



BAO MINH INDUSTRIAL PARK(s)

MANUFACTURING & LOGISTICS OPPORTUNITY

BAO MINH Industrial Parks Introduction Profile

Presented by	: Business Development Team
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- VIETNAM INVESTMENT UPDATE
- ABOUT DEVELOPER

Bao Minh Industrial Park, Vu Ban Dist., Nam Dinh province



Commitment



Customer Oriented



Customer Success



Responsibility



Social Giving



No. 1



Bao Minh IP -- Phase 1, 165 ha, 100% full Phase 1

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NOI BAI AIRPORT
160 km

HANOI
135 km

CAT BI AIRPORT
33 km

VAN DON AIRPORT
155 km

MONG CAI BORDER GATE
285 km

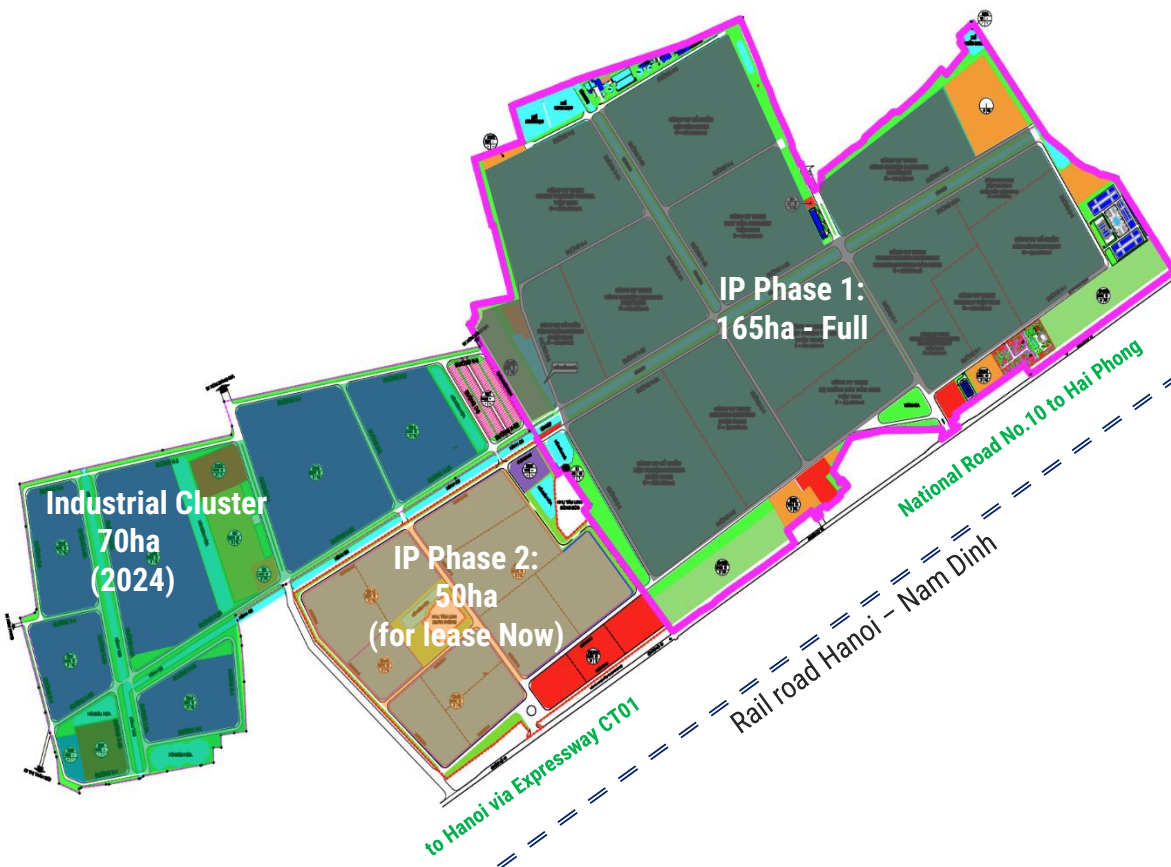
Bao Minh IP, Nam Dinh (215 ha)

Thai Binh Economic Zone

Hai Long IP (296 ha)



