

## INVESTMENT SUPPORT

SUPPORT PROCEDURES BEFORE AND AFTER GRANTING INVESTMENT LICENSE	VIGLACERA REAL ESTATE COMPANY are willing to guide and help all investors to complete necessary procedures as soon as possible: - Investment certificate procedure. - Personnel registering procedure. - Registering and make stamp procedure. - Procedure to register tax code.
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## TREATMENT REGIMES

SALARY	(1) - Worker: Minimum <b>3,100,000 VND /month</b> (equivalent to <b>140 USD/month</b> ). (Applied from Jan 01, 2016 according to Decree No. 122/2015/ND-CP) (According to Decree 103/2014/ND-CP) Average wages of worker: <b>180 -250 USD/people/month</b> .
	(2) - Engineer/ technician/ office staff: <b>250 - 400 USD/month</b> .
	(3) - Chief Division/ Chief accountant / Manager: <b>600 - 800 USD/month</b> . Director: <b>1,000 - 1,500 USD/month</b> .

INSURANCE	Total Social Insurance: 32.5%, in detailed: - Social insurance: 26% - Health insurance: 4.5% - Unemployment insurance: 2% Enterprises have to pay monthly 22% of total salary fund employees (18% for social insurance, 3% for health insurance and 1% for unemployment insurance). Employees have to pay 10.5% (8% for social insurance, 1.5% for health insurance and 1% for unemployment insurance)
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## REGULATION ABOUT CONSTRUCTION MANAGEMENT

AVAILABLE BUILDING LIST IN THE IP	Manufacturing workshops, warehouses, operating offices, canteens for worker and sub-works (motorcycle-shed, guard - house, power transformer station, and water tank for firefighting).
PROHIBITED BUILDING LIST IN THE IP	House building, underground exploitation building.
BUILDING DENSITY	<b>50%</b>
LAND USING FACTOR	<b>0.75 times</b>
BUILDING LANDMARK (BUILDING SETBACK)	* The distance from solid work to the internal traffic landmark with the width of horizontal section is 80m-40m, building setback is 10m; * Land lots has the width of the horizontal section 21.5m and building setback is 6m; * The close enterprise fence is 3.5m at minimum. (Fire-fighting line).
ARCHITECTURE REQUIREMENTS	Construction works should be designed and built harmoniously to create architecture, planning space suitable to the general landscape of the IP. With the sub-works (such as car parks, toilets, power sub-station, water piping, drainage, generator room, wastewater system, etc): Construction design should ensure the landscape of the Industrial Park, the minimum building landmark and making no harm to erections and environment of neighboring enterprises.
GREEN DENSITY	Over <b>15%</b>
FACTORY FENCE	The fence on the side of front internal road must be built opening fence ( for example: lattice fence).

## REFERENCES

CHARGE OF TELEPHONE INSTALLATION	<b>440.000 VND/unit</b> (equivalent <b>21 USD/unit</b> )
CHARGE OF INTERNET CONNECTION	<b>440.000 VND</b> (equivalent <b>21 USD</b> ). It will be free if sharing with telephone lines. If using <b>FTTH (fiber to the home): 5,500,000 vnd/line</b> included V.A.T ≈ <b>262 USD/line</b>
TRANSPORT CHARGES (CONTAINERS FOR REFERENCE)	From Yen Phong IP to Hai Phong seaport: (20'FT: 170 USD; 40'HC FT: 250 USD)
PRICE TO BUILD STANDARD WAREHOUSE FOR REFERENCE	<b>250 - 350 USD/m<sup>2</sup></b> (Actual building price depends on detailed design of every factory and at the building time).

