



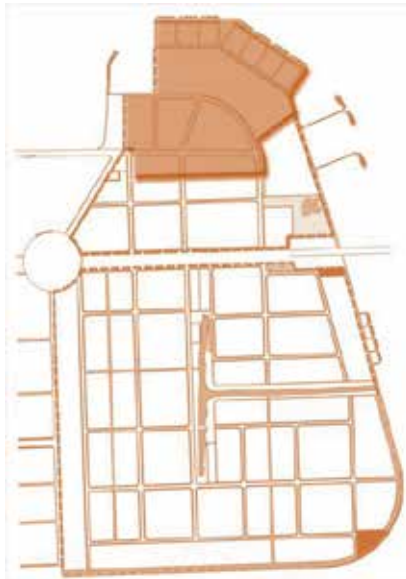
NEWSLETTER DECEMBER 2019

*Happy New Year*  
**2020**

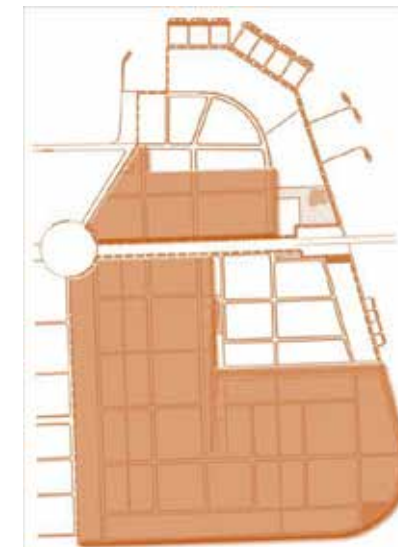
www.namdingvu.com



# GENERAL INFORMATION



- Subzone: Seaport and logistics warehouse
- Area: 171ha
- Handover availability: 31.63 ha
- Site status: ready for handover 100% with infrastructure



- Subzone: Industrial zone
- Area: 917 ha
- Handover availability: 26.31 ha (Phase 1)
- Phase 2 is expected to handover 210 ha with infrastructure in 6 / 2020

- Subzone: Non – tariff zone
- Area: 210 ha
- Handover availability: 0 ha



- Subzone: Liquid Jetty and Oil&Gas Facility land
- Area: 31 ha
- Handover availability: 0 ha





# CONTENT

■ Update on Project progress

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■ Tenants 's activities

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■ Nam Dinh Vu IP's events

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■ Update on Legal policy

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■ Investment Environment

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# PROJECTS PROGRESS UPDATE

PROGRESS

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Phase 2 of Nam Dinh Vu Sea Port has been investing with the total exploitation capacity of 2019 being 150% compared to 2018



Kick off the construction of Liquid Jetty, expected to put into operation by early 2021



Some factories have been put into operation



Phase 2 of Nam Dinh Vu IP is currently in the process of filling 50% of the site, and is expected to hand over 210 ha with infrastructure by June 2020



Occupancy rate of Phase 1 is more than 75%, with synchronous and completed infrastructure, 24 projects have been attracted to raise the total investment attraction capital to 500 million USD so far .

# PROJECTS PROGRESS UPDATE



View of CFS Phase 2 construction site of Pan Hai An  
2 CFS warehouses with the scale of 1 ha per each - reached the record of the largest CFS warehouse in Vietnam up to now



Ready Built Factory in Nam Dinh Vu IP was already handed over to customers and is in stable operation at the moment

# TENANTS 'S NEW ACTIVITIES IN Q4/2019

## KICK OFF CEREMONY OF NAM DINH VU SEA PORT PHASE 2

The Joint Venture between Gemadept Corp and Sao Do Group officially started the investment of Nam Dinh Vu Sea Port Phase 2 on 16 November 2019. The construction of new 2 berths not only contributes an additional half a million TEU to annual capacity of Nam Dinh Vu Port, but also extends the wharf system to nearly 1 km.

Located in a happy hunting - ground location (the first port from the East Sea to Hai Phong port system), lying inside Nam Dinh Vu Industrial Park with convenient infrastructure, the project possesses a great competitive advantage, especially when world shipping lines tend to use larger vessels.

It is expected that phase 2 will be completed and put into operation by early 2021.

