

Eternal Dreams

AMATA

VN

LARGEST

Industrial City in the Region **500 km²** of strategic land
in Thailand, Vietnam, Laos & Myanmar



EXPLORE AMATA PROJECTS IN VIETNAM



Marketing.vn@amata.com

www.amatavn.com
www.amata.com



“ Dreams

nourish the soul and serve as a compass
guiding me towards my destination. ”

— Mr. Vikrom Kromadit —

Founder of AMATA Corporation

“ Amata will never succeed
in achieving that big dream
without the supports of
all stakeholders. ”

— Mrs. Somhatai Panichewa —

CEO of AMATA VN PCL



SUCCESS HIGHLIGHTS

3,415+ ha

Total land on development

08 projects

05 Industrial parks & 03 Township projects

+1.1 \$bn

Total investment in Vietnam

220+

Tenants

6.7 \$bn

Investment capital recruited

62,100

Jobs created

MILESTONES

1994

Investment granted of AMATA City Bien Hoa.



1995

Opening Ceremony of AMATA City Bien Hoa.



2015 - 2016

Investment Certificate granted to AMATA City Long Thanh.

Listing of AMATA VN on the Stock Exchange of Thailand.

Investment Certificate granted for Township & Service Township projects in Long Thanh.



2018

Investment Certificate granted for AMATA City Ha Long.



2022

Principal Investment Approval for a joint venture project for Quang Tri Industrial Park.

Groundbreaking of AMATA City Ha Long.



2023

Groundbreaking of AMATA City Long Thanh.



2024

Strategic Partnership formed between AMATA VN PCL and Marubeni Corporation for the development of AMATA City Ha Long.



2025

Memorandum of Understanding (MOU) signed between AMATA VN PCL and Phu Tho Provincial Committee to establish a sustainable strategic cooperation relationship.



CERTIFICATES



AMATA CITY PHU THO

Phu Tho Province

- Total area: 475.67 ha
- Established: 2025
- Status: Developing

QTIP

Quang Tri Province

- Total area: 481 ha
- Established: 2021
- Status: In operation

AMATA CITY BIEN HOA

Dong Nai City

- Total area: 513 ha
- Established: 1994
- Status: In operation

AMATA CITY HA LONG

Quang Ninh Province

- Total area: 686.82 ha
- Established: 2018
- Status: In operation

AMATA CITY LONG THANH

Dong Nai City

- Total area: 410 ha
- Established: 2015
- Status: In operation

Township & Service Township projects

- Total area: 829 ha



Total area

12,737 Km²

Population

4.5 mil

GDP ranking in 2025

07 th

Total FDI capital attracted (Acc. as of 2025)

45.3 bil USD

Industrial parks (as of 2025)

57

Industrial park area (as of 2025)

21,581 hectares

HO CHI MINH

Tran Bien



Leading Municipal City Contributing to Vietnam's Growth

Administrative center

TRAN BIEN

Borders

03

Vietnam provinces:
HCM, Lam Dong,
Tay Ninh

03

Cambodia
provinces
(240km)

Major connectivity



Expressway HCM – Long Thanh – Dau Giay
Expressway Dau Giay – Phan Thiet
Expressway Bien Hoa – Vung Tau
National roads (1A, 20, 51, 13, 14, 14C)



Long Thanh Int'
Airport



North South railway



Dong Nai port
ICD Long Binh, Nhon Trach
Phuoc An river port



Hoa Lu Int'
border gate





Success pioneer in industrial estate in Dong Nai City



513 ha

Land area



1994

Established year



190+

Tenants



60K

Workforce



3.6+ bil. USD

Total FDI recruited

AMATA City Bien Hoa is well known as one of the earliest and most successful industrial estate projects in Vietnam. With valuable experience and trusted shareholders, AMATA City Bien Hoa is a powerhouse that delivers comprehensive, fully-equipped infrastructure spanning an impressive 513 hectares. It features a dynamic ecosystem of over 190 exceptional tenants. Nearby highways, seaports, and airports allow for efficient logistics and exports. AMATA City Bien Hoa's strategic location, robust infrastructure, and business-friendly environment make it an ideal location to commence your manufacturing venture in Vietnam.



