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KCN VIETNAM



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TO ADVANCE

www.kcnvietnam.com

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WHAT DRIVES US

WHAT
DRIVES US | 05

We are customer-centric, always putting partners' needs first. We enhance the lives, careers, and businesses of all we meet. We protect and defend the environment today for the sustainability and betterment of tomorrow.

We believe in the power of mentorship and stewardship; we advise partners with enthusiasm while enabling the next generation of leaders. We believe in the importance of building strong communities and giving back. We prioritise resourcefulness with knowledge-based performance and solutions-backed delivery.

WE TAKE PRIDE IN
BECOMING A TRUSTED
INDUSTRIAL PARTNER
AND FOSTERING YOUR
SUCCESS IN VIETNAM.



READY TO INVEST IN VIETNAM

Vietnam is a tremendously attractive industrial destination with good connectivity, a competent and affordable workforce, and decades of political stability and economic growth. Whilst these macros are positive and well known, there is a perception that the country has cumbersome compliance and overbearing administrative processes to deal with before businesses can be established.

In truth, the manufacturing and logistics ecosystem can be incredibly welcoming, especially with expert guidance and on-the-ground support. With expertise across every aspect of the industrial market, our team at KCN Vietnam serves as your guide and partner across every stage of your transition into the country. Read on to learn how we can help you get up and running.

TOTAL LAND BANK

300+
HA

TOTAL GFA

1.5+
MIL. SQM.



H O W

WE CONTRIBUTE TO INDUSTRIAL SUCCESS

Headed by a uniquely qualified and experienced team, KCN Vietnam serves the industrial ecosystem as a people-first, solutions-oriented platform. With a value-added mindset, we are a turn-key partner with a vast network and close ties to local stakeholders and decision-makers.

Ultimately, as Vietnam's top industrial platform, we enable the growth and success of our partners from factory and warehouse to shelf.



OUR PRODUCTS



In addition to meeting the increasing demand for premium industrial properties for lease, as your turn-key partner, we are available for every step of your business journey into Vietnam and beyond. Our experienced management team guides investors through the country's administrative processes.



Meanwhile, our ever-growing landbank, is well-suited in prime locations across the country. Regardless of where you elect to be, your company has convenient access to shipping routes, storage facilities, a talented young workforce, and more.



READY-BUILT FACTORY

Starting from 1,000 sqm, our premium ready-built factories (RBFs) are flexibly sized and designed. In addition to high-quality materials and strategic designs, our RBFs are located in key locations in the North and South of Vietnam.

BUILT-TO-SUIT

Considering your business model, timing, and budget, we offer built-to-suit (BTS) options to investors in search of more tailor-made solutions. Our hands-on, expert team works with you through planning, design, and construction, ensuring a high-quality product that will satisfy your investment needs.



READY-BUILT WAREHOUSE

Starting from 2,000 sqm and with tall, clear heights and strategic loading docks, our ready-built warehouses (RBWs) are designed to suit your storage needs. Located in key locations in the north and south of Vietnam, our RBWs are your best option for easy storage and convenient transportation.

READY-BUILT HYBRID

A new and innovative solution in Vietnam, we offer ready-built hybrid (RBHs) solutions, allowing investors to flexibly switch between warehouse and factory models as needed in the production process. Built to warehouse specifications, RBHs grant tenants more freedom to plan and alter long-term business strategies in the country with less hassle.

KCN VIETNAM'S VALUE-ADD

Going beyond the typical industrial offer and relationships, KCN Vietnam is more than a solution for the time being; we think about the future, seamlessly bridging the perceived gaps to doing business in the country while acting as a true partner and guide. Below is a non-exhaustive list of consultancy, assistance, and value-added support services we offer to ensure your business is at the forefront of Vietnam, and Vietnam at the centre of the world.