Bao Minh Industrial Park, Nam Dinh Province



IDEAL DESTINATION

- To Hai Phong Port (Road No.10): 118 km (2,5 hour)
- To Hanoi (via Freeway CT01): 100 km (1,5 hour)
- To Noi Bai Intl' Airport: 125 km (2,5 hour)
- To Hyundai Ninh Binh: 28 km (40 min)
- To Thang Long 2 IP, Hung Yen: 76 km (1,5 hour)

INCENTIVES

- **General Investment:**

- 02 years first FREE CIT Tax
- 04 years following years 50% CIT exemption on tax rate (current 20%)

- **Special on Supporting Investment/Hi-tech:**

- 04 years first FREE CIT Tax
- 09 years following years 50% CIT exemption on tax rate (current 20%)

- **Special from BAO MINH support:**

- FREE: Investment Certificate, Business Certificate, Tax code, Seal
- Payment solution on land leasing (by nego)



INDUSTRIAL PARK FEATURES

Construction factors:

- Construction ratio: 70%/GFA
- Soil and foundation, piling: 25m++
- Building height: 05 storey and lower acceptance

Infrastructure Installation:

- Electricity Supply: 60++ MW capacity (35Kv grid)
4 MW (renewable - solar)
- Water Supply: up to 50,000 m3/day
- Sewage Treatment: up to 20,000 m3/day
- Internal traffic roads: 12m, 15m, 36m, 60m cross section
- Lighting (solar system) to internal traffic lights
- Solar roof support on energy consumption demand



INFRASTRUCTURE FEE

- 1. Maintenance:** (Road, Lighting, Landscape, Water, Sewage)
 - Offer: 0.5 USD/m²/year
- 2. Water Supply:**
 - Offer: 0.37 USD/m³ (local current applied)
- 3. Waste Water Treatment:**
 - A level: 0.12 USD/m³
 - B level: 0.45 USD/m³ (by water meter)
- 4. Electricity:** by local EVN, reference following
 - Low time: 902 VND/kWh
 - Normal time: 1,405 VND/kWh
 - Peak time: 2,556 VND/kWh

* Remark:

- Above prices are VAT excluded
- Above fees are subject to increase by CPI each year of Nam Dinh local Government report (15%+ previous)

BASIC SALARY INCOME AS GOVERNMENT REGULATION (Unit: VND/month)

ZONE 1	ZONE 2	ZONE 3 (Bao Minh IP)	ZONE 4
4,680,000 VND	4,160,000 VND	3,640,000 VND	3,250,000 VND
210 USD	190 USD	160 USD	140USD

** Pursuant with Decree No. 38/2022/NĐ-CP (effective from 1st of July/2022)*

Social Insurance: 32.5% (22% paid by Employer, 10.5% paid by employee)

