

JOB TITLE/ Chức danh: INVESTMENT (SENIOR) DIRECTOR- INDUSTRIAL	Division/ Khối:
This Position Reports to <i>Báo cáo cho:</i> <ul style="list-style-type: none"> Executive Committee 	Positions Reporting to this Position <i>Nhận báo cáo từ:</i>
Summary of Duties/ Tóm tắt nhiệm vụ Responsible for overseeing the entire investment, construction, operation, and business management of the Company's industrial parks, including: <ul style="list-style-type: none"> The Existing Le Minh Xuan Industrial Park and Handicraft Industrial Zone The Expanded Le Minh Xuan Industrial Park 	
General Scope/ Phạm vi trách nhiệm	
Job Descriptions/ Mô tả công việc <ul style="list-style-type: none"> Planning and Strategic Management of New Industrial Parks: <ul style="list-style-type: none"> Develop project master plans, including investment, development, budgeting, timelines, and resource allocation. Formulate and implement project strategies from the pre-feasibility stage through construction, business development, handover, and operations. Operations Management: <ul style="list-style-type: none"> Establish management systems and controls for the Industrial Parks, including processes, regulations, and reporting systems to ensure effectiveness and legal compliance. Manage daily operational activities of the industrial parks (including fire prevention and fighting systems, wastewater treatment, landscaping, environmental issues, etc.). Organize the supervision of maintenance and upgrades of infrastructure, including electricity, water, transportation systems, and other utility services. Ensure the safety and security of industrial park assets, including safeguarding related information. Coordinate with relevant authorities to conduct inspections and comply with regulatory monitoring. Business Operations: <ul style="list-style-type: none"> Develop strategies, plans, and operational models to manage business activities in alignment with the Group's targets. Establish a land leasing and sales system within the industrial parks. Seek and negotiate with partners and investors for the industrial parks. Build and maintain strong relationships with customers, investors, and partners within the industrial parks. Financial Management: <ul style="list-style-type: none"> Prepare budgets and manage operational expenses for the industrial parks. Control costs to ensure efficiency and cost savings. Human Resource Management and Development: <ul style="list-style-type: none"> Recruit, train, and manage staff to ensure effective operations and achievement of revenue targets. Reporting and Improvement Proposals: <ul style="list-style-type: none"> Analyze and propose solutions to improve the performance and business efficiency of the industrial parks. Continuously evaluate and improve operational processes to enhance effectiveness and reduce risks. Provide periodic (monthly/quarterly/annual) or ad hoc reports to the Group's Leadership on operations, propose solutions, and seek strategic guidance. 	

<p>Essential Qualifications/ <i>Trình độ chuyên môn</i></p> <ul style="list-style-type: none"> • Bachelor's degree or higher • Preferably with a major in Business Administration, Industrial Management, or other related fields. • At least 5 years of experience in operations management, leasing, and asset utilization within industrial parks. 	<p>Essential Attributes (Knowledge/skills requirements)/ <i>Những yêu cầu cơ bản (Kiến thức/kỹ năng yêu cầu)</i></p> <p>➤ Knowledge:</p> <ul style="list-style-type: none"> • In-depth knowledge of laws and regulations related to the business operations and management of industrial parks. • Proven experience in management roles within industrial parks in and around Ho Chi Minh City, such as Investment Director, Business/Leasing Director, or Industrial Park Director. <p>➤ Skills:</p> <ul style="list-style-type: none"> • Excellent leadership, organizational, team management, and problem-solving skills. • Strong communication and relationship-building abilities. • Honest, with a high sense of responsibility.
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Approval/ *Phê duyệt*

Accepted by/ *Chấp nhận*

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Date/ *Ngày*:

BENEFIT/ Lương, thưởng, đãi ngộ: <ul style="list-style-type: none"> Salary: 	WORK PLACE/ Địa điểm làm việc: <ul style="list-style-type: none"> HCM city, Vietnam 30% of the time: at Le Minh Xuan Industrial Park 70% of the time: attending meetings, reporting, and communicating with the Executive Board at Khang Dien Group's headquarters.
Level <ul style="list-style-type: none"> Level: Division Director 	Industry/ Ngành nghề: <ul style="list-style-type: none"> Industrial Real Estate
Team size Working Relationships <ul style="list-style-type: none"> Internal: Employees within the Group External: Partners, clients, and regulatory authorities 	Language/ Ngôn ngữ: <ul style="list-style-type: none"> English
Ghi chú cho người giới thiệu (quan trọng) <ul style="list-style-type: none"> . 	