



NamDinhVu
INDUSTRIAL PARK

NEWSLETTER

Q3/2023

NAM DINH VU INDUSTRIAL PARK

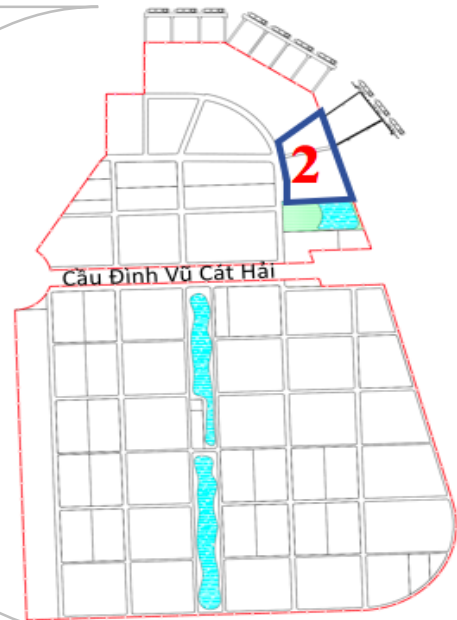


GENERAL INFORMATION

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



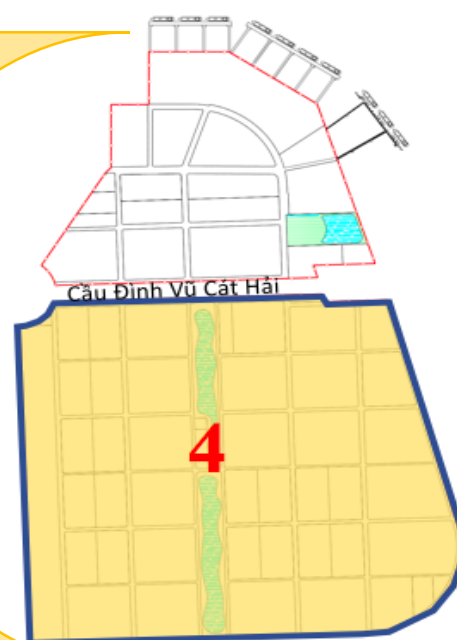
- **Subzone: Oil & Gas area** (Construction of Liquids jetty, petroleum products storage tank)
- Area: 30 ha
- Handover availability: **out of Land**



- **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 : **300++** 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



The landscape and infrastructure of the first 200-hectare area are always prioritized for investment and continuous improvement



The next 280-hectare area of phase 2 is actively being filled and developed for infrastructure to expand the land fund



Many projects have been completed and are now in operation



The South Dinh Vu coastal road is under development

TENANTS 'S NEW ACTIVITIES IN Q3/2023



ATTRACTING A DIVERSE RANGE OF INVESTMENT SECTORS

The past quarter, Q3 can be considered a success for Sao Do Group in its efforts to seek and attract investors from the Asia-Pacific region. We have successfully attracted a diverse range of projects, from processing and component production, which are strengths of Vietnam, to pioneering projects in the high-tech, energy, and environmental sectors, such as:

- *The investment project for the development of pre-built factory warehouses BW (worth 61 million USD) includes:*
 - + *The BW Nam Hai industrial development project*
 - + *The BW Tay Hau industrial development project.*
- *Ningbo Huaping's water valve and accessories production project (\$30 million).*
- *CCTY's automotive parts manufacturing project (\$40 million).*

BW INDUSTRIAL



Ningbo Huaping

CCTY
BEARING

TENANTS 'S NEW ACTIVITIES IN Q3/2023

THREE PROJECTS IN NAM DINH VU INDUSTRIAL PARK PARTICIPATED IN THE CEREMONY OF AWARDING INVESTMENT CERTIFICATES IN HAI PHONG CITY



ATTRACTING A DIVERSE RANGE OF INVESTMENT SECTORS

Moreover, the CCTY Automotive Parts Manufacturing Project and the Ningbo Huaping Water Valve and Accessories Production Project were honored by the Hai Phong Economic Zone Management Board as exemplary investments in the city. Along with the Built-to-Suit (BW) factory development project representing the Nam Dinh Vu Industrial Park, they participated in the investment registration certificate award ceremony organized by Heza on September 22, 2023.

