



TIEN THANH INVESTEMENT INDUSTRIAL ZONE JOINT STOCK COMPANY



INTRODUCTION OF TIEN THANH INDUSTRIAL ZONE

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INVESTMENT ADVANTAGES

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INVESTMENT PROCEDURES

**INVESTOR**

TIEN THANH IZ INVESTMENT
JSC

**PROJECT AREA**

410,46 HA

**ESTABLISH**

DATED ON 27/5/2022

**INVESTMENT CAPITAL**

196.000.000 USD

**LOCATION**

TIEN LANG DISTRICT
HAI PHONG CITY

**OPERATION**

YEAR 2024

BUSINESS LINE

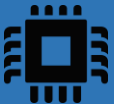
Mechanicals



Consume Production



Light Industry



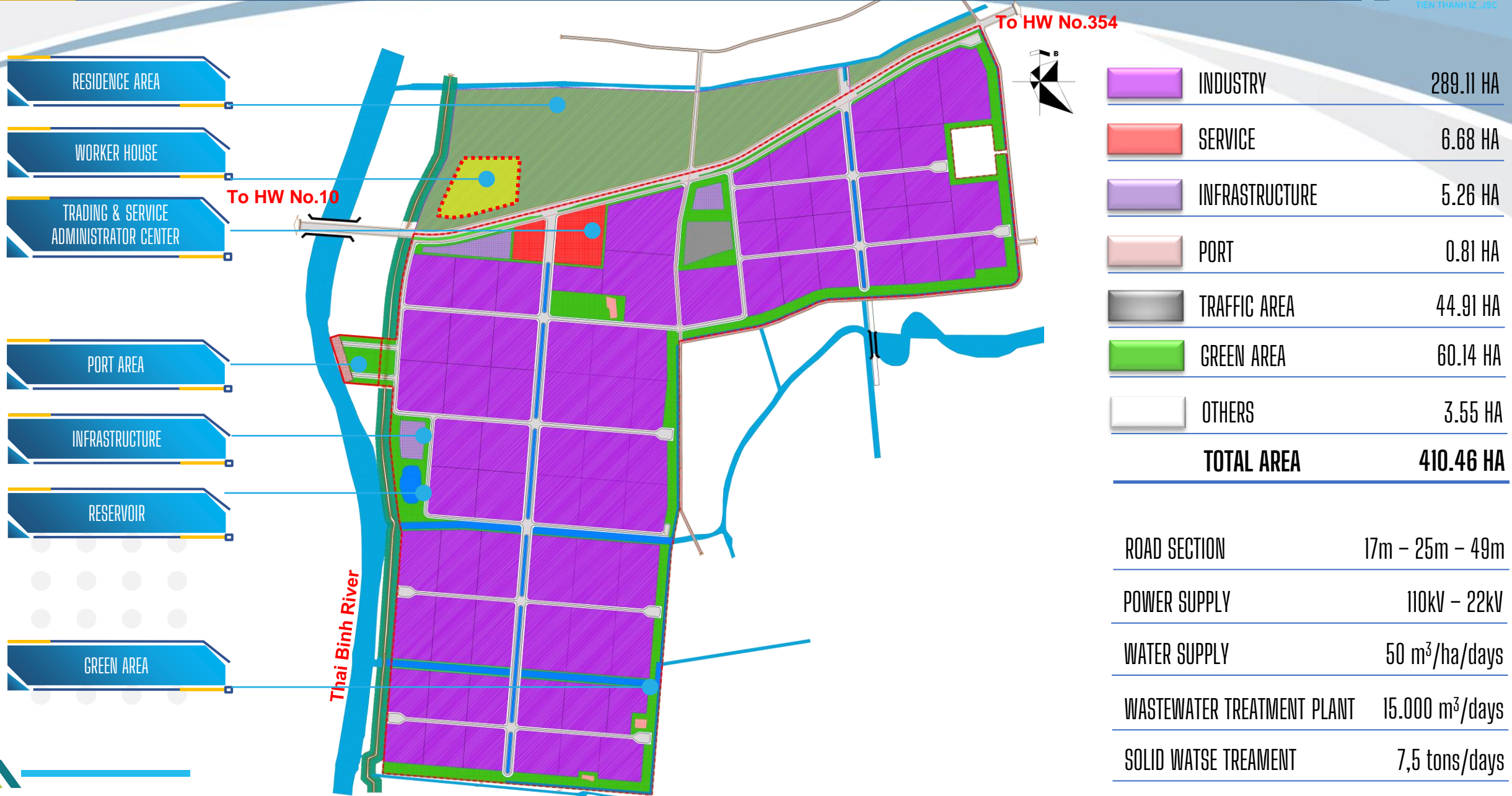
Electronic



Agricultural processing



Construction materials
Production