+ LICENSING SUPPORT

01



IN PRINCIPAL AGREEMENT

IPA

02



INVESTMENT REGISTRATION CERTIFICATE

IRC

15 working days after submission approved by authority

03



ENTERPRISE REGISTRATION CERTIFICATE

ERC

5 working days after submission approved by authority

04



COMPANY SEAL

3 working days after ERC issuance

05





PREMISES LEASE CONTRACT

PLC



CUSTOMER ADVISORY



 TAX, ACCOUNTING	 FIREFIGHTING PERMIT	 ENVIRONMENT PROTECTION PLAN (EPP)
 ENVIRONMENT IMPACT ASSESSMENT (EIA)	 COMPANY REGULATION REGISTRATION	 TRADE UNION REGISTRATION
 SOCIAL SECURITY REGISTRATION	 WORK PERMIT, VISA APPLICATION	 LABOUR CODE
 HR SERVICES	 ADMINISTRATIVE SERVICES	 CONSTRUCTION & TECHNICAL
 ENVIRONMENT SERVICES	 LEGAL SUPPORT	 ACCOUNTING SUPPORT

PROJECTS TO DATE

With an existing landbank of over 300 hectares, KCN Vietnam develops for-rent sustainable, premium factories and warehouses across Vietnam. We currently have projects in Bac Ninh, Hai Phong City in the North and Ho Chi Minh City, Dong Nai and Tay Ninh in the South, with more sites under inspection and acquisition.










NORTHERN REGION

MAP LEGENDS

 HAI PHONG KCN AN PHAT 8.9 HA	 HAI PHONG KCN PHUC DIEN 18.7 HA	 HAI PHONG KCN DEEP C PHASE 1 - 10.6 HA PHASE 2 - 12.6 HA
 BAC NINH KCN THUAN THANH 3B PHASE 1 - 14 HA PHASE 2 - 10 HA	 BAC NINH KCN TAN HUNG 35 HA	



	INTERNATIONAL AIRPORT
	PORT
	INTERNATIONAL BORDER GATE
	CITY CENTER
	RIVER & SEA
	HIGHWAY
	NATIONAL ROAD

HAI PHONG KCN DEEP C



TOTAL LAND AREA

23.2 ha

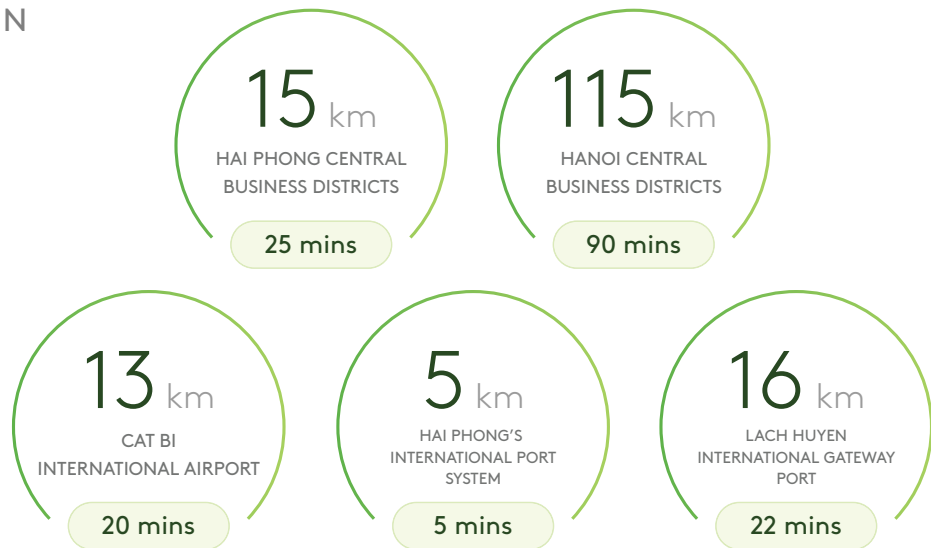
PHASE 1 10.6 ha

PHASE 2 12.6 ha

ADDRESS

Deep C - 2B, Dinh Vu - Cat Hai Economic Zone,
Dong Hai Ward, Hai Phong City, Vietnam.

