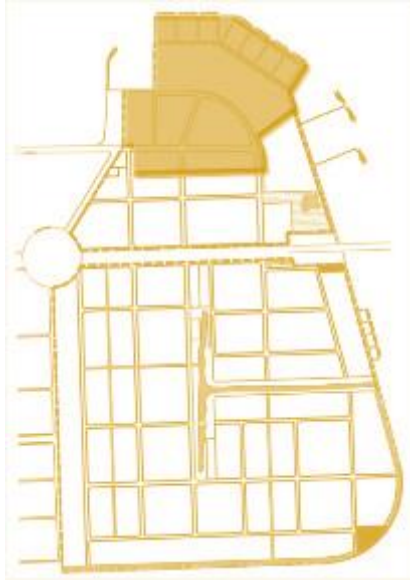


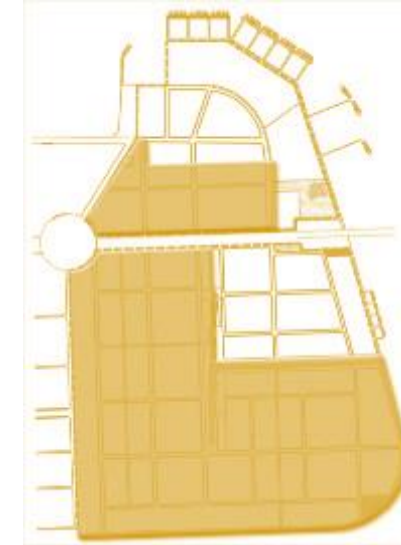
NEWSLETTER
AUG/2019



GENERAL INFORMATION



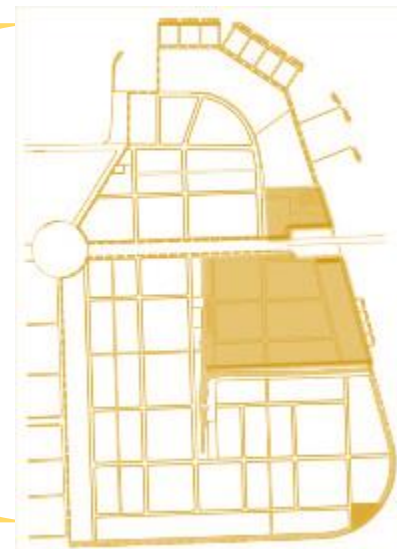
- Subzone: Seaport and logistics warehouse
- Area: 171ha
- Land availability: 38ha
- Completed infrastructure: 100%



- Subzone: Industrial zone
- Area: 917 ha
- Land availability: 73ha
- Completed infrastructure: 100% area

NamDinhVu INDUSTRIAL PARK

- Subzone: Non-tariff zone
- Area: 210 ha
- Land availability: 0ha



- Subzone: Liquid jetty and petroleum products
- Area: 31 ha
- Land availability: 20ha
- Completed infrastructure: 100%



CONTENT

- Infrastructure update
- Tenants' new activities
- Nam Dinh Vu IP's events
- Hai Phong moving and connecting
- Recruitment information

UPDATE ON INVESTMENT – CONSTRUCTION OF NAM DINH VU IP

Attracting new projects into liquid jetty & petroleum sub-zone

Due to the trend of using new raw materials and fuels in marine transportation, thermal power and other industries, it is necessary to form a huge warehouse to supply petroleum and liquefied petroleum gas in Hai Phong to meet development needs of the Northern region and the whole country.