MASTER PLAN

AMATA
CITY BIEN HOA

AMATA GATE



AMATA OFFICE



MAIN ROAD



AMATA PARK



ELECTRICITY



WASTEWATER TREATMENT

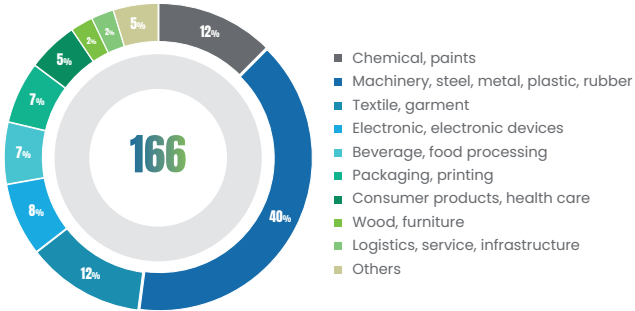


FIRE STATION

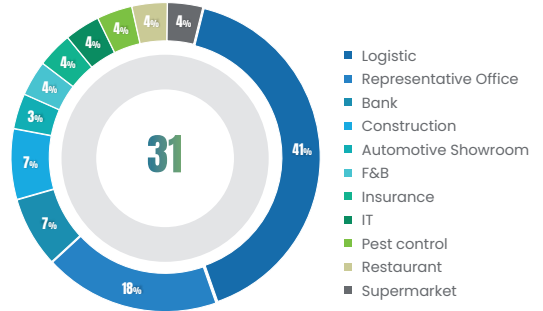


BY INDUSTRY

Manufacturers

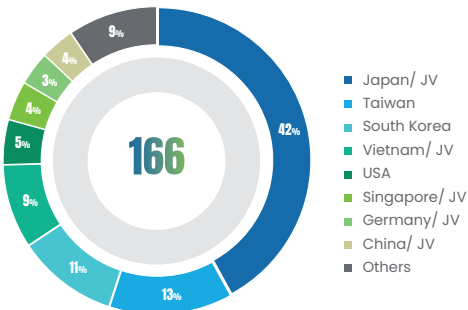


Commercial

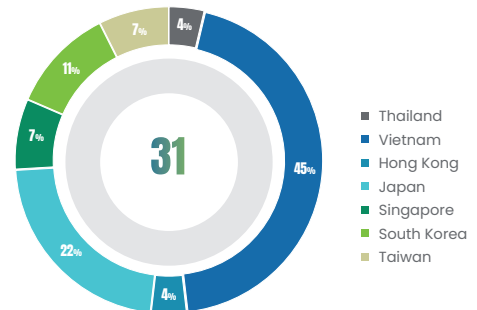


BY NATIONALITIES

Manufacturers



Commercial





Embarking on a **transformative journey**
to elevate industrial parks into eco-friendly hubs

86%

compliance rate

54

indicators

*** Achievement of Amata City Bien Hoa
Evaluated by the board of the Ministry of Planning and Investment
and UNIDO by January 2024

Net Zero

Toward



TAY NINH



LONG THANH HIGH-TECH INDUSTRIAL PARK

Ideal location for modern industries

AMATA City Long Thanh in Dong Nai province provides an optimal location to launch a manufacturing venture in Vietnam. One of the main advantages is the quick and convenient access to expressways and its proximity to the upcoming Long Thanh International Airport. These ensure seamless transportation and highly efficient logistics. The prospects at AMATA City Long Thanh are incredibly diverse, encompassing industrial manufacturing and commercial developments.

The site's strategic location amidst major infrastructure upgrades in Dong Nai city ensures connectivity. AMATA assists investors in navigating regulatory requirements and provides comprehensive support across setup and operations. Access to a growing pool of skilled workforce in the area, along with AMATA's comprehensive support, greatly enhances the ease of setting up in AMATA City Long Thanh.



410 ha
Land area



2015 - 2065
Lease term

KEY ADVANTAGES

AMATA
CITY LONG THANH

Superb Location

Direct access to the HCM – Long Thanh – Dau Giay Expressway and only 10km from the Long Thanh International Airport project.

01



Abundant Land Availability

A vast area ready to accommodate diverse investment needs and large-scale developments.

02



Convenient Access to Social Infrastructure

Proximity to essential services and amenities.

03



Key High-Tech Hub

A flagship industrial park project dedicated to high-tech industries in Dong Nai city.

04

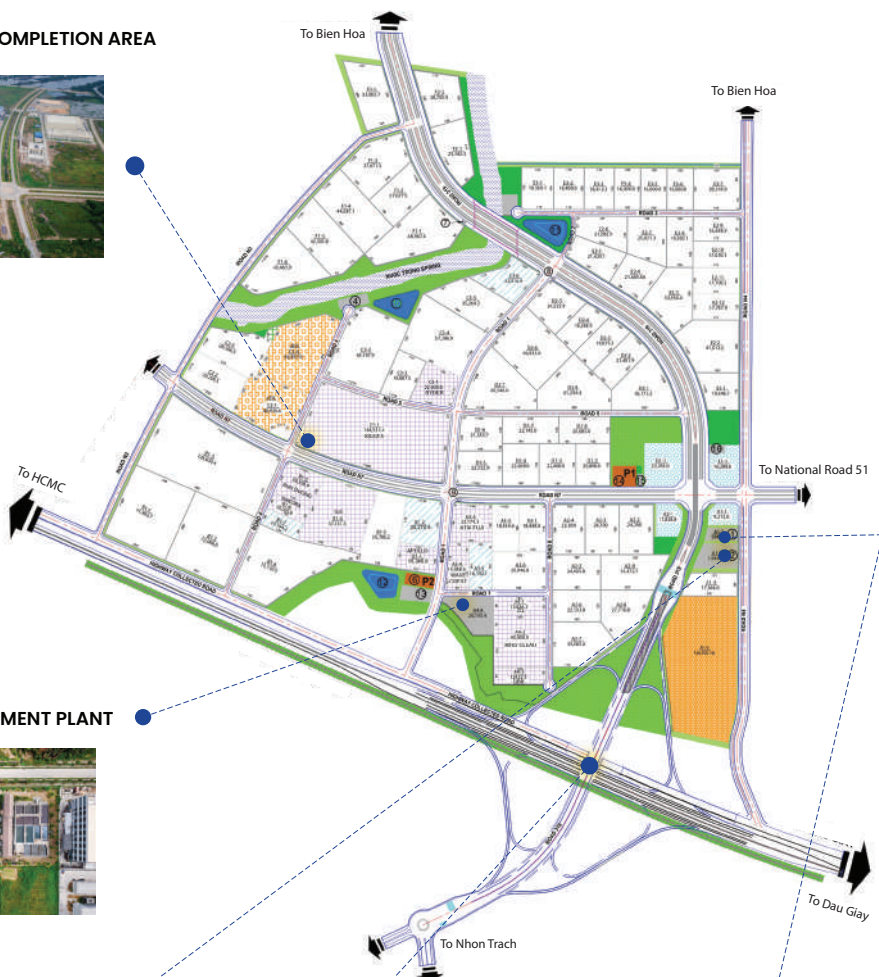


New industry has chosen AMATA Long Thanh as **“NEW HOME”**

421+ mil. USD of FDI capital recruited & **15+** customers



INFRASTRUCTURE COMPLETION AREA



WASTEWATER TREATMENT PLANT



AMATA 110kV POWER SUBSTATION



WATER SUPPLY STATION



ENTRANCE TO INTERCHANGE



LONG THANH AIRPORT PHASE 1 - 2026



Basic Condition

- Lease term: Until 2065
- Min area: 10,000 m²
- Handover condition: flat land, 2.05 MSL
- Flood protection: 3.6 MSL dyke system, open ditch and reservoirs

