Mr. NGUYEN VAN THI
Member of Thanh Hoa Party Committee
Head of Management Board of Nghi Son EZ and Industrial Parks, Thanh Hoa province

Management Board of Nghi Son EZ and Industrial Parks, Thanh Hoa province would like to respectfully welcome investors to conduct survey and research for investment in Nghi Son EZ and other industrial parks in Thanh Hoa province. We are committed to supporting the investors:

1. To implement the investment procedures.
2. To complete the construction.
3. To ensure the smooth operation of the project.

The success of the investors is also the success of Thanh Hoa province.
I. NATURAL AND SOCIAL CONDITIONS

Nghi Son Economic Zone (Nghi Son EZ) has the total area of 106,000 hectares (including 56,498 ha of land area and 39,502 ha of water surface area). It is located in the South of Thanh Hoa province, on the North-South transport axis, 40 kilometers from Thanh Hoa city, 190 kilometers from the South of Hanoi. Nghi Son is the bridge connecting the Northern and Central regions, the Northwestern and the Southern regions, the South of Laos and Northeast of Thailand. Nghi Son is targeted to become a multi-industry economic zone attracting heavy industries and primary industries such as: oil refinery and petrochemical, high-quality metallurgy, mechanics, thermal power, construction materials, production and processing of consumer goods and export, investment of urban and tourism areas and so on. This target is closely connected with effective construction and exploitation of Nghi Son port.

- **Climate:**
  - Average temperature: 23.4°C.
  - Average humidity: 85-86%.
  - Average rainfall: 1,833 millimeters.

- **Topography:**
  - Mountain.
  - Coastal regions.
  - Plain.

- **Population and labor force:**
  - Thanh Hoa province:
    3.6 million people including 2.3 million people in employment age.
  - Nghi Son EZ:
    260,000 people including 148,000 people in employment age.
II. PLANNING OF FUNCTIONAL AREAS

**Nghi Son port**
- Total area: 741.2 ha, including 6.2 ha of inland waterway berth.
- Northeast area: 735 ha of port. There are general, container and specialized jetties.
- Docking vessel of 70,000 DWT with the loading capacity of hundreds million tons/year.

**Industrial parks**
- Total area: 9,057.9 ha.
- After 2035, around 3,000 hectares of industrial land will be developed to the northwest along the route of Tho Xuân airport to Nghi Son EZ.

**Urban areas**
- Total area: 6,012.7 ha, including:
  + Tinh Gia urban area 5,573.0 ha
  + Yen My urban area 439.7 ha.

**Sea tourism and eco-tourism areas**
- Total area: 6,665.9 ha, including: sea tourism areas 432.1 ha; eco-tourism areas 6,233.8 ha and other small tourist sites.

**POTENTIALS AND OPPORTUNITIES FOR INVESTMENT**

**300,000 DWT MILLENNIUM VESSEL (PANAMA)**
**CONVEYING CRUDE OIL BERTHING AT NGHI SON PORT**
III. TECHNICAL INFRASTRUCTURE

► Transport system:

* Road: Nghı̃ Son EZ has National Road 1A and the planned North-South expressway running through. In addition, there is a network of coastal road connecting Northern economic region and North of Central Vietnam, Nghı̃ Son - Bai Tranh road connecting with Hochiminh road, and the road of Nghı̃ Son - Tho Xuan Airport. Furthermore, the network of internal roads is linked with Nghı̃ Son port, industrial parks and urban areas.

* Railway: The national railway runs through Nghı̃ Son EZ with a length of over 30km, the railway system is connected from cargo stations at Nghı̃ Son port with transfer stations and passenger stations to meet the transport demand for Nghı̃ Son EZ.

* Sea ports: Nghı̃ Son port has been constructed and exploited some specialized jetties of projects like: Nghı̃ Son Refinery and Petrochemical Complex, Nghı̃ Son thermal power plant No.1, Nghı̃ Son cement factory and general and container jetties, which are capable of docking 70,000 DWT vessel and loading 30 million tons of cargo/year. In addition, there are tens of general jetties, specialized jetties, container jetties and logistic service areas which are now under construction.

