

GELEXIMCO HUNG PHU
INDUSTRIAL PARK JOINT STOCK COMPANY

GELEXIMCO HUNG PHU INDUSTRIAL PARK JOINT STOCK COMPANY

Head office: 355 Ly Bon Street, De Tham Ward, Thai Binh City, Thai Binh Province

Hanoi office: 20th Fl., Geleximco Tower, 36 Hoang Cau St., O Cho Dua Ward, Dong Da Dist., Hanoi

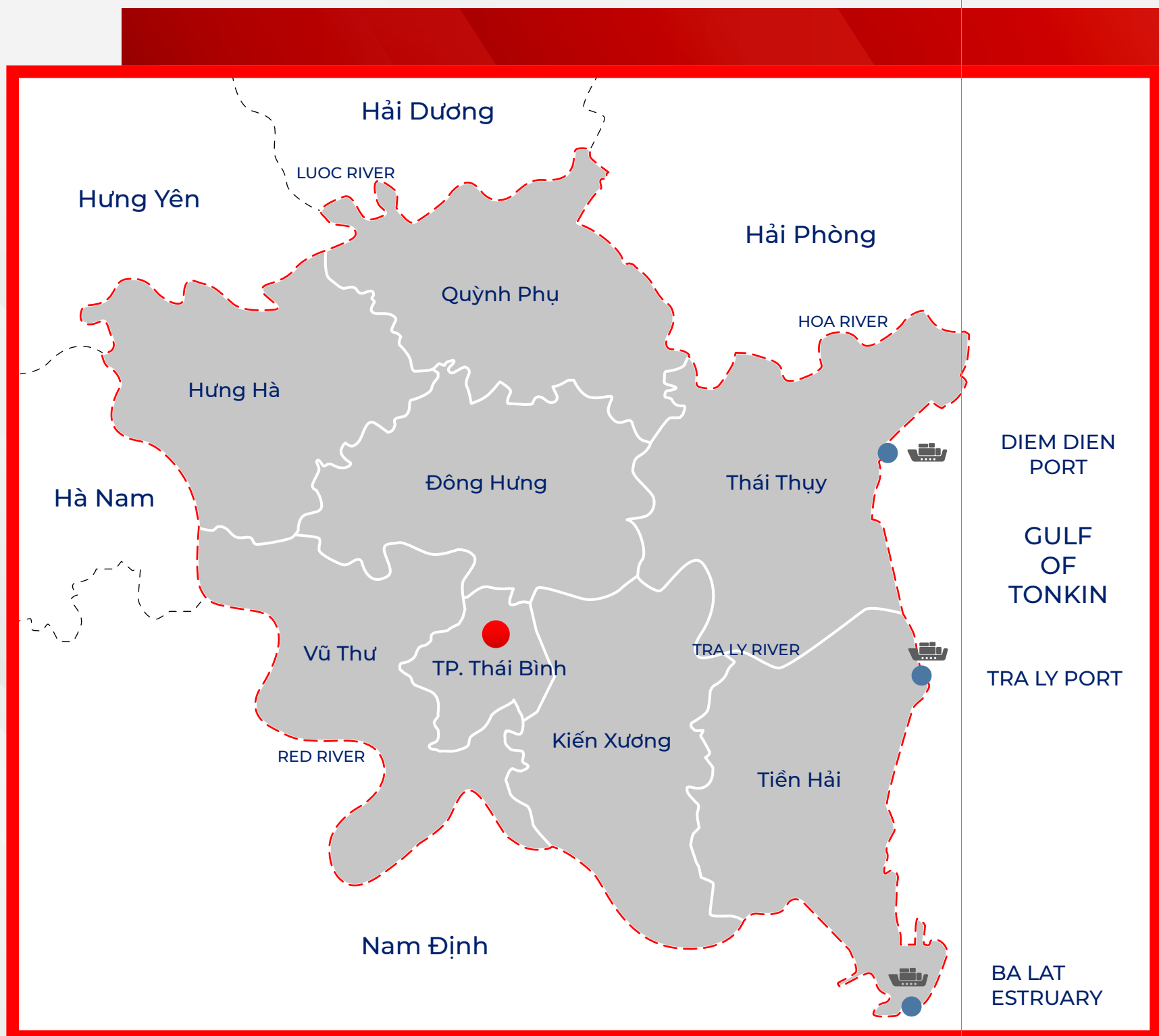
Hotline: 088.662.5959 | **Website:** hungphuip.vn | **Email:** contact@hungphuip.vn