Road

- Reinforce concrete pavement (4-10 lanes for main road, 2-4 lanes for sub road)
- Land ground/ roadbed filling, creating road molds

Electricity

- AMATA substation: (2 x 63 MVA transformer) and network with 22 KV line distributed to each tenants' factory
- Capacity: 126 MVA (Phase 1: 63 MVA)

Water

- Capacity: 16,000m³/day (Phase 1: 4,000m³/day)

Wastewater

- Capacity: 12,000m³/day (Phase 1: 3,000m³/day)
- Wastewater volume is calculated by 80% of water consumption each month

Telecommunication

- Optical Fiber is installed and available to each plot

Security

- Public security managed Industrial park/Connected with local authority safety guards
- 24/7 protection provide

Fire protection

- Well trained prevention and Fighting Team, including fire trucks and firemen on duty
- 24/7 to be ready to support and respond to incidents



Total area

6,208 Km²

Population

1.5 mil

GDP ranking in 2025

01 st

Total FDI capital attracted (Acc. as of 2025)

16.9 bil USD

Industrial parks (as of 2025)

16

Industrial park area (as of 2025)

12,800 hectares



A friendly, safe, and appealing destination

Administrative center

HA LONG

Borders

03

provinces: Hai Phong,
Bac Ninh, Lang Son

GUANGXI

132KM border with China

Major connectivity



Expressway Ha Noi - Hai Phong - Ha Long -
Van Don - Mong Cai
Expressway Van Don - Tien Yen
National roads (18, 10, 279)



