



## LONG JIANG INDUSTRIAL PARK DEVELOPMENT CO., LTD

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## LONG JIANG'S INFORMATIONS

### INTRODUCTION ABOUT THE PROJECT

- Long Jiang IP project was established according to the Investment Licence numbered 532043000007 issued by Tien Giang IP Authority on November 26<sup>th</sup> 2007, project term 50 years. Long Jiang IP is situated alongside the Ho Chi Minh City – Can Tho Highway.
- **Investor:** Long Jiang Industrial Park Development Company Limited.
- **Total area:** 540 hectares of industrial park and 60 hectares of residential service area.
- **Address:** Tan Lap 1 commune, Tan Phuoc district, Tien Giang province, Vietnam.
- LJIP has outstanding features for the success of manufacturing investors: **Convenient transportation, Attractive tax policy, EPZ policy, Abundant local labour sources, Ready infrastructure system.**
- With internal roads, power & water supply systems, storm drainage, sewage treatment plant, telecommunications system, and supporting services, LJIP ensures stable development for the investors in the IP.

### ROAD

- Long Jiang IP is situated alongside the Ho Chi Minh City – Trung Lương Highway;
- About 50km to HCM city center;
- About 15km to My Tho City center;
- About 3km to National Road 1A;
- About 1 hour by car to main ports in HCM City;
- Tien Giang Province has selected the contractor to construct the Provincial Road 878 along the west of Long Jiang Industrial Park, which includes the plan to connect intersection between highway and the industrial park.

### AVIATION:

- Long Jiang Industrial Park Airport is far away 50km from Tan Son Nhat International; (go to the airport 1.5 hours by car).

### WATERWAY

- Long Jiang IP can go through the waterway to the port city such as: Hiep Phuoc Container Port; My Tho Port, Bourbon Port.
- In the future, the ports will be planned south of Hiep Phuoc Port by decision 2190/QD-TTg dated 24/12/2009 of the Prime Minister.

### GEOGRAPHY – GEOLOGY





- Average humidity: 80-85%
- Average temperature: 27-27.9°C
- Annual average rainfall: 1,210-1,424mm/year

<b>PIER</b>	<ul style="list-style-type: none"> <li>- Long Giang planned pier project, the temporary pier went into operation, that can receive barges of 600 tons. Currently serving the transportation of sand, stone and agricultural materials.</li> </ul>	<ul style="list-style-type: none"> <li>- Wind direction: Northeast Wind (dry season); Southwest Wind (rain season), average wind speed: 2.5-6m/s</li> <li>- Load capacity of natural land: 5 tons/m<sup>2</sup>.</li> <li>- No flood, earthquake, tsunami.</li> </ul>
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<b>LABOR</b>	<ul style="list-style-type: none"> <li>- The population of the Mekong Delta is 18 million people currently, makes up 20% of the national population; this is a source of workforce supply for the region.</li> <li>- Population of Tien Giang province is 1.8 million people currently, makes up 10% of the population Mekong Delta, labor force makes up 80%.</li> <li>- Scope of 15km around Long Giang Industrial Park 800,000 people, labor force makes up 80%.</li> <li>- Population Tan Phuoc district is currently 57,640 people, the working age makes up 44,095 people, 70% of workers under 35 years old, the percentage of trained workers is 50%. Most workers are young, diligent, hardworking, dynamic.</li> </ul>
<b>SCHOOL</b>	<ul style="list-style-type: none"> <li>- Tien Giang province has 01 Synthesis University, 3 colleges, 7 vocational colleges and 8 vocational training centers. There is Long An Economic University and Technology College far away 12km.</li> </ul>
<b>WAGE</b>	<ul style="list-style-type: none"> <li>- Tan Phuoc District belongs region IV, and regional minimum wage is 2,400,000VND</li> </ul>
<b>INSURANCE</b>	<ul style="list-style-type: none"> <li>- Social insurance : 26% (18% by company, 8% by labor)</li> <li>- Health insurance: 4.5% (3% by company, 1.5% by labor)</li> <li>- Unemployed insurance: 2% (1% by company, 1% by labor)</li> </ul>
<b>PREFERENTIAL TAX POLICY</b>	<p><b>Attractive tax incentive policy</b></p> <ul style="list-style-type: none"> <li>- Long Giang IP enjoys the best special preferential tax policy in Viet Nam. 15 year preferential period for corporate income tax of 10% since having revenue, including 4 years of tax exemption from the first profit-making year, 9 subsequent years with tax rate discount by 50%.</li> <li>- 5 year exemption of import tax since operation for the cases of importing raw materials, materials and semi-finished products, which have not been produced in Vietnam.</li> <li>- Import tax exemption on machine or equipment that has been not manufactured by country and made up of fixed assets such as: machinery, equipment, means of transport in line technology certified by Ministry of Science and Technology, means of transporting workers from 24 seats or more, waterway transport and construction materials.</li> <li>- EPZ enterprises in Long Giang IP shall enjoy the preferential tax policies in accordance with the regulation of export processing zone.</li> </ul>
<b>PRICE FOR LEASE</b>	<ul style="list-style-type: none"> <li>- 55USD/m<sup>2</sup> until 2057, not included VAT (Unit price is adjusted according to calling schedule for investment)</li> <li>- Fee of infrastructure maintenance: 0.03 USD/ m<sup>2</sup>/ per month, excluding VAT.</li> </ul>
<b>PAYMENT METHOD</b>	<ul style="list-style-type: none"> <li>- 10% deposit right after signing land lease agreement</li> <li>- 50% right after investment certificate is issued</li> <li>- 30% after signing official land lease contract and land delivery</li> <li>- 10% to receive the land use right certificate</li> </ul>
<b>TRANSPORTATION</b>	<ul style="list-style-type: none"> <li>- Road transport from Ho Chi Minh port to Long Giang IP (and vice versa): 130-150USD (20'), 150-180USD (40'). There is also the cost of loading and unloading at port such as 30 USD for profile charge (20 'and 40'); 10 USD for cleaning fee (20 ') and 15 USD (40'); CIC charge (Cont imbalance</li> </ul>

