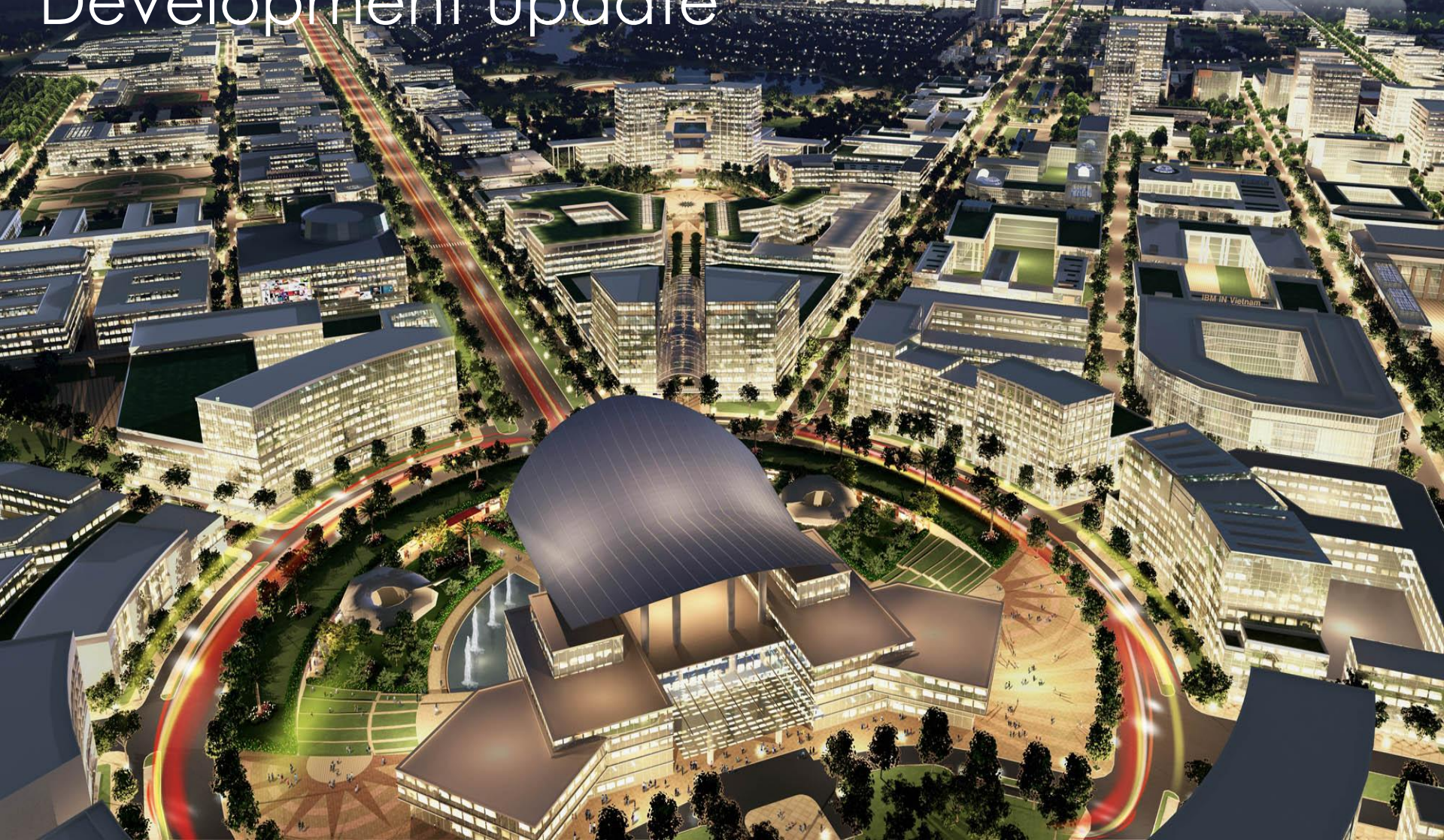


# Binh Duong New City Development Update

mapletree  
BUSINESS CITY  
BINH DUONG



Mapletree Business City @ Binh Duong

[www.mbc.com.vn](http://www.mbc.com.vn)

Nov 2011





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# 1 Brief Background

We are pleased to bring you a progress update of Binh Duong New City, South Vietnam. [Mapletree Business City @ Binh Duong](http://www.mbc.com.vn) ("MBC @ Binh Duong") is the **only industrial & business park** within the New City.

