



Industrial Development

# XUAN PHUONG INDUSTRIAL CLUSTER

PORTFOLIO



## 내용



01.

**ABOUT US**

02.

**LOCATION**

03.

**XUAN PHUONG IC**

04.

**WHY CHOOSE US**



## ABOUT US



# THAI HUNG



### ACHIEVEMENTS OF THAI HUNG GROUP

**TOP 500**

Vietnam's 500 Largest Enterprise

**TOP 1000**

Vietnam's 1000 Corporate Income Taxpayer

**TOP 500**

Vietnam's 500 Most Profitable Enterprise

**TOP 20**

Vietnam's Top 20 Family Businesses Selected By Forbes Vietnam

## THAI HUNG WAS AWARDED BY VIETNAMESE GOVERNMENT

Thai Hung is one of the largest steel companies in Vietnam

### ANNUAL REVENUE: ~USD 01 BIL

Established in 1993 Thai Hung is one of the largest enterprises in Thai Nguyen, with more than 28 years of experience in the field of steel production and business that accounts for about 10% of Vietnam's steel market.

#### STEEL

Construction steel, metal billet and scrap. Thai Hung is Major shareholder in several steel corporation such as: TISCO, VISCO, NASTELLVINA.

#### IMPORT - EXPORT

In 2001, Thai Hung officially joined the Import - Export market by establishing cooperation relationships with nearly 10 major partners in 13 developed countries around the world.

#### LOGISTICS

Thai Hung owns over 100 vehicles, cranes, excavators, bulldozes with capacity of 8000 MT/day of transporting, loading and unloading at port.

#### REAL ESTATE

Residential Real Estate - Crown Vilas. Crown Vilas is a very first project to create a high-class living environment in Thai Nguyen Real Estate market.

#### EDUCATION

Iris School (First international standard inter-level school in Thai Nguyen).

Leading group in Construction Steel, Import - export activities, with vision to become the leading industrial properties developer, elevating Vietnam's industrial and logistics value chain to new heights.

1



2



3



4



5





## ABOUT LEMONT

## OUR VISION

INDUSTRIAL CLUSTER DEVELOPMENT



RESIDENT AREA DEVELOPMENT



GOLF COURSE



Focus on quality, methodical about people and always maintain perfect focus. All represent a vision of a potential new direction in the industrial development of Vietnam. LeMont is confident with its solutions that will bring immense value to our community, society and economy.

LeMont was established with the vision of becoming a leading enterprise in industrial real estate development in Thai Nguyen.

