

NGHI SON ECONOMIC ZONE AND INDUSTRIAL PARK OF THANH HOA PROVINCE



POTENTIAL AND OPPORTUNITY FOR INVESTMENT



World Cultural Heritage of Ho Dynasty Citadel - Thanh Hoa



Lam Kinh Festival - Thanh Hoa



FLC Sam Son 5-star hotel - Thanh Hoa



Sam Son Beach - Thanh Hoa



Nghì Sơn beach



Pu Luong Nature Reserve for forest - Thanh Hoa



FORMER PRIME MINISTER NGUYEN XUAN PHUC ATTENDED THE COMMERCIAL OPERATION CEREMONY OF OIL REFINING PROJECT



FORMER PRIME MINISTER NGUYEN XUAN PHUC VISITED OIL REFINERY AND PETROCHEMISTRY FACTORY.



Management Board of Nghi Son economic zone and Industrial Zones of Thanh Hoa province wishes to welcome investors who arrive to survey and research investment in Nghi Son economic zone and industrial zones of Thanh Hoa province. We are committed to serving investors:

- 1. Implementation of investment procedures.*
- 2. Deploy to construct the project.*
- 3. During the process of production and business activities.*

The success of investors is also the success of Thanh Hoa province.



NGHI SON ECONOMIC ZONE

I. NATURAL AND SOCIAL CONDITIONS



Nghi Son economic zone has a natural area of 106,000 ha (including: 66,498 ha of land and islands, 39,502 ha of water surface) located in the south of Thanh Hoa province, on the north-south axis of the country, away from Thanh Hoa city 40 km, 190 km south of Hanoi, is the bridge connecting the North with the Central, Northwest and the South, with the markets of Southern Laos and Northeastern Thailand. The goal of construction is to become a general economic zone, multi-industry and multi-field with a focus on heavy industries and basic industries such as petrochemical industry, high-grade steel rolling industry, mechanical engineering and industrial engineering electricity, construction material industry, consumer goods production, processing and export, construction of urban areas, tourism areas associated with the construction and efficient exploitation of Nghi Son seaport.



Climate:

- Average temperature: 23.4°C
- Average humidity: 85-86%
- Average rainfall: 1,833mm



Topography:

