GILIMEX
INDUSTRIAL PARK

NEWSLETTER

The leading green and smart Industrial park developer in Vietnam

GILIMEX HUE INDUSTRIAL PARK

- Location: Huong Thuy town, Hue city
- Land area: 460.85 hectares
- Status: Ready for handover

GILIMEX VINH LONG INDUSTRIAL PARK

- Location: Binh Tan district, Vinh Long province
- Land area: 400 hectares
- Estimated handover time: Q4/2026

GILIMEX BAC GIANG INDUSTRIAL PARK

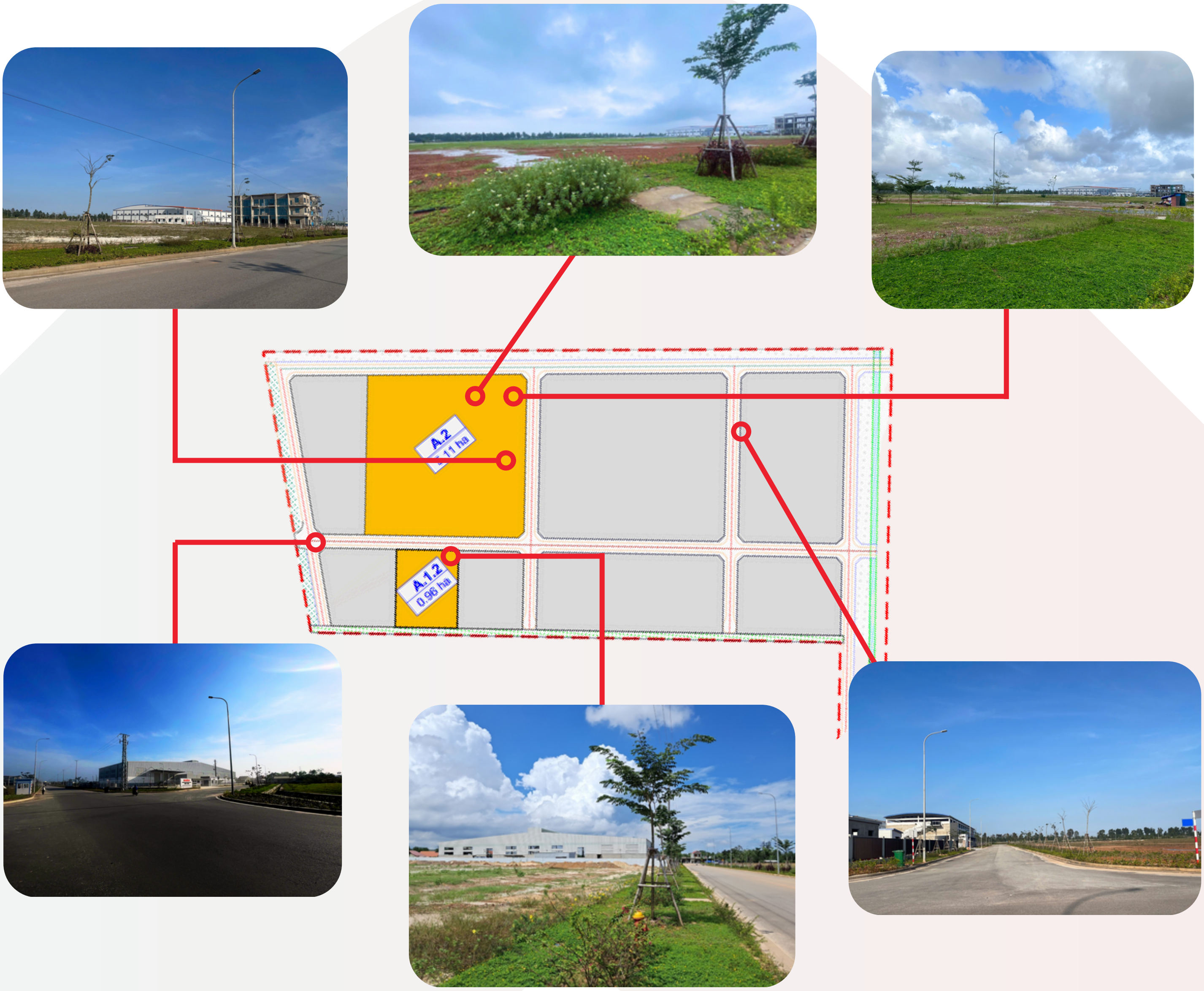
- Location: Lang Giang District, Bac Giang province
- Total area: 148,68 hectares
- Estimated handover time: Q3/2026

