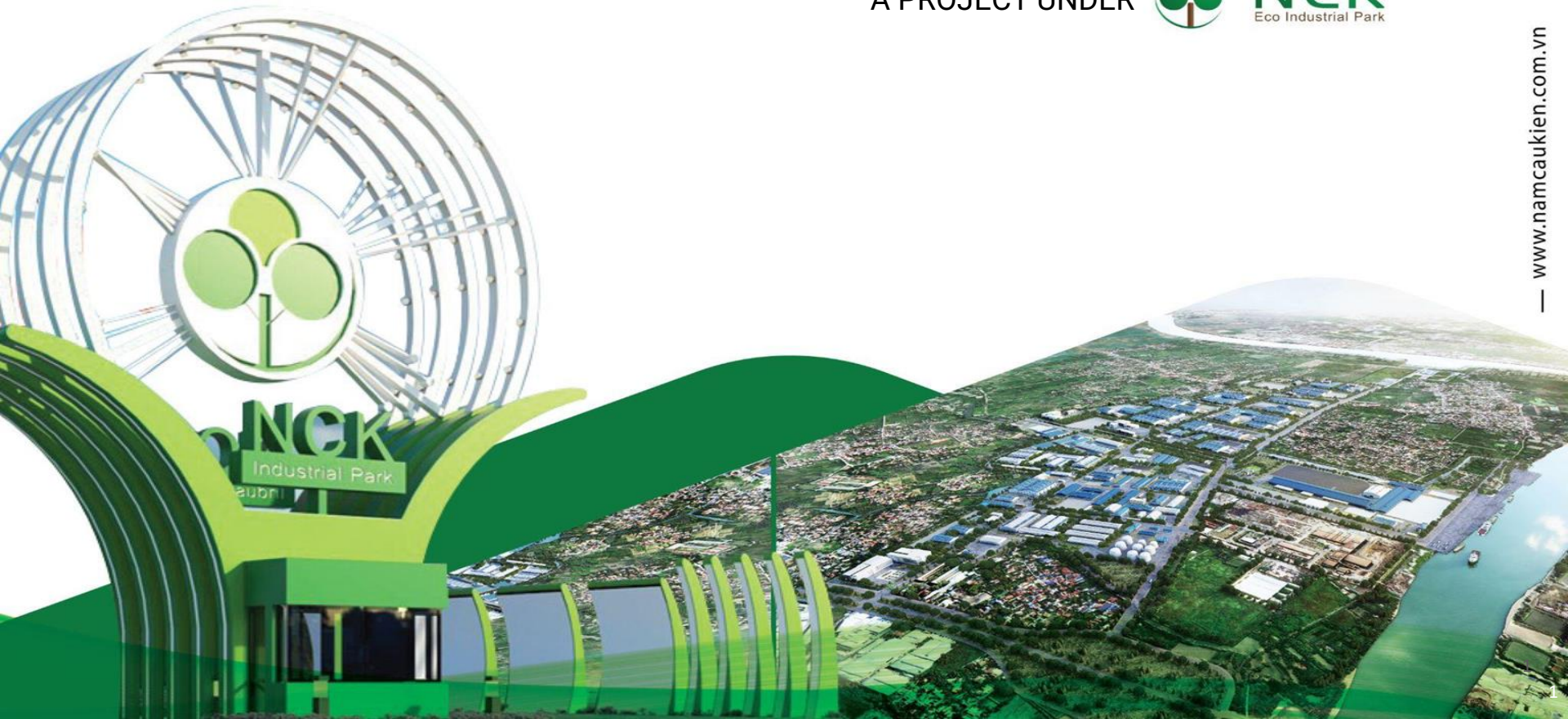
NAM CAU KIEN
Industrial Park

NAM CAU KIEN INDUSTRIAL PARK

A PROJECT UNDER NCK Eco Industrial Park

— www.namcaukien.com.vn



OVERVIEW OF HAI PHONG

Hai Phong is the **largest port city, an industrial center**, a seaport, an economic, cultural, medical, educational, scientific, commercial and technological center of the Northern Coast region of Vietnam.

