

NEWSLETTER Q1



2023

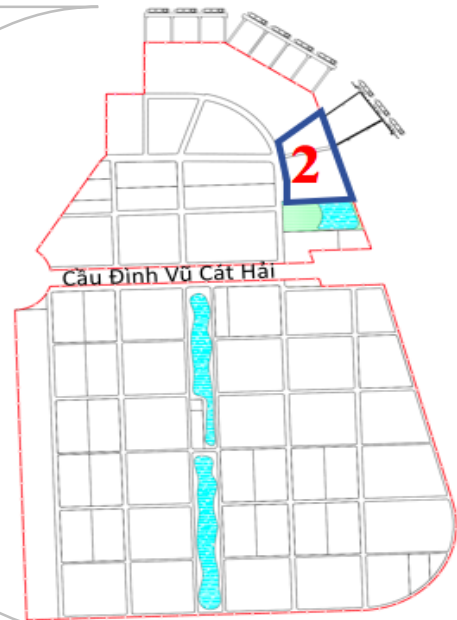


GENERAL INFORMATION

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



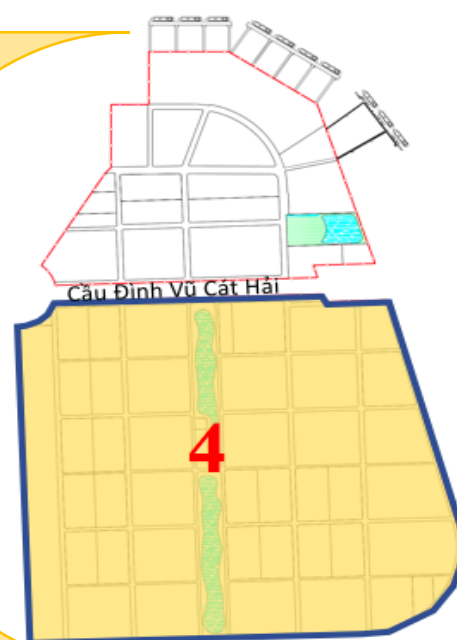
- **Subzone: Oil & Gas area** (Construction of Liquids jetty, petroleum products storage tank)
- Area: 30 ha
- Handover availability: **out of Land**



- **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



Phase 1 's occupancy rate: 100%



Nam Dinh Vu Port is gradually completing Phase 2, increasing the receiving capacity to 5 ships at the same time



1 corner of the JD Property project site



High-quality RBF projects in the IP are expanded, contributing to the market supply

PROGRESS UPDATE ON PHASE 2 - COMPLEX ZONE



Phase 2 with an area of 960ha (of which land fund is 779.5ha)

The first 200ha of infrastructure deployed at this phase has now attracted many formed projects. We have continued to level up 280ha of phase 2 and are building infrastructure to attract investors.



1 view of GNP Nam Dinh Vu center project (Gaw Capital)



“New Unicorn” in the modern logistics trend – Logis United

TENANTS 'S NEW ACTIVITIES IN Q1/2023



Doosan Vina Factory in Vietnam

WELCOMING LARGE-SCALE, HIGH-TECH MANUFACTURING FACTORIES INTO NAM DINH VU IP

In the atmosphere of the new year, Nam Dinh Vu Industrial Park kicked off an exciting year of work by contacting and signing with big investors, owning high-tech production lines that are world and regionally famous such as Doosan Vina.

Thanks to active investment promotion activities during the past years, Sao Do Group in general and Nam Dinh Vu Industrial Park in particular have made a very good impression on the network of investors.

Therefore, right after the Lunar New Year holiday in 2023, Nam Dinh Vu Industrial Park was honored to welcome many customers to visit and seek investment opportunities. Among them, we have signed contracts with some prominent investors, namely Doosan Vina, the present investor in Hai Phong for nearly 30 years, a prestigious name in the field of manufacturing and mechanical engineering.



TENANTS 'S NEW ACTIVITIES IN Q1/2023

OPENING HIGH-TECH FACTORY FROM EUROPE

March 15, 2022: Magnetec Vietnam Co., Ltd inaugurated a factory project to produce electronic components, spare parts and car accessories in Hai Phong. The opening ceremony was honored to welcome distinguished guests from the German Embassy in Vietnam, Hai Phong Economic Zone Authority, Department of Foreign Affairs, Department of Industry and Trade, ... to attend. The project promises to create high quality products, gain satisfaction and trust from customers.