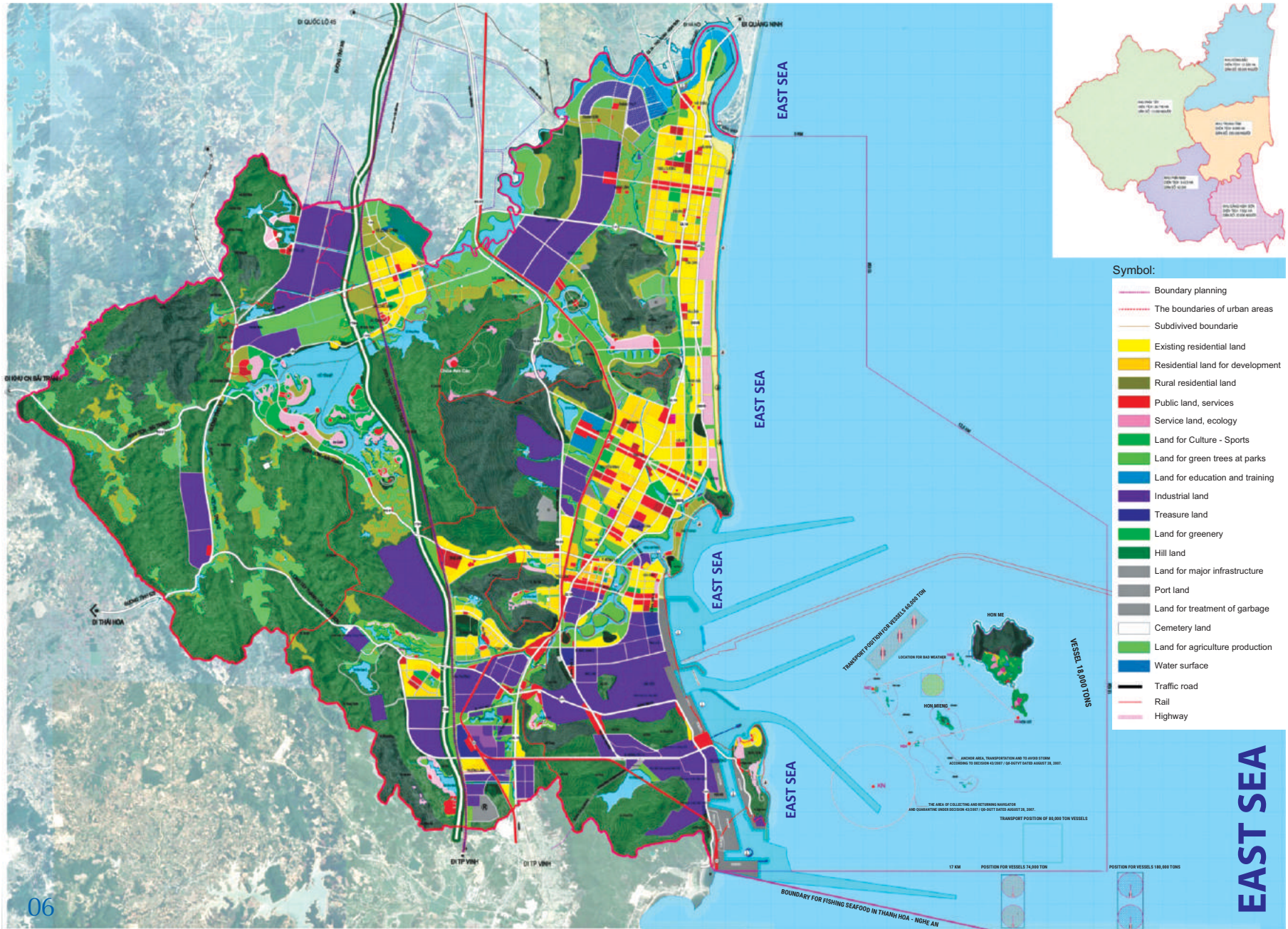
- Highland
- At the seaside
- Plain



Population and labor:

- Thanh Hoa province:
Population 3.64 million people,
labor: 2.4 million people;
- Nghi Son economic zone:
Population 260,000 people,
labor: 148,000 people.

GENERAL PLANNING OF NGHİ SON ECONOMIC ZONE



II. PLANNING OF FUNCTIONAL ZONE

Nghi Son port

- Total area: 741.2 ha, including:
Inland waterway station -
Northeast area: 6.2 ha; harbor.
There are general station,
container and specialized
using. Construction of an
transit station combining an
inland port and a logistics
center: 125 hectares.
- Ability to receive ships up to
70,000 DWT, loading and
unloading capacity of
hundreds of million tons / year.

Industrial Zones

Total area: 9,057.9 ha.
After 2035, it will
develop an additional
3,000 hectares of
industrial land to the
Northwest along the
route of Tho Xuan
airport to Nghi Son
economic zone.

Urban areas

Total area: 6,012.7 ha,
including: Nghi Son
urban area 5,573.0 ha;
439.7 ha of Yen My
urban area.

Marine tourism areas, ecotourism

Total area: 6,665.9 ha,
including: marine
tourism area of 432.1
ha ; 6,233.8 ha
ecotourism sites and
other tourism
destination



**MILLENNIUM VESSEL (PANAMA),
LOADING OF 300,000 TONS OF CRUDE OIL IS LANDED IN NGHI SON PORT**

III. INFRASTRUCTURE

► Traffic system:

* **Road:** There is National Highway 1A and the North-South national highway passing through, the coastal road connecting the northern economic region and the North Central region, the Nghi Son - Bai Tranh road connecting with Ho Chi Minh road, Nghi Son Road - Tho Xuan Airport. The internal traffic system is interconnected between Nghi Son port and industrial zones and urban areas.

* **Railway:** National railway running through Nghi Son economic zone with a length of over 30km, the railway system is connected from cargo stations at Nghi Son port with transit stations, passenger stations to meet transportation needs for Nghi Son economic zone.



* **Seaport:** Nghi Son port has built and put into operation a specialized station at Nghi Son oil Refinery and Nghi Son Petrochemical, Nghi Son I Thermal Power Plant, Nghi Son Cement Factory and general station, station of the container is capable of welcoming ships with a tonnage of 70,000 DWT, the current loading and unloading capacity is 30 million tons / year. In addition, there are dozens of general ports, specialized terminals and container terminals and logistics systems that are planned synchronously with the stations and area under the construction by investors. Currently, the shipping company CMA-CGM opens international container routes from Nghi Son to Singapore; from Nghi Son to Europe, the West Coast of the United States, Africa via Singapore transshipment port.