(+84) 9888 1 6868 marketing@gilimexip.com www.gilimexip.com

PROGRESS OF GILIMEX HUE IP

ZONE A

- Infrastructure completed.
- Land handover time: Immediate handover available.
- Zone A total area: 49,17 ha
- Total area available for handover now: 6.07 ha

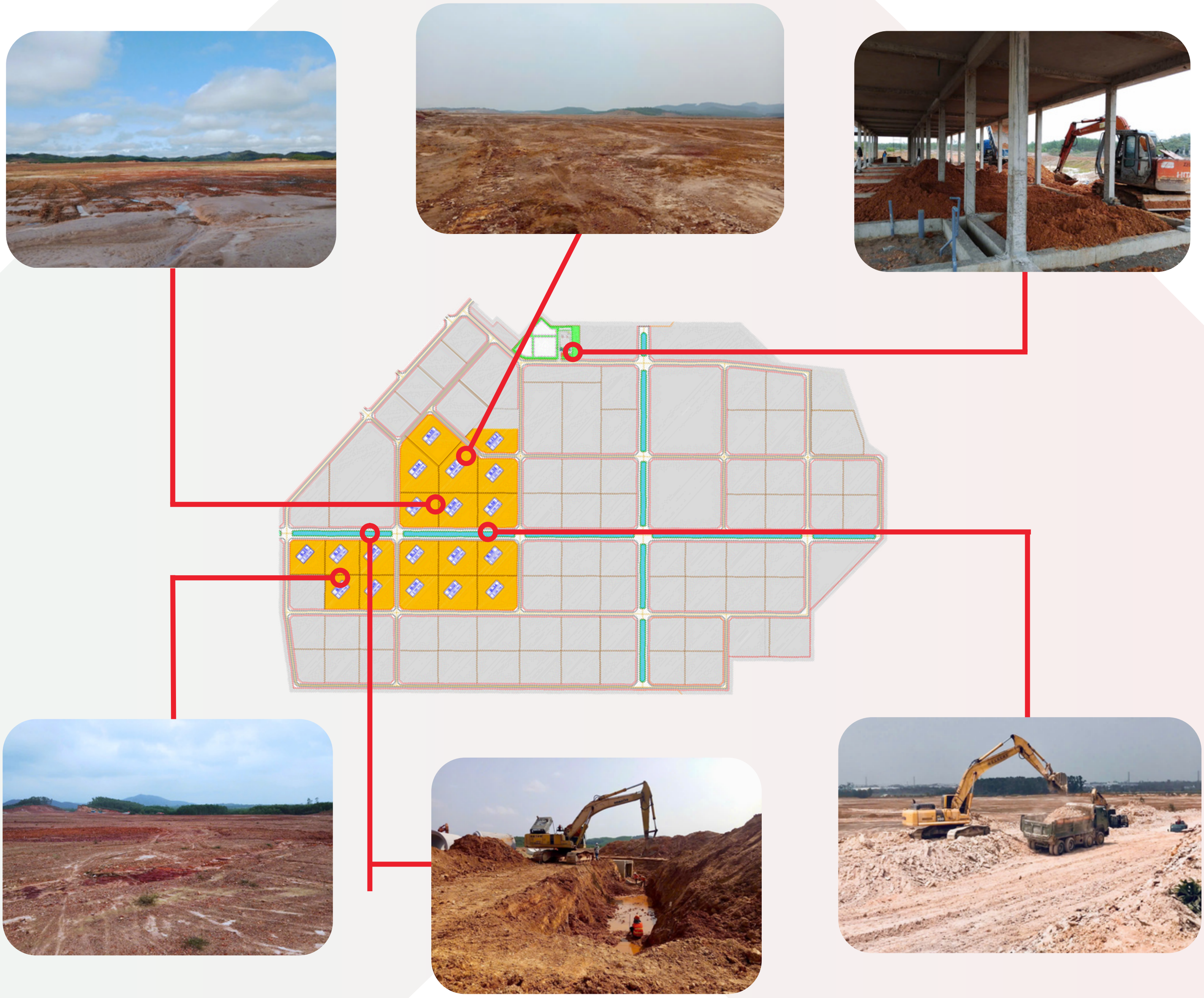


LAND LOTS AVAILABLE FOR HANDOVER NOW
(TOTAL AREA: 6.07 HA)

PROGRESS OF GILIMEX HUE IP

ZONE B

- Zone B total area: 411,68 ha
- Currently leveling the ground.
- Wastewater treatment plant under construction, estimated completion time: Q3/2025.
- Drainage system installation along the main road and water channels in progress.
- Estimated infrastructure completion time: Q3/2025.



LAND LOTS AVAILABLE FOR HANDOVER NOW

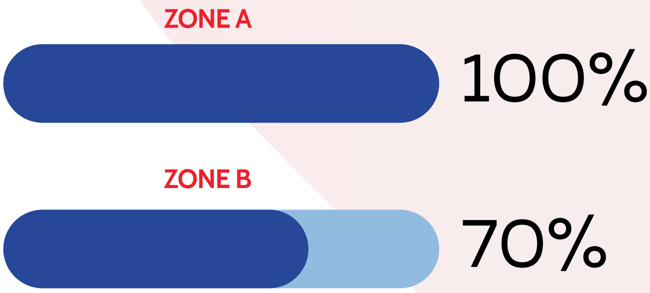
(TOTAL AREA: 54.23 HA)

GILIMEX IP'S NEWS

CONTRIBUTING TO GREEN ECONOMIC DEVELOPMENT