LOCATION



FACILITIES



FIRE FIGHTING
SYSTEM



PUBLIC
PARKING



SOLAR
PANEL



24HR SECURITY
BOOTH & FENCE

MAIN INDUSTRIES



ELECTRONIC



PETROCHEMICAL



PACKAGING



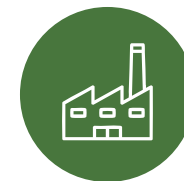
TEXTILE AND
GARMENT



PRODUCTS



READY-BUILT
FACTORY



READY-BUILT
HYBRID



READY-BUILT
WAREHOUSE

HAI PHONG KCN AN PHAT

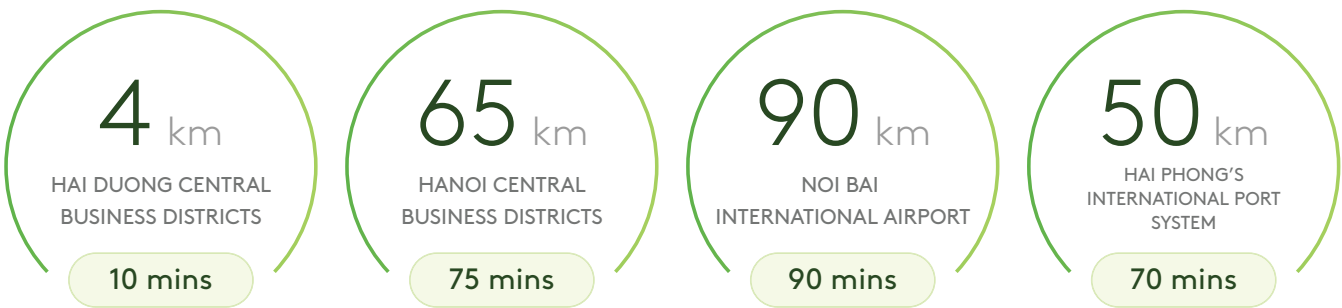
TOTAL LAND AREA

8.9 ha

ADDRESS

An Phat High-Tech Industrial Park, Km47,
National Highway 5, Viet Hoa Ward,
Hai Phong City, Vietnam.

LOCATION



FACILITIES

FIRE FIGHTING SYSTEM

PUBLIC PARKING

SOLAR PANEL

24HR SECURITY BOOTH & FENCE

MAIN INDUSTRIES

<p>HIGH-TECH INDUSTRY</p>	<p>ELECTRONIC</p>	<p>CLEAN TECHNOLOGY</p>
<p>FOOD PROCESSING</p>	<p>AUTOMOTIVE</p>	<p>LIGHT INDUSTRY</p>



PRODUCTS

READY-BUILT FACTORY

READY-BUILT HYBRID

READY-BUILT WAREHOUSE

HAI PHONG KCN PHUC DIEN

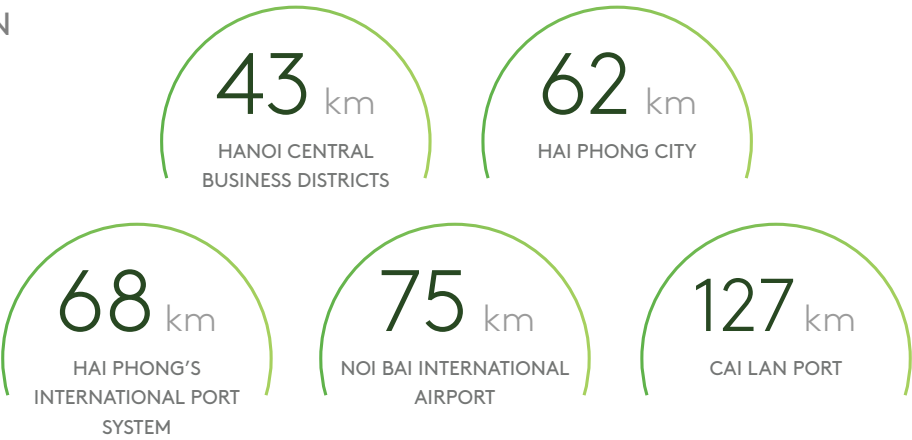
TOTAL LAND AREA

18.7 ha

ADDRESS

Lot A8, Phuc Dien Expansion Industrial Park,
Ke Sat Commune, Hai Phong City, Vietnam.