GELEXIMCO HUNG PHU
INDUSTRIAL PARK JOINT STOCK COMPANY

HUNG PHU
INDUSTRIAL PARK

THAI BINH ECONOMIC ZONE - THAI BINH PROVINCE





NEW INVESTMENT DESTINATION:

- **To the North:** borders Hung Yen, Hai Duong, Hai Phong Province
- **To the West and Southwest:** borders Nam Dinh and Ha Nam Province
- **To the East:** borders the Gulf of Tonkin

THAI BINH

Is a coastal province located in the southern of Red River Delta region, boasting a favorable social security environment and an abundant young labor force. Development orientation: its Marine Economic Zone and transportation infrastructure are positioning Thai Binh as a prime investment destination for Northern Vietnam from now until 2030.

S
Area:

1,546 km²

DOL
Demographic of labor:

Ranked **11th** nationwide

Population of working age : **1.2** million people

Urbanization level: **25.1%**

**According to the latest 2024 data: 1,889,000 people*

GRDP
Gross Regional Domestic Product: **72,593** billion VND

FDI
Foreign Direct Investment: **38,088** billion VND

By **2030** : Industrial Development Center of the Red River Delta Region

By **2050** : Modern, Sustainable Industrial Center

THAI BINH ECONOMIC ZONE



NATURAL AREA OF 30,583 HA

To the North: borders Hai Phong city via the Hoa River.

To the South & Southwest: borders Nam Dinh province via the Red River.

To the East: adjacent to the East Sea with over 50 km of coastline.

To the West: borders the remaining communes of Thai Thuy and Tien Hai district.



