



Ryobi Tech Hub

Industrial
Property
for Lease



Rear View

WHY select Ryobi Tech Hub

- One-stop solution from land acquisition, land clearance, approval, design, construction to handover
- Flexibility of choice to satisfy different target tenant's need
- Good infrastructure support of Ascendas Protrade Singapore Tech Park
- Strong support from Ascendas and Protrade

Ryobi Tech Hub is located within the Ascendas Protrade Singapore Tech Park (APSTP)

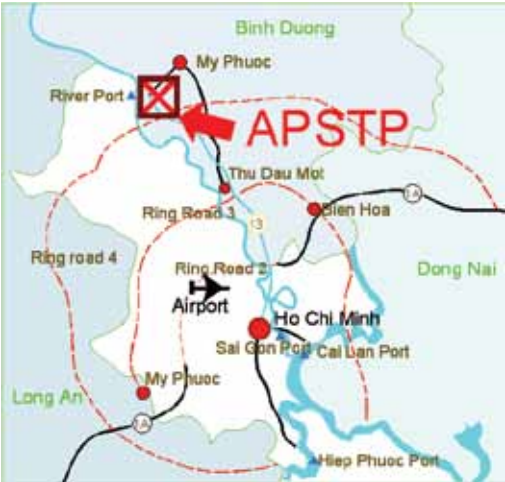
APSTP is about 40 km away from both Ho Chi Minh City and Tan Son Nhat International Airport. It is located within the 1,350-hectares integrated township of An Tay Industry and Service Complex, an integrated complete clusters of business infrastructure with a host of amenities within the township, APSTP offers a vibrant work-live-play industrial hub that blends high quality business space and reliable solutions with a conducive business lifestyle.

Key Facts:

- Type: Development of a 500 hectares Tech Park
- Location: An Tay Ward, Ben Cat District, Binh Duong Province, Vietnam
- Total land area: 500 hectares (1,235.5 acres)

Ryobi Tech Hub offers Ready-Built Factories (RBF) within APSTP with different design options such as terrace, semi-detached and detached to satisfy different target tenant's requirements.

Location Map



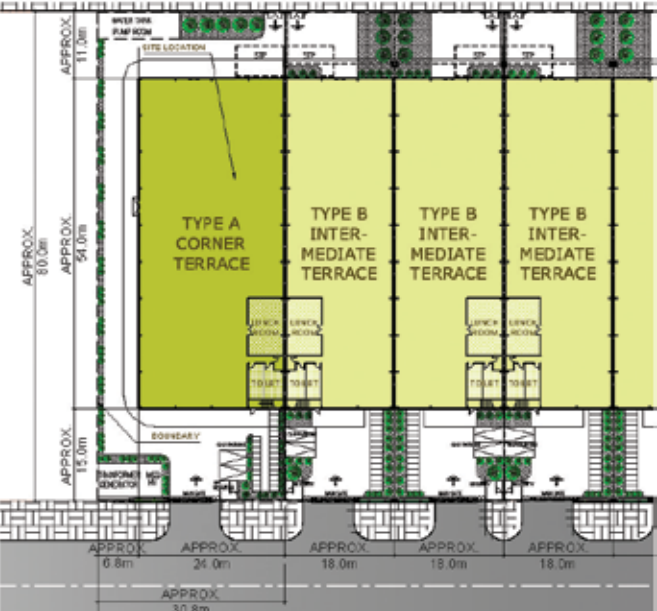
Master site plan of APSTP
(Total land area: 500 hectares
1,235.5 acres)



Ryobi Tech Hub

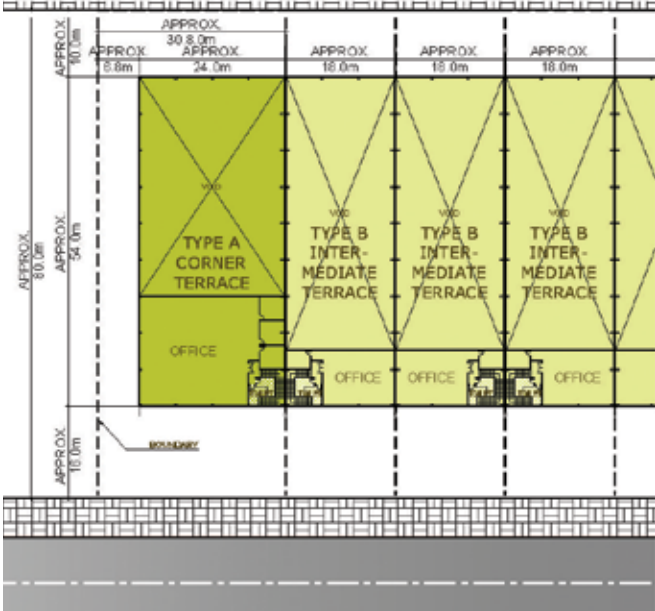
Typical 1st Storey Floor Plan

(Note: All dimensions and design are subject to changes and Authority's approval)



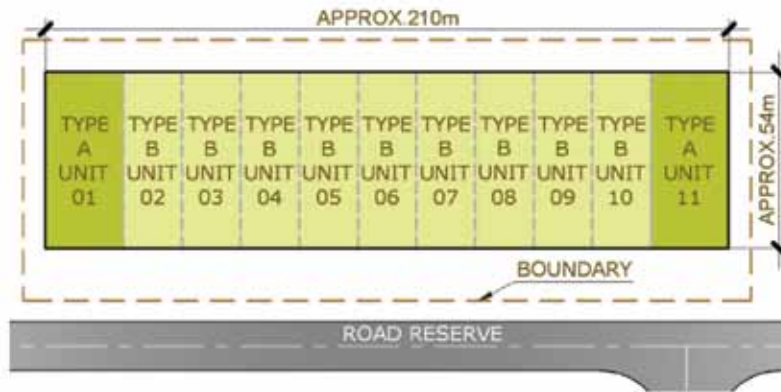
Typical 2nd Storey Floor Plan

(Note: All dimensions and design are subject to changes and Authority's approval)



Estimated Area (sqm) (Note: For reference only, subject to final approval from Authorities)				
Type	Site Area	G.F.A		
		1st storey area	2nd storey area	Total
Type A Terrace	2,464	1,291	430	1,721
Type B Terrace	1,440	961	166	1,127

Site Plan
(Showing unit number only)



Specifications (Note: For reference only, subject to final approval from Authorities)			
Structural	Reinforced concrete Foundation, Columns, Beams & Slabs. Steel structure for roof	Floor Finishes	Bare concrete finishes to office. Floor tiles to toilets. Nosing tiles to staircase
Walls	Bricks for external walls to office. Metal sheeting for external wall to factory. Bricks and tiles for internal wall to wet area. Gypsum partition wall for internal wall to office. Bricks and fire rated gypsum wall for partition wall between factories	Fire Protection	Hose reel and fire extinguisher
Door	Motorized roller shutters to factories. Metal door to factory floor. Flush door/fire rated door to office	Fence	Average 1800mm high fencing
Window	Natural anodized aluminium framed sliding windows to factory area. Aluminium frame with clear glass window, top hung and fixed glass windows to office area	Driveway	Reinforced concrete of Paver-block with precast concrete kerb

Developer:



RDV Binh Duong Co., Ltd.
(Subsidiary of Ryobi Kiso Holdings Ltd., listed on the Mainboard of the Singapore Exchange Securities Trading Limited)

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