PROFILE

INDUSTRIAL CLUSTER

DUNG TIEN GIANG BIEN

DUNG TIEN INDUSTRIAL JOINT STOCK COMPANY

DEVELOPER

CONNECT
Bringing Resources Together

DEVELOPMENT
Unlocking Potential

SUSTAINABILITY
Building a Stronger Future

MODERN INFRASTRUCTURE
LEADING THE WAY TO SUCCESS

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Location:
Vinh Thuan Commune, Hai Phong City

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PROJECT OVERVIEW

Dung Tien – Giang Bien Industrial Cluster is strategically planned with a modern, integrated infrastructure and comprehensive services, designed to meet the evolving needs of investment, manufacturing, and business expansion. Located in Vĩnh Thuận Commune, Hai Phong City, the project offers strong connectivity and promising investment potential, positioning it as an attractive destination for businesses seeking sustainable growth in a new era of industrial development.

- Developer: **DUNG TIEN INDUSTRIAL JOINT STOCK COMPANY**
- Location: Vinh Thuan Commune, Hai Phong City
- Project term: 50 years (2025 - 2075)
- Developer: VND **790,436,430,200**
- Vision & strategic direction: Diversify industrial sectors while prioritizing green manufacturing and logistics
- Investment capital: 49,97 hectares

LOCATION AND REGIONAL CONNECTIVITY

Dung Tien - Giang Bien Industrial Cluster is planned in Vinh Thuan Commune, Hai Phong City. Hai Phong, located at the northeastern gateway of Vietnam, holds a strategically important economic position with direct access to the sea and international trade routes. It is the largest seaport in northern Vietnam playing a pivotal role in the country's import and export trade.

The Industrial Cluster enjoys a prime geographical location with direct access to the arterial traffic routes of Hai Phong and the Northern key economic region.

With a population density of 998 people per square kilometer, the area provides an abundant labor force. Furthermore, its proximity to populous areas enables the Industrial Cluster to attract a large pool of cost - effective labor from neighboring localities.

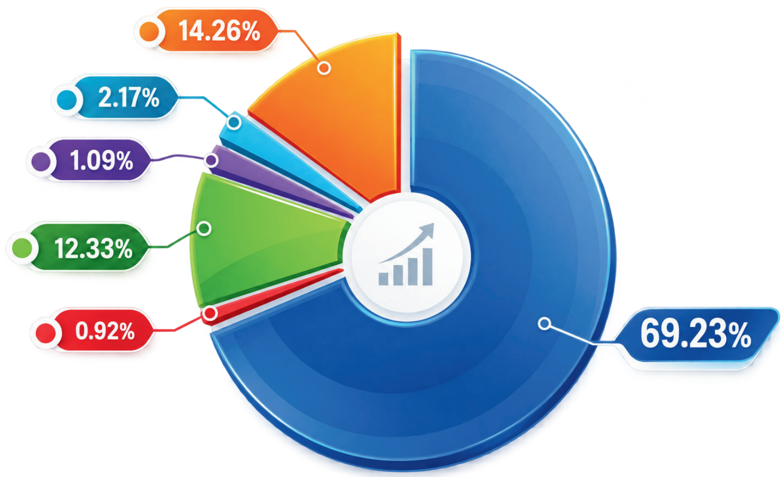
LOCATION AND REGIONAL CONNECTIVITY

GEOGRAPHICAL ADVANTAGES OF DUNG TIEN - GIANG BIEN INDUSTRIAL CLUSTER

- Distance to Ha Noi - Hai Phong Expressway and Hai Phong - Ha Long Expressway: 7km
- Adjacent to National Highway 10
- Distance to Coastal Expressway: 7km
- Distance to Ha Noi – Hai Phong Railway: 10km
- Distance to Nam Dinh Vu Seaport: 30km
- Distance to Nam Do Son Seaport: 15km
- Distance to Lach Huyen deep-water Seaport: 35km
- Distance to Cat Bi International Airport: 30km
- Distance to Noi Bai Airport: 118km
- Abundant and high-quality labor force

