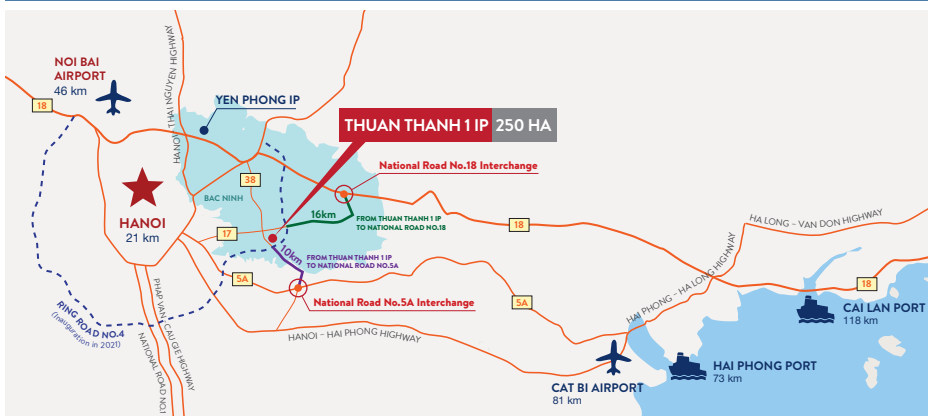


OVERVIEW OF BAC NINH

Bac Ninh province is located in the major economic region Hanoi - Hai Phong - Quang Ninh



Total area
822.7 km²

Population (2021)
1,420,000 people

Labor Force
780,000 people

7/63
Provincial Competitiveness Index (PCI) 2021

Labor source:

- GRDP (2021): 9.8 billion USD.
- Per capita income: \$ 3,090 / year (2021).
- Universities, colleges, vocational colleges: 27 schools.
- Secondary school, vocational training school: 42 schools.
- The labor force mobilized from the neighboring provinces: 7.8 million people (from Bac Giang, Hai Duong, Hung Yen).

1. GENERAL INFORMATION

Developer

VIGLACERA CORPORATION - JSC

Scale 250ha

Operational Time

50 years (from 2021 to 2071)

Main Investment Sectors

High-tech industries, clean and friendly-environment industries. With priority given to electronics, telecommunications, pharmaceutical industry, supporting industries, materials, equipment manufacturing, etc.

Method For Sale



Sublease the land with available infrastructures



Sublease the available warehouse

2. PREFERENTIAL INVESTMENT

Corporate Income Tax (CIT)

Tax rate:

The 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 guide and help all investors to complete necessary procedures as soon as possible:

- Investment certificate procedure.
- Personnel registering procedure.
- Registering and making stamp procedure.
- Procedure for tax code registration.



4. INFRASTRUCTURE

	Internal Traffic	Traffic routes inside Industrial Parks are planned in square pattern with the minimum roadway of 10.5 m, the width of pavement from 6 m to 10 m, easy access to building areas.
	Power Supply	Power is supplied from national grid through 110/22KV transformer station with capacity of 2 x 63 MVA.
	Water Supply	Water source is taken from Duong river to supply water treatment station in the IP with capacity of 15,000 m ³ /day. The diameter of water supply pipe is D110-D400mm .
	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 D300mm - D800mm with the principle of automatic drainage.
	Waste and Wastewater Treatment	Wastewater Treatment Station has capacity of 9,000 m ³ /day. The diameter of wastewater drainage pipe is D300mm - D400mm. Waste from factories in the IP shall be categorized immediately in all factory and be collected to the center treatment area of Bac Ninh province.
	Fire-fighting	Water supply system for firefighting is located along each road. The distance between fireplugs is 120 m - 150 m with fire-fighting pillar diameter of D125mm.
	Telecommunication System/Internet	A satellite switch board with 11,200 numbers, modern communication system reaches international standard and is ready to meet full demands on national and international communication services. 4G and 5G signal transceiver stations at each land plot of technical infrastructure and green trees ensure service in the industrial park.
	Environment and Green tree	Green trees cover 11,15% of total land area.

5. SOCIAL INFRASTRUCTURE AND OTHER SERVICES

	Banks	VIETINBANK; VIETCOMBANK; BIDV
	Post Office	Bac Ninh Post Office will build its branch at the center of the IP with modern information technology system for multi-service communications such as data transfer, Internet, IP telephone, video conference, etc.
	Bus Network	Round-trip bus schedule (Hanoi - Bac Ninh) is from 5 a.m to 9 p.m, 10 minutes/route, fare is 9,000 VND/passenger.
	Hospital	Thuan Thanh district's hospital is 3 km from the Industrial Park.
	Parking	The parking area in the industrial park is 29,800 m ² , ensuring space for about 744 buses to meet the need of transportation for 29,800 workers.

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

Monthly payment.

Fee of Wastewater Treatment

Monthly payment.

Charge of telephone, internet and other services

Under regulation of supplier 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 leased land plot area.

Land Rental

Stipulated by the decision of Bac 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

2,500 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, and water tank for firefighting).

Building Landmark (Building Setback)

* Subject to the approved 1/500 construction plan of investors

- Building setback to internal road is 10 m;
- The close enterprise fence is 3.5 m at minimum. (Fire-fighting line).

Architecture requirements

The works are designed and built to form an overall architecture which is suitable for the landscape of the industrial park. Ancillary works (parking space, toilets, power stations, water pipes, sewage lines, generator houses (if any), wastewater treatment, construction design) must ensure aesthetics, the minimum construction boundaries which does not affect the main works and the adjacent enterprise's environment.

Prohibited building list in the IP

House building, underground exploitation building.

Factory Fence

The fence on the side of front internal road must be built opening fence (for example: lattice fence)

Building Density

70%

Land using factor

3,5 times

Green Density

Over 20%

8. TREATMENT REGIMES

Salary

(Applied from July 1st, 2022
a 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: 320 - 500 USD/person/month.
(2) - Engineer/Technician/Office staff: 430 - 680 USD/month.
(3) - Chief Division/Chief accountant/Manager: 680 - 1,100 USD/month.
Director: 1,000 - 3,500 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 USD/unit).

Charge of internet connection 1,650,000 VND/month (equivalent to 72 USD/month)
Package is used at least 6 months - Free installation

**Transport charges
(Containers for reference)** From Bac Ninh Province to Hai Phong Seaport: 20'FT: 170 USD; 40'HC FT: 250 USD.

**Price to build standard
warehouse for reference** 200 - 350 USD/m²
(Actual building price depends on detailed design of each 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

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