



DANG KHOA GROUP JOINT STOCK COMPANY

PROFILE

QUANG PHUC INDUSTRIAL CLUSTER



Location:
Tien Minh Commune, Hai Phong City



CONNECT
Bringing Resources Together



DEVELOPMENT
Unlocking Potential



SUSTAINABILITY
Building a Stronger Future

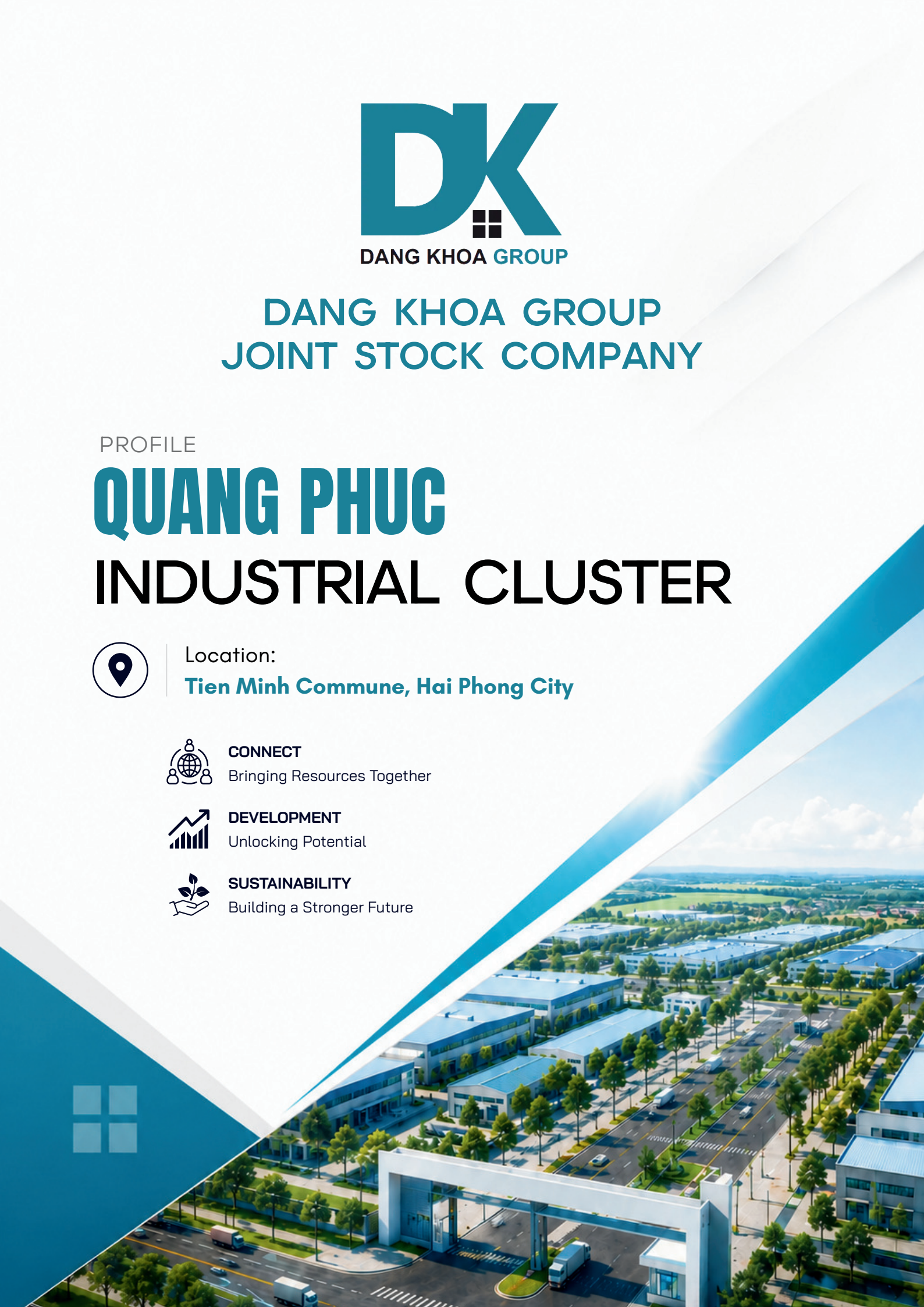


TABLE OF

CONTENTS



02 | OVERVIEW INTRODUCTION

03 | LOCATION AND REGIONAL CONNECTIONS

05 | MASTER PLAN

06 | TECHNICAL INFRASTRUCTURE

07 | INFRASTRUCTURE INVESTMENT PLAN

08 | INVESTMENT AND CONSTRUCTION PROGRESS

09 | INVESTMENT ATTRACTION CRITERIA

10 | INCENTIVE POLICIES



OVERVIEW & INTRODUCTION



INVESTOR

DANG KHOA GROUP JOINT STOCK COMPANY



LOCATION

Tien Minh Commune, Hai Phong City, Vietnam



PROJECT DURATION

50 Years (2024–2074)



TOTAL INVESTMENT CAPITAL

VND 810,638,000,000



DEVELOPMENT ORIENTATION

A multi-industry industrial cluster with a focus on clean manufacturing and logistics.



- Total Area: 49.7 ha
- Industrial Land: 37.8 ha
- Internal Roads and Parking Areas: 5.38 ha
- Green Space: 5.14 ha
- Technical Infrastructure Land: 0.55 ha
- Water Surface Area: 0.26 ha



LOCATION AND REGIONAL CONNECTIVITY

Quang Phuc Industrial Cluster is strategically planned and developed in Tien Minh Commune, Hai Phong City, one of Vietnam's most important economic gateways in the northeastern region. Hai Phong enjoys a highly advantageous position with direct access to the sea and major international trade routes. As the largest seaport hub in northern Vietnam, the city plays a vital role in import and export activities.

The project benefits from a prime location with direct connectivity to Hai Phong's major transportation corridors and the Northern Key Economic Region, providing excellent conditions for investment, manufacturing, and logistics development.



ROAD TRANSPORT