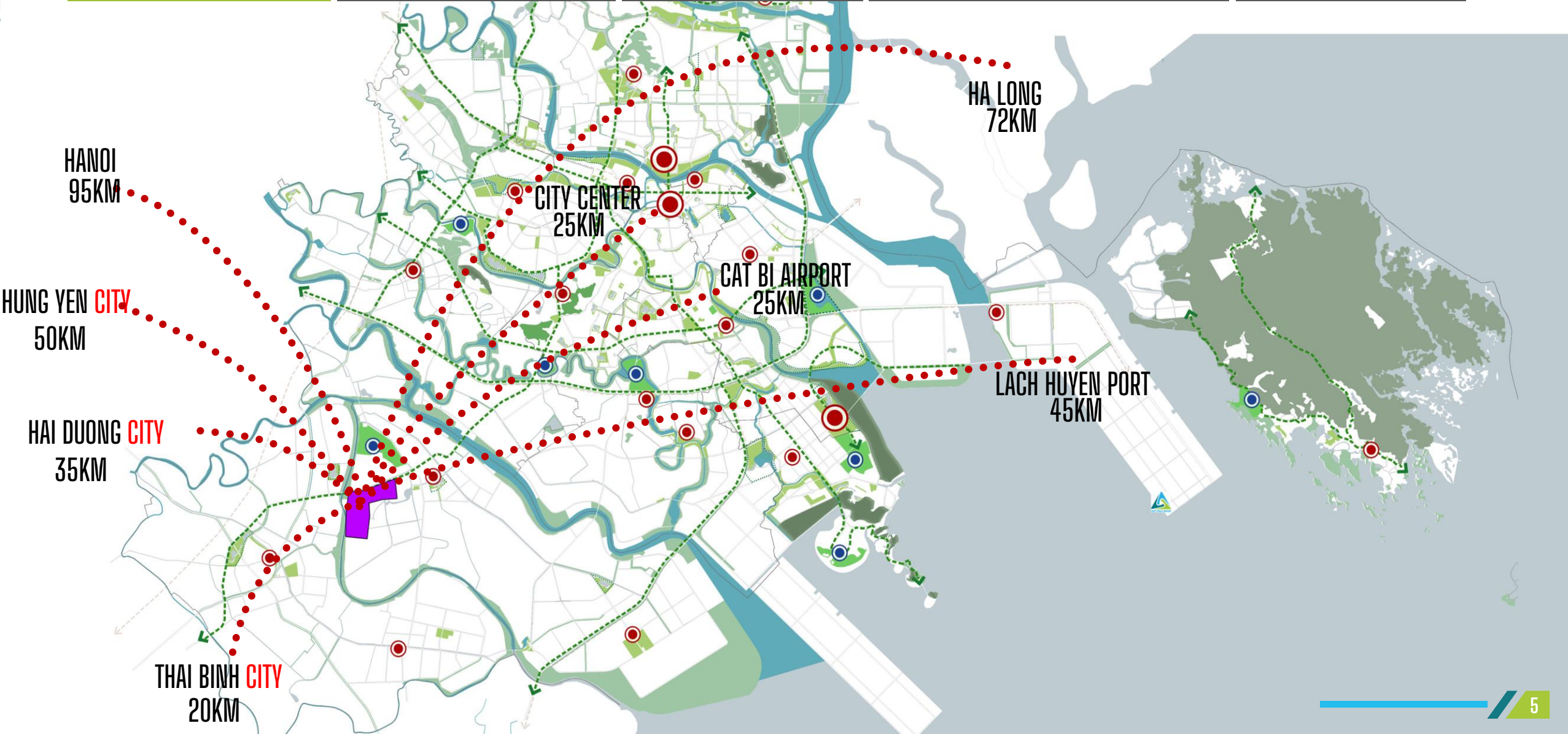
LOCATION

TRAFFIC CONNECTION

LABOUR SOURCE

PREFERENTIAL INVESTMENT POLICY

OTHER ADVANTAGES



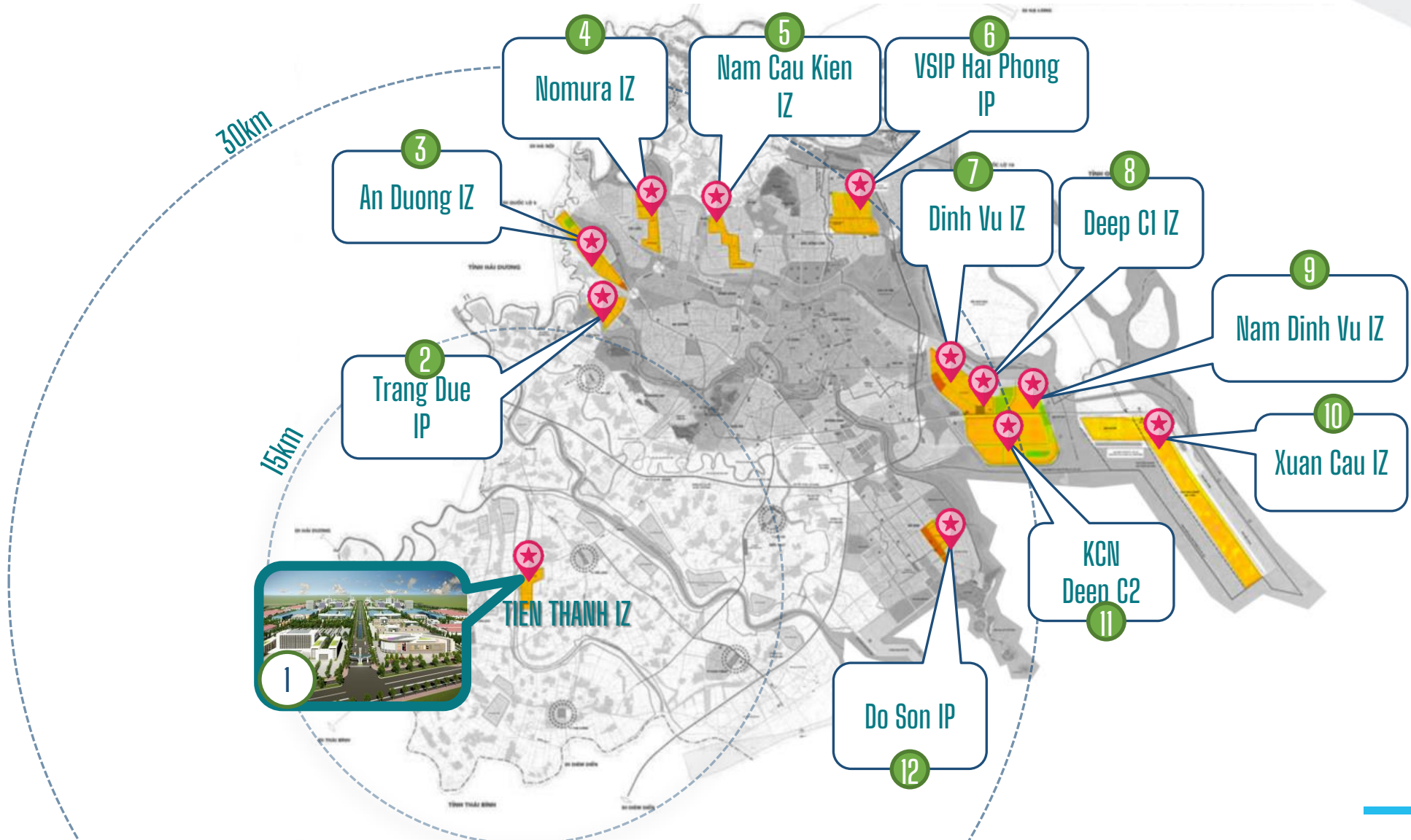
LOCATION

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OTHER ADVANTAGES



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OTHER ADVANTAGES



Roadway

Highway 5A; Highway 10