## Why Pay Attention to Binh Duong?

- One of the top FDI destinations in Vietnam
- Regularly ranked within Top 5 of the Vietnam Provincial Competitiveness Index (PCI) – an independent survey of the business climate and competitiveness of Vietnam's provinces and cities.
- Excels in areas such as transparency of government policies, pro-activeness in assistance to businesses, and provision of public services

Binh Duong New City is located just 30km away from Ho Chi Minh City, the dominant economic and financial centre of Southern Vietnam.



*Binh Duong New City is only 30km away from the centre of HCMC.*

# 2 Up and Coming New City

## Progressive & Business Friendly

Binh Duong New City is the new planned capital of Binh Duong Province.

[A comprehensive master plan](#) has been drawn up to guide the growth of the Binh Duong New City into a leading metropolitan city by 2020.

Binh Duong New City aims to be a modern, prestigious and dynamic new urban centre, master planned for 125,000 residents and a working population of 600,000 by 2020.

It will have a good mix of land uses including high-quality commercial and residential developments, financial services centers, a university, schools, hotels, a convention center, cultural and recreational facilities to serve the local population as well as the population of the larger surrounding area and MBC @ Binh Duong, the only industrial and business park in Binh Duong New City.

## Motivated to Succeed

With deep commitments from the provincial government and strong confidence from local and international investors, Binh Duong New City is poised to take off.

There are more than 20 commercial, residential and amenities projects currently on-going in this new city.

## An Overcrowded Capital

Ho Chi Minh City is Vietnam's largest city. HCMC's population is now 7 million and growing, resulting in higher prices across the board from food, rental to wages. With limited land left to grow its commercial sector, industrial land is slowly being phased out of the city.



# 3 The Work-Live-Play-Learn Destination to Be In



*Binh Duong New City is a well-planned integrated city with a good mix of high-quality commercial, high-tech manufacturing, residential, cultural and recreational developments.*

## Commercial & Residential Projects

- TDC UniTown
- UDJ Green Plaza
- TDC Plaza
- ITC GoldLand
- JC Aroma
- JC Sunflower Villa
- UDJ Lakeview
- BCC Shophouses
- IDC Shophouses
- Phu Loc An GoldTown
- IJC Dong Do Dai Pho
- IJCIC Prince Town

## Amenities

- BDNC Sports Complex
- Lucky Square Convention Hall
- Eastern International University
- Kinderworld International School
- Admin Centre
- Cultural Centre
- Thien Hau Pagoda & Hoi An Pagoda (Cultural Centre)