LOCATION



FACILITIES

FIRE FIGHTING SYSTEM

PUBLIC PARKING

SOLAR PANEL

24HR SECURITY BOOTH & FENCE

MAIN INDUSTRIES

<p>HIGH-TECH INDUSTRY</p>	<p>ELECTRONIC</p>	<p>CLEAN TECHNOLOGY</p>
<p>FOOD PROCESSING</p>	<p>AUTOMOTIVE</p>	<p>LIGHT INDUSTRY</p>



PRODUCTS

READY-BUILT FACTORY

READY-BUILT HYBRID

BAC NINH KCN THUAN THANH 3B

TOTAL LAND AREA

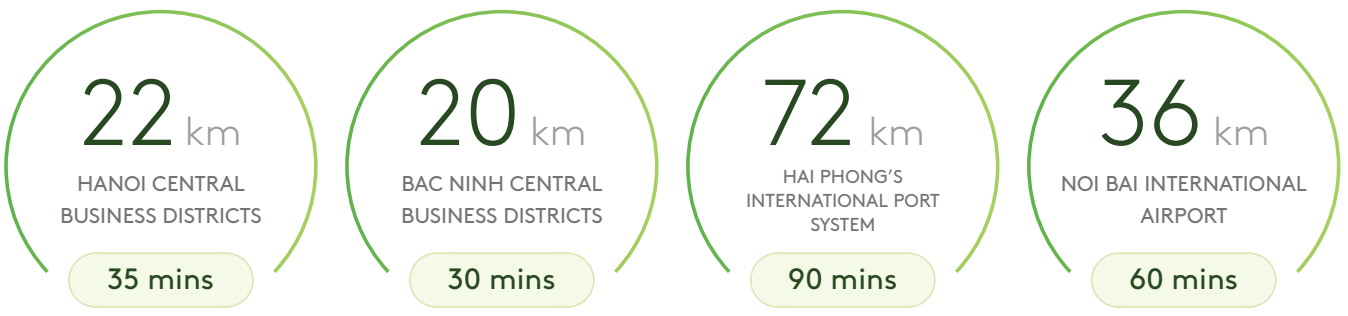
24 ha

PHASE 1 14 ha PHASE 2 10 ha

ADDRESS

Lot G1, P1, P2, Thuan Thanh III Industrial Park,
Zone B, Thuan Thanh Ward, Bac Ninh Province,
Vietnam.

LOCATION



FACILITIES

FIRE FIGHTING SYSTEM

PUBLIC PARKING

SOLAR PANEL

24HR SECURITY BOOTH & FENCE

MAIN INDUSTRIES

<p>HIGH-TECH INDUSTRY</p>	<p>ELECTRONIC</p>	<p>CLEAN TECHNOLOGY</p>
<p>FOOD PROCESSING</p>	<p>AUTOMOTIVE</p>	<p>LIGHT INDUSTRY</p>



PRODUCTS

READY-BUILT FACTORY

READY-BUILT WAREHOUSE

BAC NINH KCN TAN HUNG

TOTAL LAND AREA

35 ha

ADDRESS

Lot 1, Tan Hung Industrial Zone,
Lang Giang Commune, Bac Ninh Province,
Vietnam.

