



seldat vietnam

INDUSTRIAL PROJECT

SELDAT

Industrial Project for
Collaboration

Prepared by
Seldat Vietnam

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■ Project Summary

Project Components :

- Site 1:

- Type: Brownfield site.
- Area: 41,217.5 m² at Tan Duc Industrial Cluster.
- Development: To be developed in three phases for 4,000 workers. Construction has started; most foundations are completed.

- Site 2:

- Type: Operational garment factory.
- Area: 2,440 m² at Nhon Khanh Commune.
- Development: Already operational.



Suitable for a variety of industries:

- Food processing
- Garments
- Wood furniture
- Micro-electronics assembly
- Pharmaceuticals
- Construction materials...

■ Project Overview



Site 1

- Land Area: 40,329.1m²
- GBA : 25,931m²
- Land Use Rights: Expiry October 2069
- Ongoing construction



Site 2

- Land Area: 2,440m²
- GBA : 1,647m²
- Land Use Rights: Expiry March 2067
- Existing Facility



■ Potential Output

Daily Capacity:

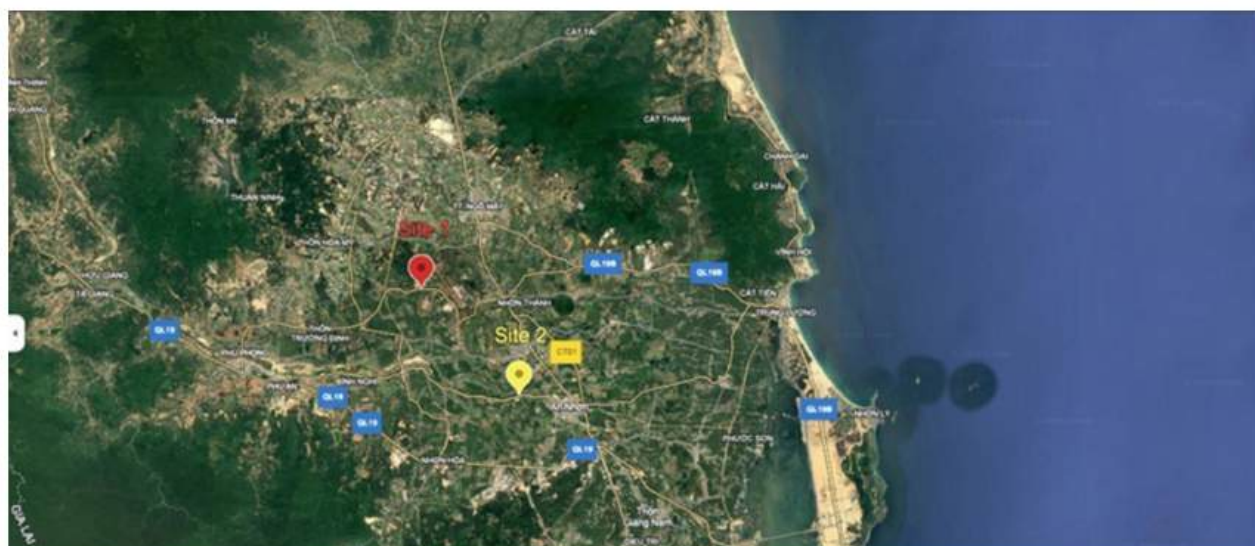
Site 1 : 4,000 employees & 70,287 pieces per day