Expressway Ha Noi – Hai Phong; Coastal Highway



Maritime Route

Lach Huyen deep-water seaport



Airline

Cat Bi International Airport



Domestic Waterway

Adjacent to Thai Binh river



Railway

Route Hai Phong – Ha Noi – Lao Cai



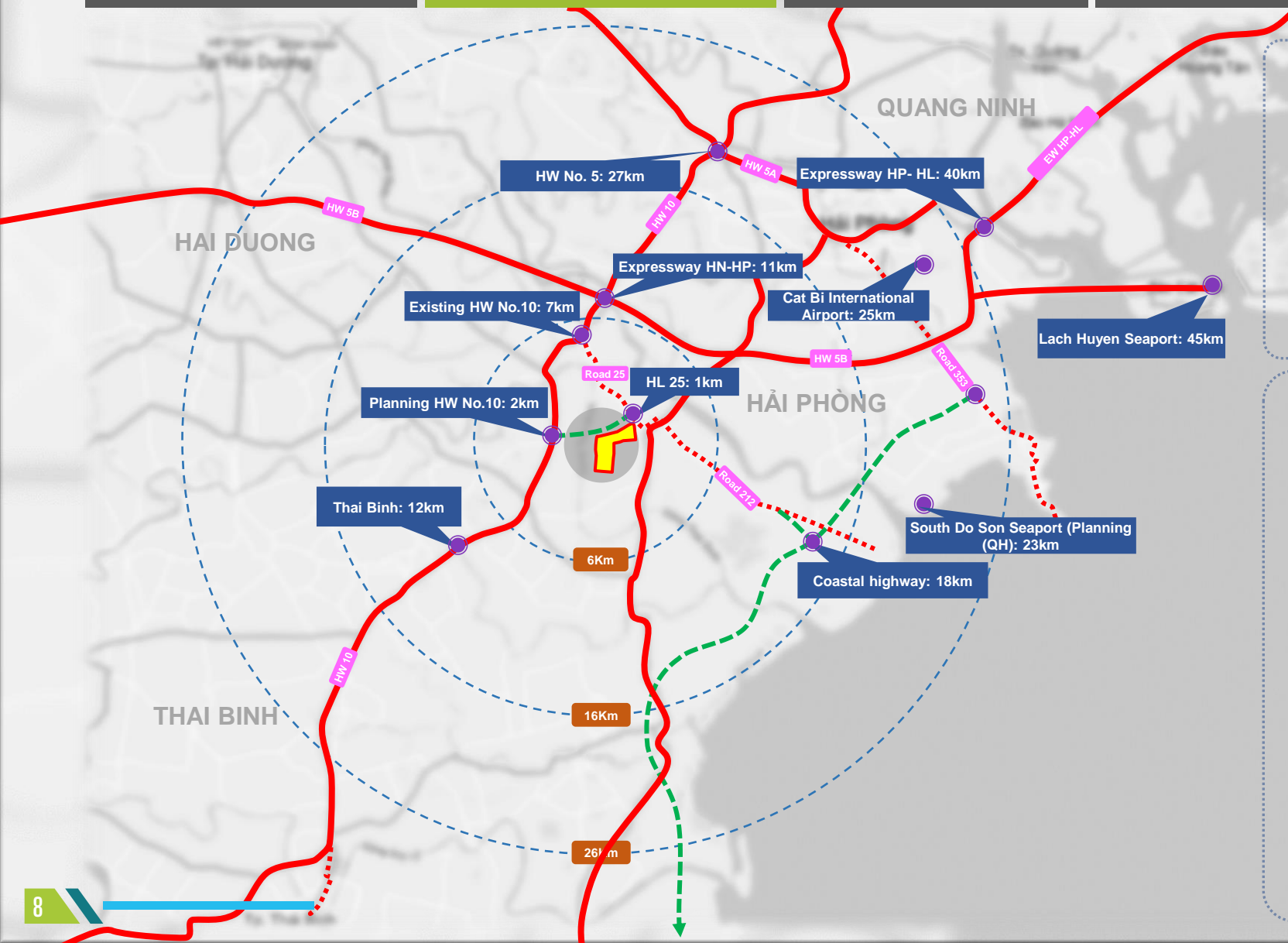
LOCATION

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PREFERENTIAL INVESTMENT POLICY