* Airway: Tho Xuan airport, which is 60 kilometers away from Nghı̃ Son EZ, is now providing domestics flights. Tho Xuan has been planned to be international airport before 2030.
NGHI SON CLEAN WATER SUPPLY FACTORY

IV. SOCIAL INFRASTRUCTURE

The network of schools, hospitals, trade services, hotel and tourism, etc. has been comprehensively planned. Some projects are under construction and operation like: Nghi Son Island ecological tourism area, Northern Nghi Son island convalescence and tourism area, public service complex, Northern Xuoc Mountain public service area, Hop Luc international hospital, Branch 2 of Vietkids kindergarten, worker’s accommodation area, commercial banks and insurance services areas, etc. meeting the demands of accommodation, learning and entertainment of workers, specialists and people in Nghi Son EZ.

POWER STATION

Nghi Son EZ is currently using the national power transmission network including the North-South 500kV transmission line and Thanh Hoa - Nghi An 200kV transmission line, with the substation of 220/110/23kV-250 MVA to ensure sufficient power for production and daily living.

Water supply:
- Raw water: The intake for raw water is from Yen My Lake (87 million m³) and Song Muc Lake (200 million m³) via raw water pipeline system.
- Clean water: There are two clean water supply factories with total capacity of 150,000 m³/day.

Power system:

Telecommunications services:
The IT and telecommunications services have been fairly developed with advanced services, broadband, high speed internet and modern technologies which are capable of meeting IT - telecommunications service demand with the best quality for its customers.

POTENTIALS AND OPPORTUNITIES FOR INVESTMENT

YEN MY LAKE

NGHI SON CLEAN WATER SUPPLY FACTORY

POWER STATION

POTENTIALS AND OPPORTUNITIES FOR INVESTMENT

YEN MY LAKE
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POTENTIALS AND OPPORTUNITIES FOR INVESTMENT

Prime Minister Nguyen Xuan Phuc visited Nghi Son Refinery and Petrochemical plant.

Groundbreaking ceremony

Commercial operation ceremony of Nghi Son refinery and petrochemical project.

Fractionator of NSRP project

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POTENTIALS AND OPPORTUNITIES FOR INVESTMENT

NGHI SON REFINERY AND PETROCHEMICAL COMPLEX PROJECT, CAPACITY OF 10 MIL TONS/YEAR, INVESTMENT CAPITAL OF 9 BIL USD
### SOME MAJOR PROJECTS IN OPERATION AND CONSTRUCTION IN NGHI SON EZ

<table>
<thead>
<tr>
<th>No</th>
<th>PROJECT NAME</th>
<th>SIZE, CAPACITY</th>
<th>Total investment capital (million USD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Nghi Son Refinery &amp; Petrochemical</td>
<td>Clean water: 60,000m³/day</td>
<td>103,50</td>
</tr>
<tr>
<td>02</td>
<td>Nghi Son Thermal Power Plant 1</td>
<td>1.200MW</td>
<td>9,33</td>
</tr>
<tr>
<td>03</td>
<td>Nghi Son Thermal Power Plant 2</td>
<td>600MW</td>
<td>551,71</td>
</tr>
<tr>
<td>04</td>
<td>Nghi Son Cement Plant</td>
<td>1.500 tones/day</td>
<td>40,00</td>
</tr>
<tr>
<td>05</td>
<td>Nghi Son Iron and Steel Mill</td>
<td>480 beds, 3 departments of international standard</td>
<td>48,00</td>
</tr>
<tr>
<td>06</td>
<td>Nghi Son Steel Mill</td>
<td>Jumbo bag from 500 to 2,000 kilogram: 3 million/year</td>
<td>621,90</td>
</tr>
<tr>
<td>07</td>
<td>Nghi Son Thermal Power Plant 2</td>
<td>1.000,000 tons/year</td>
<td>21,00</td>
</tr>
<tr>
<td>08</td>
<td>Nghi Son Thermal Power Plant 2</td>
<td>9,000,000 pairs of footwear/year; 26.400.000 pairs of footwear/year</td>
<td>165,00</td>
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<tr>
<td>09</td>
<td>Nghi Son Pure Oil Plant</td>
<td>Plant for production of cooking oil</td>
<td>103,50</td>
</tr>
<tr>
<td>10</td>
<td>Nghi Son Clean Water Plant</td>
<td>Plant for production of clean water</td>
<td>103,50</td>
</tr>
<tr>
<td>11</td>
<td>Nghi Son Waste Treatment Plant</td>
<td>0.5 million tons/year</td>
<td>40,00</td>
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<tr>
<td>12</td>
<td>Nghi Son Clean Water Plant</td>
<td>0.2 million tonnes/year</td>
<td>551,71</td>
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<tr>
<td>13</td>
<td>Nghi Son Clean Water Plant</td>
<td>90.000m³/day</td>
<td>21,00</td>
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<tr>
<td>14</td>
<td>Nghi Son Clean Water Plant</td>
<td>1.200MW</td>
<td>9,33</td>
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<tr>
<td>15</td>
<td>Nghi Son Clean Water Plant</td>
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<td>16</td>
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<td>17</td>
<td>Nghi Son Clean Water Plant</td>
<td>600MW</td>
<td>551,71</td>
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<td>18</td>
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<td>9,33</td>
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<td>19</td>
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<td>600MW</td>
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<td>23</td>
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<tr>
<td>30</td>
<td>Nghi Son Clean Water Plant</td>
<td>1.200MW</td>
<td>9,33</td>
</tr>
</tbody>
</table>