Nam Dinh Vu Industrial Park is still known as the unique IP owning internal sea port in Vietnam, the expansion of the Port will certainly bring a lot of competitive advantages to Nam Dinh Vu Industrial Park. Especially when Vietnam economy in 2019 witnessed a record a milestones of 500 billion in imports and exports and a plan of at least \$ 300 billion in 2020. In the coming years, the Government's policy for boosting import and export will favorize the expansion of port operation. Nam Dinh Vu Port in particular and Nam Dinh Vu Industrial Park in general will probably be busier than ever.



# TENANTS 'S NEW ACTIVITIES IN Q4/2019

## KOREAN INVESTORS OBTAINED INVESTMENT REGISTRATION CERTIFICATE

The 4th Quarter witnessed the massive presence of Korean investors in Nam Dinh Vu Industrial Park. Since the 100% Korean-invested project of Chang Sung Precision Vietnam Co., Ltd. was licensed, Korean investment projects have been continuously obtained the investment registration certificates in Nam Dinh Vu IP such as: Hai One Corp Co., Ltd, JTS Vina Co., Ltd ... Currently, Korean investors are in the process of completing legal and construction procedures.

The Korean market is identified as a key market of Nam Dinh Vu Industrial Park. In particular, the national visit of Prime Minister Nguyen Xuan Phuc to Korea in November 2019 opened a new stage of cooperation between the two countries: promoting diplomatic relations, economic cooperation, strong investment attraction. In Vietnam, Korea is currently the largest foreign investor, ranking second in tourism and fourth in trade. Vietnam is a key partner in Korea's new Southward policy, the third largest investment area and export market and Korea's largest economic partner in ASEAN, accounting for more than 40 % of ASEAN - Korea turnover.



# NAM DINH VU IP 'S EVENTS IN Q4/2019



## Vietnamese Women's Day 20/10 in ancient city of Lijiang – China

Visiting Lijiang - Dayanqian with charming, poetic scenery, has been honerd as the Venizia of the Orient - Visiting the "legendary valley" Shangrila mentioned in Jame Hilton's masterpiece - Lost Horizon - Recorded beautiful moments throughout the journey, tightening the friendship, brotherhood and sending to the women of SaoDo Group the best wishes on Vietnamese Women's Day .

“Coming together is a start. Keeping each other is a progression. Working together is a success. ”(Henry Ford)