OTHER ADVANTAGE



DISTANCE TO NEIGHBORING ZONE



| | | |
|------------------------|--------|-------|
| Ha Noi Capital: | 100 km | 1h20p |
| Hai Phong Center City: | 25 km | 40p |
| Quang Ninh Province: | 72 km | 1h20p |
| Hai Duong Province: | 12 km | 23p |
| Thai Binh Province: | 20 km | 20p |

DISTANCE TO NEARLY TRAFFICE ROUTE



| | | |
|----------------------------------|-------|-----|
| Highway No.10: | 2 km | 5p |
| Expressway HN – HP: | 11 km | 20p |
| Coastal highway: | 18 km | 20p |
| Tien Lang Airport (Planning): | 20 km | 25p |
| Hai Phong Railway Station: | 23 km | 40p |
| South Do Son Seaport (Planning): | 23 km | 25p |
| Hai Phong Port: | 25 km | 45p |
| Cat Bi International Airport: | 25 km | 45p |
| Highway No.5: | 27 km | 40p |
| Lach Huyen Seaport: | 45 km | 60p |

LOCATION

TRAFFIC CONNECTION

LABOUR SOURCE

PREFERENTIAL INVESTMENT POLICY

OTHER ADVANTAGES



Tien Thanh Industrial Zone

Sông Thái Bình

TIÊN LĂNG

LOCATION

TRAFFIC CONNECTION

LABOUR SOURCE

PREFERENTIAL INVESTMENT POLICY

OTHER ADVANTAGES

HAI DUONG

1.1 mil. workers
75% have been trained

HAI PHONG

1.2 mil. workers
85% have been trained

THAI BINH

0.9 mil. workers
60% have been trained

QUANG NINH

0.8 mil. workers
85% have been trained

| | |
|-------------------------------|-------------------------|
| REGION MINIMUM SALARY | \$200 per month |
| AVERAGE WORKER SALARY | \$260-520 per month |
| AVERAGE MANAGER SALARY | \$520 – 1.200 per month |

- ✓ 4 Universities
 - ✓ 25 colleges
 - ✓ 45.000 graduated students annual.
-
- ✓ Over 100 business sectors
 - ✓ 63 core business sectors
 - ✓ 21 international standard business sectors
 - ✓ 13 ASEAN standard business sectors
 - ✓ 29 National standard business sectors

LOCATION

TRAFFIC CONNECTION

LABOUR SOURCE

PREFERENTIAL INVESTMENT POLICY

OTHER ADVANTAGES

PRIVILEGED INVESTMENT POLICY

CORPORATE INCOME TAX



- Tax free for 2 years, 50% off for the next 4 years from the first year the enterprise has taxable income.

FOR ECO ENTERPRISE



- To be preferential loaned from a number of funds
- To be granted green credit in credit institutions, foreign bank branches in Vietnam
- Issuance of green bonds

FOR INNOVATION ENTERPRISES (MINIMUM OF 5% INDUSTRIAL AREA)



- Lease price is not exceeding 70% than the rest of area
- Preferential CIT 10% for 15 years; Tax free for 4 years, 50% off for the next 9 years

SPECIAL PRIVILEGED INVESTMENT POLICY

INNOVATION CENTER, DEVELOPMENT RESEARCH CENTER



- Investment Capital over 140 mil. USD
- Minimum disbursement of \$45 million in 3 years
- Preferential CIT 7% within 33 years

PROJECT IN SPECIAL PRIVILEGED INVESTMENT BUSINESS SECTOR



- Total capital over 1,4 bil. USD
- Minimum disbursement of \$450 mil. within 3 years
- Preferential CIT 9% within 30 years
- Tax free for 5 years, 50% off for the next 10 years

