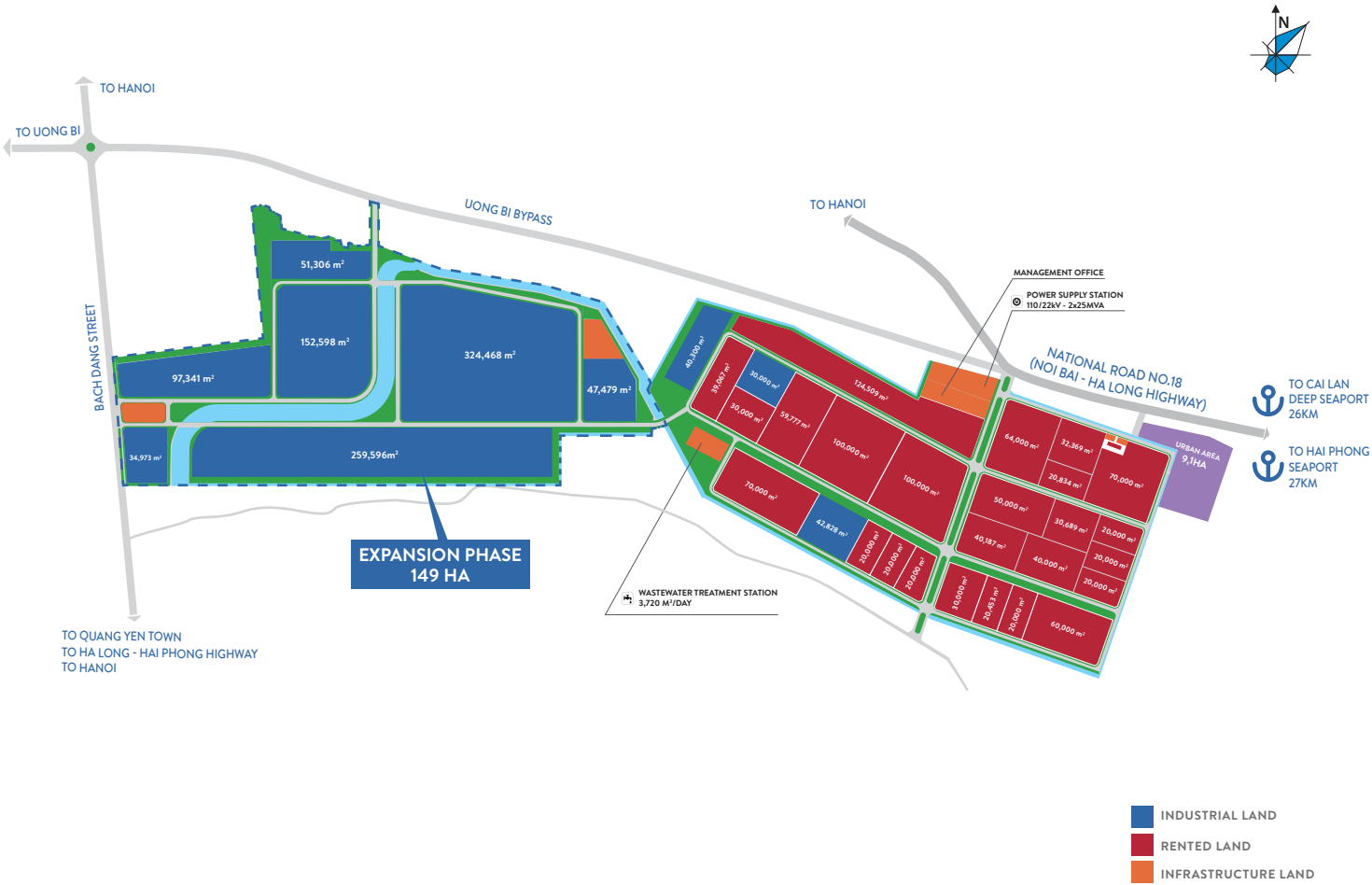




DONG MAI INDUSTRIAL PARK

Dong Mai Ward, Quang Yen Town
Quang Ninh Province

317 HA



OVERVIEW OF QUANG NINH



Total area
6,178.21 km²

Population (2021)
1,415,000 people

Labor Force
800,000 people

1/63
Provincial Competitiveness
Index (PCI) 2021

Labor source:

- Per capita income (2021): 6,700 USD/year.
- The labor force mobilized from the neighboring provinces: 3,8 million people (from Bac Giang, Hai Duong, Hai Phong, Lang Son).