# LOCATION

## VIETNAM OVERVIEW

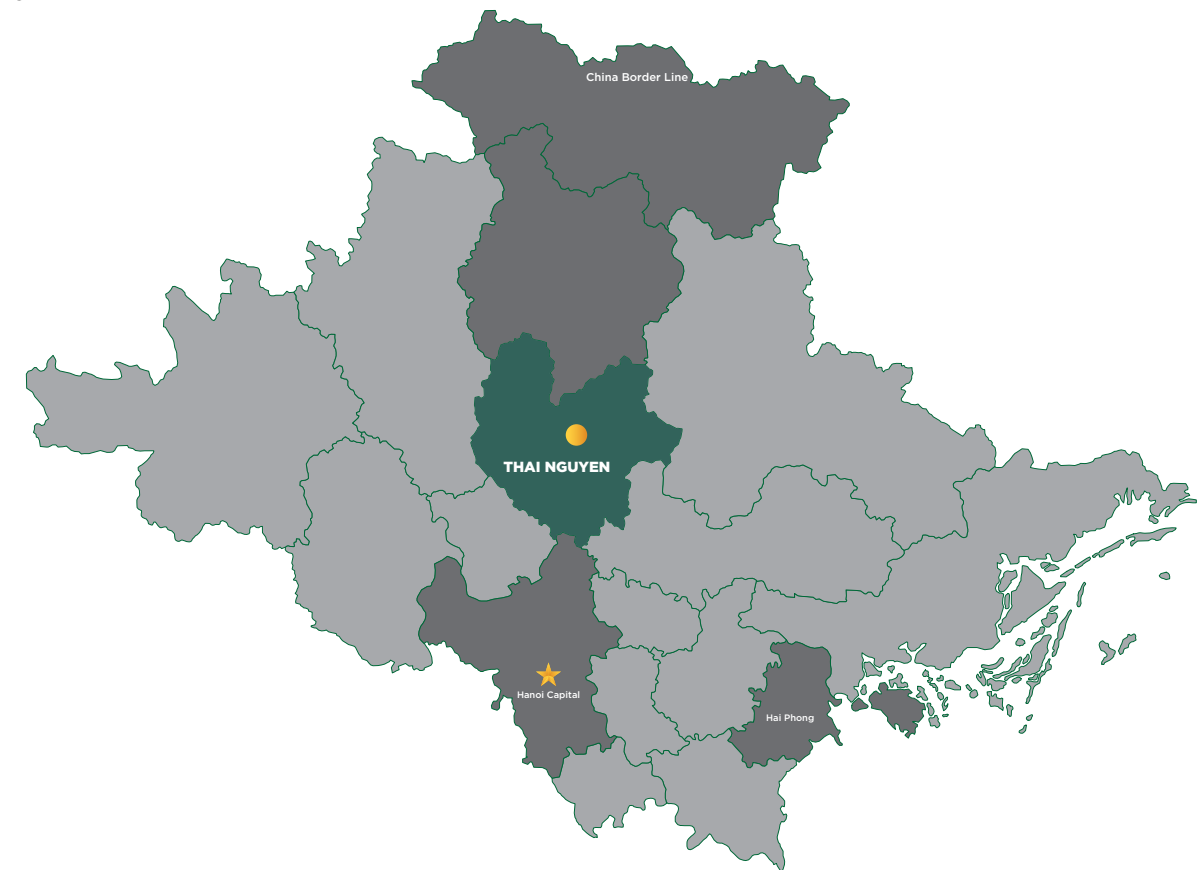


# THAI NGUYEN

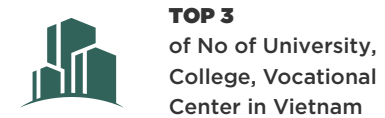
## GENERAL INFO

Considered to be the second-tier option in the Northern industrial market, Thai Nguyen's economy continues to see strong economic growth with GDP increased by 6.51% in 2021.

Thai Nguyen is also a member of the East - West Economic Corridor (EWEC), which connects Vietnam's prominent seaports with China's Guangdong and Guangxi provinces.



## QUICK SUMMARY





# THAI NGUYEN

Industrial development outlook

Total supply of industrial land: 2995ha in which 7 industrial park (162ha) and 35 (1335ha) industrial cluster in master plan





## THAI NGUYEN EDUCATION

Thai Nguyen is known as one of the largest education centres in Vietnam with 9 universities, 23 colleges and 52 vocational training schools by 2019, with a lot of variety of major, providing high skilled workforce to the market. Annually training more than 100,000 qualified and skilled students.

**100,000**  
Qualified and skilled students/year

**09** Universities      **23** Colleges

**52**  
Vocational Training Center



★ High education: Electronics, IT, Mechanics & Machine Manufacture

★ Vocation training: Welding, Automobile technology, Industrial Electricity, Machine repairing