## INVESTORS IN VIGLACERA IPS



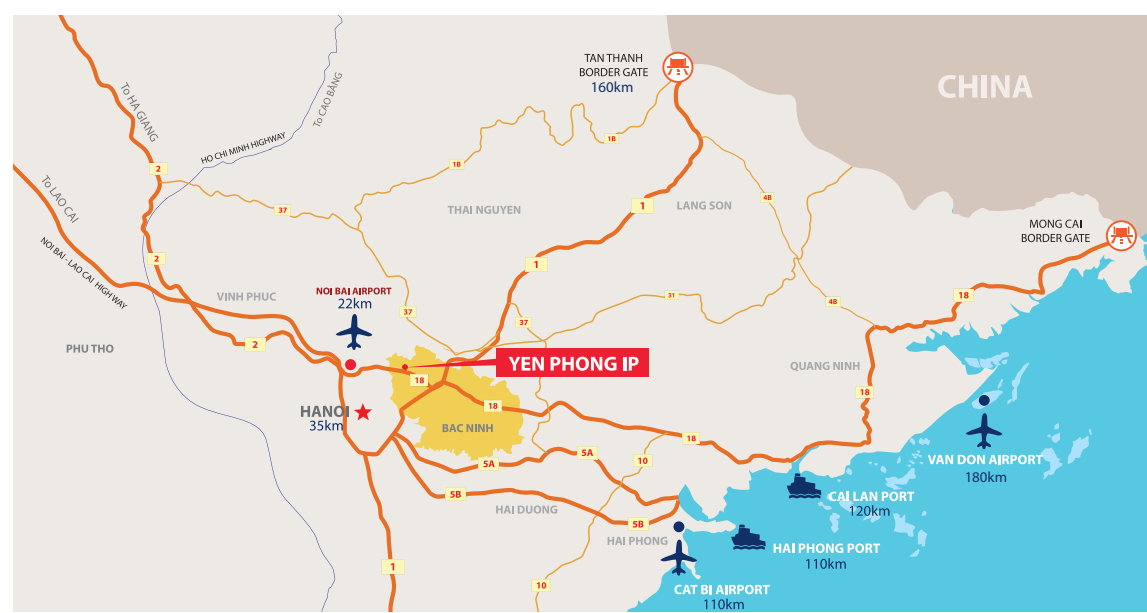
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# YEN PHONG INDUSTRIAL PARK - BAC NINH PROVINCE





## GENERAL INFORMATION

<b>DEVELOPER</b>	<b>VIGLACERA CORPORATION - JSC</b>
<b>LOCATION</b>	Yen Phong District, Bac Ninh Province, Vietnam
<b>OVERVIEW OF BAC NINH</b>	<p>Bac Ninh is located in the major economic region Hanoi - Hai Phong - Quang Ninh.</p> <ul style="list-style-type: none"> <li>- Total area: 822,7 km<sup>2</sup></li> <li>- Population: 1.060.300 people in which there is 60% in the labor age.</li> <li>- Provincial Competitiveness Index 2014: 10/63</li> <li>- Labor source: <ul style="list-style-type: none"> <li>- Per capita income: \$ 3,654 / year (2013)</li> <li>- Universities, colleges, vocational colleges: 12 schools</li> <li>- Secondary school, vocational training school: 28 schools</li> <li>- The province's labor force: 642,100 people</li> <li>- The labor force mobilized from the neighboring provinces: 2.7 million people (from Bac Giang, Hai Duong, Hung Yen)</li> <li>- The average salary of employees: 214 USD / month</li> </ul> </li> </ul>
<b>SCALE</b>	Yen Phong IP has developed since 2005. Total area <b>658 ha</b> divided into 2 phases. First Phase: <b>344 ha</b> and Second Phase: <b>314 ha</b>
<b>OPERATIONAL TIME</b>	<b>50</b> years (First phase from 2005 to 2055)
<b>MAIN INVESTMENT SECTORS IN IP</b>	Electronics, powers industry, high-techs, material for construction and mechanics, pharmaceuticals, foodstuffs, light industry, consumer goods, etc.
<b>METHOD FOR LEASE</b>	<p>Sublease the land with available infrastructures.</p> <p>Sublease the available warehouse.</p> <p>Sublease apartments for workers.</p>
<b>INFRASTRUCTURE</b>	
<b>INTERNAL TRAFFIC</b>	Yen Phong Industrial Park is connected to national road No. 18 by a intersection traffic point and a flyover bridge. Traffic routes inside Industrial Parks are planned in square pattern, facilitating the entering into building areas.
<b>POWER SUPPLY</b>	Power is supplied from national grid through <b>110/22KV</b> transformer station with capacity of <b>3 x 63 MVA</b> .
<b>WATER SUPPLY</b>	<ul style="list-style-type: none"> <li>- Water supply station with capacity of <b>30,000m<sup>3</sup>/day</b> (collected from underground and Cau River) (The diameter of water supply pipe is D150 mm - D400 mm)</li> <li>- Water supply system is connected directly to the fence of enterprises.</li> </ul>
<b>DRAINAGE SYSTEM</b>	<p>Rain water drainage system separate from waste water drainage system.</p> <p>The drainage pipe diameter is D800 mm - D1250 mm with the principle of automatic drainage.</p>
<b>WASTE AND WASTE WATER TREATMENT</b>	<ul style="list-style-type: none"> <li>- Waste water treatment station with the 1st phase capacity <b>16,000 m<sup>3</sup>/day</b>. (Industry waste water is calculated by 80% of water supply volume).</li> <li>- The waste water drainage pipe is D300mm - D750mm</li> <li>- Waste from factories in the IP shall be categorized immediately in all factory and be collected to the centered treatment area of Bac Ninh province.</li> </ul>
<b>TELECOMMUNICATION SYSTEM / INTERNET</b>	A satellite switch board with <b>4,000 numbers</b> , modern communication system reaches international standard and ready to meet full demands concerning on national and international communication services.
<b>FIRE - FIGHTING</b>	Water supply system for firefighting is located along each road. The distance between fireplugs is 120m - 150m with fire-fighting pillar diameter of D125mm
<b>ENVIRONMENT AND GREEN TREE</b>	Green trees cover 30% of total land area.