#### POTENTIALS AND OPPORTUNITIES FOR INVESTMENT

**INVESTORS IN NGHI SON EZ IS ENTITLE TO ENJOY THE HIGHEST INVESTMENT INCENTIVES BY THE GOVERNMENT.**

- **Land and water surface lease fee:**
  - Exemption from land and water surface lease fee in the time of capital construction but not exceed 03 years since the date of issuing the Decision on land and water surface lease, exemption from 11 to 15 years since projects put into operation depending on project fields.
  - Exemption from land and water surface lease during the operation time for those projects that are under special investment incentive fields based on the regulations of the Government.

- **Incentives on corporate income tax:**
  - The corporate income tax rate of 10% is applied in 15 years for new investment projects, exemption from corporate income tax in 04 years and 50% reduction for 09 following years.
  - Investment projects for production scale expansion, capacity improvement, technology innovation (meeting criteria according to the regulations of the Decree No. 218/2013/ND-CP dated December 26, 2013 providing details and guiding the implementation of Law on corporate income tax) are subject to selection of preferential tax according to the project in operation for the remaining period (if any) or tax exemption for incremental income due to expansion investment. The period for tax exemption and reduction for incremental income due to expansion investment is the same to the period of tax exemption and reduction applied to new investment project.

- **Incentives on import tax:**
  - Exemption from import tax for goods used for generating fix assets, specialized transportation means of the technology line serving the investment project, vehicle for worker transport...
  - Exemption from import tax in 05 years since projects put in the operation applied to raw materials for production, spare parts, components and semi-finished products that Vietnam could not or could produce but does not meet quality standards.
1. HUD4 Investment and Construction Joint Stock Company

Project Management Board of Section B - Bim Son Industrial Park
Address: Quarter No. 6, Bac Son ward, Bim Son county town, Thanh Hoa province, Vietnam (Representative office of Nghi Son EZ and IPs Management Board in Bim Son county town).

- Telephone: (84)2373 851903
- Fax: (84)2373710245 or (84)2373771988
- Contact person: Mr. Chien: (84)975.189.049
- Email: banbimson@gmail.com         Website: HUD4.com.vn

Geographic location: It is situated in the North of Thanh Hoa province, at the side of National Highway 1A; 35 km from Thanh Hoa city, 120 km from Ha Noi capital to the south; 150 km from Hai Phong port, with the North-South railway passing through.

Scale: The area is 566 ha, of which:
- Zone A: 308 ha with Fuhucorp Joint Stock Company and Thanh Hoa VID Investment Development Joint Stock Company as infrastructure investors.
- Zone B: 258 ha with HUD4 Investment and Construction Joint Stock Company as an infrastructure investor.