Site 2 : 300 employees & 7,241 pieces per day



Project Location

Category	Details	
Strategic Positioning	Tan Duc Industrial Cluster	Located in An Nhon, Binh Dinh Province, Vietnam.
		Proximity: 20 km north of Quy Nhon, the provincial capital.
		Connectivity: Along National Highway 1A, providing convenient access through various transportation modes.
	Nhon Khanh Commune	Neighboring Village: Adjacent to the Tan Duc Industrial Cluster.
		Known for its traditional sewing craft community.
		Home to a skilled local workforce of 200,000 in An Nhon, 2 million in Binh Dinh province.
Transportation Infrastructure	By Air	Phu Cat Airport: In process of upgrading to international airport (6 km to the east).
		Connected to major hubs like Hanoi and Ho Chi Minh City.
	By Road	300 km to Da Nang city via National Highway 1A.
	By Sea	Quy Nhon Port (30 km away): A deep-sea port facilitating container shipping and international trade.
	By Rail	Accessible via Quy Nhon Railway Station (15 km away).
		Provides rail connectivity across all Vietnam.
Local Advantages	Labor Costs	Located in Vietnam's 4th wage region, offering the lowest minimum wages as per labor law.
		A significant advantage for the textile industry.



■ Site 1 : Overview

1. Description

Category	
Site Area	41,217.5 m ² brownfield site at Tan Duc Industrial Cluster, An Nhon City, Binh Dinh Province, Vietnam.
Accessibility	Convenient access to both National Highway 1A and Highway 19B.
Gross Floor Area	50,767 m ² with a building density of 63.81%.
Office Area	1 floor, area: 720 m ² .
Canteen Area	2 floors, area: 1,126 m ² per floor.
Manufacturing Warehouse	2 floors, area: 22,954 m ² per floor, with 3 truck docking spaces.
Warehouse Construction	Pre-engineered steel structure with composite decking concrete floor; cooling pad ventilation system.
Parking	2 floors of scooter parking with 900 parking spaces. - Air-compressor
Utilities	<ul style="list-style-type: none"> -Air-compressor - Steam boiler - Generator - Firewater tank and fire protection pumps - Wastewater treatment plant (WWTP).
Water Supply	Water well for services and potable supply.
Power Supply	Connected to the electrical power grid.



2. Legal Documents Awarded

2.1. Investment Registration Certificate No. 9866489346 issued by the Department of Planning and Investment of Binh Dinh province dated June 6th 2018, the first amended on January 26th, 2021.

- **Project name:** Sewing Factory – TDP 1
- **Land area:** 41,213.9sqm
- **Investment capital:** VND 35,000,000,000
- **Expiry date:** June 6th 2068.

2.2. Enterprise Registration Certificate No. 4101480776 issued by the Department of Planning and Investment of Binh Dinh province dated January 25th 2017, the first amended on March 30th, 2020.

- **Company name:** Seldat Vietnam Company Limited
- **Charter Capital:** VND 26,400,000,000
- **Shareholder:** Mr. Daniel Dadoun
- **Address:** An Hoa village, Nhon Khanh commune, An Nhon town, Binh Dinh province, Vietnam

2.3. Land Use Right of Certificate No. CR 792586 (Plot 795, Map sheet No. 05)

- **Land area:** 35,650.1 sqm
- **Expiry date:** October 21st 2069
- **Issued date:** November 06th 2019
- **Issued to:** Seldat Vietnam Limited Company

