

YEN MY INDUSTRIAL PARK - HUNG YEN PROVINCE

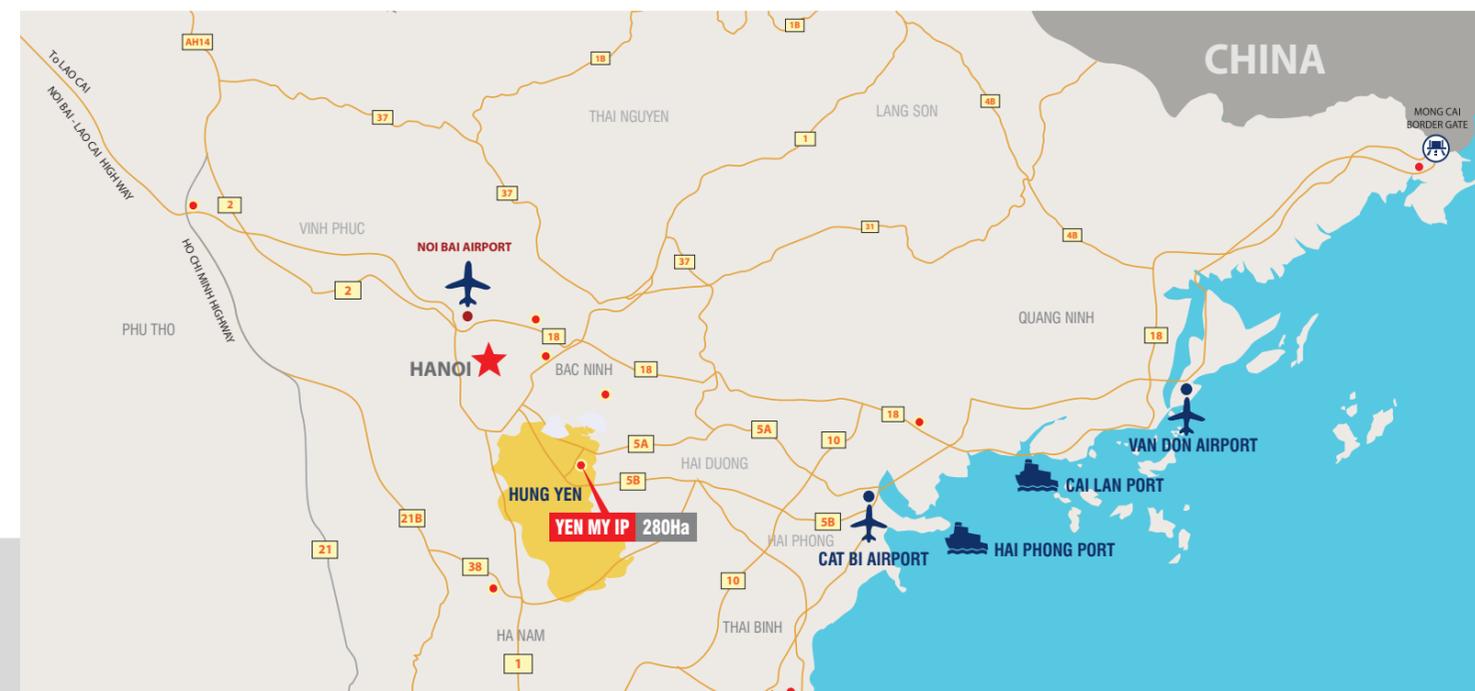


TREATMENT REGIMES

SALARY	(1) - Minimum salary: 3,920,000 VND/month (equivalent to 169 USD/month) (According to Degree No.90/2019/ND-CP) Average salary of worker: 180 ~250 USD/month
	(2) - Engineer/Technician/Office staff: 300 ~ 500 USD/month
	(3) - Chief Division/Chief Accountant/Manager: 600 ~ 1,000 USD/month
	(4) - Director: 1,200 ~ 1,700 USD/month
INSURANCE	Total Insurance payable: 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 employees (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, 1% for unemployment insurance).

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, water tank for fire-fighting).
PROHIBITED BUILDING LIST IN THE IP	House building, underground exploitation building.
CONSTRUCTION DENSITY	60%
LAND USING FACTOR	1.8 times
ARCHITECTURE REQUIREMENT	Construction works should be designed and built harmoniously to create architecture, planning space to the general landscape of the IP. With the sub-works (such as parking, toilets, power sub-station, water piping, drainage, generator room, etc.), construction design should ensure the landscape of the Industrial Park, minimum building landmark and making no harm to erections and environment of the neighboring enterprises.
GREEN DENSITY	15%
FACTORY FENCE	The fence on the side of front internal road must be built opening fence (made by iron flower shape).



VIGLACERA YEN MY - HUNG YEN INDUSTRIAL PARK DEVELOPMENT JSC.