Investment attracting occupations:
Textile and garment, leather and shoes, automobile manufacturing and assembling, manufacturing mechanics, production of advanced construction materials, steel structure manufacture, electronics, high-tech products, agricultural and forestry products for export …
DINH HUONG - TAY BAC GA INDUSTRIAL PARK

Infrastructure investor: Fuhucorp Joint Stock Company

Address: Vipark industrial park investment Project Management Board Office - Dong Cuong commune, Thanh Hoa city, Vietnam.

Telephone: (84)237 3915 879 or (84)4 6651 4565.
Fax: (84)2373 915 879 or (84)43511 3128.
Contact person: Mr. Khaht (940383 345 5779)
Email: kovipark@yahoo.com.vn or khaht.fuhu@yahoo.com.vn
Website: fuhucorp.com

■ Geographic location:
It is located in the north of Thanh Hoa city, at the side of the National Road 1A, 2km from the city center, 7 km from Le Mon port and 3 km from north-south railway station.

■ Scale:
180,0 ha.

■ Investment attracting occupations:
Production of high quality industrial goods.

OTHER INDUSTRIAL PARKS

1. Bai Tranh Industrial Park:
Located in Nhu Xuan district, nearby Ho Chi Minh Road. Area: 116 ha.

2. Thach Quang Industrial Park:
Located in Thach Thinh district, nearby Ho Chi Minh Road. Area: 100 ha.

3. Ngoc Lac Industrial Park:
Located in Ngoc Lac, nearby Ho Chi Minh Road. Area: 150 ha.

4. Industrial - Urban - Service Park in the West of Thanh Hoa City.
Area: 1,200 ha.

VEAM AUTOMOBILE PLANT - BIM SON IP

2. Fuhucorp Joint Stock Company

Project Management Board of Section A - Bim Son Industrial Park

Address: Office of Project Management Board in Kovipark Industrial park - Bac Son ward - Bim Son county - Thanh Hoa province, Vietnam.

Telephone: (84)46651 4565
Fax: (84)43511 3128.
Contact person: Mr. Khanh: (84)98 349 5779
Email: kovipark@yahoo.com.vn; khanhsfuhu@yahoo.com.vn
Website: fuhucorp.com

3. VID Thanh Hoa Investment & Development Joint Stock Company

Address: Zone A, Bim Son IP, Thanh Hoa province, Vietnam. Contact person: Mr. Chien - Chairman of Management Board. Tel: (84)904.151.565
Email: Dungnt@vidgroup.com.vn
Website: vidgroup.com.vn

Investment projects in Thanh Hoa industrial parks enjoy incentives in terms of land rent, tax, etc. according to the regulations of the Land Law, Corporate Income Tax, Law on Import, export and other related legislation.

Management Board of Nghi Son EZ and IPs commits to guiding, supporting investors to implement administrative procedures in a simple, fast, and convenient manner and goes hand-in-hand with investors during the project implementation process.
LIST OF PROJECTS CALLING FOR INVESTMENT

- Production of electronic equipment, medical equipment pharmaceuticals
- Infrastructure of industrial zones and urban areas
- High-quality steel rolling, stainless steel
- Infrastructure of industrial zones and urban areas
- High quality medical care and education
- International standard resorts and hotels
- Refinery and petrochemicals, petrochemical products, crude oil storage, petroleum storage, LNG, LPG, chemicals
- High-quality construction materials
- Mechanical engineering: machinery and equipment, engines manufacture and assembly of automobiles, agricultural machines
- Refinery and petrochemicals, petrochemical products, crude oil storage; petroleum storage, LNG, LPG, chemicals

SOME ENTERPRISES HAVE BEEN DOING BUSINESS IN NGHI SON EZ AND THANH HOA INDUSTRIAL PARKS, THANH HOA PROVINCE

BETTER&MORE
POTENTIALS AND OPPORTUNITIES FOR INVESTMENT

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POTENTIALS AND OPPORTUNITIES FOR INVESTMENT