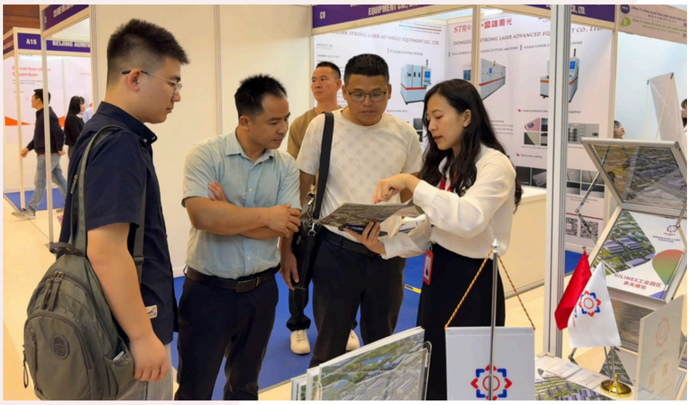
To create momentum for the development of the green industry in Hue City, Gilimex IP is currently building the infrastructure of Gilimex Hue IP in Huong Thuy Town in a synchronized and clean manner, meeting the needs of domestic and international secondary investors

COMPLETION RATE OF INFRASTRUCTURE OF GILIMEX HUE INDUSTRIAL PARK



GILIMEX IP IN THE TOP 10 VIETNAMESE INDUSTRIAL PARKS MOST HIGHLY RATED BY FOREIGN INVESTORS

At the VGMF 2025 Forum, themed 'Smart Manufacturing Cooperation – Creating the Future of the Industry Together,' held on March 26, 2025, in Hanoi, Gilimex IP was honored by VAFIE as one of the Top 10 Vietnamese Industrial Parks Most Highly Rated by Foreign Investors in 2024.



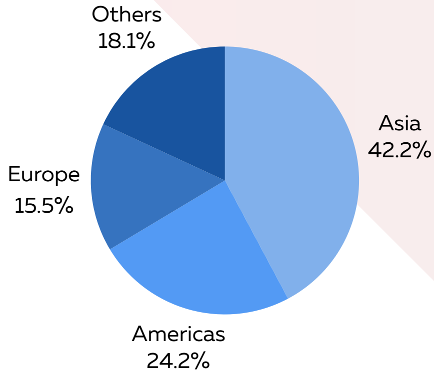
INDUSTRY NEWS

WHAT WILL HAPPEN TO THE INDUSTRIAL REAL ESTATE MARKET AFTER PROVINCIAL MERGERS?