2.4. Land Use Right of Certificate No. CR 792587 (Plot 796, Map sheet No. 05)

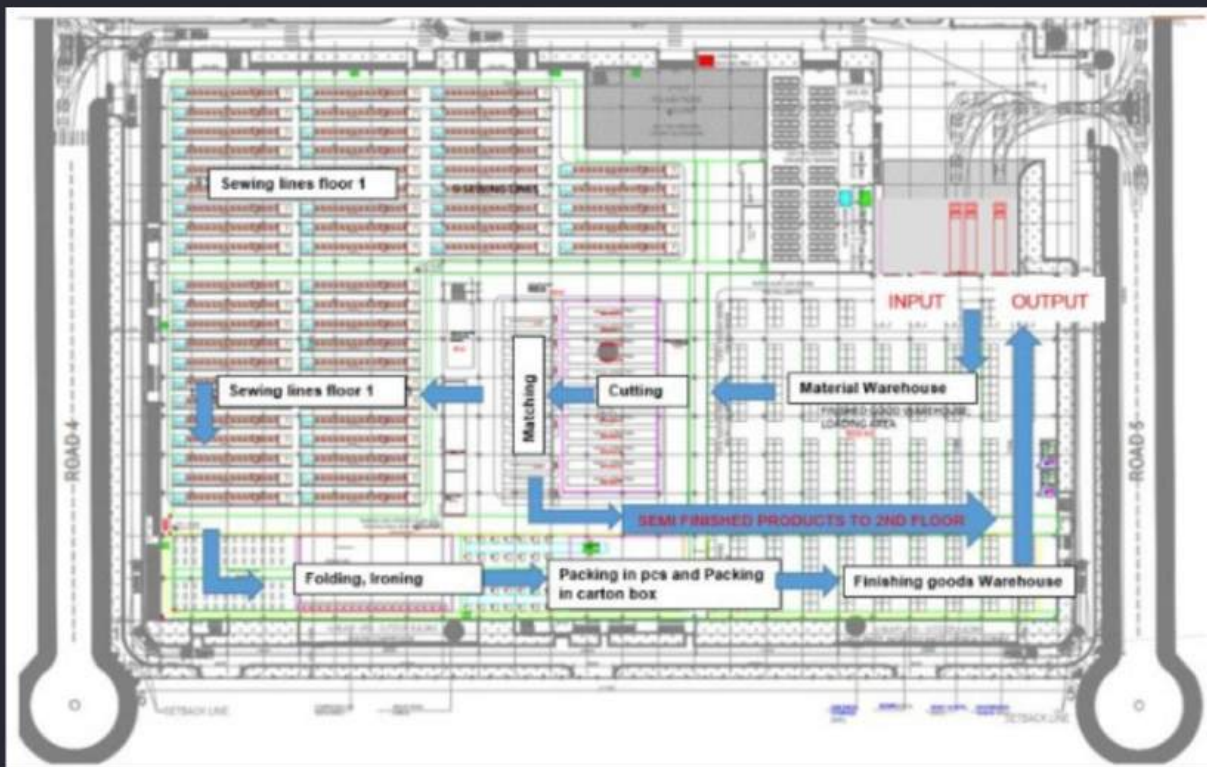
Land area: 4,679 sqm

Expiry date: October 21st 2069

Issued date: November 06th 2019

Issued to: Seldat Vietnam Limited Company

3. Floor Plan Highlights

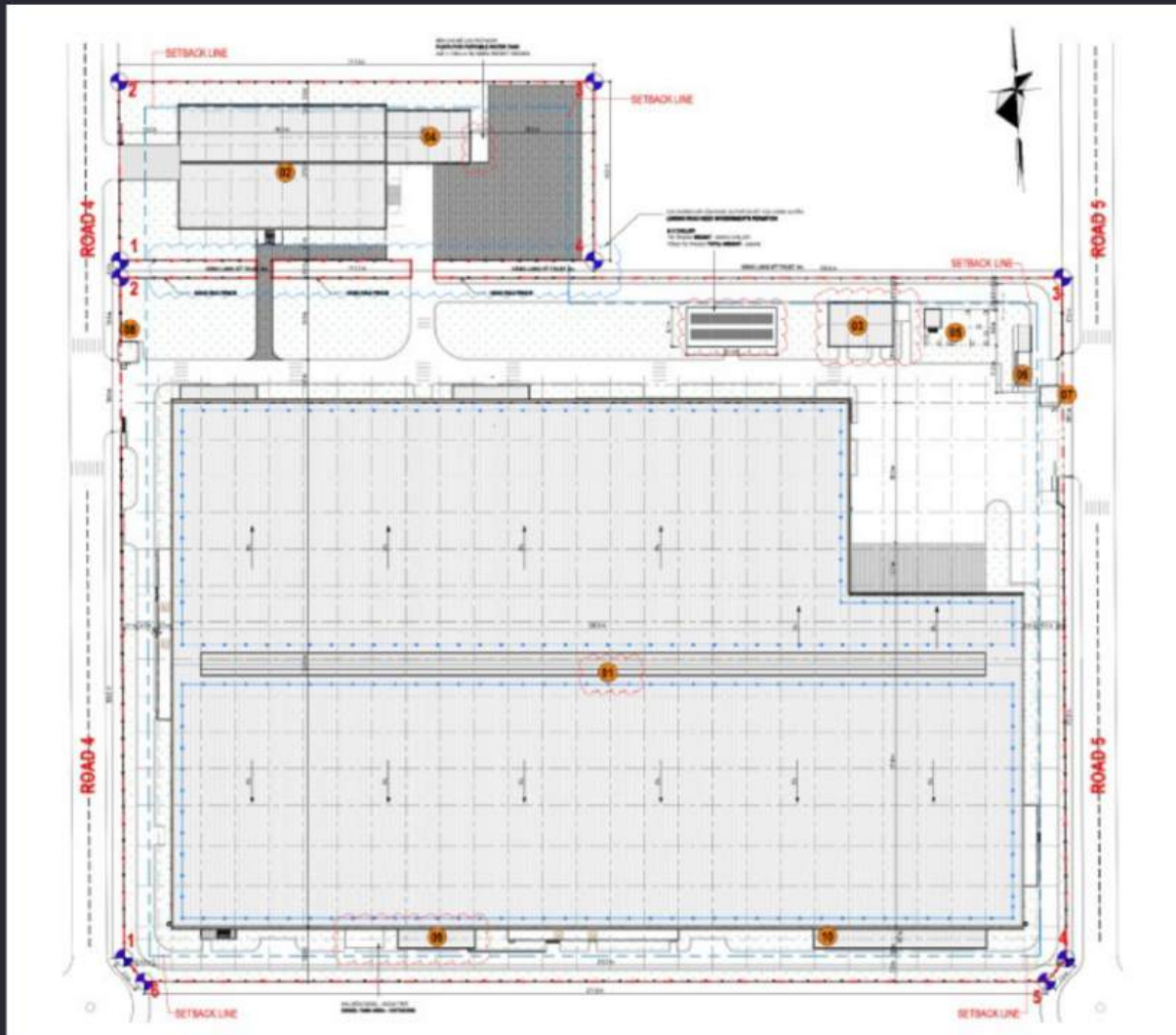


First Floor Plan

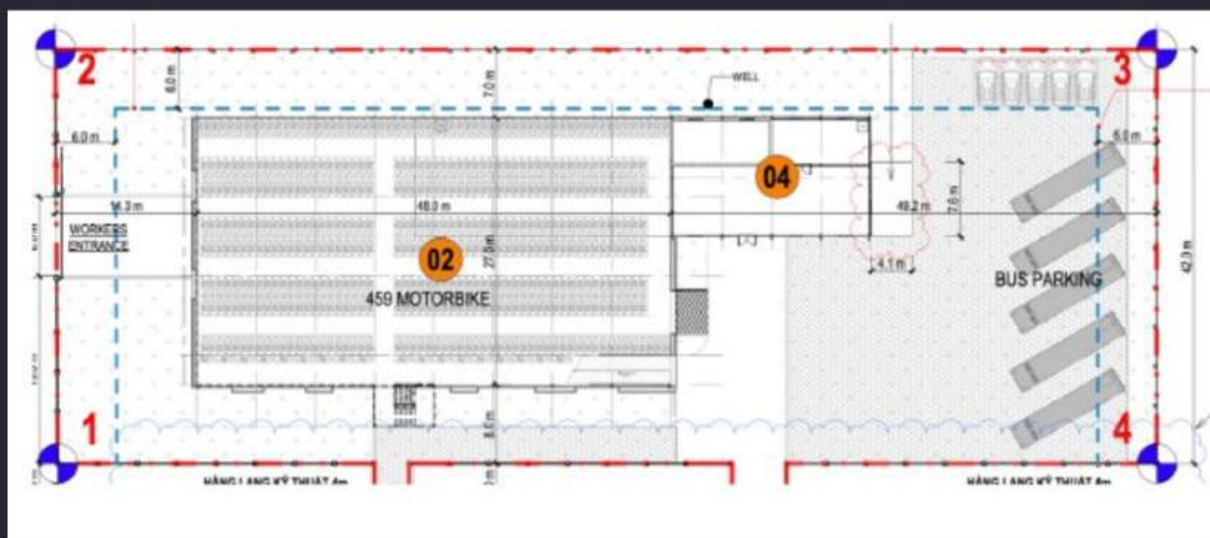


Second Floor Plan

Roof Floor Plan



*Additional Land Site



- Designed as 2-floor parking for 5 buses and 900 bikes

4. Facility Area Breakdown

A	LAND AREA	UNIT	AREA	REQUIRED	CONDITION	REMARK
	SITE AREA	m2	41,217.50			
B	GROSS FLOOR AREA	m2				
1	FACTORY	m2	47,024			
2	MOTOR PARKING	m2	2,592			
3	GENERATOR	m2	303			
4	PUMP ROOM, WATER STORAGE TANK (1300m3 FF 23553 SANITARY)	m2	248			
5	WASTE WATER TREATMENT		127			
6	SMOKING ROOM	m2	42			
7	MAIN GUARD HOUSE	m2	16			
