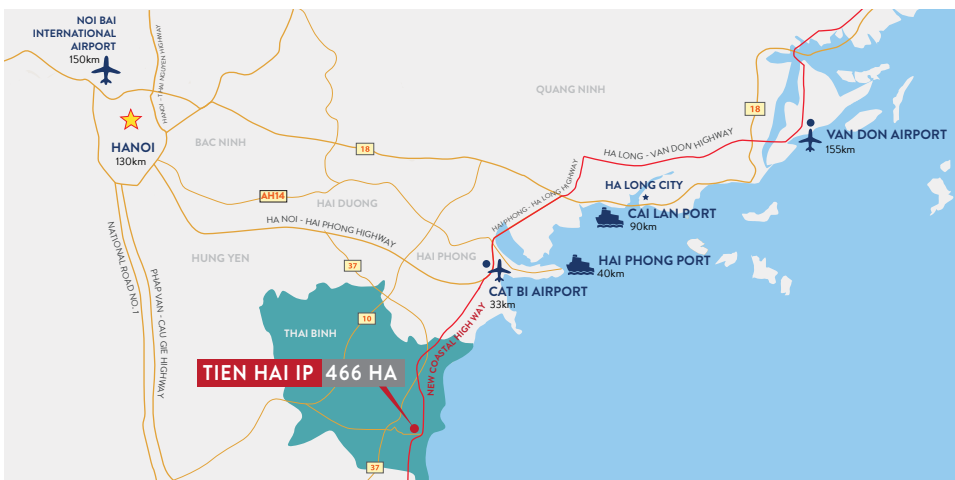




COASTAL ECONOMIC ZONE INCENTIVES

OVERVIEW OF THAI BINH

Thai Binh has abundant fuel and natural resources. The huge reserves of gas fields and mineral water have been exploited and used effectively.



Total area
1,586.35 km²

Population (2019)
1,880,000 people

Labor Force
1,130,000 people

25/63
Provincial Competitiveness Index (PCI) 2020

Labor source:

The labor force mobilized from the neighboring provinces: 4.4 million people (from Hung Yen, Hai Duong, Hai Phong, Nam Dinh, Ha Nam)

1. GENERAL INFORMATION

Developer

VIGLACERA CORPORATION - JSC

Scale

466 ha

Operational Time

50 years (From 2017 to 2067)

Main Investment Sectors

Manufacturing, processing industries, with priority given to industries using high technology, supporting industries, production of new materials, agro-fishery processing, agricultural service industries, high-value-added, export-value industries, and industries saving energy and friendly to the environment.

Method For Sale



Sublease the land
with available infrastructures



Lease
apartments for workers

2. PREFERENTIAL INVESTMENT

Corporate Income Tax (CIT)

Tax rate:

The corporate income tax rate is **10%** for **15** years.

Tax incentive:

- Exempt CIT for the first **4** years.
- Decrease **50%** for the next **9** years.

Import machine and equipment

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

Personal Income Tax (PIT)

Reduction of 50% for workers working in economic zone

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 are 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	<ul style="list-style-type: none">• The two-lane main road is Dong Chau Road with 32 m wide, roadway is 14 m;• Border way is 9 m each side includes the pavement (4 m wide) and green tree (5 m).
	Power Supply	Power is supplied from national grid through 110/35KV transformer station with capacity of 63 MVA.
	Water Supply	Water supply station has capacity of 10,000 m ³ /day. The diameter of water supply pipe is D100mm - D300mm.
	Drainage System	Rain water drainage system is constructed separately with wastewater drainage system in the Industrial Park. The rainwater system is collected by the intake to the drainage system and then drains into Long Hau River.
	Waste and Wastewater Treatment	<ul style="list-style-type: none">• Wastewater treatment station has capacity of 3,500 m³/day.• Waste from factories in the IP shall be categorized immediately in all factory and be collected to the centered treatment area of Thai Binh province.
	CNG Supply Station	CNG station has capacity of 1,000,000 m ³ /day.
	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	<ul style="list-style-type: none">• 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 10.26% of total land area.

5. SOCIAL INFRASTRUCTURE AND OTHER SERVICES

	Customs	Thai Binh Customs Office.
	Banks	VIETINBANK, VIETCOMBANK, BIDV.
	Post Office	There is Thai Binh Post Office with modern information technology system for multi-service communications such as data transfer, internet, IP telephone, video conference, etc.
	Accommodation for Workers	Dormitories for workers are located adjacent to the IP with synchronous construction to ensure accommodation for workers working in the IP.
	IP Security	Security guard ensures security inside the IP.
	Hospital	Kien Xuong General Hospital is 9 km from the Industrial Park.



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

11,000 VND/m³ (equivalent to 0.48 USD/m³) - monthly payment.

Fee of Wastewater Treatment

9,600 VND/m³ (equivalent to 0.42 USD/m³) - monthly payment.
The quantity is defined by 80% the amount of water supply.

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 Thai Binh People Committee.

Industrial Service and Maintain Infrastructure Fee

0.7 USD/m²/year - yearly payment.

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).

Prohibited building list in the IP

House building, underground exploitation building.

Building Landmark (Building Setback)

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

The distance from solid work to the internal traffic landmark with the width of horizontal section is 6 m, building setback is 10 m;
Land lots has the width of the horizontal section 21.5 m and building setback is 6 m;
The close enterprise fence is 3 m at minimum (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

20%

8. TREATMENT REGIMES

Salary

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

- (1) - Workers: Minimum 3,250,000 VND/month (equivalent to 140 USD/month).
Average Salary of Workers: 250 - 430 USD/people/month.
- (2) - Engineer/Technician/Office staff: 430 - 600 USD/month.
- (3) - Chief Division/Chief accountant/Manager: 640 - 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 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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