

# GELEXIMCO

## Hung Phu Industrial Park Thai Binh Economic Zone Hung Yen Province

### GELEXIMCO GROUP



GELEXIMCO Group, formerly known as Hanoi General Import Export Company Limited – one of the first private enterprises of Vietnam, was established in 1993.

GELEXIMCO has now become one of Vietnam's largest private economic groups, with annual revenue of over VND 20,000 billion, total assets worth VND 80,000 billion, creating sustainable jobs for more than 10,000 employees. The Group operates across multiple key sectors, including industrial manufacturing, real estate and infrastructure development, finance and banking, and trade and services.

### GELEXIMCO HUNG PHU INDUSTRIAL PARK JSC

Geleximco Hung Phu Industrial Park Joint Stock Company, established on June 22, 2023, is a subsidiary of GELEXIMCO Group.



### PROJECT INFORMATION

**Project Name** Hung Phu Industrial Park  
**Type** Industrial Park  
**Project Address** Hung Phu Commune, Hung Yen Province, Vietnam  
**Scale** 209,08 hectares  
**Land Use Term** until September 2074

### Overview of Hung Yen Province

Hung Yen Province is located in the center of the Red River Delta in northern Vietnam, between Hanoi and Hai Phong, and plays an important role in the Northern Economic Hub. The province covers an area of approximately 2,500 km<sup>2</sup> with a population of about 3.3 million people. It features flat terrain and well-developed transportation network. Major transport routes such as National Highway No. 5 and the Hanoi-Hai Phong Expressway (CT.05) provide seamless connections to key industrial cities including Hanoi, Hai Phong, Bac Ninh.

With its favorable geographical location, well-developed infrastructure, and strong logistics advantages thanks to its proximity to the Hanoi capital, Hung Yen Province is an ideal destination for industrial investment and economic development.

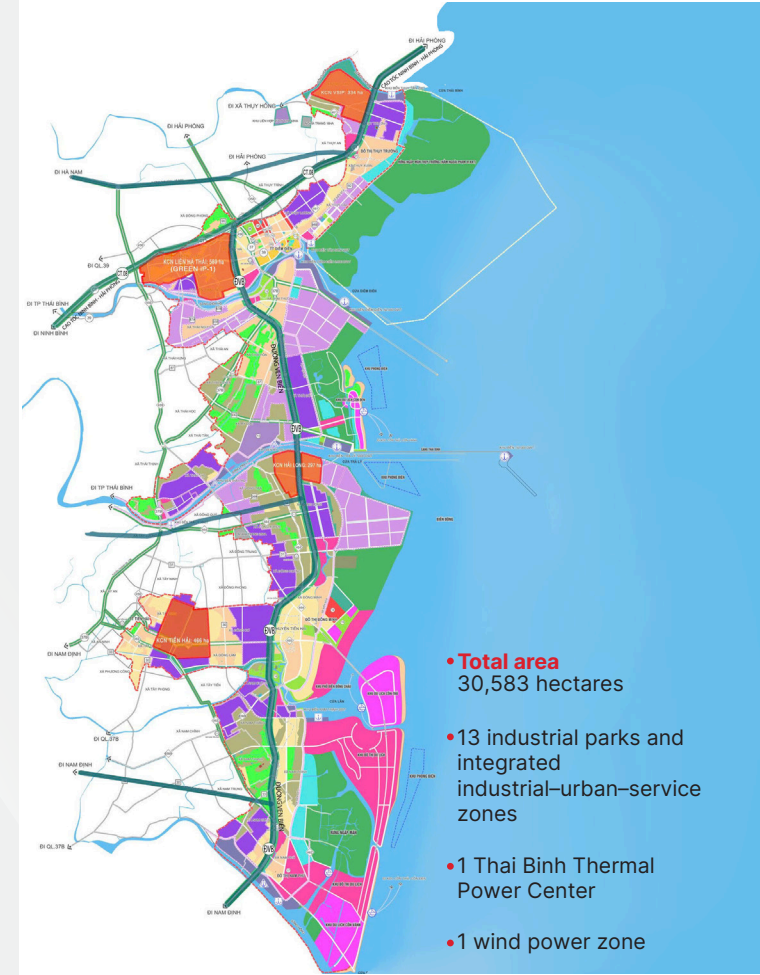


### GOLDEN LOCATION STRATEGIC CONNECTIVITY VALUE



Hung Phu Industrial Park is located in the eastern part of Hung Yen Province, adjacent to the East Sea (South China Sea), within Thai Binh Economic Zone which benefits from convenient transportation connectivity, with well-developed road, maritime, and air transport systems, along with many strategic advantages, including land, human resources, and a young, highly skilled workforce capable of meeting the demands of industrialization and modernization. The project is approximately 50 km from the provincial administrative center and about 110 km from Hanoi.