Contributing 4 out of 10 to the FDI projects in the economic zone (including both new and expanded ones), Nam Dinh Vu has attracted a total investment of up to 131 million USD. This also marks the first time within 9 months that Hai Phong has achieved 120% of the FDI attraction plan for the year, leading the country with a total investment attraction of 1.4 billion USD.



TENANTS 'S NEW ACTIVITIES IN Q3/2023

PROJECTS ARE BEING IMPLEMENTED ON SCHEDULE, GRADUALLY GOING INTO OPERATION

On September 11, 2023, Cuu Long Packaging Co., Ltd. (Hai Phong) conducted a Groundbreaking Ceremony for the Cuu Long carton packaging production project (Hai Phong). This is a project within the development plan towards the ASEAN region of Hong Kong's largest group in the field of manufacturing paper and cardboard products - Nine Dragons Group.



By the end of Q3 2023, Classic Leaf Vietnam Co., Ltd., a subsidiary of the Gaw NP Industrial International Investment Fund, is expected to have completed the fundamental construction. Subsequently, they will carry out the final acceptance procedures to officially launch the project and welcome investors seeking to rent factory spaces.

(Continued on next page)

These consecutive projects are contributing to the vibrant investment environment

TENANTS 'S NEW ACTIVITIES IN Q3/2023

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 Q3/2023



The RBF Tuong Vien project in Nam Dinh Vu is an effective operating project



BW Nam Dinh Vu - the largest RBF project in terms of land area



Logis United - the unicorn in the modern logistics trend



SLP Park - a smart warehouse project with optimized space

THE TREND OF WAREHOUSE & WORKSHOP SOLUTIONS IN NAM DINH VU IP

In the face of difficult economic changes, investing in the warehouse and workshop market for rent with flexible scale has become a priority for many foreign investors and small and medium-sized business owners before making large-scale rental investment decisions. This model not only saves time but also optimizes costs intelligently and efficiently.

Grasping this trend, in recent years, Nam Dinh Vu Industrial Park has continuously expanded its infrastructure and facilities in order to enhance the opportunity to receive high-quality warehouse and workshop investment from partners such as JD Property, BW, Classic Leaf (Gaw NP), SLP Park, Tuong Vien Park, Logis United, etc. Each warehouse and workshop is diversely designed with unique features and utilities, creating a basis for connecting global customers to Nam Dinh Vu Industrial Park and secondary investors.

Furthermore, we continually upgrade and create a comprehensive ecosystem connecting warehouses and workshops with storage yards, seaports, and logistics services to maximize the needs of investors.

NAM DINH VU IP 'S EVENT IN Q3/2023

VIYILESUN (VIETNAM) AND SAO DO GROUP SIGNED A LAND LEASE CONTRACT

On July 12, 2023, Sao Do Group and VIYILESUN (Vietnam) Co., Ltd. successfully completed the signing of The Land Lease Contract at Nam Dinh Vu Industrial Park. The signing ceremony took place in a joyful atmosphere, laying the foundation for the future development of both companies.



In addition to signing the contract, Sao Do Group has also committed to implementing customer support services and creating the most favorable conditions for VIYILESUN (Vietnam) to feel secure in implementing and developing the project.

NAM DINH VU IP 'S EVENT IN Q3/2023



THE FORUM
"COOPERATION AND DEVELOPMENT OF THE EASTERN EXPRESSWAY INDUSTRIAL PARK"



The exhibition booth of Nam Dinh Vu Industrial Park at the forum



Leaders of provinces, cities and VCCI visited the exhibition booths showcasing various industrial parks

TO DEVELOP INDUSTRIAL PARKS, IT IS NECESSARY TO "GO TOGETHER"

This is the message emphasized by Mr. Pham Tan Cong, Chairman of VCCI, at the Forum "Cooperation and Development of the Eastern Expressway Industrial Park" held on August 31st. At the forum, four provinces and cities agreed to build economic links based on the strengths of each locality, forming a dynamic and potential-rich development area, thereby enhancing connectivity and promoting the efficient development of industrial zones and economic zones.

