

Newsletter Q2/2023



NamDinhVu
INDUSTRIAL PARK

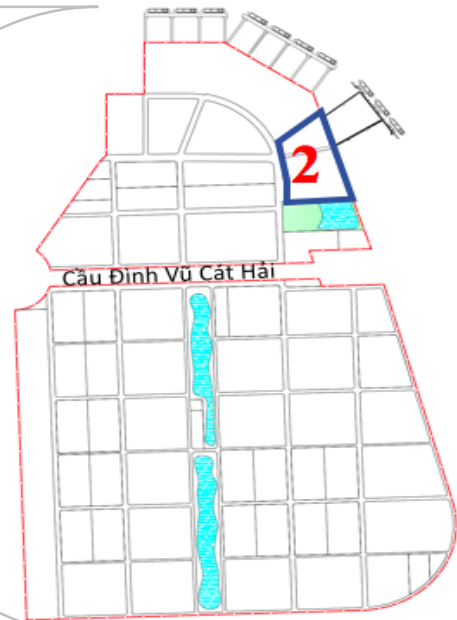


GENERAL INFORMATION

- **Subzone: Seaport & Logistics area**
(For warehouse and transportation service)
- Area: 81.6ha
- Sea Port Land: **out of Land**
- Logistics Industrial Land: **out of Land**



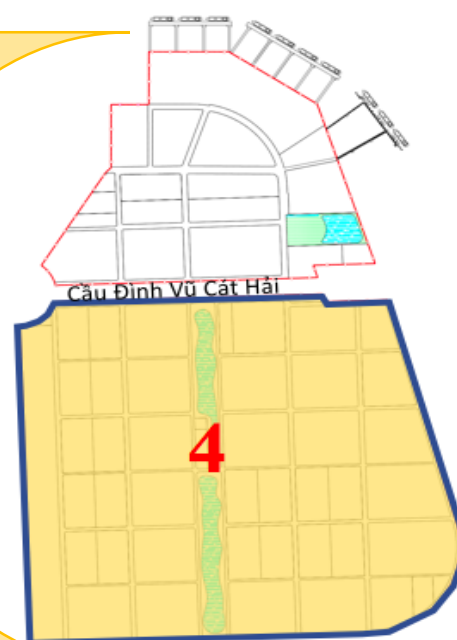
- **Subzone: Oil & Gas area** (Construction of Liquids jetty, petroleum products storage tank)
- Area: 30 ha
- Handover availability: **out of Land**



- **Subzone: Industrial area**
- Area: 106.7 ha
- Handover availability: **out of Land**



- **Subzone: Complex zone**
- Multifunctional land: Industrial + Logistics Land
- Area: 779.5 ha
- Handover availability : **50++** ha (The land fund continues to be leveled)



CONTENT

■ Update on Projects progress

■ Tenants 's activities

■ Nam Dinh Vu IP 's events

■ Update on Legal policy

■ Investment Enviroment

PROGRESS UPDATE ON PHASE 1



Synchronized Infrastructure and Green Landscape of Industrial Park



The current scenery of Nam Dinh Vu Port after being officially put into operation in Phase 2



The Tuong Vien Nam Dinh Vu expansion project has been completed and is ready for operation



Phase 1 of the Industrial Park has reached 100% occupancy

PROGRESS UPDATE ON PHASE 2 - COMPLEX ZONE

PROGRESS

TENANT

EVENT

LEGAL

INVEST



The landscape and infrastructure of Phase 2 have been prioritized for continuous investment and upgrading.