LOCATION



FACILITIES

FIRE FIGHTING SYSTEM

PUBLIC PARKING

SOLAR PANEL

24HR SECURITY BOOTH & FENCE

MAIN INDUSTRIES

<p>HIGH-TECH INDUSTRY</p>	<p>ELECTRONIC</p>	<p>CLEAN TECHNOLOGY</p>
<p>FOOD PROCESSING</p>	<p>AUTOMOTIVE</p>	<p>LIGHT INDUSTRY</p>



PRODUCTS

<p>READY-BUILT FACTORY</p>	<p>READY-BUILT HYBRID</p>	<p>BUILT-TO-SUIT FACILITY</p>	<p>READY-BUILT WAREHOUSE</p>
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SOUTHERN REGION

MAP LEGENDS

- DONG NAI**

KCN HO NAI

53.7 HA
- DONG NAI**

KCN NHON TRACH 6D

14.5 HA
- DONG NAI**

KCN NHON TRACH 5

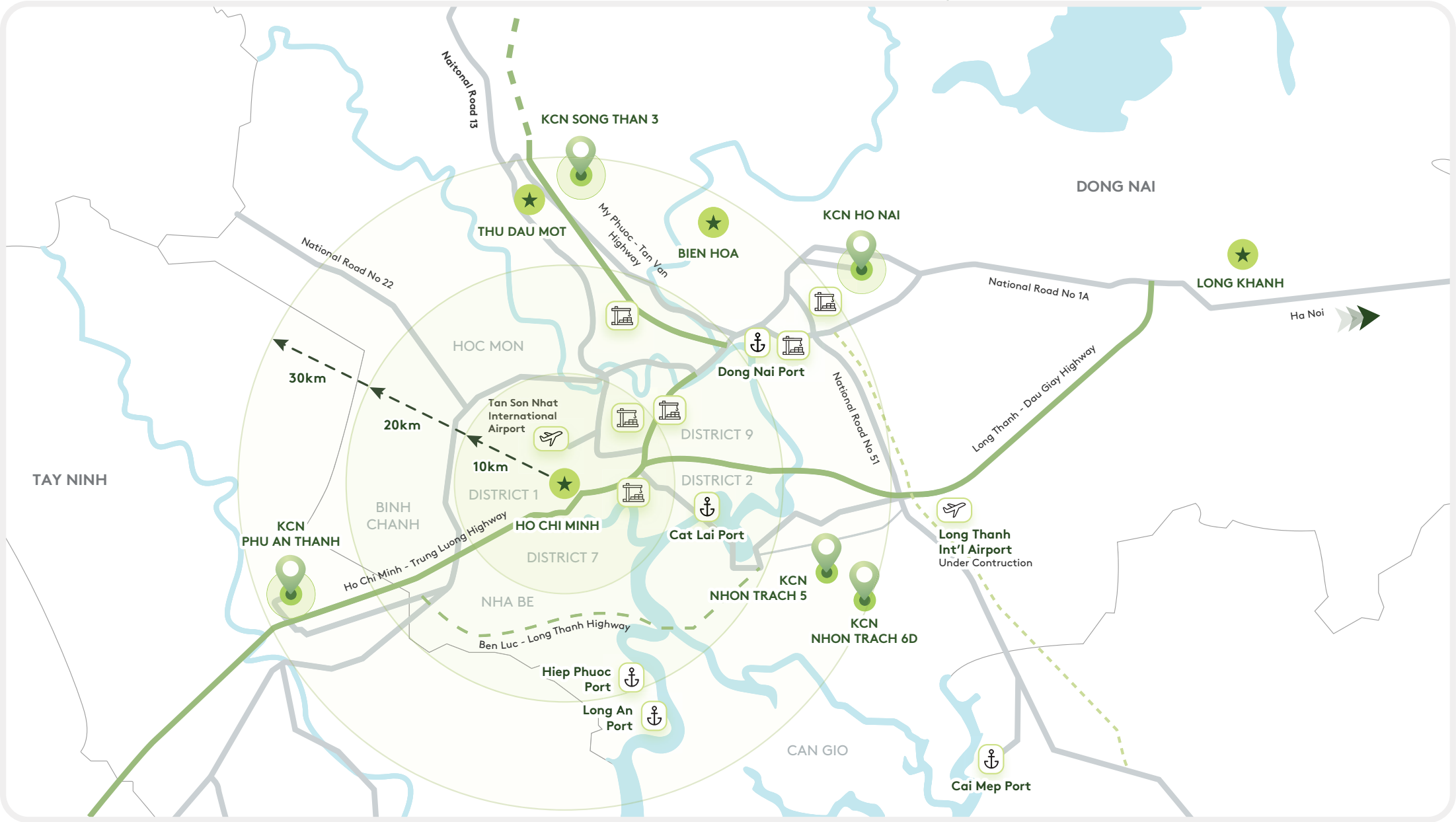
6.96 HA
- TAY NINH**

KCN PHU AN THANH