1. GENERAL INFORMATION

Developer

VIGLACERA CORPORATION - JSC

Scale Total area is 317 ha, divided into 2 phases

- Phase 1: 168 ha
- Phase 2: 149 ha

Operational Time

50 years (From 2008 to 2058)

Main Investment Sectors

Agricultural processing and foodstuff, transportation equipment repair mechanic, construction materials, interior decoration, consumer goods, electronic installation, precise mechanic.

Method For Sale



Sublease the land with available infrastructures



Sublease the available warehouse

2. PREFERENTIAL INVESTMENT

Corporate Income Tax (CIT)

Tax rate:

Taxation of corporate income tax rate is **20%**.

Tax incentive:

- Exempt CIT for the first **2** years.
- Decrease **50%** for the next **4** years.

Import machine and equipment

(Only applied for high-tech enterprises, investment incentive fields according to Degree No. 87/2010/ND-CP)

- (1) - Import tax exemption for goods to create fixed assets.
- (2) - Import tax exemption for raw material, imported materials to produce exported goods.
- (3) - Import tax exemption for raw material in 5 years since starting the manufacture if the enterprises invest on the project under the list of special incentive investment projects or invest in manufacture of spare parts mechanic, electronic, etc.

Tax for the oversea remittance: FREE

Value Add Tax (VAT)

Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the processing contracts signed with foreign Partners.









3. INVESTMENT SUPPORT

Support procedures before and after granting investment license






VIGLACERA REAL ESTATE COMPANY is willing to help and guide free of charge all investors to complete necessary procedures as soon as possible:

- Investment certificate procedure.
- Personnel registering procedure.
- Registering and make stamp procedure.
- Procedure to register tax code.

4. INFRASTRUCTURE

	Internal Traffic	The width of main roads with 2 lanes is 43 m and the branch roads are 27 m and 15 m. The road of Industrial Park is designed to connect to National Road No. 18 (Noi Bai - Ha Long Highway), which is convenient for transportation.
	Power Supply	Power is supplied from the national grid through 110/22KV, transformer station with capacity is 2x25 MVA.
	Water Supply	Water is supplied by the Provincial Water Plant. The diameter of water supply pipe is D100mm - D500mm.
	Drainage System	Rain water drainage system is constructed separately with wastewater drainage system in the IP. The diameter of underground rain-water drainage pipe is D600mm - D1000mm with the principle of automatic drainage.
	Waste and Wastewater Treatment	Wastewater treatment station has capacity of 3,720 m ³ /day. The diameter of wastewater drainage pipe is D300mm - D500mm. Solid Waste from factories in the IP shall be categorized immediately in every factory and be collected to the centered treatment area of Quang Ninh Province.
	Fire-fighting	Water supply system for firefighting is located along road lines of the IP. The distance between fireplugs from 120 m to 150 m with fire-fighting pillar diameter is D125mm.
	Telecommunication System/Internet	Telecommunication system reaches the international standard. Underground cable system is connected directly to the fence of every factory.
	Environment and Green tree	Green trees cover 12% of total land area.

5. SOCIAL INFRASTRUCTURE AND OTHER SERVICES

	Customs	Quang Ninh's Customs Office is located at the center of Ha Long City.
	Banks	Vietinbank.
	Post Office	Quang Ninh Post Office will build its branch at the center of the Dong Mai IP with modern information technology system for serving multi-service communications such as data transfer, Internet, IP telephone and conference video.
	Accommodation for Workers	Dong Mai Urban area with total area of 9.1 ha always ensures houses for workers in the IP.
	Hospital	Vietnam - Sweden Hospital (Vietnam - Thuy Dien Hospital) is 18 km from the IP.



6. PRICES AND CHARGES

Note: All the above rates are exclusive of VAT as defined in the current time of supply unit

Power Charge

(Level from 22KV to under 110KV)

Decision No.648/QĐ-BCT dated

March 20, 2019 of the Ministry of

Industry and Trade

- (1) - Normal hours: 1,555 VND/Kwh (equivalent to 0.067 USD/Kwh)
(From Monday to Saturday: 4h - 9h30', 11h30' - 17h and 20h - 22h; Sunday: 4h - 22h)
- (2) - Night hours: 1,007 VND/Kwh (equivalent to 0.04 USD/Kwh)
(Everyday: 22h - 4h)
- (3) - Rush hours: 2,871 VND/Kwh (equivalent to 0.123 USD/Kwh)
(From Monday to Saturday: 9h30' - 11h30' and 17h - 20h/Not Sunday)

Water Price

12,200 VND/m³ (equivalent to 0.54 USD/m³) - monthly payment.

Fee of Wastewater Treatment

9,223 VND/m³ (equivalent to 0.41 USD/m³) - monthly payment.

The quantity is defined by 80% the amount of water supply.

Charge of telephone, internet and other services

According to the regulation of supplying units at the using time.