* **Airport:** Tho Xuan airport, 60km far from Nghi Son economic zone, is currently operating domestic routes, and has been planned to become an international airport by 2030.



► **Electrical system:**

Use the national power grid including: 500 KV North-South line and 220 KV Thanh Hoa - Nghe An line and 220/110/22 KV - 250 MVA transformer station to ensure sufficient power supply for production and living needs.

► **System for supplying water:**

- Raw water: Raw water is taken from Yen My lake (87 million m³) and Song Muc lake (200 million m³) by the system for pipeline of raw water.
- Clean water: currently there are 02 factories with capacity: 150,000 m³/day.

► **Telecommunication service:**

Advanced, broadband, high speed; capable of meeting the needs of telecommunications - information technology services with the highest quality for customers.



NGHI SON CLEAN WATER PRODUCTION FACTORY



YEN MY LAKE



POWER STATION

IV. SOCIAL INFRASTRUCTURE

The banking system, schools, hospitals, commercial services, hotels - tourism, ... have been comprehensively planned. A number of projects are in operation and under construction such as: Nghi Son island ecotourism area, general service complex, public service area Bac Nui Xuoc, Hop Luc International Hospital in Nghi Son area, Facility 2 Vietkids Kindergarten, Housing for workers, commercial banks, insurance services ... basically meet the housing, learning and entertainment needs of staff, experts and people in Nghi Son economic zone.



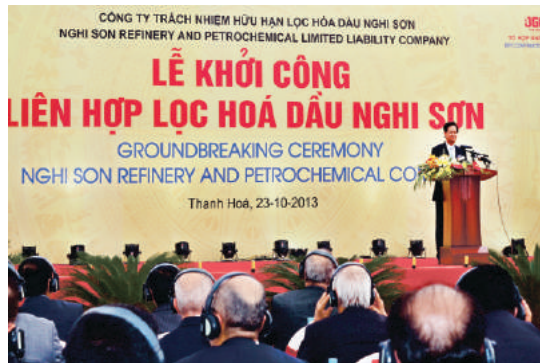
VIETNAM FOREIGN TRADE JOINT STOCK BANK



HOP LUC INTERNATIONAL GENERAL HOSPITAL



HOUSING AND SERVICES AREA SERVE LHD NGHI SON COMPLEX



Groundbreaking ceremony of Nghi Son Petrochemical Complex



Ceremony of commercial operation for Nghi Son petrochemical refinery



Former Prime Minister Nguyen Xuan Phuc visited Nghi Son Refinery and Petrochemicals



Crude oil distillation tower



CAPACITY OF 10 MILLION TONS / YEAR, TOTAL INVESTMENT 9 BILLION USD



NGHI SON CEMENT FACTORY



NGHI SON ELECTRIC THERMAL CENTER



CONG THANH CEMENT FACTORY



NGHIA SON SEAPORT SYSTEM



TIEN PHUONG HOUSING AREA SERVES THE COMPLEX NGHI SON OIL REFINERY



OILMANUFACTURING FACTORY



NGHI SON HOTEL



ECOLOGICAL TOURISM AREA OF NGHIA SON ISLAND

V. POLICY ON INVESTMENT INCENTIVE

NGHI SON ECONOMIC ZONE IS OBTAINED BY THE GOVERNMENT OF VIETNAM FOR APPLYING THE HIGHEST INCENTIVE POLICY FOR INVESTORS

CORPORATE INCOME TAX

Year of implementing the project	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Normal tax rate	20%																			
Preferential tax rate	0%				5%									10%		20%				

New investment projects are eligible for the preferential tax rate of 10% for 15 years, tax exemption for 04 years and 50% reduction of payable tax for the next 9 years.

IMPORT TAX

Tax exemption for machinery, equipment, specialized means of transport and construction materials (which cannot be produced domestically) to create a fixed asset.
Tax exemption for 5 years from the date of manufacture for raw materials, materials and components that cannot be domestically produced to serve production purposes of investment projects.

LEASE FOR LAND AND WATER SURFACE

- Giá thuê đất, thuê mặt nước theo khung giá quy định của UBND tỉnh Thanh Hóa ban hành và ổn định trong nhiều năm.
- Thời gian thuê tối đa 70 năm, hết thời hạn trên có thể gia hạn nếu nhà đầu tư có nhu cầu

- The price of leasing water surface is in accordance with the prescribed price by Thanh Hoa Provincial People's Committee and is stable for many years.