8	SUB GUARD HOUSE	m2	16			
9	BOILER (WITH CHIMNEY AND EXHAUST SMOKE TREATMENT), COMPRESSOR	m2	200			
10	DAILY WASTE, HAZARDOUS WASTE, CHEMICAL STORAGE	m2	200			
	OVERALL GROSS FLOOR AREA	m2	50,767			
C	GROSS PLOT RATIO					
	GROSS FLOOR AREA	50,767	1.23			
	SITE AREA	41,217.50				
D	FOOT PRINT AREA	m2	26,304.0			
E	BUILDING COVERAGE	%	63.81%	≤ 70%	COMPLIES	QCVN 01: 2021
F	GREEN RATIO	%	22.28%	≥ 20%	COMPLIES	QCVN 01: 2021

■ Site 1 : Production Capacity

No	Product Type	Quantity Rate (%)	Average Productivity per line (1 shift)	No. of Lines	No. of machines per 1 line per 1	No. of workers per 1 line per 1 shift.	Average productivity for 1 machine per 1 shift	Average productivity for 1 worker per 1 shift	No. of products per day	No. of products per year	Percentage (%)	No. of Sewing Workers (1 shift)	No. of Sewing Machines (1 shift)
A-SHIRT		49.55%	924	38	15	20			35112	10,182,480	50.0	760	570
1	T-Shirt	9.91%	924		15	20	61.60	46.2					
2	S-Shirt	9.91%	924		15	20	61.60	46.2					
3	Sleeveless Undershirt	9.91%	924		15	20	61.60	46.2					
4	Undershirt	9.91%	924		15	20	61.60	46.2					
5	Sweat Shirt	9.91%	924		15	20	61.60	46.2					
B-COAT		20.70%	150	97	15	20			14550	4,219,500	20.7	1,940	1455
6	Short Coat	4.05%	150		15	20	10.00	7.5					
7	Coat	4.50%	150		15	20	10.00	7.5					
8	Long Coat	4.05%	150		15	20	10.00	7.5					
9	Lady Long Coat	4.05%	150		15	20	10.00	7.5					
10	Gentleman Long Coat	4.05%	150		15	20	10.00	7.5					
C-PANTS		29.73%	825	25	15	20			20625	5,981,250	29.3	500	375
11	Lady Cocktail Dress	9.91%	825		15	20	55.00	41.3					
12	Sweat Pants	9.91%	825		15	20	55.00	41.3					
13	Legging Pants	9.91%	825		14	19	58.93	43.4					
TOTAL		100%		160					70287	20,383,230		3,200	2,400