## SOCIAL INFRASTRUCTURE AND OTHER SERVICES

<b>CUSTOMS</b>	Bac Ninh Customs Office is located in the management center of the IP. All the sealed procedures and claims are carried out timely in enterprises of the IP.
<b>BANKS</b>	VIETINBANK; VIETCOMBANK; BIDV
<b>POST OFFICE</b>	Bac Ninh Post Office has constructed its branch at the center of the IP with modern informatics technology system for serving multi-service communication such as data transfer, Internet, IP telephone and video conference...etc.
<b>BUS NETWORK</b>	Round trip Bus schedule Hanoi - Bac Ninh: from 5.00 AM to 8.00 PM, 10 minutes/route, Fare is 5.000 VND/passenger.
<b>ACCOMMODATION FOR WORKERS</b>	Yen Phong urban area with around 51 ha always ensure houses, dormitory, apartment for workers in the IP. Especially, Samsung Electronics has subleased some dormitory buildings from Viglacera in Yen Phong Urban Area.
<b>POLICE</b>	Police station inside Industrial Park.
<b>FIRE - FIGHTING</b>	Fire - fighter in industrial park always ready for prevent and stop all potential fire threats.
<b>IP SECURITY</b>	Security guard ensures security inside Industrial park.
<b>HOSPITAL</b>	Bac Ninh Province Hospital (10 km far from the Industrial Park). There is a polyclinic in Yen Phong IP.
<b>VIGLACERA VOCATIONAL COLLEGE</b>	Viglacera vocational college in Yen Phong Urban area trains 4000 workers and labors yearly for enterprises in Industrial park.