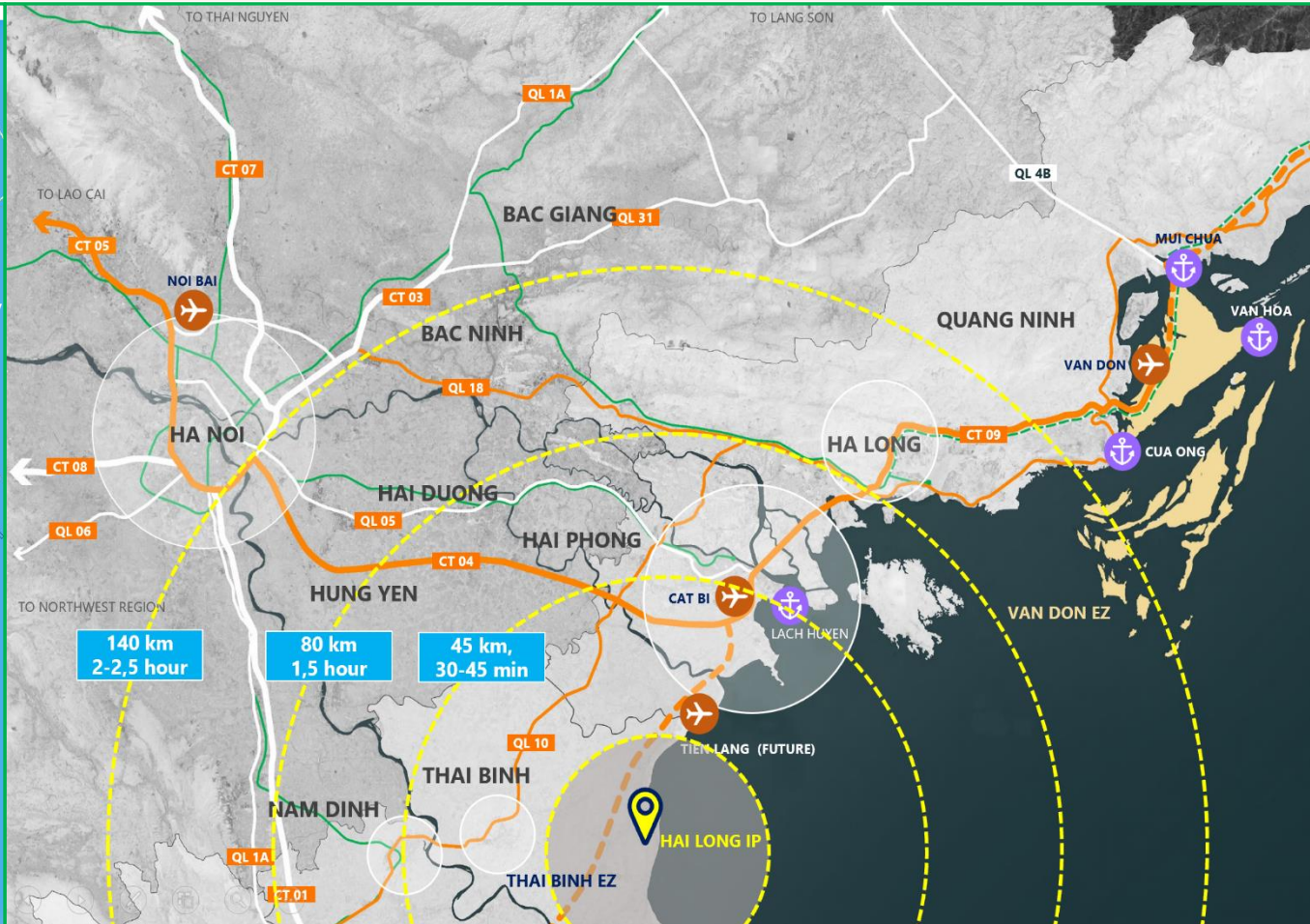
Working hours: 08h/day/shift (03 shifts/day objected to be acceptable)

Extra working hours: 04 hours/day (not exceed 200hours/year)

For Special cases: 300 hours/year.

