



Industrial Park
GIANG BIEN

MDA HAIPHONG

HAI PHONG

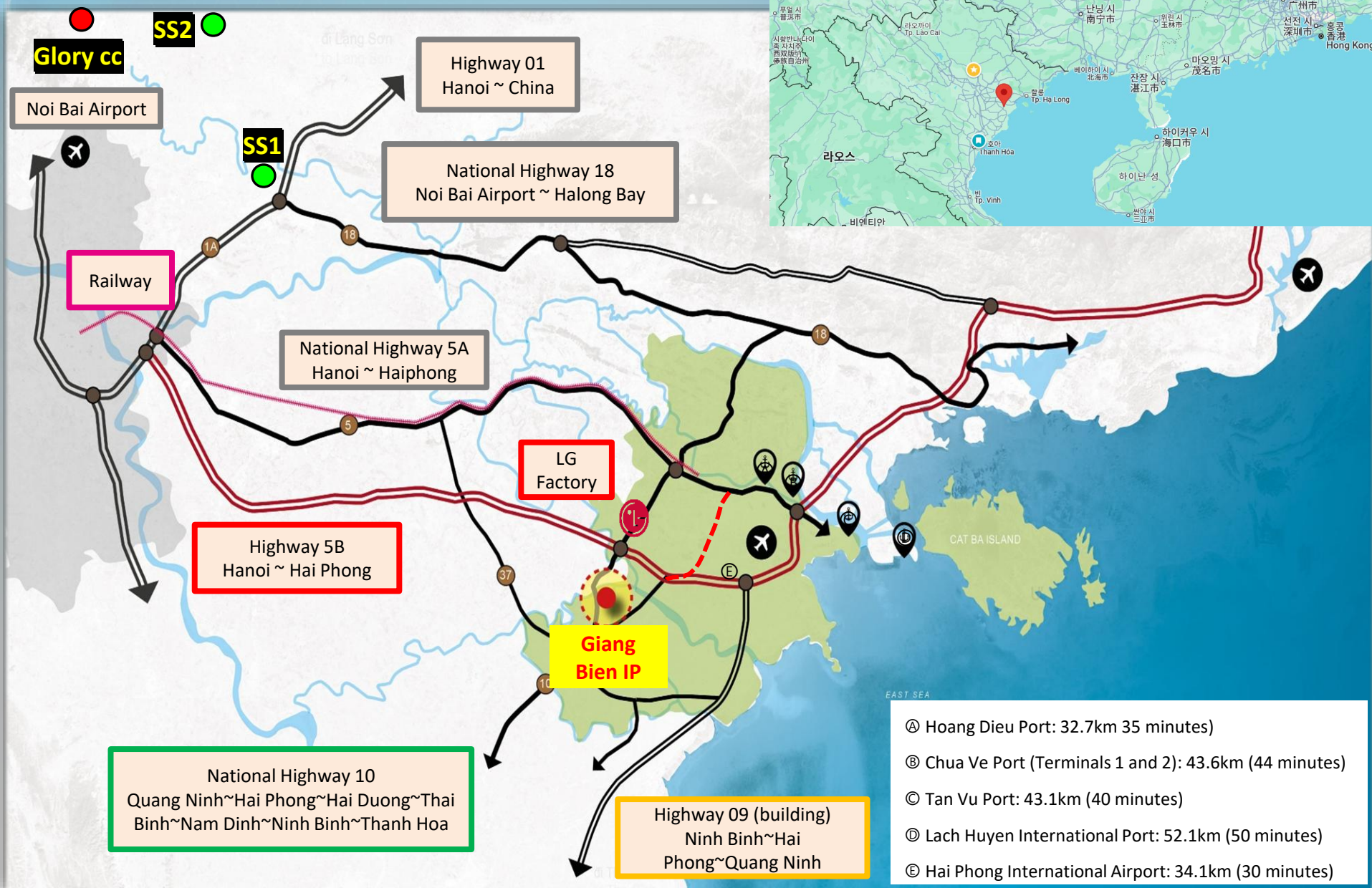
GIANG BIEN Industrial Park

Industrial Park : 50ha

Sales Information



1. Location Map



2. Project Overview

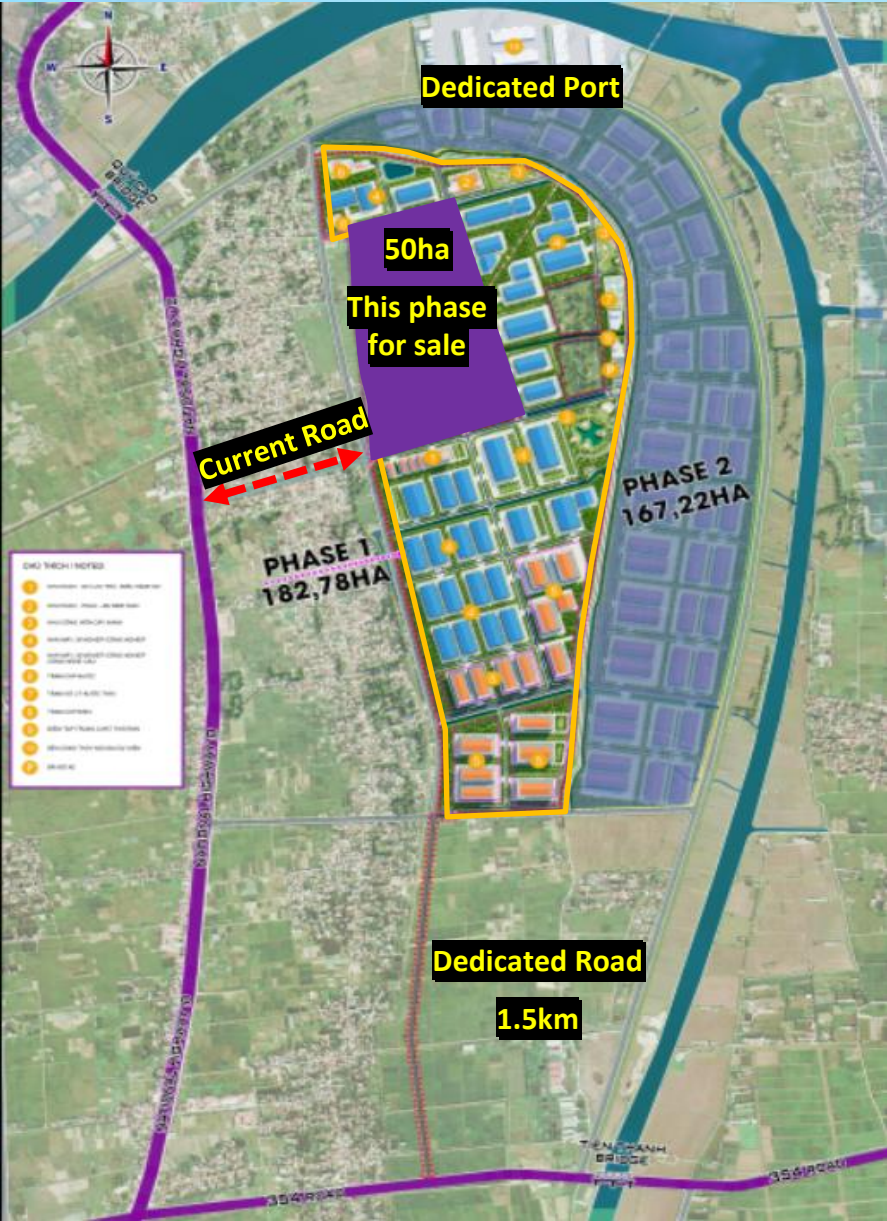


『 Location : Hai Phong City, North of Vietnam 』

『 Industrial Park : 500,000m² (50ha) 』

『 Land lease term : Until the end of 2073 』

3. Project Site Status

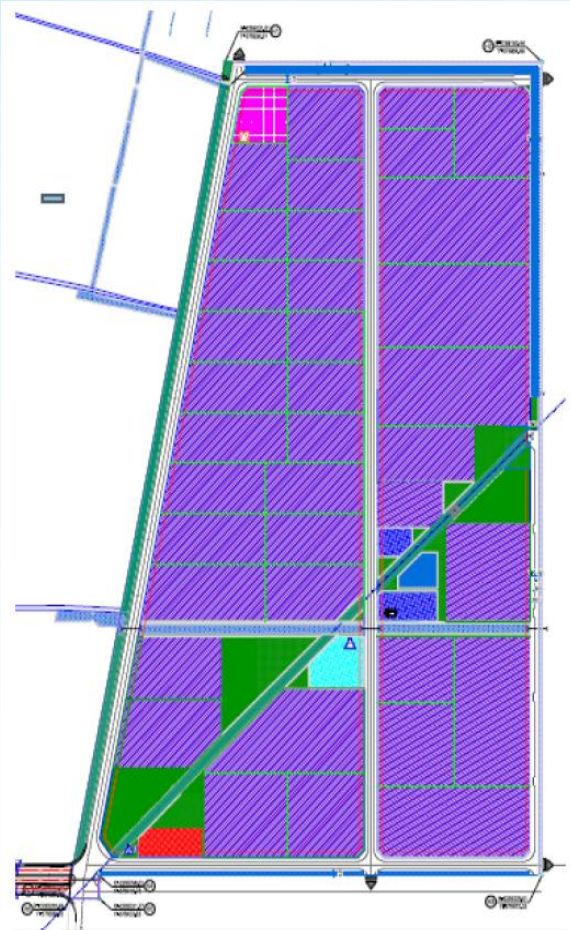


< Current Status of Giang Bien IP >

- 1) Area
 - Industrial Park 50ha
 - Phase 1 182ha
 - Phase 2 167ha
 - Total 400ha
- 2) Dedicated Road : 4 lanes , 1.5km
- 3) Employment capacity : 11,000 people
- 4) Number of factories : 150 ~ 200 units

4. Project Site Infrastructure

Master Plan



Building coverage & Floor area ratio

- Building coverage ratio : 70%
- Floor area ratio : 280% (up to 4 stories)

Eligible Investment Business Sector

- Machinery
- HDPE, PPR piping and accessories, plastic products, etc.
- Electronics, refrigeration, telecommunications, and advanced technologies
- Manufacturing of products for high-tech support industries
- Production of electrical and facility-related products: electric cables, cable trays, etc.
- Production of construction materials: tiles, panels, etc.
- Light industries (food, garments, footwear, office supplies, agro-fishery products, etc.)

Water Supply

- Water supply system capacity: 3,000m³/day

Wastewater Treatment

- Total wastewater volume: 2,400m³/day
- "B standard" applied for wastewater discharge from internal tenant companies
- "A standard" applied for industrial zone discharge

Electricity Supply

- Power supply capacity: 10,000kVA
- Power usage plan:
 - + 2024: 6,000kVA
 - + 2025: 10,000kVA