Hai Phong is one of the five centrally-run cities in Vietnam, a grade I city, a regional center and a national one..

* Data 2021

GRDP: 9.2 Billion USD
6/63 National wide

GRDP Growth rate: 12.38 %
1/63 National wide

Area: 1,507.6 km2

Population: 2.072 Million people
7/63 National wide

PAR: 90.51 %
2/63 National wide

PCI: 7/63 National wide

INVESTING ATTRACTION IN INDUTRIAL PARK & CLUSTER

FDI: 789 Investment projects
+ 22.6 Billion USD
Total investment capital (data as of the second quarter of 2021)

DDI: 200 Investment projects
+ 6.5 Million USD
Total investment capital (data as of the forth quarter of 2021)

ROAD TRANSPORT

National Highway 5, 10, 37
Hai Phong – Ha Long Express Highway
Hanoi – Hai Phong Express Highway

RAIL TRANSPORT

Hai Phong Station
Railway Hanoi - Hai Phong

AIR TRANSPORT

Cat Bi International Airport
Modern airport standard level 4E

SEA TRANSPORT

~ 40 traditional commercial ports capable of receiving ships of 100,000 DWT and receiving about 900,000 TEUs/year

INLAND WATERWAY

HAI PHONG - IDEAL INVESTMENT DESTINATION

- Convenient geographical location: the largest seaport, an important trade gateway of the Northern key economic region.
- Synchronous & modern infrastructure system, converging all 05 important traffic types.
- Abundant, high-quality human resources (1.2 million people, 75% trained) ready to meet and keep pace with the modern, high-tech era.
- Advantages in culture, tourism and entertainment (Cat Ba, Do Son, high-class entertainment and tourism areas such as Song Gia golf course, Vu Yen, Hon Dau international tourist area, Dragon Hill tourist area, ...)
- As a key area where investment is focused to attract industrial production and technology development especially world's leading manufacturing enterprises such as LG, Bridgestone, Pegatron, USI

OVERVIEW OF NAM CAU KIEN

Nam Cau Kien Industrial Park is located in Thuy Nguyen District - the administrative center, industrial, commercial and new urban center of Hai Phong City.

Nam Cau Kien Industrial Park stretches across 04 communes Kien Bai, Thien Huong, Lam Dong and Hoang Dong, Thuy Nguyen district.

DISTANCE

LOCATION :