# NAM DINH VU IP 'S EVENTS IN Q4/2019

## EXALTED ACTIVITIES WITH OUR PARTNERS

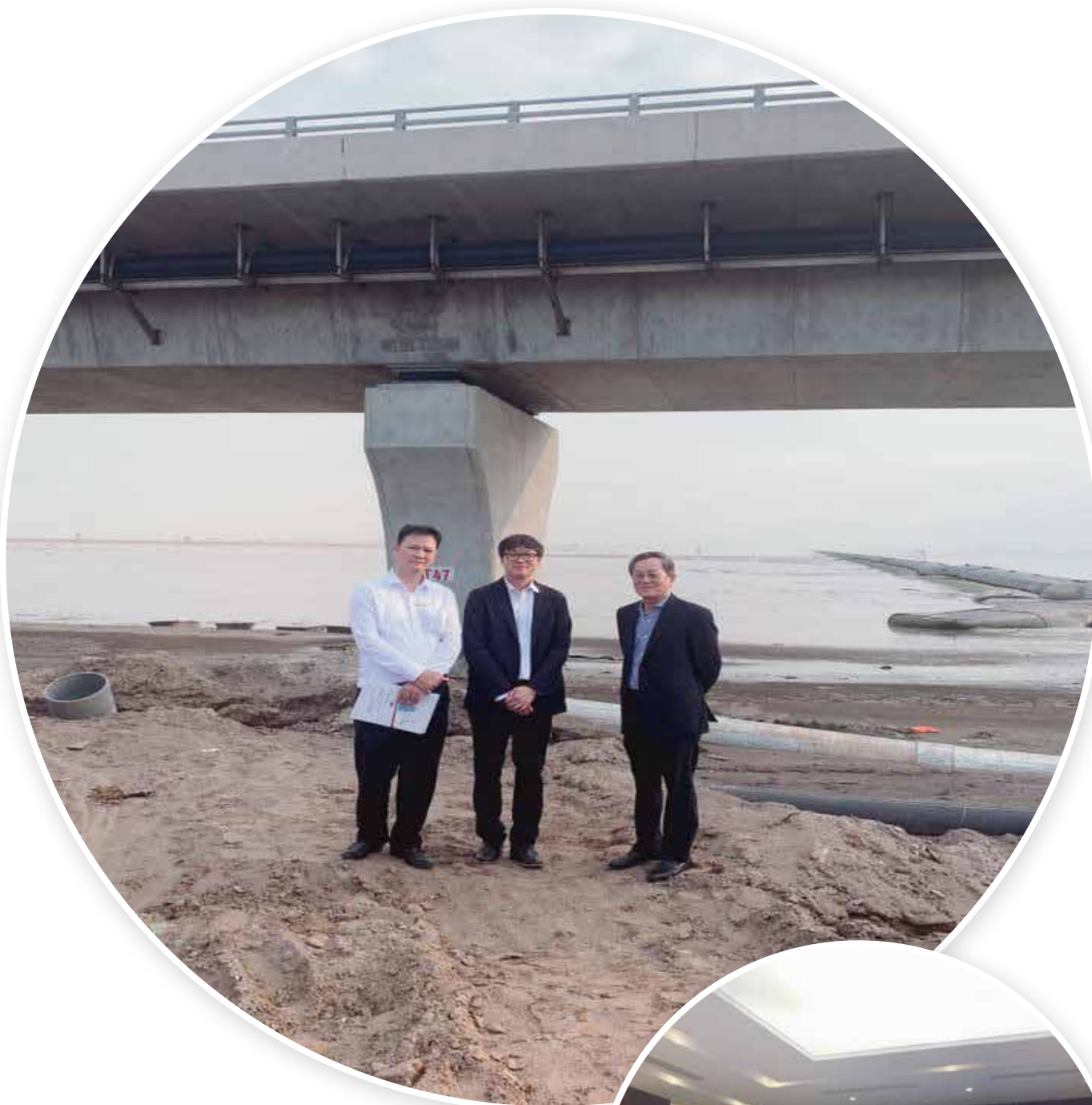
Representatives of Nam Dinh Vu IP often pay the visits to partners on the territory of Vietnam to associate development cooperation. Not only maintaining relationships with service agencies and consulting partners, Nam Dinh Vu IP is also very active to create close relationships with partners directly operating in the same field to exchange and learn construction and management experience from each other .



# NAM DINH VU IP 'S EVENTS IN Q4/2019

Also in November 2019, Nam Dinh Vu IP was honored to welcome the visit of SK E&C representatives – a subsidiary company of SK Group - one of the 4 largest Chaebol in Korea. Representatives of SK E&C expressed appreciation of the strategic location and Logistics advantages of Nam Dinh Vu IP . This is also the first visit of SK Group representatives to Nam Dinh Vu IP.

In Vietnam, SK Group is no longer a strange name among investors when participating in featured M&A events in 2019. By becoming a major shareholder of Vingroup and Masan Group, SK has shown its strategic and long-term investment in Vietnam market. Although appearing late in Vietnam compared to other big Korean names, SK has invested more than 1.5 billion USD and will continue to expand its scale and investment field in the near future.



# NAM DINH VU IP 'S EVENTS IN Q4/2019

## CUSTOMER GRATITUDE AND YEAR END PARTY

In December 26, at SaoDo Group 's campus, all employees, more than 200 partners and customers had a memorable and colorful evening.

Art performances, Video Clip summarizing operation of SaoDo Group in 2019, lucky draw program with valuable rewards that interleaving together to create a colorful program.



Joining the bustling and busy atmosphere of the last days of the year, the gratitude party is for intimate partners who have been together with SaoDo Group for 17 years, officially closed 1 year operation with unforgettable and beautiful memories.

# NAM DINH VU IP 'S EVENTS IN Q4/2019



2019 is also a year with many advantages in attracting FDI inflow . This is reflected in the addition of 12 new investors who have registered to invest in Nam Dinh Vu Industrial Park, raising the total investment capital of nearly 500 million USD, with a total of 24 projects up to now.