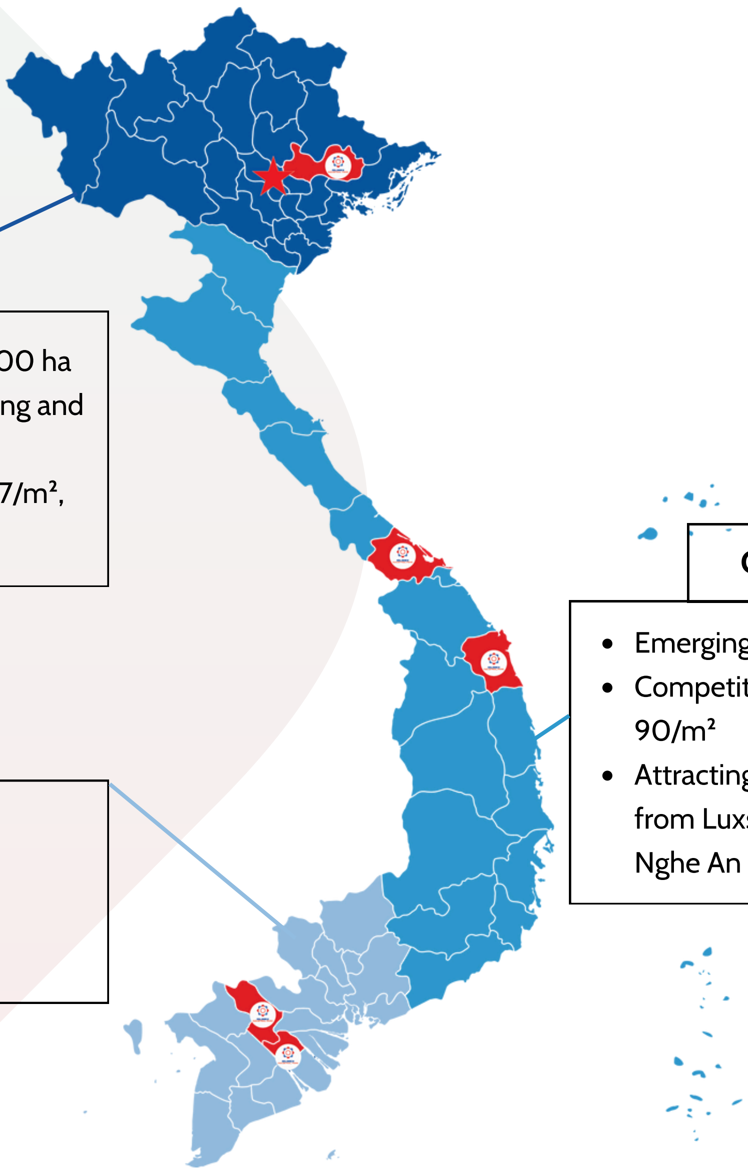
- Larger provinces provide favorable conditions for industrial development.
- Stronger FDI attraction due to enhanced local positioning.
- Synchronized infrastructure investment reduces logistics costs for businesses.
- A larger and higher-quality labor market

AGRICULTURAL EXPORT MARKET IN THE NEW CONTEXT

VIETNAM'S TOTAL AGRICULTURAL, FORESTRY, AND FISHERY EXPORT TURNOVER FOR THE FIRST 2 MONTHS OF 2025 BY REGION



VIETNAM'S INDUSTRIAL REAL ESTATE MARKET AND OUTLOOK TO 2030



NORTH

- 2024 absorption area: 400 ha
- Concentrated in Hai Phong and Bac Ninh
- Average rental price: $137/m², up 4.2% year-on-year

CENTRAL

- Emerging destination
- Competitive rental prices: $60-90/m²
- Attracting billion-dollar projects from Luxshare and Foxconn in Nghe An

