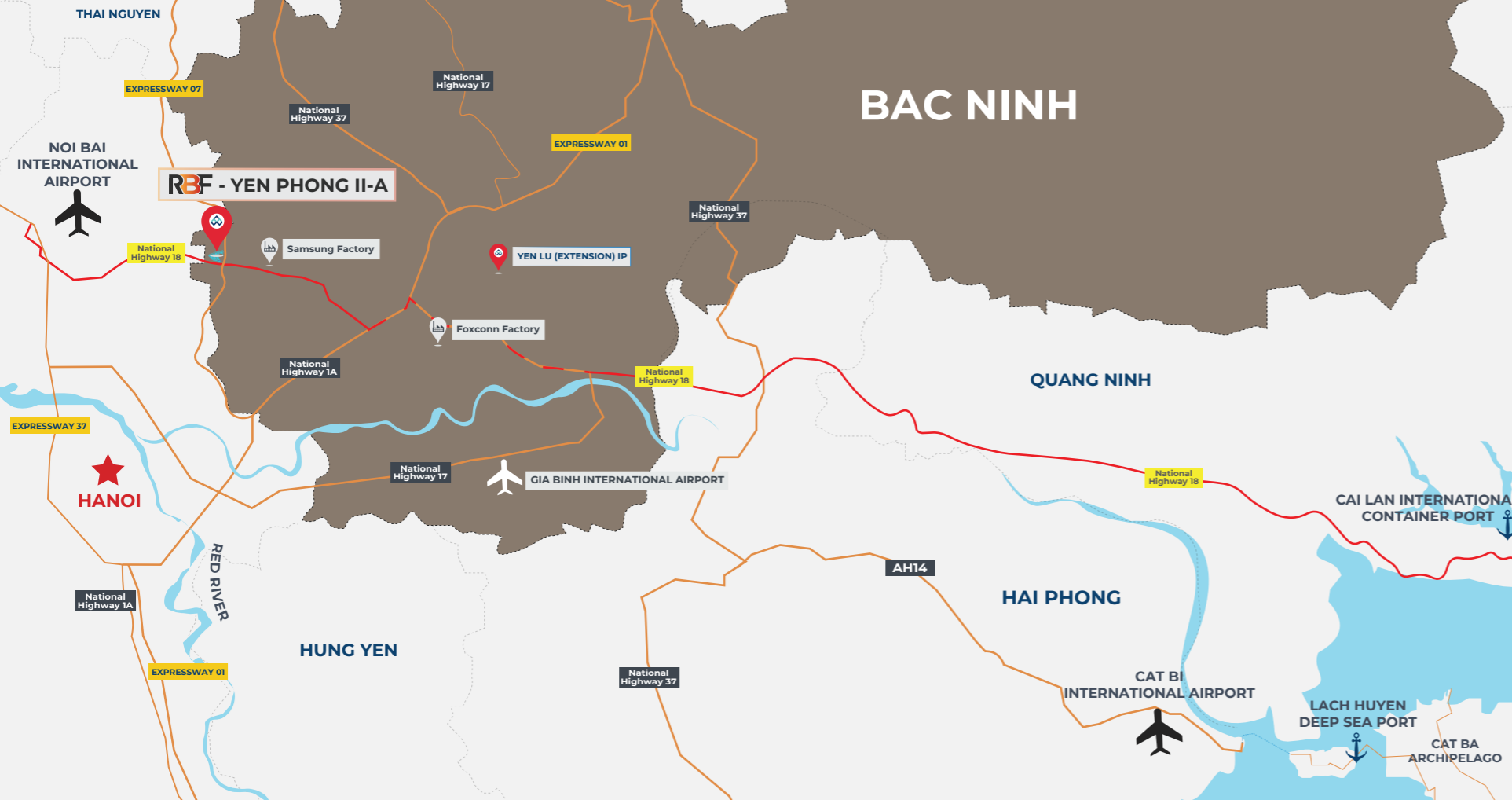
# RBF

## READY-BUILT FACTORY / WAREHOUSE



**YEN PHONG II-A INDUSTRIAL PARK  
BAC NINH PROVINCE**





# BAC NINH

- 15 km to Noi Bai International Airport
- 30 km to Hanoi Center

- 22 km to Bac Ninh City
- 130 km to Lach Huyen Deep-Sea Port (Hai Phong)



## READY-BUILT FACTORY / WAREHOUSE YEN PHONG II-A IP

### LOCATION

Yen Phong II-A Industrial Park, Tam Giang Commune, Bac Ninh Province, Vietnam

### OVERVIEW

Yen Phong II-A Industrial Park is strategically located adjacent to the intersection of National Highway 18 (Noi Bai - Ha Long) and the Hanoi - Thai Nguyen Expressway, within Bac Ninh's key industrial hub that hosts a concentrated ecosystem of electronics manufacturing industries.