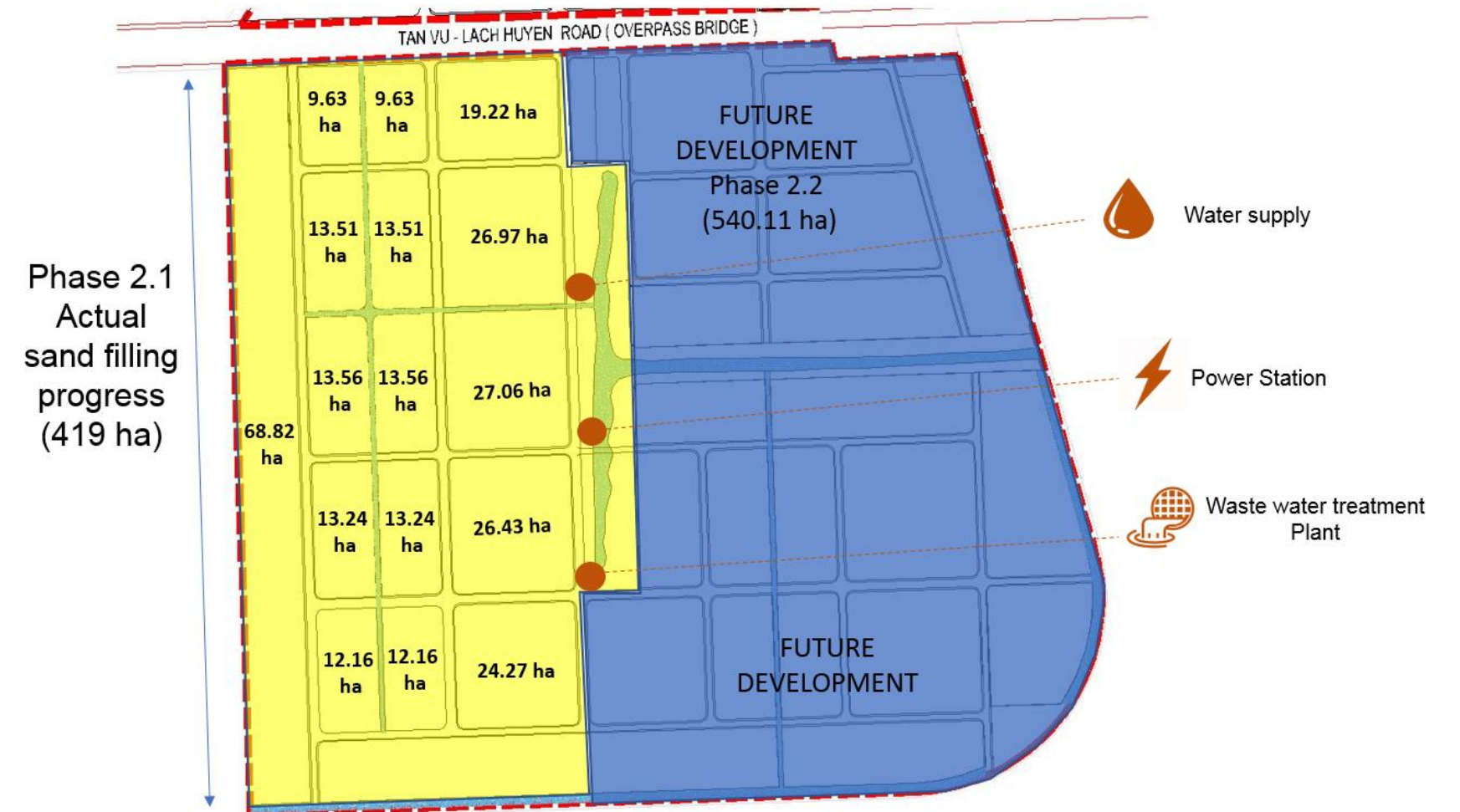
The special design of liquid jetty with synchronous international quality standards liquid petrol & gas pipeline systems specialized to receive 3 tankers at the same time with a maximum capacity of 20,000 DWT.

At present, Nam Dinh Vu IP has 15ha of available land planned for petroleum and chemical warehouses, which have completed infrastructure, ready for hand-over to new investors.

Interested businesses should contact hotline +84 965 469 469 or email sales@saodogroup.com for more details.



Update on phase 2 of Nam Dinh Vu IP



Phase 2 of Nam Dinh Vu IP has a total area of over 900ha currently performing level part 2.1 (yellow color on the map).

By the end of July 2019, the yellow area has been leveled 40% and expected to finish filling in the first quarter of 2020 before completing the infrastructure at the end of 2020.

Although not yet completed, this area has been offered for sale and received a lot of attention from the market.

NEW PROJECTS LICENSED FOR INVESTMENT IN JUNE AND JULY.2019

1. Petrol Sao Do JSC implemented a ready-built factory (RBF) project

Petrol Sao Do - a member company of Sao Do Group has been granted an Investment Registration Certificate by Haiphong Economic Zone Authority to implement the Sao Do RBF Center Project on 12th June 2019. The main objective is leasing RBF. Total investment capital is nearly VND 100 billion. The project is expected to officially go into operation since October 2019

2. Complete procedures for setting up a project of assembling terrain vehicles in Nam Dinh Vu IP

On July 5th, 2019, Haiphong Economic Zone Authority granted Investment Registration Certificate to ChongQing Huansong – a corporation from China to implement the project of assembling terrain vehicles in Nam Dinh Vu IP. The project is implemented in the sublease RBF of Petrol Sao Do. The scale of the project is shipping 20,000 terrain vehicles per year. The total investment capital is USD 10 million, expected to go into operation since April 2020.

