INVESTMENT SUPPORT

VIGLACERA REAL ESTATE COMPANY are willing to guide and help all investors to complete necessary procedures as soon as possible:
- Investment certificate procedure.
- Personnel registering procedure.
- Registering and making stamp procedure.
- Procedure to register tax code.

TREATMENT REGIMES

SALARY
(1) Worker: Minimum 2,750,000 VND/month (equivalent to 130 USD/month)
   (According to Decree 103/2014/CP)
   Average wages of worker: 180 - 250 USD/people/month.
(2) Engineers/technicians/office staff: 250 - 400 USD/month
(3) Chief Division/Chief accountant / Manager: 600 - 800 USD/month.
   Director: 1,000 - 1,500 USD/month.

INSURANCE
Total Social Insurance: 32.5%, in detailed:
- Social insurance: 26%
- Health insurance: 4.5%
- Unemployment insurance: 2%

Enterprise have to pay monthly 22% of total salary fund employees (18% for social insurance, 3% for health insurance and 1% for unemployment insurance). Employees have to pay 15.5% - 18% for social insurance, 1.5% for health insurance and 1% for unemployment insurance.

REGULATION ABOUT CONSTRUCTION MANAGEMENT

AVAILABLE BUILDING LIST IN THE IP
Manufacturing workshops, warehouses, operating offices, cantons for worker and sub works (motorcycle shed, guard house, power transformer station, water tank for fire fighting).

PROHIBITED BUILDING LIST IN THE IP
House building, underground exploitation building.

BUILDING DENSITY
50%

LAND USING FACTOR
0.25 times

BUILDING LANDMARK (BUILDING SETBACK)
* The distance from solid work to the internal traffic landmark with the width of horizontal section is 80m-40m, building setback is 10m;
* Land lots has the width of the horizontal section 21.5m and building setback is 6m;
* The close enterprise fence is 3.5m at minimum. (Fire-Fighting line).

ARCHITECTURE REQUIREMENTS
Construction works should be designed and built harmoniously to create architecture, planning space suitable to the general landscape of the IP. With the sub works (such as car parkings, toilets, power sub station, water piping, drainage, generator room, wastewater system, etc.) Construction design should ensure the landscape of the Industrial Park, the minimum building landmark and making no harm to emotions and environment of neighboring enterprises.

GREEN DENSITY
Over 15%

FACTORY FENCE
The fence on the side of front internal road must be built opening fence (for example: lattice fence).

REFERENCES
440,000 VND/unit (equivalent 21 USD/unit)
440,000 VND (equivalent 21 USD). It will be free if sharing with telephone lines. If using FTTH (fiber to the home): 5,500,000 vnd/line included V.A.T = 262 USD/line

TRANSPORT CHARGES
From Yen Phong P to Hai Phong seaport: 20FT: 170 USD, 40 HC FT: 250 USD

PRICE TO RENT STANDARD WAREHOUSE FOR REFERENCE
250 - 350 USD/mt (Actual building price depends on detailed design of every factory and at the building time).

INVESTORS IN VIGLACERA IP

SAMSUNG  
YAZAKI  
FLEXCOM  
ARISTON  
SUMITOMO  
KCC  
CrucialTec  
ABB  
INTOPS  
and more...
**GENERAL INFORMATION**

**VIGLACERA CORPORATION - JSC**

**LOCATION**
Yen Phong District, Bac Ninh Province, Vietnam

**OVERVIEW OF BAC NINH**
Bac Ninh is located in the major economic region Hanoi - Hai Phong - Quang Ninh.  
- Total area: 827.78 km²  
- Population: 1,087,300 people in which there is 60% in the labor age.  
- Provincial Competitiveness Index 2014: 16/60  
- Universities, colleges, vocational schools: 12 schools  
- Secondary school, vocational training school: 28 schools  
- The province's labor force: 642,100 people  
- The labor force mobilized from the neighboring provinces: 2.7 million people (from HCMC, Hai Duong, Hung Yen)  
- The average salary of employees: 214 USD / month

**SCALE**
Yen Phong IP has developed since 2005. Total area 658 ha divided into 14 phases. First Phase: 344 ha and Second Phase: 314 ha

**OPERATIONAL TIME**
50 years (First phase from 2005 to 2055)

**MAIN INVESTMENT SECTORS IN IP**
- Electronics, power industry, high-tech, material for construction and mechanics, pharmaceutics, foodstuffs, lighting industry, consumer goods, etc.

**METHOD FOR LEASE**
- Sublease the land with available infrastructures.  
- Sublease the available warehouse.  
- Sublease apartments for workers.

**INFRASTRUCTURE**

**INTERNAL TRAFFIC**
Yen Phong Industrial Park is connected to national road No. 18 by a intersection traffic point and a flyover bridge. Traffic routes inside Industrial Parks are planned in square pattern, facilitating the entering into building areas.

**POWER SUPPLY**
- Power is supplied from national grid through 110/22KV transformer station with capacity of 3 x 63 MVA.

