

An aerial rendering of the An Phat 5 Industrial Park. The image shows a large industrial complex with numerous white-roofed warehouse buildings arranged in a grid-like pattern. The park is surrounded by green spaces, trees, and a network of roads. A prominent blue diagonal graphic element runs across the left side of the image, partially obscuring the rendering. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text 'AN PHAT 5 (LUONG DIEN - NGOC LIEN) INDUSTRIAL PARK' in blue capital letters.

AN PHAT 5 (LUONG DIEN – NGOC LIEN) INDUSTRIAL PARK

AN PHAT 5 INDUSTRIAL PARK



GENERAL INFORMATION



INFRASTRUCTURE



INVESTMENT CONSULTING

AN PHAT HOLDINGS – THE DEVELOPER

HAI PHONG CITY

WHY CHOOSE US?

MASTER PLAN

TOTAL AREA

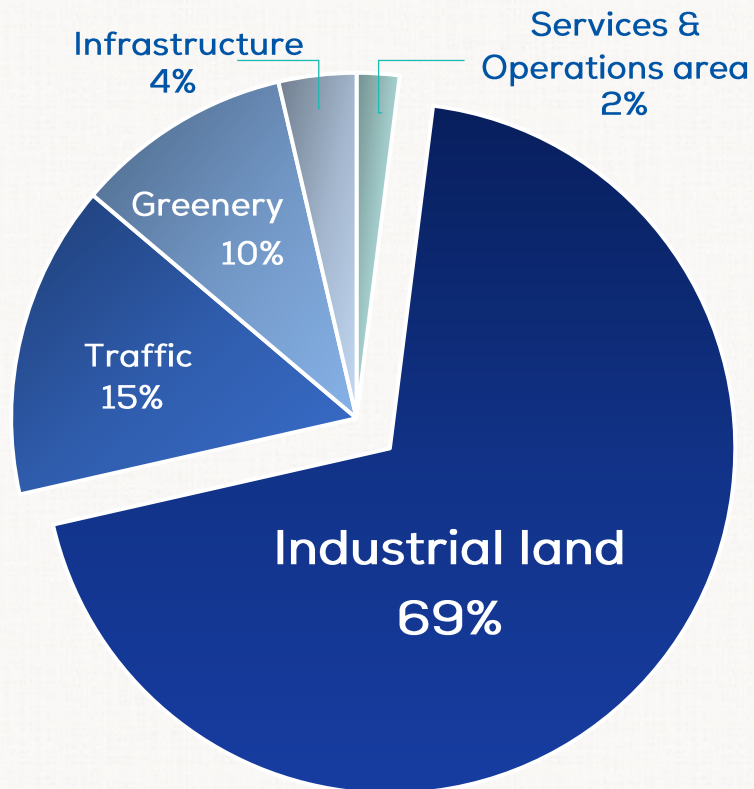
150 ha

BUILDING DENSITY

70%

LAND TENURE

2073



PROJECT SCHEDULE

PROJECT TENURE
50 YEARS
(2023-2073)



REGIONAL CONNECTION



MAJOR MANUFACTURERS IN THE REGION



AMENITIES & FACILITIES



INFRASTRUCTURE



TRAFFIC

External roads:

- Highway No. 38: 12 m width

Internal roads:

- Main roads: 38/44/46 m width
- Branch roads: 15.5/20.5 m width



POWER SUPPLY

Transformer:

1 x 63 MVA

Underground
electrical system



WATER SUPPLY

6,000m³/day-night

- Phase 1: 1,000m³/day-night
- Phase 2: 6,000m³/day-night



WASTEWATER TREATMENT

3,200 m³/day-night

REGULATION ON MINIMUM SALARY

MINIMUM SALARY			
ZONE 1	ZONE 2 (AN PHAT 5 IP)	ZONE 3	ZONE 4
4,960,000 VND	4,410,000 VND	3,860,000 VND	3,450,000 VND
195 USD	175 USD	150 USD	135 USD

** Source: Decree 74/2024/NĐ-CP, effective from 1 July, 2024*

Social Insurance: 32% (21.5% paid by employer, 10.5% paid by employee)

Working hours: 08 hours/day/shift (03 shifts/day are acceptable)

Extra working hours: 04 hours/day (not exceed 300 hours/year)