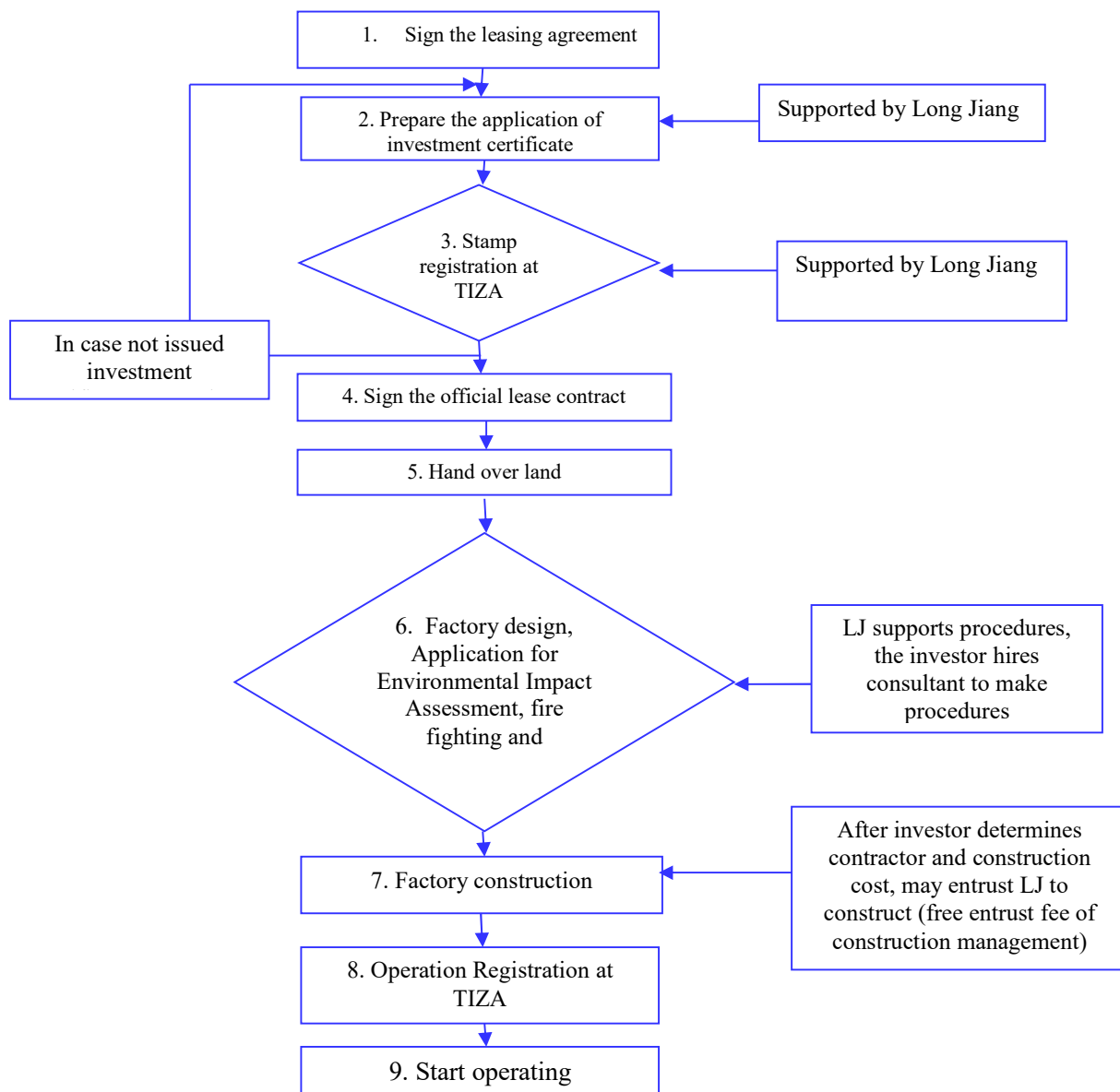
charge) 30 USD (20 ') and 60 USD (40'); Operation fee at port (forklifts, loading unloading): 88 USD (20 ') and 130 USD (40').

