



LACH HUYEN LOGISTICS, INDUSTRIAL & FREE TRADE ZONE

The project consists of all functions of: bonded warehouse, tax suspension warehouse, CFS warehouse, off-airport cargo terminal, export processing zone.



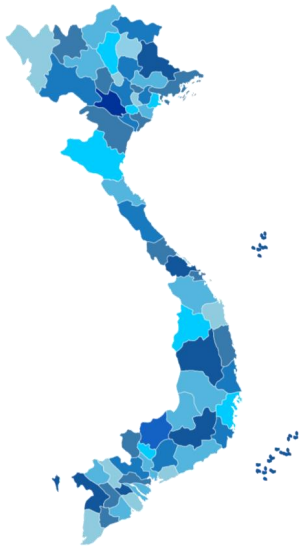
Xuan Cau - Lach Huyen Investment Joint Stock Company is an affiliate of Xuan Cau Holdings. Established in 1996, Xuan Cau Holdings is currently a leading enterprise in Vietnam in the fields of: Real Estate, Renewable Energy, Infrastructure of Industrial & Logistics Zone, Construction Materials, Trade and Services.

Xuan Cau - Lach Huyen Investment Joint Stock Company was granted an investment registration certificate for the project: "Lach Huyen Logistics – Industrial & Free Trade Zone" on December 7, 2021. The project has a scale of 752ha, including 369ha of industrial land (functioning as an export processing zone), 172ha of logistics and 43ha of commercial & service land. Located in the planning of the free trade zone, the project has full functions such as an export processing zone, bonded warehouse, CFS warehouse, extended airport, etc. The project is a potential destination for investors with special advantages and outstanding incentives such as:

- With a length of 6km adjacent to Lach Huyen international deep-sea port system, the project is directly connected to international maritime routes and domestic river, sea transportation systems;
- The best investment and tax incentive policy applied in Vietnam will be applied to the investors of the Project;
- Goods imported into this area are exempt from all import tax, VAT and excise tax;
- Investors are maximum supported in the process of registering investment, construction, production and business, ensuring the full satisfaction of the demand for electricity, water, telecommunications, wastewater and waste treatment.

With the desire to develop the Project to become a regional and world-class logistics and production center, Xuan Cau - Lach Huyen Investment Joint Stock Company is looking forward to cooperating with investors and partners to develop together to bring the highest benefits to investors.

OUR OPPORTUNITY



VIET NAM

The new investment destination



HAI PHONG

Industrial Gateway and Port City



LACH HUYEN LOGISTICS, INDUSTRIAL & FREE TRADE ZONE

Our opportunity

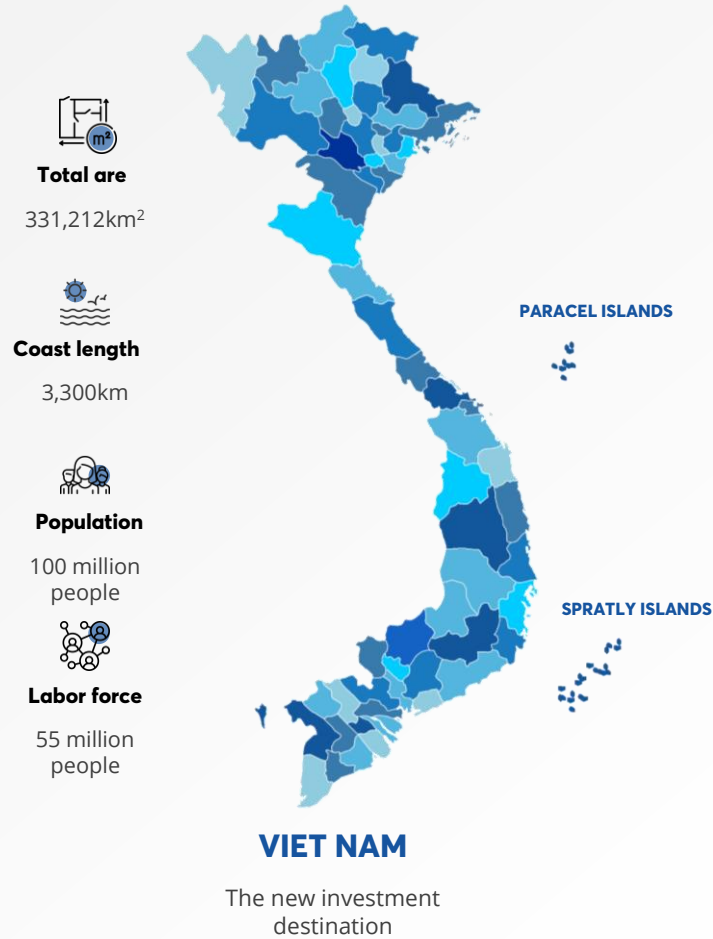
01

Vietnam

**THE NEW INVESTMENT
DESTINATION**



SPECIAL GEOLOGICAL LOCATION



Vietnam is located at a bridge connecting East Asia and Southeast Asia. This is **the region with the largest and most dynamic and strongest economic scale in the world.**



With nearly **3,300 km of coastline** located in the most vibrant maritime route in the world, Vietnam has a lot of potential to develop a marine economy.



Vietnam - China has a border of 1,450 km, connecting mainly through the economic belt: **Kunming - Lao Cai - Hanoi - Hai Phong - Lang Son - Nanning** by both road way and rail way, creating opportunities favorable conditions for the development of trade between the two countries.

STABILITY, COOPERATION, & DEVELOPMENT



Stability

Stable political environment:

Vietnam consists the highest stability index in Southeast Asia



Co-operation

Trusted partner of various countries and regions:

With the orientation of developing a multilateral diplomacy, Vietnam is now a friend of all countries in the world and has diplomatic relations with more than 190 countries and economic relations with more than 220 countries and territories.