FUNCTIONAL AREA

13 INDUSTRIAL PARKS AND INDUSTRIAL-URBAN-SERVICE COMPLEXES WITH A TOTAL AREA OF 8,020 HECTARES, 3 SEAPORTS

01 THAI BINH THERMAL POWER CENTER

01 WIND POWER ZONE

URBAN AREA

SERVICES - RESORTS - GOLF COURSES

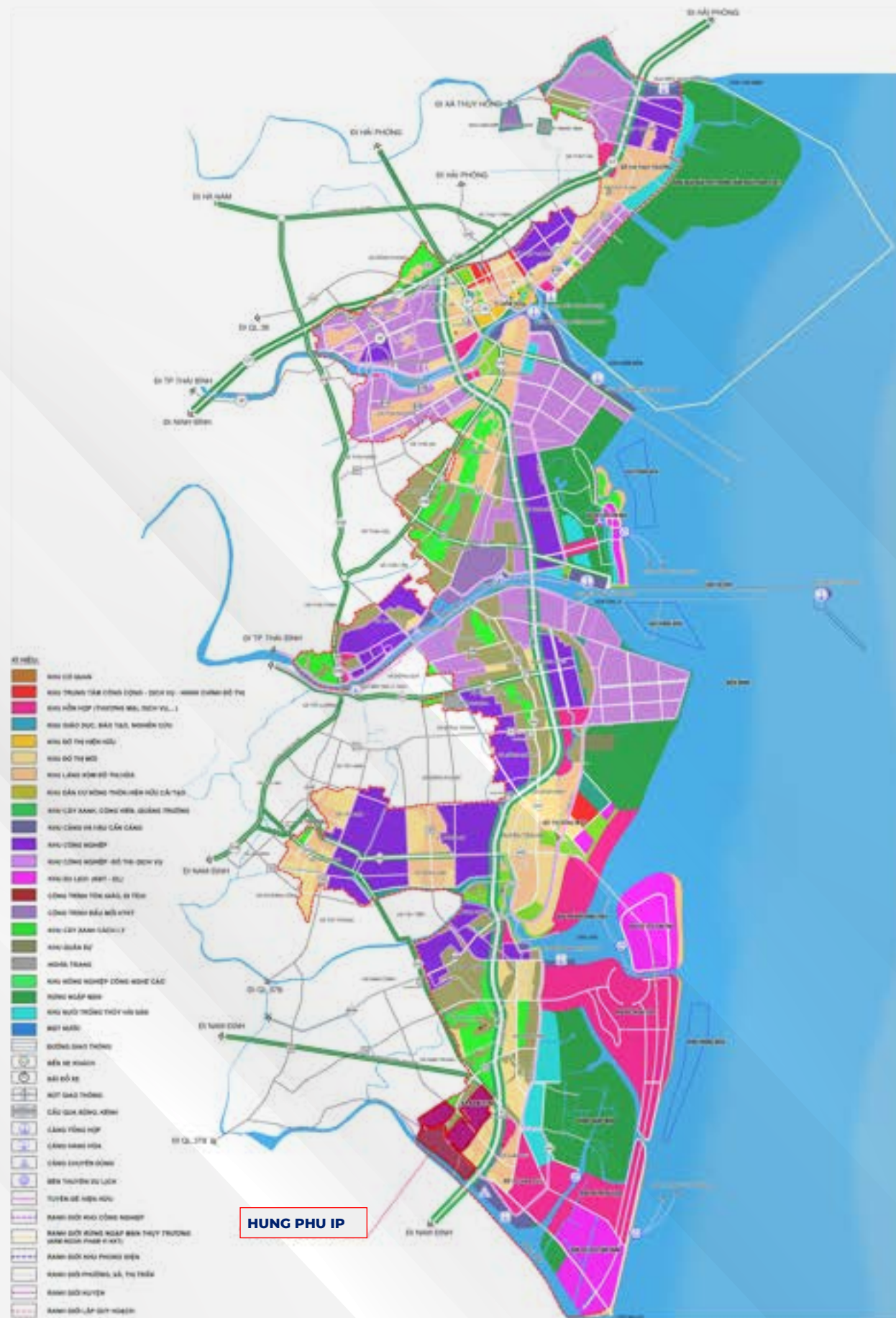


INVESTMENT ATTRACTION LEVEL BY 2024

51 PROJECTS

REGISTERED CAPITAL INVESTMENT: **94,838** BILLION VND

MAJOR INVESTOR: PEGAVISION, LOTES, COMPAL, GREENWORKS, TOKYO GAS, KYUDEN...



THE INTENDED AREA'S LOCATION IN THE THAI BINH EZMP'S SPATIAL DEVELOPMENT DIRECTION DIAGRAM

LOCATION AND REGIONAL CONNECTIVITY

PROJECT OVERVIEW

Hung Phu Industrial Park is expected to become a key highlight in the industrial development strategy of Thai Binh province.

Orientations for developing clean, modern industrial sectors, attracting investors looking for potential, sustainable, and high-performance growth.