★ Scientific research & International cooperation

## THAI NGUYEN LABOUR WORKFORCE

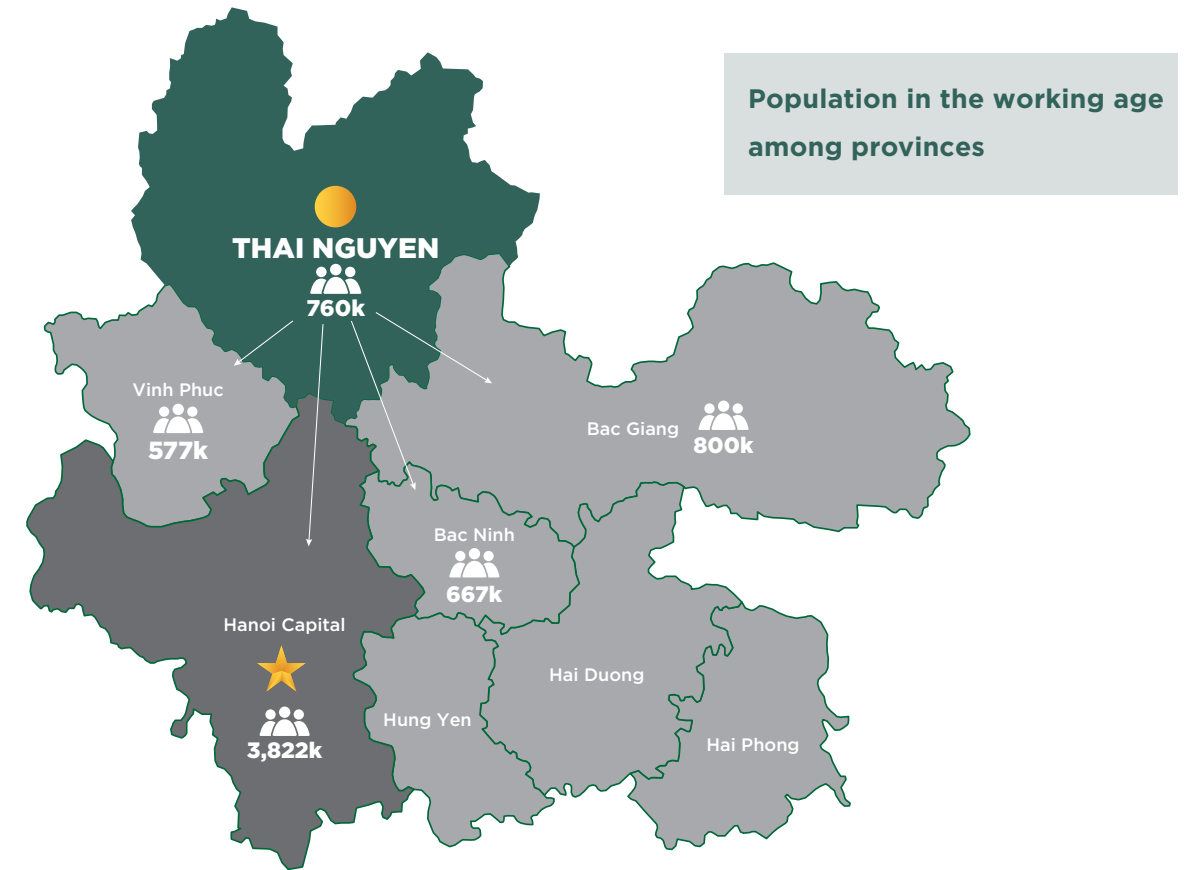


Table: Minimum wages in Thai Nguyen (Phu Binh District)

Region	Minimum wages/month	Applicable term
Region III	3,640,000 VND	From 1st July 2022

### WORKFORCE IN THAI NGUYEN

- Low labour cost
- High & young population
- High quality work force

The labor force <35 years old accounts for about 58% of the total number of employees. There is 59% of population in Thai Nguyen in the working age (760k people) in addition to workforce mobilized from neighboring provinces (Vinh Phuc, Bac Giang, Bac Ninh, and Hanoi).

Labor cost is cheaper compared to Hanoi and Bac Ninh, with approx. 68.1% of the population living in rural areas. With convenient connections, labor supply also comes from many surrounding provinces.

## THAI NGUYEN GOVERNMENT SUPPORT



## LEMONT INDUSTRIAL XUAN PHUONG IC

Local government is fully committed to streamlining the investment climate with numerous incentives and tax cut aimed at attracting further investment.

Other supporting programs such as:

- Labor training
- Trade promotion
- Administrative procedures



# LeMont

XUAN PHUONG IC

## QUICK SUMMARY

**LOCATION**  
Xuan Phuong Commune,  
Phu Binh District,  
Thai Nguyen Province

**OWNER**  
LeMont Investment JSC

**SITE AREA (HA)**  
75 ha (phase 1)

**REMAINING TENURE**  
50 years (until 2072)

**HAND OVER**  
Q2 - 2023





# XUAN PHUONG IC

## TRANSPORTATION



**CT07 EXPRESSWAY**  
 Highway from Hanoi to Thai Nguyen with 4 lanes wide range and NO toll fees  
**There is NO toll fee from Hanoi to Thai Nguyen**

### Distance to manufacturing clusters, IDC and airport

	하노이	Noi Bai 공항	Bac Giang	To IDC Hanoi (Inland Container Depot)	To Vietnam - China Border	To Luu Xa Railway	To Hai Phong
	70 km	50 km	40 km	60 km	150 km	18 km	176 km
	55 mins	40 mins	50 mins	50 mins	2 hours 40 mins	30 mins	3 hours

