

JOB TITLE/ Chức danh: INVESTMENT (SENIOR) DIRECTOR- INDUSTRIAL & RESIDENTIAL	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> <ul style="list-style-type: none"> Deputy Investment & Business Director
Summary of Duties/ Tóm tắt nhiệm vụ <p>Responsible for overseeing the entire investment, construction, operation, and business management of the Company's industrial parks and residential projects. The main responsibility and priority is the Industrial Park Project.</p> <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 <p>➤ <u>For Industrial Park investment:</u></p> <p>Planning and Strategic Management of New Industrial Parks:</p> <ul style="list-style-type: none"> Develop project master plans and investment strategies for the Industrial Park Project from the pre-feasibility stage through to construction, business operations, handover, and management. Analyze and specifically advise on investment plans, cost structures, and pricing for the Executive Management and Board of Directors (including industrial land leasing, construction of warehouses, and rental factories), ensuring alignment with the Group's overall development strategy and investment efficiency. <p>Organize and implement investment and development activities for the Industrial Park:</p> <ul style="list-style-type: none"> Organize and coordinate specialized departments (finance, accounting, project development, business, etc.) to implement and monitor the investment, development and commercial activities related to the Industrial Park in accordance with the strategic plans approved by the Executive Board and Board of Directors and in full compliance with applicable laws and regulations. <p>Coordinate and oversee the execution of commercial activities and operational management of the Industrial Park:</p> <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. Prepare budgets and manage operational expenses for the industrial parks. Establish a structured framework for identifying and engaging in direct negotiations with potential investment partners for the Industrial Park. Build and maintain strong relationships with customers, investors, and partners within the industrial parks. Periodically report to the Executive Board and Board of Directors on the investment and business performance of the industrial parks. 	

➤ **For investment in residential projects and other asset categories:**

- Formulate strategic plans, conduct pre-feasibility studies, and monitor the investment and development progress of the Group's existing residential projects
- Oversee and provide strategic recommendations regarding investment and business initiatives for the Group's current residential developments and any other assets.
- Participate in investment transactions, acquisitions, mergers, and joint ventures, as assigned by the Executive Management and Board of Directors
- Manage and maintain effective relationships with investors and project stakeholders
- Oversee and evaluate the operational performance of residential projects; advise the Executive Management and Board of Directors on appropriate solutions
- Periodically report to the Executive Board and Board of Directors on the investment and business performance of residential projects and other associated assets

Essential Qualifications/ Trình độ chuyên môn

- Bachelor's degree or higher
- Preferably with a major in Business Administration, Industrial Management, or other related fields.
- At least 10 years of experience in investment, leasing management, and asset utilization within industrial parks.

Essential Attributes (Knowledge/skills requirements)/ Những yêu cầu cơ bản (Kiến thức/kỹ năng yêu cầu)

➤ **Knowledge:**

- 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.

➤ **Skills:**

- Excellent leadership, organizational, team management, and problem-solving skills.
- Strong communication and relationship-building abilities.
- Honest, with a high sense of responsibility.
- Fluent in English.

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: oversee and coordinate operational activities within the 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"> . 	