

The Gold – Standard
Sustainable Serviced Factories

KIZUNA GOLD



Premium
Services



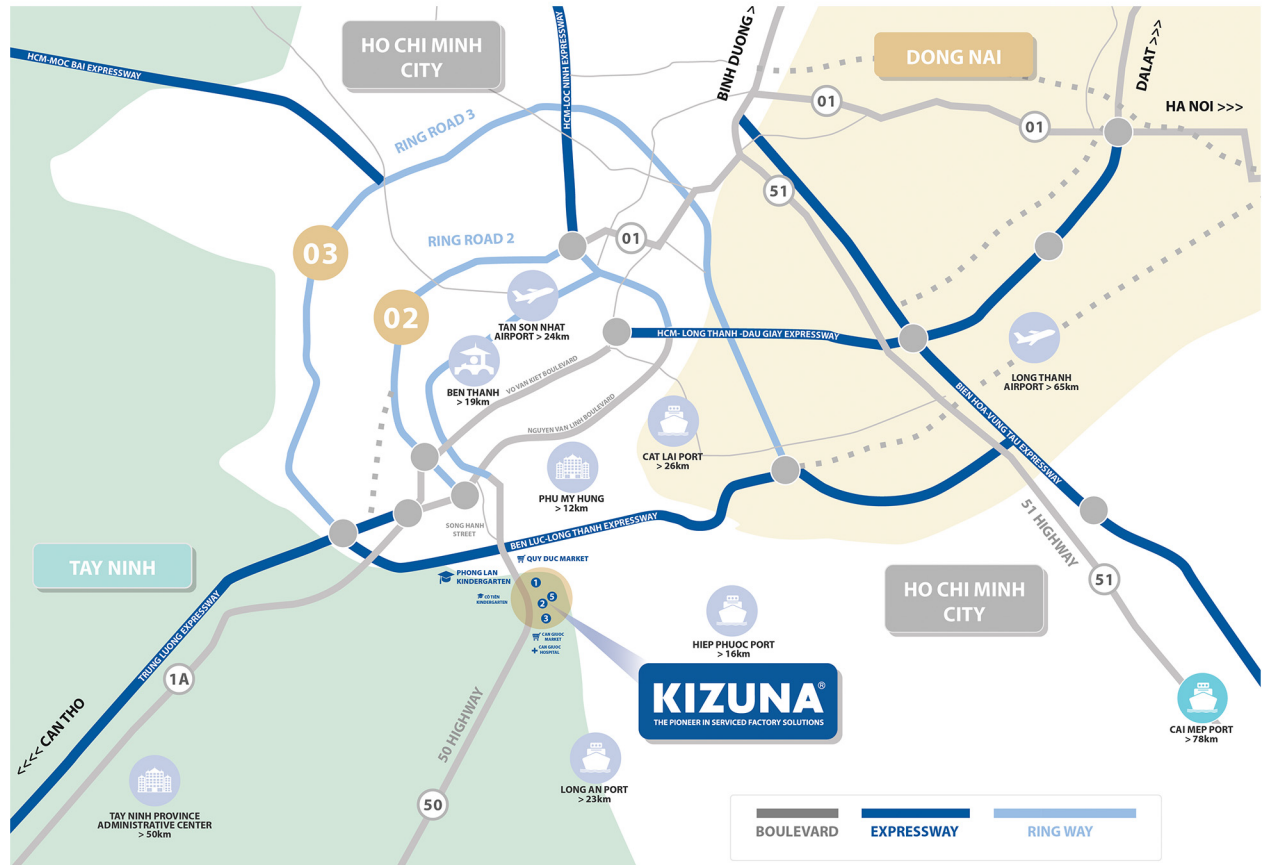
LEED Gold
Certified Factories



ESG
Data-Ready

STRATEGIC LOCATION

Closer to the port your business actually uses.



Hiep Phuoc Port 16 km
Cat Lai Port 26 km
Long An 23 km
Cai Mep 78 km

Phu My Hung 12 km
HCMC 19 km
 Tan Son Nhat 24 km
Long Thanh 65 km

Medical Station 3.4 km
Hospital 4.9 km
Worker Accommodation 3.9 km
 Administration Center 50 km

Intra-Asia exports

Cat Lai, Vietnam's largest intra-Asia container port, 26km. Don't pay for a deep-sea port you don't use.

Mekong ingredients

straight up the western corridor, no crossing the city.

HCMC supply chains

19 km to the city: multiple JIT deliveries a day.

Where your team lives

12 km from Phu My Hung; shuttle available.

Talk to your Kizuna team - in your language.

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info@kizuna.vn

kizuna.vn



ACHIEVEMENTS & TENANT VOICES

The pioneer of serviced factory solutions in Vietnam since 2012

40%
of tenants over 5 years

20%
over 10 years

04
languages

50+
services

5 LEED GOLD
blocks



An ecosystem your business never outgrows.