AREA:
Around **210ha**

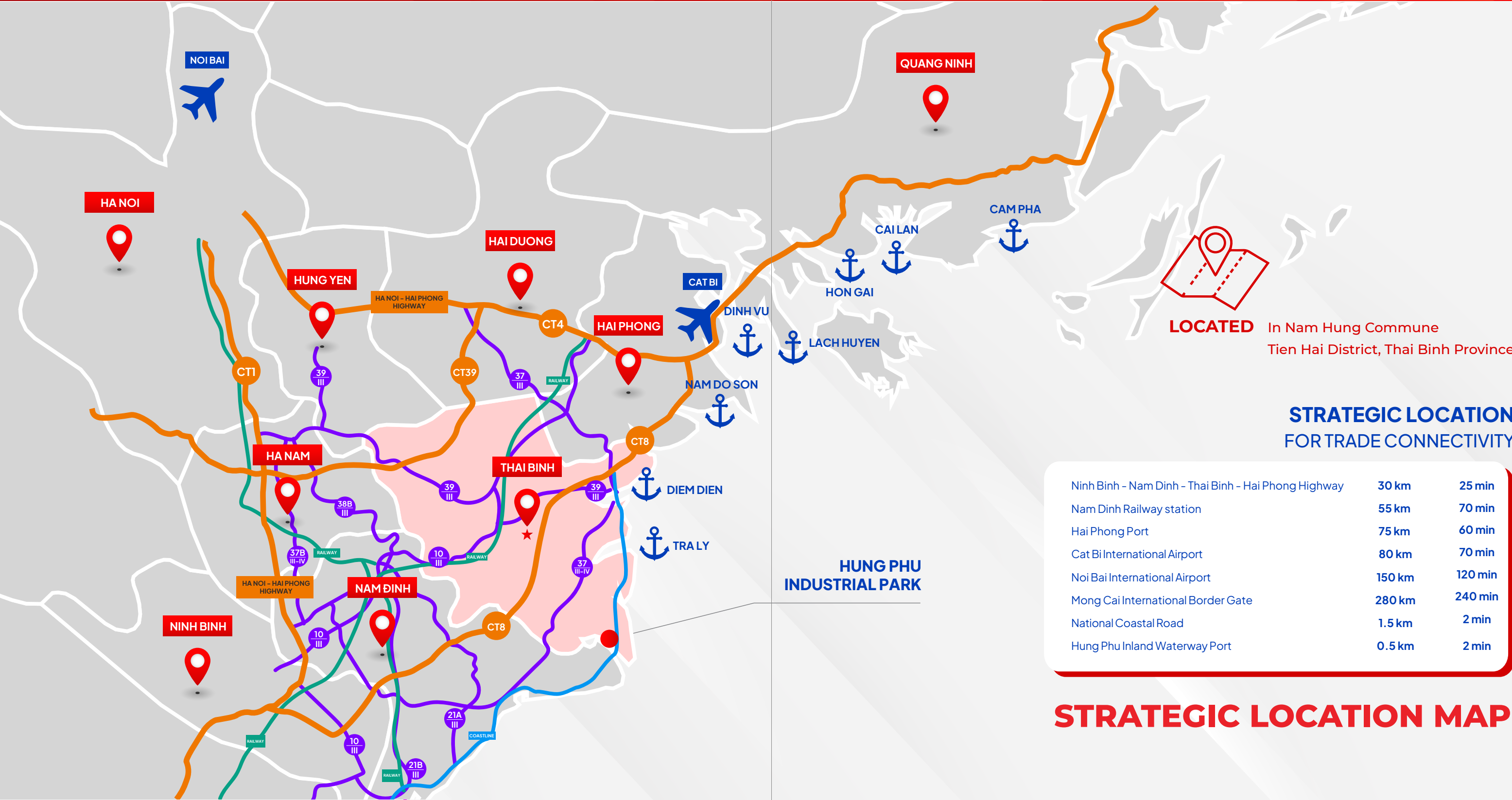


TOTAL INVESTMENT CAPITAL
REACHES
2,000 BILLION VND

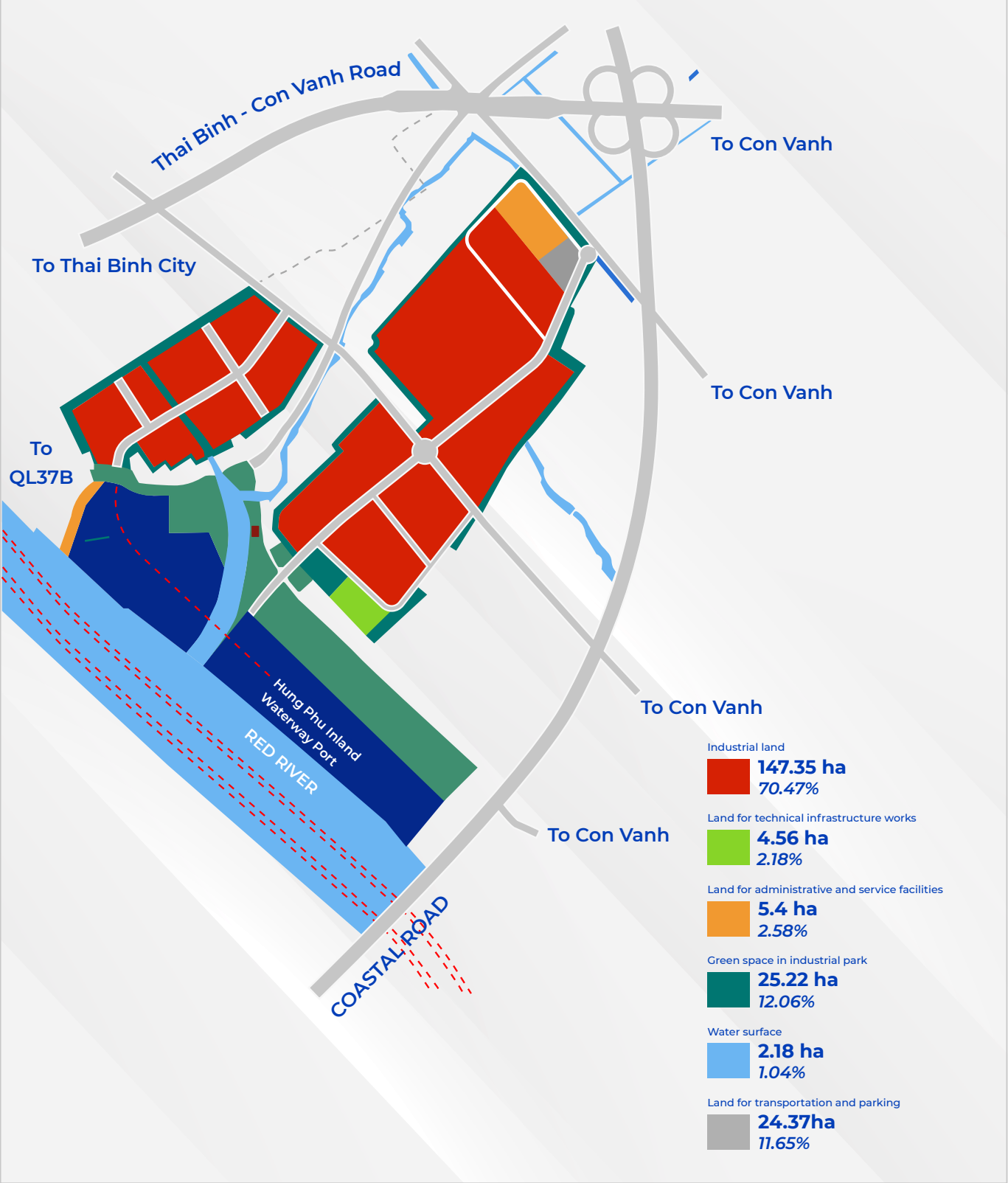


DURATION:
50 YEARS

SINCE THE DATE OF
INVESTMENT POLICY
APPROVAL



HUNG PHU INDUSTRIAL PARK



PROJECT PROGRESS



INFRASTRUCTURE



TRAFFIC SYSTEM

- Main road: **35m** wide - **6** lanes
- Internal road: **29m** - **4** lanes
- Parking area: planning: **2.66ha**



WATER SUPPLY SYSTEM

Water source: Clean water is reliably supplied by the Nam Chinh Water Plant, serving the entire area and surrounding regions.

- Current capacity: **12,000 m³/day&night**