### WORKFORCE

Highly skilled workforce in the electronics manufacturing sector at competitive labor costs

### CONNECTIVITY

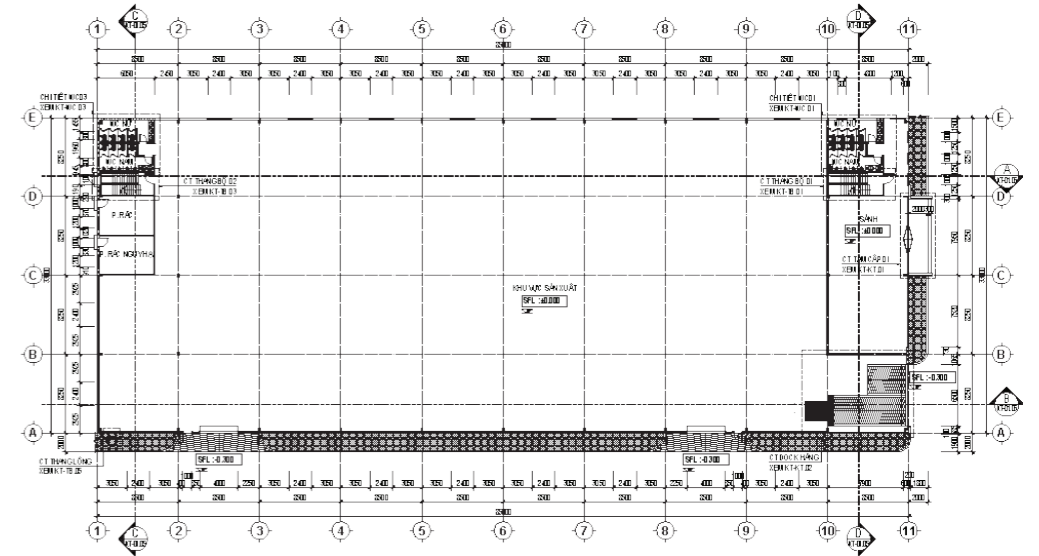
Hanoi - Thai Nguyen Expressway  
Hanoi Ring Road No. 4  
Vietnam - China Railway Line

### MAJOR NEARBY PARTNERS

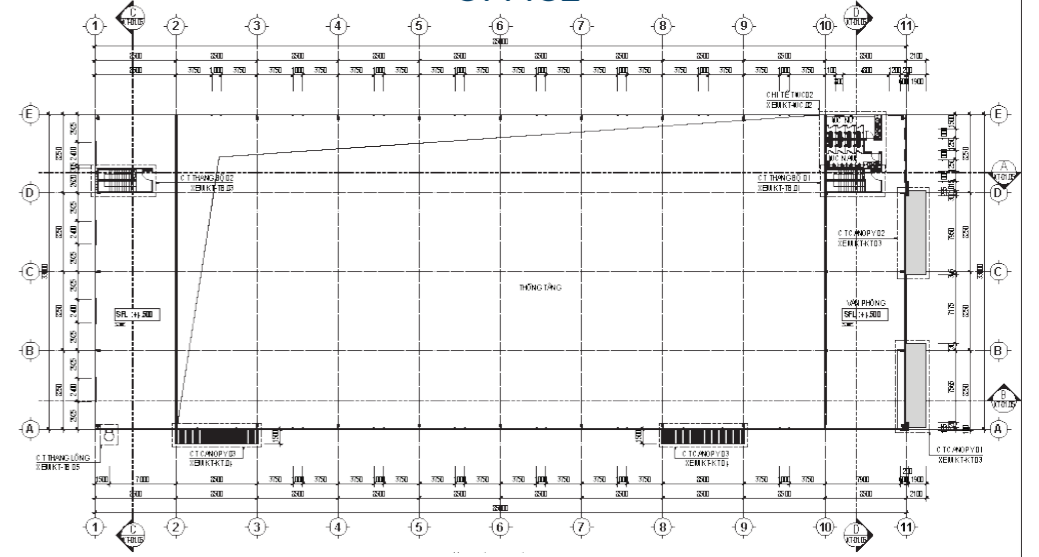
Samsung , Amkor, Lock and Lock, LS Electric