The forum also included exhibition activities to promote investment opportunities in industrial parks in the sub-region. Nam Dinh Vu was honored to have an exhibition booth and the opportunity to provide detailed information about the Nam Dinh Vu IP to delegates and leaders of provinces, cities, and investors.

In addition, by absorbing practical opinions from experts, managers, and businesses at the forum, Nam Dinh Vu determined to take advantage of the association, combining its own strengths and striving to expedite the goal of becoming a green industrial park to contribute to sustainable development objectives, as well as create traction and attract more FDI investment to the city in the future.

NAM DINH VU IP 'S EVENT IN Q3/2023

GROUNDBREAKING CEREMONY FOR THE CONSTRUCTION OF THE “LOVING SHELTER”

The proverb "The leaves protect tattered ones" has always been one of the noble traditions of the Vietnamese people. With the desire to maintain and promote these beautiful values, on the morning of August 11th, Sao Do Group, in collaboration with the People's Committee of Hai An District, held a groundbreaking ceremony for the construction of a loving shelter for Mrs. Hoang Thi Hong, who resides in Nam Hai Ward. The ceremony was successfully conducted, leaving behind emotional moments that serve as evidence of Sao Do Group's care and companionship for the lives of the people in the city, especially in the areas where the Group is involved in projects.

With one house given away, a new chapter of life will begin, with a bright and warm future ahead. Nam Dinh Vu extends wishes for smooth and favorable progress in the construction of the loving shelter, enabling Mrs. Hoang Thi Hong and her family to quickly stabilize their lives. The joy of the people serves as a great motivation for Sao Do Group to strive even harder, aiming to contribute meaningful values to the community and society.



NAM DINH VU IP 'S EVENT IN Q3/2023

PROGRESS

TENANT

EVENT

LEGAL

INVEST

“THE EXCITING “EXTRA_CURRICULAR LESSON”

In recent years, Sao Do Group has always focused on enhancing the quality of human resources, therefore, in addition to organizing activities and training programs, we also always try to create the most favorable conditions for students - the young and high-quality human resources in the future - to be equipped with practical knowledge at an early stage.

On the morning of August 11th, Sao Do Group welcomed a group of second-year students from the Faculty of Management - Finance at Vietnam Maritime University to visit and learn information about the Sao Do Group as well as the Nam Dinh Vu Industrial Park project. This is a very practical activity to help students have a more realistic and in-depth view after studying knowledge at school.



The visit and learning took place through the eagerness and enthusiasm of the students. Here, students had the opportunity to listen to the process of formation and development and learn deeply about the Sao Do Group and Nam Dinh Vu Industrial Park project. Besides, the students also visited the large campus of the Industrial Park, factories, warehouses of big investors. Hopefully this "extra-curricular lesson" has brought useful knowledge to be able to support the student's future careers.



NAM DINH VU IP 'S EVENT IN Q3/2023



THE "2023 TAX INSPECTION SUPPORT SEMINAR" SOLUTIONS TO ADDRESS BUSINESS TAXATION CHALLENGES

On July 13th, the "2023 Tax Inspection Support Seminar" was jointly organized by Nam Dinh Vu Industrial Zone and KPMG Vietnam. The main objective of this program was to provide the latest insights into tax inspection and assisted activities while offering practical solutions to tackle the tax-related difficulties and challenges faced by businesses.

Considering the stringent and meticulous tax inspection procedures by regulatory authorities, this event held immense importance, empowering businesses with a comprehensive understanding of tax processes and the tax legal framework in Vietnam.

As a dedicated partner and advocate for businesses, Sao Do Group firmly believes that the "2023 Tax Inspection Support Seminar" will act as a guiding beacon, enabling enterprises to gain valuable knowledge and expertise in taxation. Ultimately, it aims to instill confidence in businesses' tax inspection and assisted operations, fostering a smoother and more compliant approach to taxation.