## PRICE AND CHARGES

<b>* Investor lease land with infrastructure and build factory</b>	
<b>MINIMUM SIZE OF LAND SUBLEASE</b>	<b>10.000 m<sup>2</sup></b>
<b>INFRASTRUCTURE RENTAL</b>	Depend on location and leasing land plot area.
<b>LAND RENTAL</b>	Stipulated by the decision of Bac Ninh People Committee.
<b>INDUSTRIAL SERVICE AND MAINTAIN INFRASTRUCTURE FEE</b>	<b>0,5 USD/m<sup>2</sup>/year</b> - yearly payment.
<b>* Investor lease ready built factory from Viglacera</b>	
<b>MINIMUM SIZE OF RENTAL FACTORY</b>	<b>2.100 m<sup>2</sup></b> (Minimum time of rental factory is 5 years).
<b>A MONTHLY BASIS RENTAL FEE OF A FACTORY</b>	<b>4 USD/m<sup>2</sup>/month</b>
<b>POWER CHARGE</b> (Level from 22KV to under 110KV) Decision No.: 2256/QĐ-BCT dated March 12, 2015 of the Ministry of Industry and Trade.	<p>(1) - Normal hours: <b>1.405 VND/Kwh</b> (equivalent <b>0,066 USD/Kwh</b>) (From Monday to Saturday: 4 am - 9.30 am, 11.30 am - 17 pm and 20 pm - 22 pm/ Sunday: 4 am - 22 pm)</p> <p>(2) - Night hours: <b>902 VND/Kwh</b> (equivalent <b>0,042 USD/Kwh</b>) (Everyday from 22 pm to 4 am)</p> <p>(3) - Rush hours: <b>2.556 VND/Kwh</b> (equivalent <b>0,119 USD/Kwh</b>) (From Monday to Saturday: 9.30 am - 11.30 am and 17.00 pm - 20.00 pm/ Not Sunday)</p>
<b>WATER PRICE</b>	<b>9.000 VND/m<sup>3</sup></b> (equivalent <b>0.43 USD/m<sup>3</sup></b> ) - monthly payment.
<b>FEE OF WASTE WATER TREATMENT</b>	<b>6.500 VND/m<sup>3</sup></b> exclude V.A.T. (equivalent <b>0,309 USD/m<sup>3</sup></b> ) - monthly payment. The quantity is defined by 80% the amount of water supply.
<b>CHARGE OF TELEPHONE, INTERNET AND OTHER SERVICES</b>	According to regulation of supplier at the using time.

**Note: All the above rates are exclusive of VAT as defined in the current time of supply unit**

## PREFERENTIAL INVESTMENT

<b>IMPORT MACHINE AND EQUIPMENT</b> (Only applied for high-tech enterprises, investment incentive fields). According to Decree No. 87/2010/NĐ-CP	<p>(1) - Import tax exemption for goods to create fixed assets.</p> <p>(2) - Exemption for import raw material, imported materials to produce exported goods.</p> <p>(3) - Exemption for import raw material, to manufacture on the list of special incentive investment project in 5 years commencing from manufacturing start (If Enterprises invest in the list of special incentive investment project or invest in spare parts manufacture, or mechanic, electronic...)</p>
<b>TAX FOR THE OVERSEA REMITTANCE</b>	Free of tax for the oversea remittance.
<b>VALUE ADDED TAX (VAT)</b>	Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the processing contracts signed with foreign Partners.
<b>CORPORATE INCOME TAX (CIT)</b>	<p><b>Tax rate:</b></p> <ul style="list-style-type: none"> <li>• Taxation of corporate income tax rate is 22%. This tax rate will be decreased to 20% since 1/1/2016.</li> <li>• Enterprises with a total turnover of not exceeding 20 billion shall be applied tax rate of 20 %.</li> <li>• Revenue as a basis determined eligible for corporate tax rate is 20 % in this paragraph is the revenue of the preceding year.</li> </ul> <p><b>Tax incentive:</b></p> <p>A. Exempt CIT for the first two years and decrease 50% for the next four years on the incoming of enterprise that implements new investment project in the Industrial Parks (pursuant to Decree No. 218/2013/ND-CP dated December 26, 2013 that issued by Government regulates and guide the implementation of Corporate Income Tax - applied from February 15, 2014).</p> <p>B. Applying the CIT of 10 % for the enterprises stipulated in Item 1, 2 and 3 of Article 19 on the Circular No. 78/2014 / TT-BTC dated 06/18/2014 guiding the implementation of Decree No. 218/2013 / ND-CP)</p>