Van Don Airport



Ha Long railway



Cai Lan Deep water port
Cam Pha Deep water port
Ha Long tourism port



Mong Cai
border gate



QUANG NINH

SONG KHOAI INDUSTRIAL PARK

Notable hub for industrial

Key ad

Strategic location for
Import and export

01



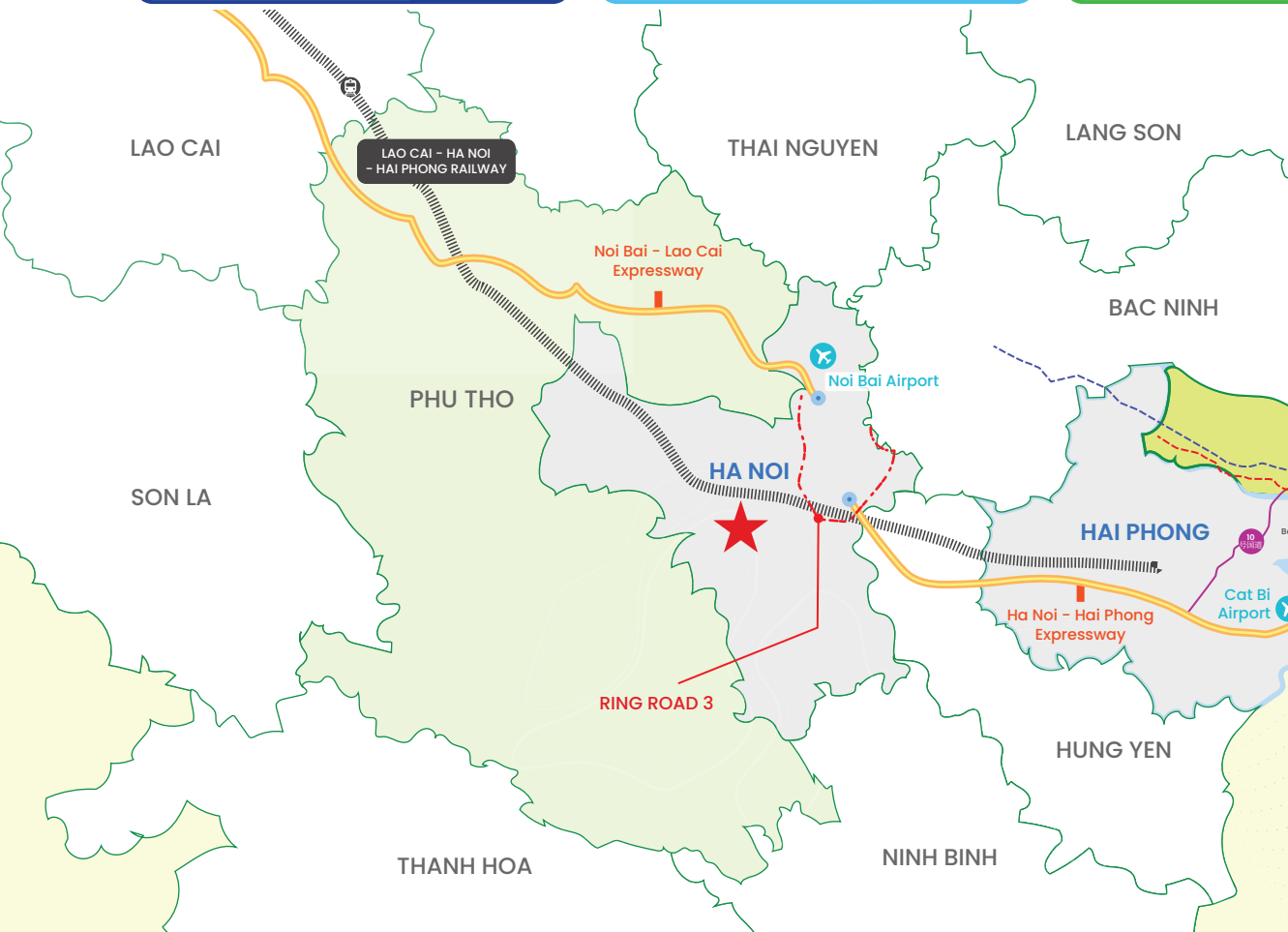
Home of global manu-
facturers

02



Strong sup
Quang Ninh
ties

03



686.82 ha
2018 – 2068



investment in Northern region

vantages

Support by
h authori-



Integrated infrastruc-
ture for World-class
investor

04



Favorable geological
conditions for manu-
facturing

05







3+ bil. USD

Total FDI recruited



21+

Tenants

MASTER PLAN

AMATA
CITY HA LONG



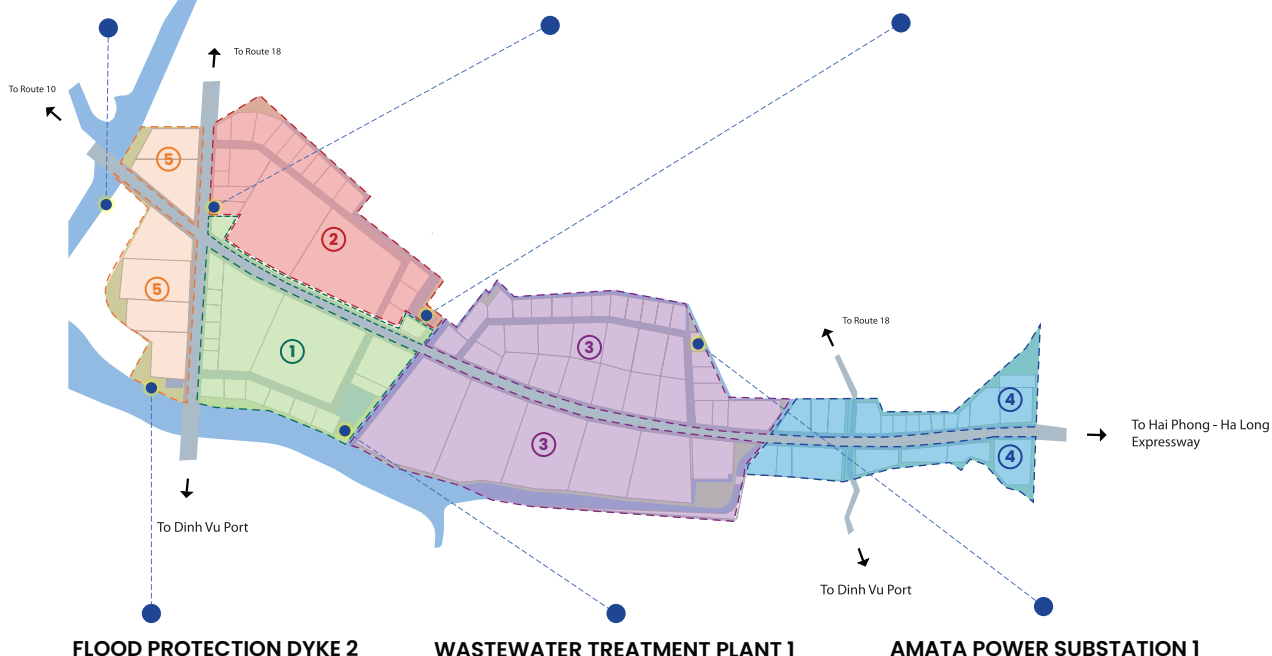
FLOOD PROTECTION DYKE 1



AMATA OFFICE



WATER TREATMENT PLANT 1



FLOOD PROTECTION DYKE 2



WASTEWATER TREATMENT PLANT 1



AMATA POWER SUBSTATION 1



Development Progress

Occupancy rate		
Phase 1	116 ha	100%
Phase 2	120 ha	94%
Phase 3	290 ha	15%
Phase 4	85 ha	
Phase 5	76 ha	

Basic Condition

- Lease term: Until 2068
- Min area: 10,000 m²
- Handover condition: flat land, +2.1 MSL
- Flood protection: 3.2-4.5 MSL dyke system, open ditch and reservoirs

Road

- Reinforce concrete pavement (12 lanes for main road, 4-6 lanes for sub road)
- Land ground/ roadbed filling, creating road molds

Electricity

- AMATA substation and network with 22 KV line distributed to each tenants' factory
- Capacity:
 - Substation 1: 3 Transformers x 63 MVA (189 MVA)
 - Substation 2: 2 Transformers x 63 MVA (126MVA)

Water

- Capacity: 27,000m³/day
- 10 million m3 of raw water from Yen Lap reservoir annually

Wastewater

- Capacity: 16,000m³/day
- Wastewater volume is calculated by 80% of water consumption each month

Telecommunication

- Various choices for suppliers/providers
- Optical Fiber is installed and available to each plot

Security

- Public security managed Industrial park/Connected with local authority safety guards
- 24/7 protection provide

Fire protection

- Well trained prevention and Fighting Team on duty
- 24/7 to be ready to support and respond to incidents



Total area

9,361 Km²

Population

04 mil

GDP ranking in 2025

04 th

Total FDI capital attracted (Acc. as of 2025)

12.8 bil USD

Industrial parks (as of 2025)

29

Industrial park area (as of 2025)

6,307 hectares



Gateway connecting Hanoi to the Northwest provinces

Administrative center

VIET TRI

Borders

07

provinces and cities: including: Lao Cai, Ninh Binh, Son La, Thai Nguyen, Thanh Hoa, Tuyen Quang, and Hanoi city

Major connectivity



Expressway Hoa Binh - Moc Chau
Expressway Noi Bai - Lao Cai
National roads (2, 32, 32A, 70, 70B)



Railways Hanoi - Lao Cai (to border gate with China)



Viet Tri port

PHU THO



New strategic hub towards industrial innovation

475.67 ha
Land area

2025
Established year

Distance

20 km ▶ Tuyen Quang Province

100 km ▶ Thai Nguyen Province

240 km ▶ Son La Province

125 km ▶ Center of Ha Noi Capital

240 km ▶ Hai Phong City

260 km ▶ Quang Ninh Province

55 km ▶ Viet Tri Port

95 km ▶ Noi Bai Int. Airport

190 km ▶ Lao Cai Border Gate

255 km ▶ Hai Phong Port

260 km ▶ Lach Huyen Port

245 km ▶ Cat Bi Int. Airport



Strategic Gateway and Direct Connectivity: Positioned on the Kunming - Hanoi - Hai Phong economic corridor and seamlessly linked to expressways, national highways, airports, and seaports.