Telecommunication System

Viettel



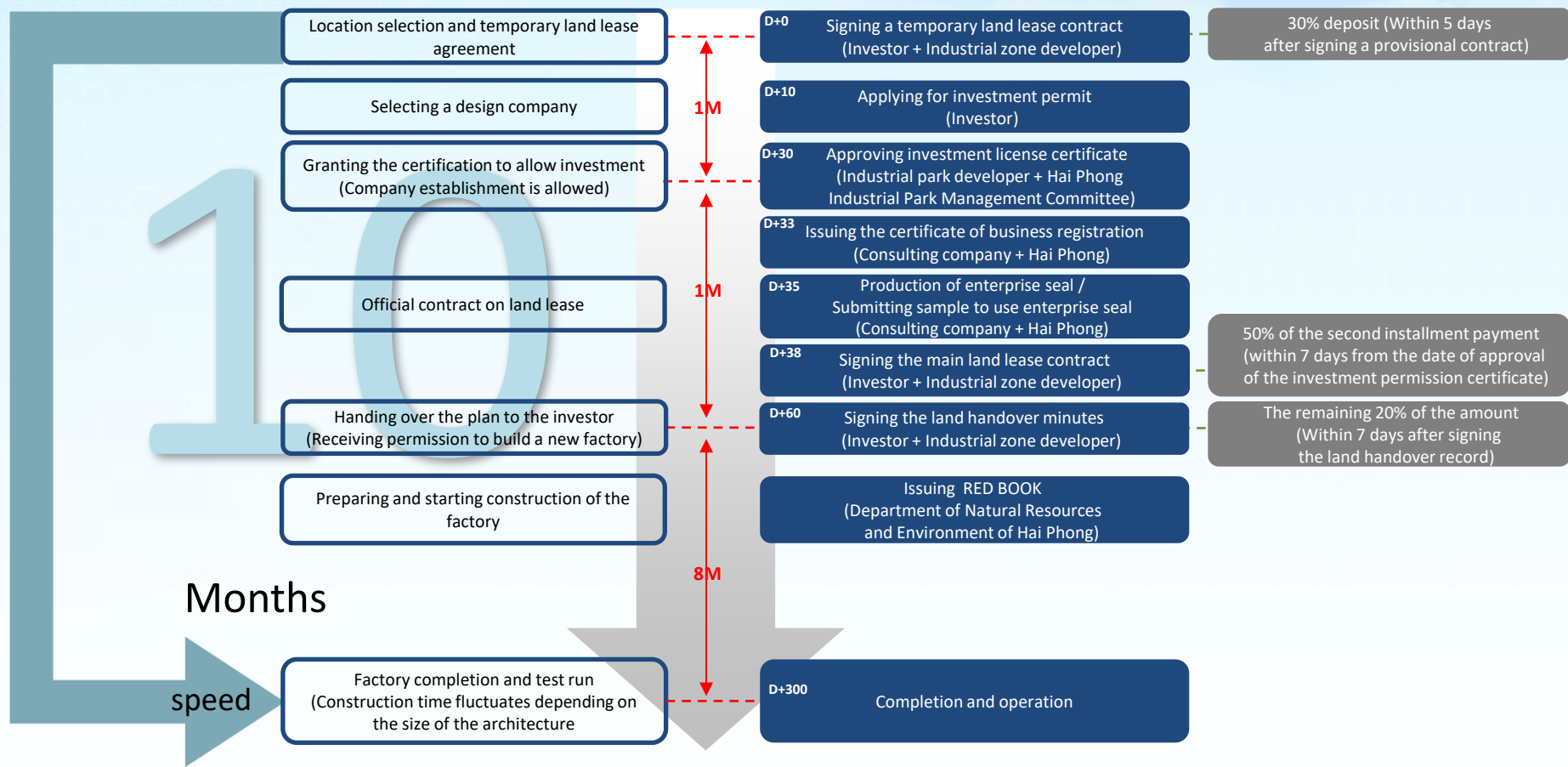
FPT



VNPT



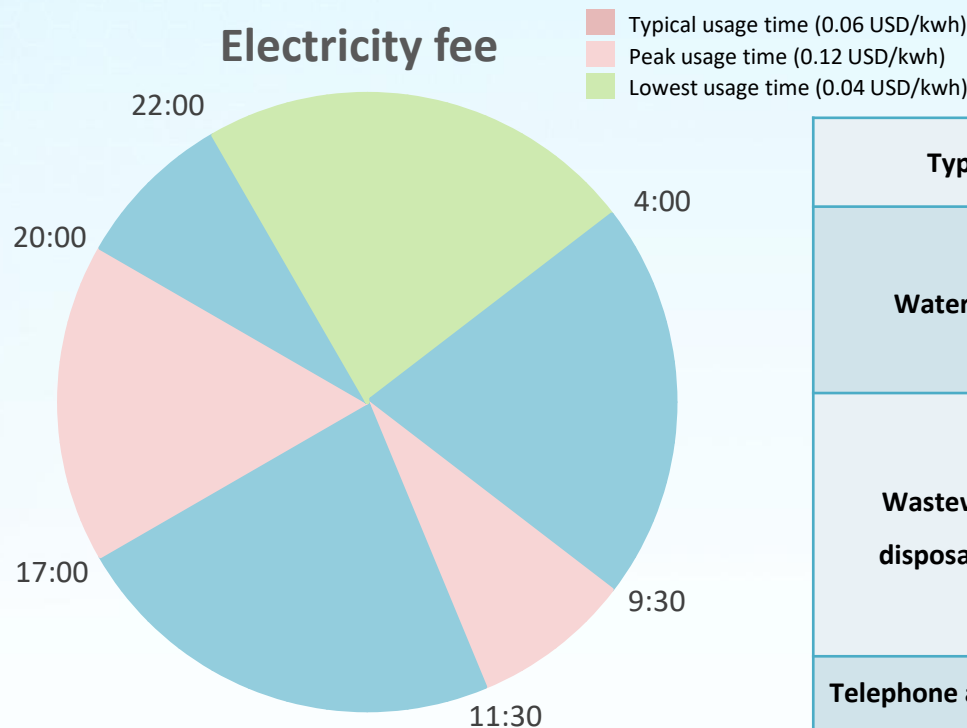
5. Terms of Investment and Payment Procedures



6. Management Fees for Tenant Companies

- ✂ Infrastructure management & maintenance fee: 0.5 USD/m² per year

「After signing the land handover contract, the tenant company shall pay the management fee to the industrial park development management company between January 1st and January 15th every year.
The management fee may be adjusted in accordance with the rules of the development management company」

