

**TIN NGHIA – PHUONG DONG
INDUSTRIAL PARK
JOINT STOCK COMPANY**

東方-信義工業區股份公司



Address/地址

Dat Do 1 IP, Phuoc Long Tho Commune,
Dat Do District, Ba Ria Vung Tau Province
巴地-頭頓省, 紅土縣, 福龍壽社, 紅土1 工業區



Tax code/稅碼

3501499635



Website/網址

www.tinnghiaphuongdong.com



Email/郵箱

tinnghiaphuongdong@tinnghiacorp.com.vn



Phone/電話

02543 663 511 - 02543 663 678

DAT DO 1

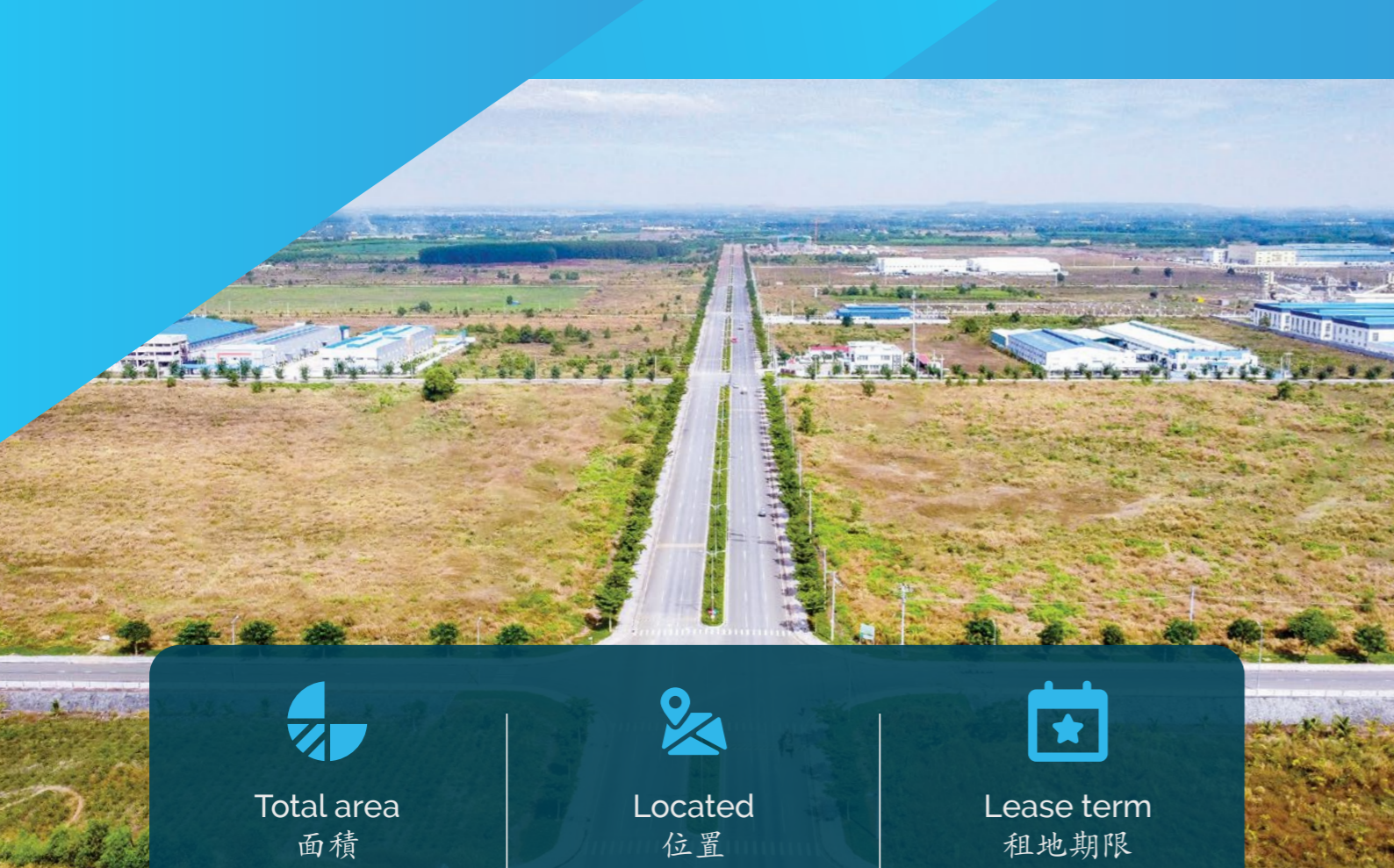
INDUSTRIAL PARK

紅土1工業區

**AN AFFORDABLE
INDUSTRIAL PROPERTY**

一個適當的工業房產選擇





 <p>Total area 面積</p>	 <p>Located 位置</p>	 <p>Lease term 租地期限</p>
<p>496.22 ha 496.22公頃</p>	<p>Dat Do District, Ba Ria – Vung Tau Province 紅土縣, 巴地-頭頓省</p>	<p>August, 2059 2059/08月</p>

Managed by: TIN NGHIA – PHUONG DONG IP JSC
 管理者: 東方-信義工業區股份公司

Dat Do 1 Industrial Park

紅土1工業區

Target 目標

The industrial park is developed with the orientation of diversified industries, especially for high-technology, less labor demand, and low environmental impact projects. Associated with complete infrastructure construction and proper management, we believe that Dat Do 1 would be a great destination for your operation in Vietnam.

工業區向多產業方向建設, 重點引進高科技, 用少勞動力, 不污染環境的項目. 憑藉完善的基礎設施體系和周全的管理工作, 我們有信心會成為貴客戶在越南開展生產活動的絕佳地點.



Advantage 優點

- Located in the key economic triangular of the South of Vietnam connecting three biggest cities / regions in the South of Vietnam (Ho Chi Minh – Bien Hoa – Binh Duong).