National Highway 10: 0 Km

Hai Phong – Hanoi Express Highway: 15 Km

Hai Phong – Thai Binh – Nam Dinh Highway: 25 Km

Cat Bi International Airport: 20 Km

Noi Bai International Airport: 125 Km

Van Don International Airport: 105 Km

Hai Phong Port: 17 Km

Cai Lan Deep Water Port - 40,000 DWT : 55 Km

Lach Huyen Deep Water Port: 35 Km

Information

Total investment project : 70

Total Area : 263 ha

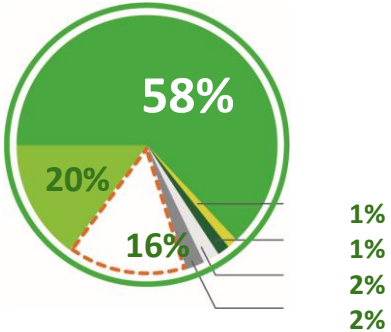
Phase 1 : 103 ha

100% filled

Phase 2: 160 ha

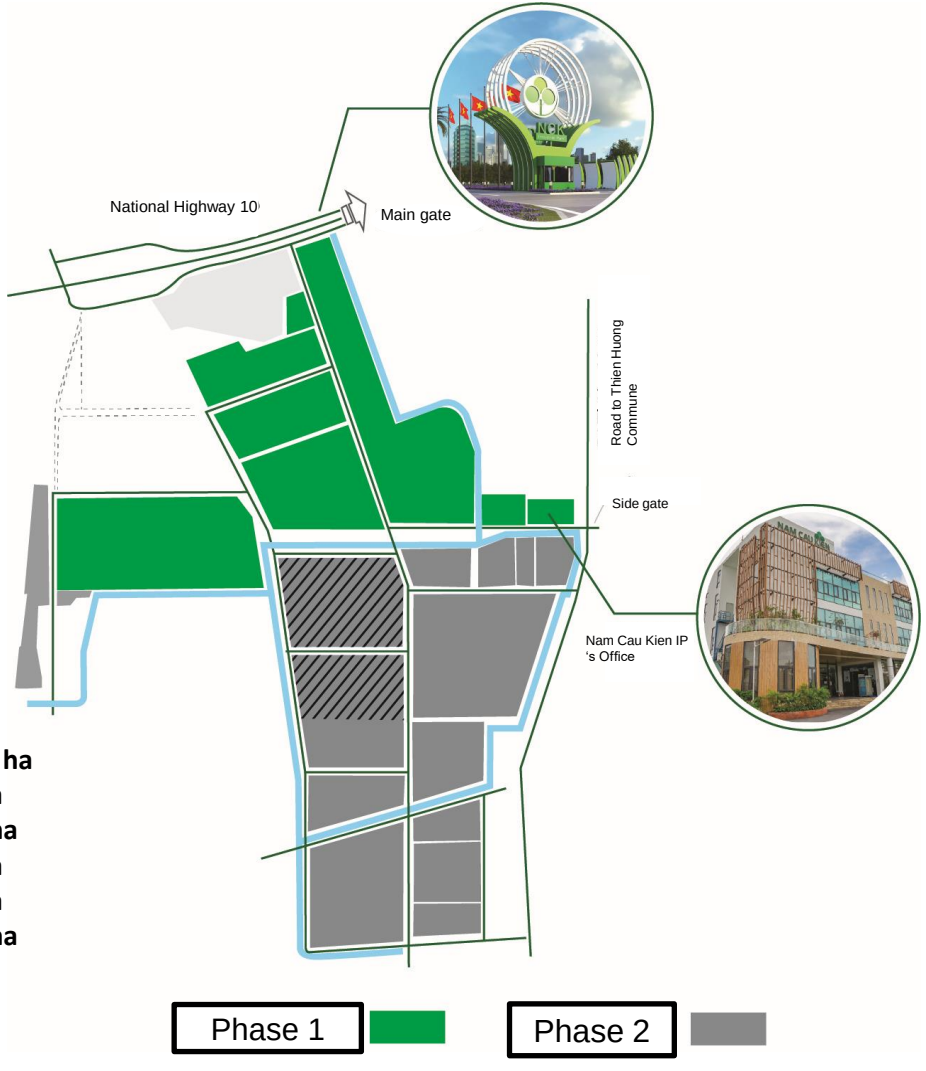
On process of building infrastructure and attracting investment.

Lease term: 50 years (2008 – 2058)



Industrial land:	166.86 ha
Public land:	3.12 ha
Transport land:	39.15 ha
Port land:	5.94 ha
Cemetery Land:	5.56 ha
Green land - park - watersurface:	38.85 ha
Infrastructure land:	:4 ha

Total : 263.47Ha

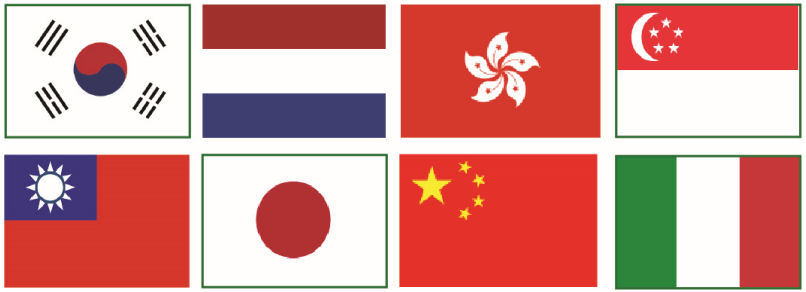


OVERVIEW OF INVESTING ATTRATION IN NAM CAU KIEN

- The industrial park is a pioneer in terms of investment attraction rate, high occupancy rate on the allocated land area.

