

PRELIMINARY PROPOSAL FOR GENERAL WAREHOUSE SPACE AT MAPLE TREE BINH DUONG LOGISTICS PARK PHASE 4, VSIPII BINH DUONG

Description	General Warehouse
Lease Area	14,426.4 sqm, Block 20, MLPP4
Lease Term	5 years
Gross Rental Rate (psm pm)	1/7/2022 – 30/6/2023: VND 71,800 psm pm 1/7/2023 – 30/6/2024: VND 75,390 psm pm 1/7/2024 – 30/6/2025: VND 79,160 psm pm 1/7/2025 – 30/6/2026: VND 83,117 psm pm 1/7/2026 – 30/6/2027: VND 87,273 psm pm
Rent-free Period	1/7/2022 – 30/6/2023: 1.5 month
Service Charge	The above rates include VND 8,695 Service Charge.
Security Deposit	5 months. Cash payable upon signing Letter of Offer.
Advance Rental	1 month. Cash payable upon signing Letter of Offer.
Expected Lease Start (TBC)	1/7/2022
Expected Lease End (TBC)	30/6/2027
Validity of Proposal	This proposal is valid until 31 May 2022.

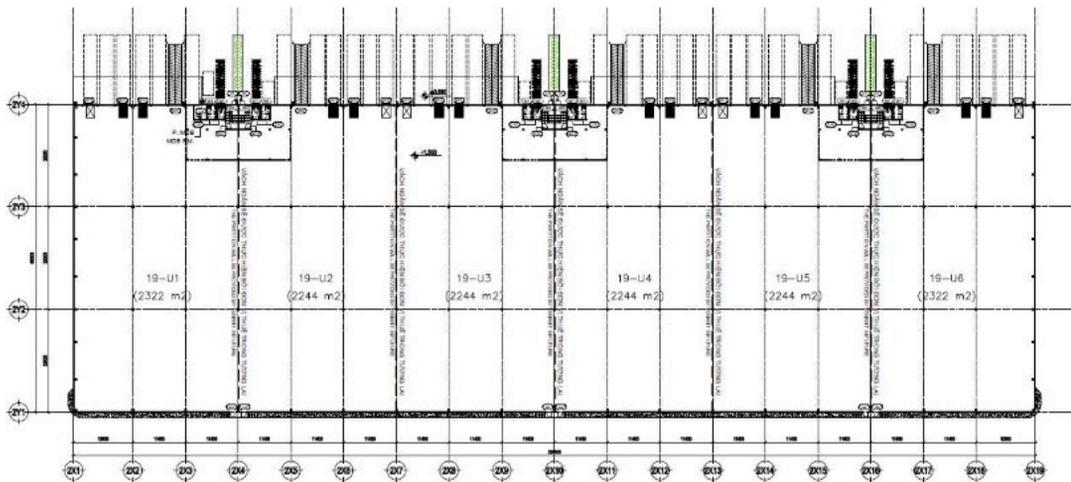
The above rate does not include VAT.



The Service Charge is payable for the provision of services as follows:

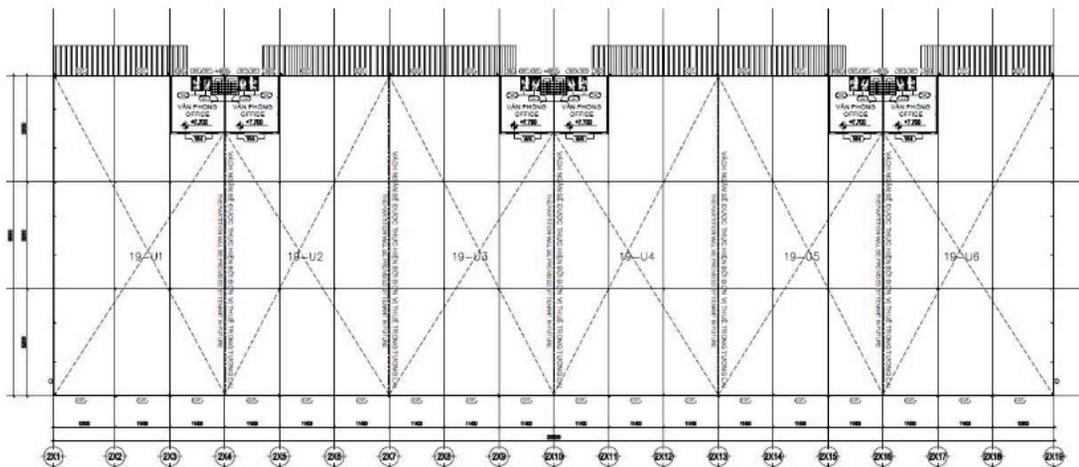
- (a) General security within the Common Area;
- (b) Cleaning of the Common Area and refuse disposal of non-industrial waste deposited in common bin center;
- (c) Maintenance of the landscape and greenery within the Common Area of the Logistics Facility;
- (d) Upkeep of the Common Area, including the carparks, asphalt roads, driveways, drains and sewers within the Logistics Facility and the provision of repair and maintenance services in relation thereto as and when required;
- (e) Upkeep of building façades within the Common Area;
- (f) Upkeep of the substation, transformer room, pumping apparatus, lightning protection system and fire protection system. For the avoidance of doubt, the foregoing shall not include building systems or parts installed by the Lessor for the Unit, with the exception of the fire protection system;
- (g) Pest control within the Common Area;
- (h) Maintenance of lighting and signage within the Common Area; and
- (i) Repair and maintenance of utilities infrastructure (such as drains, cables, pipes, sewer and telephone lines) within the Common Area. For the avoidance of doubt, the foregoing shall be limited to the utilities infrastructure installed by the Lessor.

The service charge may from time to time be increased as necessary for maintenance of the services above.



NHÀ KHO 19 - MẶT BẰNG ĐỊNH VỊ CỬA - TẦNG TRỆT
 WAREHOUSE 19 - DOOR_WINDOW KEY PLAN - GROUND FLOOR

T: 1400



NHÀ KHO 19 - MẶT BẰNG ĐỊNH VỊ CỬA - TẦNG LỬNG
 WAREHOUSE 19 - DOOR_WINDOW KEY PLAN - MEZZANINE FLOOR

T: 1400