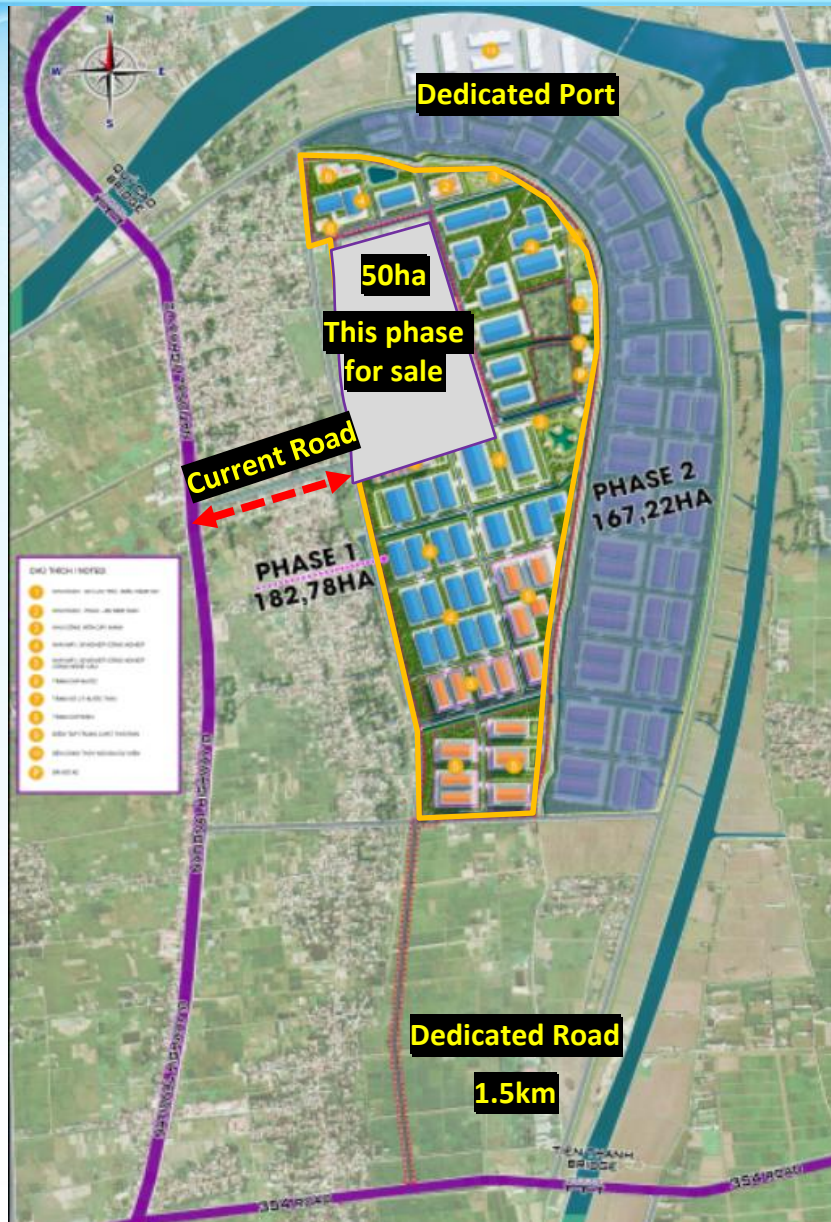


✂ The above amount is exclusive of value-added tax calculated as of **2024** in accordance with the regulations of the electricity supply company in Hai Phong City.

Type	Detail
Water Fee	0.7 USD/m³ ✂ The above amount is exclusive of VAT calculated as of 2024 in accordance with the regulations of the Hai Phong City water supply company.
Wastewater disposal cost	0.7 USD/m³ ✂ The above amount is an amount excluding value-added tax calculated as of 2024 in accordance with the regulations of the industrial complex development management company. The amount of wastewater is calculated as 80% of the amount of water supplied.
Telephone and other communications costs	Calculated according to supplier's supply price