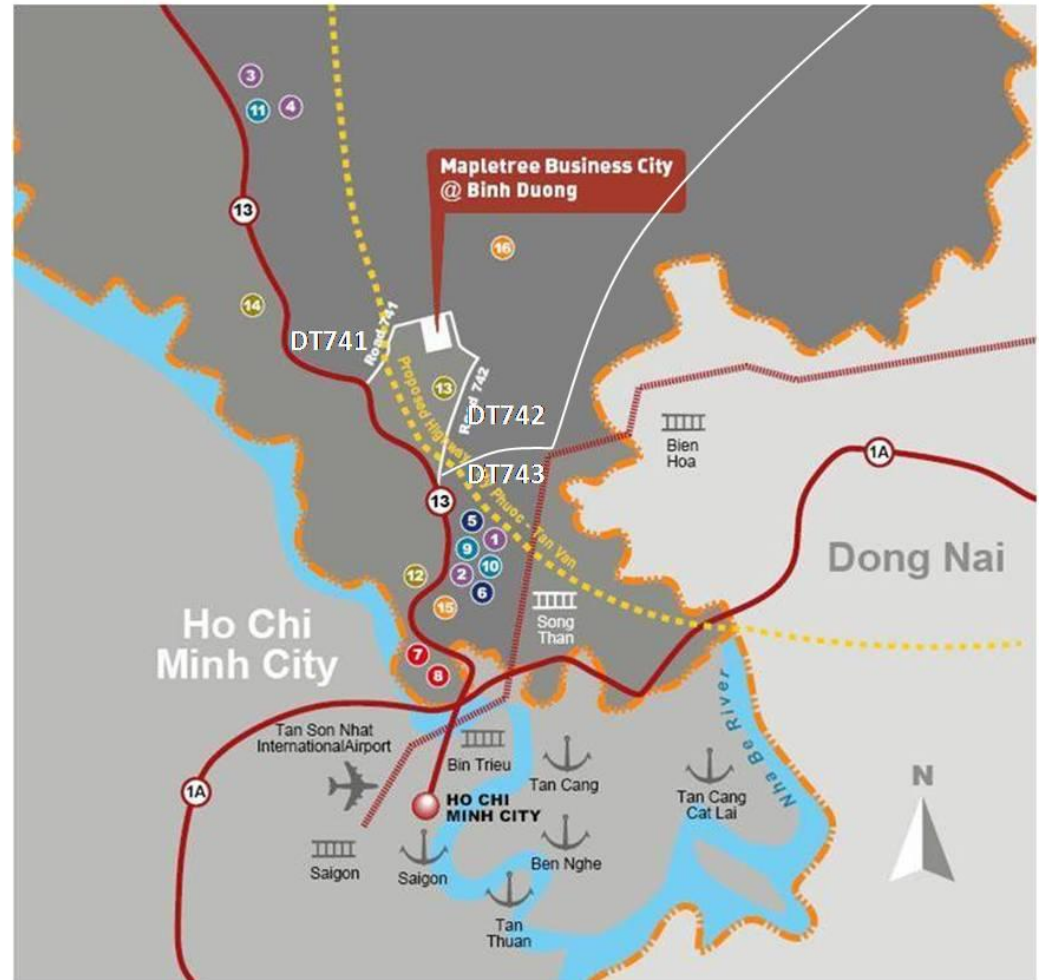
# 4 The Hottest New City in the South

## Convenient Transportation and Accessibility

Binh Duong New City is particularly well-planned to connect with external transportation networks such as Highway 13, as well as provincial roads DT741, DT742, DT743, DT746 linking the new city with other neighboring locales.

A new My Phuoc-Tan Van Highway to be completed in 2013 will provide greater and improved access to and from Ho Chi Minh City.

This is a new 6-lane automobile-only highway connecting Binh Duong Industrial Parks, Binh Duong New City, HCMC and Dong Nai Province,





# 4 The Hottest New City in the South

## Political & Admin Centre – All 17 Government Departments in One Location

One of the best attractions to investors in Binh Duong New City is the centralized Political & Admin Centre located right at the heart of the new city. Upon completion in 2015, this centre will be the new home of all 17 government departments of Binh Duong Province. With all government departments gathered under one roof, investors and local residents in Binh Duong New City will find it easier to handle administrative procedures.



*Admin Centre artist's impression, Binh Duong New City*

# 5 Projects Under Construction in Binh Duong New City

## Commercial & Residential Projects Photos



**Investor** Becamex Binh Duong Trade and Development JSC (TDC)

**Land Use** Commercial shop houses

**Land Area** 54,503 m2

**Lot** H11, H12

**Remark** Area: 370-480m2 per unit.



**Investor** Becamex Urban Development JSC (UDJ)

**Land Use** Commercial shop houses

**Land Area** 39,658 m2

**Lot** F5, F6

**Remark** 182 units of 104-215 m2 each. Suitable for retail and accommodation.



**Investor** Becamex Binh Duong Trade and Development JSC (TDC)

**Land Use** Shopping mall, high rise apartments

**Land Area** 21,695 m2

**Lot** D8

**Remark** Includes 5 apartment blocks of 18-20 storey each.



# 5 Projects Under Construction in Binh Duong New City



ITC GoldLand

**Investor** Binh Duong Investment And Trade JSC(ITC)

**Land Use** Villa Apartments

**Land Area** 317,082 m2

**Lot** O2-16, O2-17

**Remark** Includes 665 villas (30% semi-D and 70% single-D) ranging from 300-600m2 each; and 8 apartment blocks of 25-30 storey each. The project is expected to accommodate 5,600 people.