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GENERAL INFORMATION

DEVELOPER	VIGLACERA YEN MY – HUNG YEN INDUSTRIAL PARK DEVELOPMENT JOINT STOCK COMPANY
LOCATION	Yen My district, Hung Yen province, Vietnam
OVERVIEW OF HUNG YEN PROVINCE	<ul style="list-style-type: none"> - Located in the core-economic zone: Hanoi – Hai Phong – Quang Ninh - Area: 926 km² - Population: 1,188,000 people, in which 75% in working age (2018) - Labor source: <ul style="list-style-type: none"> - The per capita income: 2,000 USD/year (2018) - Universities, colleges, vocational training colleges: 28 units - Secondary vocational training schools: 10 units - The province's labor force: 921,000 people - Labor force mobilized from the neighboring provinces (Bac Ninh, Hai Duong, Ha Nam) - Average salary of workers: 230 USD/month
SCALE	Construction investment since 2018. Total area 280 ha
OPERATION TIME	50 years (period 2018 - 2068)
MAIN INVESTMENT SECTORS IN IP	Electric industry, high-techs, materials for construction and mechanics, pharmaceuticals, cosmetics, foodstuffs, light industry, consumer goods, etc.
METHOD OF LEASE	<ul style="list-style-type: none"> - Sublease the land with available infrastructure. - Lease the available warehouse.

INFRASTRUCTURE

TRANSPORTATION	Adjacent to National Road No.39A in the West, Provincial road 376 in the Southwest, the Industrial Park is 2km from the National road No.5 and 7km from the Hanoi–Hai Phong Highway. The traffic routes inside the Industrial Park are planned in square pattern, facilitating the entering into building areas.
POWER SUPPLY	Power is supplied from national grid through 110/22KV transformer station with capacity of 7×63MVA
WATER SUPPLY	Water supply station with capacity of 10,000 m³ / day-night . Water supply pipe diameter is D150mm - D400mm
DRAINAGE SYSTEM	Rain water drainage system is separated from waste water drainage system. The rain water drainage pipe diameter is D800mm - D1250mm with the principle of automatic drainage.
WASTE AND WASTE WATER TREATMENT	<ul style="list-style-type: none"> - Waste water treatment station with the capacity of 8,000 m³ / day-night (the waste water volume is calculated by 80% of water supply volume). The waste water drainage pipe diameter is D300mm - D600mm. - Solid waste from factories shall be categorized, collected and transported to the centered treatment area of Hung Yen Province.
TELECOMMUNICATION	Modern communication system complies with international standards and is always available for national and international communication demand.
FIRE-FIGHTING	Water supply system for fire-fighting is located along road. The distance between fireplugs is 120m - 150m . The fire-fighting pillar diameter is D125mm .
ENVIRONMENT AND GREEN	Area of green trees, water surface and infrastructure accounts for 28%

SOCIAL INFRASTRUCTURE AND OTHER SERVICES

CUSTOMS	Hung Yen Customs Office is located in Pho Noi Street. Security sealing procedures are implemented at factories in the IP.
BANKS	VIETCOMBANK, VIETINBANK, BIDV.
POST OFFICE	Post office located in the center of Yen My district provides services such as data transfer, Internet, IP telephone, video conference.
BUS SYSTEM	Hanoi – Hung Yen: 10'/route, from 5 am to 8 pm, ticket price: 30,000 VND/person .
POLICE	Police station is located in the IP.
FIRE-FIGHTING	Firefighter is always ready for preventing fire and explosion risks in the IP.
IP SECURITY	Security guard ensure security inside industrial parks.
HOSPITAL	Pho Noi General Hospital (3 km from industrial park). General Clinic is situated in the IP.
TRAINING AND VOCATIONAL SCHOOLS	Hung Yen Pedagogical technique university located in My Hao district with thousands of bachelors and technician yearly graduated; Industrial College in Yen My district trains yearly 4,000 workers providing labor force for businesses in the IP.

PRICE AND CHARGES

	* Investor lease land with infrastructure and build factory
MINIMUM SIZE OF LAND SUBLEASE	10,000 m²
INFRASTRUCTURE RENTAL	Depend on location and leasing land plot area.
LAND RENTAL	Stipulated by yearly decision of Hung Yen Provincial People's Committee.
INDUSTRIAL SERVICE AND INFRASTRUCTURE MAINTENANCE FEE	0.7 USD/m²/year - Annual payment.
WATER PRICE	Pursuant to Decision of Hung Yen Provincial People's Committee.
WASTE WATER TREATMENT FEE	According to the regulations of suppliers at the using time.
CHARGE OF TELEPHONE, INTERNET AND OTHER SERVICES	According to the regulations of suppliers at the using time.

Note: All the above rates are exclusive of VAT as defined at the current time of suppliers

INVESTMENT INCENTIVES

CORPORATE INCOME TAX (CIT)	Tax rate: Tax rate of corporate income tax is 20%. Tax incentive: 1. Exempt CIT for the first two years 2. Decrease 50% for the next four years.
IMPORT MACHINE AND EQUIPMENT <small>(Only applied for investment incentive fields, according to Degree No.87/2010/NĐ-CP)</small>	(1) - Import tax exemption for goods to create fixed assets. (2) - Exemption for import raw material, imported materials to produce exported goods. (3) - Exemption for import raw material, to manufacture on the list of special incentive investment project in 5 years commencing from manufacturing start (If Enterprises invest in the list of special incentive investment project).
TAX FOR OVERSEA REMITTANCE	Free of tax for oversea remittance.
VALUE ADDED TAX (VAT)	Exemption of VAT on goods.

INVESTMENT SUPPORT

SUPPORT PROCEDURE BEFORE AND AFTER GRANTING INVESTMENT LICENSE	Investors shall be guided and supported for free from Viglacera to complete the necessary procedures of investment license application and afterwards as soon as possible: <ul style="list-style-type: none"> - Investment certificate registering procedure. - Personnel registering procedure. - Stamp registering procedure. - Tax code registering procedure.
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