# LAYOUT AND ELEVATION

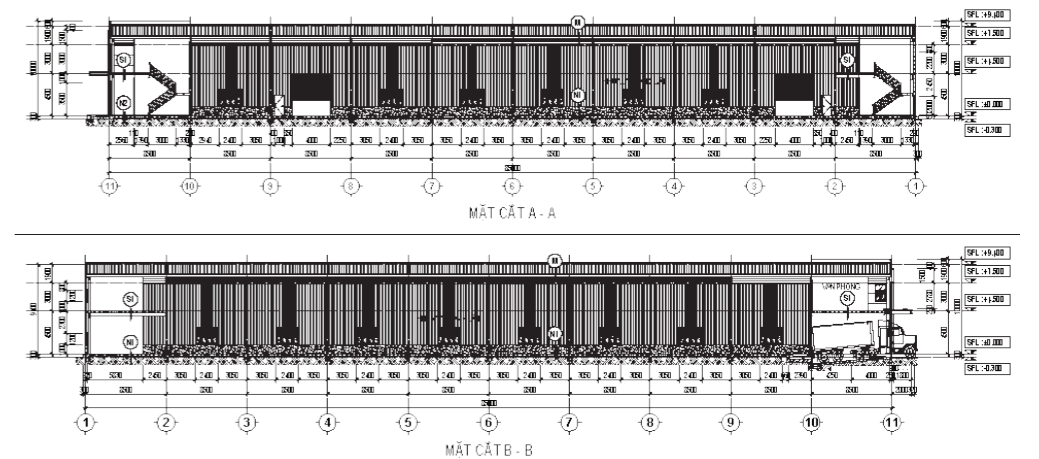
## GROUND FLOOR LAYOUT



## SECOND FLOOR LAYOUT OFFICE

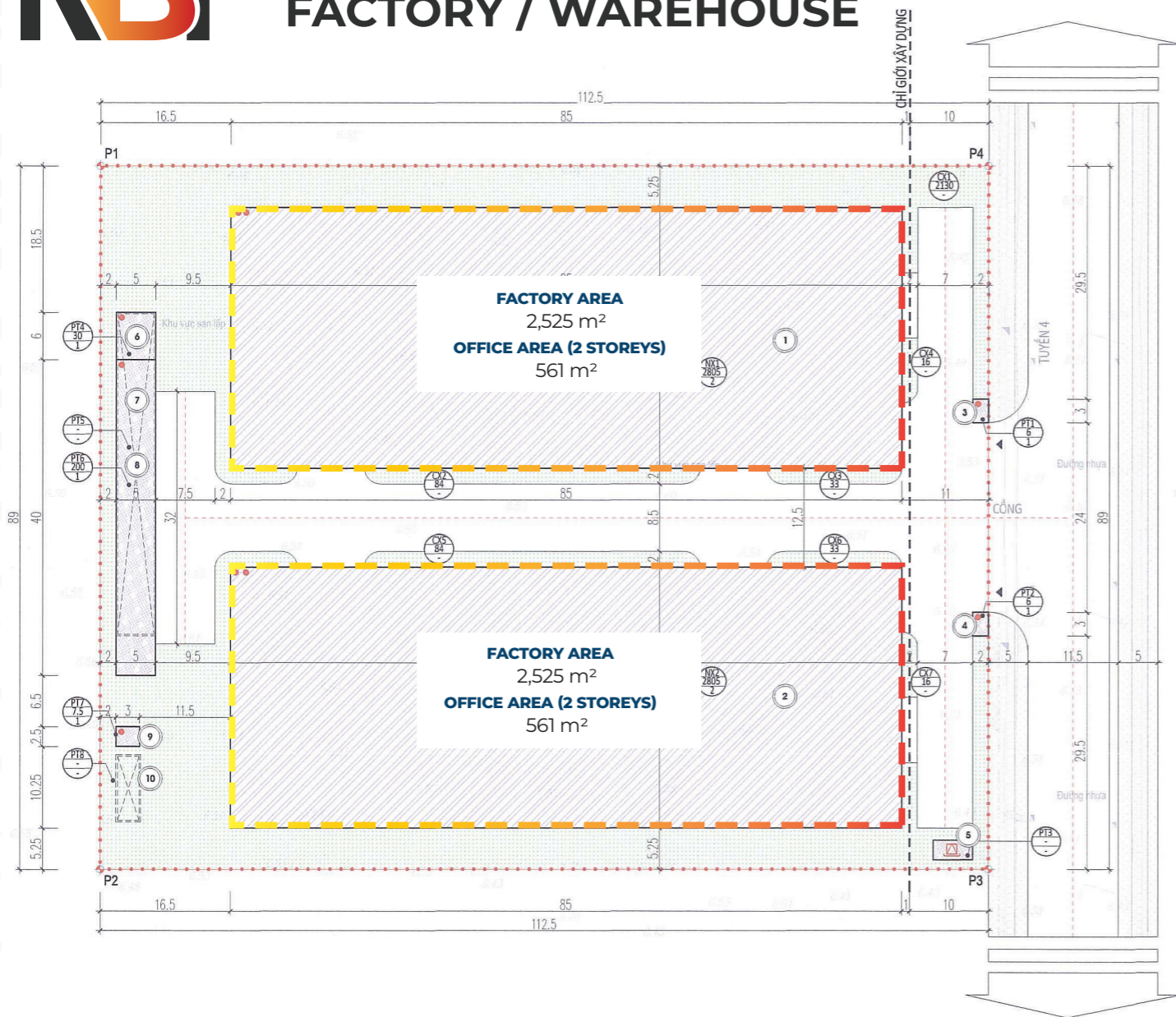


## OFFICE SECTION OVERVIEW



Western Pacific

# RBF READY-BUILT FACTORY / WAREHOUSE



## INVESTMENT INCENTIVE POLICIES



Incentives for tenants during the factory setup period



Preferential policies for tenants leasing the entire project or signing a lease term of 5 years or longer



Support with procedures for obtaining IRC/ERC



Support with recruitment and accounting service connections

Western Pacific





Land Area  
**10.012,51 m<sup>2</sup>**



Expected Handover Schedule

**15.04.2026**

Basic construction completion

**10.05.2026**

Inspection and acceptance by the relevant authorities



#### Land Area and Gross Leasable Area (GLA)

- ▶ Land Area: 10,012.51 m<sup>2</sup>
- ▶ Warehouse/Factory Gross Leasable Area (GLA): 5,610 m<sup>2</sup> (divided into 2 buildings, each 2,805 m<sup>2</sup> - single storey)
- ▶ Office Space per Factory: 561 m<sup>2</sup> (2 storeys, 280.5 m<sup>2</sup> per floor)

#### Factory and Office Area

The ready-built factory/warehouse consists of 02 independent and symmetrical sections, each including a factory area and an office area.

Each section includes:

- ▶ Construction area: ~ 2,805 m<sup>2</sup>
- ▶ Total floor area (1 main floor + 2 mezzanine floors):
  - + Factory area: ~ 2,524.5 m<sup>2</sup> (single storey);