13.4 HA
- HO CHI MINH**

KCN SONG THAN 3

21.9 HA



- INTERNATIONAL AIRPORT
- PORT
- INTERNATIONAL BORDER GATE
- CITY CENTER
- RIVER & SEA
- HIGHWAY
- NATIONAL ROAD

DONG NAI KCN HO NAI

TOTAL LAND AREA

53.7 ha

- PHASE 1 & 2 16.3 ha
- PHASE 3 16.8 ha
- PHASE 4 20.6 ha

ADDRESS

Road No. 6, Phase 2, Ho Nai Industrial Park,
Phuoc Tan Ward, Dong Nai Province, Vietnam.

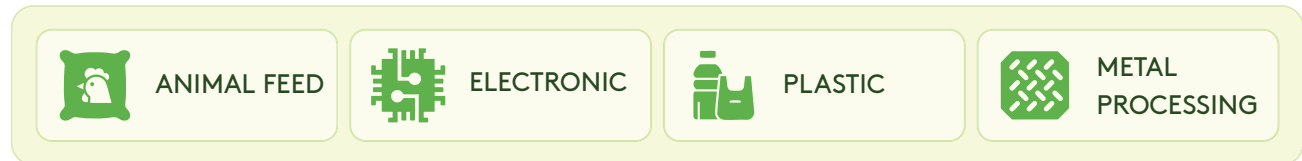
LOCATION



FACILITIES



MAIN INDUSTRIES



PRODUCTS



DONG NAI KCN NHON TRACH 6D



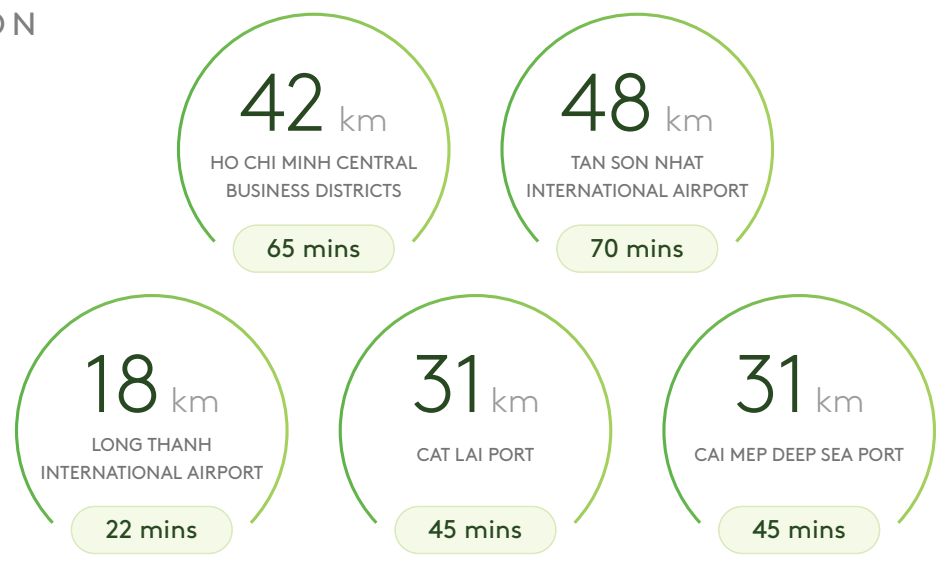
TOTAL LAND AREA

14.5 ha

ADDRESS

Nhon Trach VI Industrial Park, Phuoc An Ward,
Dong Nai Province, Vietnam.