Many high-quality RBF projects have been put into operation and have attracted numerous investors



The new technical hub area is gradually taking shape, and an additional 280 hectares of land are being filled and developed for infrastructure



New projects are being developed and completed

TENANTS 'S NEW ACTIVITIES IN Q2/2023

SIGNING COOPERATION AND IMPLEMENTING NEW PROJECTS AT NAM DINH VU INDUSTRIAL PARK

Following the positive achievements of expanding investment attraction activities in the early months of the year, in the second quarter of 2023, Sao Do Group has continuously received promising and encouraging results. Notably, investors from various countries have trusted and chosen Nam Dinh Vu Industrial Park as their destination. Among them are mechanical and heavy industries investor Bumhan Vina, mainland China's PVC film production line Yunjia, and Singaporean manufacturer of personal equipment and tools Fine Tech Industrial.

Sao Do Group always strives tirelessly to provide investors with a comprehensive and favorable development environment. We hope that our efforts will bring about development and success for our esteemed customers, in line with our motto: *"The success of our customers is the success of Sao Do"*.



CEO of Sao Do Group, Mr. Nguyen Thanh Phuong, and CEO of Bumhan Vina, Mr. Sang Baek Kim



TENANTS 'S NEW ACTIVITIES IN Q2/2023

COMPLETION CEREMONY OF NAM DINH VU PORT PHASE 2

Phase 2 of Nam Dinh Vu Port - *a joint venture between Sao Do Group and Gemadept Corporation* - commenced in late 2021 and has now been completed. We are delighted to announce that Nam Dinh Vu Port Phase 2 has been officially inaugurated and commenced operations on May 24, 2023.

Currently, the port has a capacity of up to 1.2 million TEUs and a quay length of nearly 1 kilometer. Therefore, the construction and operation of Phase 2 hold significant importance in cargo transportation and maritime logistics. Furthermore, with its modern infrastructure and excellent service quality, the port will fully support the business activities of investors.

With such promising prospects, the port has become a shining star of Nam Dinh Vu Industrial Park, contributing to the development and attracting strong investment into the port. This positions us favorably to commence the construction of Phase 3 of the port in 2024.



TENANTS 'S NEW ACTIVITIES IN Q2/2023

GNP NAM DINH VU OFFICIALLY COMMENCES OPERATION

Vietnam is currently considered one of the ideal investment destinations in Asia, with 25% of European companies redirecting their businesses from China to Vietnam (according to Euro Cham). This has led to an increasing demand for industrial warehouse rentals, and the GNP Nam Dinh Vu Industrial Center project, under investor Gaw NP Capital, has accelerated its construction progress to officially kick off and meet customer demand in the RBF market.

THE GNP NAM DINH VU INDUSTRIAL CENTER PROJECT



Commenced in September 2022, located in Nam Dinh Vu Industrial Park with a total area of up to 17 hectares, the project offers flexible lease areas starting from 2,500 square meters, a floor load capacity of up to 2 tons per square meter, and is equipped with a modern fire protection system. The project has gradually been completed and is now operational. GNP Nam Dinh Vu is expected to create the most modern, convenient, and optimized industrial center for investors.

NAM DINH VU IP 'S EVENT IN Q2/2023

PROGRESS

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NAM DINH VU INDUSTRIAL PARK WELCOMES FOREIGN DELEGATIONS

In April, we welcomed foreign delegations to explore information and investment opportunities at Nam Dinh Vu Industrial Park. Notable delegations included those from Hong Kong, China, Taiwan, and South Korea, seeking collaboration in promising fields such as logistics, clean energy, and technology transfer.

The delegations had working sessions with the leadership of the Group, visited the industrial park, the internal port of Nam Dinh Vu, and exemplary projects within the industrial park.