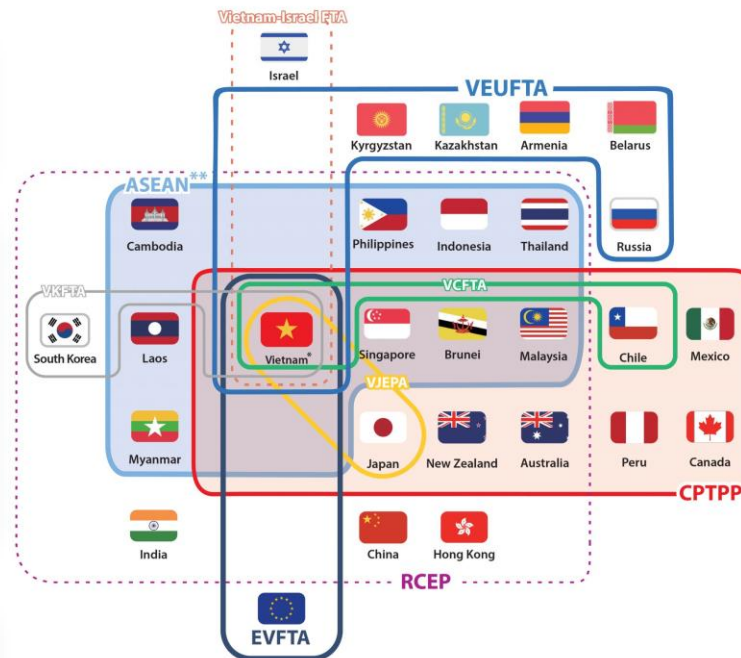


Development

Actively participate in trade agreements

Vietnam has signed 15 trade agreements and is negotiating 2 agreements including agreements with large markets such as EVFTA; CPTPP; RCEP

Vietnam's Free Trade Agreements



* Vietnam also has a FTA with EFTA States (including Norway, Switzerland, Iceland, and Liechtenstein) under negotiations
 ** ASEAN has multilateral trade agreements with India, China, New Zealand, Australia, Japan, and South Korea, Hong Kong

Source: WTO Center, VCCI

ASEAN
Association of Southeast Asian Nations

CPTPP
Comprehensive and Progressive Agreement for Trans-Pacific Partnership

VEUF TA
Vietnam Eurasian Economic Union FTA

RCEP
Regional Comprehensive Economic Partnership

EVFTA
Vietnam - European Union FTA

Vietnam-Israel FTA
Vietnam - Israel FTA

VJEP A
Vietnam - Japan FTA

VKFTA
Vietnam - South Korea FTA

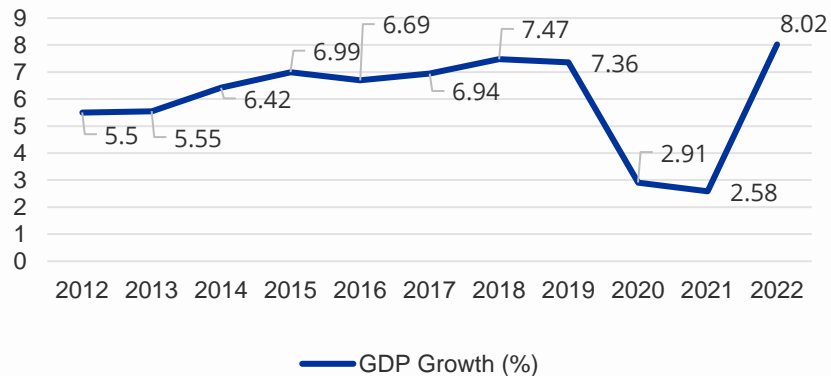
VCFTA
Vietnam - Chile FTA

— Agreements in Force

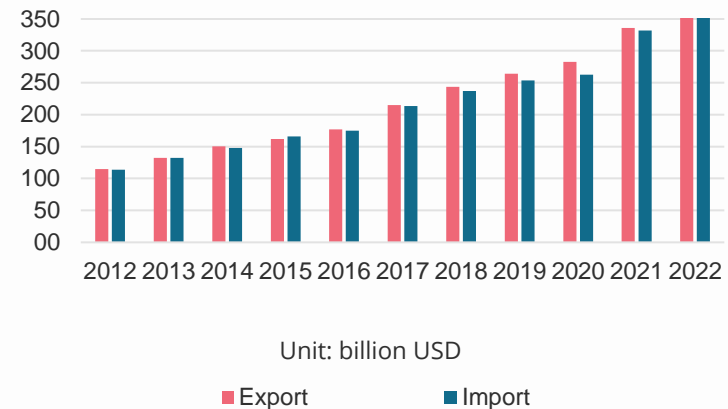
..... Negotiations ongoing

OPEN & DYNAMIC ECONOMY

Annual GDP growth rate



Annual export – import value



The scale of Vietnam's economy in 2022 is estimated at US\$409 billion, ranking 14th in Asia. In 2022, despite the difficulties caused by the Covid pandemic, Vietnam still achieved a growth rate of 8.02%, one of the countries with the highest GDP growth in the world.

Export turnover in 2022 **increased 10.5%**
 Import turnover in 2022 **increased 8.5%**
 compared to 2021

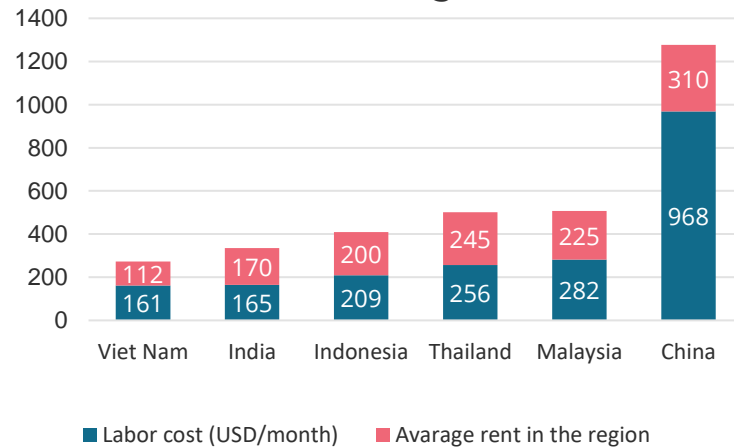
Export: 371.85 billion USD Import: 360.65 billion USD

For the whole year of 2022, the total import and export turnover is estimated at 732.5 billion USD, increased 9.5% over the previous year, Vietnam is gradually becoming a new production center of the world.