01



Key High-Tech Manufacturing Hub: A dedicated center for the electronics and semiconductor industries.

02



Supportive Policy Environment: Streamlined procedures and a business-friendly climate offering attractive investment incentives.

03



Ready and Skilled Workforce: An abundant, young, and cost-effective labor pool from Phu Tho and neighboring provinces.

04



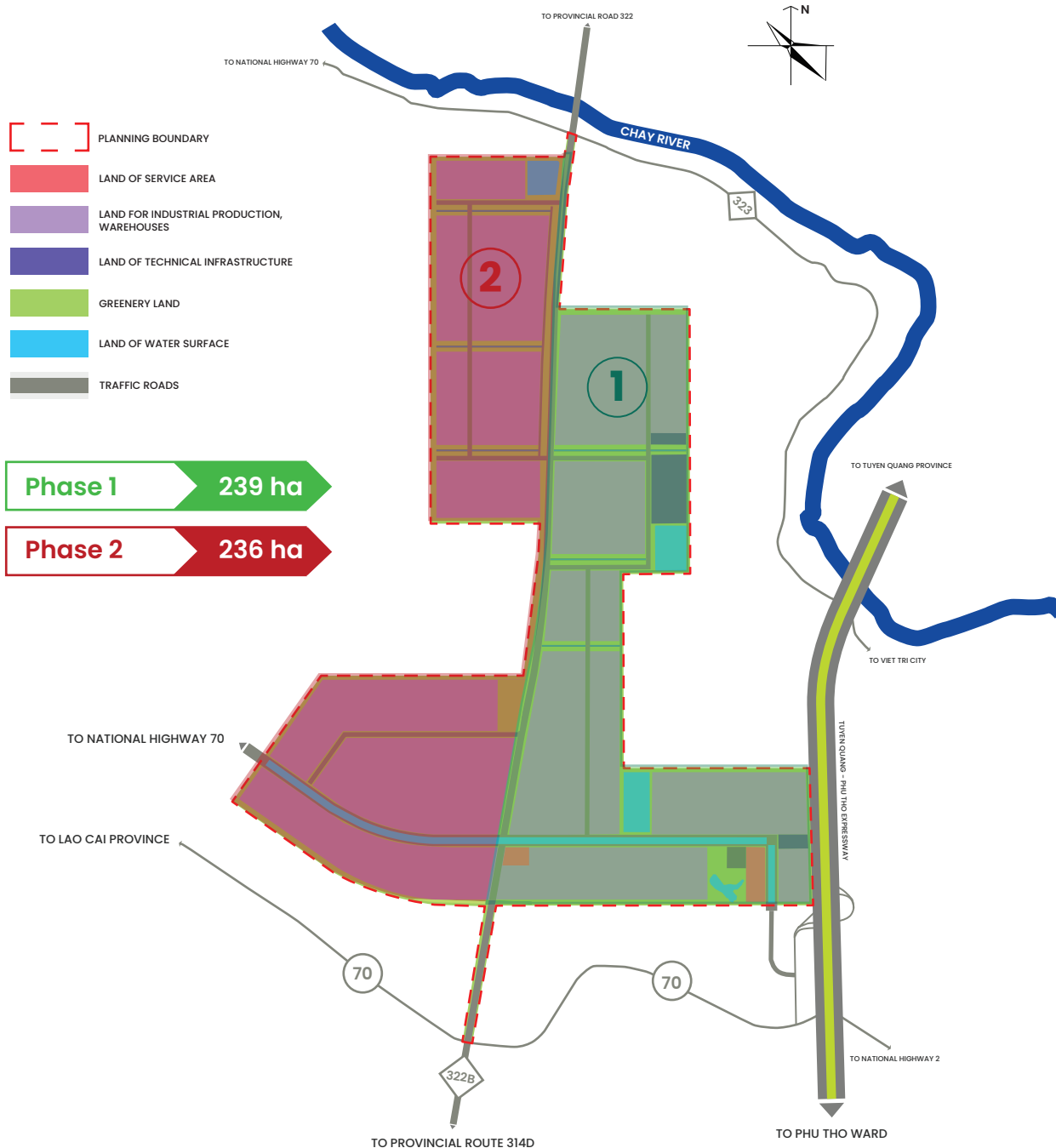
Proven Expertise: Leveraging Amata's 30 years of experience in Vietnam and a strong commitment to the eco-modern industrial park model.

05



MASTER PLAN

AMATA
CITY PHU THO



Basic Condition

- Lease term: Until 2075
- Handover condition: flat land, min +29 MSL
- Flood protection: +25 MSL dyke roundabout and the open ditch system and 3 reservoirs in bound

Road

- Main road:
 - East- West: 65m Cross Section (Sidewalk: 2 x 8m; Traffic road: 2 x 11.5m; Reserved median-strip: 26m)
 - North - South: 72m Cross Section (Provincial Road: 42m; Reserved for future expansion: 30m; Traffic road: 2 x 8m; Sidewalk: 2x7m)
- Internal road: 32m wide (Sidewalk: 2 x 8m; Traffic road: 2 x 8m)
- Concrete roads with full facility alongside
- Connect to National Road 70 and Phu Tho - Tuyen Quang highway

Electricity

- Substation: 2 x 110/22kV substations (4 x 63 MVA transformer/each station)
- Capacity: 500 MVA after full operation

Water

- Capacity: 35,000 m³/day

Wastewater

- Capacity: 24,000 m³/day

Telecommunication

- Optical cable derived and installed at connection box of vendors

Security

- Public security managed Industrial park/Connected with local authority safety guards
- 24/7 protection provided