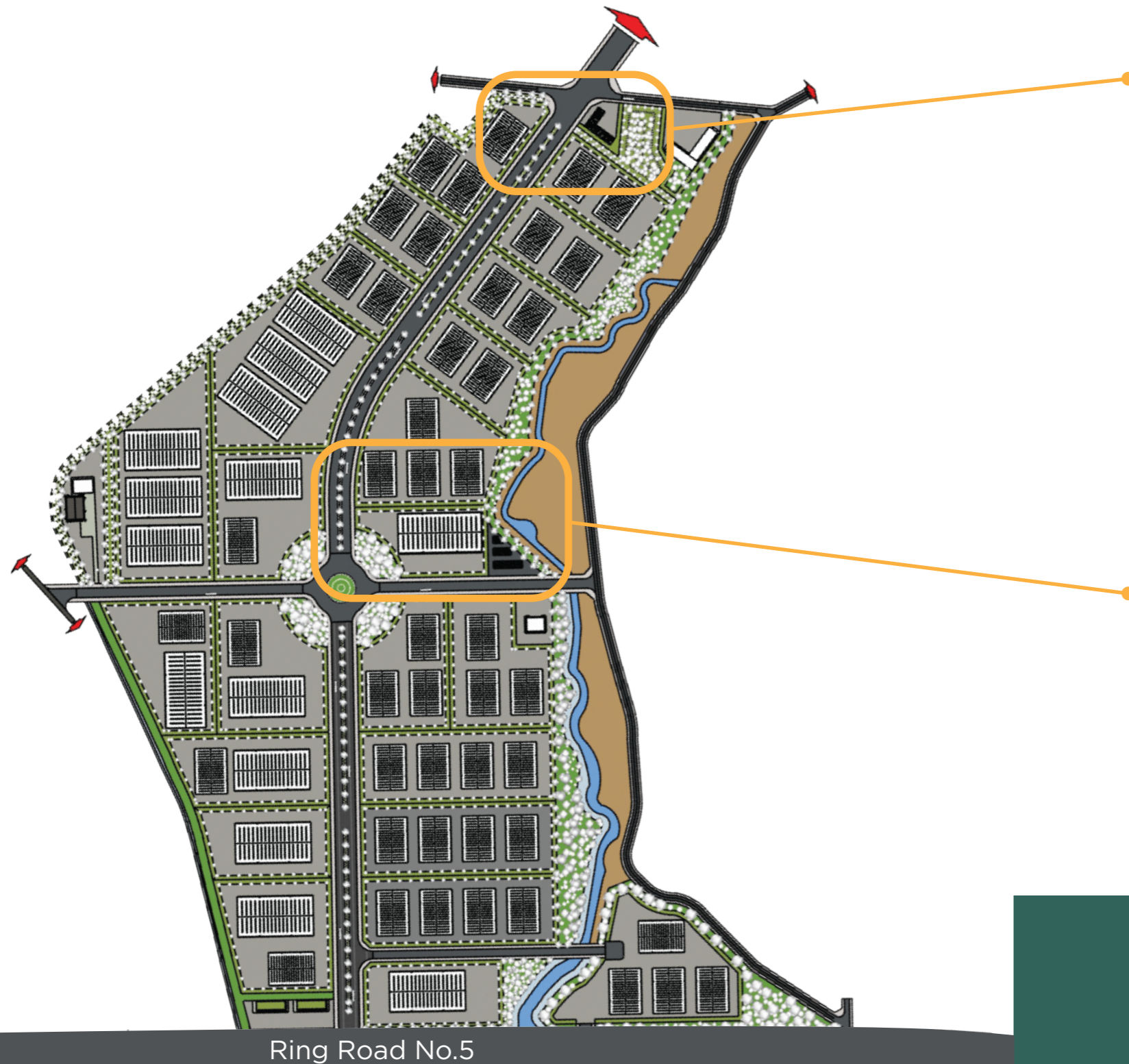


### PREMIUM LOCATION

- Key investment destination in Northern of Vietnam with extensive transportation system.
- Easy access via expressway CT.07 connecting with manufacturing clusters.
- Surrounding by Thai Nguyen's infrastructure development projects such as Hanoi - Thai Nguyen Expressway, Hanoi's Ring - road No. 5, Quan Trieu's Railway Station and Luu Xa's Railway Station.
- Intergrated Township and Industrial Cluster Development.



