



PHU HA INDUSTRIAL PARK - PHU THO PROVINCE

TREATMENT REGIMES

SALARY	(1) - Worker: Minimum 2.700.000 VND/month (equivalent to 120 USD/month) Average Salary of worker: 150 - 180 USD/month . (2) - Engineer/ Technician/ Office staff: 250 - 350 USD/month . (3) - Chief Division/ Chief Accountant / Manager: 400 - 600 USD/month .
INSURANCE	Total Social Insurance: 32.5%, in detailed: - Social insurance: 26% - Health insurance: 4.5% - Unemployment insurance: 2% Enterprises 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 10.5% (8% for social insurance, 1.5% for health insurance and 1% for unemployment insurance).

REGULATION ABOUT CONSTRUCTION MANAGEMENT

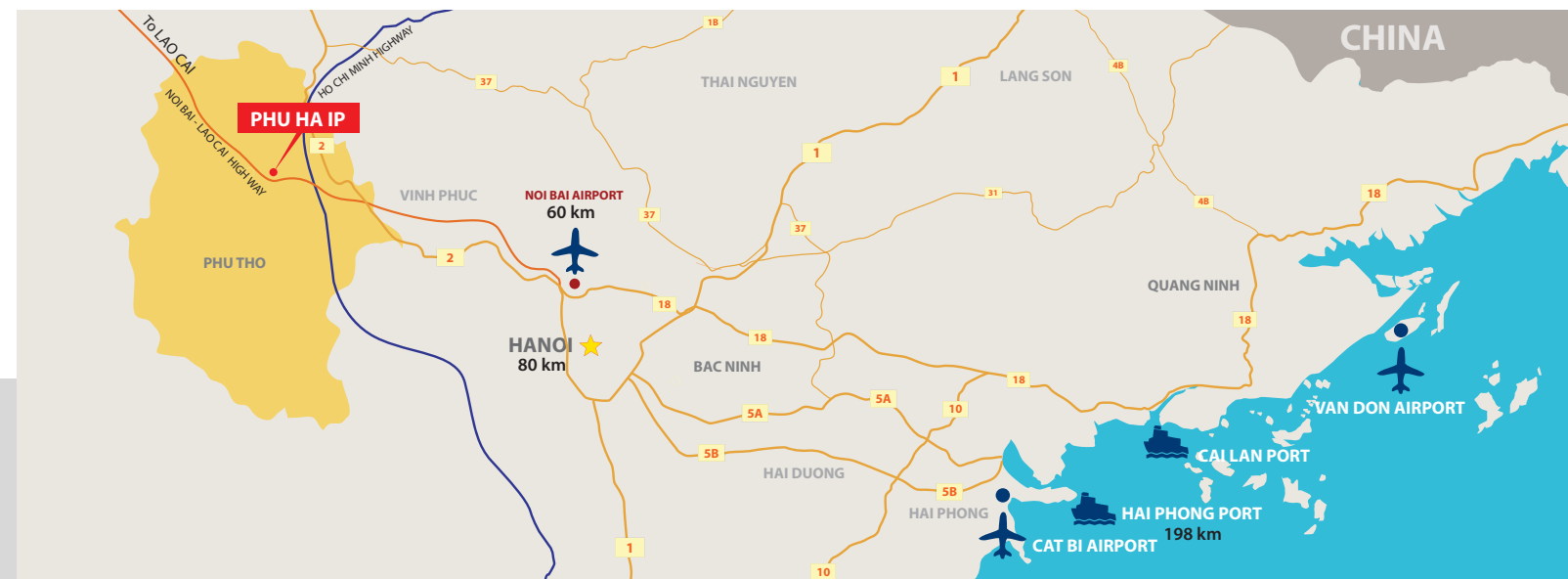
AVAILABLE BUILDING LIST IN THE IP	Manufacturing workshops, warehouses, Operating offices, canteens for worker and sub-works (motorcycle-shed, guard-house, power transformer station, water tank for firefighting).
PROHIBITED BUILDING LIST IN THE IP	House building, underground exploitation building.
BUILDING DENSITY	60%
LAND USING FACTOR	1,5 times (max floor is 4)
BUILDING LANDMARK (BUILDING SETBACK)	* The distance from solid work to the internal traffic landmark with the width of horizontal section is 44,5m, building setback is 10m; * Solid works shall be built at least 6 meters from the building lines of internal roads and at least 3.5 meters from neighboring plots' boundaries (fire-fighting line)
ARCHITECTURE REQUIREMENT	Construction works should be designed and built harmoniously to create architecture – planning space suitable to the general landscape of the Industrial Park. In respect of sub-works (Car parking, toilets, power sub-station, water piping, drainage, generator room (if there is), wastewater system): Construction design should ensure the landscape of the Industrial Park, the minimum building line and making no harm to erection 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 (made by Iron flower shape).