NAM DINH VU IP 'S EVENT IN Q3/2023

SAO DO GROUP- DIAMOND SPONSOR 2023 KOCHARM HAI PHONG GOLF TOURNAMENT

Sao Do Group is honored to serve as the diamond sponsor for the 2023 Kocham Hai Phong Golf Tournament, taking place at the Sono Belle Golf Course in the city of Hai Phong. This event has showcased the spirit of friendly exchange and goodwill between Kocham and Hai Phong. Moreover, the activities organized by the Korean Chamber of Commerce and Industry have fostered favorable conditions for strengthening the cooperative relationships between Korean enterprises and Vietnam.



NAM DINH VU IP 'S EVENT IN Q3/2023

TRADE & INVESTMENT PROMOTION CONFERENCE 2023 HAI PHONG– JAPAN – KOREA

Recent times, Sao Do Group had the honor of participating in the series of events "Hai Phong - Japan, Korea Investment Promotion Conference 2023" organized by the People's Committee of Hai Phong City in collaboration with the Vietnamese Embassy in Korea and Japan.

The event holds significant importance for the activities of the Hai Phong Investment Promotion Delegation in Korea and Japan. It provides an opportunity for Japanese and Korean investors and businesses to gain a better understanding of the investment environment in Hai Phong City, promote investment activities in the future, and create motivation for Hai Phong businesses to become dynamic, convenient, and safe investment destination.



Representatives from Nam Dinh Vu IP introduced the project

Attending the series of Japan-Korea investment promotion conferences, the representatives of the delegation shared about the investment demand and situation in Vietnam. Sao Do Group had the opportunity to introduce the Nam Dinh Vu Industrial Park project, which is among the industrial real estate projects currently open for sale and an investment attraction in Hai Phong.



LEGAL POLICY UPDATE

1. VAT REDUCTION BY 2% FROM JULY 1, 2023

The Government issued Decree No. 44/2023/ND-CP prescribing value-added tax reduction under Resolution No. 101/2023/QH15 dated June 24, 2023 of the National Assembly of Vietnam.

Business establishments that pay value-added tax using the credit-invoice method shall apply the 8% value-added tax rate for goods and services.

Business establishments (including business households and individual businesses) that pay value-added tax using the percentage-on-revenue shall be eligible for 20% reduction in the rate (%) used as the basis for calculating VAT when issuing invoices for goods and services eligible for VAT reduction.

2. SINCE JULY 21, FEE FOR ISSUANCE OF CERTIFICATE OF ORIGIN IS VND 60,000/SET

Circular 36/2023/TT-BTC dated June 6, 2023 of the Ministry of Finance regulating the fees for issuance of certificates of origin (C/O) collection, transfer and use thereof took effect from July 21, 2023

Rates of fees for issuance of C/O are specified as follows:

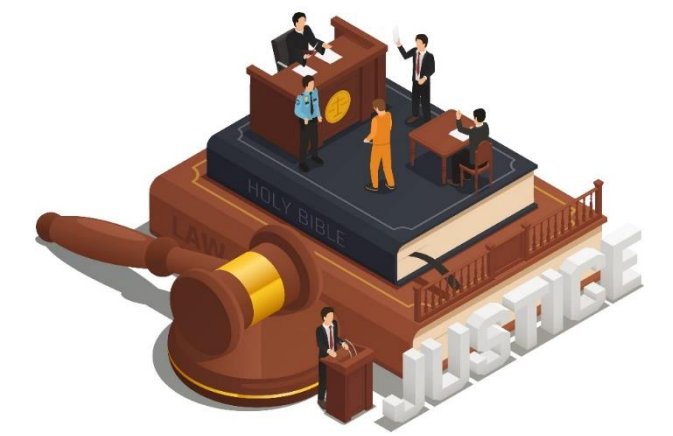
- Issuance of C/O for goods: VND 60,000 for a full set of C/O
- Re-issuance of C/O for goods: VND 30,000 for a full set of C/O

Fee payers are the traders who apply for issuance of C/O by competent authorities and organizations.

Fee payers shall pay the fee according to the above rates to the collecting organizations upon submission of the application for issuance of C/O.



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.