Representing the Hong Kong-Vietnam Business Association, Mr. Michael Chiu stated, *"Haiphong is a developing city, and the government is very open-minded and has many policies supporting businesses. Meanwhile, Nam Dinh Vu Industrial Park has many advantages, such as being located in a duty-free zone, having good infrastructure, and, notably, an international seaport right within the industrial park, facilitating supply chain connectivity. I believe that with these advantages, Nam Dinh Vu will bring significant value to businesses investing here."*

NAM DINH VU IP 'S EVENT IN Q2/2023

PROGRESS

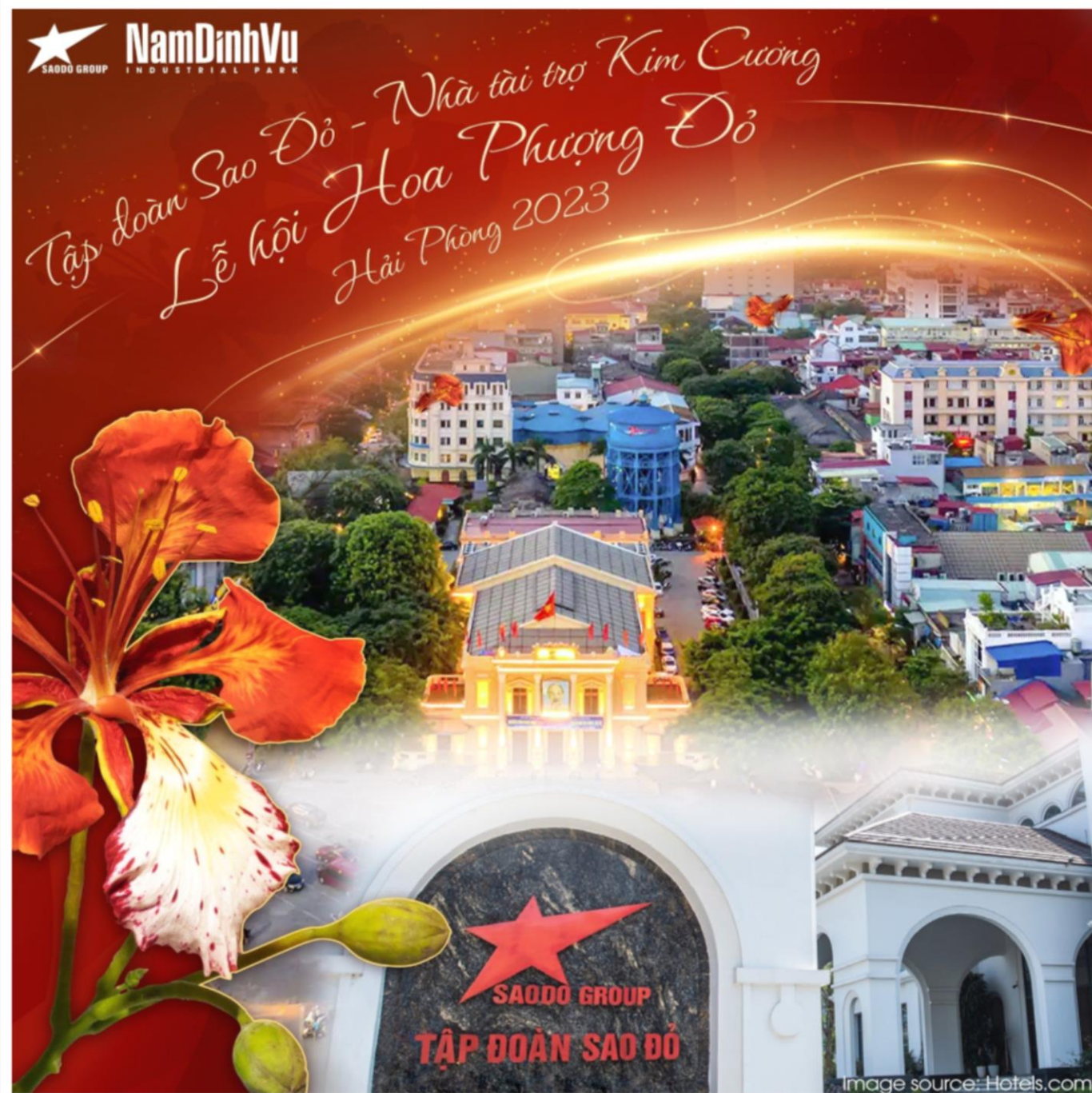
TENANT

EVENT

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INVEST

SAO DO GROUP – DIAMOND SPONSOR "RED FLAMBOYANT FESTIVAL"



The Red Flamboyant Festival, a distinctive cultural event of Hai Phong, took place from May 12th to May 14th, under the theme "**Hai Phong - Shining Coastal Region.**" The festival not only commemorated the special occasion of the 68th anniversary of Hai Phong's Liberation Day but also contributed to promoting and enhancing the image, status, and reputation of the city.