INVESTORS IN VIGLACERA IPS



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GENERAL INFORMATION

DEVELOPER	VIGLACERA CORPORATION - JSC
LOCATION	Phu Tho Town, Phu Tho Province
OVERVIEW OF PHU THO	<ul style="list-style-type: none"> - Total area : 3.533,3 km² - Population: 1.351.224 people (62.46% of working age) - Labor source: <ul style="list-style-type: none"> - Per capita income: 1.071 USD/ year (2013) - The province's labor force: 867.000 people - The labor force mobilized from the neighboring provinces: 2.9 million people (from Hoa Binh, Vinh Phuc, Tuyen Quang, Yen Bai, Son La)
SCALE	Phu Ha Industrial Park has been constructed in 2015. The total area is 350 ha
OPERATION TIME	50 years (From December 10 th , 2014)
MAIN INVESTMENT SECTORS IN THE IP	<p>Agricultural processing and foodstuff, transportation equipment repair mechanic, construction materials, interior decoration, consumer goods, electronic installation, precise mechanic.</p> <ul style="list-style-type: none"> - Manufacturing of consumer goods, foodstuff, medicine - Light Industry - Manufacturing of electric equipment, assembly. - Manufacturing of mechanic for car, motobike.. - Manufacturing of construction material - Warehouse, IDC,
METHOD FOR LEASE	Sublease the land with available infrastructures.

INFRASTRUCTURE

INTERNAL TRAFFIC	Transportation outside in the Industrial Park: The Industrial Park is adjacent to Road No.35, connecting the center of Phu Tho Town to National Road No.2. Phu Ha Industrial Park is adjacent to Ho Chi Minh Road and Hanoi – Lao Cai highway that is convenient for goods transportation. Internal traffic: The traffic routes inside Industrial Park are planned in square pattern, facilitating the entering into building areas.
POWER SUPPLY	- Power is supplied from the national grid through 110/22KV transformer station with capacity of 63MVA . Supply enough electricity for enterprises when the demand increases.
WATER SUPPLY	- Water source is taken from Red river connecting back to supply for water treatment station in the Industrial Park with capacity of 13,500 m³/day . The diameter of water supply pipe is D110 mm - D350mm. - Supply enough water for enterprises when the demand increases.
DRAINAGE SYSTEM	- Rain water drainage system is constructed separately with waste water drainage system in the IP. Rain water is collected through ditches system and pour into regional river. The diameter of underground rain-water drainage is 600 - 2000mm with the principle of automatic drainage.
WASTE AND WASTE WATER TREATMENT	- Waste water treatment Station with capacity is 7,500 m³/day . (Industrial waste water is by 80% the quantity of water supply). - The diameter of waste water drainage pipe is D300mm - D500mm. Solid Waste from factories in the IZ shall be categorized immediately in every factory and be collected to the centered treatment area of Phu Tho Province.
TELECOMMUNICATION SYSTEM/ INTERNET	- Telecommunication system reaches the international standard and be willing to meet the demand of communication, high-speed data transfer and internal and external post office service. Underground cable system is connected directly to the fence of every factory.
FIRE-FIGHTING	- Water supply system for firefighting is located along road lines of the IP. The distance between fireplugs from 120m to150m.
ENVIRONMENT AND GREEN TREE	- Green trees cover 10.8% total area.

