TASECO THUY NGUYEN
INDUSTRIAL PARK

TASECO LAND



A NEW HUB
FOR NEXT GENERATION
HIGH-TECH MANUFACTURING
IN NORTHERN
VIETNAM

TASECO LAND

Developed by Taseco Hai Phong - a subsidiary company of Taseco Land. Which had been implementing an eco-system approach to the real estate scene with a special focus on industrial parks. The corporate strategy and vision align directly with high-tech parks development, logistic improvements, economic development, creating jobs, investments and opportunities.



600+
EMPLOYEES

10+
PROVINCES COVERED

TAL
listed on HOSE

15.000+
BIL VND+
in Assets

30+
PROJECTS

1.000+ha
HECTARES LAND BANK

HAI PHONG is emerging AS A CENTRAL

Central, industrial, and maritime hub in the Northern Regions

The growth in FDI investments, public investments in infrastructures, highways and deep-water ports have made Hai Phong one of the most important hubs for export



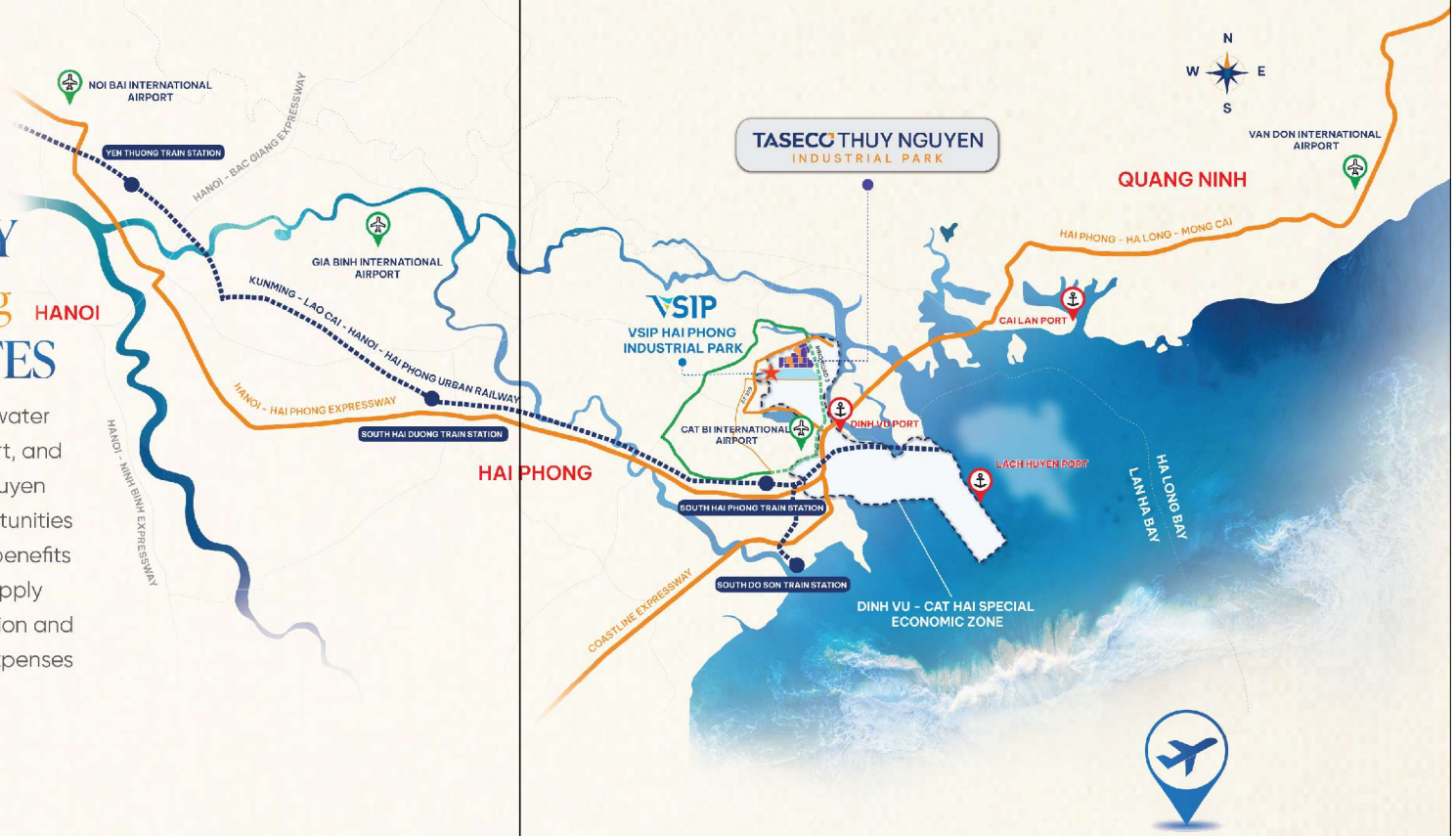
Built upon the motto of " Commercial projects aligning with Industrial Parks" in Thuy Nguyen

Thuy Nguyen is the new focus for development in the Northern parts of Cam River in Hai Phong, directly connecting to the new administrative centers, new commercial real estate projects, and existing industrial parks.