*Source: GSO

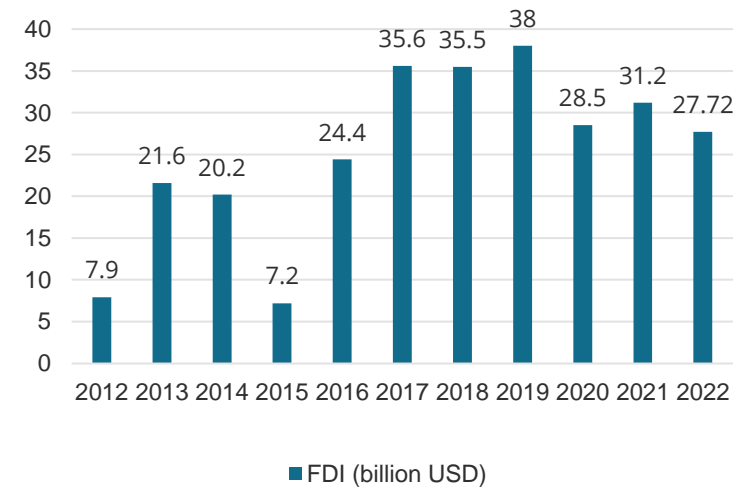
ATTRACTIVE DESTINATION FOR INVESTORS

Average manufacturing cost in the region



Labor costs and land rent in Vietnam are much lower compared to other countries in the region.

FDI (billion USD)



Vietnam continuously attracts a large amount of FDI capital from foreign investors. By the end of 2022, Vietnam has attracted nearly **35,000 projects** with a total investment capital of **450 billion USD**. In 2022, there are more than **200 new investment projects** in Vietnam from 108 countries and territories, total FDI in 2022 will reach nearly **28 billion USD**.