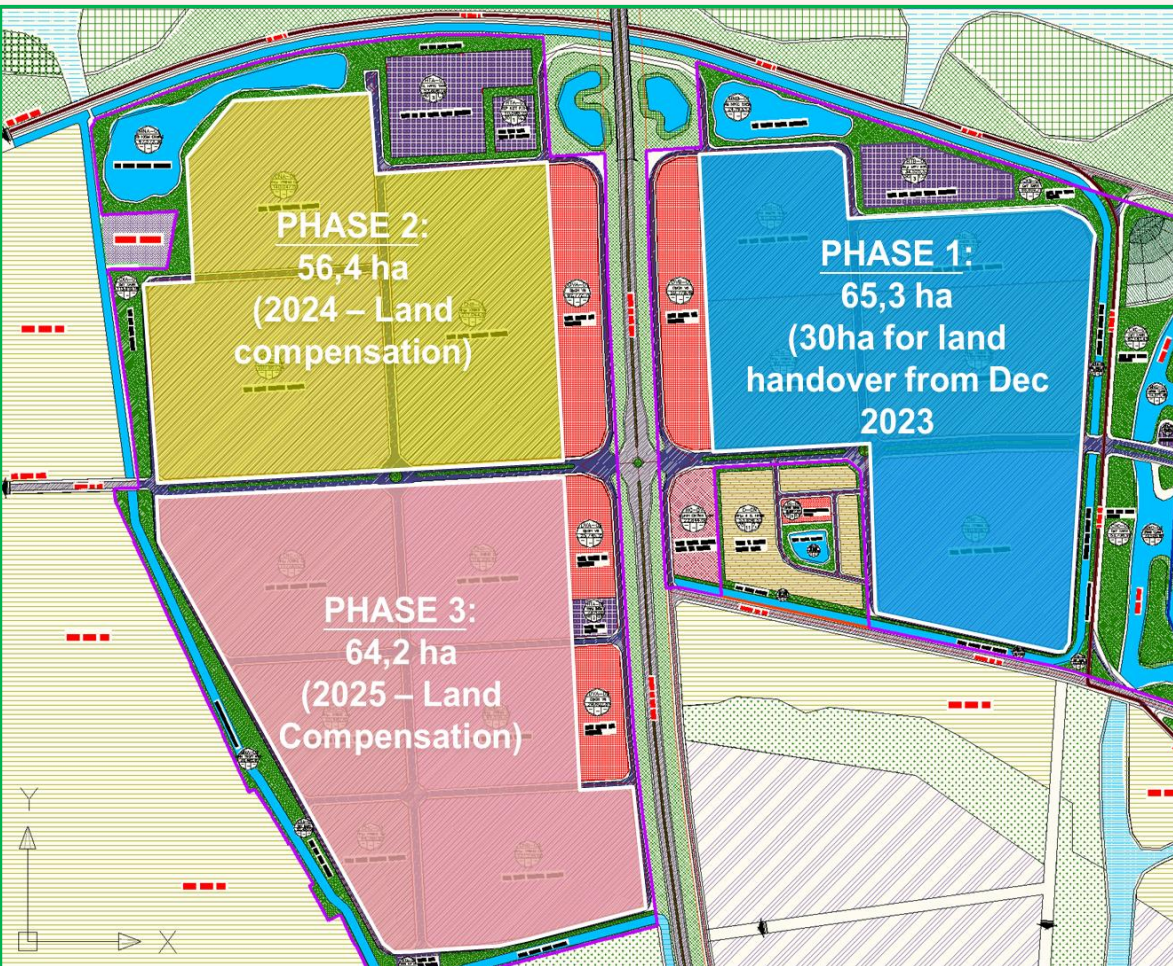


Hai Long Industrial Park, Thai Binh Province



LOCAL INTERNAL ROADS WITHIN EZ TO IP

CONNECTING TO EXPORT/IMPORT & MAJOR LOCATIONS



IDEAL DESTINATION FROM 2023

- To Hai Phong Port (via Coastal line): 45 km (50 min)
- To Cat Bi Int'l Airport, Hai Phong: 40 km (35 min)
- To Hai Phong city (via Coastal line): 50 km (1 hour)
- To VSIP, Hai Phong: 45 km (55 min)
- To LG Complex, Hai Phong: 40 km (50 min)
- To Thai Binh city: 30 km (30 min)
- To Hanoi (via Freeway CT01): 140 km (2 hour)

FREEWAY CONSTRUCTION UPDATE

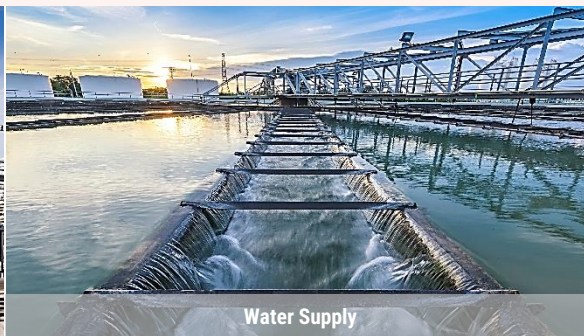
- **Coastal line:** 70% done, technical operating in Jan 2023 and **officially in operating from May 2023**
- **Ninh Binh – Hai Phong freeway:** Q1/2023 and estimated officially opening in 2026

DEVELOPMENT PHASES

- Phase 1: 65,3 ha (land handover from Dec 2023)
- Phase 2: 56,4 ha (land handover from July 2024)
- Phase 3: 64,2 ha (land handover from March 2025)



