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Date February 2020*



Nghe An
APPEALING AND FRIENDLY INVESTMENT DESTINATION



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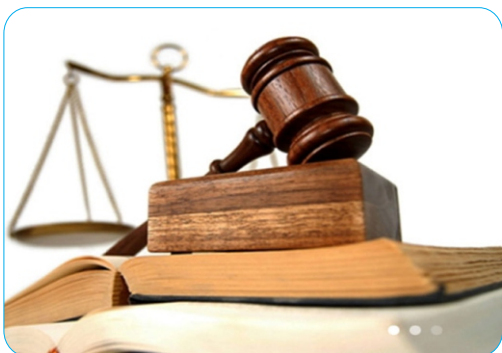


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OPEN MESSAGE



Dear investors,

Nghe An, hometown of President Ho Chi Minh – who has been honoured as a “World Cultural Celebrity”, is a land copious in culture, tradition and long history. Nghe An has been developing into a dynamic locality and rising up full of vitality amidst the integration and development of the whole country, becoming the growth engine of the North Central Region. Situation in the hub of the North Central Region with a strategic location on the North-South and East-West traffic routes, Nghe An connects the Northeastern Region of Thailand, Laos with the East Sea and is a gateway for regional and international trade. Especially, Nghe An is the province with the largest area of the country (nearly 16,500 km²), possessing rich and diverse topography; huge forest area; various types of abundant minerals; Nghe An owns 82km of coastline, a gigantic sea-surface area, with plenty of implications for industrial, agricultural, commercial, service and tourism development. Nghe An has the fourth largest population in the country (3.3 million people), is an education and training center of the North Central Region, providing copious and qualified human resources for the market.

The above achievements are largely attributable to significant contributions from investors, local and foreign enterprises. Nghe An Province highly appreciates positions and roles of enterprises in socio-economic development, considering them as the subject to be served. Efforts have always been made to implement solutions to improve the investment and business environment such as: putting a high premium on reforming administrative procedures, ensuring publicity and transparency in alignment with the “one-stop shop” mechanism, applying the “electronic one-stop shop” in settling investment procedures; building essential infrastructure... proactively training human resources; developing urban areas, services, tourism ... in an attempt to create the best conditions for effective production and business doing for investors. To foster socio-economic development in the upcoming period, Nghe An Province must exploit and bring into full play the resources for development investment, continue to robustly improve the investment environment to attract local and international investment. Nghe An calls for investors to invest in the industries with high levels of science and technology and highly added value, developing supporting industries, clean, energy-saving and environment- friendly industries; high-tech agriculture as well as quality education and tourism services.

Guided by the motto “accompanying businesses”, Nghe An Province always welcomes, receives and accompanies investors coming to Nghe An for cooperation, development, meanwhile contributing to the successful implementation of Resolution 26-NQ/TW dated 30 July 2013 of the Politburo on the way forwards and tasks to develop Nghe An Province up to 2020, aiming to build Nghe An into an industrial province, a center of finance, trade, tourism, education-training, science-technology, health, culture, sports, high-tech industries of the North Central Region./.

NGUYEN DUC TRUNG

Chairman of Nghe An Provincial People's Committee

Ms. Thai Huong – Chairwoman of TH Group

“The province has facilitated and supported TH Group with specific mechanisms for implementation of projects, especially hi-tech agricultural ones.”



Mr. Edmund Chong - Deputy General Director of VSIP Nghe An

“VSIP Nghe An is located in the Southeast Economic Zone, so investors here are entitled to tax incentives within 15 years, with the first 4 years of tax exemption, 50% tax exemption for the 9 subsequent years and 10% exemption during the last 2 years. Potentials and advantages of Nghe An have created enabling conditions for investors in the electronics, food and beverage sectors as well as skilled labour-intensive industries operating in VSIP Nghe An.”



Mr. Le Phuoc Vu – Chairman of Hoa Sen Group:

“We have realized the sincerity, genuineness and maximum support from the province to us. We highly value the motivation, wholeheartedness and aspiration to develop Nghe An. Provincial leaders have succeeded in persuading us, enthusiastically and effectively supported us to promptly put the project into construction and operation.”



Mr. David John Whitehead - Chairman of Mavin Group:

“Nghe An possesses ideal geographical and human conditions for agribusiness growth. During the process of conducting surveys and project implementation review, we have come to notice that the investment environment of Nghe An Province is highly competitive, quite appealing to foreign investors like us. Some investment incentives of Nghe An to date can be said to be superior to other localities.”

NGHE AN TODAY

Nghe An is the province with the largest area of Vietnam, is rising dramatically in socio-economic development, striving to become an economic engine in the North Central Region.

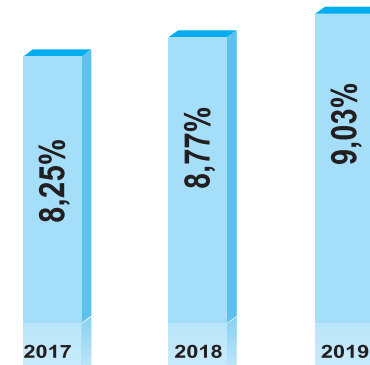
AREA
16,500 KM2

POPULATION OF
MORE THAN 3.3
MILLION PEOPLE

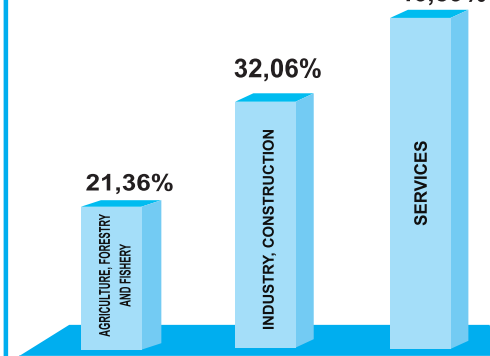
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ADMINISTRATIVE
UNITS. VINH CITY
IS A CLASS-I
URBAN CITY

OUTSTANDING ACHIEVEMENTS

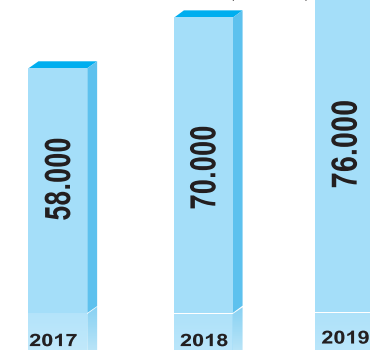
GROWTH RATES OVER THE YEARS



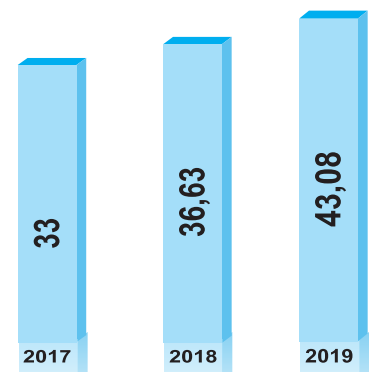
ECONOMIC STRUCTURE IN 2019



AGRICULTURE, FORESTRY, FISHERY, INDUSTRY, CONSTRUCTION, SERVICES
TOTAL SOCIAL DEVELOPMENT INVESTMENT (BILLION VND)



GRDP PER CAPITA (MILLION VND / YEAR)



6



7

WHY IS NGHE AN CHOOSSEN?