INVESTORS LEASE LAND WITH INFRASTRUCTURE AND BUILD FACTORY

Minimum size of land sublease

10,000 m².

Infrastructure Rental

Depend on location and leasing land plot area.

Land Rental

Stipulated by the decision of Quang Ninh People Committee.

Industrial Service and Maintain Infrastructure Fee

0.7 USD/m²/year - yearly payment.

INVESTORS LEASE FACTORIES FROM VIGLACERA

Minimum size of rental factory

3,300 m² (Minimum time of rental factory is 5 years).

7. REGULATION ABOUT CONSTRUCTION MANAGEMENT

Available building list in the IP

Manufacturing workshops, warehouses, operating offices, canteens for workers and sub-works (motorcycle-shed, guard-house, power transformer station, water tank for firefighting).

Prohibited building list in the IP

House building, underground exploitation building.

Building Landmark (Building Setback)

Solid works shall be built at least 10 meters from the building lines of internal roads and at least 3 meters from neighboring plots' boundaries (fire-fighting line).

Factory Fence

The fence on the side of front internal road must be built opening fence (made by iron flower shape).

Building Density

70%

Land using factor

3.5 times

Green Density

Over 20%

8. TREATMENT REGIMES

Salary

(applied from July 01, 2022 according to Degree No. 38/2022/ND-CP)

- (1) - Workers: Minimum 4,160,000 VND/month (equivalent to 179 USD/month).
Average Salary of Workers: 260 - 400 USD/month.
(2) - Engineer/Technician/Office staff: 430 - 650 USD/month.
(3) - Chief Division/Chief accountant/Manager: 680 - 1,000 USD/month.

Insurance

Total Social Insurance: 32%, in detailed:
- Social insurance: 25.5%
- Health insurance: 4.5%
- Unemployment insurance: 2%
Enterprises have to pay monthly 21.5% of total salary fund (17.5% for social insurance, 3% for health insurance and 1% for unemployment insurance)
Employees have to pay 10.5% (8% for social insurance, 1.5% for health insurance and 1% for unemployment insurance)

9. REFERENCES

Charge of telephone installation

440,000 VND/unit (equivalent to 21.5 USD/unit).

Charge of internet connection

440,000 VND/ (equivalent to 21.5 USD/unit). It will be free if sharing with telephone lines

Transport charges (Containers for reference)

Cost of Container transportation:
• From Hanoi to the IP: 250 USD (20'); 270 USD (40')
• From the IP to Cai Lan Deep Seaport: 70 USD (20'); 75 USD (40')
• From the IP to Hai Phong Seaport: 75 USD (20'); 80 USD (40')

Price to build standard warehouse for reference

250 - 350 USD/m²
Actual building price depends on detailed design of every factory and at the building time.



INVESTORS IN VIGLACERA'S INDUSTRIAL PARKS



THE LEADING INDUSTRIAL PARK DEVELOPER



20+
YEARS

of experience in
IP development



300+
INVESTORS

all over the world



4,000+
HECTARES



12
INDUSTRIAL
PARKS

11 industrial parks
01 economic zone



► Bac Ninh Province

1. TIEN SON IP - 350 HA

The first industrial park in Bac Ninh province

2. YEN PHONG IP - 658 HA

The most FDI attractive project in the region

3. YEN PHONG 2C IP - 219 HA

IP owns prime location and outstanding infrastructure

4. THUAN THANH 1 IP - 250 HA

New industrial park in 2022

► Phu Tho Province

5. PHU HA IP - 356 HA

The most competitive rental price in the area

► Ha Nam Province

6. DONG VAN 4 IP - 600 HA

10 preferential policies from Ha Nam province

► Quang Ninh Province

7. DONG MAI IP - 317 HA

IP is nearby 2 biggest seaports in the North

8. HAI YEN IP - 182 HA

Border gate economic zone incentives

► Hung Yen Province

9. YEN MY IP - 280 HA

IP is located near Hanoi, connects easily to Hai Phong Port

► Thai Binh Province

10. TIEN HAI IP - 466 HA

Coastal economic zone incentives

► Thua Thien - Hue Province

11. PHONG DIEN IP - 284 HA

Industrial park attracts textile industry

► Republic of Cuba

12. VIMARIEL EZ - 256 HA

The first Vietnamese economic zone in Cuba

VIGLACERA REAL ESTATE COMPANY

2nd floor, Viglacera Tower, No. 1 Thang Long Boulevard, Nam Tu Liem, Hanoi

T: +84.24.3553 6688 | F: +84.24.3553 7666 | E: vir@vigliaceraip.com | W: www.vigliaceraip.com

Hotline

+84 888 25 22 88