- The maximum period for leasing is 70 years, the above term can be extended if the investor has the need.

Exemption of leasing land, water surface during basic construction but not exceeding 03 years from the date of issuance of the decision on leasing land or water surface; exemption from 11 to 15 years since the project comes into operation, depending on the field of the industry.

Exemption of lease on land and water surface during the implementation for projects in the field of special investment incentives according to the Government's regulations.

SUPPORT FOR TRANSPORTING GOODS BY CONTAINER THROUGH NGHI SON PORT

- Container 20 feet: 700,000 VND / container.
- Container 40 feet or more: 1,000,000 VND / container.

ADVANTAGES WHEN INVESTING IN NGHI SON ECONOMIC ZONE

- Strategic geographic location: Located at the gateway of the North Central region
- Abundant labor force: The third most populous province in Vietnam (population 3.64 million people; of which 2.4 million people are of working age). Diligent, studious worker
- Synchronous transport infrastructure: Road, railway, airway, seaport
- Reasonable labor cost: Regional minimum wage III
- Security and safety: To be guaranteed at the highest level
- Support from local government: Thanh Hoa Provincial People's Committee, Management Board of Nghi Son economic zone and other industrial zones.

MỘT SỐ DỰ ÁN LỚN ĐANG HOẠT ĐỘNG VÀ TRIỂN KHAI XÂY DỰNG TRONG KKT NGHI SON

No	NAME OF PROJECTS	SCALE/CAPACITY	TOTAL
1	Nghi Son Refinery and Petrochemical Complex	10 million tons of crude oil / year	9.000,00
2	Nghi Son 2 Thermal Power Plant	1.200MW	2.793,00
3	Nghi Son 1 Thermal Power Plant	600MW	1.060,00
4	Cong Thanh Thermal Power Plant	600MW	919,55
5	Nghi Son Cement Factory	4,3 million tons/year	621,90
6	Cong Thanh Cement Factory	14.500 tons clanke/day	551,71
7	Nghi Son Complex International steel Port	30 million tons/year	265,91
8	Gas & LNG development zone and petrochemical refining auxiliary	Gas & LNG and auxiliary types	165,00
9	Long Son Container Port	06 harbours; Capacity of 1.2 million Teus / year	163,63
10	Nghi Son Rolling Steel Factory	1,000,000 tons of steel billet / year 500,000 tons of rolled steel / year	121,46
11	Container station 2 and Nghi Son Logistics Port	04 harbours; Capacity of 6 million tons / year	113,60
12	Footwear factory for export	26.4 million pairs of shoes / year	103,50
13	Project No. 1, Duc Giang Nghi Son chemicalscomplex	136,000 tons of chemicals / year.	103,00
14	Investment in construction, operation and commercial operation of ports No. 3, 4, 5 - Nghi Son	Receiving ships of 30,000 DWT. Total length of harbour route is 715m	73,92
15	Cooking oil and cooking oil-derived products plant	1.500 tons/day	71,50
16	System for supplying water Nghi Son Economic zone	- Raw water: 90,000 m3 / day and night - Clean water: 60,000m3 / day, nigh	50,86
17	Dai Duong Packaging factory	Packaging: 200 million cases / year. Jumbo bag from 500 -2,000kg: 3 million bags/year	40,00
18	The plant provides clean water for Nghi Son Economic Zone	90.000m3/day and night	36,31
19	Tourism area and hotel services on the coast	- Phase 1: Area 1, area 8.1 ha. - Glal, section 2: Area 2, area 14.1 ha	30,77
20	The number 1 and 2 Nghi Son complex port	Receiving ships of 30,000 DWT. Total capacity for unloading is 1.16 million tons / year	24,76
21	Hop Luc International Hospital Nghi Son area	Invest in the construction of a hospital with a scale of 480 patient beds, in which there are at least 03 faculties meeting international standards	21,00
22	Combinated service Nghi Son Economic zone	Serve the needs of accommodation, dining and entertainment for employees in Nghi Son economic zone	16,70
23	Nghi Son waste treatment plant	Stage 1: 250 tons / day of domestic waste + Hazardous waste 10,000 tons / year + Industrial waste: 15,000 tons / year Stage 2: Increase capacity to double in stage 1	9,33
24	Queensland International School	Includes: Primary School and Secondary School of international standards, employing about 12,000 employees.	2,95



BIM SON INDUSTRIAL PARK

■ **LOCATION:** Located in the North of Thanh Hoa province, next to National Highway 1A; belonging to Bac Son ward, Bim Son town, 35km from Thanh Hoa city center, 120km south of Hanoi capital; 150 km away from Hai Phong port, the North - South railway line runs through.