- Strategic position
- Synchronous infrastructure
- Abundant workforce
- Professional working environment
- A civilized and safe living environment
- Copious and diverse tourism potentials



STRATEGIC POSITION

NGHE AN - CENTER OF NORTH CENTRAL REGION

Nghe An is located on the North-South and East-West intersection, which is 300 km north of Hanoi capital, 470 km south of Da Nang City; the West borders Lao People's Democratic Republic; the east coast is 82km long.

Nghe An plays an important role in socio-economic exchanges of the North and the South, in establishing and developing marine economy, external economy and expanding international cooperation.

Nghe An is the growth driving force of the North Central Coast.

NGHE AN - THE EAST-WEST ECONOMIC CORRIDOR

Nghe An is located in the East-West economic corridor connecting Myanmar - Thailand - Laos - Vietnam - East Sea along Road 7 to Cua Lo port. It also lies on national and international tourism routes (trans-Vietnam tourism route, Vinh tourism – the Chum field – Luang Prabang - Vientiane - Bangkok and vice versa).

The construction policy for the highway project of Vientiane Capital - Pac Xan (Borikhamxay) - Thanh Thuy Border Gate (Nghe An) - Hanoi Capital has been agreed upon by the two countries Viet Nam and Laos.

With such location, Nghe An plays an important role in economic exchange, trade, tourism and transportation of commodity with the whole country and other countries in the region, especially Laos, Thailand and China.



— 1A highway
— Vientiane - Hanoi Expressway

SYNCHRONOUS INFRASTRUCTURE

Nghe An has a synchronous transport infrastructure system including international airport, deep-water sea ports, North-South railway, road and waterway networks that are easily connectable domestically and internationally, creating favorable conditions for the transport of goods and passengers, serving economic, investment and tourism activities at a national and regional scales.



INTERNATIONAL PORTS

1. CUA LO PORT

Cua Lo port is a general and container port that serves cargo transportation for Nghe An Province and neighboring provinces in the North Central Region, is capable of receiving goods from Laos and the Northeast of Thailand.

- South Cua Lo port has 8 main berths, with the loading and unloading capacity of over 12 million tons per year, and receives ships of 30,000 DWT.
- North Cua Lo port has 2 main berths, receiving ships of 100,000 DWT.

- Cảng phía Bắc Cửa Lò có 2 bến chính, tiếp nhận tàu 100.000 DWT.



2. VISSAI PORT

Vissai port is a specialized port in serving the transportation of cement and clinkers, with 10 main berths. During Phase 1, 2 international berths for ships of 70,000 DWT were completed with a capacity of over 5 million tons per year. During Phase 2, 07 domestic berths are being built for ships of 30,000 DWT and one more international berth is being built for ships of 100,000 DWT.



3. DKC PETROLEUM PORT

DKC Petroleum Port is a specialized port in serving import and export of petroleum for ships of 10,000 DWT - 49,000 DWT.



4. DONG HOI PORT

19 berths have been planned to serve the needs of goods import and export for Dong Hoi Industrial Zone and adjacent areas, meeting the needs for goods transportation for the North of Nghe An.





VINH INTERNATIONAL AIRPORT

Less than 15 minutes' drive from the city center, The airport has recorded the fastest growth rate in the country and is the main airport in the North Central Region.

Currently there are routes from Vinh to: Ho Chi Minh City (15 flights/day), Ha Noi (2 flights/day), Da Nang (7 flights/week), Ban Me (9 flights/week), Da Lat (11 flights/week), Can Tho (7 flights/week), Phu Quoc (12 flights/week), Quy Nhon (4 flights/week), Nha Trang (8 flights/week)

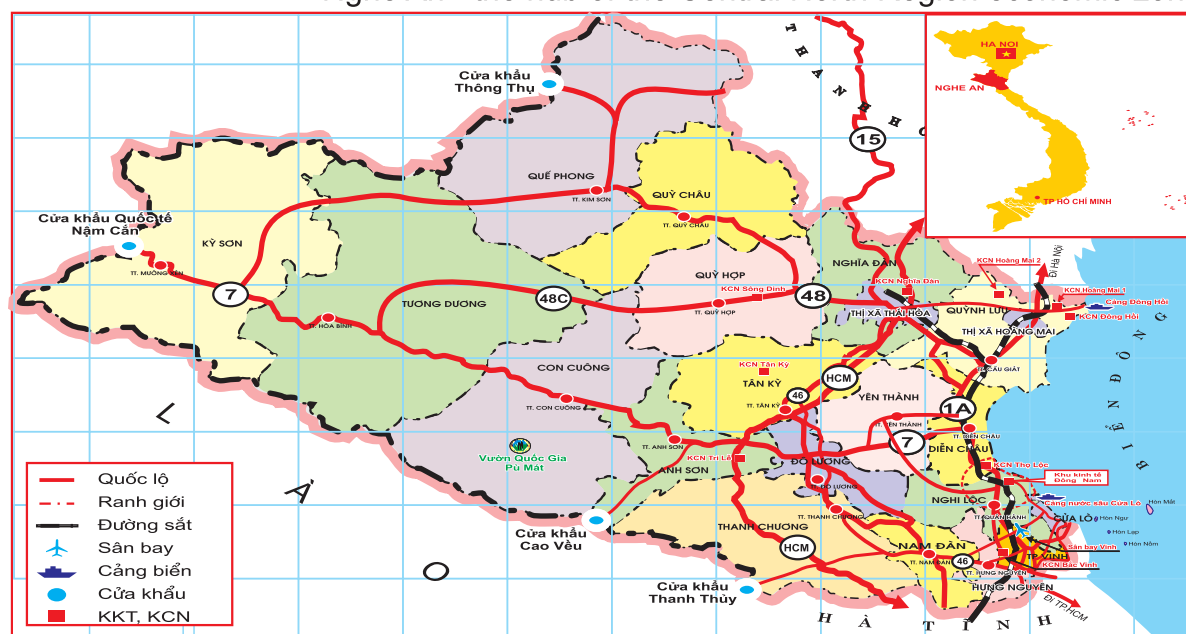


LANDWAY – RAILWAY

The North-South Railway crossing Nghe An is 94km long; Vinh Station is the 1st class station and is the 3rd largest station of the country.

Urban and suburban road networks are being expanded, newly built or upgraded, connecting the city center with neighbouring suburbs and surrounding areas.

The North-South Expressway passing through Nghe An Province is 87.84 km long, with the scale of 6 lanes, passing through 6 districts (Hoang Mai, Quynh Luu, Yen Thanh, Dien Chau, Nghi Loc, and Hung Nguyen). The groundbreaking was in 2020, it is expected to be completed and put into use in 2021, creating a breakthrough in road structure, connecting Nghe An - the hub of the Central North Region economic zone



TELECOMMUNICATIONS

Nghe An is among the top provinces with the highest ICT Application and Development Readiness Index (ICT Index) of the whole country.

Mobile phones have been thriving with 3,670 BTS stations and 135 subscribers per 100 population.

With E-MAN broadband core network and 10,000 km of fiber optic cable, 80% of the area in the province gets 4G coverage.



ELECTRICITY AND WATER

Electricity is supplied from the North-South high-voltage 500KV grid. Investment is made in power source development under key projects of the province, ensuring electricity supply in all circumstances.