KEY ECONOMIC ZONES

HANOI

National political-administrative headquarter



HO CHI MINH CITY

The largest economic center in Vietnam



HAI PHONG

Seaport & Industrial Center



DA NANG

Trade, tourism, & service center



02

HAI PHONG – PORT INDUSTRIAL CENTER



Location

105km northeast of
Hanoi



Total Area

1,507.57 km²



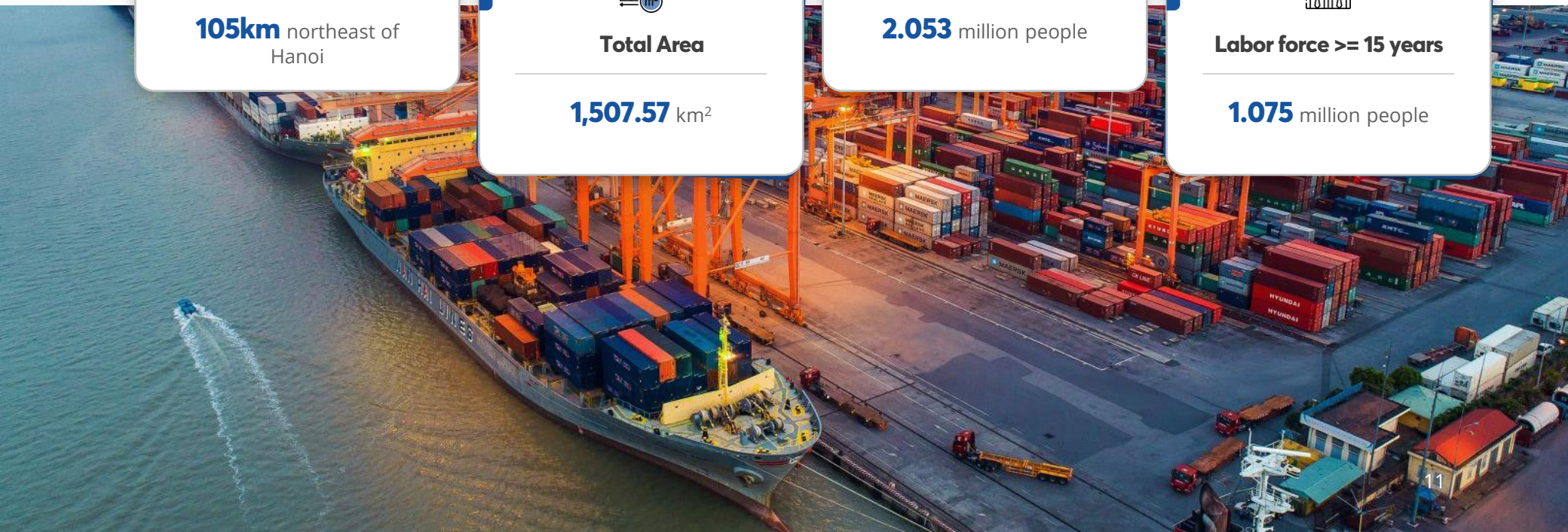
Population

2.053 million people



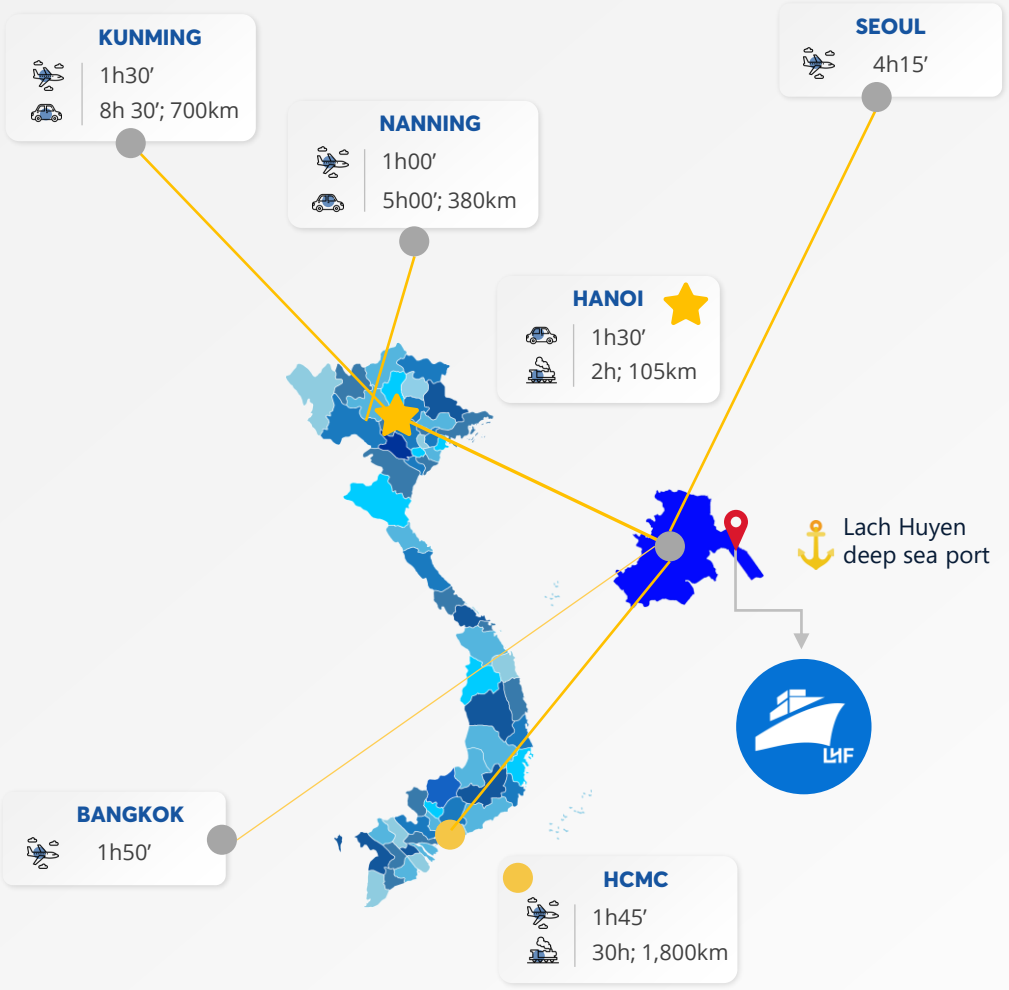

Labor force >= 15 years

1.075 million people




COMMERCIAL TRADE CENTER


Hai Phong is the city with the most synchronous, modern and diverse transportation system in Vietnam.


Connected to the world by Cat Bi international airport.



Connected to the world by Lach Huyen international deep-water port.



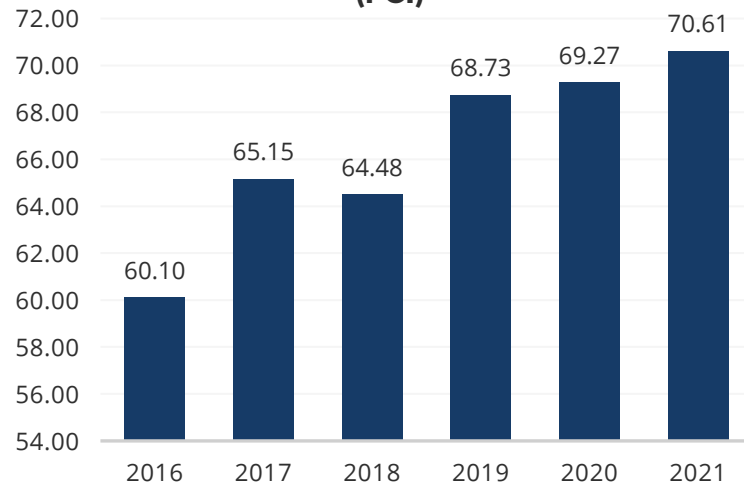
Connecting road and rail traffic with China.



Convenient transportation connection with localities and neighboring industrial centers by railway, waterway and road.

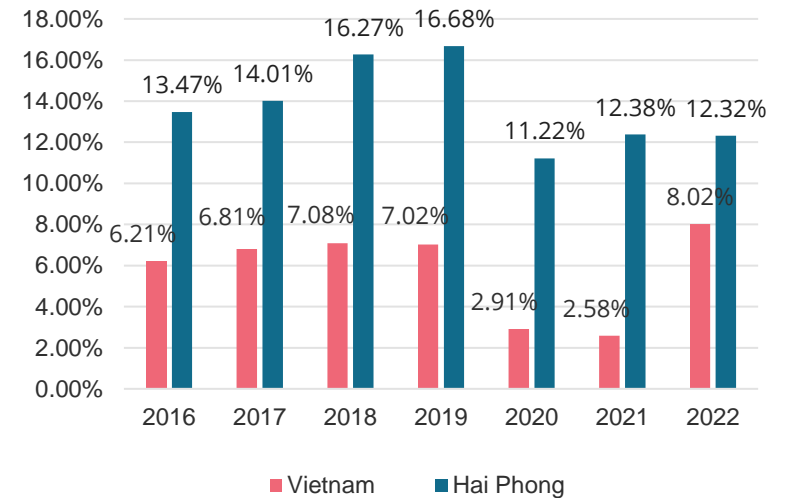
TOP DEVELOPMENT CITY IN VIETNAM

Provincial Competitiveness Index (PCI)



According to the Provincial Competitiveness Index (PCI) Ranking in 2022, PCI Hai Phong ranks third place in Vietnam. In addition, Hai Phong also ranks second place in the Public Administration Reform index (PAR INDEX) in 2022

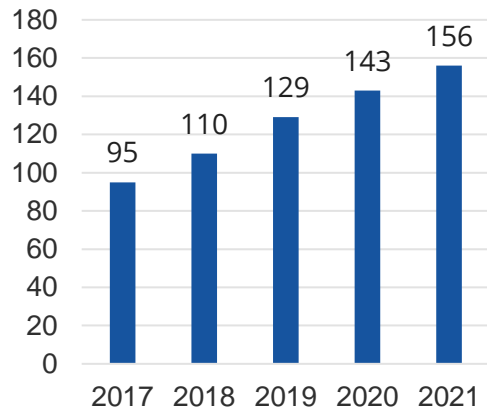
GDP growth of Hai Phong



In recent years, Hai Phong has always been the locality with the highest GDP growth rate in Vietnam, and many times higher than the average growth rate of the whole country.

PORT & INDUSTRIAL CITY

Hai Phong ports' throughput



Unit: million tonnes

With the advantage of location and the port system, Hai Phong is developed as a **large industrial city of Vietnam and the region.**



Attracting FDI in 2022 reached 2.5 billion USD, Hai Phong is among the top localities attracting high FDI in Vietnam.



17 industrial parks with a total area of nearly 9,000 hectares.



Currently, Hai Phong has 458 FDI projects with a total of investment capital of more than 23 billion USD. A lot of big investors have invested and set the production centers in Hai Phong.





