

GNP Yen Binh 1 - Industrial Center

Yen Binh Industrial Park, Pho Yen District,
Thai Nguyen City, North Vietnam

Hotline: **+84 789 75 77 88**

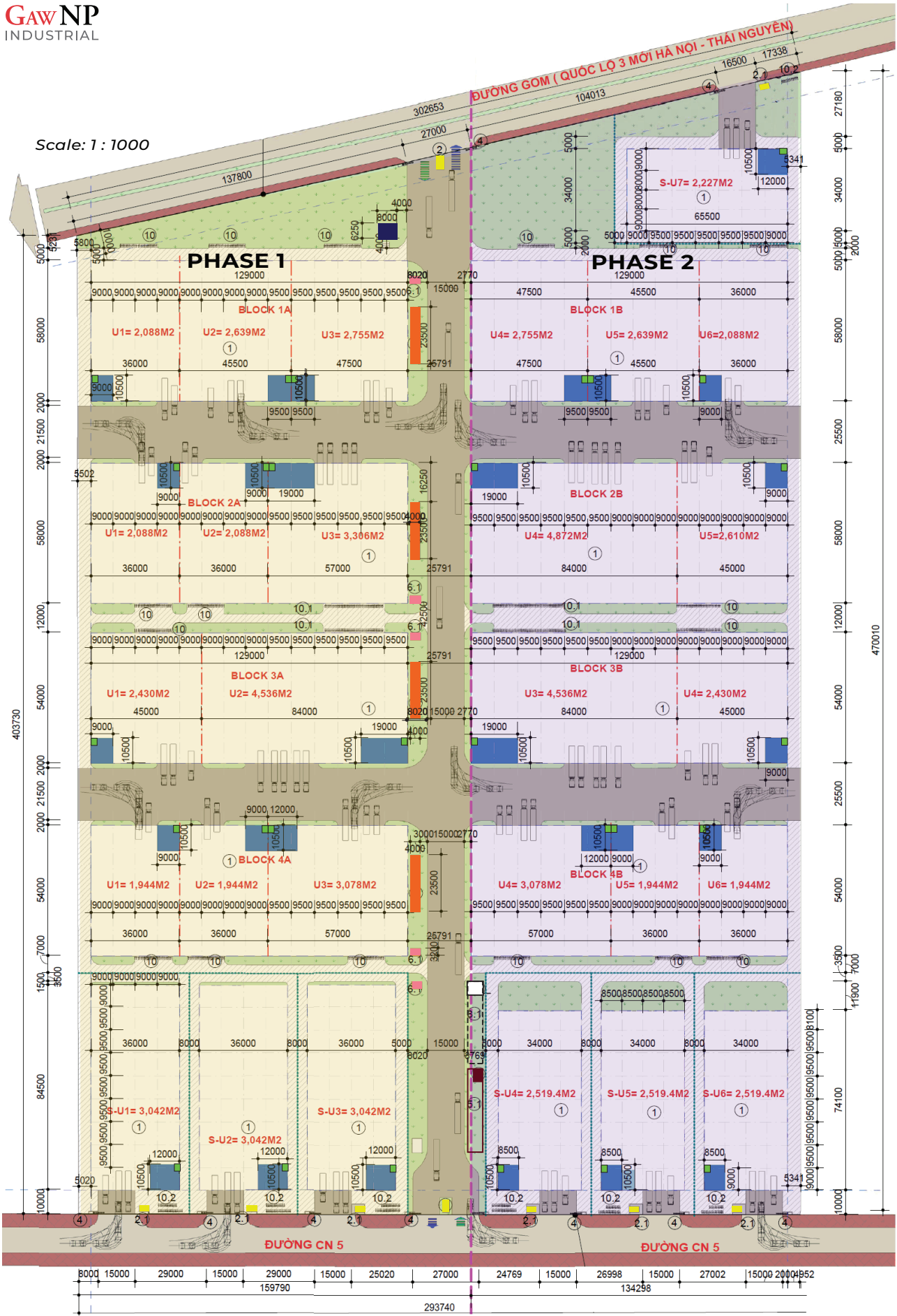











Website



Contact us

Scale: 1 : 1000



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|--|--|--|
|  Mezzanine Office |  Toilet |  Pumphouse |
|  Security Booth |  Transformer |  Underground Water Tank 700m ³ |
|  Canteen |  Management House |  Waste Water Treatment 200m ³ /day (24hrs) |

GENERAL INFORMATION



DEVELOPER	Gaw NP Industrial
LOCATION	Yen Binh Industrial Park, Pho Yen District, Thai Nguyen City, North Vietnam
OVERVIEW OF THAI NGUYEN ^[1]	Thai Nguyen is a province in Northeast Vietnam, adjacent to Hanoi Capital - Total area: 3,534 sqkm - Population (FY 2019): 1,364,000 persons - GRDP growth rate (FY 2019): 9% - Labor source: <ul style="list-style-type: none">+ Universities, colleges: 24 schools+ Labor force: 733,867 persons+ Immigration rate: 50%+ Minimum wage: Zone 2 3,920,000 VND/month (~170 USD/month)
SCALE ^[1]	Total area 13 ha land, divided into 2 phases Phase 1: 6.8 ha land, ~39,691 sqm RBF (14 units) available Phase 2: 6.2 ha land, ~40,272 sqm RBF (14 units) available
OPERATION TIME	Until 2064