  Total investment projects: **70**

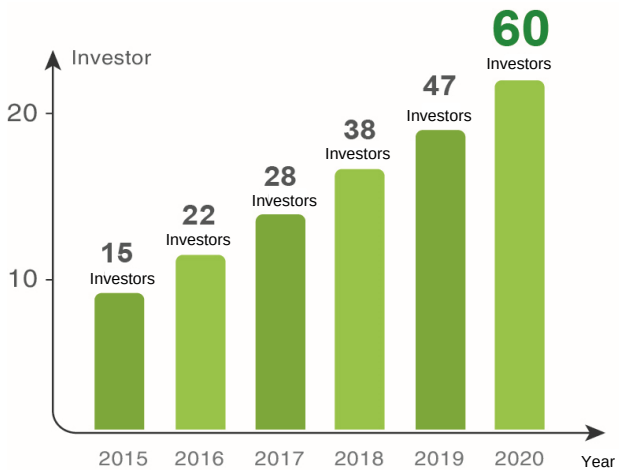
- FDI: Japan, Korea, China, Taiwan, Singapore, Italy, Netherlands,…



INVESTMENT PRIORITY INDUSTRIES IN NAM CAU KIEN IP

- Manufacturing Industry
- Supporting Industry
- High-tech Industry
- Clean Industry – Minimizing harm to environment

INVESTING ATTRACTION IN NAM CAU KIEN



STANDARD & SYNCHRONIZED INFRASTRUCTURE

TRAFFIC

- Standard internal road system
- Width: 40m – 30m – 25m

STANDARD & SYNCHRONIZED INFRASTRUCTURE

WATER – POWER SYSTEM

POWER SUPPLY

- Voltage: 110KV-22KV
- Capacity: 189 MVA
  (with capacity expansion planned)

WATER SUPPLY:

- Water supply from Thuy Son Water Plant
- Capacity: 25,000 m3/day and night

TELECOM & INTERNET

- Telecommunications integration service with specific technology for each customer
- Data Transfer & Internet – Cloud - Voice IP - VAS & Information Technology–M&E System
- The backup system has at least 02 major suppliers
- The head office is located in the industrial park, the sales and technical team are ready to response

CENTRAL WASTE WATER TREATMENT SYSTEM

- Capacity: 2,000 m3/day (with plans to increase capacity)
- Standard microbiological treatment technology
- Automated online monitoring system
- The first wastewater treatment plant is designed according to the Japanese garden model

STANDARD & SYNCHRONIZED INFRASTRUCTURE

STANDARD & SYNCHRONIZED INFRASTRUCTURE

FIRE PROTECTION

- Fire protection vehicle system and specialized vehicles
- Fire hydrant system provides fire protection water throughout the roads
- Professionally trained fire protection team

INTERNAL PORT

- Planned as a seaport with a length of up to 1km
- Wharf for general cargo and petroleum.
- Receiving ships up to 5,000 tons.

SUPPORT SERVICES

- Accompanying and supporting businesses throughout the process of project implementation and production and business activities in the Industrial Park
- Increasing services and utilities for not only businesses, officials and employees of the Industrial Park but also for the surrounding community

OPTIMIZED SERVICES AND UTILITIES

SECURITY

- The IP's security team is well organized and trained
- Coordination of management work with local police
- Ensure 24/7 security on the common infrastructure of the industrial park
  - Including environmental monitoring, fire prevention, rescue

WASTE DISPOSAL

- Waste treatment and recycling plant
- Advanced technology and processing system
- Optimizing collection time and handling costs for investors

OPTIMIZED SERVICES AND UTILITIES

NAM CAU KIEN ECOLOGY OF SERVICES AND UTILITIES

Enhancing services and utilities for not only businesses, officials and employees of the Industrial Park but also for the surrounding community

NCK - DISTRIBUTION CENTER

Nam Cau Kien construction material supply system

ENVIRONMENTAL COMMUNICATIONS CREATIVITY CENTER

In charge of communication activities, connecting experimental training, NCK Library….

UTILITIES FOR COMMUNITY

ATM banking services, water vending machines, food service(canteen, cafe, restaurant, ...)