03

**LACH HUYEN LOGISTICS –
INDUSTRIAL & FREE TRADE ZONE**

OUR
opportunity

LACH HUYEN LOGISTICS – INDUSTRIAL & FREE TRADE ZONE

Investor

Xuan Cau – Lach Huyen Investment Joint Stock Company

Location

Lach Huyen International Port, Dinh Vu, Cat Hai, Hai Phong

Construction time

2022-2030

Total Area

752ha

6km

Common side with Lach Huyen Deep Sea Port

1km

Common side with Railway Station

60%

Construction density of functional areas

05

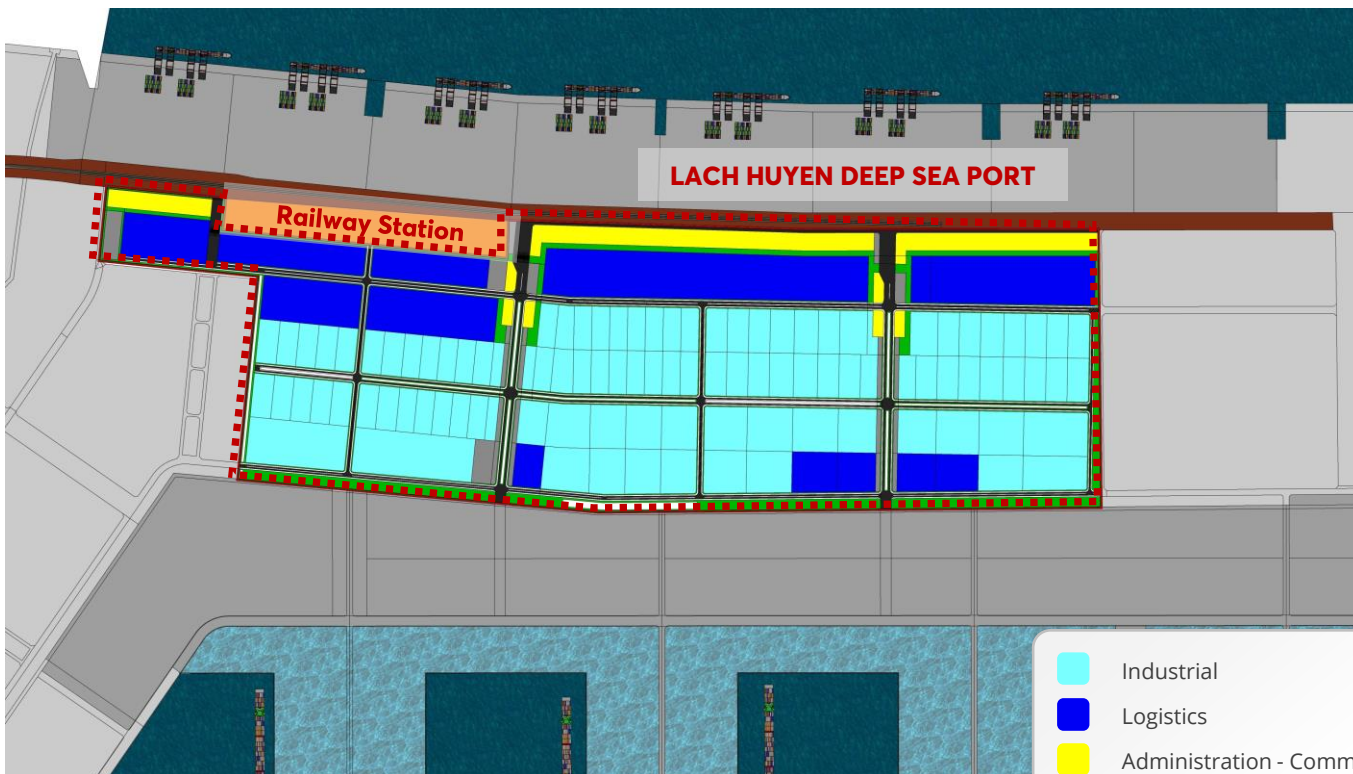
Floors

Construction height of Industrial Park and Logistics

08

Floors

Commercial Service Area



KEY PROJECT

01

Lach Huyen Logistics - Industrial & Free Trade Zone Project is a key project in the development of Vietnam's Logistics system.

02

The project is located in Lach Huyen international deep sea port area with a length of nearly 8 km, which can receive ships with a tonnage up to 150,000 DWT. This is a key development area of Vietnam, aiming to become a trade center with all types of transportations by seaway, waterway, roadway and railway.

03

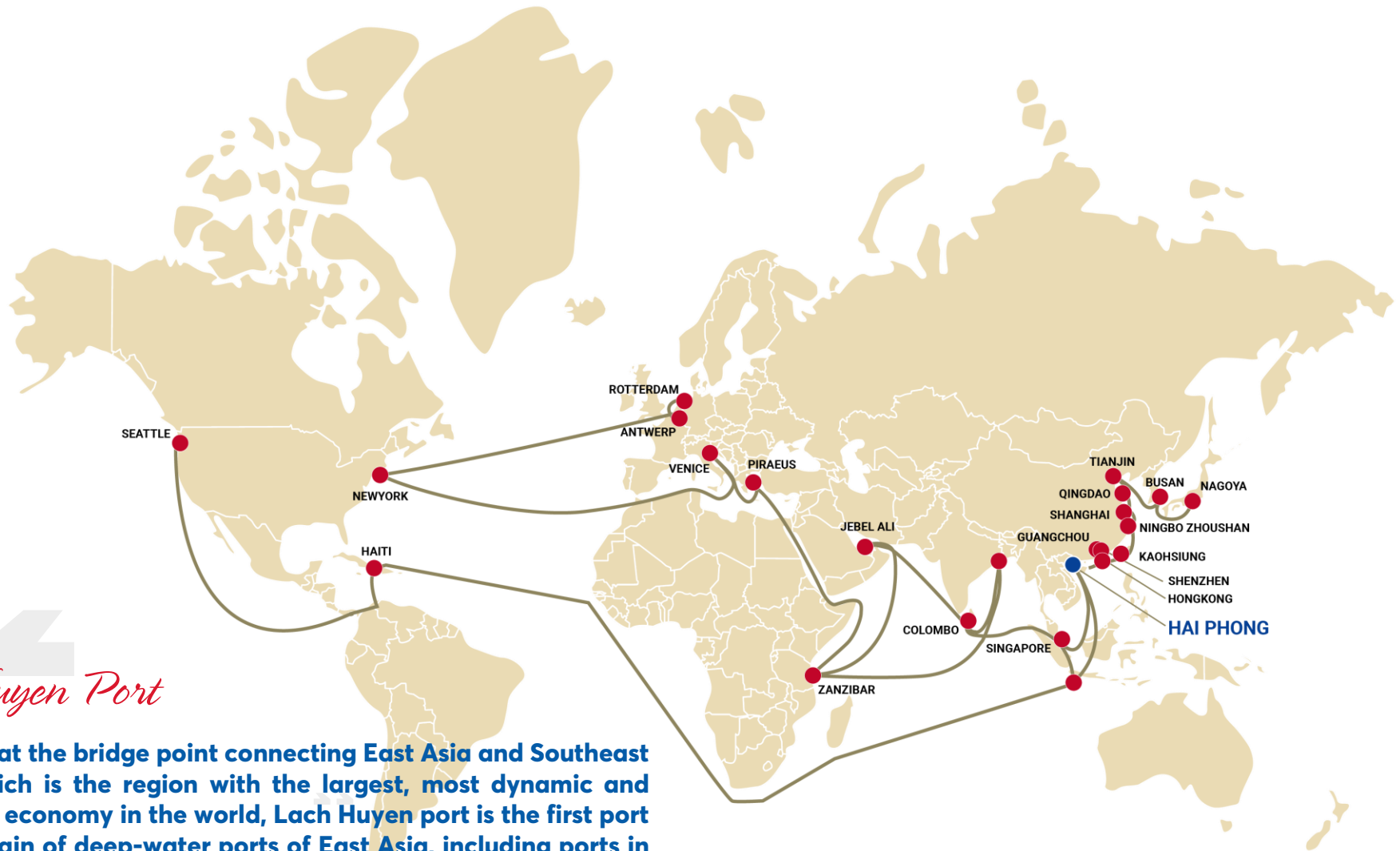
The project is located in Dinh Vu - Cat Hai Economic Zone with a total industrial land area of nearly 3,000 hectares, will be expanded to more than 4,000 hectares in the future.