- Located near Cai Mep International Seaport, one of the two Vietnam special-grade seaports ensuring the consecutive transportation of tenant's goods.
- With high soil's load-bearing is $R > 2.5 \text{kg/cm}^2$ average will facilitate tenant with better convenience for construction and save the cost as well.
- Rich labor supply with the Zone-III wage is suitable for operation.
- Adjacent to Dat Do 1 residential area with a total area of 100ha, including a full range of housing products, services, healthcare, etc.

- 位於南部重點經濟區, 有同步交通系統, 方便順利銜接胡志明市, 同奈和平陽.
- 位置靠近越南兩個特級海港之一的蓋梅國際港口, 將為投資者在貨運及貿易方面創造有利條件.
- 土壤承重强度高, 平均 $R > 2.5 \text{kg/cm}^2$, 易於施工, 節約工程成本.
- 勞動力資源供應充足, 薪資區塊III適合生產活動.
- 毗鄰總面積100公頃的紅土1民宅區, 包括全方位的住房產品, 勞務, 醫療等等.



Dat Do District

紅土縣

Dat Do district with the advantage of locally rich labor supply and convenient transportation system with the southern and central provinces of Vietnam is becoming an ideal destination for FDI projects and contributing for the general development of Ba Ria - Vung Tau province. Along with the orientation to become the largest port city in the country of Ba Ria - Vung Tau province, the goal of Dat Do district is to develop logistics centers, supporting industries, and other clean industries.

紅土縣憑藉當地豐富的勞動力資源供應優勢以及與南部和中部省份的便捷交通系統，正在成為FDI和建設項目的理想目的地，為巴地-頭頓省的發展作出貢獻。隨著成為巴地-頭頓省最大港口城市的定向，紅土縣的目標是發展物流中心，配套產業和其他潔淨產業。