✂ Land lease fee includes infrastructure installation cost

7. Competitive Advantages of Giang Bien Industrial Park

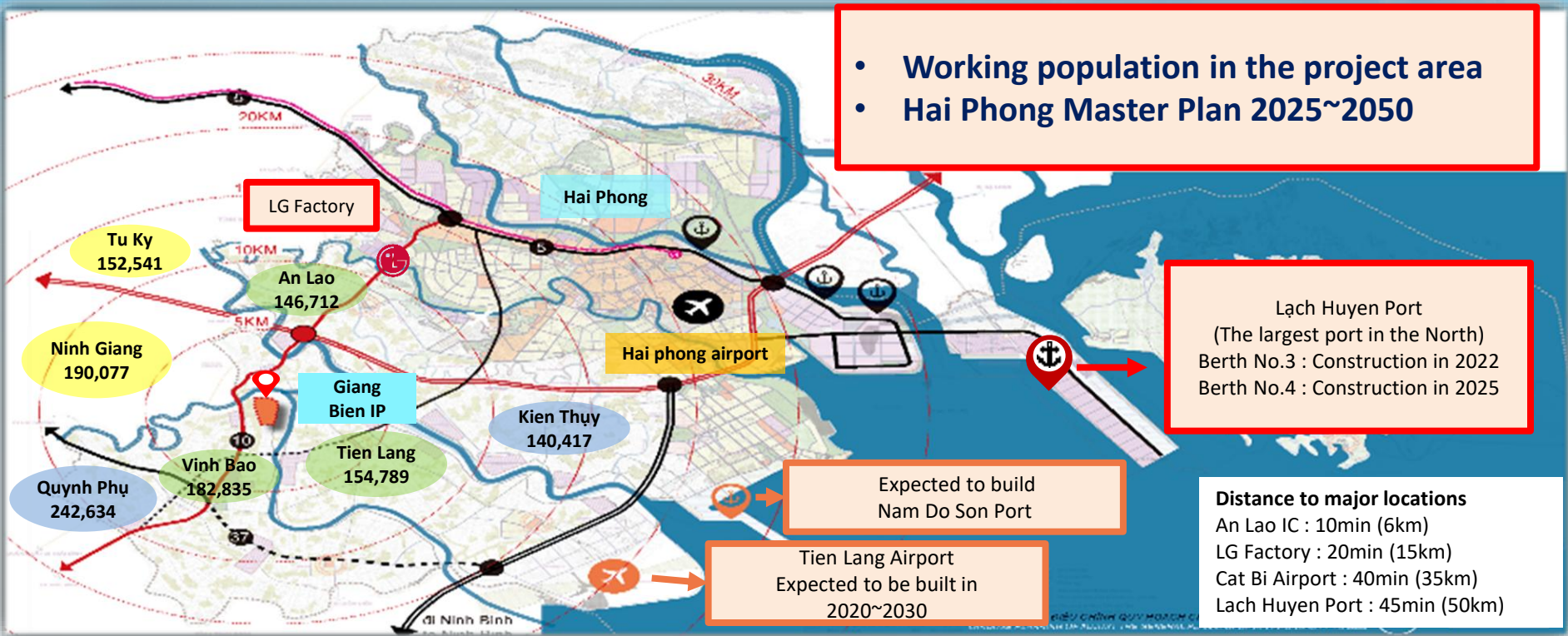


< Competitive Advantages of Giang Bien IP >

- 1) Dedicated access road to highway
- 2) Exclusive pier for the industrial park
- 3) Abundant local labor force
- 4) Support from Hai Phong City for developing a new urban area to assist the industrial park
- 5) Cost competitiveness secured through MDA's local construction experience and technical capabilities
- 6) Expected increase in Chinese investment with the opening of Lao Cai high-speed railway in 2030
- 7) Provision of a secure investment environment for new Chinese enterprises
- 8) Installation of leisure facilities within the park for managers and workers

(Utilizing MDA's golf course management experience)

8. Local Workforce Overview



Current population of each city in the project area

category	Hai Phong	Hung Yen	Quang Ninh
Total population	4,102,700	3,568,000	1,497,450
Working-age population	1,990,800	1,912,000	948,000
Skilled workforce	1,353,700	1,338,400	824,800

Population of each district in the project area

category	Vinh Bao	Tien Lang	An Lao	Tu Ky	Ninh Giang	Kien Thuy	Quynh Phu
Distance from Giang Bien IP (km)	0~10	5~15	5~15	5~15	10~17	15~30	20~30
Total population	224,813	185,619	146,800	160,500	172,587	160,239	248,600
Working-age population	153,000	126,200	99,700	98,100	116,700	109,000	155,600

8. Local Workforce Overview

01

Human Resources

「 Hai Phong population
2.12 m / Working-age population 1.03m 」

「 Within a 10km nearby
4.15 m / Working-age population: 255,000 」

「 Within a 20km nearby
1.6 m / Working-age population: 950,000 」

02

Wage Information

「 General Worker : 250 USD/m 」

「 Actual average wage : 300~350 USD/m 」

「 Technician/office worker : 350~600 USD/m 」

「 Manager : From 600 USD/m or more 」

03

Insurance Policy

「 Social Insurance: 25.5%」
(Employer: 17.5%, Employee: 8%)

「 Health Insurance: 4.5% 」
(Employer: 3%, Employee: 1.5%)

「 Unemployment Insurance: 3%」
(Employer: 1%, Employee: 1%,
Government support: 1%)

(Unit: 10,000 VND)

Minimum Wage	2021	2022	2023	2024	2025
Region 1	442	468	468	496	496
Region 2	392	416	416	441	441
Region 3	343	364	364	386	386
Region 4	307	325	325	345	345