LOCATION

TRAFFIC CONNECTION

LABOUR SOURCE

PREFERENTIAL INVESTMENT POLICY

OTHER ADVANTAGES

WORKER HOUSING FOR INDUSTRIAL ZONE



ADJACENT TO INDUSTRIAL ZONE

SUPPLYING LIVING SPACE FOR **20.000-25,000** PERSON



AREA OF **8,48** Ha



18 - 20 BLOCK FOR 3-5 STOREY HOUSE

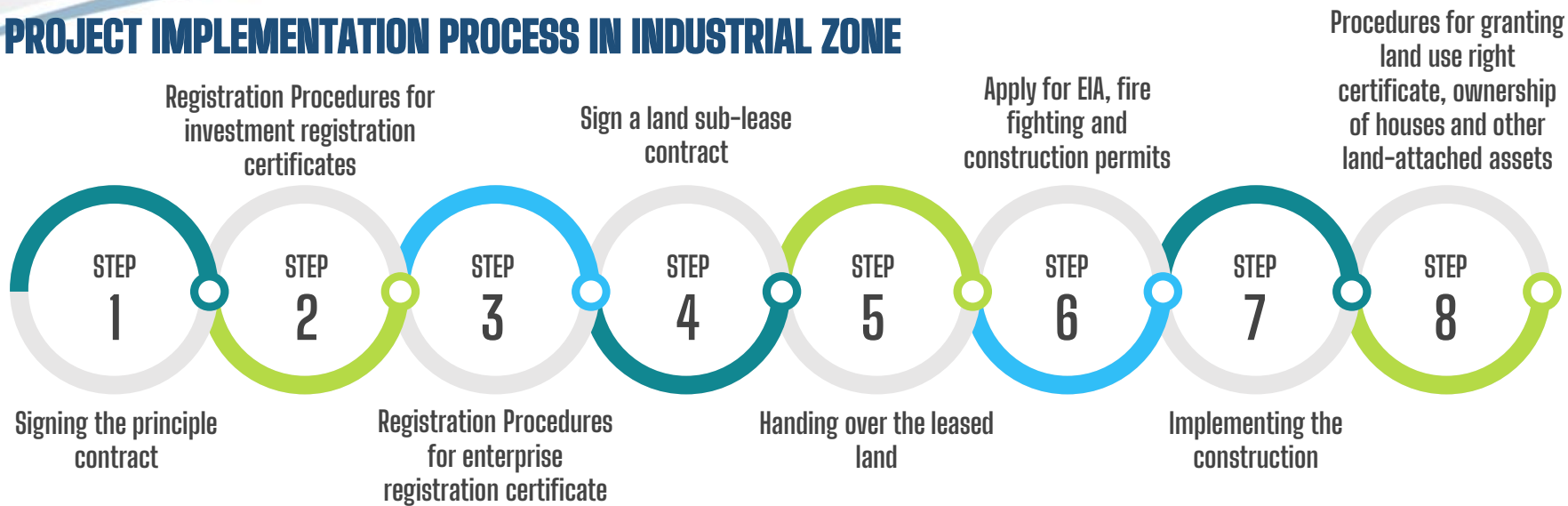
FULL FUNCTION: SOCIAL INFRASTRUCTURE; PUBLIC, CULTURE AND SPORT WORKS



INVESTMENT PROCEDURE BEING IMPLEMENTED
THE IMPLEMENTATION PROGRESS ACCORDING TO THE SECONDARY
INVESTOR DEMAND



PROJECT IMPLEMENTATION PROCESS IN INDUSTRIAL ZONE



Tien Thanh Company committed to always accompanying and supporting Investors during the process of completing legal procedures for the Project.