Total Area
面積 **189,58 km²**

Population
人口 **78,452**
people/人

Industrial Area
工業用地面積 **496**
ha/ 公頃

Population in working age
勞動年齡的人數 **54,000**
people/人

Total FDI capital
FDI投資總額 **112,000,000**
USD/美元



Tenants in term of countries

國外投資商

- US / 美國
- Korea / 韓國
- Taiwan / 台灣
- HongKong / 香港
- China / 中國
- Other / 其他



Ho Chi Minh City - Bien Hoa City

胡志明市-邊和墊的去向



Tan Son Nhat International Airport
新山一國際機場

85Km/公里

Cai Mep Port / 蓋梅港口
Maximum load / 最大船舶荷載:
250.000 tons/噸

SP-SSA Port / SP-SSA港口
Maximum load / 最大船舶荷載:
117.000 tons/噸

Phu My Port / 富美港口
Maximum load / 最大船舶荷載:
60.000 tons/噸



Cai Mep Port
蓋梅港口

30Km/公里

TRAFFIC CONNECTION

交通銜接



Dau Giay Long Thanh Expressway
隆成-油戈高速公路



Long Thanh Airport
隆成機場
55Km/公里

Bien Hoa - Vung Tau Expressway
邊和-頭頓高速公路

Highway 51
51號國道

Regional Ringroad
3號路帶

Dong Nai
同奈

Highway 1
去1號國道

Binh Thuan
平順

Phan Thiet
潘切

Binh Chau Resort
平洲旅遊區

**Dat Do 1
Industrial Park**
紅土1工業區



Ba Ria City
巴迪市

12Km/公里



Highway 55
55號國道



The Grand Ho Tram Strip and
and The Golf

The Grand 簪湖Strip旅遊區以及格瑞夫球場

15Km/公里



Vung Tau City
頭頓市

25Km/公里

Highway 51
51號國道

Bien Hoa - Vung Tau
Expressway
邊和-頭頓高速公路

Highway 55
55號國道

The way to Cai Mep/Ho Tram
出蓋梅/簪湖

Master Plan

工業區規劃

-  **Industrial land**
工業企業建設地塊
-  **Green land**
綠化地
-  **Services land**
勞務及中心地
-  **Technical land**
技術工程地
-  **Warehouses**
碼頭庫房地
-  **Residential**
民居地



Welcome Gate
歡迎門口

Ba Ria City
巴迪市



Con-well Metal Vietnam Co., Ltd
Con-well 公司



Guardianmade Vietnam Co., Ltd
Guardian 公司



S&S Glove JSC
S&S Glove 公司



O.N Vina Co., Ltd
O.N Vina 公司



Power Supply

供電系統

The 110/22KV power station for Industrial Park and The Residential is ready for instant use. Capacity for the First phase is 63MVA and expandable to 63+40 MVA.

- Power supply: From the national grid.
- Electricity price (regulated by the state).

工業區投資建設110/22kV供電站，為工業區和民區供電。站的首次容量為63MVA，長期為63+40MVA。

- 電源：來自國家電網。
- 電22kV的單價（按國家規定）。



Water Supply

給水系統

- The IP is able to supply up to the capacity of 22.000m³/day. Water source is from Da Bang Water Plant.
- Besides, The Industrial Park may increase the supply to 100.000m³/day in case further demand.

- 工業區目前可提供每天22,000 立方米的功率。供水源來自大邦水廠。
- 此外，必要時工業區可供應每天100,000立方米的原水。



Wastewater Treatment

污水處理系統

- Total capacity of the Wastewater Treatment Plant is 17.600m³/day.
- Phase 1 completed with the capacity of 2.000m³/day.
- Phase 2 is under development with a capacity of 6.000m³/day.

污水處理站的總功率：17,600m³/日夜。

- 污水處理站的第一期：2,000m³/日夜。
- 正在開展污水處理站的第二期：6,000m³/日夜。



Investment Incentive Policy

投資優惠政策

Corporate income tax (CIT)
企業所得稅

> **CIT for common industry**
對於一般工業產業的企業所得稅

Incentives: Full exemption for the first 02 years and 50% for the next 04 years.
優惠：初始兩年免100%，後續四年免50%。

> **CIT for high-tech industry**
對於高科技產業的企業所得稅

Incentives: Full exemption for the first 04 years and 50% for the next 09 years.
優惠：初始四年免稅100%，後續九年免50%



> **Tax exemption for importing goods equipment, and machinery contributing to fixed assets.**