# XUAN PHUONG IC MASTER PLAN



## LAND USING DISTRIBUTION

- Land size: From 1 ha
- Warehouse, Ready built factory (1000 - 10000 m<sup>2</sup>)
- Build to suit





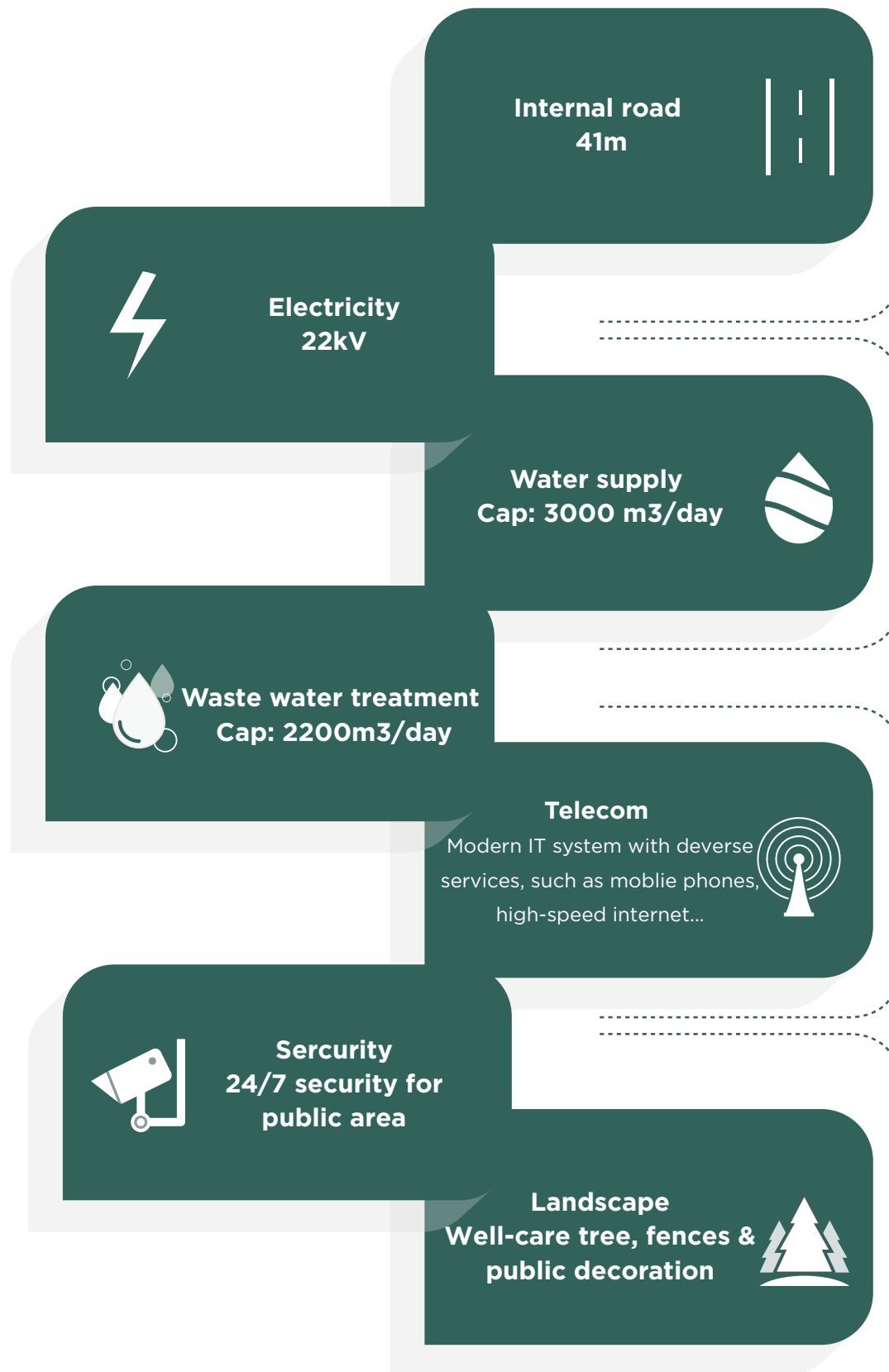
**XUAN PHUONG IC**  
XPIC BIRD-EYE VIEW







# XUAN PHUONG IC INFRASTRUCTURE



# XUAN PHUONG IC INFRASTRUCTURE



- Electronic component, electrical equipment, power tools, conductors, wiring equipment, solar panels manufacturing industry