04

The project will be developed with 2 components: Logistics Center / Logistics Hub and Industrial Park with full advantages and potential for development.



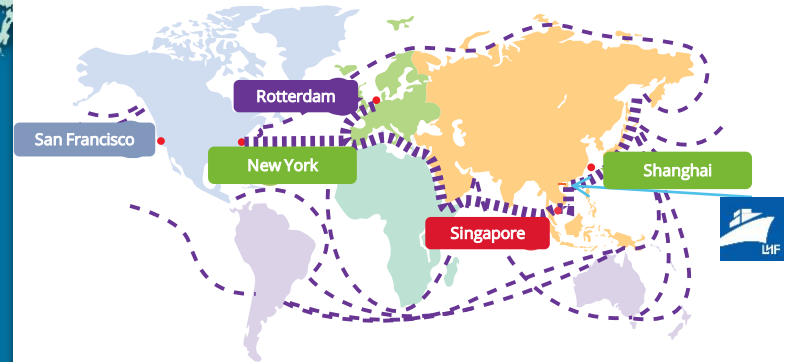
STRATEGY LOCATION



Lach Huyen Port

Located at the bridge point connecting East Asia and Southeast Asia, which is the region with the largest, most dynamic and powerful economy in the world, Lach Huyen port is the first port in the chain of deep-water ports of East Asia, including ports in the Top 10 in the world: Guangzhou, Shenzhen, Hongkong, Busan, Shanghai, etc.

SPECIAL ADVANTAGE

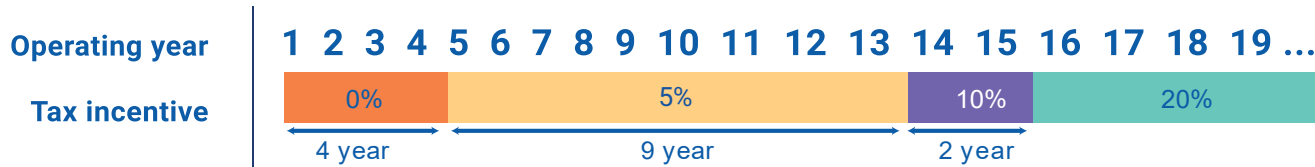


With the convenience of transportation through sea and inland waterways, the project is easily connected directly up to America, Europe, and to the world, as well as to domestic industrial centers in a short time with low transportation costs.

LOCATION	ESTIMATE SHIPPING TIME (DAYS)
A. SINGAPORE	2-3
B. SHANGHAI	3-5
C. ROTTERDAM	23-25
D. NEW YORK	27-30
E. SAN FRANCISCO	23-25

TOP TAX POLICY IN VIETNAM

APPLYING THE MOST PREFERENTIAL CIT(*) OF VIETNAM



APPLYING THE TAX POLICY DEDICATED FOR FREE TRADE ZONE

IMPORT AND EXPORT DUTY

Not subject to duty for:

- Goods exported from The Free Trade Zone to foreign countries;
- Goods imported from foreign countries to the Free Trade Zone;
- Goods move from one Free Trade Zone to another.

VAT

Not subject to VAT for:

- Goods and services trade between foreign countries and Free Trade Zones and between Free Trade Zones.

0% Tax rate for:

- Exported goods, services sold and supplied to the Free Trade Zone;
- Construction and installation of works in the Free Trade Zone.

EXCISE TAX

Not subject to Excise Tax for:

- Imported goods from foreign countries to the Free Trade Zone;
- Local good sold to the Free Trade Zone and used only inside the Free Trade Zone;
- Goods are traded between Free Trade Zones.

SERVICES OF THE FREE TRADE ZONE

Housing for staff



Hotel & restaurant



Office for lease



Banking services



MAXIMUM SUPPORT FROM DEVELOPERS FOR PROJECTS IN FREE TRADE ZONE

01

The operating regulations of the Free Trade Zone and the coordination mechanism with the Customs will ensure the smooth circulation of goods in and out of the Free Trade Zone, helping customers reduce costs and time.

02

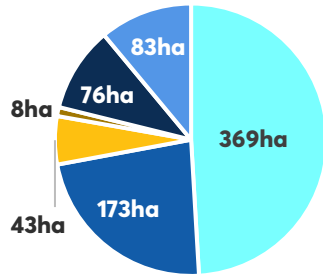
The investor will provide maximum support to investors in the process of licensing investment, construction, production and business.

03

The investor is willing to cooperate in the development of rooftop solar power, towards green development.