Water supply can meet production, service and daily life activities of Nghe An Province. Particularly, Vinh City and surrounding areas alone are capable of supplying 90,000m³ per day of water and it is expected that it will be likely to reach 100,000m³ per day in the future.



SOCIAL UTILITY INFRASTRUCTURE

With 54 banks as well as financial and credit institutions, Nghe An is the hub of financial and banking services in the North Central Region, fully meeting the needs of local people, businesses and investors.



HEALTH

The hospital system is in sync with modern facilities and equipment. Nghe An General Friendship Hospital has a capacity of more than 1000 patient beds. The province also has high-tech and specialized hospitals serving as satellites for the North Central Region such as Oncology, Heart, Obstetrics-Pediatrics, Ophthalmology hospitals and Vinh International Hospital.

ABUNDANT WORKFORCE

Supermarkets, trade centers highlight such brands as Mega Market, Big C, VinMart, Nguyen Kim, HC. The range of hotels that meet 3-5 star standards are comfortable, modern, friendly, qualified to serve over 5 million tourists.



ABUNDANT WORKFORCE



61%

of the population is of working age
(from 15 to 60 years old).



61,5%

of the workforce is trained.

17

 universities and colleges.


70

professional secondary
schools providing vocational training.



Vinh University

Vinh City is the training center of the North Central Region. Vinh University is recognized as a national key university, which has established training cooperation with a wide range of foreign universities.

COMPARATIVE ADVANTAGES OF LABOR COST

MINIMUM WAGES	REGION 1 (HANOI, HO CHI MINH)	REGION 4 (NGHE AN)	GAP (MONTHLY)	GAP (ANNUAL)
VND	4.220.000	3.070.000	1.150.000	13.800.000
USD	183	133	50	600
1,000 WORKERS (USD)	183.000	133.000	50.000	600.000
5,000 WORKERS (USD)	915.000	665.000	250.000	3.000.000

(Decree No. 90/2019/ND-CP on regional minimum wages 2020 stipulating regional minimum wages for employees working under contracts)

PROFESSIONAL WORKING ENVIRONMENT



The administrative reform task in Nghe An has experienced strong innovation, towards the goal of building a clean, professional administration and the most suitable environment for investors.

The Application Reception and Result Return Division operates under the provincial One-Stop-Shop mechanism for the investment sphere.



The Center for Public Administration Service has been established and will be put into operation soon. It is a venue to receive, guide, resolve or coordinate to resolve dossiers/documents and return the results of handling administrative



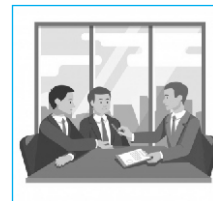
There are 14 departments, sectors, and 21 districts, cities and towns have used VNPT i-Office, i-Gate systems; 808 level-3 online public services, 13 level-4 online public services.



Resources have been concentrated on developing urban infrastructure systems, economic infrastructure to create favorable conditions for investors.



The investment promotion e-portal has been maintained and operated in 4 languages.



Dialogues between provincial leaders and investors have been regularly organized to receive opinions, to handle and solve difficulties and problems for investors.



CIVILIZED AND SAFE LIVING ENVIRONMENT

Nghe An is a densely populated province with a large area. The population is mainly concentrated in Vinh City.

Nghe An is fully converged with a wide array of services, tourism and vocations. Tourism infrastructure has been invested and developed with a great number of invested resorts, villas, golf courses such as Vinpearl Cua Hoi, Muong Thanh Dien Lam, ... to meet the diversified needs of customers.

Vinh city is a dynamic, civilized, modern and highly integrated city.

The people here are industrious, hard-working, studious and hospitable.





PLENTIFUL AND DIVERSIFIED TOURIST POTENTIALS

Nghe An is a province with great potentials for tourism development. Currently it has a full range of tourism models such as seaside resort tourism, cultural-spiritual tourism, ecotourism, trade village tourism, high-tech agricultural tourism.

The province has abundant and unspoiled natural resources, with diverse fauna and flora, and a rich system of caves. The Western Nghe An Biosphere Reserve with Pu Mat National Park as its center was recognized as a World Biosphere Reserve by the United Nations Educational, Scientific and Cultural Organization (UNESCO) in September 2007.

Beach tourism is also a strength of Nghe An with long, flat coastline, many beautiful beaches, white sand, clear water, moderate salinity, a lot of sunshine hours, suitable for the development of seaside resort tourism, e.g. in Cua Lo, Bai Lu, Quynh Phuong, Quynh Lap, Dien Thanh, etc. beaches.

Nghe An is also a province rich in history, culture and humanity, with more than 2,000 historical relics and landscapes, of which 413 are recognized as national and provincial ones and in particular, 3 of them are recognized as special national historical-cultural relics. Nghe Tinh Vi-Giam folk songs have been recognized by UNESCO as a intangible cultural heritage of humanity.

Tourism service revenue in the period 2017-2019 grew quite well, reaching an average of 19.6%/year, with a 10.5% increase of tourists per year.

With such potentials and advantages, Nghe An has been identified as one of the tourism centers of the North Central Coast in Vietnam's master plan for tourism development.

NGHE AN – A DESTINATION THAT CANNOT BE MISSED



KIM LIEN-NAM DAN SPECIAL NATIONAL RELIC

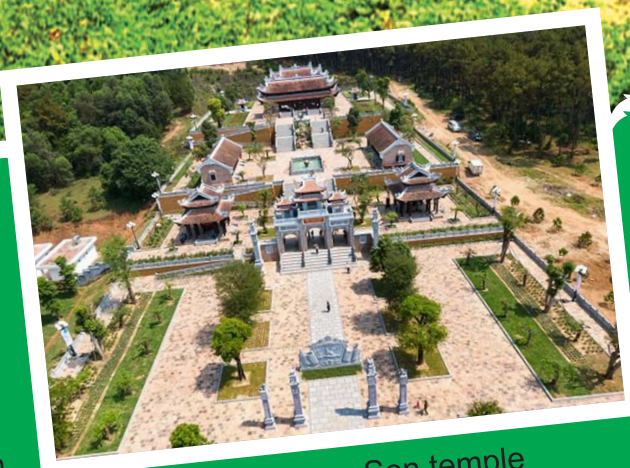
The relic is associated with a well-known Vietnamese citizen: President Ho Chi Minh – a Hero of National Liberation, a World Cultural Celebrity. This is the place where relics associated with the homeland, family and childhood of President Ho Chi Minh are preserved.



Paternal hometown of President Ho Chi Minh



Maternal hometown of President Ho Chi Minh



Chung Son temple



Nam Dan soybean paste village



Tomb of Mrs. Hoang Thi Loan
(mother of President Ho Chi Minh)



Nam Dan district: 27
accommodation establishments



Vinh city

VINH CITY

Vinh City, a class-1 urban one, has a favorable geographic location with great potential for development and is always attractive to investors. Currently it is a center of the North Central Coast and is striving to be one of the most livable cities in the country.



Vinh Ancient Citadel



Ho Chi Minh
Square



Nghe Land eel specialty



King Quang Trung Temple



Vinh City
187 lodging establishments

SEASIDE RESORT TOURISM

The province has a coastline of 82 km, with many flat and beautiful beaches, fresh environment, suitable for developing seaside resort tourism. In summer, this is always considered an ideal tourist attraction.