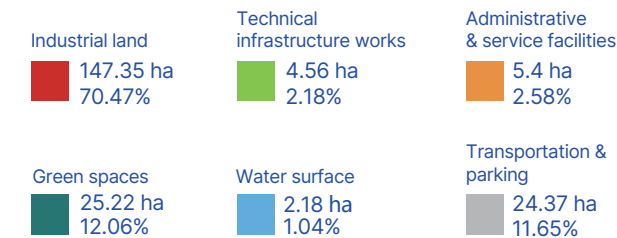
### THAI BINH ECONOMIC ZONE



### Investment scale as of 2024 → 2025

Total registered investment capital | 207,000 billion VND  
 Major investors include | Geleximco – Chery, Pegavision, Lotes, Compal, Greenworks, Tokyo Gas, Kyuden, ...

## INFRASTRUCTURE



## PROJECT PROGRESS



Hung Phu Industrial Park is positioned as a leading international-standard modern industrial park, with infrastructure developed to high standards.

### Transportation Network

- Main Roads** 35m wide, 6 lanes
- Internal Roads** 29m wide, 4 lane
- Parking Areas** 2.66 ha

### Electricity and Water Supply Guarantee

- Water Supply:** directly from the Nam Chinh Water Plant, current capacity : 12,000 m<sup>3</sup>/day&night, by 2040: 80,000 m<sup>3</sup>/day&night.
- Electricity Supply:** 110kV + 22kV transformer substation, total capacity of 2\*40MVA.

### Environmental Protection System

- Industrial Wastewater Treatment Plant:** capacity:4,000 m<sup>3</sup>/day, divided into 2 modules, fully compliant with national wastewater discharge standards.
- Solid Waste Treatment:** 42-hectare solid waste treatment zone. Located in Dong Thuy Anh Commune.

### Hung Phu Inland waterway Port

- Planned area: **76.4 ha**
- Capacity: **700,000 tons/year**
- Vessel capacity: **up to 3,000 tons**

## INCENTIVES AND COST ADVANTAGES

**Corporate Income Tax (CIT)**

CIT 10% for 15years  
First 4 years: 0%  
Subsequent 9 years: 5%  
Following 2 years: 10%

**Land Rental**

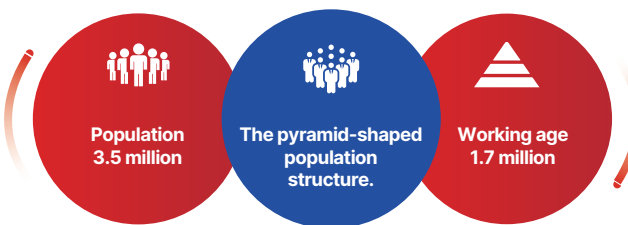
Annual land rental exemption 15-17 years

**Import Tax**

Raw materials, fixed assets exempt from import duties 5 years

## HUMAN RESOURCES - INNOVATION DRIVER

### LABOR ADVANTAGES



### LABOR COSTS



## READY FOR PARTNERSHIP AND SHARED SUCCESS.

The project is positioned as a nationally strategic development initiative, receiving strong institutional support from the Government.

A grand groundbreaking ceremony has been successfully held, attended by Prime Minister Pham Minh Chinh.



In his address at the groundbreaking ceremony, Prime Minister Pham Minh Chinh emphasized that Hung Phu Industrial Park is a strategic catalyst for regional industrial transformation and upgrading. The groundbreaking of the project signifies a historic milestone for Thai Binh province (now Hung Yen Province) on its path toward industrialization and modernization, and is expected to become a key driver of fast, sustainable economic and social development.

## STRATEGIC PARTNERSHIP WITH A LEADING ENTERPRISE: CHERY AUTOMOBILE

With Chery Automobile signing a cooperation agreement with Geleximco Group and becoming the first manufacturing joint venture in Hung Phu Industrial Park, the project is expected to create a strong investment magnet, driving the clustering and development of upstream and downstream enterprises within the automobile value chain.



## KEY INDUSTRIES FOR INVESTMENT ATTRACTION



## ONE-STOP INVESTMENT SERVICES

**Professional Support Team**

On-site teams both domestically and internationally to assist enterprises

**Fast-Track Launch**

Project approvals and procedures can be completed within 10 days.

**Continuous Support**

Provision of comprehensive overseas support services

## BUILDING THE FOUNDATION - COMPREHENSIVE SUPPORT