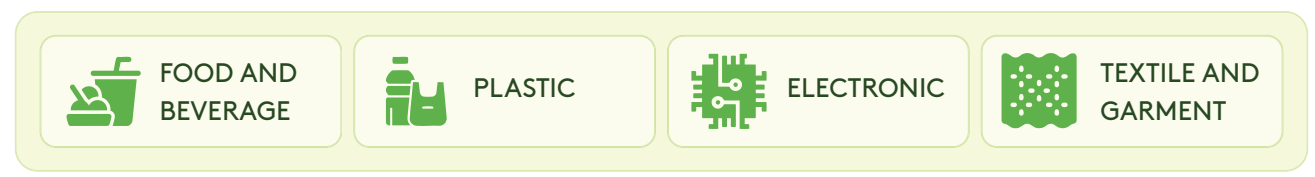
LOCATION



FACILITIES



MAIN INDUSTRIES



PRODUCTS



DONG NAI KCN NHON TRACH 5

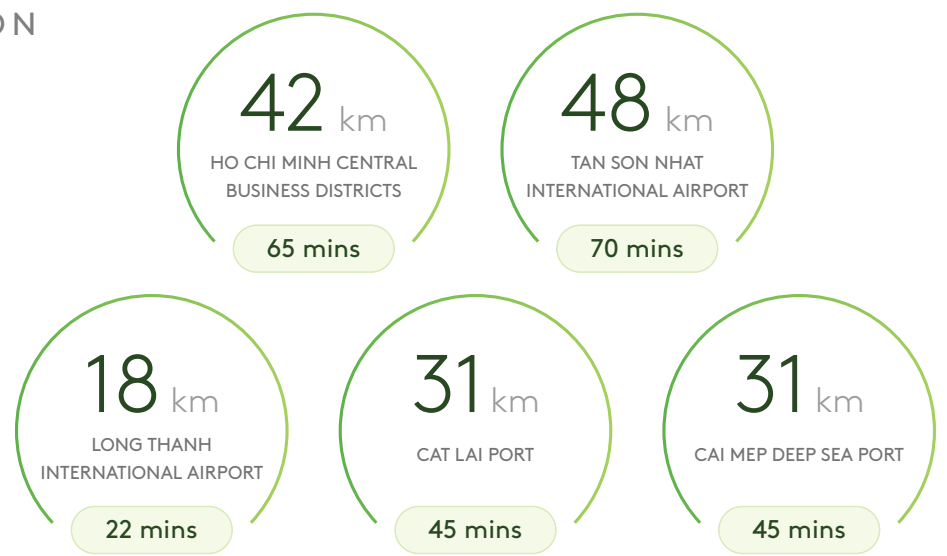
TOTAL LAND AREA

6.96 ha

ADDRESS

Nhon Trach V Industrial Park, Nhon Trach
Commune, Dong Nai Province, Vietnam.