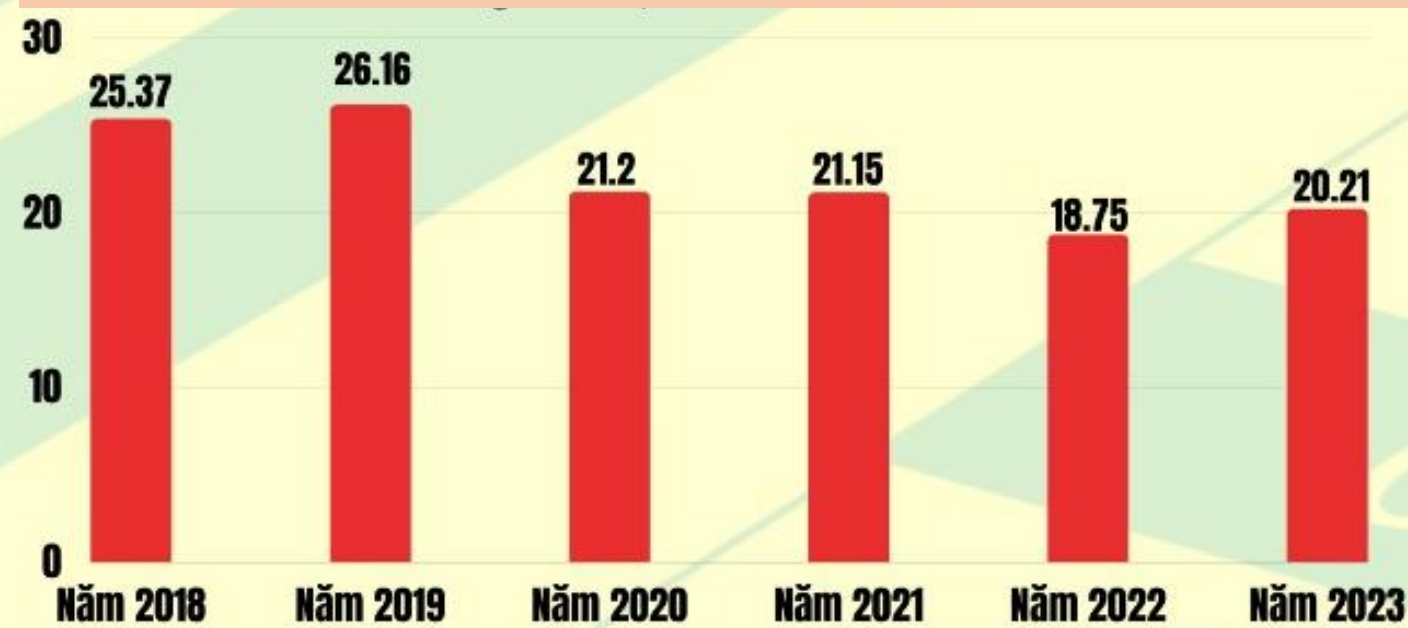
Note: The above provisions do not apply to VAT on import activities.

- 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.