PRODUCTS OF THE PROJECT

Project Scale



- Industrial land
- Logistic land
- Administrative & Commercial land
- Technical land
- Landscape
- Transportation

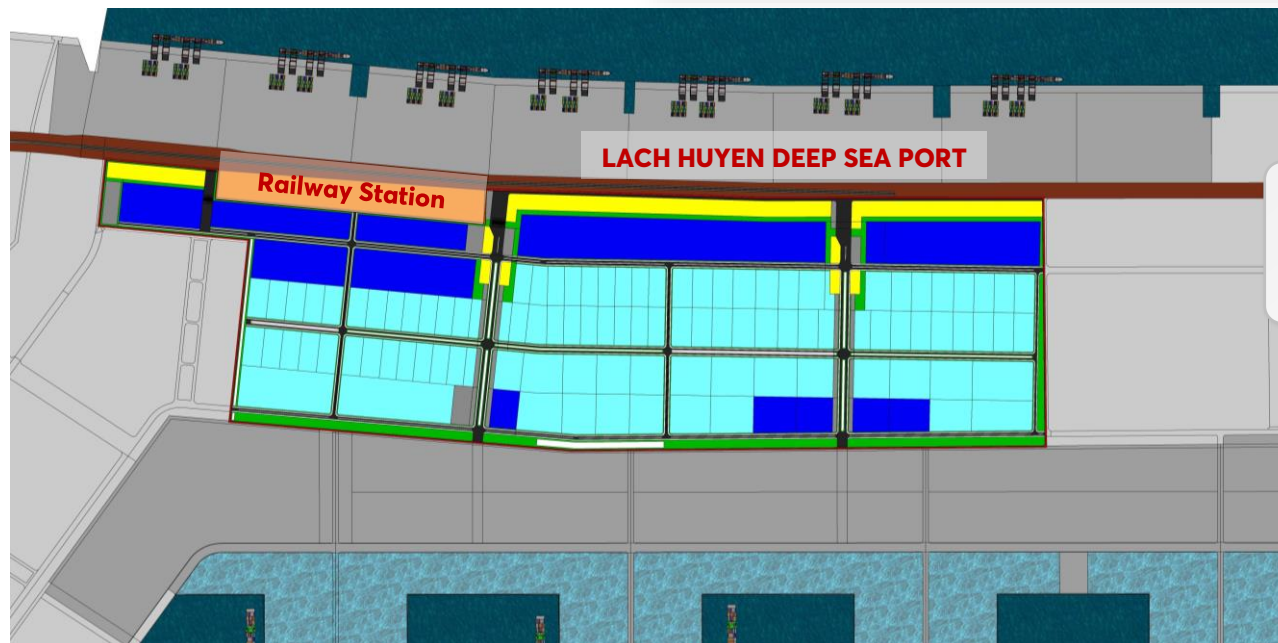
Total Area

752ha

The commercial and service area is located opposite the Lach Huyen international port system, following the main road with a width of more than 100m.

The logistics area is located next to the railway station, convenient in approaching Lach Huyen international port through the 6-lane traffic route with its designed width of 41m.

The industrial park has a flexible area, always being ready to serve large-scale factory complexes with the area up to 200ha, and a the width of main traffic axis is 60m wide.