SOCIAL INFRASTRUCTURE AND OTHER SERVICES

CUSTOMS	- Phu Tho's Customs Office is located at the Viet Tri City.
HOSPITAL	- Phu Tho Hospital far from the IP is about 4 km. - Viet Tri Hospital far from the IP is about 18 km.

PRICE AND CHARGES

* Investor lease land with infrastructure and build factory

MINIMUM SIZE OF LAND SUBLEASE	10.000 m²
INFRASTRUCTURE RENTAL	Depending on location and leasing land plot area.
LAND RENTAL	Stipulated by the decision of Phu Tho's People Committee yearly
INDUSTRIAL SERVICE AND MAINTAIN INFRASTRUCTURE FEE	0,5 USD/m²/year - yearly payment.
POWER CHARGE (Level from 22KV to under 110KV) Decision No.: 2256/QĐ-BCT dated March 12, 2015 of the Ministry of Industry and Trade.	<p>(1) - Normal hours: 1.405 VND/Kwh (equivalent 0,066 USD/Kwh) (From Monday to Saturday: 4 am - 9.30 am, 11.30 am - 17 pm and 20 pm - 22 pm / Sunday: 4 am - 22 pm)</p> <p>(2) - Night hours: 902 VND/Kwh (equivalent 0,042 USD/Kwh) (Everyday from 22 pm to 4 am)</p> <p>(3) - Rush hours: 2.556 VND/Kwh (equivalent 0,119 USD/Kwh) (From Monday to Saturday: 9.30 am - 11.30 am and 17.00 pm - 20.00 pm / Not Sunday)</p>
WATER PRICE (EXCEPTED)	10.000 VND/m³ (equivalent 0,47 USD/m³) - monthly payment.
FEE OF WASTE WATER TREATMENT (EXCEPTED)	8.000 VND/m³ (equivalent 0,38 USD/m³) - monthly payment. The quantity is defined by 80% the amount of water supply.
CHARGE OF TELEPHONE, INTERNET AND OTHER SERVICES	According to the regulation of supplying units at the using time.

Note: All the above rates are exclusive of VAT as defined in the current time of supply unit

PREFERENTIAL INVESTMENT

IMPORT MACHINE AND EQUIPMENT (Only applied for high-tech enterprises, incentive fields) Decree No. 87/2010/ND-CP.	<p>(1) - Import tax exemption for goods to create fixed assets.</p> <p>(2) - Import exemption for raw material, imported materials to produce exported goods.</p> <p>(3) - Import exemption for raw material, to manufacture on the list of special incentive investment project in 5 years commencing from manufacturing start (If Enterprises invest in the list of special incentive investment project or invest in place that special difficult condition).</p>
TAX FOR THE OVERSEA REMITTANCE	Free of tax for the oversea remittance.
VALUE ADDED TAX (VAT)	Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the processing contracts signed with foreign Partners.
CORPORATE INCOME TAX (CIT)	<p>Tax rate:</p> <ul style="list-style-type: none"> • Taxation of corporate income tax rate is 20%. • 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. <p>Tax incentive:</p> <ol style="list-style-type: none"> 1. 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 IP (applied from February 15, 2014). 2. This tax preferential policies applicable time is the investment the first year the company generated revenues. High take-enterprise is calculated from a high take-investment certificate issue date.

INVESTMENT SUPPORT

SUPPORT PROCEDURE BEFORE AND AFTER GRANTING INVESTMENT LICENSE	<p>VIGLACERA REAL ESTATE COMPANY are willing to guide and help all investors to complete necessary procedures as soon as possible:</p> <ul style="list-style-type: none"> - Investment certificate procedure. - Personnel registering procedure. - Registering and make stamp procedure. - Procedure to register tax code. <p>VIGLACERA REAL ESTATE COMPANY will support to consult and introduce all service for project, as follows:</p> <ul style="list-style-type: none"> - Introduce construction contractor, consultant about EIS, ... - Introduce service supplier (food, transport, logistic, gas, internet...) - Guide contact to local authority to implement administration procedure.
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