2 Power Station 110kv & Thai Binh Thermal Complex



Water Supply



Waste Water Treatment Plant



Green & Friendly Environment



Worker Dormitory



Vocational Training Center

INDUSTRIAL PARK FEATURES

Construction factors:

- Construction ratio: up to 65%/GFA
- Solid soil and foundation, piling: 30m++
- Building height: 15m standard, able to up storey

Infrastructure Installation:

- Electricity Supply: 100++ MW capacity (22Kv grid)
- Water Supply: up to 50,000 m3/day
- Sewage Treatment: up to 40,000 m3/day
- Internal traffic roads: 12m, 15m, 36m, 60m cross section
- Lighting (solar system) to internal traffic lights
- Solar roof support on energy consumption demand

Manufacturing Area Needed:

- Hitech, eco-friendly, electronics and assembling, precision, car & spare part, supporting, workshop and ware house development, logistics
- Green & Renewable energy certified standard are more encouragement

FACILITIES SUPPORTED FROM THE DEVELOPER



INVESTMENT INCENTIVES

15 years incentives according to Economics Zone regulation, including of:

- **04 first years CIT Tax Free**
- **09 years following years 50% CIT exemption on incentive tax rate of 10%**
- **After 15 years, is restored to normal as current regulation (20% current reference)**

INFRASTRUCTURE FEE

1. **Maintenance:** (Road, Lighting, Landscape, Water, Sewage)
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Quang Lang Beach, Thai Binh Province



Commitment



Customer Oriented



Customer Success

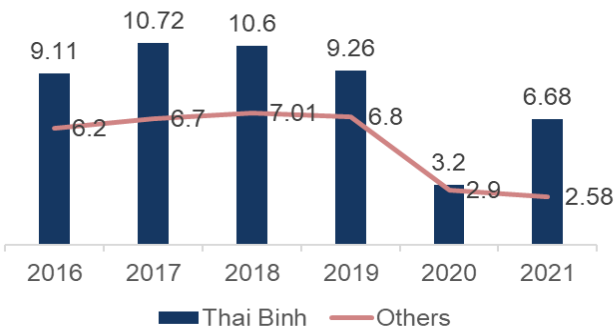


Responsibility



Social Giving

ECONOMICS GROWTH 2016 – 2021 (%)



STATE BUDGET COLLECTION 2021

10.150 Bil. VND ^(14/63)

GRDP
57.112 Bil. VND

PCI RANK
47/63

DEVELOPMENT TRENDY

- Become a new industrial center area of the surrounding Red River Delta area
- Industrial development is the key to be a very important economics growth engine of the province
- Diversify sectors of manufacturing to be higher values



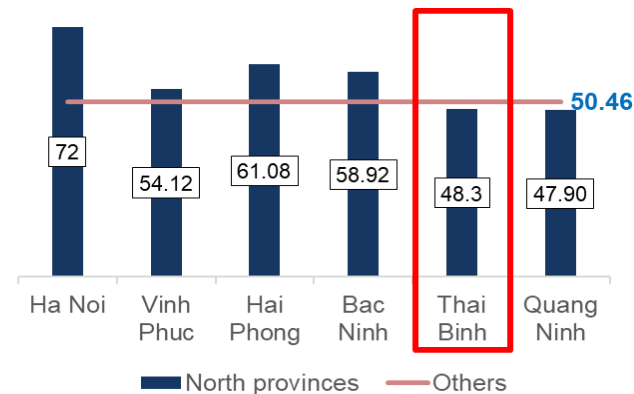
To the year 2050, Thai Binh determine as is industrial center of the Red River Delta for hitech, machinery, electronics, precision beside agri-tech development

* Source: GSO, 2021

POPULATION

- **Thai Binh province:** 1.875.700 people (11/63)
 - Cities: 221.600 (11,8%)
 - Countryside: 1.654.100 (88,2%)
 - Population ratio: 1.184 people/km²
 - Area: 1.584,61 km²
- **Thai Binh city:** 187.369 people