Lu Beach tourist attraction



Lan Chau Island - Cua Lo town



Dragon Eye Cave - Quynh Nghia beach



18-hole golf course - Cua Lo town



Blinking squid specialty - Cua Lo town



Beach areas:
411 accommodation establishments

COMMUNITY ECO-TOURISM

The province is favored by the mother of nature with many majestic poetic landscapes and unique cultures of local peoples. Community ecotourism is now the choice of many tourists in the journey to discover the Western area of Nghe Land.



Thai ethnic minority cuisine

Thanh Chuong tea island



Pha Lai - Con Cuong dam



Song Giang yacht tour



Community cultural activities

Khe Kem - Con Cuong waterfall



Western area
120 accommodation establishments

CULTURAL-SPIRITUAL TOURISM

With a system of diverse cultural heritages (more than 2,602 historical relics and landscapes), Nghe An is a cultural-historical tourist destination attractive to visitors who want to understand, explore and research the province.



Dai Tue - Nam Dan pagoda



Swing festival in Vac village - Thai Hoa town



Truong Bon National Historical Relic Do Luong



Palanquin throw at Con Temple festival Con Temple - Hoang Mai town



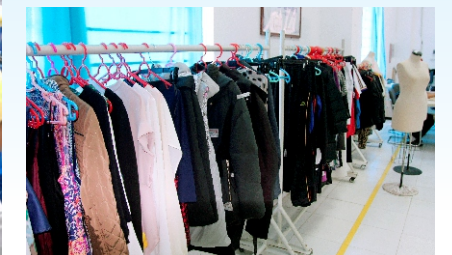
Qua Son Temple - Do Luong



Nghe Tinh Vi-Giam folk songs (intangible cultural heritage of humanity)