3. The first gasoline project in Nam Dinh Vu IP was officially approved

On July 2nd, 2019, Haiphong Economic Zone Authority officially granted the Investment Registration Certificate for Nam Dinh Vu Aviation Fuel Terminal Project. The project will deploy a petroleum tank system with a designed capacity of 100,000m³ in the oil and gas area located in Nam Dinh Vu IP. The total investment capital of the project is nearly VND 400 billion, expected to be exploited in the Quarter I.2021.

4. Another new depot project in Nam Dinh Vu IP gets IRC

The Tam Cang Hai Phong Logistics Center project has been granted an Investment Registration Certificate by Haiphong Economic Zone Authority on May 31st, 2019. The new depot is located in KB4 lot of Nam Dinh Vu IP with a total area of 5ha. The designed loading - unloading capacity is about 350,000 TEU per year. The total investment capital of the project is over VND 130 billion and is expected to officially go into operation since November 2019.

Launching website www.namdinhvu.com Korean version



As committed to potential customers, in early July 2019 Nam Dinh Vu Industrial Park launched the Korean version of website www.namdinhvu.com to serve one of the key markets that we aim to.

With this version, the appropriate and friendly language will remove barriers and help Nam Dinh Vu Industrial Park getting closer to Korean business customers.

Co-operation with Vietnam Steel Association, Macland, Cenland

In June and July 2019, Sao Do Group signed memorandums of cooperation with Vietnam Steel Association and some real estate consulting companies in order to extend the connecting channel to target customers.

The steel industry will be one of the priority sectors to attract in Nam Dinh Vu IP due to its location advantages and master plan are suitable for heavy industry.

Currently there are a number of steel factories working with us and conducting investment surveys.



Welcoming a delegation of Korean automobile supporting enterprises

On July 23rd, Sao Do Group successfully organized the event "Connecting trade and development cooperation among Katech - Vinfast – Sao Do Group". Attending the event, there were nearly 30 Korean auto parts manufacturing enterprises, representative of Sao Do Group BOD and representative of Vinfast factory BOD.

Through the visit and working session, the Korean Business Delegation highly appreciated the position, the ability to attract investment of Nam Dinh Vu IP as well as being impressed by the development speed of Vinfast automobile manufacturer. The delegation spent a lot of time to survey, listen and exchange information, expressed their desire to seek cooperation opportunities with Vietnamese companies

The initial success of the event will be the bridge for the next important decision of the parties.



VTV1, NHK implemented reportage on Nam Dinh Vu IP

Recently, Nam Dinh Vu IP/Sao Do Group is receiving the attention well-known TV stations such as VTV1, NHK... They have come to implement some reportages that receiving interest from businesses and investors.

Talking to VTV1 reporter on the topic "For a developed Hai Phong" Mr. Nguyen Thanh Phuong - General Director of Sao Do Group expressed the strategic position, potential and advantages of Nam Dinh Vu IP in the overall logistics industry development strategy. At the same time, he affirmed that the development of the private economy is extremely important and Hai Phong City should support businesses more and more, reform administrative procedures strongly and create favorable conditions for investors.

In the interview with NHK Television - the well-known TV channel in Japan broadcasted in 17 languages providing multi-dimensional information about ASIAN, Mr. Nguyen Thanh Phuong openly shared his opinion over the content "The impact of US-China trade war on Vietnam". "For Nam Dinh Vu IP, this is both an opportunity and a challenge as well. We can increase FDI customers. However, it is necessary to have a review carefully and select projects in accordance with the provisions of Vietnamese law, and say no to projects that are at risk of causing environmental pollution", Mr. Phuong shared.



Nam Dinh Vu IP runs investment promotion in Taiwan

From 21st-26th of July.2019, Sao Do Group attended the investment promotion event in Taiwan. The event was promoted by the Ministry of Planning and Investment in coordination with the Vietnam Economic and Cultural Office in Vietnam. Mr. Do Nhat Hoang - Director of the Foreign Investment Department was the head of the delegation, many businesses participated.