NAM DINH VU IP 'S EVENT IN Q1/2023



DONG LAP PAPER PACKAGING FACTORY WAS OFFICIALLY LAUCHED

March 26, 2022: Dong Lap Paper Packaging Co., Ltd (Hai Phong) held the Opening Ceremony, marking the time the factory officially went into operation. Operating for many years in the field of paper packaging in the South, now Dong Lap packaging factory has officially added a production line in the North to serve the needs of customers, contributing to making a diversified ecosystem of investors in Nam Dinh Vu Industrial Park.

NAM DINH VU IP 'S EVENT IN Q1/2023



In the jubilant and bustling atmosphere of spring, the Group is pleased to welcome all employees of Sao Do back to work with many attractive performances, especially picking lucky money. With the attitude that Sao Do has just turned 20 years old, the most beautiful age and has had impressive successes. Hopefully in the new year, with a new beginning, the Group will continue the journey of the next 20 years: developing, reaching out and spreading values to the society.



Besides, Tree Planting Festival is an annual activity of Sao Do at the beginning of every new year. With the young shoots being nurtured, we hope to have a smooth, favorable start and get many achievements in 2023

SAO DO GROUP WELCOMES THE YEAR OF THE CAT 2023

NAM DINH VU IP 'S EVENT IN Q1/2023

The Delegations Board of the City Party Committee visited and worked at Nam Dinh Vu Industrial Park

On March 8, 2023, Sao Do Group was honored to welcome Mr. Le Tien Chau - Secretary of the Hai Phong City Party Committee and the Delegation Board of the City Party Committee and leaders of Hai An District to visit, work and give gifts at Nam Dinh Vu Industrial Park.

The board also visited several development sites in the Nam Dinh Vu industrial zone and port. This visit of the delegation is in the schedule of working with the Party Committee of Hai An District. The Secretary of the City Party Committee asked the district to focus on exploiting the potentials and advantages, promoting the development of industries and logistics services.



As one of the key and largest projects in the District, Nam Dinh Vu Industrial Park has been contributing to changing the face of the eastern gateway of Dinh Vu peninsula.

On behalf of the Group, Mr. Nguyen Thanh Phuong - General Director gave a report on the site: Deploying infrastructure construction and attracting investment in Nam Dinh Vu Industrial Park, and raising some problems in investment attraction implementation. The Group also has a number of proposals and recommendations to receive the sharing and companionship from the City, in order to promote investment attraction in Nam Dinh Vu Industrial Park project to achieve more and better results

NAM DINH VU IP 'S EVENT IN Q1/2023



Workshop 8th March "Pretty Little Garden"

“Pretty little garden” - Dedicated to the woman I love - That is the theme of the workshop that Sao Do dedicates to half of this world.. Participating in the event, each female staff manually choose vases, plants, and decor to create a beautiful little garden and to take care of her own.

The gift created an unexpected atmosphere and brought excitement and joy, creating many beautiful and memorable moments.

Once again Sao Do would like to send its best wishes to half of the world – Always full of joy, forever young and beautiful and successful in life.

NAM DINH VU IP 'S EVENT IN Q1/2023



SAO DO GROUP SPONSORS THE NATIONAL TELEVISION FESTIVAL

The 41st National Television Festival held in Hai Phong city from March 15 to March 18 is the convergence of the best quality television productions, the most professional playground of journalists across the country and the opportunity to meet and exchange thousands of domestic and international journalists.

Responding to the event, Sao Do Group sponsored and accompanied Hai Phong Radio and Television because of the pervasive nature, professionalism and attractiveness of the program. The event was successfully held and left an impression in the hearts of broadcasters nationwide with encouraging results: 36 gold prizes and 67 silver prizes across 11 genres and 714 works.

Sao Do Group would like to congratulate the success of the event and hope to continue to accompany Hai Phong Radio and Television in the next times.