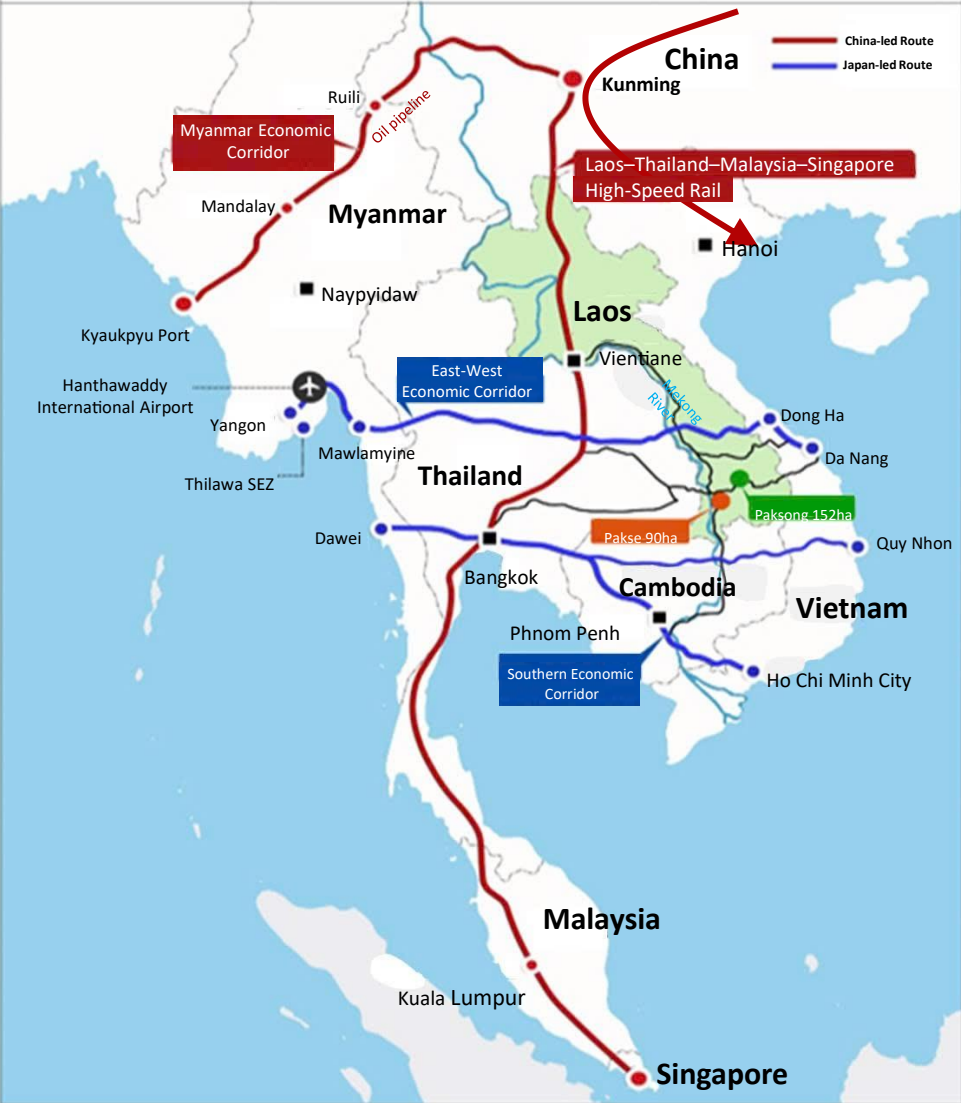
「 Hai Phong has a total population of approximately 2.19 million, of which about 1.31 million are of working age, accounting for around 60% — indicating an abundant labor force. 」

Ref. 1) Port Logistics Routes Map



Ref. 2) Lao Cai – Hai Phong High-Speed Rail (Opens in 2030)

SEA Logistics Routes (China/Japan Focused)



< Lao Cai – Hai Phong High-Speed Rail >

- 1) Length : 388km
- 2) Speed : 160km/hr
- 3) Project cost : USD 8.483 billion
- 4) Construction period : 2025 ~ 2030