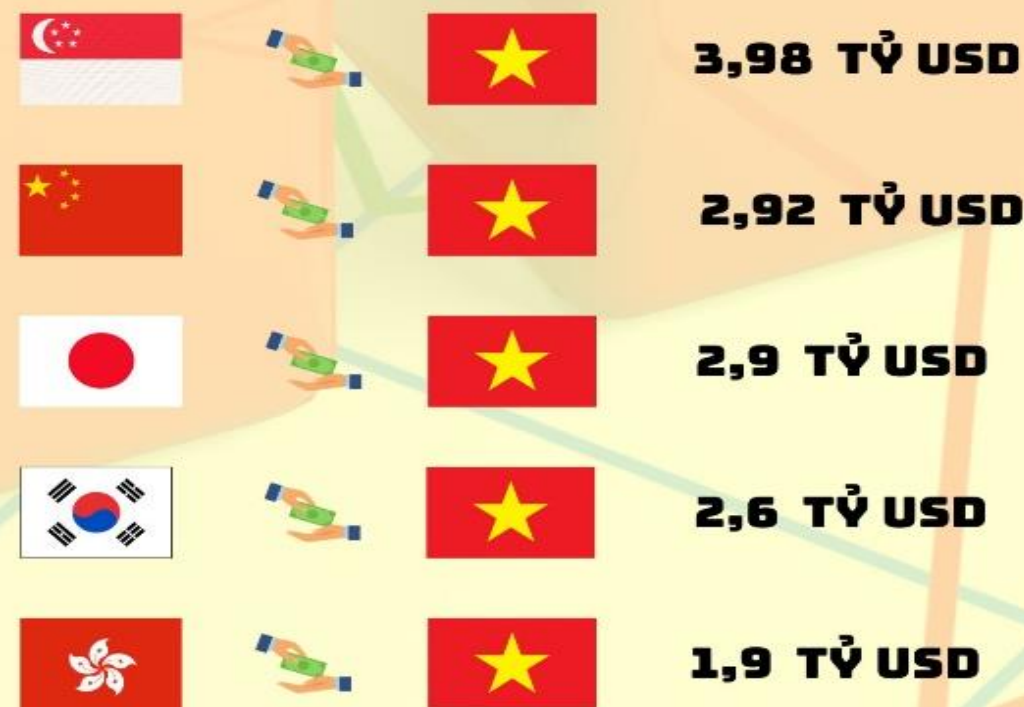


INVESTMENT ENVIROMENT NEWS

Vietnam's FDI attraction exceeds \$20 billion (FDI registered in the first nine months of the period 2018-2023)



Top 5 investment partners in Vietnam in the first nine months of 2023



REPORT ON FOREIGN DIRECT INVESTMENT IN THE FIRST 9 MONTHS OF 2023

As of September 20, 2023, the total newly registered capital, adjusted capital and capital contributions and share purchases of foreign investors reached nearly 20.21 billion USD, increasing 7.7% comparing to the same period in 2022, despite decreasing 0.5% comparing to the first 8 months.

Of which:

Newly registered capital: There were 2,254 new projects were granted investment registration certificates (a year-on-year increase of 66.3%), the total registered capital reached over 10.21 billion USD (a year-on-year increase of 43.6%)

Adjusted capital: There were 934 projects registering to adjust their investment capital (a year-on-year increase of 21.5%), the total additional registered capital reached nearly 5.15 billion USD (a year-on-year decrease of 38.3%).

Capital contribution and share purchase: There were 2,539 capital contributions and share purchases by foreign investors (a year-on-year decrease of 5.9%), with the total value of contributed capital reaching over 4.82 billion USD (a year-on-year increase 47%).