GDP PER CAPITA 2021





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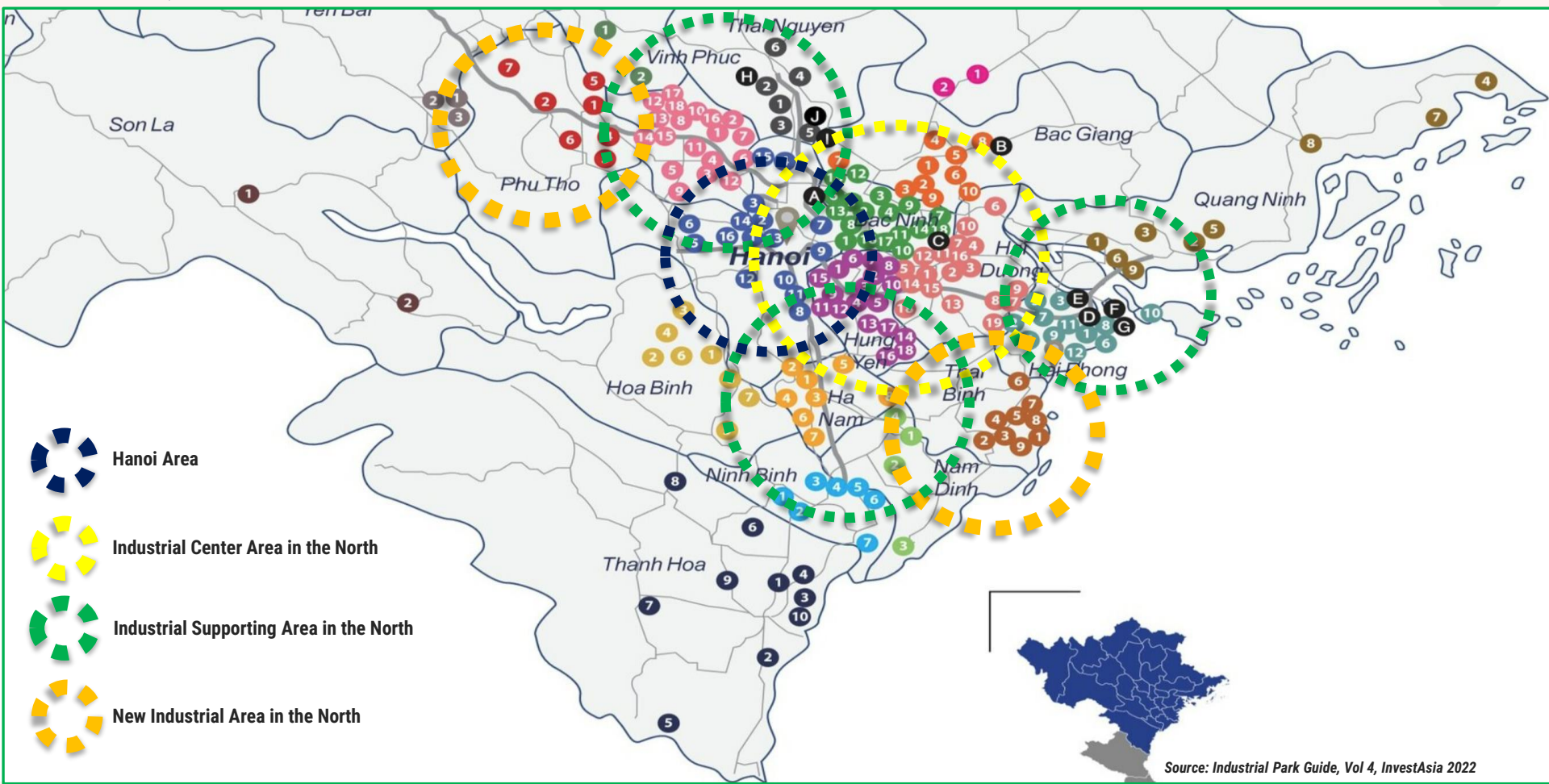




Responsibility



Social Giving

Hi-tech, Eco - Green Plant, Supporting, Logistics...