A NUMBER OF PRODUCTS OF NGHE AN

APPAREL AND TEXTILES



AGRICULTURAL PRODUCTS



BỘT SẮN DÂY



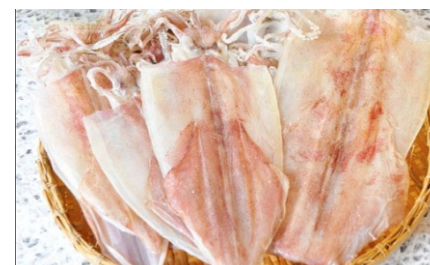
PROCESSED FRUITS AND FRUIT JUICE



FINE HANDICRAFTS



PROCESSED SEAFOOD



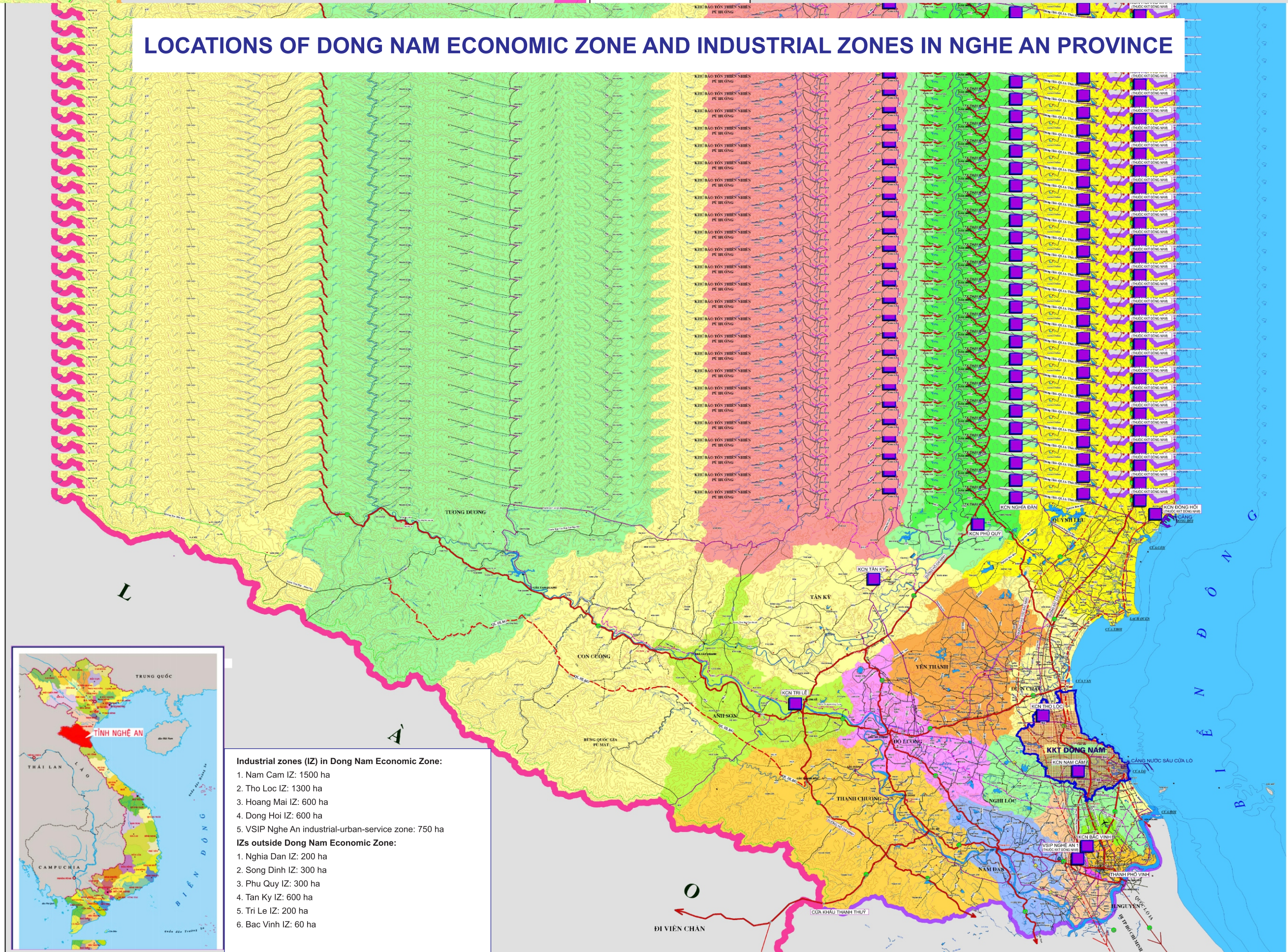
CONSTRUCTION MATERIALS AND PROCESSED MINERAL PRODUCTS



FLOORING WOOD & TIMBER PRODUCTS



LOCATIONS OF DONG NAM ECONOMIC ZONE AND INDUSTRIAL ZONES IN NGHE AN PROVINCE



INDUSTRIAL PARKS IN NGHE AN

No.	Name of industrial zone	Location	Area (ha)	Occupancy rate (%)	Sector
1	VSIP Nghe An	Hung Nguyen District	370,61	19,98	An integrated industrial-urban-service zone focusing on multiple industries, with priority given to hi-tech, labour-intensive and environment-friendly industries.
2	WHA Industrial Zone 1 – Nghe An	Nghi Loc District	148	6,08	A multi-sectoral industrial zone, focusing on agricultural – forestry - aquacultural processing, alcohol and beverage production, construction materials, mineral processing, machine assembly, textiles, plastics, consumer goods, sport equipment, stationery and office equipment, industrial auxiliary products.
3	Hoang Mai 1	Hoang Mai town	298,67	15,8	A multi-sectoral industrial zone, with priority given to mechanical engineering, assembly, agricultural – forestry processing, mineral processing, construction materials, precision engineering, steel production, manufacture of spare parts for industries and for services.
4	Hoang Mai 2	Hoang Mai town	343,69	1,87	A multi-sectoral industrial zone.
5	Dong Hoi	Hoang Mai town	450,67	83,0	A multi-sectoral industrial zone, with priority given to thermoelectricity, thermal power auxiliary industry, cement, shipbuilding, mechanical repair, fishing gear production, production of seasoning and spices.
6	Tho Loc	Dien Chau District	1.159,46	1,5	A multi-sectoral industrial zone, with priority given to mechanical engineering of spare parts, precision mechanical equipment, digital assembly, agriculture - forestry - aquaculture, consumer goods, textiles, footwear, electronics, refrigeration, electrical equipment, high-quality electrical appliances.
7	Nam Cam (zone D)	Nghi Loc District	1.438,77	0	A multi-sectoral industrial zone, with priority given to agricultural – forestry – aquacultural processing, alcohol and beverage production, construction materials, mineral processing, production and assembly of machines and equipment; textiles, plastics, consumer goods, sport equipment; stationery and office equipment, industrial ancillary goods.

For further details, please go to website: <http://napc.vn>

No.	Name of industrial zone	Location	Area (ha)	Occupancy rate (%)	Sector
8	Nam Cam (zones A, B, C)	Nghi Loc District	327,83	93,3	A multi-sectoral industrial zone, with priority given to alcohol and beverage production, mechanical engineering, animal feed, food and food product processing, agricultural-forestry-aquaculture processing, mineral processing, consumer goods.
9	Bac Vinh	Vinh city	60,16	100	A multi-sectoral industrial zone, with priority given to food processing, animal feed, mechanical assembly, manufacturing engineering, chemicals, plywood, beer, construction materials.
10	Nghia Dan	Nghia Dan District	245,68	20,5	A multi-sectoral industrial zone, with priority given to mechanical assembly, electrics, electronics, handicrafts, textiles, footwear, agricultural and forestry product processing.
11	Tri Le	Anh Son District	106,95	43,8	A multi-sectoral industrial zone, with priority given to construction materials, agricultural – forestry processing, mineral processing, mechanics, electronics and other industries which are labour intensive and use a lot of local materials.
12	Tan Ky	Tan Ky District	600	0	A multi-sectoral industrial zone, with priority given to agricultural and forestry product processing, mineral processing, construction materials, manufacturing industry, mechanical assembly, chemicals.
13	Song Dinh	Quy Hop District	301,65	0	A multi-sectoral industrial zone, with priority given to agricultural – forestry processing, mineral processing, construction materials, manufacturing industry, mechanical assembly,
14	Phu Quy	Thai Hoa Mai town	300	0	No zoning plan yet.

For further details, please go to website: <http://napc.vn>

ORIENTATIONS FOR INVESTMENT ABSORPTION IN NGHE AN PROVINCE



Industry

Automotive, Light Metal Plastic
Textiles/apparel
Construction materials

Technology

Electronics and telecommunications
Software
Telephone components
Medical equipment, medicinal materials

Consumption

Food and beverage processing
Civil electrics
Household appliances
High-tech agriculture


Logistics

Inland port
Modern logistics services
Warehouse system

Details can be accessed at the website: <http://napc.vn>

PREFERENTIAL INVESTMENT POLICIES

Preferential tax policies

		Dong Nam Economic Zone; Ky Son, Tuong Duong, Con Cuong, Que Phong, Quy Hop, Quy Chau, Anh Son Districts	Tan Ky, Nghia Dan, Thanh Chuong Districts; Thai Hoa town
Corporate income tax		10% in the first 15 years	17% in the first 10 years
		4 years of tax exemption from the first year of income generation	2 years of tax exemption from the first year of income generation
		50% tax exemption for the 9 subsequent years	50% tax exemption for the 4 subsequent years
Import duty		Duty exemption for imports used for fixed asset formation	Duty exemption for imports used for fixed asset formation
		5 years of tax exemption for materials, supplies, components that cannot be domestically produced.	5 years of tax exemption for materials, supplies, components that cannot be domestically produced, applied to projects in specially encouraged sectors.



Preferential land rent policies

Land rent	<ul style="list-style-type: none"> - 3 years of land rental fee exemption in the fundamental construction period (for all projects) - Land rental fee exemption for whole rental period of projects in specially encouraged sectors. - 15 years of land rental fee exemption for projects in encouraged sectors. - 11 years of land rental fee exemption for remaining projects * Project invest in industrial zone infrastructure: <ul style="list-style-type: none"> - Land rental fee exemption for whole rental period of project invest at District level - 11 years of land rental fee exemption for project invest in South East Economic Zone 	<ul style="list-style-type: none"> - 3 years of land rental fee exemption in the fundamental construction period (for all projects) - 15 years of land rental fee exemption for projects in specially encouraged sectors. - 11 years of land rental fee exemption for projects in encouraged sectors. - 7 years of land rental fee exemption for remaining projects * Project invest in industrial zone infrastructure: <ul style="list-style-type: none"> - 15 years of land rental fee exemption for project invest at District level

Details can be accessed at the website: <http://napc.vn>

INVESTMENT SUPPORT POLICY

All expenses for compensation, site clearance for project invest in industrial zone infrastructure.

Free-of-charge provision of information on investment climate, planning, access to land fund and tax.

Provision of traffic infrastructure, electricity, water supply and drainage to project fence

Double support rate for projects which contribute over 300 billion VND to the local budget.

Training cost of 1,500,000 VND/worker

Visibility on the media. Provision of advice and support during the completion of investment dossiers, handling of investors' difficulties.

50% of investment procedure fulfillment costs

50% of ground filling cost.

(Resolution No. 26/2016/NQ-HDND dated August 4, 2016 by Nghe An Provincial People's Council on a number of investment support policies in the province)

Details can be accessed at the website: <http://napc.vn>



INVESTMENT SEQUENCE OUTSIDE IN DONG NAM ECONOMIC ZONE AND INDUSTRIAL ZONES

STEP 1

Participate in land auction or in tender selecting investors for implementing projects; or request for approval of investment policy, for permission of site selection survey, and for issuance of investment certificate.

STEP 2

Establish an economic organization in accordance with existing regulations applicable to foreign investors; deposit for performance guarantee.

Prepare and submit 1/500-scale detailed construction planning for appraisal and approval.

Request authorized authorities to make additional measurement, extraction and drawing.

STEP 3

Acquire land; develop, appraise, approve and implement compensation, support, resettlement and site clearance plans when the State acquires land

Develop investment project for construction works.

Appraise basic design; fire prevention and fighting design; agree on technical infrastructure connection (e.g. water supply, water drainage, electricity supply, transportation, telecommunications)

Register and request authorized authorities to certify Environmental Protection Plan or prepare and request authorized authorities to review and approve the EIA report

STEP 4

Determine land price.

Request land allocation, land lease or change of land use purpose; receive handed-over land in the field, issue a land use right certificate.

Develop and appraise construction drawing design documents.

STEP 5

Apply for a construction permit (except for works exempt from construction permits under Clause 2, Article 89 of the Law on Construction No. 50/2014/QH13)
Initiate the construction and project implementation.