- Planned capacity by 2040 **38,000 - 80,000 m³/day&night**
- Water extraction source: **Kien Giang Canal**



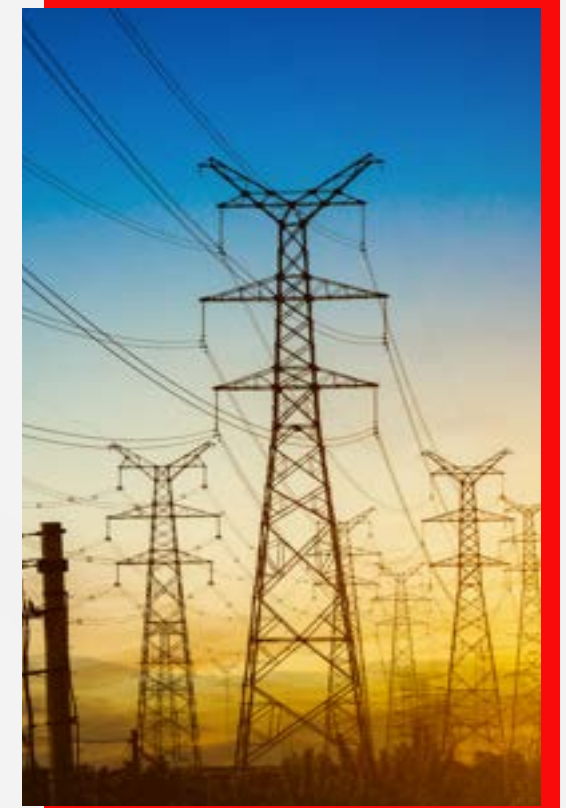
ELECTRICAL & TELECOMMUNICATION SYSTEM

- Source from the **110 kv Hung Phu substation**, constructing a **22 kv underground power line network**, capacity: **2x40 MVA**
- Substation **22/0.4 kv**
- Total new capacity: **47 MVA**
- **Off-site network**

Connections from the main trunk cable directly to subscribers through an underground duct system.

- **Internet network**

Utilizing broadband, developed through two methods: local area network and WiMAX wireless network.