**WATER SUPPLY**
- Water supply station with capacity of 30,000m³/day (collected from underground and Cau River). (The diameter of water supply pipe is 0.15m - 0.40m).
- Water supply system is connected directly to the fence of enterprises.

**DRAINAGE SYSTEM**
Rain water drainage system separate from waste water drainage system. The drainage pipe diameter is 0.09m - 0.125m with the principle of automatic drainage.

**WASTE AND WASTE WATER TREATMENT**
- Waste water treatment station with the 1st phase capacity 16,000 m³/day. (Waste water treatment is calculated by 60% of water supply volume).  
- The waste water drainage pipe is 0.05m - 0.15m.  
- Waste from factories in the IP shall be categorized immediately in all factory and be collected to the center treatment area of Bac Ninh province.

**TELECOMMUNICATION SYSTEM / INTERNET**
A satellite switch board with 4,000 numbers, modern communication system reaches international standard and ready to meet full demands concerning on national and international communication services.

**FIRE FIGHTING**
Water supply system with modern fire-fighting equipments are located along each road. The distance between fireplugs is 120m - 150m with fire-fighting pillar diameter of 0.125m

**ENVIRONMENT AND GREEN TREE**
Green trees cover 30% of total land area.

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**SOCIAL INFRASTRUCTURE AND OTHER SERVICES**

**CUSTOMS**
Bac Ninh Customs Office is located in the management center of the IP. All the seal procedures and caps are carried out timely in enterprises of the IP.

**BANKS**

**POST OFFICE**
Bac Ninh Post Office has constructed its branch at the center of the IP with modern infomation technology system serving multi-service communication such as data transfer, Internet, IP telephon and video conference, etc.

**BUS NETWORK**
Round trip bus schedule Hanoi - Bac Ninh: from 5:00 AM to 8:00 PM, 10 minutes/route, Fare is 5,000 VND/passenger.

**ACCOMMODATION FOR WORKERS**
Yen Phong urban area with around 51 families always ensure houses, dormitory, apartment for workers in the IP. Especially, Samsung Electronics Co. has collaborate from Vignacera and some Somecom Buildings for their workers in Yen Phong urban area.

**POLICE**
Police station inside Industrial Park.

**FIRE-FIGHTING**
Fire-fighter in industrial park always ready for prevent and stop all potential fire threats.

**IP SECURITY**
Security guard ensure security inside industrial park.

**HOSPITAL**
Bac Ninh Province Hospital (10 km far from the Industrial Park).

**VIGLACERA VOCATIONAL COLLEGE**
Viglacera vocational college in Yen Phong Urban area train 4000 workers and labors yearly for enterprises in industrial park.

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**PRICE AND CHARGES**

**MINIMUM SIZE OF LAND SURFACE**
- 10,000 m²

**INFRASTRUCTURE RENTAL**
- Depends on location and leasing landlord's area.

**LAND RENTAL**
- Stipulated by the decision of Bac Ninh People's Committee.

**INDUSTRIAL SERVICE AND MAINTAIN INFRASTRUCTURE FEE**
- 0.5 USD/m²/year - yearly payment.

**INVESTOR LEASE BUILT FACTORY FROM VIGLACERA**

**MINIMUM SIZE OF FARMALITY FACTORY**
- 2,100 m² (Minimum time of rental factory is 5 years)

**AMORTIZATION OF BUILD FACTORY FEE**
- 3.5 USD/m²/month

**POWER CHARGE**
(1) - Normal hours: 1,400 VND/kWh (equivalent 0.006 USD/kWh)  
(2) - Night hours: 1,022 VND/kWh (equivalent 0.042 USD/kWh)

**WATER PRICE**
- 9.000 VND/m³ (equivalent 0.63 USD/m³) - monthly payment.
- 6,500 VND/m³ excludes V.A.T. (equivalent 3.39 USD/m³) - monthly payment. The quantity is defined by 80% of the amount of water supply.

**TAX FOR THE OVERSEA REMITTANCE**
Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the provisions.

**VALUE ADDED TAX (VAT)**
- Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the provisions.

**CORPORATE INCOME TAX (CIT)**
- Tax rate: Taxation of corporate income tax rate is 22%.
- Enterprises with a total turnover of not exceeding 20 billion shall be applied tax rate of 20%.
- Revenue as a basis determined eligible for corporate tax rate is 20% in this paragraph is the revenue of the preceding year.

**Tax Incentive**
A. Exempt CIT for the first two years and decrease 50% for the next four years on the incoming of enterprise that implements new investment project in the Industrial Park. (pursuant to Decree No. 218/2013/ND-CP dated December 26, 2013 that issued by Govern-ment regulates and guide the implementation of Corporate Income Tax - applied from February 15, 2014).
B. Applying the CIT of 10 % for the enterprises stipulated in Item 1, 2 and 3 of Article 19 on the Circular No. 78/2014 / TT-BTC dated 06/08/2014 guiding the implementation of Decree No. 218/2013 / ND-CP.

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**PREFERENTIAL INVESTMENT**

**IMPORT MACHINE AND EQUIPMENT**
- Exemption of import tax for enterprise, investment in fixed asset.  
According to Decision No. 82/2013/CT-

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Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the provisions.

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