With 7 seminars in 3 main cities: Taipei, Hsinchu and Taichung with more than 800 businesses, Taiwanese government agencies, typical industries associations of Taiwan and ASEAN who want to learn investing in Vietnam. Over 5 working days, Sao Do Group has actively participated and contacted more than 400 Taiwanese and ASEAN enterprises, supplied full investment package and answered questions enthusiastically, promptly right after each seminar.

At the end of the event, more than 40 investors & associations planned to explore investment opportunities in Nam Dinh Vu Industrial Park in the coming time. Of which, the Taiwan Mechatronics Association TEEMA arranged appointment to visit Nam Dinh Vu Industrial Park in the end of July.



UPDATE HAI PHONG INVESTMENT ENVIRONMENT

NEW REGULATIONS ON THE LAND USE PRICE ADJUSTMENT TO CALCULATE LAND RENTAL PRICE IN HAI PHONG

The People's Committee of Hai Phong City has issued a decision No.16/2019/QĐ-UBND approving the price adjustment coefficient for residential land; commercial & services land; non-agricultural land... to determine financial obligations of individual households as follows:

1. The land price adjustment coefficient is based on the land price issued in Decision No. 01/2017/QĐ-UBND dated June 16th, 2017 by Hai Phong People's Committee.
2. Area of Duong Kinh and Do Son district: Adjustment coefficient is 1.1 (regardless of location).
3. Area of Hai An district: Adjustment coefficient is 1.2 (regardless of location).
4. Areas of Hong Bang, Le Chan, Ngo Quyen, Kien An districts:
 - *The land plots have the residential land price (position 1) from VND 40,000,000/m² or more, the adjustment coefficient is 1.0*
 - *The remaining land plots have the adjustment coefficient of 1.05 (regardless of location).*

For more details about this decision, please see the following link:

<https://thuvienphapluat.vn/van-ban/Bat-dong-san/Quyiet-dinh-16-2019-QD-UBND-quy-dinh-he-so-dieu-chinh-gia-dat-Hai-Phong-415468.aspx>

Số: 16/2019/QĐ-UBND

Hải Phòng, ngày 24 tháng 05 năm 2019

QUYẾT ĐỊNH

VỀ VIỆC QUY ĐỊNH HỆ SỐ ĐIỀU CHỈNH GIÁ ĐẤT ĐỂ TÍNH THU TIỀN SỬ DỤNG ĐẤT, XÁC ĐỊNH ĐƠN GIÁ THUÊ ĐẤT TRÊN ĐỊA BÀN CÁC QUẬN THÀNH PHỐ HẢI PHÒNG NĂM 2019

ỦY BAN NHÂN DÂN THÀNH PHỐ HẢI PHÒNG

Căn cứ Luật Tổ chức chính quyền địa phương ngày 19 tháng 6 năm 2015;

Căn cứ Luật Đất đai ngày 29 tháng 11 năm 2013;

Căn cứ Luật Ban hành văn bản quy phạm pháp luật ngày 22 tháng 6 năm 2015;

Căn cứ Nghị định số 44/2014/NĐ-CP ngày 15/5/2014 của Chính phủ quy định về giá đất, Nghị định số 45/2014/NĐ-CP ngày 15/5/2014 của Chính phủ về thu tiền sử dụng đất, Nghị định số 46/2014/NĐ-CP ngày 15/5/2014 của Chính phủ về thu tiền thuê đất, thuê mặt nước;

Căn cứ Nghị định số 135/2016/NĐ-CP ngày 09 tháng 9 năm 2016 của Chính phủ sửa đổi, bổ sung một số điều của các Nghị định quy định về thu tiền sử dụng đất, thu tiền thuê đất, thuê mặt nước;

Căn cứ Nghị định số 123/2017/NĐ-CP ngày 14/11/2017 của Chính phủ sửa đổi, bổ sung một số điều của các Nghị định quy định về thu tiền sử dụng đất, thu tiền thuê đất, thuê mặt nước;