DRAINAGE & ENVIRONMENTAL SANITATION SYSTEM

- A completely separate and standardized wastewater collection system with large capacity.
- Industrial wastewater treatment plant capacity: **4,000 m³/day&night** divided into **2 modules**
- 2 industrial wastewater pumping station with capacities of:
- **1,200 m³/ day&night** and **1,800 m³/ day&night**
- CTR is centrally treated in Thuy Dung Commune - Thai Thuy District, covering 42ha (according to the EZMP - Economic Zone Master Plan)



HUNG PHU INLAND WATERWAY PORT



LAND USE PLANNING MAP

TT	LAND USE DESIGNATION	AREA(ha)	RATIO (%)
B	PORT AREA	76.40	100.00
1	PORT LAND	70.58	92.38
2	PORT GREEN SPACE	2.27	2.97
3	WATER SURFACE	3.55	4.65

- Located on a Class I inland waterway (the Red River route);
- Cargo handling capacity: up to 700,000 tons/year; vessel reception capacity: 2,000 tons;
- Serving the cargo transportation needs of Hung Phu Industrial Park, Thai Binh Economic Zone, and several adjacent areas;
- Supporting the transportation of raw materials and goods, optimizing transportation costs.
- Enhancing the competitiveness of businesses within the Thai Binh Economic Zone and Hung Phu Industrial Park.



SOCIAL INFRASTRUCTURE



Hung Phu Industrial Park is located within the Thai Binh Economic Zone. It is a key economic development area, adjacent to Nam Phu urban area, Con Vanh and Con Thu eco-tourism areas, Dong Chau beach, etc. This region is experiencing rapid development in both social and transportation infrastructure, with numerous investment attracting projects that have been and are being implemented.

BANKS

BIDV, Agribank, ABBank,...

- 2Km

POST OFFICE

Tien Hai Distric Post Office

- 2Km

BUS

Tien Hai District- Thai Binh City

30 min/turn

With synchronous and modern construction, the area offers an ideal living and working environment for discerning investors, meeting all needs for work, education, healthcare, and entertainment: IP Administration Building, event center, hotel, accommodation area, convenience stores, medical services, restaurants, ...

HOSPITAL

Tien Hai District General Hospital

OTHER UTILITY SERVICES IN THE IP (INDUSTRIAL PARK)

F&B, healthcare services, lodging facilities,...



*Image for illustrative purposes only

HUMAN RESOURCES



Benefiting from a large and youthful population, an abundant labor force is an advantage for the development of industrial parks. Furthermore, the high quality of the workforce provides impetus for modern development trends, meeting the requirements for skills and expertise.

LABOR QUALITY OF THE PROVINCE:

1,200,000 employees

66% of the working-age population

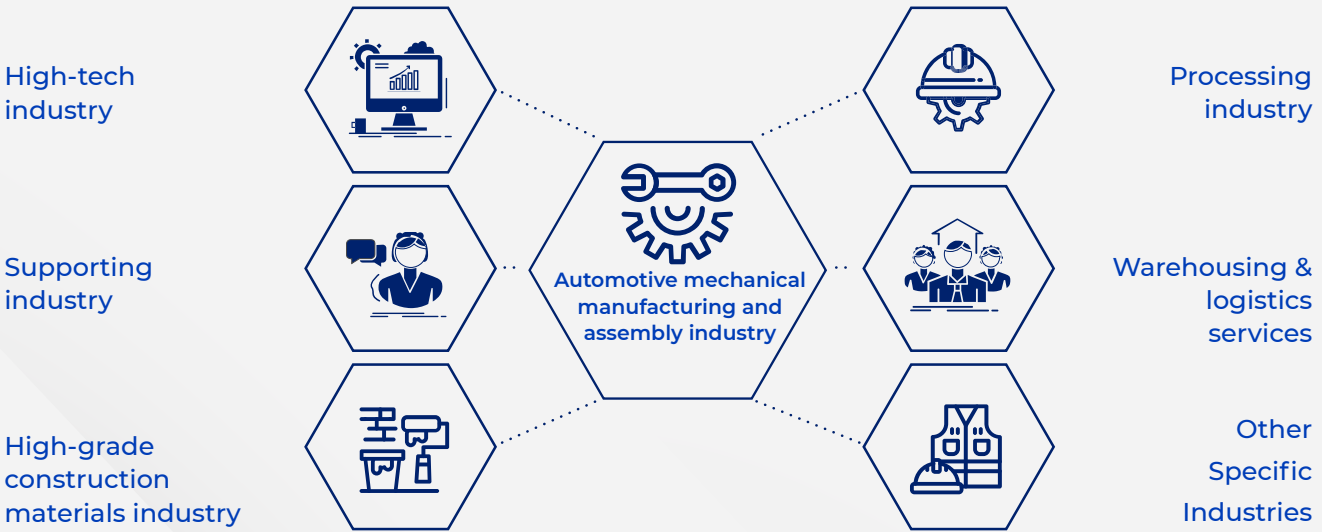
- 26 vocational training institutions

02 universities

04 colleges



STRATEGIC LOCATION FOR MULTI-SECTOR ATTRACTION



THAI BINH PROVINCE'S LABOR TRAINING SUPPORT POLICY

Enterprises implementing investment projects in encouraged investment sectors that recruit laborers with permanent residence in Thai Binh province and provide vocational training for these laborers will receive partial funding support from the province (not exceeding 5 million VND per person).