Fire protection

- Protection Team including at site on-duty
- 24/7 to be ready to support and respond to incidents



Total area

12,700 Km²

Population

1.8 mil

GDP ranking in 2025

20th

Total FDI capital attracted (Acc. as of 2025)

4 bil USD

Industrial parks (by end of 2025)

19

Industrial park area (by end of 2025)

5,160 hectares



Striving to forge stronger bonds with ASEAN nations through robust cooperation, particularly leveraging the East-West Economic Corridor

Administrative center

DONG HOI

Borders

02 Vietnam provinces & cities: Ha Tinh, Hue

03 Laos provinces (409km)

Major connectivity



Expressway Cam Lo – La Son
National roads (1A, 9 – EWEK, 12A, 15)



Phu Bai Airport
Dong Hoi Airport



North South railway



Cua Viet port
My Thuy deep river port
Ha La deep river port



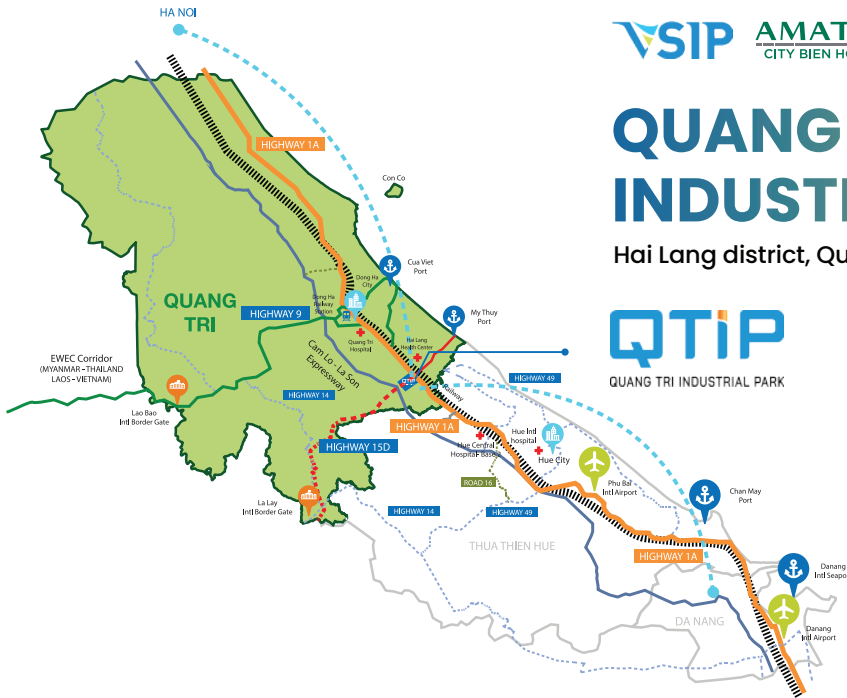
Cha Lo border gate
Lao Bao border gate

QUANG TRI

QUANG TRI INDUSTRIAL PARK

Hai Lang district, Quang Tri province

QTIP
QUANG TRI INDUSTRIAL PARK



Located in the East-West Economic Corridor (EWEC), Quang Tri province has recruit attention as supporting economic development towards inter-regional connectivity of 4 countries (Thailand, Vietnam, Laos and Myanmar). Moreover, with the advantage of oil and gas reserves, wind power exploitation, and abundant natural energy, Quang Tri has set the goal of becoming a new energy center of the Central region.

Quang Tri Industrial Park is the joint venture of three experienced industrial park developers comprising Vietnam Singapore Industrial Park J.V Co., Ltd ("VSIP JV"), Amata City Bien Hoa Joint Stock Company and Sumitomo Corporation.



481 ha

Land area



2021

Established year

Key advantages

Strategic location
& good connectivity

01



Low labor cost

02



Integrated
infrastructure
and utilities

03



One-stop
customer
services

04



Support from
provincial
authority

05

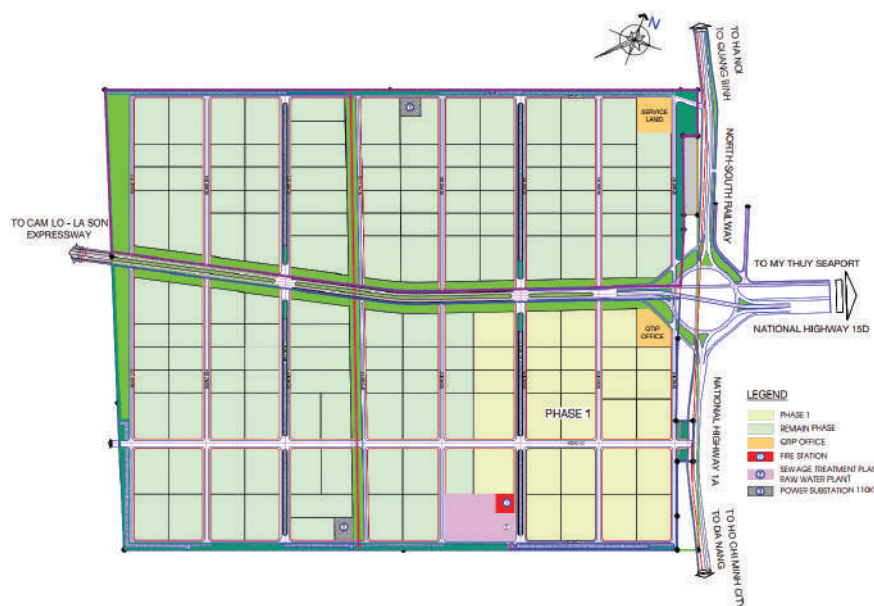


MASTER PLAN

QTIP

QUANG TRI INDUSTRIAL PARK

Total area:
481.2 ha
Phase 1:
97.4ha
Lease term:
March, 2071



Distance

17km ▶ My Thuy Port

25km ▶ Dong Ha City

47km ▶ Hue City

60km ▶ Phu Bai Int. Airport

100km ▶ Lao Bao Int. Border Gate

150km ▶ Da Nang City

153km ▶ Da Nang Int. Airport

160km ▶ Da Nang Int. Seaport

600km ▶ Hanoi Capital

1200km ▶ Ho Chi Minh City



Basic Condition

- Lease term: Until 2071 (raw land rental lump sum)