IJC Aroma

**Investor** Becamex Infrastructure Development JSC (IJC)

**Land Use** High rise apartments

**Land Area** 21,338 m2

**Lot** N5

**Remark** Includes 4 mixed use blocks of 17-20 storey each and a 3-storey service/parking block.



IJC Sunflower Villa

**Investor** Becamex Infrastructure Development JSC(IJC)

**Land Use** Residential Villas

**Land Area** 73,465 m2

**Lot** N7, N8

**Remark** 110 units of high-end villas. Smart home devices are installed for each unit.

# 5 Projects Under Construction in Binh Duong New City



<b>Investor</b>	Becamex UDJ
<b>Land Use</b>	Residential Villas
<b>Land Area</b>	63,633 m2
<b>Lot</b>	N10, N11
<b>Remark</b>	92 villa units from 300-900m2 each. Smart home devices installed.



<b>Investor</b>	Binh Duong Construction & Civil Engineering JSC (BCC)
<b>Land Use</b>	Commercial shop houses
<b>Land Area</b>	33,867 m2
<b>Lot</b>	C9, C14
<b>Remark</b>	About 550 units of shop houses. Ground floor for retailing space, upper floors for housing 2,000-5,000 students.



<b>Investor</b>	Becamex Investment and Industrial Development Corporation (IDC)
<b>Land Use</b>	Commercial shop houses cum dormitory
<b>Land Area</b>	45,172 m2
<b>Lot</b>	C2, C4
<b>Remark</b>	Ground floor for retail, upper floors for housing students.



# 5 Projects Under Construction in Binh Duong New City



Phu Loc An GoldTown

<b>Investor</b>	Phu Loc An
<b>Land Use</b>	Commercial shop houses
<b>Land Area</b>	20,625 m2
<b>Lot</b>	A20, A21
<b>Remark</b>	Include 113 units ranging from 400-500m2 each. Each unit comprises 2.5 floors + 1 basement for parking. Suitable for combined retail and accommodation.



IJC Dong Do Dai Pho

<b>Investor</b>	Becamex Infrastructure Development JSC (IJC)
<b>Land Use</b>	Commercial shop houses
<b>Lot</b>	K1
<b>Remark</b>	499 apartment units from 70-152m2 each designed in Eastern Asian style. To provide accommodation for expats in BDNC.



IJC Prince Town

<b>Investor</b>	Becamex Infrastructure Development JSC(IJC)
<b>Land Use</b>	Commercial shop houses
<b>Land Area</b>	22,142 m2
<b>Lot</b>	P3 & P6
<b>Remark</b>	129 units from 100-112m2 each. Suitable for combined retail and accommodation.

# 5 Projects Under Construction in Binh Duong New City

## Other Amenities Projects Photos



BDNC Sports Complex

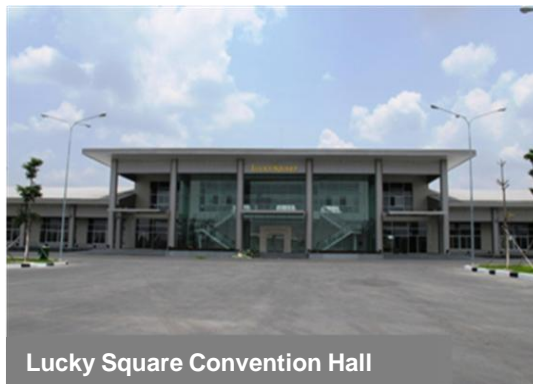
**Investor** Becamex

**Land Use** Sports Complex

**Land Area** 3.8 ha

**Lot** C15

**Remark** 4 badminton courts, 2 mini soccer courts, 2 swimming pools. Many tournaments have been held to attract crowd to the new city.



Lucky Square Convention Hall

**Investor** Becamex

**Land Use** Convention Hall

**Land Area** 13,520 m2

**Lot** B6

**Remark** Opening ceremony in early Mar 2011. Lucky Square is able to accommodate 1,800 guests. Main venue for important provincial ceremonies, conventions, conferences and parties.