NAM DINH VU IP 'S EVENT IN Q1/2023

Sao Do Group and RMIT University launch a training program to enhance the logistics workforce for Hai Phong city

To contribute to improving the quality of the workforce and prepare for the development of businesses in the Industry 4.0 era, in September 2022, Sao Do Group and RMIT signed a memorandum of understanding on the cooperation of developing advanced training for the human resources of Hai Phong city, in which Sao Do Group plays a role as a companion and provides financial support throughout the project. The first pilot training course, "Training on Logistics and Production Skills for 50 Management Officials in Industrial Zones in Hai Phong City," was officially launched (01/04/2023).

Sao Do Group and RMIT University commit to and will closely cooperate in enhancing human resources training for Vietnam in general and Hai Phong in particular. We hope that the professional knowledge and practical training skills will bring practical effectiveness, meeting the demand for a high-quality workforce for economic development, aiming to build and develop Hai Phong city as the national logistics service center by 2025.



LEGAL POLICY UPDATE

1. Amendment of VAT refund dossiers for investment projects from April 14th, 2023

The Minister of Finance promulgates Circular 13/2023/TT-BTC guiding the amendment of a number of regulations on VAT.

Accordingly, Article 2 of Circular 13/2023/TT-BTC amends the contents of VAT refund dossiers for investment projects in Item a.4 point a Clause 2 Article 28 of Circular 80/2021/TT-BTC as follows:

For investment projects of business establishments in conditional business sectors in the investment stage, according to the provisions of the investment law and specialized laws, which have been granted by a competent state agency granting business licenses for conditional business sectors as prescribed in Clause 3, Article 1 of Decree 49/2022/ND-CP:

A copy of one of the forms of a License or a certificate or a written certification or approval of a conditional business sector or sector of business.

(Currently, at Item a.4, point a, Clause 2, Article 28 of Circular 80/2021/TT-BTC, the provisions include:

- A copy of the business license for conditional business sectors;
- Certificate of satisfaction of business conditions in conditional business sectors;
- Document of a competent state agency permitting business investment in conditional business sectors as prescribed at Point c, Clause 2, Article 10 of Decree No. 209/2013/ND-CP (amended) in Clause 6, Article 1 of Decree 100/2016/ND-CP.)

Circular 13/2023/TT-BTC takes effect from April 14th, 2023.



LEGAL POLICY UPDATE

2. Enterprises are allowed to change terms and conditions of bonds

This is the content mentioned in Decree 08/2023/ND-CP dated March 5th, 2023 amending and suspending a number of articles in Decrees on private placement of corporate bonds for sale and trading in the domestic market and offering corporate bonds to the international market.

Specifically, the change of terms and conditions of bonds must ensure the following principles:

- Comply with the provisions of Clause 3, Article 1 of Decree 65/2022/ND-CP.
- In case of extension of the bond's term, the maximum period shall not exceed 02 years compared with the term in the bond issuance plan announced to investors.

(Currently in Decree 65/2022/ND-CP, enterprises are not allowed to change the term of issued bonds.)

- For bondholders who do not agree to change the terms and conditions of bonds, the issuing enterprise is responsible for negotiating to ensure the interests of investors.

In case a bondholder does not accept the negotiation plan, the enterprise must fulfill all obligations towards the bondholder according to the bond issuance plan announced to investors.

(Even in the case of the change of conditions, the terms of the bonds have been approved by bondholders representing 65% or more of the total number of bonds).

Decree 08/2023/ND-CP takes effect from the date of signing and promulgation.



LEGAL POLICY UPDATE



3. *The State Bank adjusts the operating interest rate*

The content is mentioned in Decision 313/QD-NHNN dated 14/3/2023 on refinancing interest rate, rediscount interest rate, overnight lending rate in interbank electronic payment and compensating lending. to cover the shortfall in capital in clearing by the State Bank and Decision 314/QD-NHNN on the maximum interest rate for short-term loans in Vietnam dong of credit institutions, foreign bank branches.

Specifically, in Decision 313/QD-NHNN, the interest rates are adjusted as follows:

- Rediscount interest rate: 3.5%/year;
- Interest rates for overnight loans in inter-bank electronic payments and loans to cover capital shortfalls in clearing payments of the State Bank of Vietnam for credit institutions, foreign bank branches: 6.0%/year.

The above interest rates decreased by 1.0%/year compared to Decision 1809/QD-NHNN dated October 24th, 2022.