  - + Office area: ~ 561 m<sup>2</sup> (2 storeys; 280.5 m<sup>2</sup> per floor)
  - + Deck floor area: ~ 283.5 m<sup>2</sup> (located at the rear of the factory on the second level, with flexible use such as storage or workspace)



#### Clear Height of the Factory and Office

- ▶ Factory: 9.7 m
- ▶ Office: 9.7 m (2 storeys)

#### Floor Load Capacity:

- ▶ 1.5 tons/m<sup>2</sup>



#### Factory

- ▶ The factory is constructed with a large-span steel frame structure (33 m span), allowing most of the production area to remain column-free, except for the deck floor area located at the rear of the factory.



#### Power Supply Capacity

- ▶ Low-voltage power supply is provided from a 22/0.4 kV - 750 kVA transformer substation.
- ▶ Additional power capacity can be arranged upon request.



#### Water Supply Capacity

- ▶ Domestic and production water pump: Q = 200 L/min, H = 30 m



#### Wastewater Treatment Capacity

- ▶ Total wastewater treatment tank capacity: 15 m<sup>3</sup>/day (designed to handle domestic wastewater).
- ▶ Capacity can be increased upon request.



#### Fire Prevention

- ▶ Basic fire protection system: Connection points are provided for tenants to install internal fire protection systems depending on their operational requirements and production plans;
- ▶ Industrial park fire hydrant system: Fire hydrants and a two-outlet fire department connection (FDC) are installed within the land plot.