Located near National Highway 10 and major expressways connecting Hanoi – Hai Phong – Quang Ninh, providing convenient access for cargo transportation and regional connectivity.



AIR TRANSPORT

Conveniently connected to international airports, providing efficient support for air cargo transportation and global trade activities.



ROAD TRANSPORT

Located near National Highway 10 and major expressways connecting Hanoi – Hai Phong – Quang Ninh, providing convenient access for cargo transportation and regional connectivity.



MARITIME TRANSPORT

Easy access to the largest seaport system in Northern Vietnam within a short distance, creating significant advantages for import, export, and international logistics operations.



LOCATION AND REGIONAL CONNECTIVITY



GEOGRAPHICAL ADVANTAGES OF QUANG PHUC INDUSTRIAL CLUSTER

- One of the most strategically located industrial clusters in Hai Phong.
- Adjacent to the Van Uc River and situated near the coastline and Nam Do Son Port.
- Equipped with an inland waterway port.
- Located 5 km from the Hanoi–Hai Phong Expressway and the Hai Phong–Ha Long Expressway.
- Located 6 km from National Highway 10.
- Located 2 km from Provincial Road 354.
- Located 7 km from the Coastal Expressway.
- Located 7 km from the Hanoi–Hai Phong Railway.
- Located 12 km from Nam Dinh Vu Port.
- Located 7 km from Nam Do Son Port.
- Located 25 km from Lach Huyen Deep-Sea Port.
- Located 15 km from Cat Bi International Airport.
- Located 118 km from Noi Bai International Airport.
- Abundant and highly skilled labor resources.

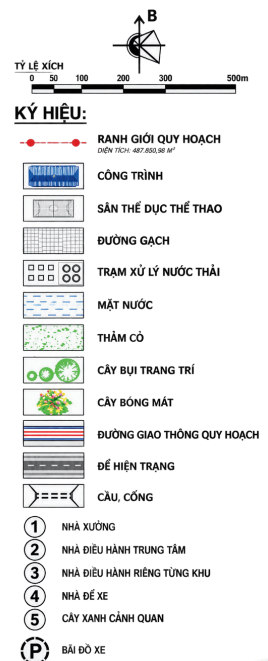
MASTER PLAN

MODERN MASTER PLANNING AND SPACE ORGANIZATION

Planning Principles

The industrial cluster is designed with clearly defined functional zones to ensure efficient connectivity and operational effectiveness for businesses.

