

# WHA Industrial Zone 1 – Nghe An Vietnam



Your Manufacturing and  
Export Base to the Global Market

[www.whavietnam.com](http://www.whavietnam.com)

# WHA Industrial Zone 1 – Nghe An, Vietnam

Your Manufacturing and Export Base to the Global Market

## Our Project in Vietnam

With a total area of 3,200 ha upon completion, **WHA Industrial Zone 1 - Nghe An** will be the largest well-developed industrial zones in North Central Vietnam, connecting the new manufacturing and distribution base to serve domestic and international markets.

Located within **Dong Nam Economic Zone** with special privileges, WHA Industrial Zone 1 - Nghe An Phase 1 offers 498 ha of international-standard infrastructure for industrial investors and also accommodates residential and commercial projects.

### Well-developed land

- Various sizes of developed land plots with standard soil compaction control
- Well-designed infrastructure and utilities including industrial water, storm drainage, wastewater treatment, flood protection and communication systems
- Environmental monitoring and controlling by professional industrial zone operations and management team

### Ready Built Factory for Rent

Size from 500 sq.m – 10,000 sq.m

- High quality and well-designed layout with various sizes of factory for rent, easy to start up at lower initial cost of investment
- Flexible investment solutions as a growth path to larger buildings or to developed land as business expands

## Target Industries

### Industrial

Automotive, Plastics, Light Metals, Textiles/Garments (exclude dyeing), Building Materials

### Consumer

Food Processing, Beverages, Value-added Agriculture, Fast Moving Consumer Goods (FMCG), Electrical Appliances

### Technology

Electronics, Medical Assembly, Software, Smart Phones, Communications

### Logistics

Cold Storage, Inland Container Depot, Modern Warehouse Logistics, Shipping and Freight

### WHA Customer Care Service (CCS)

WHA provides investment support to investors starting from day one by coordinating with local authorities. WHA also acts as the pool of relevant and practical information to support investors during their operation in WHA Industrial Zone 1 - Nghe An.

## High Investment Incentives of Economic Zone

### Corporate Income Tax (CIT)

- Special tax rate: 10% for 15 years, in which:
  - CIT exemption for the first 4 years
  - 50% tax reduction in the subsequent 9 years

Remark: A tax holiday and tax reduction shall start from the first profit-making year or the fourth revenue-generation year whichever comes first.

### Import Tax

- Exemption for machines and equipment to create fixed assets
- Exemption in 5 years for materials & components of production that cannot be produced domestically

### Investor support

- One Stop Service at Dong Nam Economic Zone Authority

### Corporate Income Tax (CIT)

General Case	Tax Incentive Rate	YEAR																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Normal Tax Regime	20%																		
Case 1	Making Profit from the First Year of Generating Revenue	0%				5%					10%		20%							
		4 years				9 years					2 years		the 16 <sup>th</sup> year onwards							
Case 2	Generating Revenue but Not Making Profit from Establishment	0	0%			5%					10%		20%							
		3 years	4 years			8 years					1 year		the 17 <sup>th</sup> year onwards							

# Infrastructure and Utilities

Secure and reliable solutions from a premier provider

## Water Supply

- 4,000 - 12,000 m<sup>3</sup>/day (expandable)
- Standard supply 30 m<sup>3</sup>/ha/day
- Source from Cam River

## Wastewater Treatment Plant

Primary and secondary of Aerated Lagoon (AL) and constructed wetland of 3,200 – 9,600 m<sup>3</sup>/day (expandable)

## Power Supply by EVN

- 2 dedicated transmission lines of 22 kV from Cua Lo substation, with capacity of 65 MVA
- 110 kV transmission lines available upon application to EVN

## Road System

- Main road with 67 m. right of way,
- 4 lanes with reinforced concrete pavement
- Secondary road with 30 m. right of way,
- 2 lanes with reinforced concrete pavement

## Telecommunication

- Good signal telephone lines
- Fiber optic for high speed internet
- Wireless internet with various mobile phone packages

## Land Elevation

- 2.50 - 2.70 m. above mean sea level

## Drainage and Flood Control System

- Dike at the height of 4.30 m. with drainage pumping system
- Internal drainage channel, box and pipe culvert system to receive run-off from the land plots

## Emergency Response

- Two existing firefighting station located within 10 km. (at Cua Lo) and one new firefighting station located next to the office area to be completed within 2019

## Firefighting System

- Fire hydrant at every 150 m.
- Large retention ponds for firefighting water reserve

## Medical Care

- Public hospital & international hospital located within 15 km.
- Emergency ambulance service available 24/7 nearby