Conditions: Prior registration with the Economic Zone Authority, and a commitment to employ the laborers for 60 months or more.



INVESTMENT INCENTIVES

CORPORATE INCOME TAX (CIT)

10% FOR A PERIOD OF 15 YEARS

0% FOR THE FIRST
4 YEARS

5% FOR THE SUBSEQUENT
9 YEARS

10% FOR THE FOLLOWING
2 YEARS

IMPORT TAX

IMPORT DUTY EXEMPTION
FOR GOODS IMPORTED TO FORM
FIXED ASSETS

+

IMPORT DUTY EXEMPTION
FOR RAW MATERIALS, SUPPLIES,
AND COMPONENTS FOR A PERIOD
OF 5 YEARS

LAND RENTAL

POLICY ON ANNUAL LAND RENTAL EXEMPTION
FROM 15 TO 17 YEARS
DEPENDING ON THE TYPE AND NATURE OF THE PROJECT

INVESTMENT SUPPORT FOR CLIENTS

We are always alongside investors to support and guide them in connecting and working with relevant authorities, providing consultation and assistance in completing legal procedures during project implementation and construction.

+

Geleximco HUNG PHU always strives to operate under the principle of "SPEED - QUALITY - EFFICIENCY" to deliver the most favorable results for Investors.

Investment Registration Certificate Issuance Procedure

- STEP 1** Investors follow the administrative procedures to prepare a valid dossier in accordance with Clause 1, Article 33 of the Law on Investment.
- STEP 2** The investor's representative or an authorized representative (with an enclosed Power of Attorney) submit the dossier directly at the Provincial Public Administrative Service Center, or send the dossier via postal service, or submit it online.
- STEP 3** The investor will receive a receipt for the result within the day (if the dossier is valid). In case the dossier is sent via postal service, the receiving officer will write the receipt and send it to the investor by post.
- STEP 4** The receiving officer will forward the dossier to the Management Board of the Economic Zone and Industrial Parks of the province.
- STEP 5** The Management Board of the Economic Zone and Industrial Parks of the province will review and issue the Investment Registration Certificate. Timeframe: 10 working days from the date of receipt of a valid dossier (excluding the time for the investor to amend the dossier).
- STEP 6** The investor will receive the result according to the appointment slip at the Thai Binh Provincial Public Administrative Service Center.

INDUSTRIAL PARK DEVELOPMENT TRENDS GREEN ENERGY

- In the modern context, **energy greening** is becoming a significant trend, especially in manufacturing and business.
- Utilizing **green energy** from rooftop solar power systems offers numerous benefits, helping businesses have a stable power supply, save on production costs, enhance competitiveness, and move towards sustainable development.

KEY ADVANTAGES



STRATEGIC LOCATION - CONNECTIVITY HUB

is a significant advantage, helping to reduce logistics time and costs for investors.



SYNCHRONOUS - MODERN - ECOLOGICAL INFRASTRUCTURE

Synchronized and modern, facilitating transportation connectivity within the area and inter-regionally, helping investors save on construction costs.



INDUSTRY

Attracting diverse investments, prioritizing high-tech industries with significant growth potential.



MAXIMUM INVESTMENT INCENTIVES

Located within the Thai Binh Economic Zone, enjoying high preferential tax rates.



LABOR FORCE

Abundant, high-quality labor force. Competitive investment costs.



INVESTMENT ENVIRONMENT

Open - Quality - Potential

INDUSTRIAL PARK COMMITMENTS



Developing green infrastructure - synchronous and modern



Hand over land to investors according to the committed schedule



Provide legal consultation on investment procedures



Furnish electricity, water supply, and wastewater treatment solutions



Maintain an environmentally friendly production setting, promoting public well-being



Guarantee security, order, and safety for production

INVESTOR'S REPUTATION

GELEXIMCO HUNG PHU INDUSTRIAL PARK JOINT STOCK COMPANY

- As the **officially approved investor** for the development of Hung Phu Industrial Park.
- As a **member company of Geleximco Group**, the company benefits from the backing of a leading Vietnamese conglomerate with a multi-industry ecosystem.
- For over three decades, Geleximco Group has continuously strived to become **one of the leading private economic groups in Vietnam**.
- In the real estate sector, Geleximco Group is recognized as **one of the most reputable developers in Vietnam**.