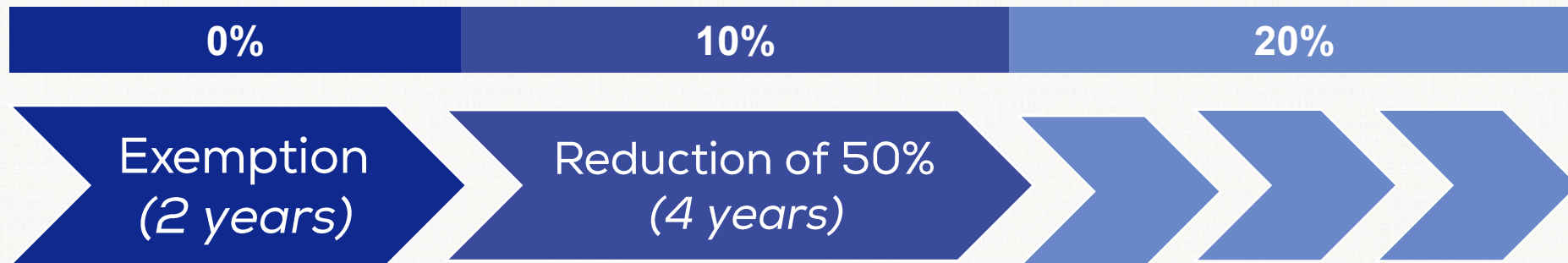
CORPORATE INCOME TAX (CIT) INCENTIVES

Corporate income tax: 20%

Incentives:

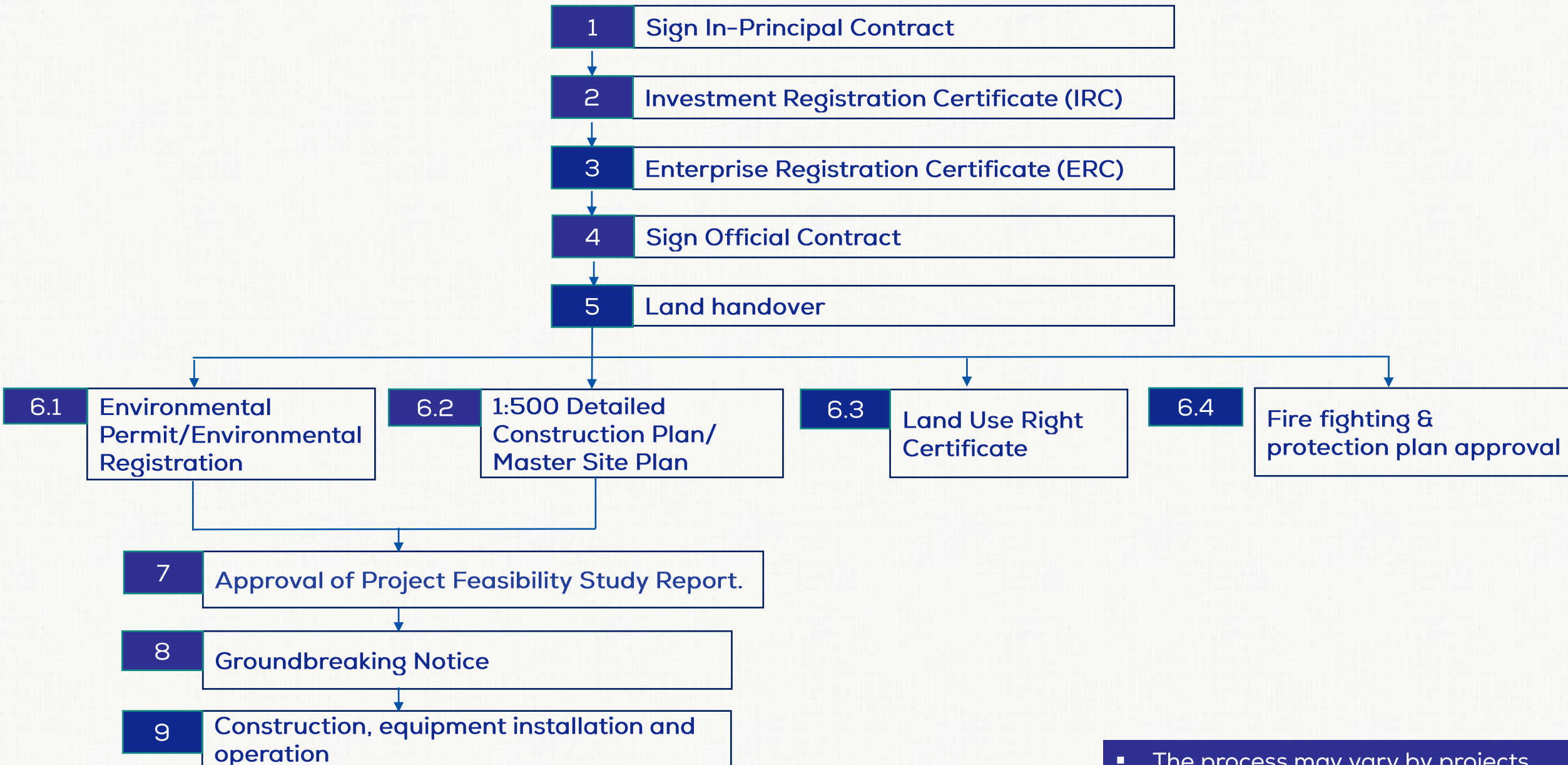
Tax exemption in the first 2 years

50% tax reduction for the next 4 years



NOTE: The incentive period is calculated continuously from the first year of taxable income. If there is not taxable income in the first 3 years, the incentive period is calculated from the 4th year.

INVESTMENT PROCESS



▪ The process may vary by projects

An aerial architectural rendering of the An Phat industrial complex. The image shows a large area filled with numerous white, rectangular industrial buildings arranged in a grid-like pattern. The complex is surrounded by green spaces with trees and grass. A road with several vehicles is visible in the foreground, and a body of water or a canal runs along the bottom edge of the complex. The entire scene is framed by a large, stylized blue 'A' shape that serves as a background for the text.

AN PHAT HOLDINGS THE DEVELOPER

AN PHAT HOLDINGS

4 COMPANIES LISTED ON
VIETNAM'S STOCK
EXCHANGE

19 SUBSIDIARIES

15 FACTORIES

80+ EXPORTING MARKETS

500+ MILLION USD TURNOVER



AN PHAT HOLDINGS



CUSTOMERS OF AN PHAT HOLDINGS



THACO



SONY



Canon

FOXCONN

brother



Panasonic



coway

TOTO

LIXIL



AN PHAT COMPLEX

An Phat Complex is a member of An Phat Holdings, operating in the field of industrial real estate with the mission of developing high-tech, environmentally friendly industrial parks.



An Phat Complex IP
46ha

- Occupation rate: 100%, including 10ha of factories for lease



An Phat 1 IP
180 ha

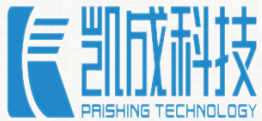
- Occupation rate: 100%
- 23 projects with nearly 650 million USD of total investment capital



An Phat 5 IP
150 ha

- The newest project
- Synchronous and complete infrastructure and service

CUSTOMERS OF AN PHAT COMPLEX



AN TIN LOGISTICS SERVICES

DOMESTIC LOGISTICS (VIET NAM)

- Customs Clearance
- Inland Trucking (focusing: the North of Vietnam)
- Multimodal Transport (Sea/Rail/Air + Truck)
- Door – to – Door Services

Our Strength

- ✓ 67 container tractors + 30 trucks
- ✓ 150 semi-trailers
- ✓ Strong relationship with shipping lines and Vietnam customs

Partners



INTERNATIONAL FREIGHT FORWARDING

- Sea Freight: US, EU, MED, AU, Asia
- Air Freight: US, EU, Asia
- Rail Freight: EU, RU, CN



AN PHAT CATERING SERVICES



ADVANTAGES

- Capacity: 50,000 servings/day
- Extensive menu
- Certificate: Certificate of food hygiene and safety, HACCP, ISO 22000:2018
- Diverse customers: Japan, China, Korea, US, Singapore,...

PROMOTIONS

- 1 free special meal/month
- Yearly appreciation
- Free consultation on kitchen and dining room design
- Free dining room installation (table, chairs, banner)



HAI PHONG CITY

OVERVIEW

AREA

3,194 Km²

ECONOMIC POSITION

Hai Phong is the third largest economic center in Vietnam, after Hanoi and Ho Chi Minh City.

