



BUSINESS PROFILE

Japanese small and medium development Joint Stock company

www.jsc-vietnam.com



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1. ABOUT JSC

Japanese Small and Medium Enterprise Development Joint Stock Company (JSC) was established on Jun 30th, 2015, is one of the leading companies in Vietnam in the field of leasing ready-built and custom-built factories for enterprise wishing to invest in production and business in Vietnam market.



Nhon Trach, Dong Nai



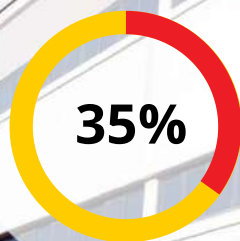
Trang Bom, Dong Nai





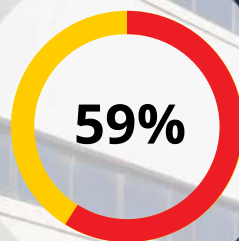
1. ABOUT JSC

Shareholders



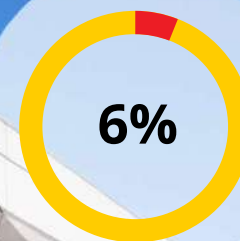
Forval Joint Stock Company

Established date: 18/09/1980



Tin Nghia Corporation

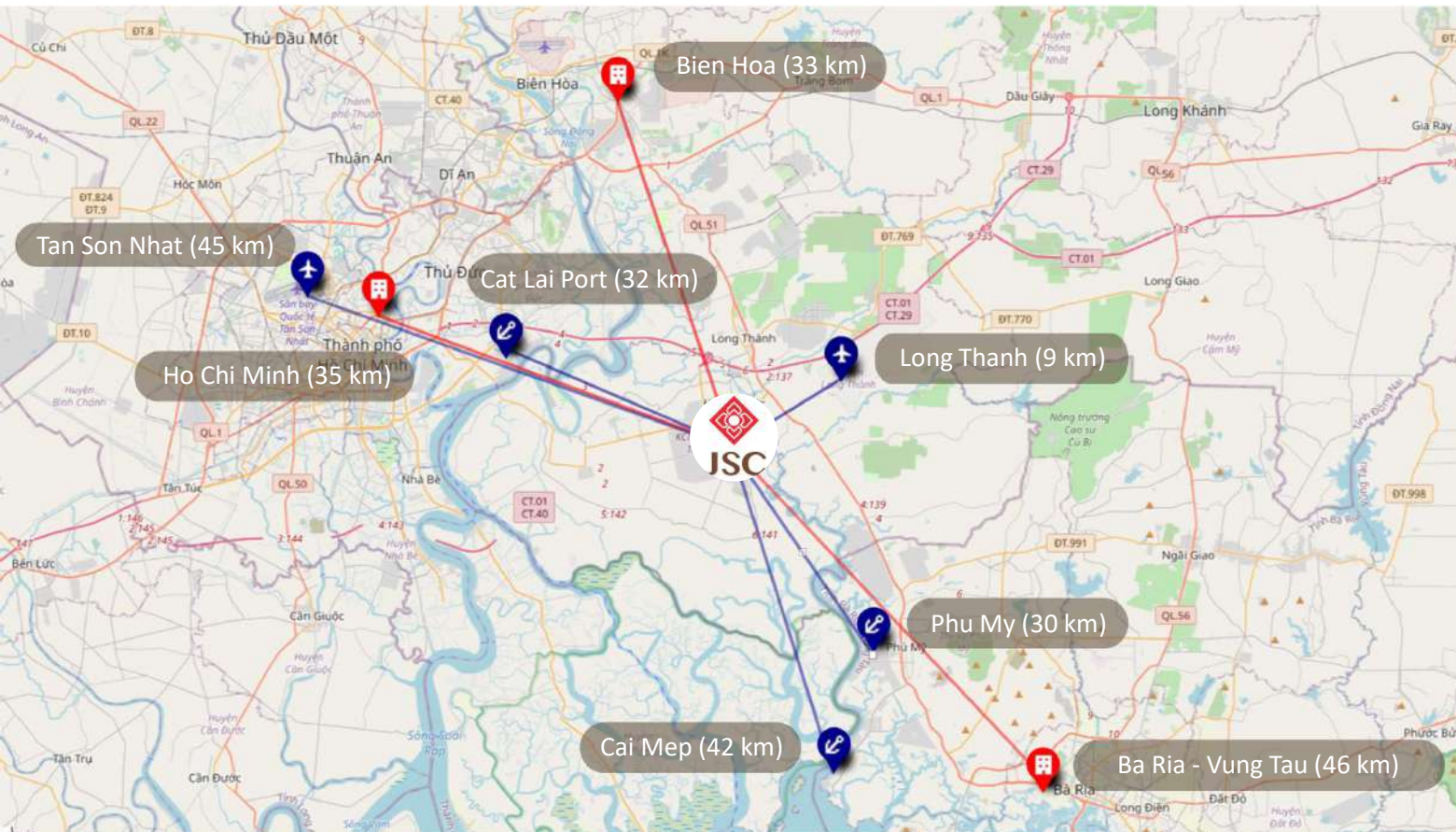
Established date: 07/09/1989