STEP 6

Carry out acceptance review of the construction work and request construction-specialized agency as well as fire prevention and fighting agency to monitor the acceptance review.

Request specialized agencies to examine and confirm the conformity with safety, hygiene and environment conditions.

INVESTMENT SEQUENCE IN IN DONG NAM ECONOMIC ZONE AND INDUSTRIAL ZONES

STEP 1

Allow site selection surveys or accept proposed project sites, decide investment policy and issue investment registration certificate.

STEP 2

Establish an economic organization in accordance with existing regulations applicable to foreign investors; deposit for performance guarantee (for projects subject to deposit according to Article 42 of the Investment Law).

STEP 3

Prepare, appraise and approve planning task (if any) and 1/500-scale detailed construction planning dossier, master construction planning.

Prepare, appraise and approve 1/500-scale detailed construction planning task (except for projects exempt from construction planning task, e.g. detailed construction planning of industrial zones, industrial projects).

Prepare, appraise and approve 1/500-scale detailed construction planning dossier.

Prepare and appraise master construction planning for projects with the scope of <5ha (or <2 ha for condominium construction projects).

STEP 4

Develop, appraise and approve land acquisition, compensation and site clearance plans, include the list of projects in the annual land use plan of the district People's Committee (for projects implemented in the area of land where compensation and/or site clearance has not been done).

Develop investment construction project.

Appraise basic design; fire prevention and fighting design; agree on technical infrastructure connection (e.g. water supply, water drainage, electricity supply, transportation, telecommunications)

Register and request authorized authorities to certify Environmental Protection Plan or to appraise the EIA report.

Approve investment project (upon the completion of the above-mentioned procedures).

STEP 5

Determine land price; change land use purpose (if any).

Hand-over or lease land; acquire land, receive land in the field, issue a land use right certificate.

Develop and submit technical design (construction drawing design) for appraisal (for projects subject to such submission as stipulated)

STEP 6

Grant a construction permit (except for works exempt from construction permits under Clause 2, Article 89 of the Law on Construction No. 50/2014 / QH13)

Initiate the construction and project implementation.

STEP 7

Carry out acceptance review of the construction work and request construction-specialized agency as well as fire prevention and fighting agency to monitor the acceptance review.

Request specialized agencies to examine and confirm the conformity with safety, hygiene and environment conditions.

Investors are to submit 7 sets of application to Dong Nam Economic Zone



**NGHE AN PROVINCIAL PEOPLE'S COMMITTEE
INVESTMENT, TRADE AND TOURISM PROMOTION CENTER OF NGHE AN PROVINCE**

Address: No. 16, Truong Thi Street, Vinh City, Nghe An Province
Phone: (+84) 2388 722 788 Website: <http://napc.vn>

INSTRUCTIONS AND RECEPTION OF INVESTMENT APPLICATIONS

- ▶ Take the lead and collaborate with investors in surveying project sites, investment/business environment, connection infrastructure, etc.
- ▶ Directly receive applications for investment policy approval.
- ▶ Provide detailed instructions on investment sequence and procedures for investors.

INVESTMENT, TRADE AND TOURISM PROMOTION

- ▶ Implement long-term, medium-term and annual programs and plans for investment, trade and tourism promotion in Nghe An Province.
- ▶ Organize and participate in events, forums, seminars, conferences, fairs and exhibitions; seek cooperation programs in the fields of investment, trade and tourism.
- ▶ Contact and work with businesses and investors to provide consultancy, exchange data and information.
- ▶ Organize the implementation of promotion programs under cooperation programs with economic zones, industrial zones, hi-tech zones, associations, etc.

INVESTMENT CONSULTANCY AND SUPPORT

- ▶ Guide and advise investors and enterprises on policies and laws in the fields of investment, trade and tourism.
- ▶ Provide or introduce investors with/to investment, trade and tourism promotion and consultancy services.
- ▶ Receive and support to remove investors' difficulties and problems.

SUPPORT FOR BUSINESS DEVELOPMENT

- ▶ Support businesses to build brands and expand markets.
- ▶ Train businesses on professional knowledge, access to science and technology, administration and management for improvement of their competitiveness.
- ▶ Support businesses in the supply chain.
- ▶ Support businesses to prepare loan applications, collaterals, access investment funds, etc





VSIP NGHE AN

Integrated Township & Industrial Park



LOCATION



HUNG NGUYEN DISTRICT
(DONG NAM EZ)

AREA

750 HA

Phase 1
226 HA IP
83 HA C&R

INCENTIVE

10%

CIT IN 15 YEARS

LABOR COST

4th

REGION



OFFERINGS

- ☑ INDUSTRIAL LAND
- ☑ COMMERCIAL & RESIDENTIAL LAND
- ☑ READY-BUILT FACTORY



SELF-SUFFICIENT INFRASTRUCTURE

- ☑ POWER SUPPLY: 102 MVA
- ☑ TELECOMMUNICATION: 3,000 LINES
- ☑ WATER SUPPLY: 10,000 M³/DAY (PHASE 1)
- ☑ STP: 6,000 M³/DAY (PHASE 1)
- ☑ DRAINAGE SYSTEM
- ☑ FFS: 24/7



AMENITIES

- ☑ CENTRAL PARK
- ☑ PLAZA: EATERIES, IN-DOOR PLAYGROUND, GYM, TENNIS COURTS
- ☑ RETAIL OUTLET
- ☑ TERRACE HOUSE

(+84-238) 3764 999

www.vsip.com.vn



hoang thinh dat
Tiếp cơ hội, nối thành công

HOANG MAI INDUSTRIAL PARK, NGHE AN PROVINCE



Location Advantages:

- 12km from Nghi Son deep-water port, Thanh Hoa
- 8 km from Dong Hoi port, Nghe An
- Be adjacent to National Highway No. 1A
- 3 km from Hanoi – Vinh National highway
- 200 km from Hanoi
- 60 km from Vinh International airport

Advantages from invested infrastructure

Hoang Mai Industrial Park has modern and integrated infrastructure, including: the telecommunication system to the factories' fences; the water system from Hoang Mai Water Plant with the capacity of 80,000 – 120,000CMD and the 15,000 CMD Water Plant inside the Industrial Park (using surface water from Vuc Mau lake); the 12,000 CMD waste water treatment system with Japan technology and the electric is from the 110KV National electric network.

Infrastructure fee and others:

Industrial infrastructure usage (one-time payment)	38-45 USD/m ² /50 years
Land rental	Pursuant to regulations of Nghe An
Management and maintenance fee (pay annually)	0,05 USD/m ² /month
Water price	0.45 USD/m ³
Waste water treatment fee	0.25 – 0.85 USD/m ³

HOANG MAI INDUSTRIAL PARK, owned by Hoang Thinh Dat Corporation, covers the area of 264.77ha has wholly completed its construction of infrastructure, meeting the standard conditions and criterias to attract both foreign and domestic investors.



WHA Industrial Zone 1 – Nghe An, Vietnam

Your Manufacturing and Export Base to the Global Market

Our Project in Vietnam

With a total area of 3,200 ha upon completion, **WHA Industrial Zone 1 - Nghe An** will be the largest well-developed industrial zones in North Central Vietnam, connecting the new manufacturing and distribution base to serve domestic and international markets.