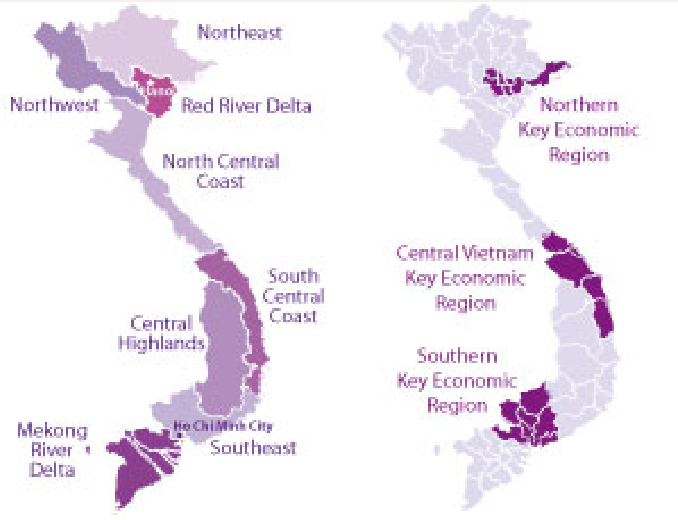
SOUTH

Binh Duong and Dong Nai:

- 89% occupancy in key industrial parks
- Rental price: $175/m²

OPPORTUNITIES TO PROMOTE REGIONAL CONNECTIVITY

Hue City is among the 14 provinces and cities in the North Central and Central Coast region and one of five key economic provinces in Central Vietnam.



TOPPING OUT CEREMONY FOR 'PRIME LAND' PROJECT

Hue has topped out a large-scale international travel service and support project:

- 5,474 m²
- 6 above-ground and 2 basement floors
- 15-19 commercial spaces.

NGUYEN HOANG BRIDGE OVER THE HUONG RIVER OPENS

The Nguyen Hoang Bridge, connecting Phu Xuan and Thuan Hoa districts, officially opened on March 26, marking the 50th anniversary of Hue's liberation. The project was launched in December 2022 with over 2.28 trillion VND.

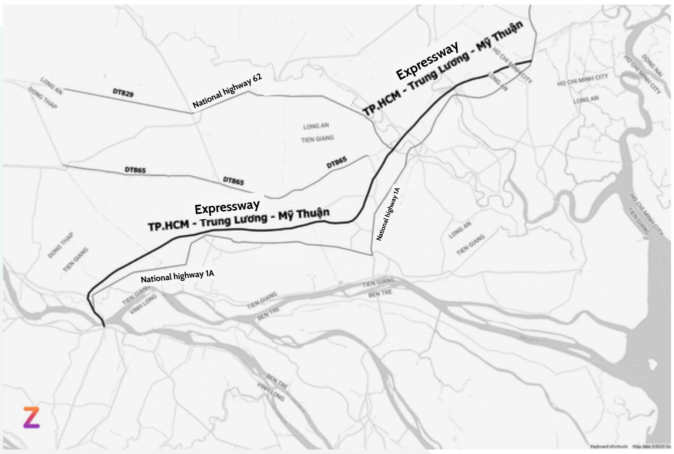
GROUNDBREAKING OF CHAN MAY LOGISTICS CENTER

- Investment capital: Over 1.5 trillion VND
- Scale: 33.62 ha
- Includes: Modern warehouses, a freight coordination center, customs services, and multimodal transportation,...

VINH LONG'S LATEST NEWS

EXPANSION OF HO CHI MINH CITY - TRUNG LUONG - MY THUAN EXPRESSWAY

The expressway will be expanded to 96.13 km with a total investment of nearly 40 trillion VND.