## SERVICE AT LONGJIANG IP

	<b>POWER SUPPLY</b>		
	Long Jiang Industrial Park receives power from the national grid, in particular from Tan Huong power station 110 / 22kV-40MVA. Industrial electricity sale price is applicable under the provisions of the Electricity and regulations of the Government. Current unit price		
	Thời gian	<b>Low voltage (380 V)</b>	<b>High voltage (22KV)</b>
	Normal time: 04:00 - 09:30, 11:30 - 17:00, 20:00 - 22:00 Sunday: 04:00 - 22:00	1518	1405
	Low time: 22:00 – 04:00	983	902
	Peak time: 09:30 - 11:30, 17:00 – 20:00	2735	2556
	<b>WATER SUPPLY</b>		
	Long Jiang Industrial Park has a water supply plant, capacity of 48,000m <sup>3</sup> /day, capacity of phase 1 is 18,000m <sup>3</sup> /day. Water price: \$ 0.4/m <sup>3</sup> , management of water use charges are \$0.02/m <sup>3</sup> . The unit price will be adjusted in accordance with government regulations and market.		
	<b>TELECOMMUNICATIONS</b>		
	There are 4,000 IDD telephone line and ADSL. Meeting the needs of rapid communication both within and outside the country as fixed phone, mobile, fax, internet, ADSL ... .with high speed line. In particular, Viettel has installed broadcast station in Long Jiang IP.		
	<b>WASTE WATER TREATMENT</b>		
	Wastewater treatment plant with a capacity of 40,000m <sup>3</sup> / day. Sewage treatment fee applies according to effluent concentrations of secondary plant, divided into three levels: \$0.3; \$0.33; \$0.36 / m <sup>3</sup> . Unit price will be adjusted in accordance with the		

	regulations of the government and the market. The amount of waste water is calculated 80% of clean water consumption
<i>**Note: The above costs are not included VAT and changed if any.</i>	

## INVESTMENT SCHEDULE



**WELCOME TO LONG JIANG, LONG JIANG ALWAYS ACCOMPANY AND CREATE  
BEST FACILITIES FOR YOUR SUCCESS**

**\*\* For more information, please contact us:**

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***Motto : Dedicated serving, together developing!***



# TRANSPORTATION AND POSITION



# LONG JIANG IPD PLAN



**HUMAN RESOURCE**

The map displays the population distribution in Tien Giang Province, Vietnam, centered around the Long Giang Industrial Park (IP). A red dashed circle indicates a 15 km distance from the IP, which contains 800,000 people. The map shows various towns and their populations, along with distances from the IP.

Town	Population	Distance from Long Giang IP (km)
Bến Lức	148,621	30
Thủ Thừa	89,235	26
Tân An	132,570	12
Tân Trú	60,278	20
Cần Đước	168,730	33
Gò Công Tây	126,009	35
Gò Công Đông	141,923	48
Tân Phú Đông	40,557	49
Châu Thành	238,045	11
Mỹ Tho	217,203	11
Chợ Lách	123,538	30
Cái Bè	290,005	36
Cai Lậy	308,632	15
Tân Phước	57,640	11
Thanh Hóa	53,597	26
Tân Thạnh	75,551	33

**Long Giang IP**  
800,000  
15 km distance

- Total population in Mekong Delta: 18,000,000 people, accounting for 20% of the country (2014).
- 九龙江平原总人口：18,000,000人，占全国20%。（2014）
- Population in Tien Giang Province: 1,800,000 people.
- 前江省人口：1,800,000人。
- Long Giang IP 15km distance: 800,000 people.
- 龙江工业园15公里范围：有800,000人。