Located within **Dong Nam Economic Zone** with special privileges, WHA Industrial Zone 1 - Nghe An Phase 1 offers 498 ha of international-standard infrastructure for industrial investors and also accommodates residential and commercial projects.

Well-developed Land

Various sizes of developed land plots with standard soil compaction control
Well-designed infrastructure and utilities including industrial water, storm drainage, wastewater treatment, flood protection and communication systems
Environmental monitoring and controlling by professional industrial zone operations and management team

Ready Built Factory for Rent

Size from 500 sq.m – 10,000 sq.m

High quality and well-designed layout with various sizes of factory for rent, easy to start up at lower initial cost of investment
Flexible investment solutions as a growth path to larger buildings or to developed land as business expands

Target Industries

Industrial

Automotive, Plastics, Light Metals, Textiles/Garments (exclude dyeing), Building Materials

Consumer

Food Processing, Beverages, Value-added Agriculture, Fast Moving Consumer Goods (FMCG), Electrical Appliances

Technology

Electronics, Medical Assembly, Software, Smart Phones, Communications

Logistics

Cold Storage, Inland Container Depot, Modern Warehouse Logistics, Shipping and Freight

WHA Customer Care Service (CCS)

WHA provides investment support to investors starting from day one by coordinating with local authorities. WHA also acts as the pool of relevant and practical information to support investors during their operation in WHA Industrial Zone 1 - Nghe An.

High Investment Incentives of Economic Zone

Corporate Income Tax (CIT)

- The preferential tax rate of 10% for 15 years, in which:
 - CIT exemption for the first 4 years
 - 50% tax reduction in the subsequent 9 years

Remark: A tax holiday and tax reduction shall start from the first profit-making year or the fourth revenue-generation year whichever comes first.

Import Tax

Exemption for machines and equipment to create fixed assets
Exemption in 5 years for materials & components of production that cannot be produced domestically

Investor support

One Stop Service at Dong Nam Economic Zone Authority

Corporate Income Tax (CIT)

General Case	Tax Incentive Rate	YEAR																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Normal Tax Regime		20%																		
Case1	Making Profit from the First Year of Generating Revenue	0%				5%									10%		20%			
		4 years				9 years									2 years		the 16 th year onwards			
Case2	Generating Revenue but Not Making Profit from Establishment	0	0%				5%									10%		20%		
		3 years	4 years				8 years									1 year		the 17 th year onwards		

Source: Nghe An Investment Promotion and Support Center

Infrastructure and Utilities

Secure and reliable solutions from a premier provider

Water Supply

4,000 – 12,000 m³/day (expandable)
Standard supply 30 m³/ha/day
Source from Cam River

Wastewater Treatment Plant

Primary and secondary of Aerated Lagoon (AL) and constructed wetland of 3,200 – 9,600 m³/day (expandable)

Power Supply by EVN

2 dedicated transmission lines of 22 kV from Cua Lo substation, with capacity of 65 MVA
110 kV transmission lines available upon application to EVN

Road System

Main road with 67 m. right of way, 4 lanes with reinforced concrete pavement
Secondary road with 30 m. right of way, 2 lanes with reinforced concrete pavement

Telecommunication

Good signal telephone lines
Fiber optic for high speed internet
Wireless internet with various mobile phone packages

Land Elevation

2.50 – 2.70 m. above mean sea level

Drainage and Flood Control System

Dike at the height of 4.30 m. with drainage pumping system
Internal drainage channel, box and pipe culvert system to receive run-off from the land plots

Emergency Response

Two existing firefighting station located within 10 km. (at Cua Lo) and one new firefighting station located next to the office area to be completed within 2019

Firefighting System

Fire hydrant at every 150 m.
Large retention ponds for firefighting water reserve

Medical Care

Public hospital & international hospital located within 15 km.
Emergency ambulance service available 24/7 nearby



Nghe An, Prime Location for Integrated Logistics and Transport in Vietnam



Vinh International Airport ●●●

With domestic flights to Ho Chi Minh City, Hanoi, Da Lat, Nha Trang, Pleiku, Buon Ma Thuot and international flights



Roadways ●●●

8 National route highways running through Nghe An province
3 Vertical North-South roads connecting to major cities and ports (National Asian Highway 1 (AH1) 15 and Ho Chi Minh Road)
5 routes connecting to Lao PDR (National Highway Na7, 46, 48, 48B, 48C)
North-South Expressway, passing WHA Industrial Zone 1 – Nghe An, will connect Vinh City to Hanoi and major ports (by 2022)



Seaports ●●●

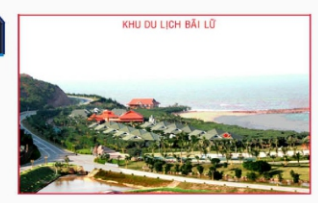
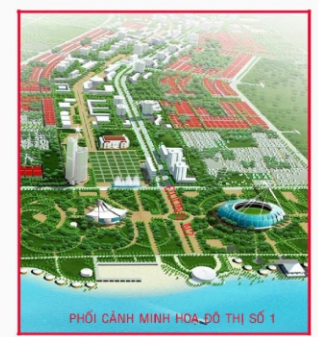
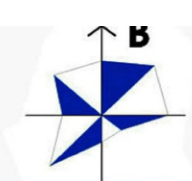
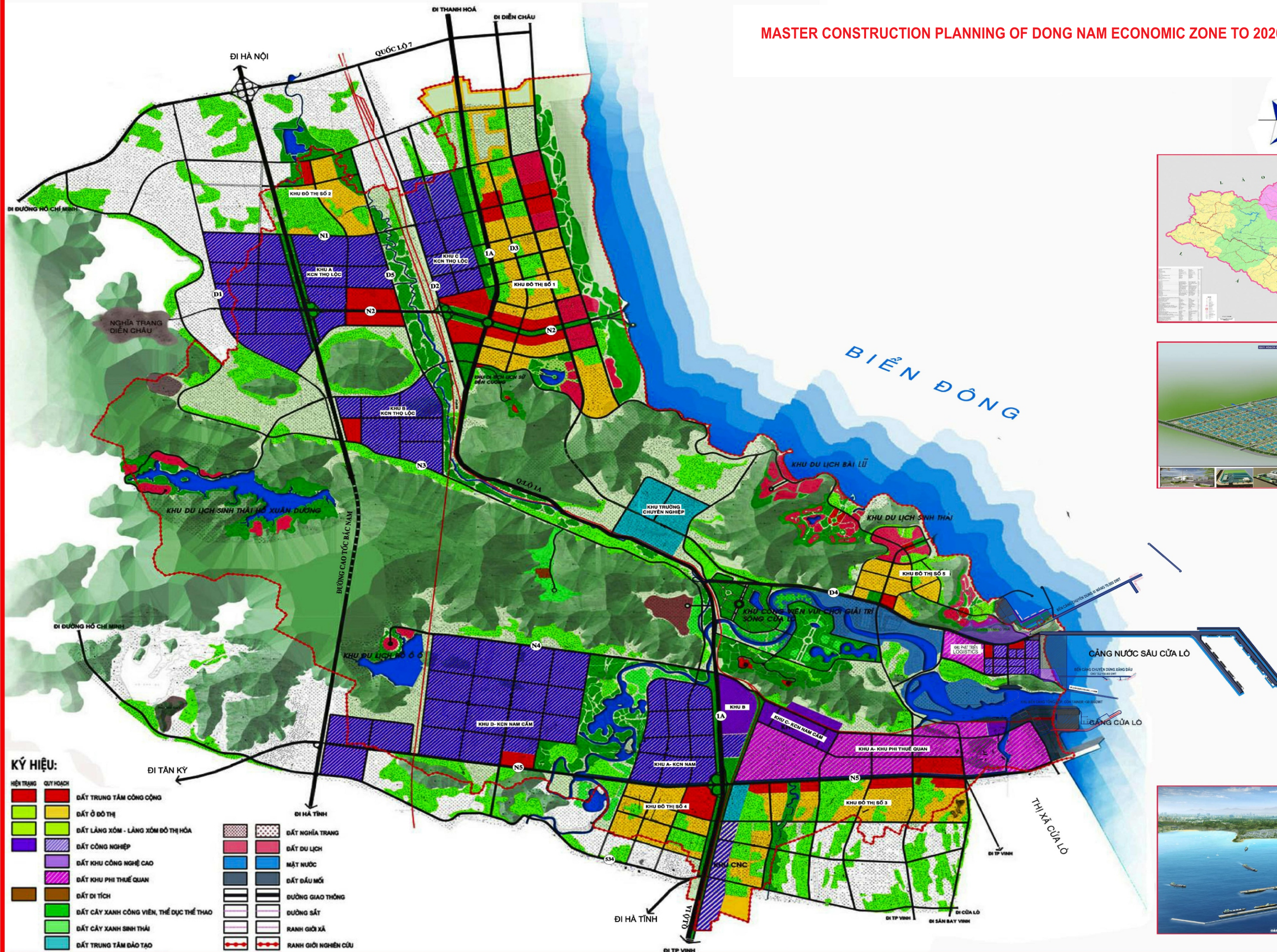
Cua Lo Seaport: 30,000 DWT
(In operation, 10 km. to WHA Industrial Zone 1 – Nghe An)
Nghe An International Seaport 70,000 DWT
(In operation, 15 km. to WHA Industrial Zone 1 – Nghe An)
DKC Petroleum Storage and Port: 40,000 DWT
Cua Lo Deep Seaport: 50,000 – 100,000 DWT (On plan)
Dong Hoi Deep Seaport 30,000 – 50,000 DWT (On plan)