Each season of the Red Flamboyant Festival has made a significant impact on Hai Phong. Continuously accompanying the city on its path of development and spreading its values, **Sao Do Group sponsored the festival as a Diamond sponsor** with a contribution of 3 billion VND. The event was successfully organized, meeting the expectations of Hai Phong residents, overseas Vietnamese, domestic and international tourists, thanks to the active contributions from businesses and sponsors, including Sao Do Group.

NAM DINH VU IP 'S EVENT IN Q2/2023

NAM DINH VU INDUSTRIAL PARK WELCOMES THE MINISTRY OF INDUSTRY AND TRADE DELEGATION

In order to optimize logistics operations and develop the logistics service chain until 2035, with a vision until 2045, on May 24th, Sao Do Group had the opportunity to welcome and hold a working session with *Comrade Nguyen Sinh Nhat Tan, Deputy Minister of Industry and Trade*, and the delegation to visit and survey Nam Dinh Vu Industrial Park.

During the meeting, we had the chance to introduce information about Nam Dinh Vu Industrial Park, highlight the advantages of the park's logistics connectivity, and express our vision in promoting service development and enhancing the quality of human resources while expanding the logistics activities of the project.



This was also an opportunity for us to receive and consider the orientations of the Ministry of Industry and Trade in order to build a model and optimize logistics operations based on the resolutions, directions, and policies of the Party and the State. Through these efforts, we aim to contribute to transforming Hai Phong city into a **national and international logistics center**.



THE MINISTRY OF INDUSTRY AND TRADE'S DELEGATION
TO VISIT AND CONDUCT AN OVERVIEW
AT NAM DINH VU INDUSTRIAL PARK

NAM DINH VU IP 'S EVENT IN Q2/2023



FAMILY DAY - WHEN LOVE EMBRACES A BRIGHT FUTURE

The Family Day 2023, a special day for children and their parents working at Sao Do Group, was lively, joyful, and left many memorable moments.

The event was organized with the aim of helping children better understand the work their parents do, to be proud of their parents and live with dreams and aspirations. At the same time, children had the opportunity to freely develop their abilities through participating in activities such as clay molding, calligraphy writing, and engaging in physical games. Children and parents learned, explored, and played together wholeheartedly, creating an opportunity to cultivate deep family bonds.

On the occasion of International Children's Day on June 1st, Sao Do Group would like to send warm wishes to all the little angels, wishing them good health, happiness, and success in striving to become talented young generations for the future of our country.

NAM DINH VU IP 'S EVENT IN Q2/2023

PROGRESS

TENANT

EVENT

LEGAL

INVEST

SAO DO CONTINUES TO COLLABORATE WITH RMIT UNIVERSITY TO TRAIN HUMAN RESOURCES

On June 3, 2023, as part of the official visit to Vietnam, the Prime Minister of Australia, Mr. Anthony Albanese, participated in the *inauguration ceremony of RMIT University's Business Connection and Innovation Center*.

During the event, Mr. Nguyen Thanh Phuong, CEO of Sao Do Group, had the opportunity to meet and exchange views with the Prime Minister regarding the educational collaboration between Sao Do Group and RMIT.



With the success of the pilot training program aimed at enhancing vocational skills for management staff in businesses within Nam Dinh Vu Industrial Park in the fields of logistics and manufacturing, Sao Do Group and RMIT are currently discussing the implementation plan for establishing a *workforce training academy in Hai Phong*.