Dong Nai Container Port Joint Stock Company

Established date: 17/02/1998

2. TRANSPORT CONNECTIONS



Located in the Southern Key Economic Region

Many transport connection projects are and have been implemented

Located in industrial park with a complete infrastructure system

3. SERVICES



MASTER PLANT LAYOUT



JAPANESE RESTAURANT

ELECTRIC VEHICLE CHARGING STATION

MOTORCYCLE PARKING AREA (FREE)

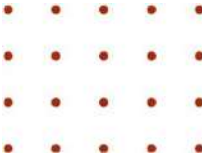
FIRE TRUCK

CCTV CAMERAS

ATM STATION

VENDING MACHINE

AUTOMATIC BARRIER



Factory model

With area more than 180,000 m², JSC provides factories for rent with diverse areas, suitable for the needs of different businesses, especially small and medium enterprises.

Factory area for rent

92,400 m²



Other



High-rise



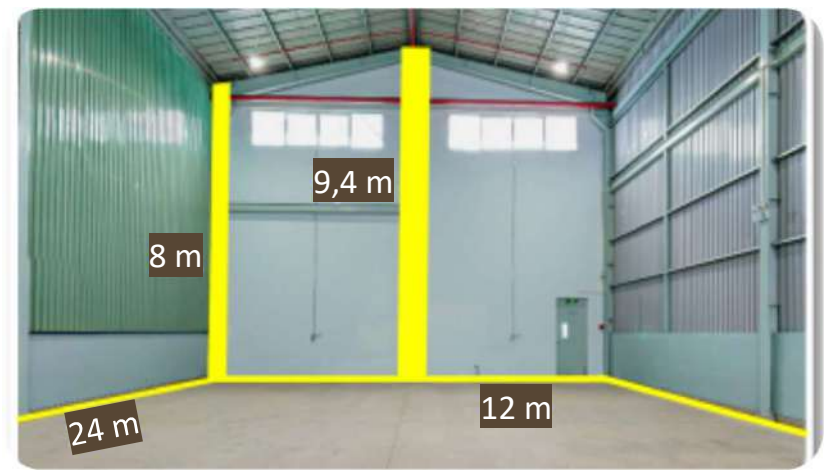
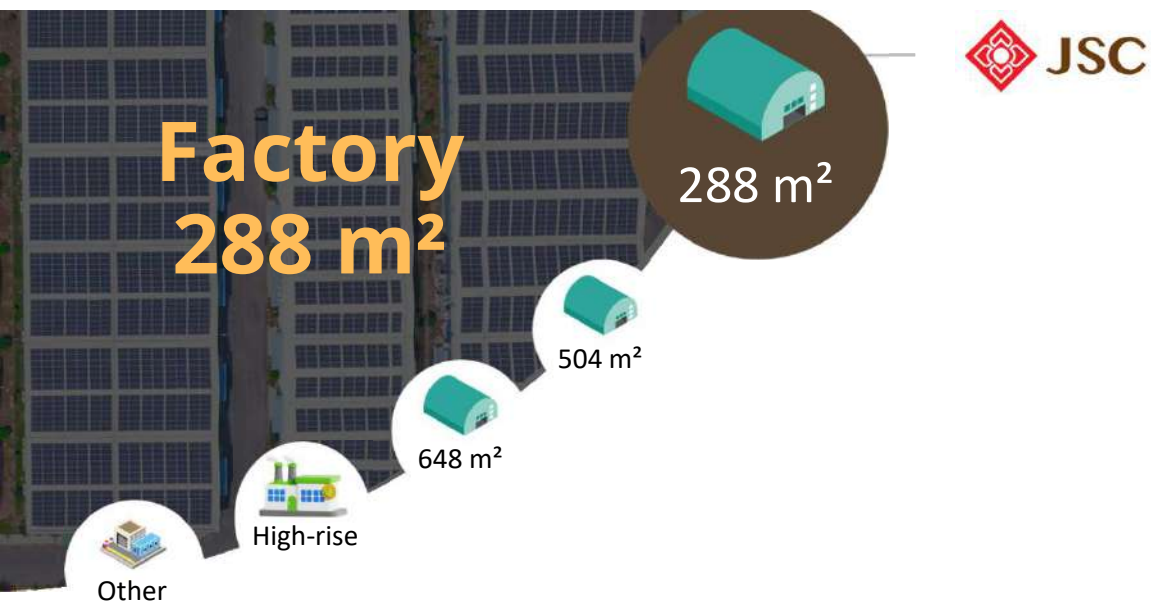
648 m²