Căn cứ Thông tư số 76/2014/TT-BTC ngày 16/6/2014 của Bộ Tài chính hướng dẫn Nghị định số 45/2014/NĐ-CP ngày 15/5/2014 của Chính phủ về thu tiền sử dụng đất; Thông tư số 77/2014/TT-BTC ngày 16/6/2014 của Bộ Tài chính về hướng dẫn Nghị định số 46/2014/NĐ-CP ngày 15/5/2014 của Chính phủ về thu tiền thuê đất, thuê mặt nước; Thông tư số 332/2016/TT-BTC ngày 26/12/2016, số 10/2018/TT-BTC ngày 30/01/2018 của Bộ Tài chính về việc sửa đổi bổ sung Thông tư số 76/2014/TT-BTC ngày 16/6/2014 của Bộ Tài chính; Thông tư số 333/2016/TT-BTC ngày 26/12/2016, số 11/2018/TT-BTC ngày 30/01/2018 của Bộ Tài chính về việc sửa đổi bổ sung Thông tư số 77/2014/TT-BTC ngày 16/6/2014 của Bộ Tài chính;

Căn cứ Thông tư số 89/2017/TT-BTC ngày 23/8/2017 của Bộ Tài chính hướng dẫn một số điều của Nghị định số 35/2017/NĐ-CP ngày 03/4/2017 của Chính phủ;

Thực hiện ý kiến của Thường trực Hội đồng nhân dân thành phố tại Văn bản số 18/HĐND-CTHĐND ngày 02/4/2019 về hệ số điều chỉnh giá đất thực hiện trên địa bàn các quận năm 2019;

Căn cứ Quyết định số 01/2017/QĐ-UBND ngày 16/6/2017 của Ủy ban nhân dân thành phố về việc điều chỉnh bảng giá các loại đất trên địa bàn 07 quận thành phố Hải Phòng 05 năm (2015-2019);

Theo đề nghị của Sở Tài chính tại Tờ trình số 50/TTr-STC ngày 10/5/2019; ý kiến thẩm định của Sở Tư pháp tại Văn bản thẩm định số 94/BCTĐ-STP ngày 14/12/2018,

UPDATE HAI PHONG INVESTMENT ENVIRONMENT

Hai Phong will have more oil & gas jetty - warehouse?

Vietnam Maritime Corporation (Vinalines) has sent proposal to Hai Phong People's Committee to approve the investment plan of oil & gas jetty - warehouse complex in Lach Huyen, Cat Hai island with total area of 400 - 450ha.

According to Vinalines, currently liquid goods group accounts for 5-7% of the total volume passed through Hai Phong Port Systems. Especially over the last 2 years, these kind of commodities tend to increase much higher than the previous period. The overall growth rate in the period 2010-2015 was 9.1%, while the one in period 2015-2017 was 12.5%.

In the 1st phase, Vinalines will focus on building 2 berths with a length of 540m designed to receive 50,000 DWT vessels and total load-unload capacity 1.5 million tons per year.