- Manufacturing areas are organized by industry sectors.
- The internal transportation network is designed as a closed-loop system.
- Dedicated land is allocated for green spaces and technical infrastructure.
- Utilities, including electricity, water supply, and telecommunications, are planned and developed in an integrated manner.



TECHNICAL INFRASTRUCTURE

WATER SUPPLY SYSTEM



- The current water supply capacity is 400 m³/day, sourced from Quang Phuc Water Treatment Plant.
- The water supply capacity from Cau Nguyen Water Treatment Plant is planned to reach 80,000 m³/day and is expected to increase to 120,000 m³/day by 2035.

SOLID WASTE AND WASTEWATER MANAGEMENT

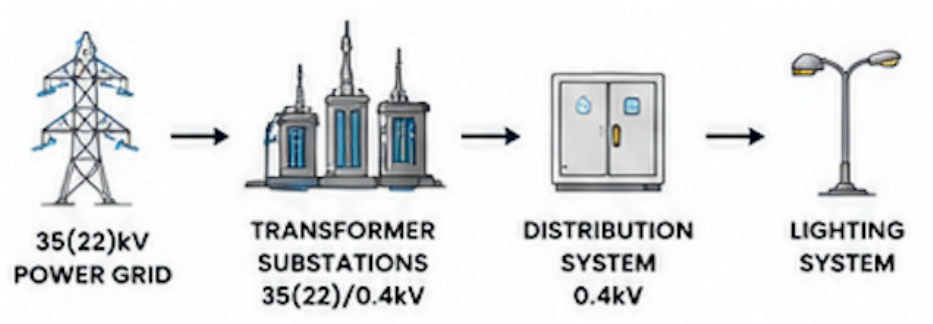


- A centralized solid waste collection area is planned within the industrial cluster.
- The wastewater collection system is designed using HDPE-D300 and HDPE-D400 pipelines.
- A wastewater treatment plant with a capacity of 1,422 m³/day is planned.
- All wastewater must be treated to meet Column B, Value C requirements of QCVN 40:2011/BTNMT before being discharged into the environment.