Alignment between commercial projects and industrial parks will help attract workers and professionals to the local area

The center of CONNECTIVITY Redefining TRADE ROUTES

With the ability to utilize deep-water ports, Cat Bi International Airport, and local highways, Taseco Thuy Nguyen poses incredible business opportunities and potential. Some logistical benefits include utilization of the local supply chain, greatly reducing production and transportation time, reducing expenses and increasing connection with international markets.



URBAN INFRASTRUCTURES

16km (Expressway 4 - Dinh Vu Terminal) - Hanoi - Hai Phong Expressway
Connectivity to the Hai Phong - Ha Long - Mong Cai Expressway.
Located in the Kunming - Lao Cai - Ha Noi - Hai Phong economic corridor.

1km - Ring road 3
Expected completion in 2028.

13km (Bach Dang Bridge Toll Station) - Hai Phong - Ha Long - Mong Cai Expressway:
79 km from Hai Phong to Van Don.
195 km from Hai Phong to Mong Cai.

20 km (Duong Kinh) - Coastline Expressway:
The Expressway connects 6 Northeast coastal provinces of Vietnam, from Quang Ninh to Thanh Hoa.

URBAN RAILWAY

6km (Hai Phong Train Station)

Hai Phong - Hanoi - Lao Cai - Kunming (Yunnan, China):
Transport goods from the Northern Regions of Vietnam, Southwest of China and the ASEAN region to Lach Huyen deep-water port.

Hanoi - Hai Phong - Mong Cai - Nanning(Guangxi, China):
Import and export goods between the Vietnamese and Chinese border, while strengthening transportation connectivity across Northern Vietnam's key economic region.

SEAPORTS

38km - Lach Huyen deep-water port:
16 container docking areas and 7 general docking areas.
Maximum weight: 160,000 DWT.

18km(Dinh Vu Terminal) - Hai Phong port (Dinh Vu port)
Maximum weight: 48.000 DWT.

55km - Cai Lan port: Can simultaneously work on 5 cargo ships.
Maximum weight: 85.000 DWT .

AIRPORTS

8km - Cat Bi International Airport (Hai Phong)
Maximum Capacity:
250,000 tonnes of cargo per year.
13 mil passengers per year.

90km - Van Don International Airport (Quang Ninh)
Maximum Capacity:
51,000 tonnes of cargo per year.
2.5 mil passengers per year.

100km - Gia Binh International Airport (Bac Ninh)
Maximum Capacity:
1.6 mil tonnes of cargo per year.
5 mil passengers per year.

130km - Noi Bai International Airport (Hanoi)
Maximum Capacity:
2 mil tonnes of cargo per year.
55-63 mil passengers per year.



TASECO THUY NGUYEN OVERVIEW

Located in Thuy Nguyen - the new hub for administrative and political center of Hai Phong, also conveniently placed inside Dinh Vu - Cat Hai special economic zone, which were recently designated as the driver for growth on the national level. These aspects open up the benefits for a mutual advantageous situation between new urban development projects and maritime logistics corridor.

With an expansive land bank, fully integrated transport-technical infrastructure system, transparent legal framework, Taseco Thuy Nguyen Industrial Park is well equipped to meet investors' expectations with precision. We will assist you and offer support from the completion of the legal/licensing frameworks to post-investment operations. This can help optimize the client's time and costs, enabling the client to aim for a sustainable future.





INTERNAL AMENITIES









EXTERNAL AMENITIES

INTEGRATED INFRASTRUCTURE

Taseco Thuy Nguyen Industrial Park is being developed as a modern working environment. The project's infrastructures, green space and services are harmoniously integrated into a master plan that elevates branding of the corresponding business and increases working conditions for specialists and engineers.



MASTERPLAN

(PHASE 1)

Total Project Area: **247.88 ha**

Leasable Industrial Land Area: **167.39 ha**

(30% of 167 hectares designated for High-Tech manufacturing)

Technical Infrastructure Area: **4.15 ha**

Green Space and Landscaping Area: **28.89 ha**

Service Center Area: **4.76 ha**

Internal Transportation Area: **35.72 ha**

Water Supply Area: **6.97 ha**

Building Density: **70%**



TRANSFORMER STATION 110kV
Invested and Operated by **TASECO**

WASTEWATER MANAGEMENT
Capacity
7.300 m3/daily

LEGEND

1. Shophouse, Commercial Building
2. Technical Area, Operations Building
3. Services and Fire Prevention Equipments
4. Service Area
5. Electrical Area

TASECO THUY NGUYEN
INDUSTRIAL PARK

A promising destination for global manufacturers and global supply chain enterprises

POLICIES THAT ATTRACT INVESTMENTS

Income
TAX BENEFITS

Applicable to designated industries included in the investment incentives program updated yearly

Import
TAX BENEFITS

Applicable to fixed assets in investments projects

LAND USE TAX

Applicable to projects inside Dinh Vu-Cat Hai special economic zones

Infrastructure
LEASING INCENTIVES

Competitive pricing compared to the market on the basis of existing integrated infrastructure.

Website: www.tasecoip.vn

Fanpage: www.facebook.com/TasecoThuyNguyenIndustrialPark

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**All information, pictures, images, ammenities in the brochure are relative and can be adjusted according to the developer's policy at different times during the project, in order to be compliant with zoning restrictions and the project's actual progress.*

**All official information and binding commitments shall be governed by the Land Use Rights Lease Agreement.*