OVERVIEW OF GELEXIMCO GROUP

"Operating under the motto "Synthesize Resources - Share Success," GELEXIMCO constantly aspires to conquer new heights.

Over the past 32 years, steadfastly adhering to that motto and the core values of Dedication - Innovation - Collaboration, GELEXIMCO has grown into a leading multi-sector private economic group with numerous proud achievements.

We have been, are currently, and will continue to maximize our resources to develop GELEXIMCO into Vietnam's leading multi-sector private economic group..., applying modern scientific advancements to fully capitalize on opportunities for sustainable development, thereby strengthening our reputation and brand."

- Chairman of the Board of Management/CEO: Vu Van Tien -



SYNTHESIZE RESOURCES - SHARE SUCCESS - 32 YEARS

20,000
BILLION VND
ANNUAL REVENUE

80,000
BILLION VND
TOTAL ASSETS

10,000
EMPLOYEES
WITH STABLE
JOBS

FIELDS OF OPERATION



INDUSTRIAL PRODUCTION

As a leading private entity and a pioneer in successful international joint ventures in the manufacturing of Honda automotive and motorcycle parts; Thang Long Thermal Power Plant, Thang Long Cement Plant, and An Hoa Pulp & Paper Mill.



INFRASTRUCTURE & REAL ESTATE

GELEXIMCO is a prime example of construction quality, utility-focused design thinking, and urban landscape aesthetics. Geleximco-branded urban area projects and high-rise buildings are all impressive and have received numerous quality awards from reputable organizations: Dragon Ocean Do Son International Tourist Area, An Binh City Urban Area, Geleximco Le Trong Tan Urban Area.



COMMERCE & SERVICES

GELEXIMCO is a leader in investing in international standard hotels in Quang Ninh and Thai Binh; world-class golf courses such as Hill Top Valley Golf (Hoa Binh) and Dragon Golf Links (Hai Phong); and Grade A office buildings at 36 Hoang Cau... establishing GELEXIMCO's professional brand in this sector.



FINANCE & BANKING

An Binh Bank; An Binh Securities Joint Stock Company; and An Binh Fund Management Company are prominent brands of Geleximco in the Financial sector. The Bank is trusted by customers and has been recognized by prestigious international financial institutions with awards for service quality for many years.

DEVELOPMENT MILESTONES

1993

GELEXIMCO ESTABLISHED

2005

Became a **Strategic Shareholder** of An Binh Commercial Joint Stock Bank (ABBANK)

2012

An Hoa Pulp & Paper Mill Commissioned

2015

An Binh City Project - Giao Luu Urban Area Launched

2018

Thang Long Thermal Power Plant Commissioned

2024

Signed a joint venture agreement to invest in the construction of an **automobile manufacturing plant with Omoda & Jaecoo Automobile Co., Ltd., Chery Group (China)**

ACHIEVEMENTS



LABOR ORDER, FIRST CLASS.

Awarded by the President of Vietnam to enterprises with outstanding achievements in work, contributing to the cause of socialist construction and national defense. (Decision No: 1566 QD/CTN dated October 9, 2012)



LABOR ORDER, FIRST CLASS.

Awarded by the President of Vietnam to Mr. Vu Van Tien for his outstanding achievements in work, contributing to the cause of socialist construction and national defense. (Decision No: 60 QD/CTN dated January 30, 2024)



LABOR ORDER, SECOND CLASS.

Awarded by the President of Vietnam to enterprises with outstanding achievements in work, contributing to the cause of socialist construction and national defense. (Decision No: 1290 QD/CTN dated September 22, 2008)



LABOR ORDER, SECOND CLASS.

Awarded by the President of Vietnam to Mr. Vu Van Tien for his outstanding achievements in work, contributing to the cause of socialist construction and national defense. (Decision No: 1290 QD/CTN dated September 22, 2008)



LABOR ORDER, THIRD CLASS.

Awarded by the President of Vietnam to enterprises with outstanding achievements in work, contributing to the cause of socialist construction and national defense. (Decision No: 111 QD/CTN dated March 3, 2003)



LABOR ORDER, THIRD CLASS.

Awarded by the President of Vietnam to Mr. Vu Van Tien for his outstanding achievements in work, contributing to the cause of socialist construction and national defense. (Decision No: 1290 QD/CTN dated September 22, 2003)