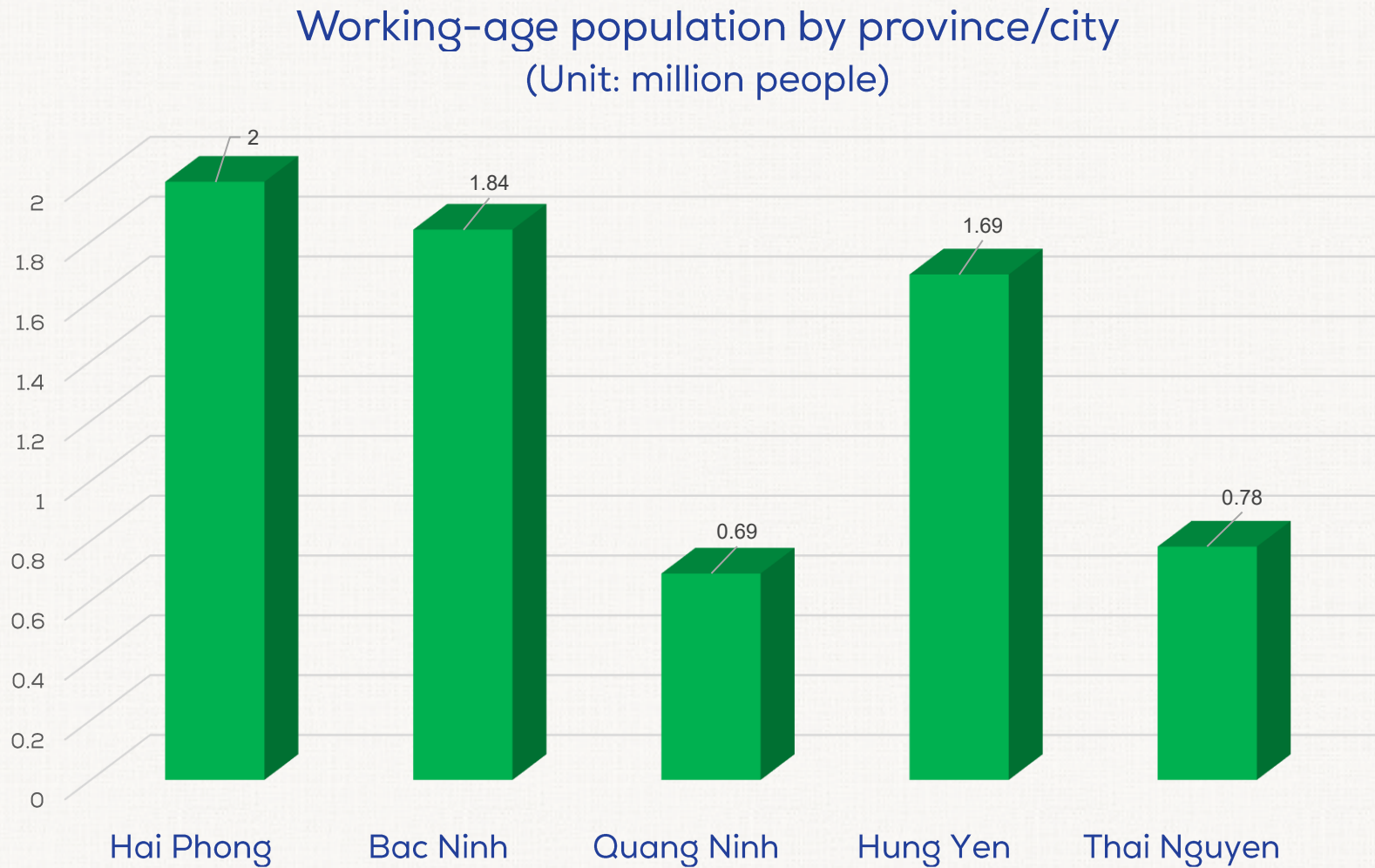
EDUCATION

22 Universities and Colleges

70 Vocational Schools

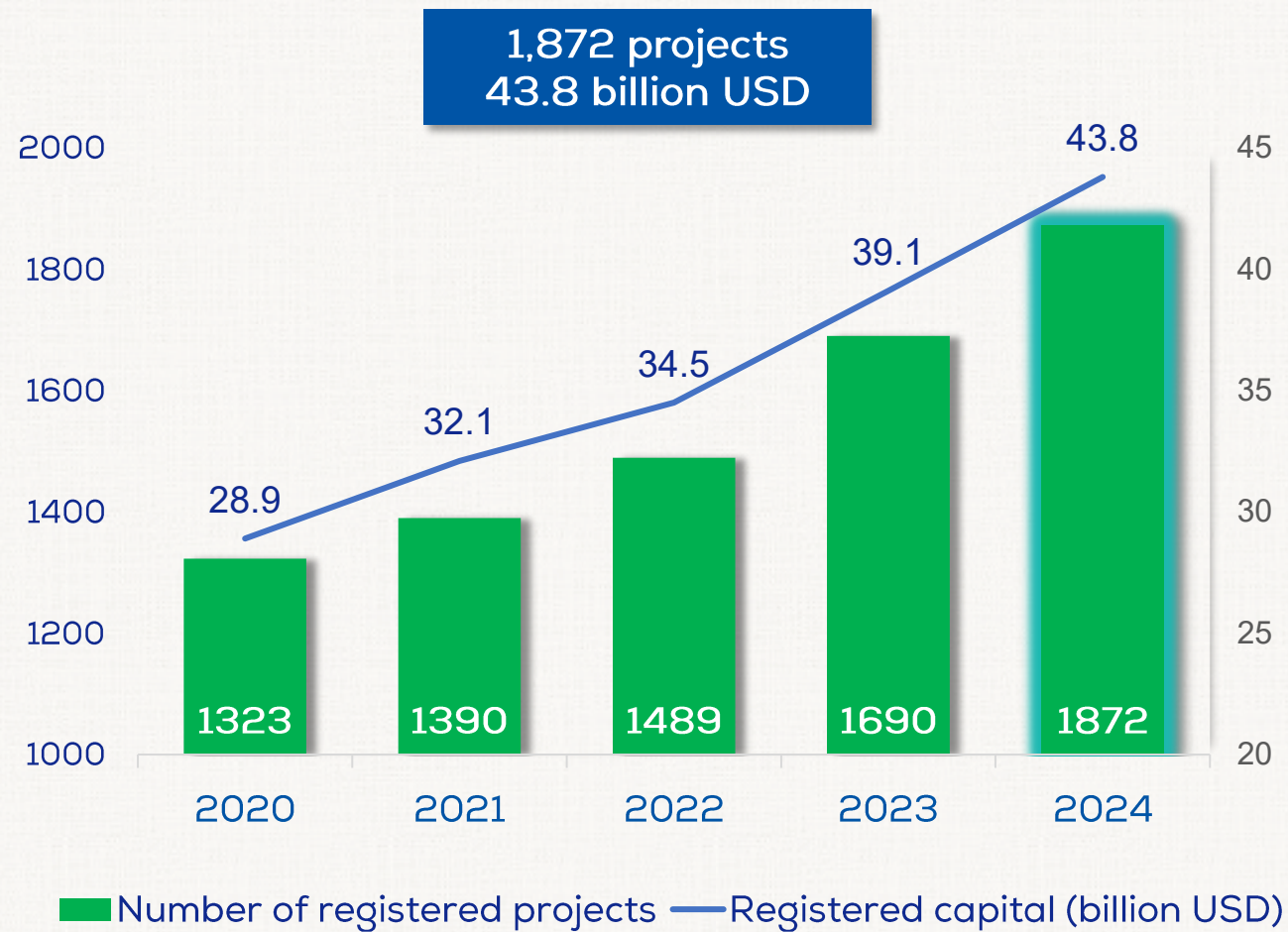


OVERVIEW



Source: Ministry of Finance, General Statistics Office

FOREIGN DIRECT INVESTMENT



Source: Ministry of Finance, General Statistics Office

ACCOMMODATION FOR EXPATS



HOTEL



APARTMENT



HOUSE



WHY CHOOSE US?

CONSULTATION SERVICES



Investment consulting



Legal procedure consulting



Local living guide

SUPPORTING SERVICES



Construction



Logistics



Industrial
Catering



Training



Recruitment



Shuttle bus



Security



INVEST WITH TRUST,
TOGETHER WE GROW

Thank you

AN PHAT HIGH-TECHNOLOGY INDUSTRIAL PARK JSC

An Phat High-tech industrial park, Km47, National Highway No.5,
Viet Hoa ward, Hai Phong city.

(+84) 902 046 969 (Tiếng Việt/English)
(+84) 906 077 576 (Tiếng Việt/中文)

www.anphatcomplex.com
info@anphatcomplex.com