Receiving strong support from the Hai Phong City authorities, the success of the first course will provide positive motivation for Sao Do Group to pursue further educational support projects with RMIT University in the future.



NAM DINH VU IP 'S EVENT IN Q2/2023

SAO DO GROUP - A PIONEER OF HAI PHONG CITY

On the occasion of the 75th anniversary of President Ho Chi Minh's call for national emulation (June 11, 1948 - June 11, 2023), on the morning of June 9, 2023, at the City Convention Center, the City Party Committee - People's Council - People's Committee - Vietnam Fatherland Front City Committee organized a conference to commend and honor the exemplary individuals in the patriotic emulation movement in the city.



Sao Do Group was honored to receive recognition and commendation from the city's leadership for the collective achievements and the outstanding performance of Mr. Nguyen Thanh Phuong, the CEO of the Group, in business operations and social welfare activities from 2018 to 2023.

The timely recognition and enthusiastic commendation from the city's leadership serve as great motivation for the Group to continue striving and contributing to the city's goals of construction and development, towards a sustainable growth and development of Hai Phong city.

NAM DINH VU IP 'S EVENT IN Q2/2023

TOGETHER CREATING A SUSTAINABLE GREEN FUTURE

On the morning of June 17th, Nam Dinh Vu Industrial Park organized the event "Green Saturday 2023" with the theme "*Earth is our Home*". This annual event aims to convey meaningful environmental messages. This year, activities such as environmental-themed flag decoration, waste collection within the industrial park, and participation in physical games have helped foster unity, solidarity, and mutual understanding among the staff and workers.



With the goal of becoming a modern industrial city, Hai Phong always emphasizes encouraging investors to focus on developing eco-friendly, sustainable, and efficient industrial park models. As one of the industrial parks in the city, Nam Dinh Vu is well aware of its *social responsibility* and is gradually transforming into a *green industrial park* by attracting environmentally-friendly projects with low labor requirements and high automation systems. It also undertakes research and deployment of clean energy solutions, such as solar power, and initiates meaningful activities to protect the environment, such as tree planting festivals and the development of a green and clean industrial park landscape.



LEGAL POLICY UPDATE

1. AMENDMENT TO REGULATIONS ON CONFIRMING CHANGES IN LAND REGISTRATION BOOKS WHEN REGISTERING LAND USE CHANGES

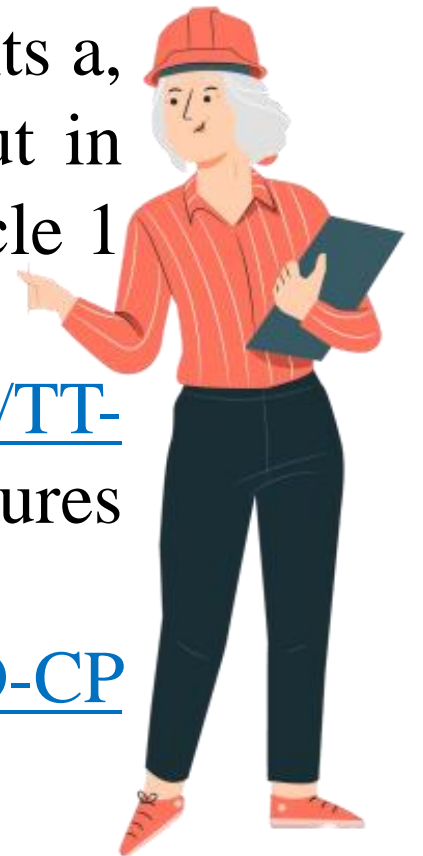
Specifically, Circular [02/2023/TT-BTNMT](#) has amended paragraph 3 of Article 17 of Circular [23/2014/TT-BTNMT](#) (amended by Circular 33/2017/TT-BTNMT) regarding the confirmation of changes in the Certificate of Land Use Rights, Ownership of Residential Houses, and other assets attached to land (red book) when registering land use changes as follows:

- The issuance of the Certificate for cases specified in points a, b, e, g, h, l, m, and r of paragraph 1, and points a, c, d, đ, e, g, h, and i of paragraph 2 of Article 17 of Circular [23/2014/TT-BTNMT](#) shall be carried out in accordance with the provisions of Article 37 of Decree [43/2014/NĐ-CP](#) (amended by paragraph 5 of Article 1 of Decree [10/2023/NĐ-CP](#)).
- For cases specified in point n of paragraph 1 and point b of paragraph 2 of Article 17 of Circular [23/2014/TT-BTNMT](#), the natural resources and environment agency shall be responsible for carrying out the procedures stipulated in paragraph 2 of Article 69 of Decree [43/2014/NĐ-CP](#);

Afterward, the dossier shall be transferred to the authority specified in Article 37 of [Decree 43/2014/NĐ-CP](#) (amended by paragraph 5 of Article 1 of Decree [10/2023/NĐ-CP](#)) to issue the Certificate.

2. REDUCTION OF 2% VAT FROM JULY 1, 2023 UNTIL THE END OF 2023.

Specifically, Resolution of the 5th Session of the 15th National Assembly states: *"Regarding the implementation of a 2% reduction in the VAT rate as stipulated in Section a, Point 1.1, Article 3 of Resolution No. 43/2022/QH15 of the National Assembly on fiscal and monetary policies supporting the Economic and Social Recovery and Development Program, during the period from July 1, 2023 to December 31, 2023."*



LEGAL POLICY UPDATE



3. THE STATE BANK CONTINUES TO ADJUST THE POLICY INTEREST RATE

The State Bank of Vietnam has issued Decision [1123/QD-NHNN](#), Decision [1124/QD-NHNN](#), and Decision [1125/QD-NHNN](#) to continue adjusting the operating interest rates, effective from June 19, 2023, as follows:

- Decision [1123/QD-NHNN](#) regarding the rediscount rate, refinancing rate, interest rate for overnight interbank electronic payment and lending for compensating capital shortages in offset payment by the State Bank of Vietnam to credit institutions and branches of foreign banks. Specifically:
 - + The rediscount rate is reduced from 5.0% per annum to 4.5% per annum.
 - + The refinancing rate is reduced from 3.5% per annum to 3.0% per annum.
 - + The interest rate for overnight interbank electronic payment and lending for compensating capital shortages in offset payment by the State Bank of Vietnam to credit institutions and branches of foreign banks is reduced from 5.5% per annum to 5.0% per annum.
- Decision [1124/QD-NHNN](#) regarding the maximum interest rates for deposits in Vietnamese dong for organizations and individuals at credit institutions and branches of foreign banks, according to the regulations in Circular [07/2014/TT-NHNN](#). Specifically:
 - + The maximum interest rate applicable to demand deposits and deposits with a term of less than 1 month is 0.5% per annum.
 - + The maximum interest rate applicable to deposits with a term from 1 month to less than 6 months is reduced from 5.0% per annum to 4.75% per annum.

LEGAL POLICY UPDATE

4. DECREE 12/2023/NĐ-CP EXTENDING TAX, LAND RENT PAYMENT DEADLINES, INCLUDING THE EXTENSION OF VAT, CIT, PIT TAX PAYMENT DEADLINES AND LAND RENT PAYMENTS IN 2023

- Extend the deadline for tax payment of VAT incurred from March to August 2023 and the Q1 and Q2 tax periods in 2023 for businesses and organizations as stipulated in Article 3 of Decree 12/2023/NĐ-CP. The VAT payment deadlines for each month and quarter are extended as follows:

+ The deadline for VAT payment for the tax period of March 2023 is no later than October 20, 2023.

+The deadline for VAT payment for the tax period of April 2023 is no later than November 20, 2023.