NCK – ECO FARM

High-tech agricultural product supply system

NCK - SERVICE PLATFORM

The system connects reputable suppliers of products and services with favorable policies for investors at NCK (banks (Vietinbank, Vietcombank, ...), insurance (Bao Viet), logistics (STT logistics), medical examination and treatment (Vinmec) , hotels (SeaStar, Vinpearl), restaurants (Gia Vien, Hai Dang), …

NCK – ENTERTAINMENT SERVICE

Kyosei Garden Park, Eco Garden,Heritage Garden, Sports area, check-in locations, team building event area

ECO-INDUSTRIAL PARK LEADING MODEL

Nam Cau Kien Eco Industrial Park brings a sustainable investment environment and increases benefits for investors, also delivers a green and friendly environment for the Community:

- Businesses have a symbiotic link, working closely in management of environmental issues, natural resources - minimizing logistics costs, production costs, …
- The area of green trees, parks, water surface, traffic, shared service infrastructure accounts for 31% of the total area of the industrial park - providing a fresh green environment for workers, in harmony with the residential community
- Unique ecological garden: Botanical Garden, Happiness Garden, Memorabilia Garden, Heritage Garden, Japanese Garden - recognized by Vietnam Record organization
- The system of environmental protection works is synchronously and modernly invested, with a green environmental management operating process
- A platform for manufacturing enterprises to meet strict standards and regulations in export markets in the context of free trade, shifting production chains

SẮC MÀU
HỘI TỤ 2020
ĐỔI
CHAI NHỰA
LẤY
QU
00 - 11h30
30 - 17h00
2.2019 - 29.12.20
Giảm Nhựa
Sống Xanh

ECO BUSINESS COMMUNITY

NAM CAU KIEN ECO CLUB - create strength from the community of investors, develop together and join hands to protect the industrial and common working environment

- Gathering business leaders of investors in the industrial park to participate
- Culture of symbiosis, sharing and mutual support for mutual development
- Join hands in programs for the Community and the
- Environment
- The representative gives suggestions and

recommendations to the authority to support enterprise in the process of operation and production

INVESTMENT INCENTIVES

Corporate income tax (common industry

Standard tax rate = 20%

Corporate income tax for special projects:

- High-tech industry/Supporting industry (as required by law).
- Projects with minimum investment capital of 6000 billion VND:
  + Disbursement within 03 years from the date of investment license.
  + Total revenue of at least 10,000 billion VND /year or regularly employing more than 3,000 employees at the latest after 03 years of revenue.

Tax incentives for export processing enterprises

- Exemption from import and export tax when importing fixed assets, importing production materials or exporting finished products abroad
- Value Added Tax (VAT) does not apply to export processing enterprises.

INVESTMENT PROCESS

Nam Cau Kien accompanies the Investor throughout the project's procedures.

ENQUIRING

- Information support
- Legal support
- Environmental consulting
- Infrastructure consulting

INVESTING

- Carry out investment, business registration
- Provide information about construction units
- Support applying for construction permits, fire prevention and fighting, EIA or environmental protection commitments