MASTER PLAN

TOTAL PLANNED AREA: 49,97 HECTARES



- **Warehouse and factory land**
- **Service land** (offices, canteens, etc.)
- **Greenery land**
- **Technical infrastructure land**
- **Power line Right-of-Way and safety zone land**
- **Internal roads and parking lot land**

TECHNICAL INFRASTRUCTURE

WATER SUPPLY SYSTEM

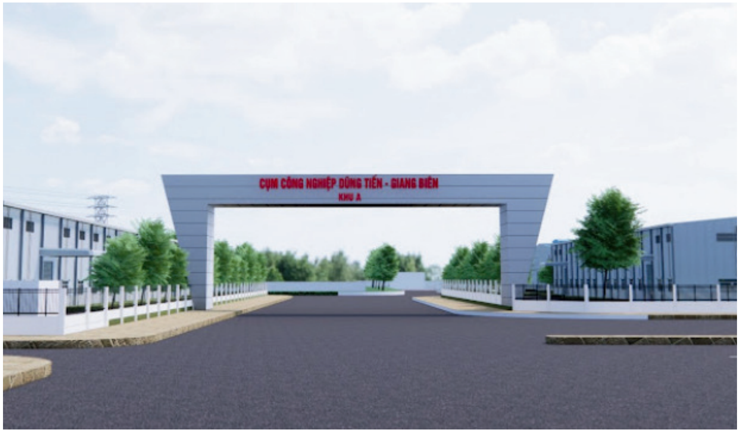
- Current capacity: 200m3/day-night

POWER SUPPLY SYSTEM

- Power substation: 15MVA
- Modern underground power system

WASTEWATER AND SOLID WASTE MANAGEMENT

- Planning for a centralized solid waste collection point.
- Planning of HDPE-D300 and HDPE-D400 wastewater collection pipelines.
- Wastewater treatment capacity: 2,000m3/day-night.
- Wastewater must be treated to meet the requirements of Column B, C values under QCVN40:2011/BTNMT before discharge.



INFRASTRUCTURE INVESTMENT PLAN

Integrated infrastructure - foundation for growth

The infrastructure investment plan will be implemented in phases to ensure quality and handover timeline for industrial tenant.