Besides Japanese, Chinese, Vietnamese markets ... Korean market is promising to become a key promotion destination of Nam Dinh Vu IP . Currently, 3 Korean projects have been licensed to operate and a series of projects have been in the process. Brand Nam Dinh Vu IP has been had very good coverage among the Korean business community.

Occupancy rate of Phase 1 has been over 75%, and expected up to 100% in 2020

# NAM DINH VU IP 'S EVENTS IN Q4/2019



With the goal to serve customers' demands better, in the fourth quarter, we continued investing in the next 2 berths of Nam Dinh Vu sea port, starting the construction of liquid jetty which is expectedly operated by early of 2021.

In his speech, Mr . Nguyen Thanh Phuong - General Director of Sao Do Group emphasized that besides the goal of business development, SaoDo Group also actively participated in and organized volunteer activities for the community . SaoDo group also hope that in the coming time, it will become common events with the contribution of all customers and investors for a better community, following the motto "no one is left behind".

The party night ended, it is time for us to welcome the New Year moments coming so near . On behalf of the Editorial Board of Nam Dinh Vu Industrial Park - Sao Do Group, we would like to express our sincere thanks to all customers, partners and employees of SaoDo Group.

Wish Nam Dinh Vu IP more and more recognition and brand positioning to become a quality destination for domestic and foreign investors!



# LEGAL POLICY UPDATE

PROGRESS

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## 1. Circular 68/2019 / TT-BTC guides the implementation of a number of articles in the Government's Decree No. 119/2018 / ND-CP about providing electronic invoices when selling goods and supplying service as per levels.

Since November 1, 2020, businesses, economic organizations, other organizations, business households and individuals must register to apply electric invoices. (Clause 3 Article 26)

The Circular also stipulates how to handle when e-invoices contain errors:

- a) For electronic invoices with code of tax authorities: Article 11
- b) For electronic invoices without code of tax authorities: Article 17.

The time of making electronic invoices of sale, service provision, electricity and water supply, telecommunications services, etc. is specified in Article 4 of the Circular.

In addition, this Circular also provides: content of electronic invoices, format of electronic invoices, provision of electronic invoice services, management and use of electronic invoices, construction and management of invoice database and organizations providing e-invoice services.

This Circular took effect since 14/11/2019

Link:

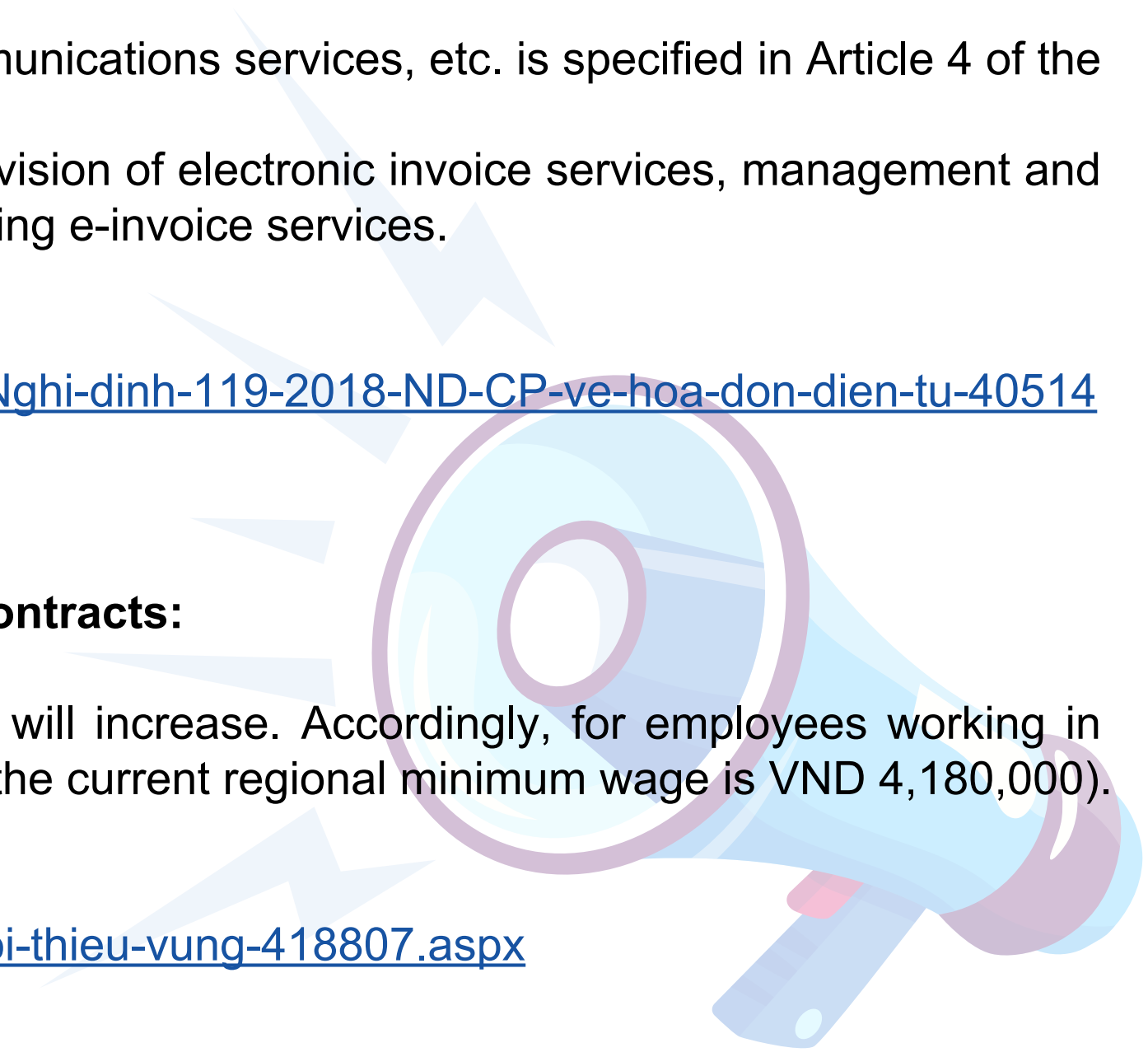
<https://thuvienphapluat.vn/van-ban/Thue-Phi-Le-Phi/Thong-tu-68-2019-TT-BTC-huong-dan-thuc-hien-Nghi-dinh-119-2018-ND-CP-ve-hoa-don-dien-tu-405141.aspx>

## 2. Decree 90/2019 / ND-CP on the regional minimum wage for employees working under labor contracts:

In this Decree, the minimum regional wage applicable to employees working under labor contracts will increase. Accordingly, for employees working in enterprises operating in Hai An district (Region I), the regional minimum wage will be **4,420,000 VND** (the current regional minimum wage is VND 4,180,000).

This Decree replaces Decree 157/2018 / ND-CP and takes effect since **1/1/2020**

Link: <https://thuvienphapluat.vn/van-ban/Lao-dong-Tien-luong/Nghi-dinh-90-2019-ND-CP-muc-luong-toi-thieu-vung-418807.aspx>



# LEGAL POLICY UPDATE

## 3. Circular No. 07/2019 / TT-BXD amending and supplementing Circular No. 03/2016 / TT-BXD regulating the classification of construction works and guiding application for managing construction investment activities :

This Circular has the following main contents:

- Modify some concepts of construction works
- Promulgating a new classification of construction works

This Circular takes effect since 1/1/2020.

Link:

<https://thuvienphapluat.vn/van-ban/Xay-dung-Do-thi/Thong-tu-07-2019-TT-BXD-sua-doi-Thong-tu-03-2016-TT-BXD-phan-cap-cong-trinh-xay-dung-427960.aspx?ac=emails>

## 4. Decree 91/2019 / ND-CP dated November 19, 2019 stipulating sanctions against administrative violations in the field of real estate takes effect since 5/1/2020. Accordingly, the delay of making Land

Registration, the investor may be fined up to 1 billion.