■ Site 1 : Potential Sale Outlook

No.	ITEMS	QUANTITY PER YEAR (pcs)	SALES PRICE OF PRODUCT (USD/pc)	TOTAL AMOUNT (USD)
1	T-Shirt	2,200,000	2	4,400,000.00
2	S-Shirt	2,200,000	2	4,400,000.00
3	Sleeveless Undershirt	2,200,000	1	2,200,000.00
4	Undershirt	2,200,000	1	2,200,000.00
8	Lady Cocktail Dress	2,200,000	2	4,400,000.00
9	Sweat Pants	2,200,000	2	4,400,000.00
10	Sweat Shirt	2,200,000	3	6,600,000.00
11	Legging Pants	2,200,000	1.5	3,300,000.00
12	Short Coat	900,000	3	2,700,000.00
13	Coat	1,000,000	3	3,000,000.00
14	Long Coat	900,000	3	2,700,000.00
15	Lady Long Coat	900,000	3	2,700,000.00
16	Gentleman Long Coat	900,000	3	2,700,000.00
		22,200,000		45,700,000

■ Site 2 : Overview

1. Description

Category	
Type	Existing operational garments factory
Area	2,430 m ²
Location	Nhon Khanh Commune, An Nhon City, Binh Dinh Province, Vietnam
Proximity	17 km northwest of Binh Dinh Airport
	24 km southeast of Binh Dinh Seaport
Accessibility	Convenient access to National Highway 1A and Highway 19B
Structure	Pre-engineered steel warehouse
Utilities	Air-compressor, steam boiler, generator
	Fire water tank and fire protection pumps
Water Supply	Water well for services and potable supply
Power Supply	Electrical power grid



2. Legal Documents Awarded

2.1. Investment Registration Certificate No. 4376168064 issued by the Department of Planning and Investment of Binh Dinh province dated January 24th 2017.

- **Project name:** Seldat Vietnam Sewing Factory
- **Land area:** 2,440sqm
- **Investment capital:** VND 26,400,000,000
- **Expiry date:** January 24th 2057.

2.2. Enterprise Registration Certificate No. 4101480776 issued by the Department of Planning and Investment of Binh Dinh province dated January 25th 2017, the first amended on March 30th, 2020.

- **Company name:** Seldat Vietnam Company Limited
- **Charter Capital:** VND 26,400,000,000
- **Shareholder:** Mr. Daniel Dadoun
- **Address:** An Hoa village, Nhon Khanh commune, An Nhon town, Binh Dinh province, Vietnam

2.3. Land Use Right of Certificate No. CG 134329 (Plot 345, Map No. 06)

- **Land area:** 2,440 sqm
- **Expiry date:** March 29th 2067
- **Issued date:** April 04th 2017
- **Issued to:** Seldat Vietnam Limited Company

■ Site 2 : Production Capacity

Quantity Capacity	2,100,000 pcs/year
Sewing Line Quantity	5 Sewing lines

No	Product Type	Quantity Rate (Estimated) per year		Required QTY per day (2shifts)	Estimated Product Qty in 480 mins per Sewing Machine	Total Time for a product per Sewing Machine (mins)	Sewing machine Qty per day (2 shifts)	Capacity per Sewing Machine (sp/h)	QTY of Sewing Line (2 shifts)	Total Lines
		Rate (%)	Quantity (pcs)							
1	T-Shirt	24%	500,000	1,724	120	4	7	15	0.4	5
2	Vest	24%	500,000	1,724	25	19.2	34	3	1.7	
3	Coat/Jacket	5%	100,000	345	8	60	22	1	1.1	
4	Sweat Pants	24%	500,000	1,724	160	3	5	20	0.3	
14	Shirt-Blouse	24%	500,000	1,724	30	16	29	4	1.4	
TOTAL		100%	2,100,000	7,241					4.9	