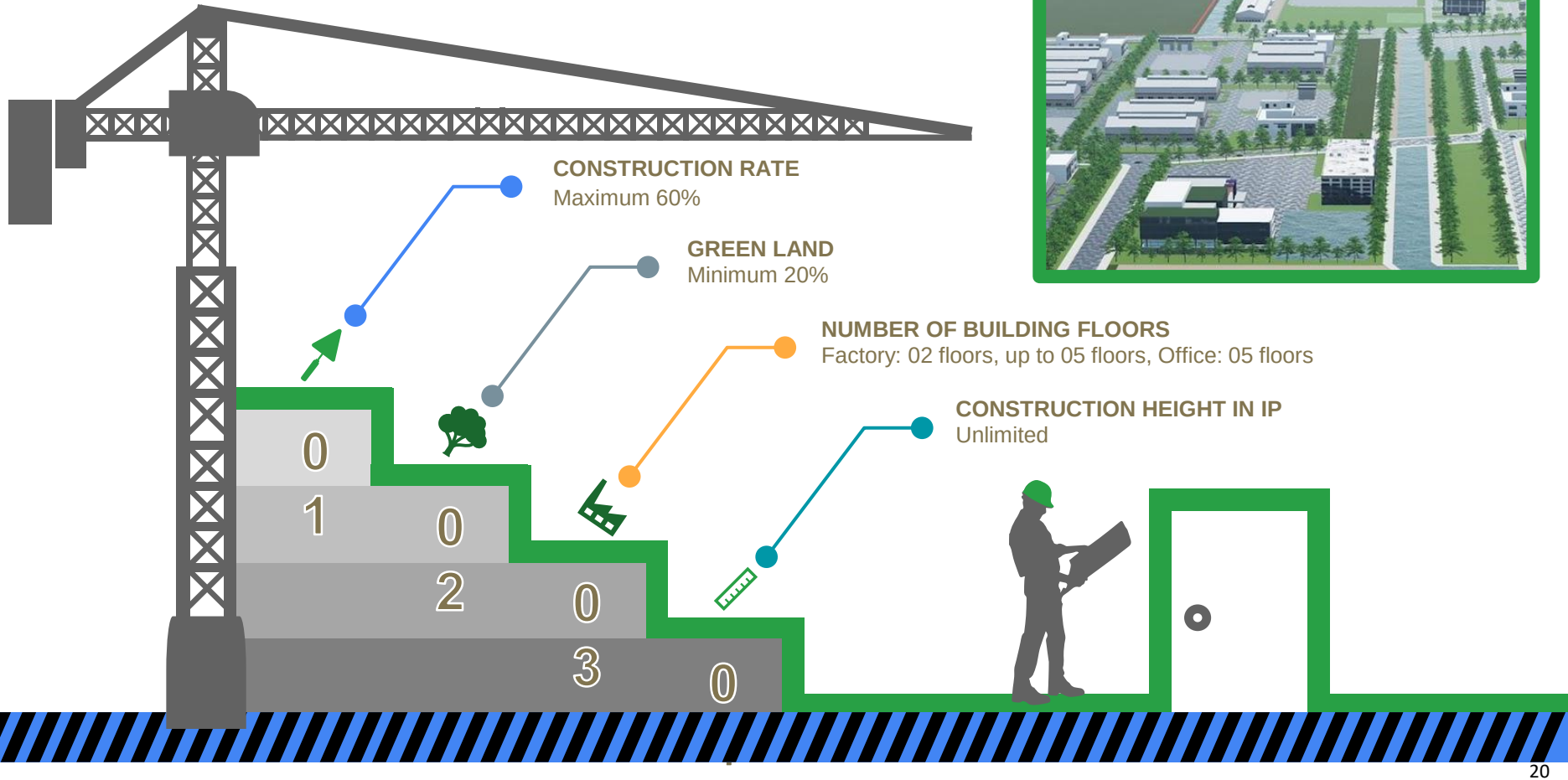
OPERATING

- Recruitment and training
- Legal service
- Promoting businesses
- Organizing of activities, seminars, events
- Accounting consulting Office services

INVESTMENT COSTS

Infrastructure rental	Negotiation depending on the location and area of the leased land (Excluding the annual land rental payable to the Government)
Services fee	15,000 VND/m2/year
Clean water connection fee	80,000,000 VND/Connection point
Wastewater connection fee	80,000,000 VND/Connection point
Surface water connection fee	80,000,000 VND/Connection point
Electrical connection fee	≤ 560 kVA: ~ 3,150 USD/ Connection point; > 560kVA to ≤ 5MVA: ~ 6.3 USD/kVA >5 MVA: negotiate
Fee for using clean water	19,000 VND /m3 Investors pay according to monthly meter readings)
Charge for using electricity	Normal hours: 1,526 VND /kWh (From Monday to Saturday: 4h - 9h30', 11h30' - 17h and 20h - 22h/ Sunday: 4-22h) Off-peak hour: 989 VND/kWh (All days from22h-4h) Peak hours: 2,817 VND/kWh (From Monday to Saturday: 9h30' - 11h30', 17h - 20h)
Waste treatment fee	According to the quotation prescribed for each type of waste of service providers in the industrial park
Wastewater collection and treatment fee	Fixed wastewater treatment fee (if the wastewater quality meets the standards of the IP): 17,500 VND/ m3 (investors pay according to the volume which is determined equal to 80% of the input water volume). In case the quality of wastewater does not meet the input standards of the IP, the Investor must pay the costs incurred.