The Decree stated that organizations executing real estate projects don't submit dossiers to carry out procedures for granting certificates to buyers, renters of houses,

	Under 30 apartments, constructions and land plots	From 30 to 100 apartments, constructions and land plots	From above 100 apartments, constructions and land plots
From 50 days – 6 months	10 - 30 millions VND	30 - 50 millions VND	50-100 millions VND
From 6 - 9 months	30 - 50 millions VND	50 - 100 millions VND	100-300 millions VND
From 9 - 12 months	50 - 100 millions VND	100 - 300 millions VND	300-500 millions VND
From above 12 months	100 - 300 millions VND	300 - 500 millions VND	500millions VND -1 billions VND

Link: <https://thuvienphapluat.vn/van-ban/bat-dong-san/Nghi-dinh-91-2019-ND-CP-xu-phat-vi-pham-hanh-chinh-trong-linh-vuc-dat-dai-379364.aspx>

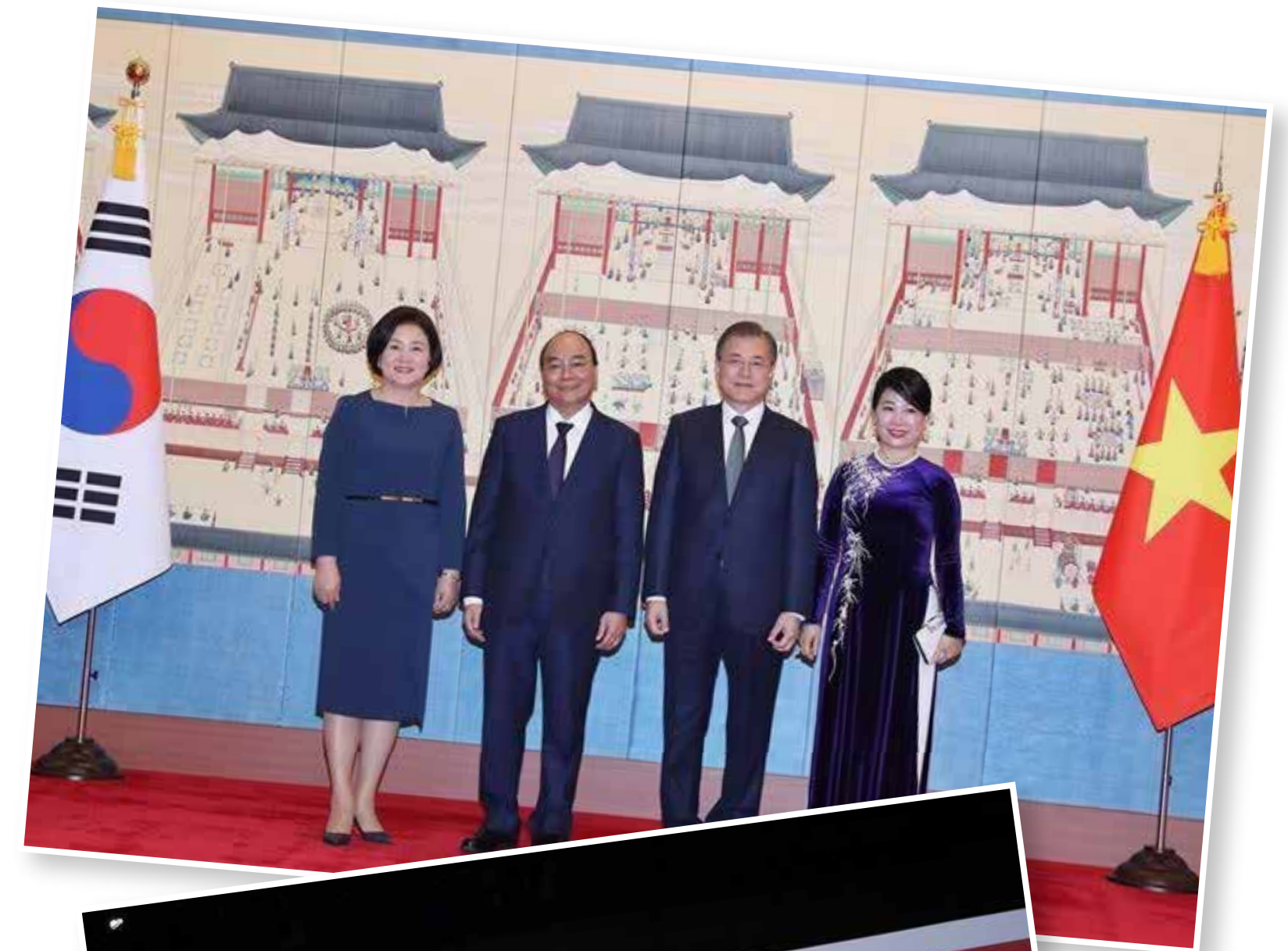
# INVESTMENT ENVIRONMENT NEWS

## Prime Minister Nguyen Xuan Phuc's official visit to Republic of Korea

The trip "3 in 1" took place from 24 - 28/11 in Korea, Prime Minister Nguyen Xuan Phuc had a full schedule of bilateral and multilateral activities, opening a new chapter for the relations between Vietnam and Korea. The signed cooperation document valuing a billions of dollars shall contribute to the expansion of ASEAN - Korea cooperation and reaching new heights.