Road

- Nice landscape and high greenery ratio at QTIP will bring relaxing, air purification, and labor productivity improvement
- Modern road system is designed to serve the transportation demand of vehicles to each land lot conveniently, road widths: 7.5~24 m

Electricity

- Capacity: 150 MVA
- Power supply for QTIP is invested and managed by EVN. The power source at Dien Sanh substation ensures stable electricity supply, prioritizing industrial production activities

Water

- Capacity: 28,000m³/day
- Quality complies with standard QCVN 01-1:2018/MON

Wastewater

- Capacity: 22,000m³/day
- Wastewater discharge meets Standard 40:2011/MONRE/Class A

Telecommunication

- 5,000 lines
- Provide modern system with optical fiber cable to the doorstep of tenants

Security

- General Security Service 24/7, quickly response to emergency situations

Fire protection

- Fire station on-site; well-equipped & professional fire fighting team
- 24/7 fire protection




Total area

331,690 km²


Coastline

3,260 km


Population

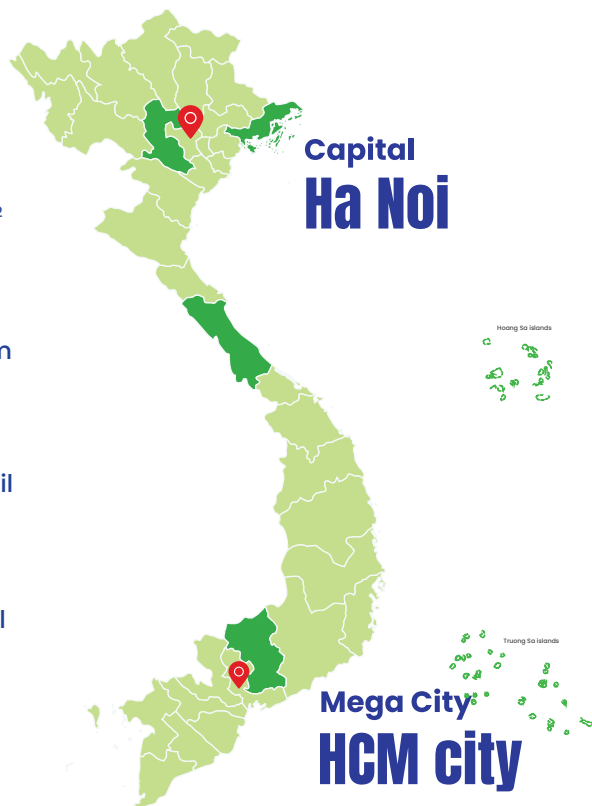
101 mil


Labor force

53 mil


Provinces & cities

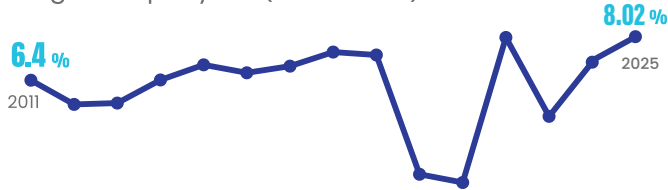
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VIETNAM

The Globe's next major manufacturing hub

GDP growth per year (2011 - 2025)



GDP value - 2025

514 \$bn

5.02 thousand USD
GDP per capita (2025)

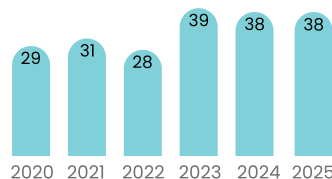
FDI recruited till 2025

529 \$bn



Countries invested

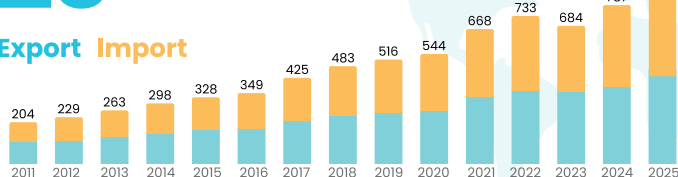
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FTA (Free Trade Agreements)

20

Export Import



Major Export Products

-  Electronics & components
-  Machinery & equipment
-  Mobiles & components
-  Textile, garments
-  Footwear



TAX INCENTIVES



Urban City				Hitech IP				Economic Zone				Difficult Socioeconomic Zone											
																							
As standard (currently apply normal tax incentives 20%)				As standard (currently apply normal tax incentives 20%)				02 years exemption															
								04 years 50% reduction															
								17% for the first 10 years															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Tax rate 0% Nonprofit period				Tax rate 20% (current rate) Standard rate																			
Tax rate 0% Nonprofit period		Tax rate 0% Tax exemption		Tax rate 8,5% Tax reduction period				17%		Tax rate 20% (current rate) Standard rate													
Tax rate 0% Nonprofit period		Tax rate 0% Tax exemption		Tax rate 8,5% Tax reduction period				17%		Tax rate 20% (current rate) Standard rate													



LABOR WAGES



REGION I			
5,310,000 VND (~\$201.9)			
AMATA CITY BIEN HOA AMATA CITY LONG THANH AMATA CITY HA LONG			
REGION II			
4,730,000 VND (~\$179.8)			
REGION III			
4,140,000 VND (~\$157)			
REGION IV			
3,710,000 VND (~\$146)			
AMATA CITY PHU THO QTIP QUANG TRI INDUSTRIAL PARK			



*Exchange rate: 26,300 VND (as of 2026)