REFERENCE INFORMATION



REFERENCE INFORMATION

LABOR 'S SOURCE

- **Hai Phong:** 1.2 million employees - 75% trained
- **Quang Ninh**: 800,000 employees – 85% trained
- **Hai Duong**: 350,000 employees - 75% trained
- **Thai Binh**: 160.000 employees

(Statistics for 2020)

SALARY COSTS

- **Regional minium wage – Region I**: 4,420,000 VND/month
- **Reference salary for workers**: 6,000,000 – 12,000,000 VND/month
- **Reference salary for managers**: 12,000,000 – 30,000,000 VND/month

(Depends on each business)

LOGISTICS COST REFERENCES

- Custom Clearance fee: **35 USD/cont**
- Container transportation fee from Nam Cau Kien Industrial Park to Hai Phong port : **85 USD/cont**

Services	20'	40' / 40H
2.1. Phí làm hàng tại cảng (THC)	USD 130	USD 180
2.2. Phí làm chứng từ (B/L)	USD 40	USD 40
2.3. Phí ENS, AFS, AMS, AFR... (manifest hàng đi Shanghai, Europe, Nhật, Mỹ..)	USD 40	USD 40
2.4. Phí seal	USD 10	USD 10
2.5. Telex (if any)	USD 30	USD 30

Shipping costs to some countries from Hai Phong port

MÃ CẢNG	CẢNG XẾP HÀNG	MÃ CẢNG	CẢNG DỠ HÀNG	20'	40'	40H	LỊCH TÀU	THỜI GIAN VẬN CHUYỂN
VNHPH	Haiphong	MYPEN	Penang, Malaysia	USD 600	USD 1,100	USD 1,100	Thu/Sat/Sun	15-18 ngày
VNHPH	Haiphong	MYPKG	Port Klang, Malaysia	USD 600	USD 1,100	USD 1,100	Thu/Sat/Sun	15-18 ngày
VNHPH	Haiphong	MYTPP	Tanjung Pelepas, Malaysia	USD 500	USD 1,000	USD 1,000	Thu/Sat/Sun	13-15 ngày
VNHPH	Haiphong	JPHKT	Hakata, Japan	USD 650	USD 1,100	USD 1,100	Wed/Thu	12-13 ngày
VNHPH	Haiphong	JPNGO	Nagoya, Aichi Japan	USD 500	USD 900	USD 900	Wed/Thu	8-10 ngày
VNHPH	Haiphong	JPOSA	Osaka, Japan	USD 500	USD 900	USD 900	Thu/Sat/Sun	10-12 ngày
VNHPH	Haiphong	JPTYO	Tokyo, Japan	USD 500	USD 900	USD 900	Mon/Thu/Sat	10-12 ngày
VNHPH	Haiphong	JPUKB	Kobe, Japan	USD 500	USD 900	USD 900	Wed/Thu/Sat	10-12 ngày
VNHPH	Haiphong	JPYOK	Yokohama, Japan	USD 500	USD 900	USD 900	Thu/Sat/Sun	10-12 ngày
VNHPH	Haiphong	SGSIN	Singapore, Singapore	USD 500	USD 1,000	USD 1,000	Mon/Sat/Sun	7-10 ngày
VNHPH	Haiphong	KRPUS	Pusan, South Korea	USD 450	USD 1,200	USD 1,200	Thu/Sat/Sun	10-12 ngày
VNHPH	Haiphong	KRICH	Incheon, South Korea	USD 500	USD 1,200	USD 1,200	Thu/Fri	8-10 ngày
VNHPH	Haiphong	GBFXT	Felixstowe, United Kingdom	USD 5,600	USD 8,500	USD 8,500	Mon/Thu/Sat	40-45 ngày
VNHPH	Haiphong	GBSOU	Southampton, United Kingdom	USD 5,600	USD 8,500	USD 8,500	Mon/Thu/Sat	40-45 ngày

UTILITIES AND SERVICES IN HAI PHONG

HOW TO GET THERE?