Also during this visit, the Prime Minister had talks and meetings to Korea's leading economic groups in the fields of industry, finance, construction and attended the Vietnam - South Korea Business Forum. He witnessed the two sides handing over MOU and investment certificates of 33 projects with total capital of nearly 20 billion USD. In the Forum with the attendance of more than 700 enterprises, the Prime Minister hoped that if Korea had a great "Han River miracle", "Korean investors would have a new miracle in cooperation with Vietnam".

The Prime Minister also expressed that there are few investors in any countries have such advantages over Korean investors about the cultural similarity and sympathy of Vietnamese people toward Korean. Vietnam will cooperate with Korean friends, promote cultural strengths to make investment successful, and become wealthier as what Samsung, LG, Hyundai, KIA, Lotte ...did in Vietnam.





# INVESTMENT ENVIRONMENT NEWS

## VIETNAM'S IMPORT AND EXPORT REACHED 500 BILLION USD IN 2019

Import-export turnover reached over 516 billion USD in 2019, up 7.6% compared to the last year. This is the first time import-export turnover of Vietnam exceeded 500 billion USD.

According to the General Department of Customs, in recent years, Vietnam's import-export activities have made great strides. The total value of imports and exports in nearly 20 years (from 2000 to 2019) reached 3,995 billion USD. In particular, in only 5 years from 2015 to 2019, Vietnam's imports and exports reached 2,106 billion USD that is higher than all 15 years ago combined.

Recently, Vietnam has also continuously achieved record of imports and exports. As a result, Vietnam's export and import ranking (according to the WTO ranking report) has increased significantly in the world. Specifically, in 2006 Vietnam ranked 50th in the world in exports and 44th in imports. In 2018, Vietnam ranked 26th in exports and 23rd in imports. By this result, Vietnam is continuously in the group of 30 countries and territories with the largest import and export value on global. Within ASEAN, Vietnam has the 3rd position in imports and exports, after Singapore and Thailand.



## Sumitomo Corporation (Japan) and BRG Group surveyed and proposed airport city project in Hai Phong.

On the morning of December 17, Mr. Le Van Thanh, Member of the Party Central Committee, Secretary of the Party Committee, Chairman of the City People's Council welcomed and worked with leaders of Sumitomo Corporation (Japan) and BRG Group on the implementation of the projects in Hai Phong.

Based on the proposals and recommendations of the two groups and the requirement to attract investment in the fields of the city, Mr. Secretary of the City Party Committee suggested that the two groups could study and implement the airport city project, including: Investment for developing Cat Bi International Airport and surrounding urban area in Hai An, Duong Kinh and Do Son districts; urban development in the North of Cam River area and developing logistics services ... Hai Phong City is committed to create the most favorable conditions as well as introduce specific locations, suitable to the investment needs.

Based on the results of working with Hai Phong city leaders and field surveys, corporations will research and deploy the airport city project; developing cargo port and logistics service in Hai Phong.



**December 28, 2019: inaugural ceremony of the Hoa river bridge connecting Hai Phong city with Thai Binh province: Expanding cooperation opportunities between the two localities.**

The inauguration of Hoa river bridge is a concretization of the working program between Hai Phong city and Thai Binh province, raising the connection between the two localities on key traffic routes. With high determination, after more than 7 months of construction, the project is completed, meeting the expectations of the people, contributing to improve the traffic capacity on Highway 37. By 2020, Hai Phong city will build additional Dinh and Quang Thanh bridges connecting with Hai Duong province; Lai Xuan and Ben Rung bridges connecting with Quang Ninh province, contributing to promote socioeconomic development links in the region towards sustainability



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