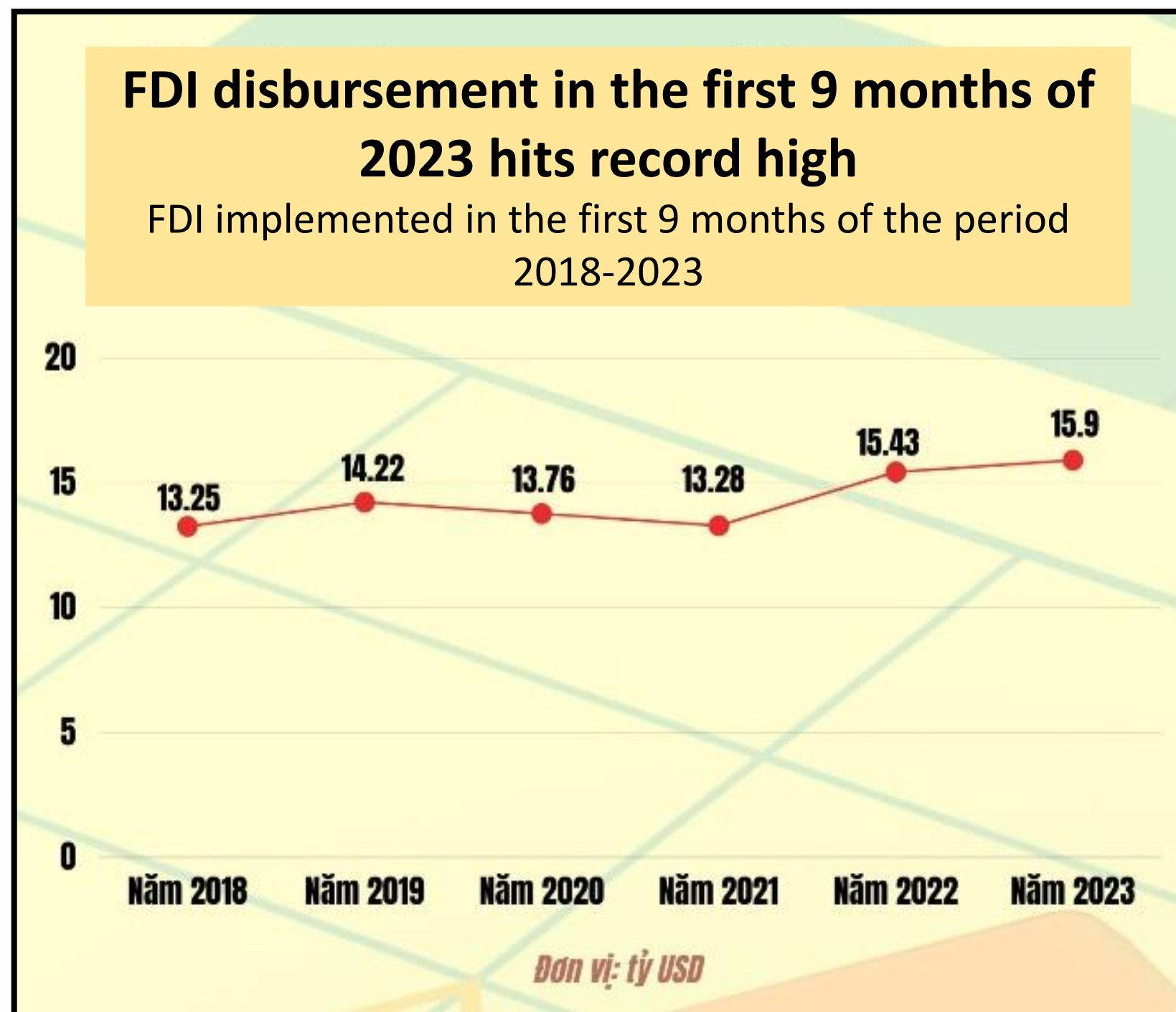
Accumulated as of September 20, 2023, the whole country has 38,379 valid FDI projects worth nearly 455.06 billion USD. The accumulated realized capital of FDI projects is estimated over 289.9 billion USD, equaling 63.7% of the total valid registered investment capital.

INVESTMENT ENVIROMENT NEWS

REPORT ON FOREIGN DIRECT INVESTMENT IN THE FIRST 6 MONTHS OF 2023

FDI disbursement in the first 9 months of 2023 hits record high

FDI implemented in the first 9 months of the period 2018-2023



Foreign Direct Investment (FDI) disbursement reached \$2.8 billion in September 2023, marking a record high monthly disbursement. As a result, FDI disbursement for the first 9 months of the year reached \$15.9 billion, a 2.2% increase compared to the same period.

Meanwhile, registered FDI capital increased by 7.7% compared to the same period, reaching \$20.2 billion in the first 9 months of the year. The manufacturing and processing industry led in attracting FDI with registered capital of \$14 billion, accounting for 69.3% of the total registered FDI in the first 9 months of 2023. This was followed by the real estate sector (\$1.9 billion, 9.6%) and the financial, banking, and insurance sector (\$1.5 billion, 7.6%).

In terms of registered capital by country/region, Singapore was the largest investor with \$4.0 billion (19.7% of the total registered FDI), followed by China (\$2.9 billion, 14.5%) and Japan (\$2.9 billion, 14.3%).

According to Vietcap Securities, the upgraded diplomatic relations between Vietnam and the United States, along with Vietnam's strategic location, FTA agreements, and competitive labor costs, are likely to continue driving FDI into Vietnam.

CONTACT

Sales Department– Sao Do Group

Adrees: No.768B Ngo Gia Tu Street, Thanh To Ward , Hai An District, Hai Phong City

Email: sales@saodogroup.com

Hotline: (+84)965.469.469

Website: www.saodogroup.com/ www.namdinhvu.com

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

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

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