Site clearance & land leveling

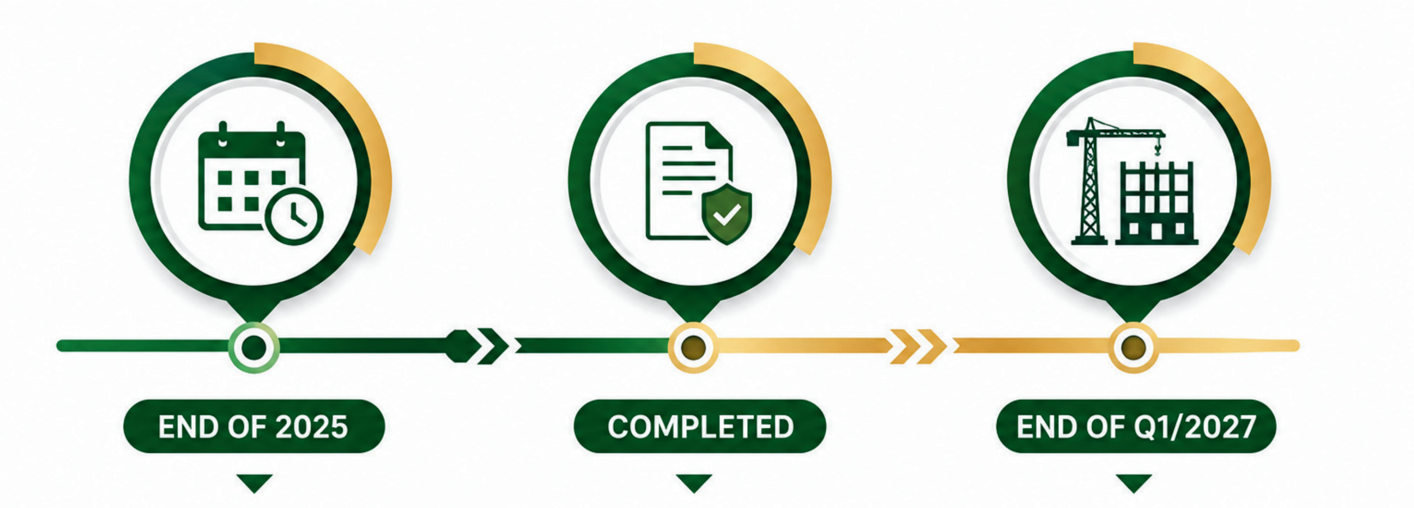
Transportation & Drainage

Water, Electricity & Telecommunications

Landscaping & Handover

INVESTMENT AND CONSTRUCTION PROGRESS

The investment and construction roadmap for **Dung Tien – Giang Bien** Industrial Cluster covers the entire development process, from completing legal procedures and commencing construction to developing the infrastructure and putting the project into operation. Clearly defined milestones demonstrate a well-structured investment strategy, timely implementation, and readiness to welcome investors.



COMMENCEMENT	LEGAL PROCEDURES	BASIC CONSTRUCTION AND OPERATION

INVESTMENT ATTRACTION CRITERIA

A green industrial cluster, attracting modern and eco - friendly manufacturing projects:

Electronics, refrigeration, telecommunications, information technology and high-tech industries (including the manufacturing of micro-electromechanical systems, nano-electromechanical systems and equipment using and producing integrated network devices with high-capacity memory; software production, etc.)

ELECTRONICS AND IT INDUSTRY

High-tech supporting industries (including high-precision molds, high-quality standard mechanical components, electronic components, micro-electronic circuits, component assemblies, and parts for power generation systems using new and renewable energy, etc.)

HIGH-TECH SUPPORTING INDUSTRY

Electrical equipment manufacturing industries (including electric fans, plugs, sockets, switches, circuit breakers, high-intensity discharge lamps, power transformers for electricity transmission, etc.)

ELECTRICAL EQUIPMENT MANUFACTURING INDUSTRY

Clean industries (including garment and apparel manufacturing, footwear, stationery, medical supplies, etc.)

CLEAN INDUSTRY

INVESTMENT INCENTIVES

OPTIMAL COST

Highly attractive land rental rates and initial investment costs at the current stage.

LEGAL SUPPORT

Receive comprehensive support regardinginvestmentprocedures, licensing, and tax incentives.

UPSIDE POTENTIAL

Industrial real estate values increase as infrastructure reaches completion.

LOCATION SELECTION

Prioritize the selection of prime locations and appropriate areas prior to any planning freezes.

- Entitled to tax incentive policies for industrial clusters in accordance with state regulations.
- Exemption from raw land rent for 7 years.
- 2-year corporate income tax exemption, followed by a 50% reduction for the next 4 years. The tax incentives apply from the first profitable year. If the business generates no profit in the first 3 years, the incentive period will automatically commence from the fourth year.
- Infrastructure rental price: Only 120 - 130 USD/m²/lease term (excluding VAT).
- Numerous incentive policies for pioneering investors.
- Management and maintenance fees: 0.6 USD/m²/year (excluding VAT).
- Electricity, water, and wastewater treatment costs: Subject to the supplier's unit prices.
- Annual land rental incentives: Subject to the cluster's policies applicable to each individual client.
- Support with legal procedures: Investment Registration Certificate, design approvals, other administrative procedures, etc.
- Support for trained labor sources and logistics transport services.
- Regarding procedures: Legal dossiers (investment, construction, environment, fire prevention and fighting) are processed through a local “one-stop-shop” inter-agency mechanism, minimizing waiting time.

DUNG TIEN INDUSTRIAL JOINT STOCK COMPANY

Thank you for watching!

INDUSTRIAL CLUSTER
DUNG TIEN - GIANG BIEN

DUNG TIEN INDUSTRIAL JOINT STOCK COMPANY

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