MEKONG DELTA'S 5 KEY TRANSPORTATION PROJECTS SET FOR COMPLETION IN 2025

The five major transport projects in the Mekong Delta, spanning 207 km with a total investment of over 32.8 trillion VND, are scheduled for completion in 2025:

Can Tho - Hau Giang, Hau Giang - Ca Mau Expressway (part of the North-South Expressway)

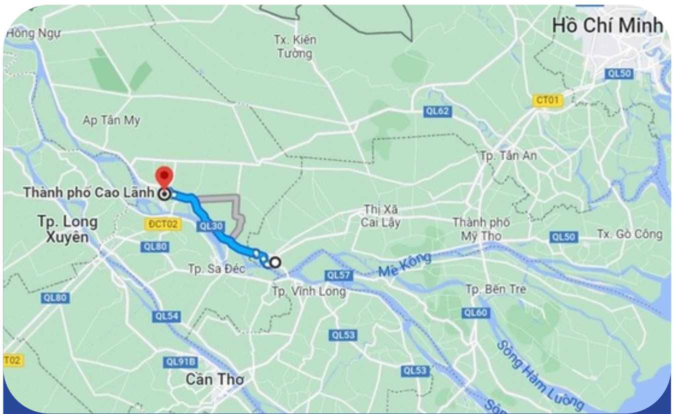
IMPLEMENTATION SOLUTIONS TO PROMOTE VINH LONG'S ECONOMIC GROWTH

2024

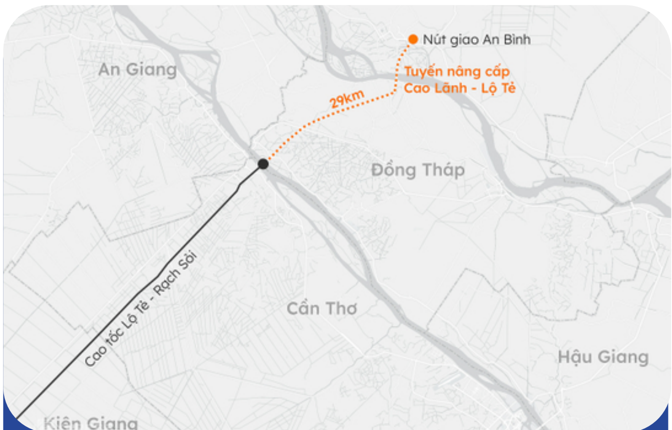
- Gross Regional Domestic Product (GRDP) increased by **5.65%**.
- The province's total export turnover grew by **25.85%**, reaching over **$1 billion**.
- Other sectors: industry and construction,... recorded growth rates ranging from **13.8% to 14.4%**

2025

- The province aims for GRDP growth of 8-8.5%.



Cao Lanh - An Huu Expressway (Phase 1)



Cao Lanh - Lo Te, Lo Te - Rach Soi Expressways

BAC GIANG'S LATEST NEWS

PROMOTING THE DEVELOPMENT OF THE SEMICONDUCTOR INDUSTRY

FORECAST BY **2030**

- The production value growth rate of semiconductor and AI enterprises is expected to reach around 30% per year.
- AI will account for 6% of the total industrial value.
- The semiconductor and AI industries in the province will require approximately 20,000 workers.

EXPORT TURNOVER IN BAC GIANG PROVINCE SEES STRONG GROWTH

FIRST 2 MONTHS OF **2025**

- Export turnover is estimated to reach nearly $5.5 billion, an increase of 38.8% compared to the same period last year, achieving 14.8% of the annual target.
- The main export markets include China, South Korea, Hong Kong (China), Japan, the United States, and several other countries.

ECONOMIC COOPERATION BETWEEN BAC GIANG AND NANNING, GUANGXI ZHUANG AUTONOMOUS REGION

The cooperation between the two sides: Investment and trade, IP development, urban management, agriculture and forestry, education and training, culture and information exchange, youth exchange programs,etc.

BAC NINH - BAC GIANG CONNECTOR BRIDGE EXPECTED TO BE COMPLETED IN 2028

The Ha Bac 1 Bridge, connecting Bac Ninh and Bac Giang provinces, is expected to begin construction in 2026 and be completed by 2028. The project has an estimated total investment of approximately 1.7 trillion VND

INVESTMENT ATTRACTION IN BAC GIANG'S INDUSTRIAL PARKS

FIRST 2 MONTHS OF **2025**

- 7 new projects were granted investment licenses.
- The total newly registered and adjusted investment capital reached over $556.5 million, an increase of 42.6% compared to the same period in 2024.