- Pharmaceutical, medical instruments, health care products industry

- Logistics, Warehouse and Factory Operation

- Manufacturing, processing, woodworking, wood pulp, shavings, wood pellets, burning pellets, rattan, bamboo and interior decoration items

- Mechanical industry, manufacture of machinery, spare parts, equipment, metal products, metal processing, processing and coating



# XUAN PHUONG IC

## INFRASTRUCTURE

**1**  
**Corporate  
 Income  
 Tax (CIT)  
 incentives**

**Normal tax rate = 17%  
 (for common industries) is applied for 10 years**

In case of an enterprise newly established from an investment project in an industrial park, it shall enjoy exemption from taxation for 2 years and discount of 50% for tax payables in the next 4 years.



**2**  
**Import  
 Export  
 Tax**

- Import tax exemption for machinery and equipment which are used to create fixed assets.
- Import tax exemption for raw materials and imported materials which are used to produce export goods.

**3**  
**VAT  
 Tax**

- Tax VAT applies to industries from : 0%, 5%, 10% or according to the regulations of the Government of Vietnam from time to time.
- VAT exemption for goods including imported raw materials in order to produce export goods under contracts signed with foreign countries.

**4**  
**Overseas  
 Remittance  
 Tax**

- Enterprises do not have to pay overseas remittance tax.

★ **GOVERNMENT SUPPORT**



# XUAN PHUONG IC

## GOVERNMENT EFFICIENCY & FDI

**THAI HUNG  
LEGAL & LEMONT SUPPORT**

**QUICKLY**

**SIMPLE**

**EFFICIENTLY**

Procedures for issuance of investment certificates (IRC, ERC)

Register a company

Tax registration

Company seal registration

Land procedure

Overall business, recruitment support (bank account, customs)

## GUILINE FOR INVESMENT PROCEDURES IN IC

### STEP 1

	Collect information related to Industrial Cluster, signing of land sublease principles agreement (register for investing in IC)
20 DAYS	Submit Application for Investment Certificate
5 DAYS	Submit Application for Company Registration Certificate, Seal Registration and Tax code
5 DAYS	Sign the official Sub-lease land contract and land handover
5 DAYS	Agree about the connection points (power, water supply, drainage, gate location)
3 DAYS	Submit Application for Planning Certificate



### STEP 2

15 DAYS	Submit the Basic Design for review
10 DAYS	Appraisal and Approval for Plan of Fire protection
50 DAYS	Submit Application for Environment Protection Plan
6 DAYS	Submit Application for Construction License
	Build the factory, install Equipment and Machine
40 DAYS	Application for LURC ( Land use right certificate)



## WHY CHOOSE US?

## WHY CHOOSE XPIC?



Professional Facilities  
Management Team assist  
tenants on any operation needs



Hassle set up thanks to  
Thai Hung' strong connection  
with local authorities



Preferential  
tax rate



Xuan Phuong IC  
equipped with  
international standard  
infrastructure & utilities



Premium  
Location



Strong Local  
Government Support



# WHY CHOOSE US

## INTERNAL MANAGEMENT BOARD



**Mr. CK, Tong**  
CEO's advisor

- 30 years of experience in logistics and industrial development
- Former head of LMS Asia Pacific - DHL global forwarding LMS
- Former CEO of BW Industrial Development JSC BW



**Mrs. Vinh, Nguyen Thi**  
CEO of Thai Hung JSC

- Top 10 typical Women Entrepreneurs in ASEAN
- Vietnam Women Award 2021
- This is the largest awards for talented and intellectual Vietnamese women
- Provincial typical women entrepreneurs in several years



**Mr. James Hoo**  
Chief Operating Officer

- Former Deputy General Director of Sembcorp Development (Singapore)
- Lead of Development and Management in Vsp Hai Phong, Hai Duong and Bac Ninh



# LeMont

XUAN PHUONG IC



D11 - 107 Xuan La street, Tay Ho district, Hanoi  
SH2-17, Crown Villas resident area, 586 Cach Mang Thang Tam street, Gia Sang, Thai Nguyen



(0208) 3855 276  
(0208) 3759 988



[info@lemontgroup.com.vn](mailto:info@lemontgroup.com.vn)



[www.lemont.com.vn](http://www.lemont.com.vn)



\*The information provided by LeMont on this document is for general informational purposes only.  
All information on this document is provided in good faith, however we make no representation or warranty of any kind, express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information on this document.