■ **SCALE:** Area 566 ha, of which:

- Area A: 308 ha, owned by Tan Phuc Hung Group Joint Stock Company and VID Thanh Hoa Investment and Development Joint Stock Company as an investor in infrastructure.

- Area B: 258 ha invested by HUD 4 Construction and Investment Joint Stock Company as an investor in infrastructure.

■ PROFESSIONS ATTRACTING INVESTMENT

Textile, garment, footwear, automobile production and assembly, mechanical engineering, manufacturing of high-grade building materials, manufacturing of steel structures, electronics, high-tech products, agricultural processing and forestry products for export ...

■ INVESTOR IN INFRASTRUCTURE INCLUDES:

1. HUD4 Investment and Construction Joint Stock Company INVESTOR IN INFRASTRUCTURE ZONE B - BIM SON INDUSTRIAL PARK

Address: Quarter 6, Bac Son Ward, Bim Son Town, Thanh Hoa Province

* Phone number: (0237) 3851903

Fax: (0237) 3710245 / (0237) 3771988

Direct contact: Mr. Chien: 0975.189.049

Email: banbimson@gmail.com

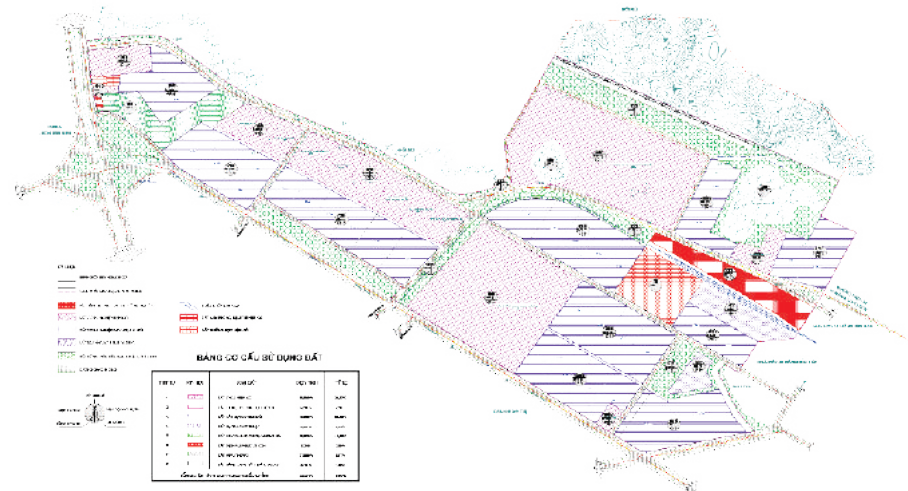
Website: HUD4.com.vn



INTCO VIETNAM INDUSTRIAL CO., LTD



THị xã Bim Sơn, Tỉnh Thanh Hóa
ĐIỀU CHỈNH QUY HOẠCH CHI TIẾT XÂY DỰNG TỶ LỆ 1:10,000 KHU B - KHU CÔNG NGHIỆP BİM SƠN
BẢN ĐỒ QUY HOẠCH SỬ DỤNG ĐẤT



**2. TAN PHU HUNG GROUP JOINT STOCK COMPANY- INVESTOR IN INFRASTRUCTURE SOUTH ZONE A
PLANNING MAP FOR USING LAND**

Address: Office of Board of Investment Management Project, Kovipark Industrial Park - Bac Son ward
Bim Son town - Thanh Hoa province.

Phone number: (04) 3537 3979 - Fax: (04) 3511 3128 - Direct contact: Mr. Khanh: 098 349 5779

Email: kovipark@yahoo.com.vn; khanhsfuhu@yahoo.com.vn - Website: fuhucorp.com

**3. VID THANH HOA DEVELOPMENT INVESTMENT JOINT STOCK COMPANY
INVESTOR OF NORTHERN INFRASTRUCTURE ZONE A - BIM SON INDUSTRIAL PARK**

Address: Zone A - Bim Son Industrial Park, Thanh Hoa province.

