KIZUNA®

THE PIONEER IN SERVICED FACTORY SOLUTIONS

KIZUNA 5

PITCHBOOK

Block C

AVAILABLE FROM **APRIL 2027**

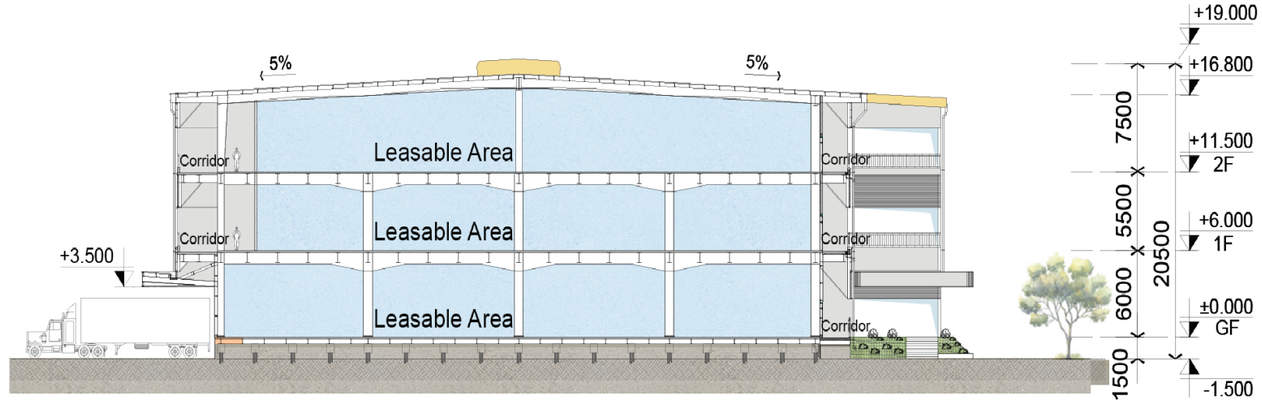
- **PREMIUM INFRASTRUCTURE**
- **ONE-STOP SERVICES**
- **ESG DATA-READY**

CONTACT US



Vertical Cross

Kizuna 5 is a master-planned as an “Industrial Village” - contemporary architecture with a distinct visual identity, organized into an adaptable, high-efficiency production ecosystem for international manufacturers across electronics, precision engineering, food processing and light industries.



LEED GOLD CERTIFIED

Reduces energy costs and water usage, serving as a "green passport" for global supply chain and CBAM compliance.

ESG

DATA READY

An integrated "Digital Layer" with IoT and EMS systems provides real-time, transparent operational data, enabling seamless sustainability reporting and auditing.

BUTLER®

STEEL BUILDING SYSTEM

Utilizes premium materials from BlueScope Steel to ensure structural integrity, superior thermal insulation, and advanced fire resistance.

01 Ground elevation 1.5 m

Optimally aligns with 1.2 m –1.5 m truck bed heights (40 ft semi-trailers) for seamless cargo loading.

02 Kone passenger elevator

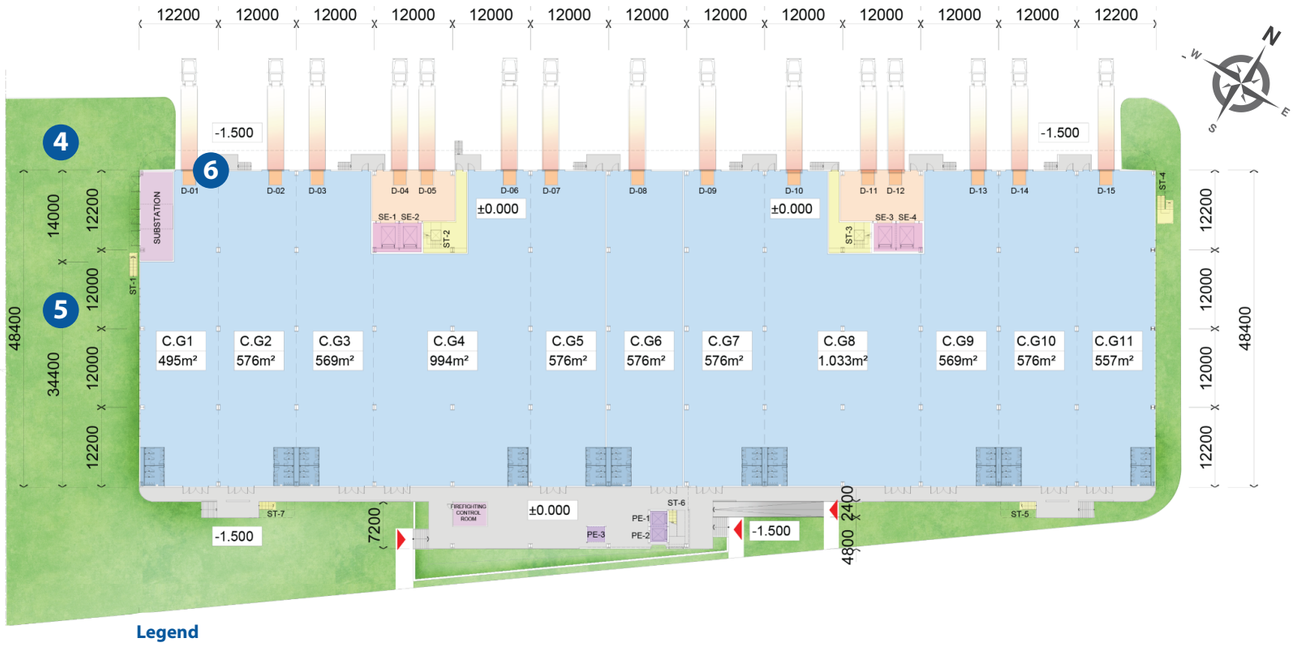
2 passenger elevators
1.6-ton capacity
1.9 × 1.7 m cabin