## Nghe An, Prime Location for Integrated Logistics and Transport in Vietnam

### Vinh International Airport ●●●

With domestic flights to Ho Chi Minh City, Hanoi, Da Lat, Nha Trang, Pleiku, Buon Ma Thuot and international flights

### Roadways ●●●

- 8 National route highways running through Nghe An province
- 3 Vertical North-South roads connecting to major cities and ports (National Asian Highway 1 (AH1) 15 and Ho Chi Minh Road)
- 5 routes connecting to Lao PDR (National Highway No.7, 46, 48, 48B, 48C)
- North-South Expressway, passing WHA Industrial Zone 1 – Nghe An, will connect Vinh City to Hanoi and major ports (by 2022)

### Seaports ●●●

- Cua Lo Seaport: 30,000 DWT (In operation, 10 km. to WHA Industrial Zone 1 – Nghe An)
- Nghe An International Seaport : 70,000 DWT (In operation, 15 km. to WHA Industrial Zone 1 – Nghe An)
- DKC Petroleum Storage and Port: 40,000 DWT
- Cua Lo Deep Seaport: 50,000 – 100,000 DWT (On plan)
- Dong Hoi Deep Seaport: 30,000 – 50,000 DWT (On plan)

### Vinh Railway Station ●●●

- 1<sup>st</sup> grade station, ranked by strategic location, passenger capacity and goods flow
- 3<sup>rd</sup> largest passenger and cargo transit station in Vietnam, completely integrated into national railway network to Hanoi and major ports
- New plan for High Speed Train from Hanoi to Ho Chi Minh city with one major station close to WHA Industrial Zone 1 – Nghe An will enhance logistics flow of goods and raw materials

# Nghe An Province, Vietnam

An integrated hub of business, education, manufacturing, transportation and logistics

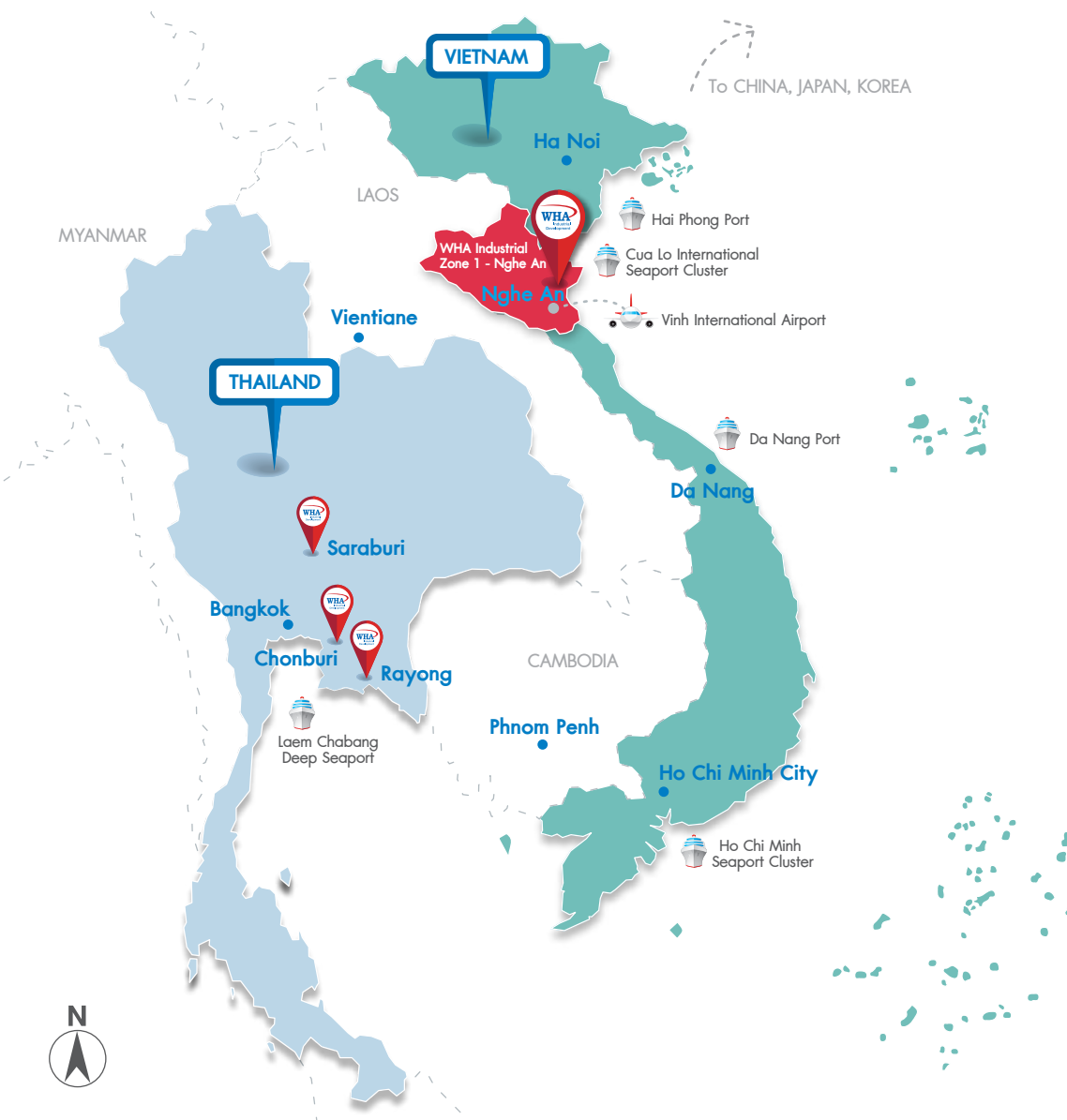
Being the largest and fourth-most populated province in the country, Nghe An boasts a prime location for major manufacturers and investors to further contribute to the development of Vietnam.