Contact: Mr. Chien - Chairman of the Board of Directors

Tel: 0904.151.565 - Email: Dungnt@vidgroup.com.vn - Website: vidgroup.com.vn



VEAM AUTOMOTIVE FACTORY (BIM SON INDUSTRIAL PARK)

DINH HUONG INDUSTRIAL PARK - WEST BAC GA

■ **Location:** Located in the North of Thanh Hoa city, close to National Highway 1A, 2 km from the city center, 7 km from Le Mon port, 3 km from North South Thanh Hoa railway station.

■ **Scale:** 180,0 ha.

■ **Sectors that attract investment:** Produce industrial products in high quality

INVESTOR IN INFRASTRUCTURE: TAN PHUC HUNG GROUP JOINT STOCK COMPANY

Address: Office of Investment Project Management Unit of Vipark Industrial Park - Dong Cuong ward, Thanh Hoa city.

Phone number: (0237) 3915 879 / (024) 6651 4565.

Fax: (0237) 3915 879 / (024) 3511 3128.

Direct contact: Mr. Ky: 091 303 5307

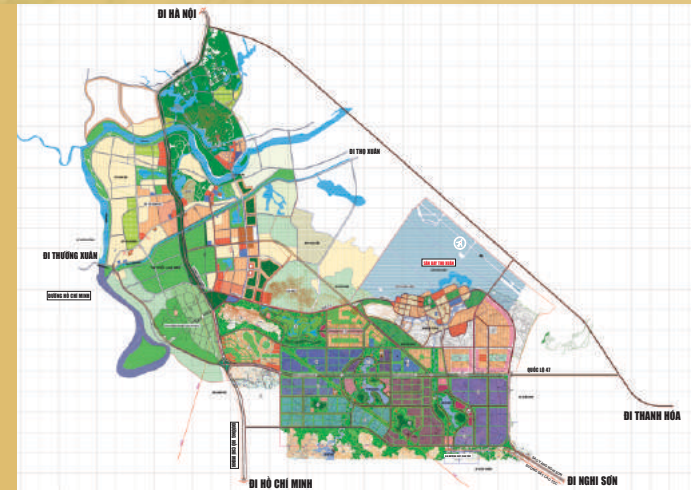
Email: vipark_th@yahoo.com.vn - Website: fuhucorp.com



■ **Location:** Located in the West of Thanh Hoa city, 40 km from the city center. Located next to Tho Xuan Airport, Ho Chi Minh Road and Highway 47, the administrative boundaries of Xuan Thang and Xuan Phu communes, Tho Xuan district, Thanh Hoa province

■ **Professions attracting investment:** Production of electronic components, telecommunications equipment, assembly of electrical equipment, electronics, high-tech projects...

Address: No. 479 Tran Hung Dao, Nam Ngan ward, Thanh Hoa city, Thanh Hoa province.
Phone number: 02373 856.976 - Fax: 02373 855101
Contact: Mr. Le Thanh Hai - General Director.
Phone number: 0919801974 - Website: mientrunggroup.com



1. Bai Tranh Industrial Park: Located on Ho Chi Minh Road, Nhu Xuan district. Area: 116 ha, approved by the Chairman of Thanh Hoa Provincial People's Committee, the detailed construction plan at the rate of 1/500 in Decision No. 4602 / QD-UBND dated December 24, 2013. As a concentrated industrial park associated with Bai Tranh urban area, a focal point linking Nghi Son economic zone with Ho Chi Minh route. Sectors calling for investment include: Logistics services, supporting industries for Nghi Son economic zone, packaging, agricultural and forestry processing industry, mineral exploitation, building materials production and mechanical repair ...

2. Thach Quang Industrial Park: Located on Ho Chi Minh Road, under the administrative boundaries of Thach Quang and Thach Tuong communes, Thach Thanh district. Area: 100 ha, approved by the Chairman of Thanh Hoa Provincial People's Committee, the detailed construction plan at the scale of 1/500 in Decision No. 3401 / QĐ-UBND dated October 01, 2013. As a concentrated industrial park associated with the industrial urban Thach Quang, with the functions: processing agricultural products, forest products, food, medicine, fertilizer production, construction materials and mechanical repair ...