-  Hanoi Area
-  Industrial Center Area in the North
-  Industrial Supporting Area in the North
-  New Industrial Area in the North

Source: Industrial Park Guide, Vol 4, InvestAsia 2022

A NEW INDUSTRIAL CENTER AREA FOR THE NORTH OF VIETNAM



No. 4

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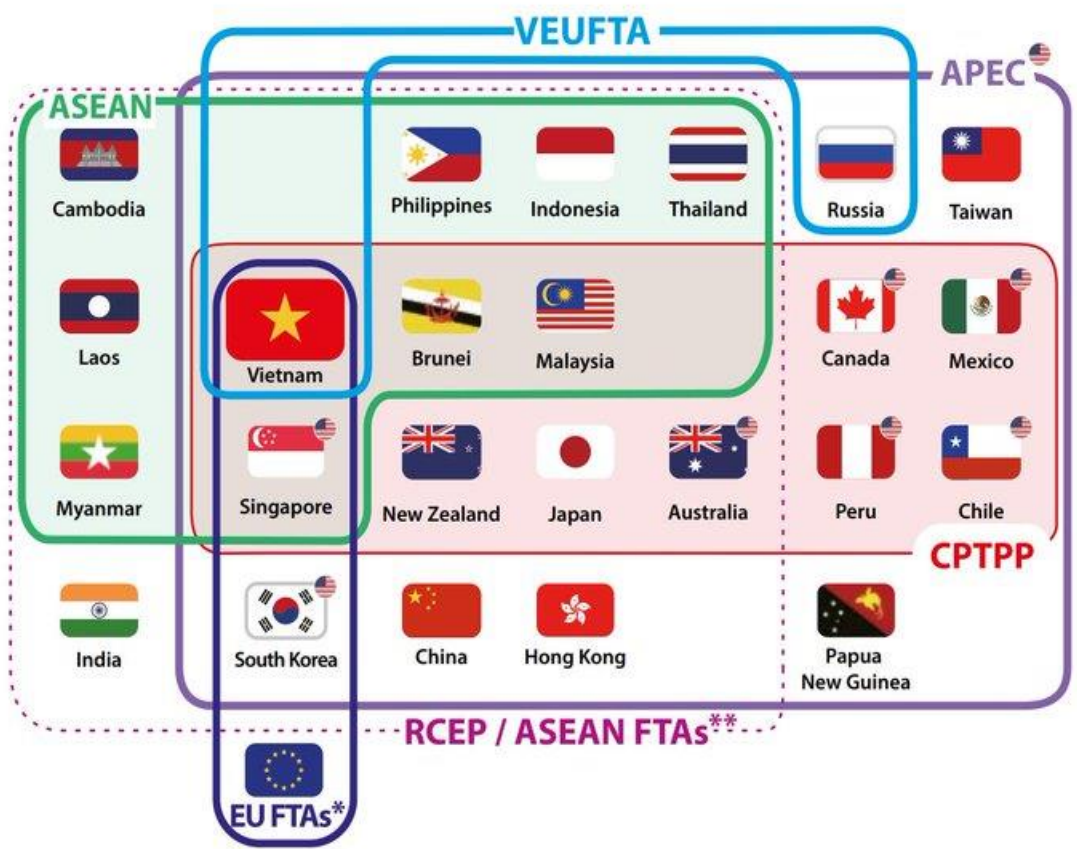
Responsibility



Social Giving

For a mighty Vietnam

Vietnam's Free Trade Agreement Network



APEC
Asia-Pacific Economic Cooperation

CPTTP
Comprehensive and Progressive Agreement for Trans-Pacific Partnership

VEUFDA
Vietnam Eurasian Union FTA

ASEAN
Association of Southeast Asian Nations

EU
European Union

RCEP
Regional Comprehensive Economic Partnership

FTA with the United States

Signed Agreements

Agreements in Force

Negotiations ongoing

** The EU's FTA with South Korea has been finalized; its FTAs with Vietnam and Singapore have been concluded, but not yet entered into force.*

*** ASEAN has multilateral trade agreements with India, China, New Zealand, Australia, Japan, and South Korea; ASEAN's trade agreement with Hong Kong has been concluded, but not yet entered into force.*



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Dong Chau Beach, Tien Hai Dist., Thai Binh province



Commitment



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Customer Success



Responsibility



Social Giving



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THANK YOU!