LOCATION



FACILITIES



MAIN INDUSTRIES



PRODUCTS



TAY NINH KCN PHU AN THANH

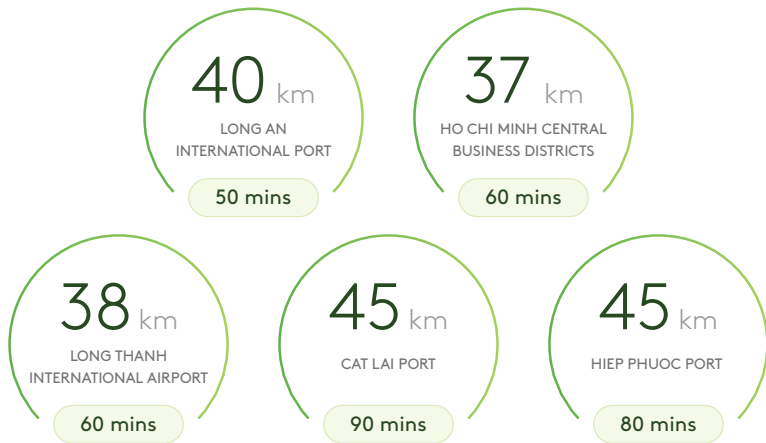
TOTAL LAND AREA

13.4 ha

ADDRESS

Phu An Thanh Industrial Park,
Provincial Road 830, Ben Luc Commune,
Tay Ninh Province, Vietnam.

LOCATION



FACILITIES

FIRE FIGHTING SYSTEM

PUBLIC PARKING

SOLAR PANEL

24HR SECURITY BOOTH & FENCE

MAIN INDUSTRIES

TEXTILE AND GARMENT

ANIMAL FEED

METAL PROCESSING

FOOD PROCESSING

FURNITURE



PRODUCTS



READY-BUILT
FACTORY



READY-BUILT
HYBRID

HO CHI MINH CITY KCN SONG THAN 3

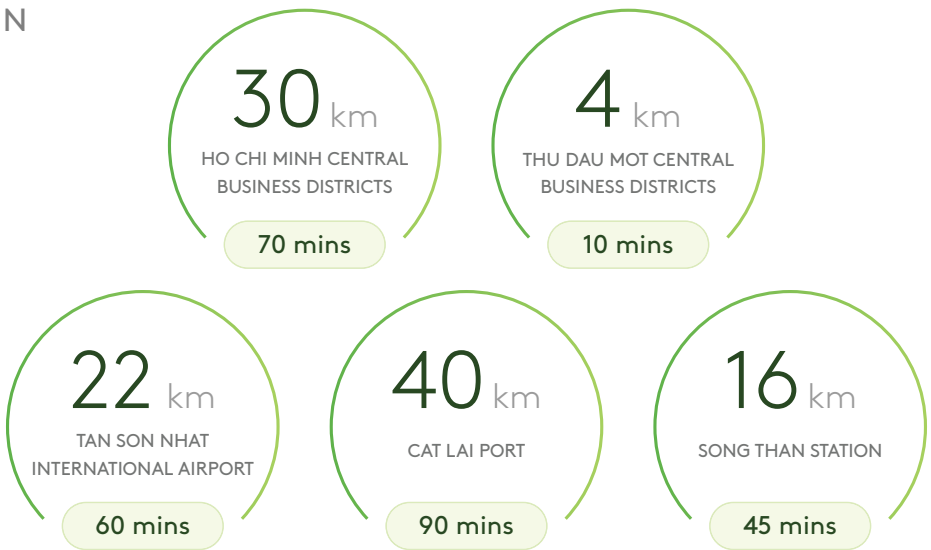
TOTAL LAND AREA

21.9 ha

ADDRESS

Lot CN8, N5 – D1 and N6 Street,
Song Than III Industrial Park, Binh Duong Ward,
Ho Chi Minh City, Vietnam.

LOCATION



FACILITIES



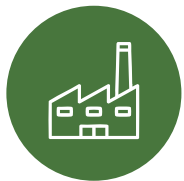
MAIN INDUSTRIES



PRODUCTS



READY-BUILT
FACTORY



READY-BUILT
HYBRID

AWARDS & RECOGNITIONS



BEST INDUSTRIAL DEVELOPER

VIETNAM OUTSTANDING
PROPERTY AWARDS 2023 & 2024



TOP 10 DEVELOPER IN VIETNAM

BCI/HUBEXO ASIA AWARDS
2023 & 2025



TOP 50 CORPORATE SUSTAINABILITY

AWARDS BY NHIP CAU DAU TU
MAGAZINE 2024 & 2025

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