3. Ngoc Lac Industrial Park: Located on Ho Chi Minh Street, under the administrative border of Quang Trung commune, Ngoc Lac district, Thanh Hoa province. Area: 150 ha, approved by the Chairman of Thanh Hoa Provincial People's Committee, the detailed construction plan at scale 1/500 in Decision No. 4602 / QĐ-UBND dated December 24, 2013. As a multi-industry concentrated industrial park, with priority given to industries: agricultural product processing, forest product processing, pharmaceutical production, wood processing, export production, repair service, service carriage...

INCENTIVES IN INDUSTRIAL ZONES

CORPORATE INCOME TAX (CIT)																				
Year of implementing the project	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Normal tax rate		20%																		
Preferential tax rate	0%		50%				20%													
Tax exemption for 02 years and 50% reduction of payable tax for the next 04 years (Except for Hoang Long Industrial Park, Dinh Huong Industrial Park - Tay Bac Ga and Le Mon Industrial Park)																				
IMPORT TAX																				
DEPEND ON THE FIELD OF INDUSTRY, PRODUCTION AND BUSINESS ACTIVITIES, INVESTORS WILL BE ENTITLED TO INCENTIVES																				
<div>- Exemption for import tax for goods to create fixed assets, specialized means of transport in technological lines for investment projects, vehicles for transporting workers ...</div> <div>- Exemption for import tax in a period of 5 years from the time the project goes into production for production materials, components and semi-finished products that Vietnam cannot yet produce or does not meet standards of quality.</div>																				
LAND AND WATER SURFACE RENTAL (EXCEPT THE AREAS HAS INVESTORS ININFRASTRUCTURE)																				
Exemption from land rental or water surface rental during basic construction but not exceeding 03 years from the date of issuance of the decision on lease of land or water surface; exemption from 07 to 15 years from the date the project comes into operation, depending on the field of the project.																				

ECONOMIC ZONES AND INDUSTRIAL ZONES UNDER PLANNING

1. Economic zone at Na Meo border gate: about 49,880 ha, belonging to Quan Son district, Thanh Hoa province.
2. Industrial park - urban - service in West of Thanh Hoa city: 650 ha, belonging to Dong Son district, Trieu Son district and Thanh Hoa city, Thanh Hoa province.
3. Giang Quang Thinh industrial park: 300 ha, belonging to the communes: Thieu Giang, Thieu Quang, Thieu Thinh, Thieu Hop of Thieu Hoa district, Thanh Hoa province.
4. Phu Quy Industrial park-urban- - service: 800 ha, belonging to the communes: Hoang Quy, Hoang Quy, Hoang Kim, Hoang Cat, Hoang Xuyen, Hoang Son, Hoang Trinh of Hoang Hoa district, Thanh Hoa province.
5. Tuong Linh industrial park: 350 ha, belonging to the communes of Thang Binh, Tuong Linh, Truong Son, Tuong Van, Truong Minh of Nong Cong district, Thanh Hoa province.
6. Quang Xuong industrial park: 550 ha, belonging to the communes of Quang Loc, Quang Binh and Quang Luu, Quang Xuong district, Thanh Hoa province.
7. Ha Long industrial park: 550 ha, located in Ha Long commune, Ha Trung district, Thanh Hoa province.

LIST OF ITEMS ARE CALLED FOR INVESTMENT:

- New petrochemistry and plastic materials, LNG, LPG, electricity gas, wind power, chemicals, ports.
- High-grade steel rolling; Stainless Steel
- High-class building materials.
- Mechanical manufacturing: machinery, engines, automobile production and assembly, agricultural machinery ...
- Producing Cooking Oil
- Production of electronic equipment, medical equipment and materials, pharmaceuticals, agriculture, seafood processing
- Industrial and urban infrastructure.
- Industrial and urban infrastructure.
- Industrial and urban infrastructure.
- Ethanol production

SOME ENTERPRISES HAVE BEEN OPERATING IN NGHI SON ECONOMIC ZONE AND INDUSTRIAL ZONE IN THANH HOA PROVINCE





MANAGEMENT BOARD OF NGHI SON ECONOMIC ZONE AND INDUSTRIAL ZONES, THANH THANH PROVINCE

Address: Km 372, Highway 1A, Truc Lam Ward, Nghi Son Town, Thanh Hoa Province, Vietnam

Phone number: (84) 2373 617237 **Fax:** (84) 2373 617239

Website: www.nghison.gov.vn