免去貨物，構成固定資產的機械設備的進口稅



> **Support Services**

給投資商提供勞務協助

- Investment Registration Certificate (IRC), Enterprise Registration Certificate (ERC), Company chop, etc.
- Customs clearance.
- Land filling.
- Construction.
- Import and export freight forwarding, transportation.
- 投資證書，經營登記許可證，公章申辦
- 通關及進出口手續，海關申報
- 場地整填勞務
- 工程營建
- 進出口貨物的交收，運輸



Procedures of Investment

投資程序

PROCEDURES OF INVESTMENT

投資程序

IN CHARGE

辦理人

1. Investors search and select location, reserve land and sign a MOU for land lease.

投資者詢問及選擇地點，囤地登記，簽訂土地租賃原則性合同

1

2. Enterprises prepare the required documents for the approval of the Investment Certificate (at the Ba Ria - Vung Tau Industrial Zone Authorities - Biza) and register the establishment of the Enterprises

企業製訂用於申辦投資證書的項目資料(在巴迪-頭頓省各工業區管理委會登記)，注册成立企业

2

3. Signing the official Land lease Contract. Land Hand-over (Prepare the handover minutes)

簽署正式的土地轉租合同，土地移交（移交記錄製訂）

2

4. Making Environmental Impact Assessment report (at BIZA)

環評報告製訂(在巴迪-頭頓省各工業區管理委會)

1

5. Assessing technical design files for Construction Permit (at BIZA) and firefighting system (at Department of Firefighting)

申辦建築執照的技術設計資料審定（在巴迪-頭頓省各工業區管理委會），消防（在消防警察局）

1

6. Constructing factory (registering Contractors with Dat Do 1 IP)

工廠營建（在紅土1工業區註冊承包商）

1

7. Announcing official operation (to BIZA and Dat Do 1 IP)

開始運營的公告（巴迪-頭頓省各工業區管理委會以及紅土1工業區）

1

Note/備註: 1 Tenants - 投資者 2 Tenants and Dat Do 1 IP - 投資者以及紅土1工業區



About Us

信義公司簡介

Tin Nghia Corporation is one of the top 200 leading enterprises in Vietnam, with more than 30 years of experience in a long range of business lines. Our four main business sectors: Developing industrial parks, petroleum business, trading and processing agricultural products, and logistics service. Regarding the industrial park sector, Tin Nghia is developing and managing 07 industrial parks in Dong Nai province (Tam Phuoc IP, An Phuoc IP, Nhon Trach 3 IP, Nhon Trach 6D IP, Ong Keo IP, Bau Xeo IP, Tan Phu IP) and 01 industrial Park in Ba Ria – Vung Tau Province (Dat Do 1 IP).

信義股份公司是越南200強龍頭企業之一，在多個業務領域擁有超過30年的經驗，其中有4個主要領域：工業區基礎設施開發投資，汽油經營，農產加工及經營，物流勞務。信義目前正在投資，管理同奈省的7個工業區（三福工業區，安福工業區，仁澤3工業區，仁澤6D工業區，喬翁工業區，寶蕭工業區，新富工業區）以及在巴迪-頭頓省的一個工業區（紅土1工業區）。



Mission

使命

We dedicate ourselves to bringing prosperity to our customers, communities and society. 我們致力於為客戶、社區和社會帶來繁榮。



Vision

願景

To become one of the biggest companies in Vietnam. 成為越南的若干強大總公司之一。



Core Value

核心價值

Tin Nghia aims at the values of Responsibility, Creativity, Solidarity, Reputation, Vision and Progressiveness.

信義以責任、創造力、團結、聲望、願景及求進取的價值為目標。



Business Philosophy

經營理念

In order to support our Values, Vision and Mission, we thoroughly structure corporate principle and regulation to encourage achievement of strategic objectives while benefiting shareholders and investors. On the other hand, Tin Nghia always focuses on establishing an internal performance-driven culture and is ready to cooperate with customers, investors and partners in the spirit of mutual benefit for the sake of sustainable long-term development.

為支持其價值觀、願景和使命的實施，信義制定了運作程序及內部規章制度，旨在鼓勵落實完成各戰略目標，同時為公司、股東及投資者謀取利益。此外，信義始終注重在內部建立績效文化，並願意本著雙贏的原則與客戶、投資者和合作夥伴合作，共同實現長期穩健發展的目標。

