



Nam Dinh Vu IP, North Vietnam





Mong Cai Border Gate

2 Van Don Intl. Airport

Hai Phong Port

4 Lach Huyen Deep-sea port

Hai Phong City Center

6 Cat Bi Intl. Airport

Hanoi Capital

200 km / 180 mins

100 km / 80 mins

15 km / 25 mins

11 km / 15 mins

16 km / 28 mins

13 km / 20 mins

122 km / 100 mins

## KEY HIGHLIGHTS



Column free design, optimal for storage & production



Wide internal road Multiple access



Compelling CIT incentives



EDGE Certified Solar roof initiative

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# INTEGRATED FACTORY & WAREHOUSE

Hai Phong City, North Vietnam





## **WAREHOUSE TECHNICAL FEATURES**

ELECTRICAL PROVISION	Max 200 KVA/unit
	3-phase power
MINIMUM LEASED AREA	4,800 m²
CLEAR HEIGHT	Warehouse: 9.5 m
	Office: 2.8 m
WALL	1.2m brick wall with louver and metal sheeting
	cladding with skylight above
PLATFORM HEIGHT	1.3 m
COLUMN SPACING	25 x 16 m
LOADING ALLOWANCE	Warehouse: 3 tons/m²
	Office: 300 kg/m²
	Ceiling hanging: 20 kg/m²
LOADING DOCK/ DOCK LEVEL	<b>ER</b> Hydraulic type, 6 tons capacity
FIRE PREVENTION SYSTEM	Sprinklers, fire alarm, smoke detectors, fire
	hydrants, portable fire extinguishers, smoked
	exhausted fan
SECURITY	24/7

## **FACTORY TECHNICAL FEATURES**

ELECTRICAL PROVISION	Max 600 KVA/unit
	3-phase power
MINIMUM LEASED AREA	2,500 m <sup>2</sup>
CLEAR HEIGHT	Factory: 6.5 m
	Office: 2.8 m
WALL	1.2m brick wall with louver and metal sheeting
	cladding with skylight above
COLUMN SPACING	51m span column free, 8m spacing for side columns
ROLLER SHUTTER	3m wide x 4.5m high
LOADING ALLOWANCE	Factory: 2 tons/m²
	Office: 300 kg/m²
	Ceiling hanging: 20 kg/m²
FIRE PREVENTION SYSTEM	Sprinklers, fire alarm, smoke detectors, fire
	hydrants, portable fire extinguishers
SECURITY	24/7





### GENERAL INFORMATION

**PROJECT NAME** 

GNP Nam Dinh Vu - Industrial Center

**DEVELOPER** 

Gaw NP Industrial

**TYPE** 

Ready-built Factory/ Warehouse for Lease

#### **OVERVIEW OF HAI PHONG**

Hai Phong is a major industrial city and the third-largest in Vietnam. It is also the center of technology, economy, culture, medicine, education, science and trade in the Red River delta.



Total area 1,562 km<sup>2</sup>



Population 7 ~2 million



GRDP growth rate 12.38%



Labor force 52.3%



Export turnover US\$25 billion



FDI investment US\$5.14 billion



2021 PCI ranking 02/63



Wage zone I US\$191/ month

**SCALE** 



GFA 105,000 m<sup>2</sup>



Availability 02/2023

**OPERATION TIME** 

Until 2059

### **INFRASTRUCTURE & UTILITIES**

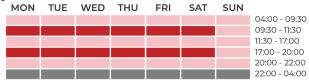
**POWER** 

Tenant signs contract directly with NDVESCO

2 x 63 MA - 110/22KV transformers

Normal Hrs. 1,555 VND/kWh Peak Hrs. 2,871 VND/kWh

Off-peak Hrs. 1,007 VND/kWh



WATER

- Tenant signs contract directly with Sao Do Investment Group JSC
- Capacity 150,000 m<sup>3</sup>/ day-night
- Price: 16,300 VND/m3

**WASTEWATER TREATMENT** 

- · Tenant signs contract directly with Nam Viet Environment Treatment Co., Ltd
- Wastewater is equal to 80% of the clean water use
- Pricing subject to third party supplier

**TELECOMMUNICATION** 

Readily available telecommunication infrastructure

**AMENITIES** 

Truck parking and community canteens

### **COMMERCIAL TERMS**

**MINIMUM UNIT SIZE** 

- Factory: 2,500 m<sup>2</sup>
- Warehouse: 4,800 m<sup>2</sup>

(combined units available upon request)

**MONTHLY RENTAL FEE** 

Competitive price - Subject to further information

**RENT FREE PERIOD & FIT OUT PERIOD** 

Negotiable - Subject to further information

**SECURITY DEPOSIT PAYMENT TERMS** 

06 months Quarterly

**LEASE TERMS** 

3 - 5 years

### PREFERENTIAL INDUSTRIES

**INDUSTRIES** 

- Packaging and plastic products
- Light technology (textile industry)
- Automotive, electronics
- Logistics and warehousing

**PRODUCING** 

- Mechanics, precision mechanics
- New materials, specialized materials, construction materials
- Electronics, electrical refrigeration, telecommunications, information technology, high technology
- Paints (meet the required conditions), chemicals, rubber, cosmetic

**CORPORATE INCOME TAX (CIT)** 

- Tax rate: 10% for 15 years
- Tax incentive: special tax incentives of Dinh Vu Cat Hai EZ



## GNP - LIFECYCLE CONSULTING SERVICES

#### INVESTMENT CONSULTANCY

We provide guided assistance through each and every step of your Investment journey in Vietnam



O1 STEP

### **PRE-INVESTMENT**

- GNP Sales team consults on project, market & investment infos
- Secure manufacturing location (i.e. sign PA, 1mth booking deposit)



2 STEP

**PRE-LICENSING** 

- Prepares licensing documents
- Submit licensing dossier to the IZA
- Determine form of manufacture type: EPE or Non-EPE



LICENSING

- Get IRC approved
- Get ERC approved

18 working days upon submission the valid dossier

06step

#### **HANDOVER**

- GNP officially handover the premise





- Officially sign LA
- Pay security deposit + 1st rental





- Register Company stamp
- Open bank account

2 working days



**07** STEP

#### **PRE-OPERATION**

- Get EIA approved
- Get firefighting plan approved

15 working days



08 STEP

#### **FACTORY SET UP**

- Get fitting-out approved
- Start fitting-out



#### **OPERATION**

Operate your business (i.e. CIT incentive, accounting & tax, audit & annual filling)

#### **OPERATION CONSULTANCY**

We partner with Verified Service Provider to accompany you through your smooth operations in Vietnam











Fit out

Recruitment

Supply Chain

**Industrial Catering** 

Security Guard

Transportation

### Notes:

- 1. The timeline based on latest provincial regulations and may be subjected to change under certain circumstances
- 2. PA: Principle Agreement
- LA: Lease Agreement
- EPE: Export Processing Enterprise

IRC: Investment Registration Certificate ERC: Enterprise Registration Certificate EIA: Environment Impact Assessment IZA: Industrial Zone Authority



**GNP NAM DINH VU - INDUSTRIAL CENTER** 

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