At the centre of business, Nghe An has 82 km. of coastline, an international airport, good quality national highways, access to 3 deep seaports and railway station. Alongside this extensive infrastructure, there is a growing educated working-age population. Over 24,000 new graduates

are drawn from 7 universities, 6 colleges, 4 professional schools and 61 vocational training schools in Nghe An.

Special tax incentives with full support from Nghe An government are granted by Dong Nam Economic Zone. WHA Industrial Zone 1 - Nghe An is currently drawing both local and foreign direct investment, as a strategic manufacturing hub in Vietnam, attracting extensive development, employment and investment opportunities.

## WHA Industrial Zone 1 – Nghe An Geographical Accessibility





## About WHA Industrial Development

WHA Industrial Development Plc. (formerly known as Hemaraj Land And Development Plc.) offers strong and efficient infrastructure, utilities, industrial clusters and services in the most strategic locations along Thailand's Eastern Seaboard at a world class standard.

WHA Industrial Development is dedicated to create a business that responds to all customers' requirements, as well as contributes in developing the region's economic growth by leveraging the talents and experience of our senior management and teams.

Over the past 30 years, WHA Industrial Development plays an instrumental role in pioneering the concept of industrial clustering, such as automotive, petrochemicals, electronics, consumer products and other export sectors. International automotive brands such as Ford, Mazda, GM, Suzuki, MG by SAIC and Isuzu, together with automotive suppliers that include 32 of the world's top 100 OEM parts suppliers selected our industrial estates as their manufacturer base.

Today, WHA Industrial Development develops and manages 10+ industrial estates of 7,824 hectares plus a number under development in Thailand and Vietnam comprising 818 distinct customers, 268 automotive customers, 1,235 land or factory contracts, and a customer investment estimate of US\$ 33 billion.

WHA Industrial Development's solid experience in the development of industrial estates is instrumental in helping to grow WHA's portfolio of customers and penetrate new markets in neighboring countries, starting with Vietnam through specially-themed industrial estates.

WHA Industrial Development has demonstrated our commitment to sustainable growth by practicing good corporate governance, corporate social responsibility, environmental friendly and communities support.

## WHA Industrial Development PLC

● **Thailand Leading**  
 ● Industrial Estate  
 ● Developer

**30+** years  
 of Experience

● **10+**  
 Industrial Estates

**7,800+**  
 hectares  
 of Developed  
 Industrial Land

● Home to  
 ● **810+**  
 Multinational  
 Companies

● **Automotive**  
 Cluster of Thailand

● **875,000** sq.m.  
 ● Ready Built Factories  
 ● & Warehouses





## WHA Industrial Zone 1 - Nghe An

For more information, please contact us.

### ● ● ● Vietnam

WHA Industrial Zone 1 - Nghe An

Managed by WHA Industrial Management Services Vietnam Company Limited

#### Nghe An Office

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"In 5000 bản khổ 16,5 cm \* 29,5 cm  
tại Xí nghiệp In Cổ phần Phát hành Sách Nghệ An,  
số 54, đường Nguyễn Cảnh Chân, Tp. Vinh, Nghệ An.  
Giấy phép xuất bản số 76/2018/GP-STTTT cấp ngày 17/09/2018  
do Sở Thông tin và Truyền thông tỉnh Nghệ An cấp.  
In xong và nộp lưu chiểu tháng 09/2018."



April 2020 - English