3rd Vietnam ranks 3rd in ASEAN
in term of shipping fleet &
22nd in global

43th Global Logistic
Performance
Index 2023
(ranked 5th in
ASEAN)

03 Seaports ranked in top 50 global
(HCM, Hai Phong, Cai Mep Thi Vai)

90% Import/ Export
cargo through
Seaports

 **3,348** Km²
Expressway length (North - South)

 **3,143** Km²
Railway length (North - South)

 **34** seaport

296 berths

293 inland waterway
ports

 **09** Int'l airport

13 Domestic airport

2025

mil tons
148.3
Cargo through
sea ports

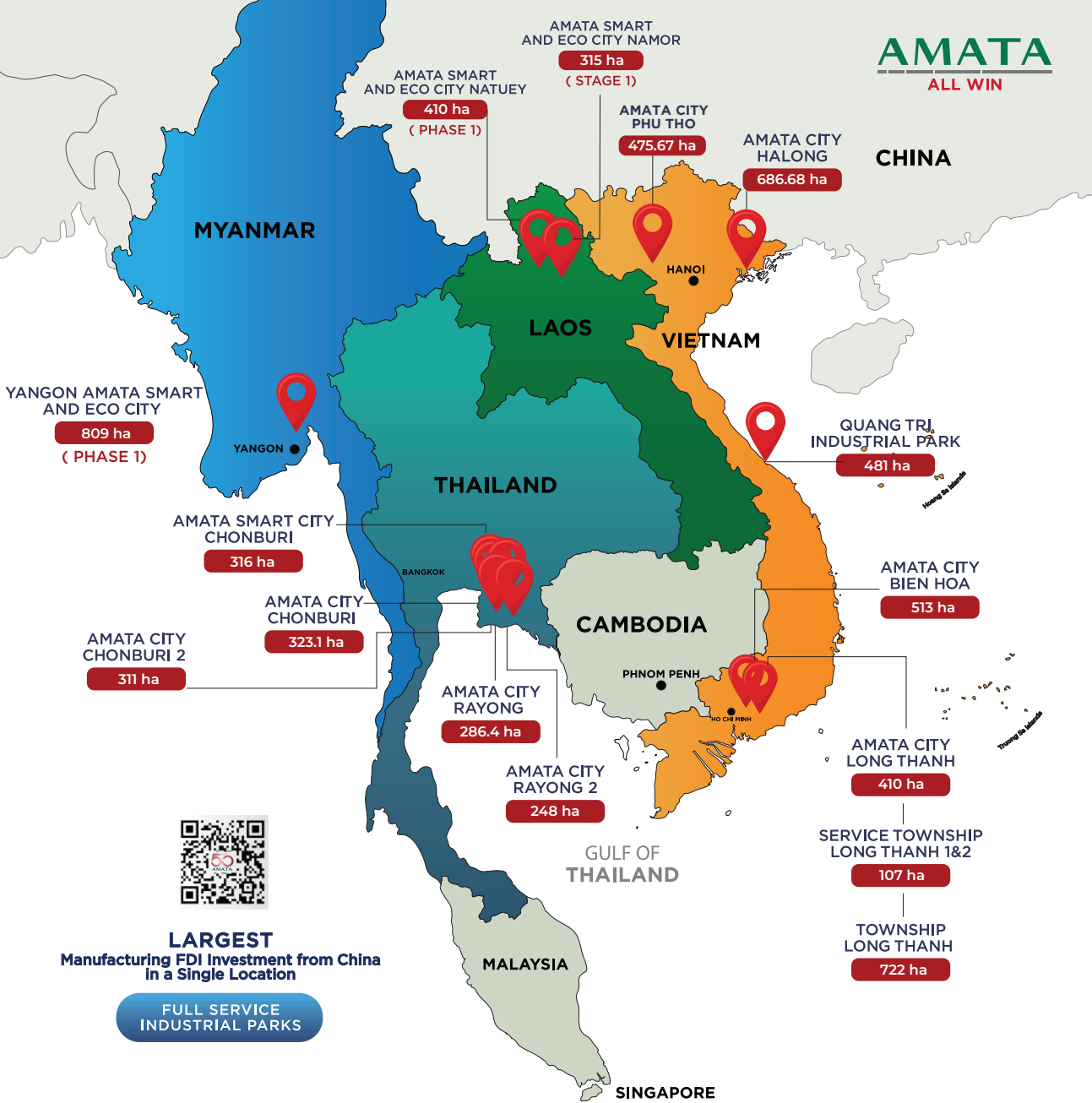
mil tons
598
Cargo through
river ports

mil tons
5.45
Cargo through
railway

mil tons
2,275
Cargo through
roads

(Source: Logistics report 2025, Ministry of Industry and Trade)





500
SQ.KM

Land Supply in GMS Region

153
SQ.KM

of Developed
Land

OVER
1,500

International Tenants

LARGEST
INDUSTRIAL CITIES IN THE REGION



We're here for you,
and we look forward to your visit!

SALE REPRESENTATIVE

South Vietnam



Abe Takamoto (Mr.)

Head of Sales (Amata in Vietnam)

AMATA CITY BIEN HOA / LONG THANH / HA LONG / PHU THO
English, Japanese



Nguyen Cao Cuong (Mr.)

Sales Manager

AMATA CITY LONG THANH
English, Japanese, Vietnamese

North Vietnam



Le Ngoc Tram (Ms.)

Sales Manager

AMATA CITY HA LONG / PHU THO
English, Vietnamese



**Scan QR code for contact*



AMATA

VN

AMATA
CITY BIEN HOA

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CITY HA LONG

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AMATA
CITY PHU THO

📍 Doan Hung Industrial Park, Doan Hung Commune, Phu Tho Province, Vietnam
☎ (+84-210) 388 8007

QTIP
QUANG TRI INDUSTRIAL PARK

📍 102A Le Duan, Halmet 9, Dien Sanh Commune, Hai Lang District, Quang Tri Province, Vietnam
☎ (+84-233) 222 1118