POWER SUPPLY, SUBSTATIONS, SWITCHING STATIONS, AND LIGHTING SYSTEM

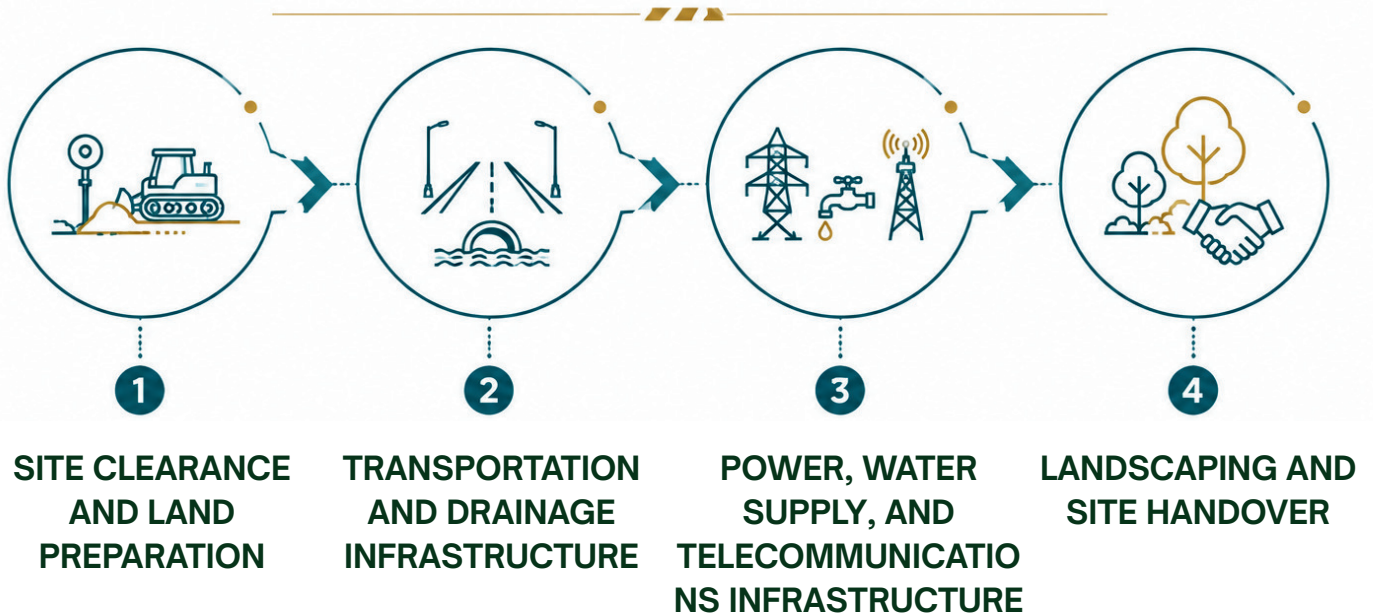


- Industrial power supply capacity: 250 W/ha.
- Technical infrastructure power supply capacity: 300 kW/ha.
- One 750 kVA - 35(22)/0.4 kV transformer substation serves the office and service area.
- One 160 kVA - 35(22)/0.4 kV transformer substation serves the technical infrastructure area.
- One 160 kVA - 35(22)/0.4 kV transformer substation serves the lighting system.
- Eleven 35 (22 kV) switching stations are planned, with each station equipped with 1-3 circuit breakers to supply power to manufacturing facilities.