504 m²



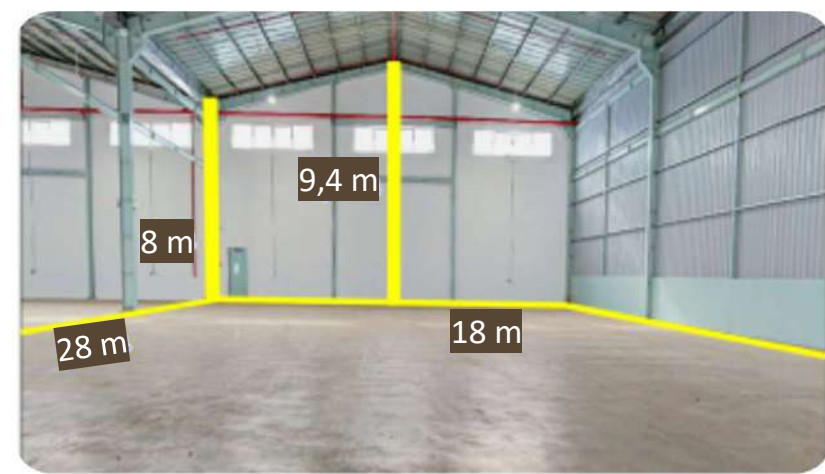
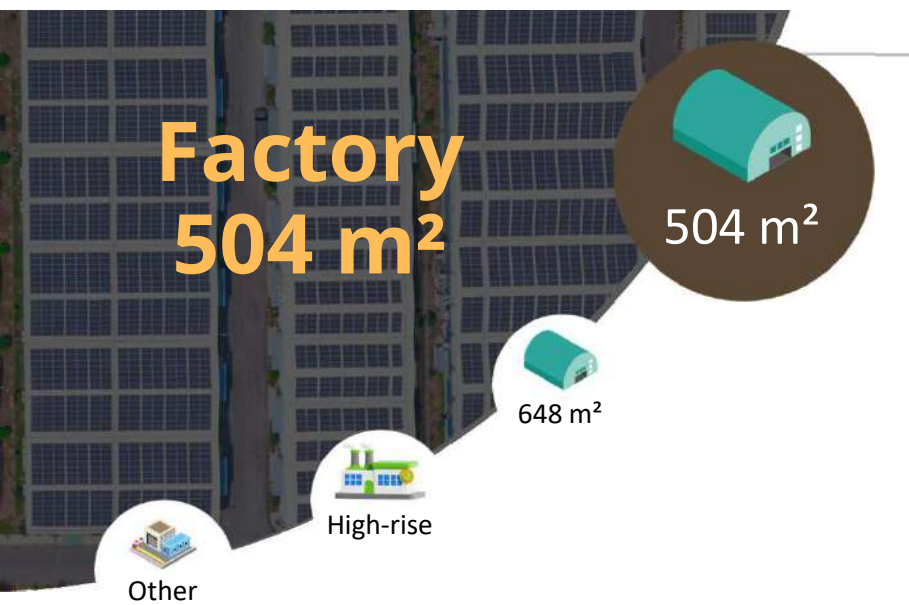
288 m²