"Whenever an issue arises, the Kizuna engineering team is at our factory within minutes - and we discuss it in Japanese. That reliability is why we stay."



MR. KENICHIRO KOBAYASHI, GENERAL DIRECTOR • VIETNAM YAMAZAKI CO., LTD
• KIZUNA READY TENANT SINCE 2020

"From licensing to daily operations, we never chase a procedure ourselves - the Kizuna team handles it before it becomes our problem."



MR. BUI DUC THO • GENERAL DIRECTOR • AIRSPEED MANUFACTURING VIETNAM CO., LTD.
• KIZUNA READY TENANT SINCE 2017

Kizuna Gold is built on the same service platform these manufacturers rely on every day - now to the LEED Gold standard.

LAUNCH IN MONTHS, NOT YEARS IN A FACILITY YOUR HEADQUARTERS CAN AUDIT

ESG DATA-READY

Your quarterly answer to headquarters



Rooftop Solar

Scope 2 down from day one



Per-factory Sub-metering

your own data, not estimates



Quarterly Reports

When headquarters asks, simply forward the report



01. Time

Production in months.
Licensing, hiring and utilities handled by one team - IRC & ERC in 20 working days.



02. Operation

Flexible spaces, 500-10,000 m'.
Dual power, solar and 3-layer security keep production running 24/7.

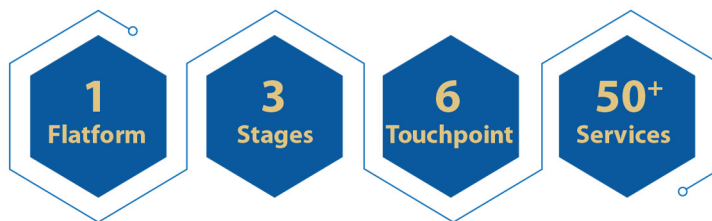


03. Global Compliance

Turnkey ESG compliance from day one; Lease-to-Own turns rent into a long-term green asset.



GROWTH & COMMUNITY



Most developers lease square metres. Kizuna operates a service platform that stays with your business across its entire lifecycle.



STAGE 1 | Fast set up (months 0-4)

Investment & Legal Advisory - 8 services: IRC & ERC in 20 working days • trading rights • food-safety eligibility certificates

Operational Setup - 12 services: work permits & residence cards • first accounting & tax setup • fire-safety dossier



STAGE 2 | Dive-deep operation support (24/7)

Infrastructure & Engineering - 8 services: KiNET internet • workshop maintenance & repair wastewater collection & treatment

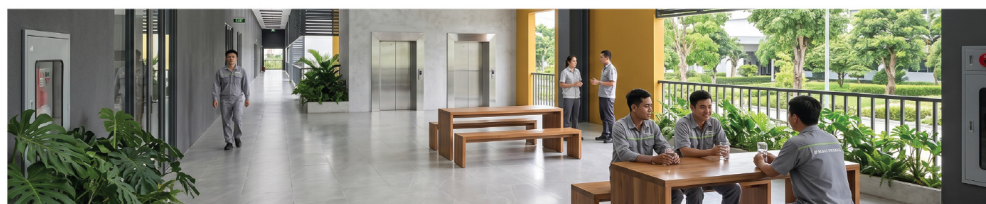
Daily Operations & Administration - 14 services: shuttle KIZUNA Phu My Hung • forklift with operator • daily HR operations



STAGE 3 | Sustainable Growth

Growth & Community - 6 services: expansion within the ecosystem • Lease-to-Own • Community & Fellowship

ESG & Global Compliance - 3 services: OHS • ISO 9001/14001 • environmental reporting - backed by ESG Data-Ready infrastructure



Lounge



EV charging



Canteen



Customer care



Showers



Fire pump



Waste station



Intelligence Operation Center

THE BEST OF KIZUNA GOLD

All-new. Designed around your operations



Smart Vertical Design

Multi-storey blocks free the land for greenery and light.



Logistics without waiting

Hydraulic dock levelers 6 tons, 15 x 40-ft trucks served at once.



Zero-downtime maintenance

3.2 m external corridors: all MEP serviced outside your production.



ESG Data-Ready infrastructure

The same sub-metering behind your quarterly report.



Safe & humane by design

Escape stairs within 40 m • fire-control room at the lobby • south-facing lounge.



All-new amenities

Canteen • customer care rooms • showers
• EV charging • wastewater plant.



Motorbike



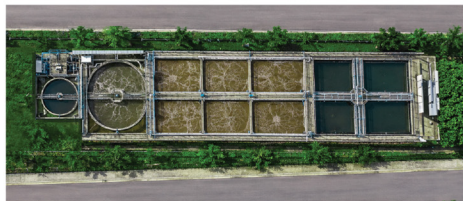
Bicycle parking



Smoking area



39m-wide internal road



Waste water treatment system



Electricity substation