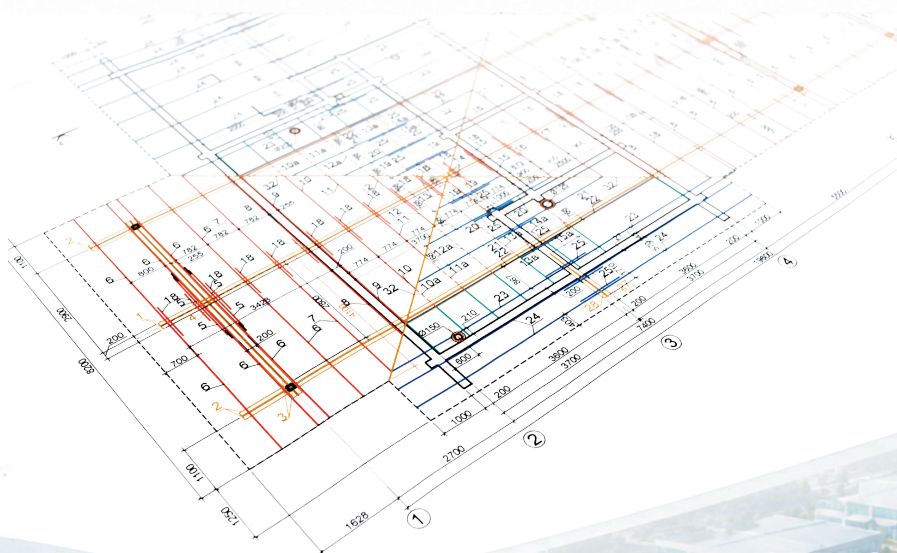


INFRASTRUCTURE INVESTMENT PLAN

SYNCHRONIZED INFRASTRUCTURE – THE FOUNDATION FOR GROWTH

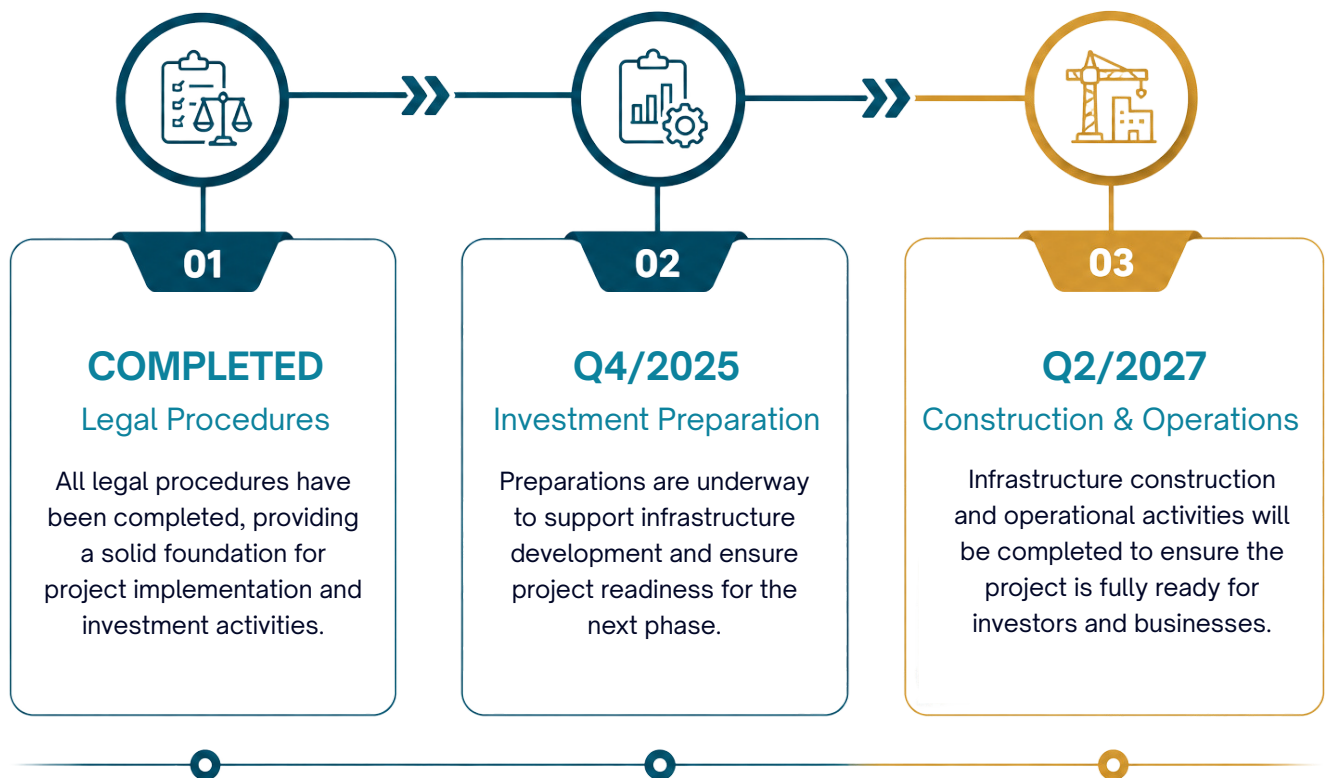


Infrastructure development is implemented in phases to ensure construction quality and timely land handover to investors and tenant enterprises.