Vinh Railway Station ●●●

1st grade station, ranked by strategic location, passenger capacity and goods flow
3rd largest passenger and cargo transit station in Vietnam, completely integrated into national railway network to Hanoi and major ports
New plan for High Speed Train from Hanoi to Ho Chi Minh city with one major station close to WHA Industrial Zone 1 – Nghe An will enhance logistics flow of goods and raw materials

MASTER CONSTRUCTION PLANNING OF DONG NAM ECONOMIC ZONE TO 2020 (VISION TO 2030)

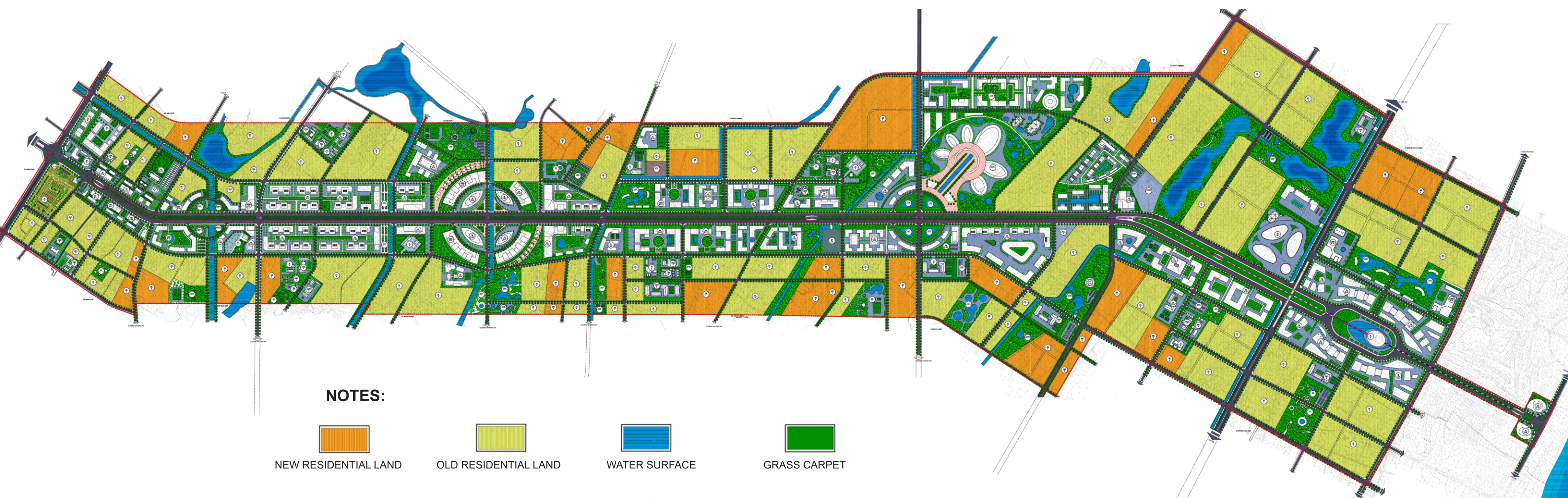


KÝ HIỆU:

HIỆN TRẠNG	QUY HOẠCH
[Red]	ĐẤT TRUNG TÂM CÔNG CỘNG
[Yellow]	ĐẤT Ở ĐÔ THỊ
[Light Green]	ĐẤT LÃNG XOM - LÃNG XOM ĐÔ THỊ HÓA
[Dark Green]	ĐẤT CÔNG NGHIỆP
[Purple]	ĐẤT KHU CÔNG NGHỆ CAO
[Pink]	ĐẤT KHU PHI THUẾ QUAN
[Brown]	ĐẤT DI TÍCH
[Light Blue]	ĐẤT CÂY XANH CÔNG VIÊN, THỂ DỤC THỂ THAO
[Dark Blue]	ĐẤT CÂY XANH SINH THÁI
[Light Blue]	ĐẤT TRUNG TÂM ĐẢO TẠO
[Pattern 1]	ĐẤT NGHĨA TRANG
[Pattern 2]	ĐẤT DU LỊCH
[Pattern 3]	MẶT NƯỚC
[Pattern 4]	ĐẤT ĐẦU MỐI
[Pattern 5]	ĐƯỜNG GIAO THÔNG
[Pattern 6]	ĐƯỜNG SẮT
[Pattern 7]	RANH GIỚI XÃ
[Pattern 8]	RANH GIỚI NGHÊN CỨU

ZONING PLAN OF VINH-CUA LO AVENUE AND BOTH SIDES OF THE AVENUE

DIAGRAM OF THE SPACE TO THE LANDSCAPE ARCHITECTURE



RESEARCH AND DEVELOPMENT CENTER - ZONE 2



SPORTS AND GYMNASTICS AREA - ZONE 4



BOULEVARD SYSTEM CONNECTING ZONE 4 AND ZONE 5



MUSEUM AREA WITH A TRAM SYSTEM RUNNING THROUGH ZONE 5



TWIN TOWERS - ZONE 5