Investment Preparation

- Information support
- Legal support
- Environmental consulting
- Consulting infrastructure, utilities



PROJECT INVESTMENT

- Investment registration, business registration
- License for construction, environment, fire protection
- Connect with reputable service providers



PROJECT OPERATION

- Recruitment and training
- Legal services
- Provide business promotion information
- Organizing periodic activities and seminars
- Accounting consulting, office services



3

CONSTRUCTION PROGRESS



ZONE A

ZONE B

ZONE C

WORKERS HOUSING PLANNING LOCATION

PORT

TO ROAD No. 354

TO HWY No. 10

Investment Registration Certificate

Investment of Phase 1

Investment of Phase 3

5/2022

6/2022

2024

2024

2028

2029

Approval of Investment policy

Commencement

Investment of Phase 2

The progress can be accelerated according to the secondary investors demand

PERSPECTIVE OF
TIEN THANH INDUSTRIAL ZONE

READY TO HAND OVER THE LAND TO INVESTOR

2024

COMPLETION OF WHOLE INFRASTRUCTURE

2032





KHU CÔNG NGHIỆP TIẾN THÀNH

SHOPPING MALL



REFERENCE LOGISTICS COST

- Customs clearance fee : **35 USD/cont**
- Container shipping fee from Tien Thanh Industrial Zone to Hai Phong SeaPort : **85 USD/cont**

| Service charge | 20' | | 40'/40H | |
|---|-----|-----|---------|-----|
| | USD | | USD | |
| Terminal Handling Charge(THC) | USD | 130 | USD | 180 |
| Bill of lading Fee (B/L) | USD | 40 | USD | 40 |
| ENS, AFS, AMS, AFR Fee... (manifest to Shanghai, Europe, Japan, US..) | USD | 40 | USD | 40 |
| Seal Fee | USD | 10 | USD | 10 |
| Telex (if any) | USD | 30 | USD | 30 |

| SeaPort Code | Loading SeaPort | SeaPort Code | Unloading SeaPort | 20' | 40' | 40H | Ship Schedule | Delivery time |
|--------------|-----------------|--------------|-----------------------------|-------|-------|-------|---------------|---------------|
| VNHPH | Haiphong | MYPEN | Penang, Malaysia | 600 | 1.100 | 1.100 | Thu/Sat/Sun | 15 – 18 Days |
| VNHPH | Haiphong | MYPKG | Port Klang, Malaysia | 600 | 1.100 | 1.100 | Thu/Sat/Sun | 15 – 18 Days |
| VNHPH | Haiphong | MVTPP | Tanjung Pelepas, Malaysia | 500 | 1.000 | 1.000 | Thu/Sat/Sun | 13 – 15 Days |
| VNHPH | Haiphong | JPHKT | Hakata, Japan | 650 | 1.100 | 1.100 | Wed/Thu | 12 – 13 Days |
| VNHPH | Haiphong | JPNGO | Nagoya, Aichi Japan | 500 | 900 | 900 | Wed/Thu | 8 – 10 Days |
| VNHPH | Haiphong | JPOSA | Osaka, Japan | 500 | 900 | 900 | Thu/Sat/Sun | 10 – 12 Days |
| VNHPH | Haiphong | JPTYO | Tokyo, Japan | 500 | 900 | 900 | Mon/Thu/Sat | 10 – 12 Days |
| VNHPH | Haiphong | JPUKB | Kobe, Japan | 500 | 900 | 900 | Wed/Thu/Sat | 10 – 12 Days |
| VNHPH | Haiphong | JPYOK | Yokohama, Japan | 500 | 900 | 900 | Thu/Sat/Sun | 10 – 12 Days |
| VNHPH | Haiphong | SGSIN | Singapore, Singapore | 500 | 1.000 | 1.000 | Mon/Sat/Sun | 7 – 10 Days |
| VNHPH | Haiphong | KRPUS | Pusan, South Korea | 450 | 1.200 | 1.200 | Thu/Sat/Sun | 10 – 12 Days |
| VNHPH | Haiphong | KRICH | Incheon, South Korea | 500 | 1.200 | 1.200 | Thu/Fri | 8 – 10 Days |
| VNHPH | Haiphong | GBFXT | Felixstowe, United Kingdom | 5.600 | 8.500 | 8.500 | Mon/Thu/Sat | 40 – 45 Days |
| VNHPH | Haiphong | GBSOU | Southampton, United Kingdom | 5.600 | 8.500 | 8.500 | Mon/Thu/Sat | 40 – 45 Days |

THANK YOU



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