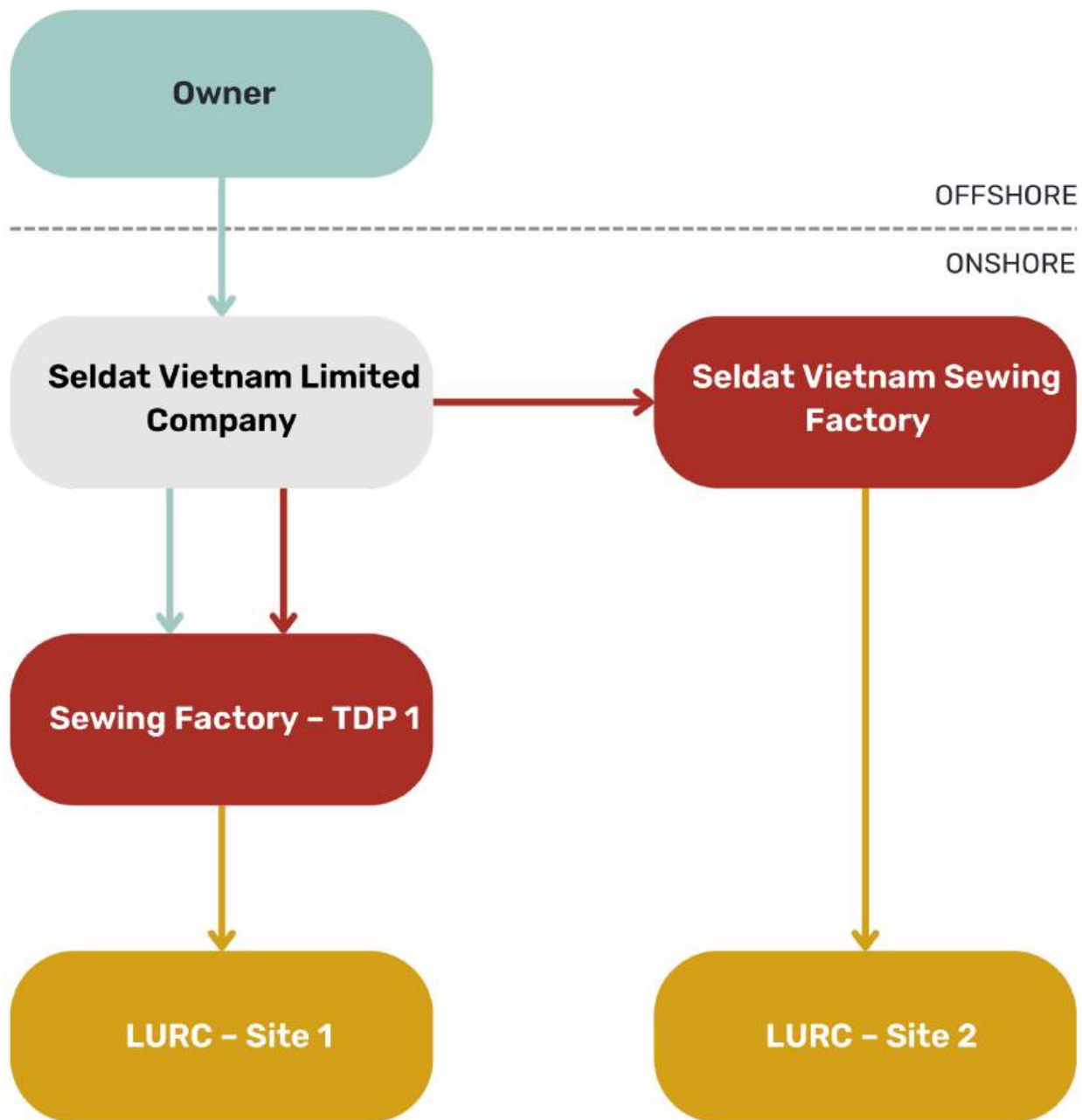
NOTE:

1 year = 290 working days

1 line = 20 sewing machines (equivalent with 1 sewing line has about 25-30 workers)