FLIGHT

- Sichuan Airline: Guangzhou
- Vietjet Air: Bangkok, Seoul - Incheon ...
- Jetstar Pacific Airline: Da Nang, Ho Chi Minh city
- Vietjet Air: Da Lat, Da Nang, Ho Chi Minh city
- Nha Trang, Phu Quoc, Pleiku, ...
- Vietnam Airlines: Da Nang, Ho Chi Minh city, Nha Trang, Phu Quoc, Da Lat, Buon Ma Thuot, Can Tho,…

WHERE TO DINE AND REST?

EAT AND REST

- Aeon Mall Le Chan
- Vincom Imperia Hai Phong
- Seastar Hotel, Vinpearl Hotel
- Gia Vien Restaurant, Hai Dang Plaza
- Jin Ju Garden, Koguryo restaurant, Arirang restaurant (Korean Cuisine)
- Texas Plus restaurant, Fleur D'or (Western Cuisine)

WHAT ENTERTAINMENT LOCATION?

ENTERTAINMENT.

- Gia River Golf Resort
- Do Son Seaside Golf Resort
- Vinpearl Vu Yen Golf Course
- Golf club và FLC Ha Long Bay Resort Ha Long Bay
- Do Son Beach (Resort& Casino)
- Hon Dau tourist area, Dragon Hill tourist area

REGULATIONS ON WASTE WATER DISTRIBUTION SYSTEMS INTO THE COLLECTION SYSTEM OF NAM CAU KIEN

NO.	PARAMETER	UNIT	MAX CONCENTRATION VALUE
1	Temperature	oC	45
2	pH	-	5 to 9
3	Odor	-	-
4	Color Scale(Co-Pt ở pH = 7)	-	-
5	BOD5 (200C)	mg/l	100
6	COD	mg/l	300
7	Floating Solid	mg/l	200
8	Asen	mg/l	0.1
9	Hg	mg/l	0.01
10	Pb	mg/l	0.5
11	Cadimi	mg/l	0.1
12	Crom (VI)	mg/l	0.1
13	Crom (III)	mg/l	1
14	Cu	mg/l	2
15	Zn	mg/l	3
16	Niken	mg/l	0.5
17	Mangan	mg/l	1
18	Fe	mg/l	5
19	Sn	mg/l	-

NO.	PARAMETER	UNIT	MAX CONCENTRATION VALUE
20	Xianua	mg/l	0.1
21	Phenol	mg/l	0.5
22	Mineral Oil	mg/l	30
23	Animal and vegetable oils	mg/l	50
24	Clo	mg/l	-
25	PCB	mg/l	0.01
26	Organophosphate plant protection chemicals	mg/l	1
27	Organic Chlorine Plant Protection Chemicals	mg/l	0.1
28	Sunfua	mg/l	0.5
29	Florua	mg/l	10
30	Clorua	mg/l	600
31	Amoni (According to Nito)	mg/l	10
32	Total Nito	mg/l	30
33	Total Photpho	mg/l	6
34	Coliform	MPN/100ml	-
35	Toxins for Vibrio fischeri (30min) TU	mg/l	-
36	Total radioactivity α	Bq/l	0.1
37	Total radioactivity β	Bq/l	1

CLIENTS AND CUSTOMERS

The success of Nam Cau Kien comes from trusted **customers and partners** – aiming together for long-term and sustainable development.

INVESTOR ‘S INFORMATION

INVESTOR’S NAME

SHINEC JOINT STOCK COMPANY

YEAR OF ESTABLISHMENT

2011

FIELD OF OPERATION

INVESMENT AND SALE OF INFRASTRUCTURE FOR INDUSTRIAL PARKS AND INDUSTRIAL CLUSTER IN VIETNAM

NAM CAU KIEN
Industrial Park

A PROJECT UNDER NCK ECO

02253.645.365
info@namcaukien.com.vn

Mr. Minh – Vice General Director
0964.103.666
anhminh.nguyen@namcaukien.com.vn

Ms. Hiền – Sales Manager
0866.421.990
thuhien.nguyen@namcaukien.com.vn