03 Kone freight elevator

4 freight elevators
4-ton capacity
2.1 × 2.7 m cabin

Ground Floor

GFA: 8,200 sqm | NLA: 495 - 1,033 sqm | Elevated **3.9m** above Hon Dau datum
Clearance height: 5.07 m | Column With: 12 m x 12 m | Loading: 2.5 tons/sqm

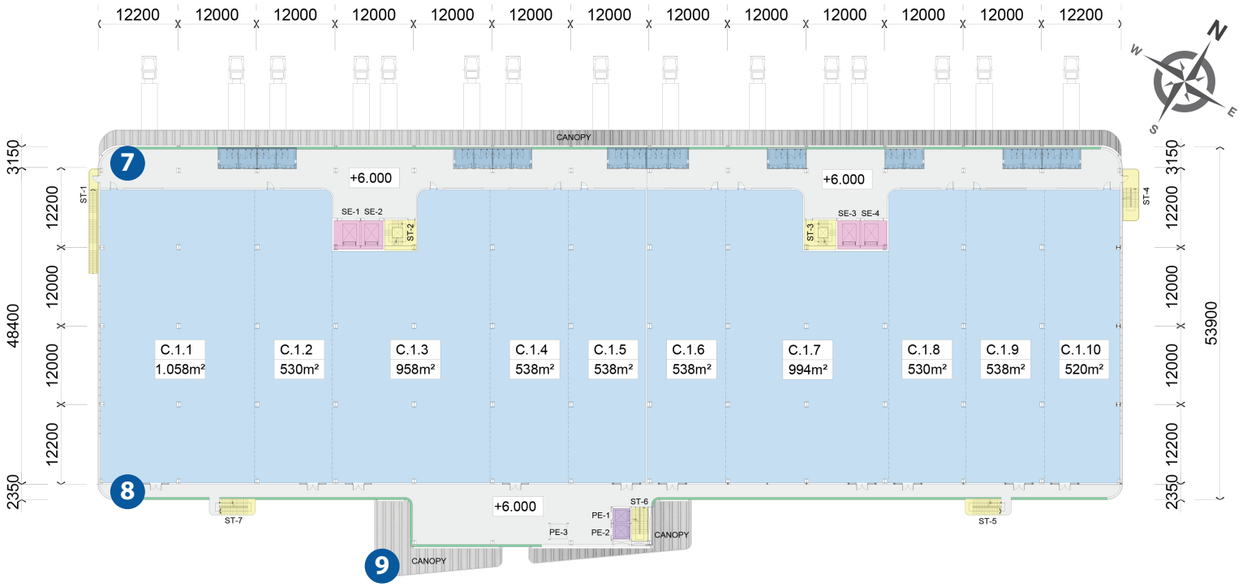


Legend

Leasable Areas | Passenger Elevator | Restroom | Greenery Area | Entrance Way | Dock Leveler | Stairwells | Entrance Lobby
Corridor | Freight Elevator | Electrial Substation / Firefighting Control Room / Auxiliary Room

1st & 2nd Floor

GFA: 8,643 sqm | NLA: 520 - 1,058 sqm | Clearance height: F1: 4.57 m, F2: 5.6 m
Column With: F1: 12 m x 12 m, F2: 12 m x 24 m | Loading: 1 ton/sqm



Legend

Leasable Areas | Passenger Elevator | Restroom

04 Fire-fighting station

A powerful pump with a flow rate of 369 cbm/h and a high head pressure of 90m

05 Smart parking lot

5,000-lot capacity, equipped with automated access control and EV charging support

06 15 hydraulic dock levelers

+350/–300 mm range, 6 tons, safety sensors & locks **15 × 40-ft container trucks** served simultaneously

07 3.2 m technical corridors

All MEP, AC and ventilation serviced from outside, zero production downtime

08 2.4 m employee corridors

Fully segregated from technical & cargo flows, connected to the common lounge

09 750 sqm rent-free common lounge

Natural light & airflow, fully segregated from cargo

Sustainable Efficient



2 EVN Power Sources
Primary: EVN Tay Ninh
Backup: EVN HCMC
+ Solar Energy





2 Water Sources
Primary: HOWACO
Backup: BIWASE



Pre-installed
Smoke exhaust duct
& Fire-fighting system

MANUFACTURING ENVIRONMENT

