

PRESS RELEASE

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SEMBCORP TO BUILD THE FIRST MODERN READY-BUILT WAREHOUSE IN CENTRAL VIETNAM

Quang Ngai, December 2, 2022 – Sembcorp Industries (Sembcorp) broke ground for its latest logistics property, Sembcorp Logistics Park Quang Ngai, the first modern ready-built warehouse in Central Vietnam today.

The groundbreaking ceremony was well attended by local and international industry leaders, market experts, and government representatives led by Mr Ha Hoang Viet Phuong, Chairman of Dung Quat Economic Zone and Quang Ngai Industrial Parks Authority.



Local and international industry leaders attended Sembcorp's groundbreaking ceremony of its first modern ready-built warehouse in Central Vietnam.

From left to right: Charles Chong, Country Head, Sembcorp Development Vietnam; Mr Lawrence Yip, Chief Marketing Officer, Sembcorp Development; Mr Tamotsu Nasu, Director, Sembcorp Infra Services; Mr Tang Tat Kwong, Deputy CEO, Sembcorp Development; Mr Ha Hoang Viet Phuong, Chairman, Dung Quat Economic Zone and Quang Ngai Industrial Parks Authority; Ms Huynh Thi Thuy Trinh, Deputy General Director, VSIP Quang Ngai; Mr Tadahide Kameyama, President, CRE Japan; Mr Yasuyuki Mizuno, Director, Sembcorp Infra Services; Mr Edwin Chee, General Director, Sembcorp Infra Services Quang Ngai

“Vietnam has grown exponentially through the years and will continue to be an important manufacturing base in Asia. With the anticipated growth in businesses and investments, combined with the government’s improved infrastructure plans, Central Vietnam is poised to be the next area of development”, said Mr Charles Chong, Country Head of Sembcorp Development in Vietnam.

“Sembcorp strives to expand its industrial portfolio across Vietnam with a vision to provide manufacturers with quality logistics properties in strategic locations. We mark our latest milestone in warehouse development with these new modern ready-built warehouses in Quang Ngai, which is our third in the country and first in the central region” Mr Chong added.

Partnering Sembcorp in this momentous project are Hankyu Hanshin Properties (HHP), a real estate developer of commercial facilities and residential properties with assets mainly located along railway lines in the western side of Japan, and CRE Asia, one of Japan’s largest management companies specialising in real estate properties for logistics operations.

Located within the Vietnam Singapore Industrial Park in Quang Ngai province (VSIP Quang Ngai), Sembcorp Logistics Park Quang Ngai will be operated by Sembcorp Infra Services Quang Ngai, leveraging the sector expertise of Sembcorp, HHP and CRE Asia to deliver highly functional and sustainable warehouses to manufacturers. The warehouses offer a wide range of modern features including automatic fire protection systems, loading dock platforms with elevated workspaces, high floor loading, high ceiling height, 24/7 general security and on-site facilities management.

The development of these warehouses take reference to Lotus standard from Vietnam’s Green Building Council. Environmentally friendly considerations and features will include energy and water saving features, rainwater harvesting system, use of low embodied carbon materials such as green concrete and unbaked bricks,

paint with low volatile organic compound (VOC) content as well as heat reflective roofs.



Sembcorp Logistics Park Quang Ngai showcases three blocks of single-storey warehouses with a total land area of six hectares and gross floor area of 35,500 square metres. Construction is expected to be completed by the fourth quarter of 2023. Goods can be readily transported to nearby logistics hubs such as seaports (Chu Lai and Dung Quat), airports (Chu Lai and Da Nang) and Da Nang-Quang Ngai expressway.

Two memoranda of understanding (MOU) were also signed today with Vietnam-Singapore Smart Energy Solutions (VSSSES) and Headway JSC. VSSSES seeks to deliver economic and environmental benefits to customers through the provision of rooftop solar solutions. VSSSES is also a subsidiary company of Sembcorp, established to build and operate solar energy infrastructure to support Sembcorp's industrial properties. Local Vietnamese logistics service provider Headway JSC will take up warehousing space for supply chain services to its customers located in VSIP Quang Ngai.



Sembcorp inks a MOU with VSSES and Headway JSC. Representatives were Mr Edwin Chee, Sembcorp Infra Services Quang Ngai General Director; Mr Leong Wei Lik, VSSES JSC General Director, and Mr Felix Nguyen, Managing Director of Headway JSC.

Since Sembcorp started VSIP in 1996, it has made significant progress over the past 26 years by growing and diversifying its industrial property portfolio across Vietnam. With VSIP, it pioneered the integrated township and industrial park concept and early this year Sembcorp launched the new smart and sustainable VSIP. Sembcorp has completed ready-built warehouses in Hai Phong City and Hai Duong province.



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ABOUT SEMBCORP INDUSTRIES

(Company registration: 199802418D)

Sembcorp Industries (Sembcorp) is a leading energy and urban solutions provider, driven by its purpose to do good and play its part in building a sustainable future.

Headquartered in Singapore, Sembcorp leverages its sector expertise and global track record to deliver innovative solutions that support the energy transition and sustainable development. By focusing on growing its Renewables and Integrated Urban Solutions businesses, it aims to transform its portfolio towards a greener future and be a leading provider of sustainable solutions.

Sembcorp has a balanced energy portfolio of 16.7GW, with 7.1GW of gross renewable energy capacity comprising solar, wind and energy storage globally. The company also has a proven track record of transforming raw land into sustainable urban developments, with a project portfolio spanning over 13,000 hectares across Asia.

Sembcorp is listed on the main board of the Singapore Exchange. It is a constituent stock of the Straits Times Index and sustainability indices including the FTSE4Good Index and the iEdge SG ESG indices. For more information, please visit www.sembcorp.com.

SEMBCORP IN VIETNAM

Sembcorp's long-standing relationship with Vietnam began with the establishment of its first Vietnam Singapore Industrial Park (VSIP) in 1996. Since then, 12 VSIPs have been established across the southern, central and northern economic zones of Vietnam, generating US\$17.6 billion of investments from about 850 international manufacturers and enterprises.

Sembcorp has also been a long-time power generation provider in Vietnam through the development of the country's first independent power project – Phu My 3, a 746MW combined-cycle gas turbine facility. Sembcorp is also transforming its assets to support sustainable development in Vietnam. Its VSIP projects are modeled after smart and sustainable industrial parks, while its industrial and residential properties are transitioning to green buildings. These assets will ramp up adoption of Sembcorp's suite of sustainable urban solutions including renewable energy, battery energy storage, electric vehicle charging infrastructure, energy management system, wastewater and water treatment/recycling, renewable energy certificates (RECs) and carbon credits.

ABOUT HANKYU HANSHIN PROPERTIES

Hankyu Hanshin Properties is a real estate developer of commercial facilities and residential properties. Its assets are mainly located along railway lines in the western side of Japan which are operated by its sister companies, Hankyu Corporation and Hanshin Electric Railway. In addition, it also has property assets in Tokyo and ASEAN countries. It is engaged in the leasing of office and commercial facilities, real estate development, area management, real estate funds, sales of condominium, landed properties, residential land lots, brokerage, refurbishment, rental management, land use optimization and others. Hankyu Hanshin Holdings is listed on the Tokyo Stock Exchange. Its operations are centered on urban transportation, real estate, entertainment, information and communication technology, travel, and international transportation.

ABOUT CRE ASIA

CRE Asia is a subsidiary of Tokyo stock-exchange listed company, CRE Inc, one of Japan's largest management companies specialising in real estate properties for logistics operations. CRE Inc is engaged in master leasing, property management and construction works, as well as leasing business.