QUANG PHUC
INDUSTRIAL CLUSTER

INVESTMENT AND CONSTRUCTION PROGRESS



INVESTMENT ATTRACTION CRITERIA

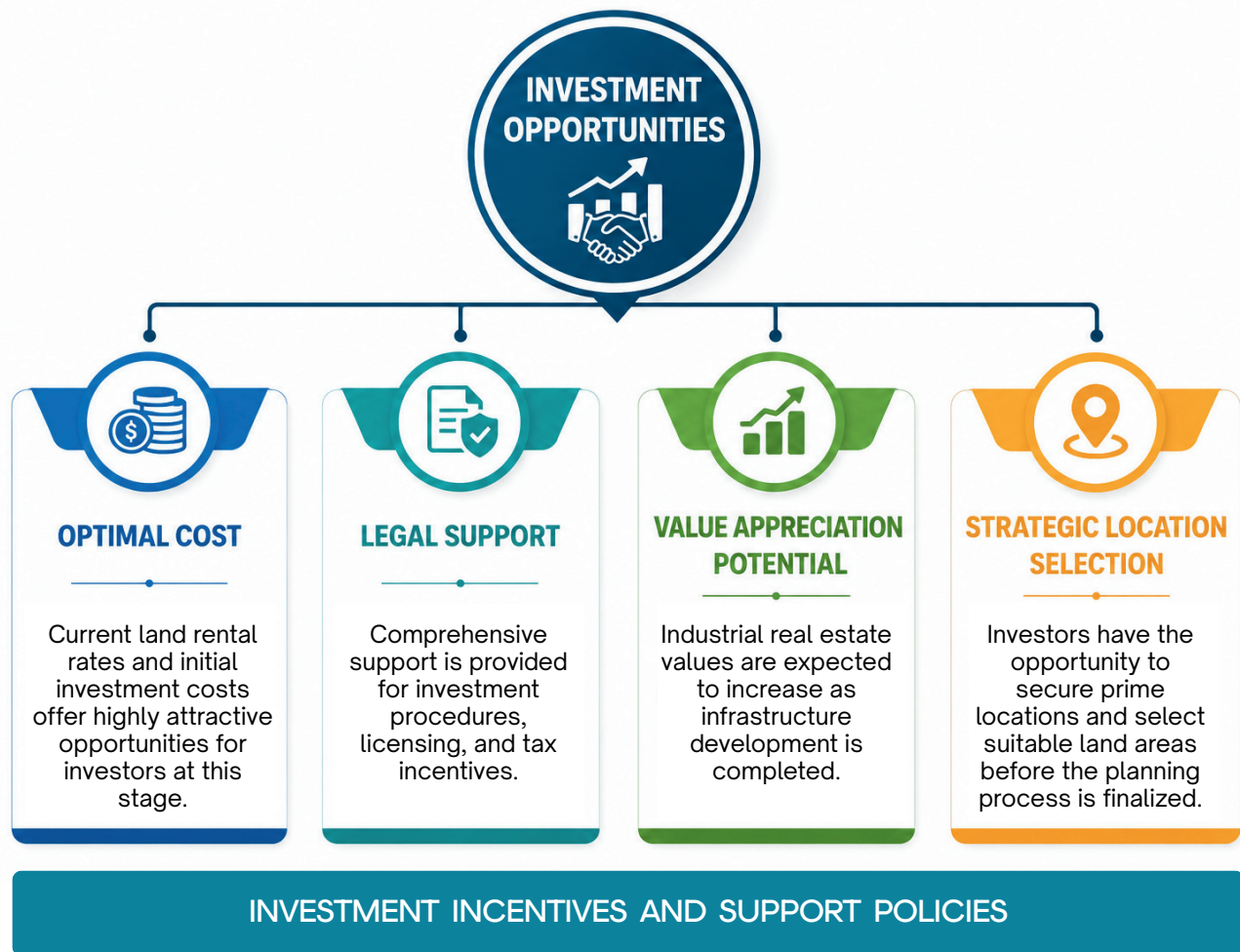


DIVERSIFIED – FLEXIBLE – SUSTAINABLE

CLEAN INDUSTRIAL CLUSTER – ATTRACTING MODERN AND ENVIRONMENTALLY FRIENDLY MANUFACTURING PROJECTS

- Mechanical engineering and shipbuilding industries.
- Supporting industries for the mechanical engineering and shipbuilding sectors.
- Wood product manufacturing serving the mechanical engineering, shipbuilding, and ship repair industries.
- Electronics, refrigeration, telecommunications, information technology, and high-tech industries.
- Supporting products for industrial and high-tech sectors.
- Electrical equipment manufacturing.
- Light and clean industries (garment manufacturing, export footwear, agricultural and seafood processing, food production, stationery, medical supplies, packaging, etc.).
- Production of plastic, rubber, and chemical products.
- Building materials manufacturing.
- Warehousing, logistics, and transportation services.

INCENTIVE POLICY



- Free land rental for the first 7 years.
- Infrastructure rental rates range from USD 120–130/m² for the entire lease term (excluding VAT).
- Special incentive policies are available for pioneer investors.
- Management and maintenance fees: USD 0.60/m²/year (excluding VAT).
- Electricity, water supply, and wastewater treatment charges are applied according to the official rates of service providers.
- Annual land rental incentives are available based on the Industrial Cluster's policies and are tailored to each investor.
- Comprehensive legal support is provided, including investment certificates, design approvals, and other administrative procedures.
- Support services are available for workforce development through training programs, as well as transportation and logistics services.
- Investment, construction, environmental, and fire protection procedures are processed through a local one-stop administrative mechanism, significantly reducing processing and waiting times.



DANG KHOA GROUP JOINT STOCK COMPANY

Thank you for watching!



 **Add:** Lot 30A, Nga 5 – Cat Bi Airport Urban Development Project
19 Le Loi Street, Gia Vien Ward, Hai Phong City, Vietnam

 **Hotline:** Mr Tám: 0913.245.903 - Ms Quyết: 0919.285.786
Mr Khoa: 0944.55.44.111 - Mr Mạnh: 0915.793.688

 **Email:** contact@dangkhoagroup.com

 **Website:** www.dangkhoagroup.com

QUANG PHUC INDUSTRIAL CLUSTER