SERVICES OF THE FREE TRADE ZONE

Water source



Power source



**Water
treatment**



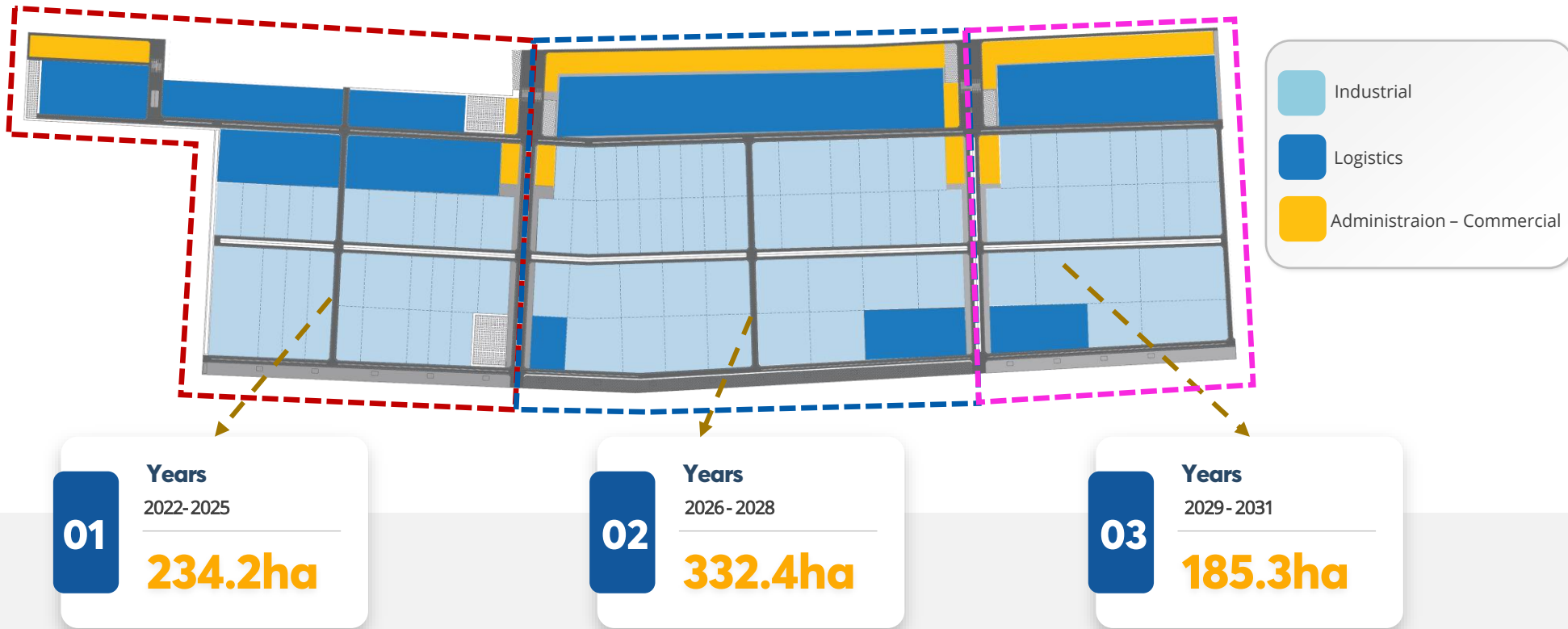
**Telecommunications
services**



Customs service



EXPECTED PROGRESS OF THE PROJECT



EXPECTED PROGRESS OF PHASE 1

6/2023



START
CONSTRUCTION

9/2023

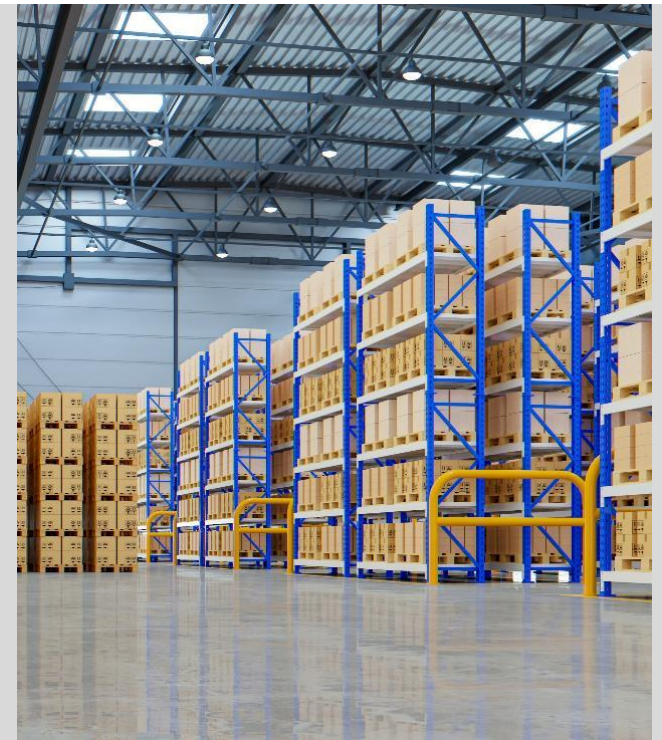


HAND OVER THE
RENTAL PREMISES
TO THE FIRST
TENANT

12/2023



THE FIRST
TENANT GOES
INTO
OPERATION



DEVELOPER OF THE PROJECT



Investor

Xuan Cau – Lach Huyen Joint Stock Company

Establishment

2016

A member of Xuan Cau Holdings

With the aim of focusing on investment and construction of Lach Huyen Logistics, Industrial & Free Trade Zone.

DEVELOPER OF THE PROJECT



Devote the true value

XUAN CAU HOLDINGS

Xuan Cau Holdings

Established in 1996, with the vision of a prestigious sustainable co-operation in Vietnam, XCH has spent 25 years building, developing, and raising its brand value with various sustainable and quality products in the following areas: High-end eco commercial real estate, renewable energy, building materials, industrial real estate,... in Vietnam.



INVESTMENT PORTFOLIO



Xanh Villas Urban Area
(45ha)



Xuan Cau – Van Giang Ecological Urban Area
(198ha)



Diem Van Eco-Tourism and Urban Area
(130ha)



Lach Huyen Logistics, Industrial & Free Trade Zone (752ha)



Soc Trang Wind Power Plant
(120MW)



Nhon Hoi Wind Power Plant
(60MW)



Dau Tieng Solar Power Plant (500MW)



FICO Cement Factory
(4.5 million tonnes/year)

OUR PARTNERS



SIEMENS



CBRE



CONTACT



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Duy Anh Str, Dong Da Dist, Hanoi



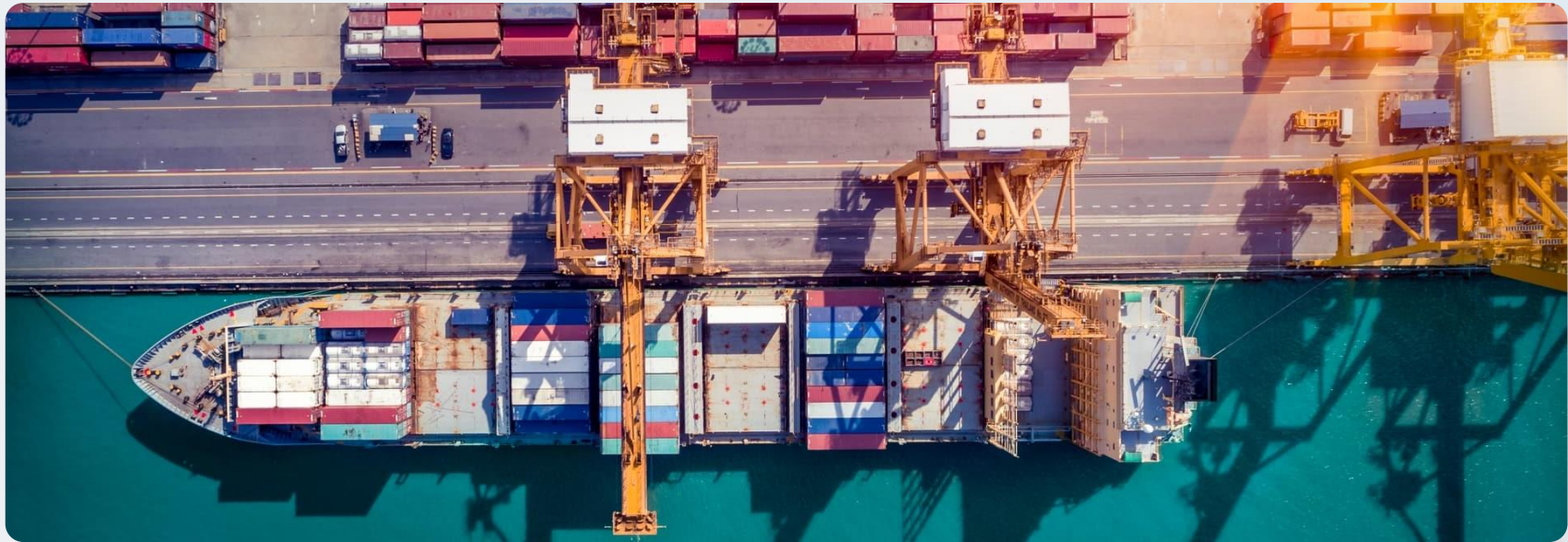
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& FREE TRADE ZONE**