■ Ownership Structure

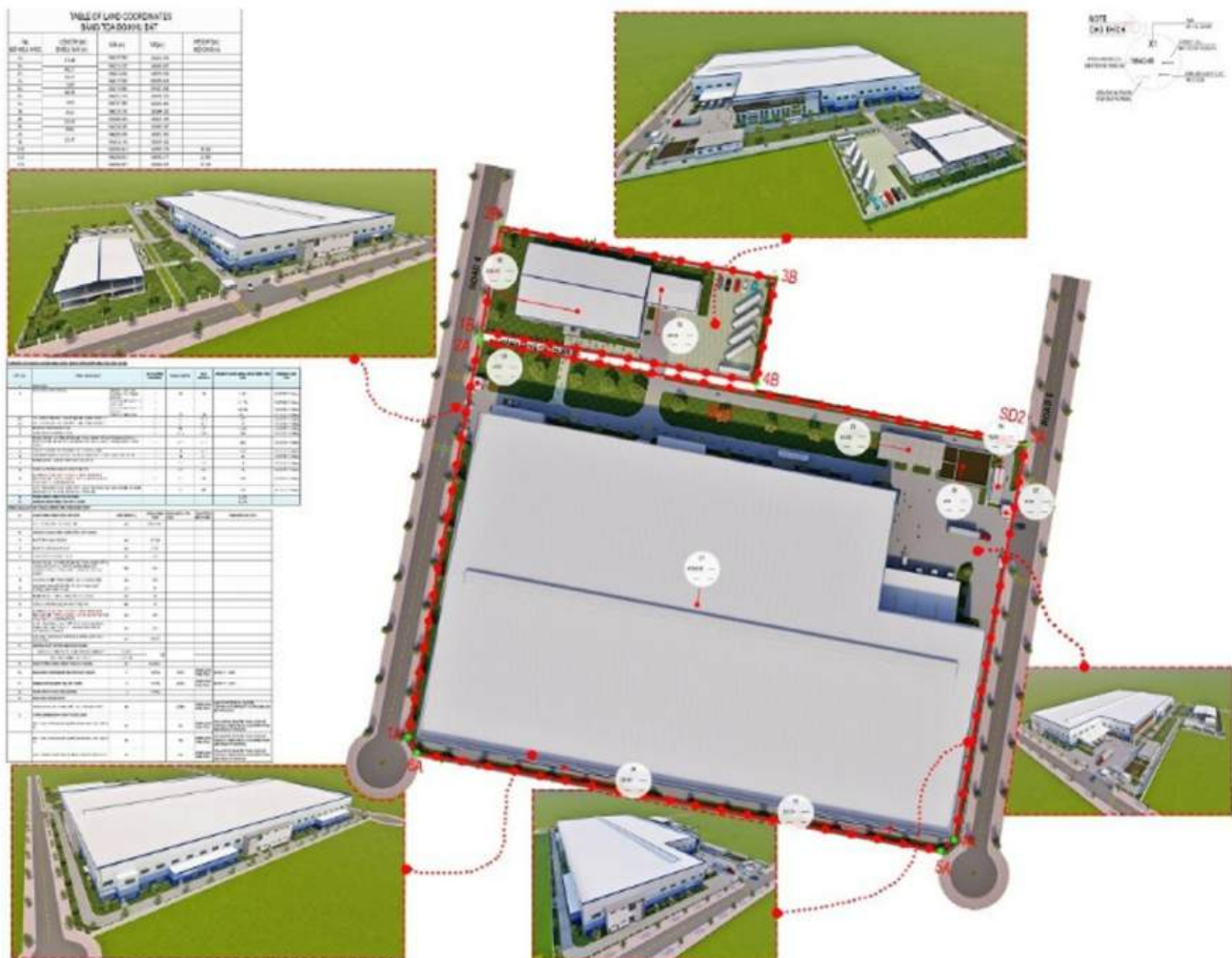


Note:

- Target Company
- Project
- LURC
- Funded
- Operate
- Land Lease

■ Investment Opportunity

Investment Offer: Partial transfer to form a joint venture and/or co-investment to develop factory space and garment business (or other acceptable business line).



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