INFRASTRUCTURE

POWER SYSTEM ^[1]	Tenant signs contract directly with Vietnam Electricity (EVN) 2 x 63 MA - 110/22KV (* Off peak hours 1,007 VND/kWh (\$0.043) 22:00-04:00 (**) Normal hours 1,555 VND/kWh (\$0.067) Mon-Sat: 11:30-17:00, 20:00-22:00, Sun (***) Peak hours 2,871 VND/kWh (\$0.12) Mon-Sat: 9:30-11:30, 17:00-20:00
WATER SYSTEM ^[1]	Tenant signs contract directly with Yen Binh Fresh Water JSC (YBW) Capacity 150,000 cbm/day-night 12,500 VND/cbm (~0.54 USD/cbm)
WASTE WATER TREATMENT ^[1]	Wastewater is equal to 80% of the clean water usage 12,000 VND/cbm (~0.52 USD/cbm)
TELEPHONE & INTERNET SYSTEM	Readily available telecommunication infrastructure provided by Viettel/ VNPT
GARBAGE	Pricing subjected to third party supplier

COMMERCIAL TERMS

STANDARD RBF SIZE	~2,000 - 5,000 sqm (Combined units available upon request)
MONTHLY BASIC RENTAL FEE ^[1]	Starting from ~3.8 USD/sqm/month
RENT FREE PERIOD & FIT OUT PERIOD	Market comparable - Subject to further information

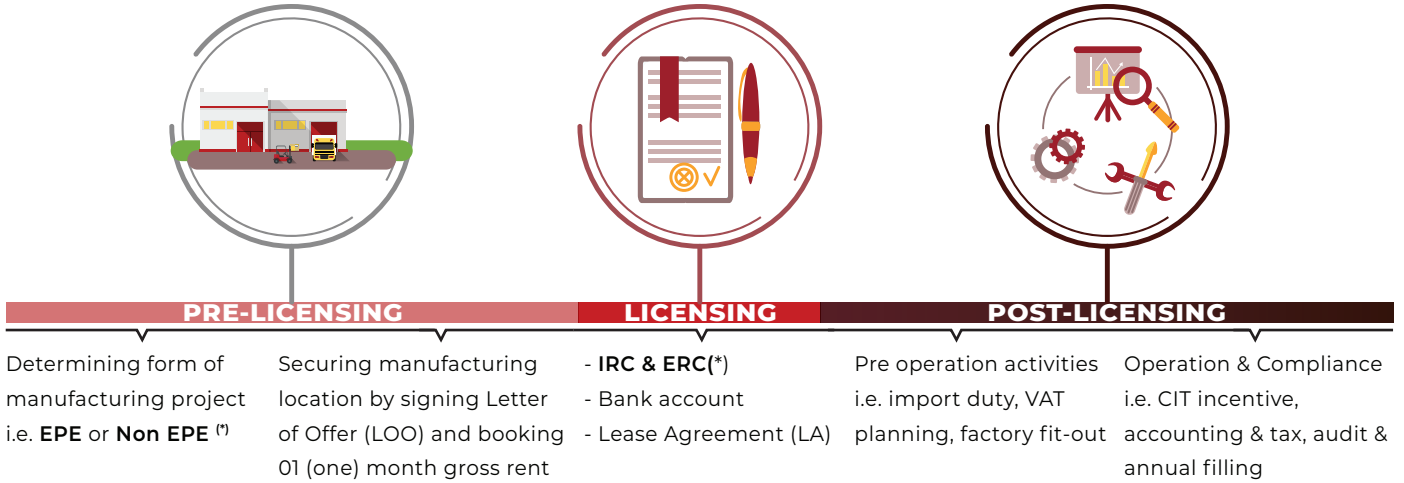
Note: All the above rates are exclusive of VAT

PREFERENTIAL INDUSTRIES

INDUSTRIES	Clean; supporting; high-tech
PRODUCING & MACHINING	- Metal & plastic molds for cell phones & other electronic devices - Cell phones, tablets, digital cameras & cell phone spare parts - Electronic components - Automation equipment (for electronics and cellphones) - Semiconductor & LCD devices
CORPORATE INCOME TAX (CIT)	Tax rate: 20% Tax incentive: 17% for 10 years first 2 years exemption 50% deduction for subsequent 4 years

^[1] Last updated on August 2020

ROAD MAP FOR INVESTING AND SETTING UP A MANUFACTURING COMPANY IN VIETNAM



(*)
 EPE: Enterprise Processing Export
 IRC: Investment Registration Certificate
 ERC: Enterprise Registration Certificate

IRC/ERC GUIDANCE



VALUE-ADDED SERVICE CONSULTING