2 tons/ m²

2.5 tons/ m²
customer
Installation

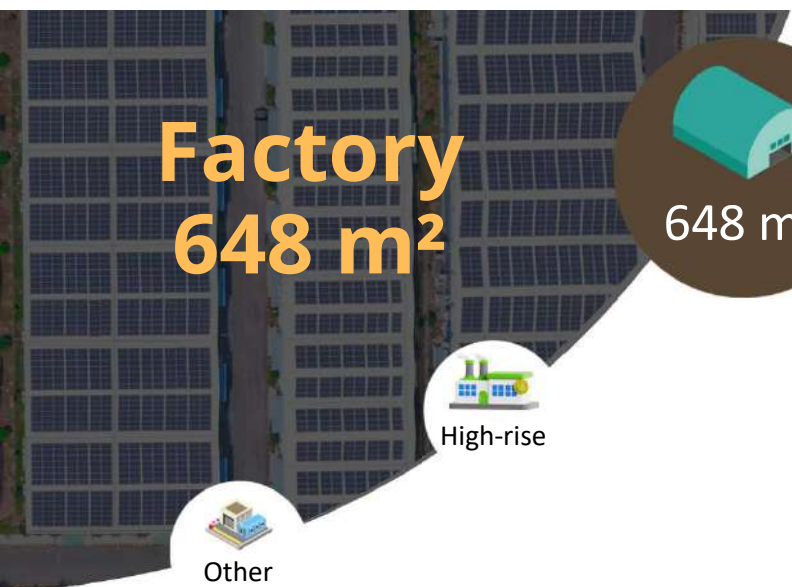




2 tons/ m²

2.5 tons/ m²
customer
Installation





Factory 648 m²



High-rise



Other



2 tons/ m²

2.5 tons/ m²
customer
Installation



High-rise factory



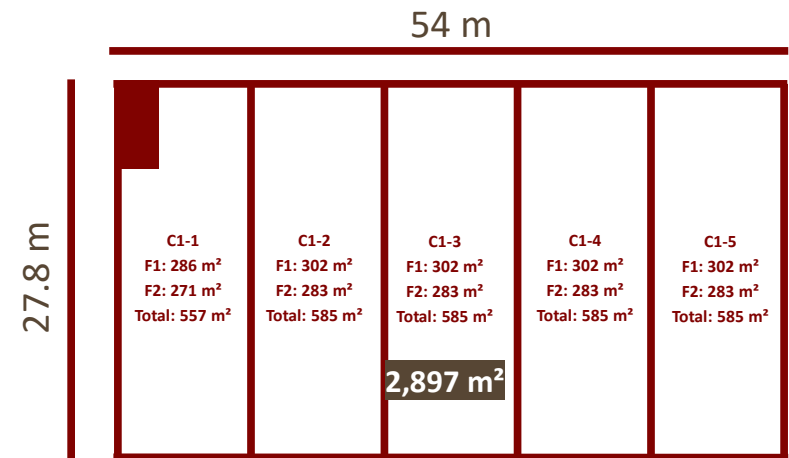
High-rise



Other



JSC



First floor: 2 tons/ m²
Second floor: 500 kgs / m²



Other



Other



Built-to-suit factory



Large Factory



Large Factory
Bau Xeo branch

Unit price and contract terms



Rental period

At least 3 years



Fee

- From 4.7 USD/m²/month. Depending on location and area
- Management fee: 2 USD/m²/year



Deposit

- Over 288 m²: 3 months
- Under 288 m²: 6 months

Services

Office for rent

Meeting room for rent

Shuttle bus

Other services



Free 2 months since signed MOU
Price: 25 USD/m²

Services

Office for rent

Meeting room for rent

Shuttle bus

Other services



Small meeting room: Free 10 hours / month (2 times)



Big meeting room: Free 2 hours/ month (1 time)

Services

Office for rent

Meeting room for rent

Shuttle bus

Other services



Shuttle bus for experts and employees from Ho Chi Minh City to JSC

Services

Office for rent

Meeting room for rent

Shuttle bus

Other services



Security



Logistics



Industrial land for lease

4. INFRASTRUCTURE





Electricity

Full power supply system, 3 phase/ 380V power station specifying connection point

Reference unit price

Normal hours: 1,896 VND/ kw

Off-peak hours: 1,241 VND/ kw

Peak hours: 3,474 VND/ kw





Water

Full water supply system from
Nhon Trach water supply plant.

Reference unit price:
11,500 VND/ m³





Fire protection

Fully equipped, periodically maintained, meeting fire protection standards





Wastewater

- Capacit: 250 m³/day
- Reference price : 1 USD/m³





5. Utilities

5.Utilities

Japanese
Restaurant



ATM



Access control station



Fire Truck



5.Utilities

Vietnamese
Restaurant



Vending machines



Electric vehicle
charging stations



Parking lot





JSC's activities



Annually Golf
tournaments





Social Responsibility

Fire protection training



Organizing nutrition webinar





Social Responsibility

Educational sponsorship



Charity



Social Responsibility

- 24/24 technical team
- Supply necessities for 3T enterprises during the COVID-19 epidemic





Social Responsibility



Periodic health
check-up for
employees in the
factory area





Our Customers



65+
Customers



45%
Japanese
Customers





1. Convenient
transportation location



2. Full legal documents



3. Diverse areas



4. Japanese quality



5. Many utilities included



6. Green, clean ecosystem



7. Follow ESG standards

Why choose JSC





Thank You



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