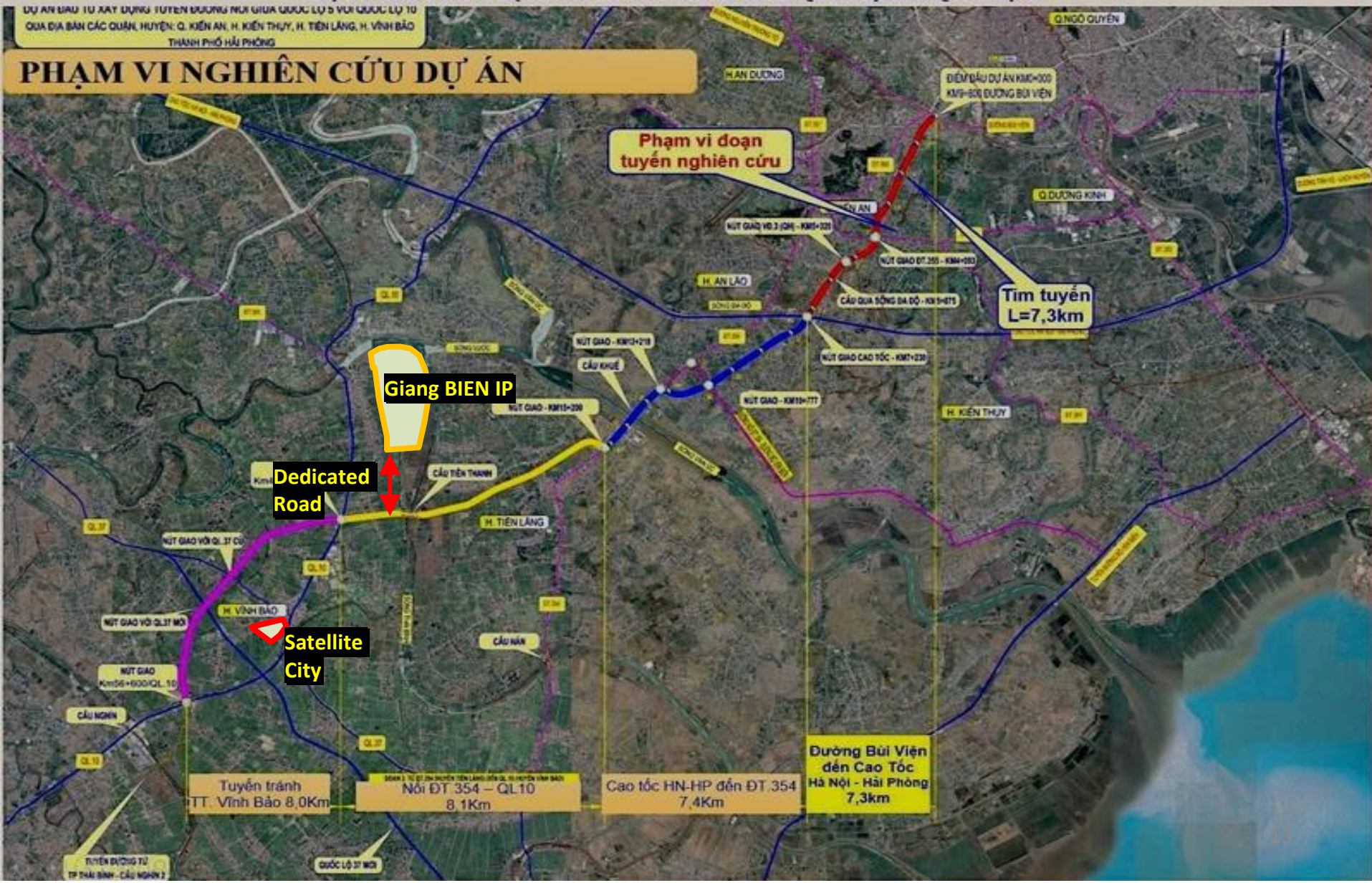
* Expected effect : Increased Chinese investment in Hai Phong Industrial Park

Ref. 3) National Road 5–10 Link (2029)

DỰ ÁN ĐẦU TƯ XÂY DỰNG TUYẾN ĐƯỜNG NỐI GIỮA QUỐC LỘ 5 VÀ QUỐC LỘ 10

LƯU AN GIỮ TỰ XÂY DỰNG TUYÊN ĐƯƠNG NỘI GIỮA QUỐC LỘ 5 VỚI QUỐC LỘ 10
QUA ĐỊA BÀN CÁC QUẬN, HUYỆN: Q. KIẾN AN, H. KIẾN THỤY, H. TIỀN LĂNG, H. VĨNH BẢO
THÀNH PHỐ HẢI PHÒNG

PHẠM VI NGHIÊN CỨU DỰ ÁN



Ref. 4) Giang Bien IP Construction Photos (Paving Pending)



Ref. 4) Giang Bien IP Construction Photos (Paving Pending)

