

1. GENERAL INFORMATION

Developer

VIGLACERA CORPORATION - JSC

Scale

356 ha

Main Investment Sectors

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

- Manufacturing of consumer goods, foodstuff, medicine.
- Light Industry.
- Manufacturing of electric equipment, assembly.
- Manufacturing of mechanic for car, motobike.
- Manufacturing of construction material.

Method For Sale

Operational Time

50 years
(From 2014 to 2064)



Sublease
the land with available infrastructures



Sublease
the available warehouse



Lease
apartments for workers

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 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 guide and help 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	<ul style="list-style-type: none">• Phu Ha Industrial Park is adjacent to Ho Chi Minh Road and Noi Bai - Lao Cai Highway, which is convenient for goods transportation.• Internal traffic: The traffic routes inside the industrial park are planned in square pattern, facilitating the entering into building areas.
	Power Supply	Power is supplied from the national grid through 110/22KV transformer station with capacity of 63MVA.
	Water Supply	<ul style="list-style-type: none">• Water is supplied by the Provincial Water Plant.• The diameter of water supply pipe is D110mm - D350mm.
	Drainage System	Rain water drainage system is constructed separately with wastewater drainage system in the IP. The drainage pipe diameter is D1,000mm - D1,250mm with the principle of automatic drainage.
	Waste and Wastewater Treatment	<ul style="list-style-type: none">• Wastewater treatment stations have total capacity of 7,500 m³/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 Phu Tho Province.
	Fire-fighting	Water supply system for firefighting is located along road lines of the Industrial Park. 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 and be willing to meet the demand of communication, high-speed data transfer and internal and external post office service. Underground cable system is connected directly to the fence of every factory.
	Environment and Green tree	Green trees cover 12.6% of total land area.

5. SOCIAL INFRASTRUCTURE AND OTHER SERVICES

	Customs	Phu Tho's Customs Office is located in the Viet Tri City.
	Accommodation for Workers	Dormitories for workers are located adjacent to the IP with synchronous construction to ensure houses for workers working in the IP.
	Hospital	Phu Tho Hospital is about 4 km far from the IP. Viet Tri Hospital is about 18 km far 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

11,429 VND/m³ (equivalent to 0.49 USD/m³) - monthly payment.

Fee of Wastewater Treatment

9,547 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 area of the leased land plot.

Land Rental

Stipulated by the decision of Phu Tho 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

3,900 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)

- The distance from solid work to the internal traffic landmark with the width of horizontal section is 44.5 m, building setback is 10 m;
- Solid works shall be built at least 5 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 the internal road must be open fence (in iron flower shape).

Building Density

70%

Land using factor

3.5 times

Green Density

20%

8. TREATMENT REGIMES

Salary

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

(1) - Workers: Minimum 3,640,000 VND/month (equivalent to 157 USD/month).

Average Salary of Workers: 230 - 390 USD/month.

(2) - Engineer/Technician/Office staff: 350 - 650 USD/month.

(3) - Chief Division/Chief Accountant/Manager: 700 - 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)



INVESTORS IN PHU HA INDUSTRIAL PARK



and more.....

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

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