+The deadline for VAT payment for the tax periods of May 2023, June 2023, July 2023, and August 2023 is no later than December 20, 2023.

+ The deadline for VAT payment for the Q1 tax period of 2023 is no later than October 31, 2023.

+ The deadline for VAT payment for the Q2 tax period of 2023 is no later than December 31, 2023.

Note: The above provisions do not apply to VAT on import activities.

- Extend the deadline for provisional CIT payment of Q1 and Q2 tax periods for corporate income tax in 2023 for businesses and organizations as specified in Article 3 of Decree 12/2023/NĐ-CP. The extension period is 3 months, counting from the end of the tax payment deadline according to the tax management regulations.

- Extend the deadline for land rent payment for 50% of the land rent amount due in 2023 for businesses, organizations, households, and individuals subject to regulations. The extension period is 6 months, from May 31, 2023, to November 30, 2023.



INVESTMENT ENVIROMENT NEWS

FIRST HALF OF 2023

TOTAL REGISTERED FOREIGN INVESTMENT IN VIETNAM EXCEEDS **13.43** BILLION USD

REPORT ON THE SITUATION OF FOREIGN INVESTMENT ATTRACTION FOR THE FIRST 6 MONTHS OF 2023

As of June 20, 2023, the total registered capital, adjusted capital, and capital contribution for purchasing shares or contributing capital by foreign investors reached nearly \$13.43 billion, equivalent to 95.7% of the same period in 2022, an increase of 3 percentage points compared to the first 5 months of the year. Specifically:

Newly registered capital: There were 1,293 newly granted Investment Registration Certificates (IRC) projects (an increase of 71.9% compared to the same period), with a total registered capital of over \$6.49 billion (an increase of 31.3% compared to the same period).

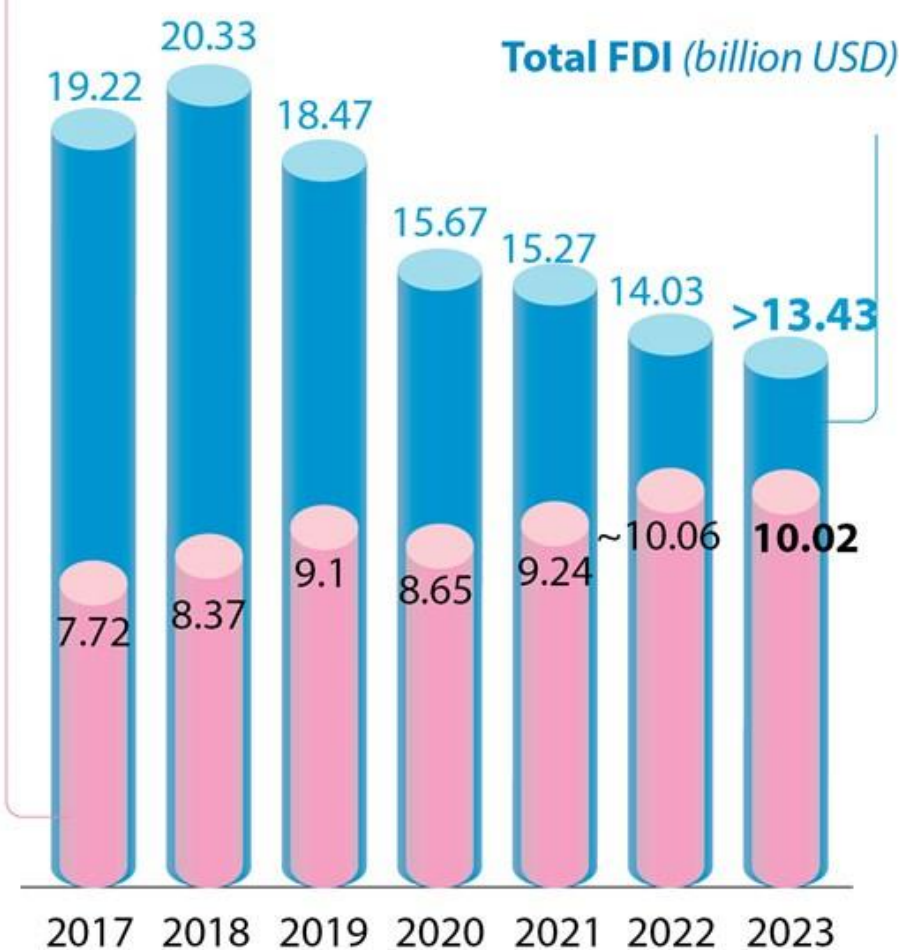
Adjusted capital: There were 632 projects registering capital adjustment (an increase of 29.8% compared to the same period), with an additional invested capital of nearly \$2.93 billion (a decrease of 57.1% compared to the same period).