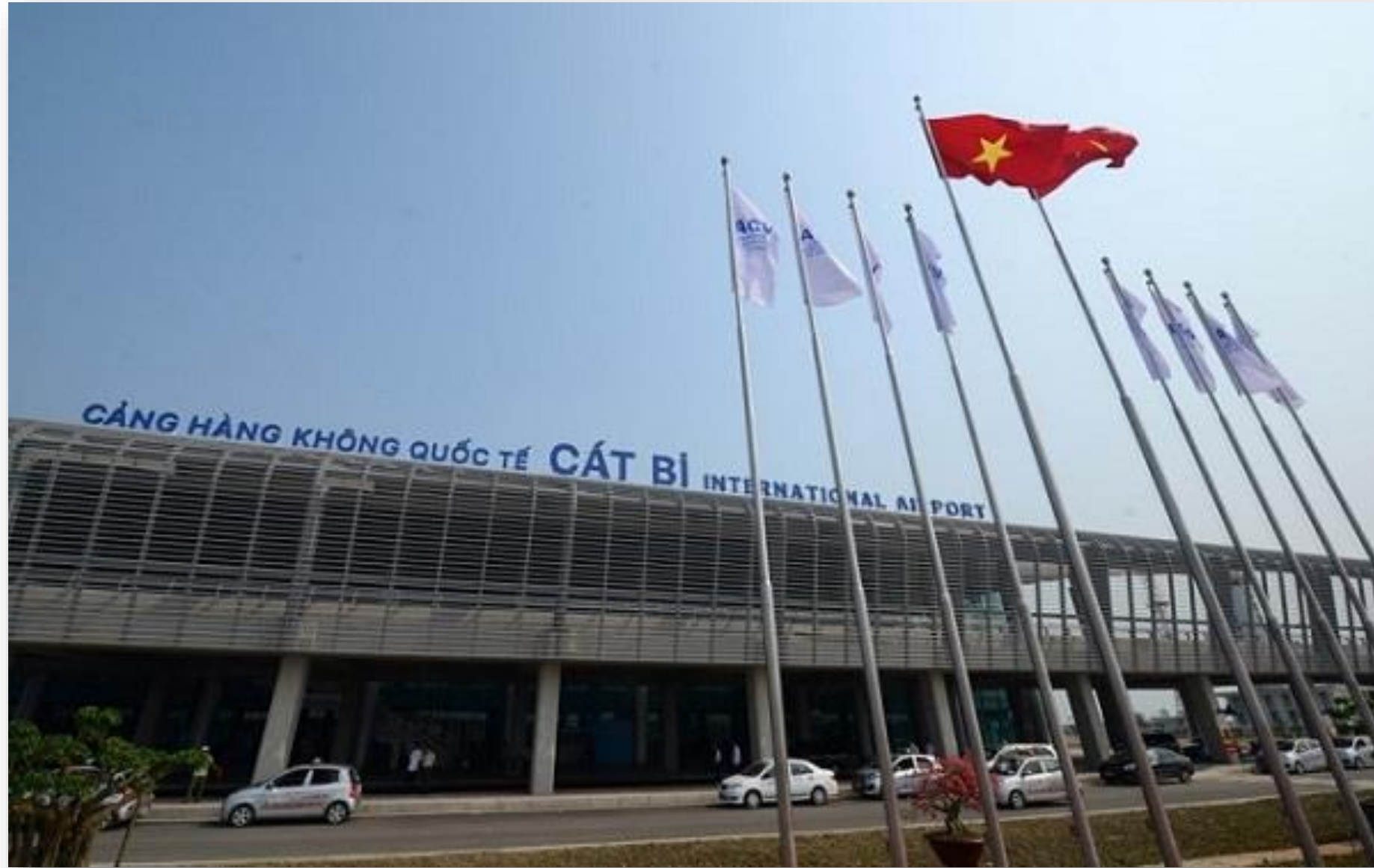
In the next phase, Vinalines will invest 2 more berths with a length of 560m designed to receive 90,000 DWT vessels, total load-unload capacity 4 million tons per year, land use area is about 400-450ha.

At present, in Hai Phong, there are only 2 liquid jetties which are able to receive these special tankers, namely Dinh Vu Petroleum Service Port (PTSC Dinh Vu) in operation and Nam Dinh Vu liquid jetty under construction, expected to start operation since early 2020.

Source: Enternews



UPDATE HAI PHONG INVESTMENT ENVIRONMENT



With a growth rate of passengers 17-23% per year, T1 terminal at Cat Bi international airport is showing signs of overload. Cat Bi international airport currently received 2-3 million passengers per year through 11 routes with a frequency of 40-50 flights/day. Therefore, the construction of T2 Terminal is essential.

T2 Terminal of Cat Bi international airport starts to construct in August 2019

According to the expected schedule, Airport Corporation of Vietnam (ACV) will start construction of T2 Terminal of Cat Bi international airport in August 2019, complete construction and put into operation in the fourth quarter of 2020.

The design of T2 terminal selects the stylized red phoenix flower design ideas. The investment will be divided into periodical stages, each stage will increase the receiving capacity up to 5 million passengers in order to increase the total capacity of the airport to 13 million passengers in accordance with Plan 236. When completed, this terminal will connect directly to the World Bank coastal road.

The project is divided into 2 phases, phase 1 covers an area of 56,641m², phase 2 covers an area of 81,855m². ACV also implemented other relevant projects: upgrading and renovating 16,000 m² station of the old terminal and taxiway W2; building cargo terminal and synchronous infrastructure projects (off-road garage, M&E house, power station, water supply, waste water treatment, two-wheel garage, toll booth, internal roads systems, green area...).

ACV said they are speeding up investment preparation with a total amount VND3,600 billion and 27.59 ha land clearance.

CONTACT

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■ Fanpage: <https://www.facebook.com/NAMDINHVIP/>

■ Youtube: <https://www.youtube.com/NamdinhvuIP>