Kinderworld

**Investor** Kinderworld Group

**Land Use** International school for 18-month to primary school goes

**Land Area** 26,399 m2

**Lot** F7

**Remark** Started enrolment in Mar 2011. Initial target students are from 20 months old to 3<sup>rd</sup> grade.



# 5 Projects Under Construction in Binh Duong New City



Eastern International University

<b>Investor</b>	Becamex
<b>Land Use</b>	University
<b>Land Area</b>	26 ha
<b>Remark</b>	<ul style="list-style-type: none"> <li>•Offer 6 courses in 2011: Automation &amp; Control, EEE, Software Engineering, Network &amp; Telecomm, Business Admin, Nursing</li> <li>•Commenced first batch in September 2011 with 1,000 students</li> </ul>



Admin Center

<b>Investor</b>	Binh Duong Construction & Civil Engineering JSC (BCC)
<b>Land Use</b>	Administration centre for 17 Binh Duong government agencies
<b>Land Area</b>	25 ha
<b>Lot</b>	B1
<b>Remark</b>	Construction start date: 26 Apr 2010. Expected completion 2015.

# 5 Projects Under Construction in Binh Duong New City



Cultural Centre

**Investor** Becamex

**Land Use** Cultural Centre

**Remark** Construction has not yet started



Thien Hau Pagoda & Hoi An Pagoda

**Investor** Becamex

**Land Use** Cultural Centre

**Remark** Construction has not yet started



# 5 Projects Under Construction in Binh Duong New City

## Eastern International University (EIU) – An International-Standard University



*Eastern International University will provide a supply of quality labor for Binh Duong.*

Built on an area of 26ha, the Eastern International University developed by Becamex – the master developer of Binh Duong New City – expects to supply 24,000 quality graduates to the surrounding Binh Duong labor markets.

The university currently offers 6 courses: Automation & Control, Electric & Electronic Engineering, Software Engineering, Network & Telecommunications, Business Administration, and Nursing. In Sep 2011, EIU began classes for its first intake of 1000 students.

EIU has also partnered with overseas educational institutions such as Portland State University (Oregon, USA) to develop its curriculum and provide lecturer and student exchange programs.

# 6

# MBC @ Binh Duong Construction Progress

## MBC@BD Phase 1A Construction completed

Phase 1A - 5 units of the Ready Built Business Space (RBBS) Series 1000 have been completed in Q1 2011

The ready built business space (RBBS) units are low rise buildings, each with an individual access and mezzanine floor for use as office or additional storage. The wide windows provides plentiful natural light, and the regular floor plates allow easy configuration of space to suit business needs





# 6 MBC @ Binh Duong Construction Progress

## MBC@BD Phase 1B Construction has started

Mapletree Business City @ Binh Duong has started construction on Phase 1B of the development, and is expected to be completed by Q2 2012.

Phase 1B comprises:

- 7 units of Ready Built Business Space (RBBS 2000 Series), each unit with floor area of 2,000 sqm
- a 5 storey office building with a proposed gross floor area of 13,000 sqm.

**Ready Built Business Space 2000 Series**  
7 Units Available for Lease



**RBBS 2000 Series Under Construction**

**Business Park Building (5 storeys)**  
13,000 sq meters Available for Lease



**Business Park Building Under Construction**

**\$ 4.1  
billion**



**or 10 %**



IS THE EXPORT VOLUME OF BINH DUONG  
PROVINCE FOR FIRST HALF 2011.

OF VIETNAM'S TOTAL EXPORT VOLUME IN  
THE SAME PERIOD.

**60 minutes**

Dist 1  
HCMC



Dist. Cu Chi  
HCMC

**while**

**only 45 minutes**

Dist 1  
HCMC



**Binh Duong**

**300,000**

WORKERS WORKING IN  
INDUSTRIAL PARKS



# BINH DUONG

FACTS & FIGURES

**ZERO**

EARTHQUAKE, TSUNAMI,  
TYPHOON, OR EVEN A  
LANDSLIDE



**600,000 or 85 %**

WORKERS IN BINH DUONG COME FROM  
SURROUNDING PROVINCES. THEY ARE ATTRACTED BY  
VAST JOB OPPORTUNITIES PROVIDED BY THOUSANDS  
OF MULTI-NATIONAL COMPANIES HERE.

**Binh  
Duong**

**\$ 80 < \$ 90** HCMC

BINH DUONG'S AVERAGE LABOR COST IS 10%  
CHEAPER THAN THAT OF HO CHI MINH CITY





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# Thank you for your attention!

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