In Decision 314/QD-NHNN (replacing Decision 1813/QD-NHNN dated October 24th, 2022), the maximum short-term lending interest rate in VND of credit institutions for borrowers to meet capital needs serving a number of economic fields and branches reduced from 5.5%/year to 5.0%/year;

- The maximum short-term lending interest rate in VND of People's Credit Funds and Microfinance Institutions for these capital needs will be reduced from 6.5%/year to 6.0%/year.

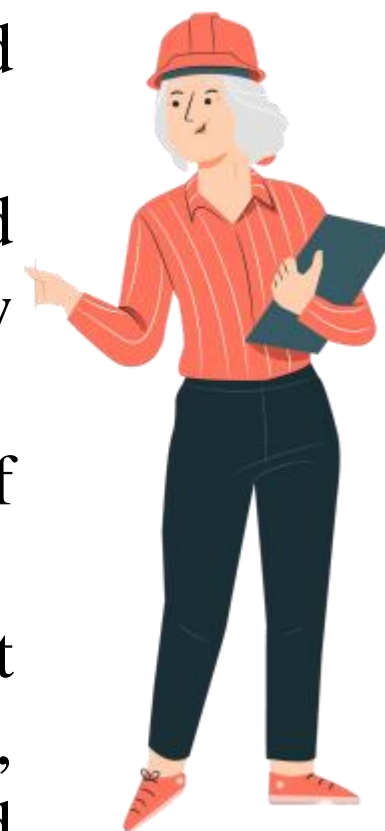
LEGAL POLICY UPDATE

4. Solutions to solve difficulties for the real estate market

Resolution 33/NQ-CP on solutions to remove and promote the safe, healthy and sustainable development of the real estate market issued by the Government on March 11th, 2023.

For example, for institutional improvement solutions, the Government continues to study and perfect institutions, build a legal system related to construction investment, housing and real estate business to ensure synchronism and feasibility. exam, which focuses on:

- Expeditiously develop and submit to the National Assembly for consideration and approval the Law on Land (amended), Law on Housing (amended), Law on Real Estate Business (amended), Law on Bidding (amended), Law on Bidding Prices (amended), Law on Prices (amended), Law on Credit Institutions (amended)...
 - Actively research, develop and submit to the National Assembly for consideration and promulgation "Resolution of the National Assembly to pilot a number of policies to promote development of social housing".
 - Urgently amend and supplement Decrees guiding the implementation of the Law in order to remove current shortcomings, limitations, obstacles and difficulties related to the implementation of construction investment, business and transfer. real estate projects, more suitable to the actual situation and ensure the consistency and synchronization of the legal system.
 - Research, develop and promulgate the "*Decree stipulating the process, order and procedures for implementing investment projects on construction of commercial houses and urban areas*" for localities to facilitate and unified.
- At the same time, localities need to immediately issue regulations, guidelines and solutions for problems falling under their decision-making authority; problems falling under the deciding competence of the Government or the Prime Minister shall report them to the Government or the Prime Minister for consideration and decision.
- Improve mechanisms and policies to exploit and mobilize maximum financial resources at home and abroad for housing development in particular and the real estate market in general.



INVESTMENT ENVIROMENT NEWS



Report on foreign direct investment in the first 3 months of 2022

As of March 20, 2023, the total newly registered capital, adjusted capital and capital contributions and share purchases of foreign investors reached nearly 5.45 billion USD, equaling 61.2% over the same period in 2022.

Of which:

Newly registered capital: There were 522 new projects were granted investment registration certificates (a year-on-year increase of 62.1%). The total registered capital reached over 3 billion USD (a year-on-year decline of 5.9%)

Adjusted capital: There were 234 projects registering to adjust their investment capital (a year-on-year increase of 2.6%). The total additional registered capital reached over 1.21 billion USD (a year-on-year decrease of 70.3%, increase 14.8% compared to the previous 2 months).

Capital contribution and share purchase: There were 703 capital contributions and share purchases by foreign investors (a year-on-year decrease of 4.2%), with the total value of contributed capital reaching nearly 1.22 billion USD (a year-on-year decrease 25.5%).

Accumulated as of March 20, 2022, the whole country has 36,881 valid FDI projects worth more than 444.1 billion USD. The accumulated realized capital of FDI projects is estimated at 278.3 billion USD, equaling 62.7% of the total valid registered investment capital.

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