Capital contribution and share acquisition: There were 1,594 transactions of capital contribution and share acquisition by foreign investors (a decrease of 6.6% compared to the same period), with a total value of capital contribution reaching over \$4.01 billion (an increase of 76.8% compared to the same period).

As of June 20, 2023, the whole country had 37,541 projects with valid status, with a total registered capital of nearly \$449.48 billion. The accumulated realized capital of foreign-invested projects was estimated to reach over \$284 billion, accounting for about 63.2% of the total registered capital with valid status.

FIRST-HALF FDI OVER THE YEARS

Disbursed capital (billion USD)



- Newly-registered capital
- Additional registered capital
- Capital contributions, share purchases

INVESTMENT ENVIROMENT NEWS

UPDATE ON THE ECONOMIC AND SOCIAL SITUATION OF HAI PHONG CITY IN THE FIRST 6 MONTHS OF 2023

According to the Hai Phong Statistics Office, the economic and social situation in Hai Phong City has continued to maintain stable growth momentum in the first half of 2023. The Gross Regional Domestic Product (GRDP) is estimated to increase by 9.94% compared to the same period last year, ranking third nationwide and leading in the Red River Delta region. Some two-digit growth indicators include Industrial Production Index (IIP) with an estimated growth of 12.28%, and Foreign Direct Investment (FDI) reaching over \$1.811 trillion USD, with 872 projects in operation and a total investment capital of nearly \$24 billion USD.

In the first half of 2023, the global and Vietnamese economic conditions have had an impact on the industrial production activities of the city, and the market demand has not fully recovered. However, the city has implemented a comprehensive and effective range of solutions to stabilize production and attract investment. Additionally, the city's industrial park, Nam Dinh Vu, has been making continuous efforts to contribute to the economic and social growth of Hai Phong.

UPDATING THE ECONOMIC AND SOCIAL SITUATION OF HAI PHONG CITY IN THE FIRST HALF OF 2023

THE RATE OF GRDP GROWTH

ECONOMIC GROWTH

The first six months of 2023
An estimated increase of 9.94%
compared to the same period

RANKING

THIRD nationwide

FIRST in the Red River Delta region



FOREIGN DIRECT INVESTMENT (FDI) CAPITAL

It is estimated that the FDI capital for the first six months of 2023 reached over 1.811 trillion USD, an increase of 164.8% compared to the same period



37 new projects with a total investment of

315.2 MILLION USD

25 projects with increased adjustments and a total increased capital of

1,492 TRILLION USD

As of June 23, 2022, 872 projects that remained effective with a total investment capital of nearly 24 billion USD

GOODS THROUGH THE PORT

Estimated

69.09 TRILLION VND

▼ a decrease of 3.44% compared to the same period in 2022

The revenue from seaports in the first six months of 2023 reached

3,231.57 BILLION VND

▼ a decrease of 4.61% compared to the same period in 2022

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Linkedin: <http://www.linkedin.com/company/nam-dinh-vu-industrial-park/>

