Western Pacific

NINH BINH PROVINCE

DONG VAN VI

INDUSTRIAL PARK

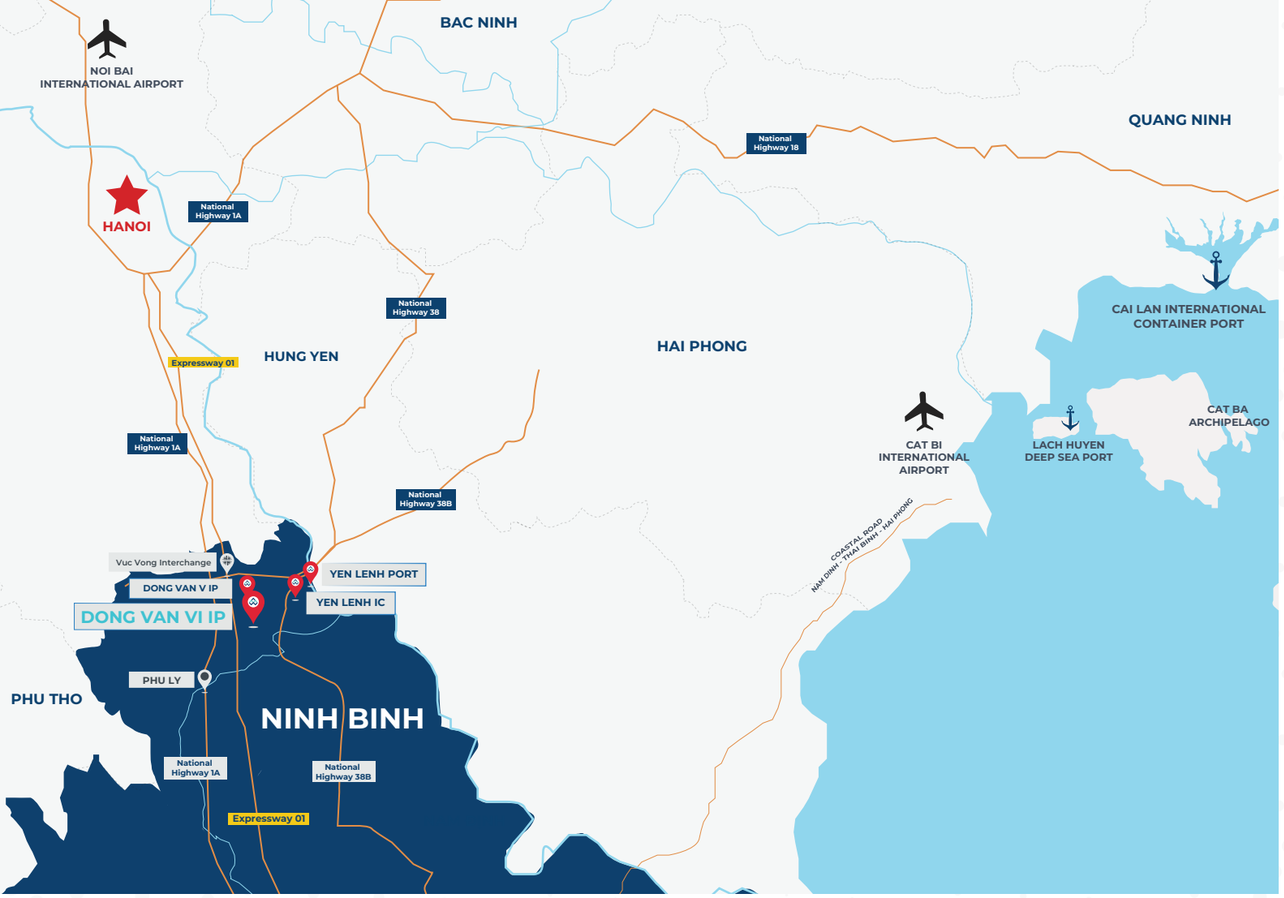
Contact Us
Hotline: 1900 5088
info@westernpacific.com.vn

Ho Chi Minh City Headquarters
13, Street 12, An Khanh Ward, HCMC

Hanoi Representative Office
2nd Floor, 14 Lang Ha Building, Giang Vo Ward, Hanoi

westernpacific.com.vn

1900 5088



- Located in the industrial park complex of Ninh Binh province
- ▸ Adjacent to Ninh Binh - Phap Van - Cau Gie Expressway
  ▸ To Vuc Vong Interchange: 4km
- 40 km from Hanoi Capital City
- 70 km from Noi Bai International Airport

DONG VAN VI
INDUSTRIAL PARK

Duy Tien Ward and Tien Son Ward, Ninh Binh Province

NINH BINH PROVINCE

Located 50 km from Hanoi, Ninh Binh Province is traversed by National Highway 1A and the North-South Railway, offering excellent interregional connectivity.

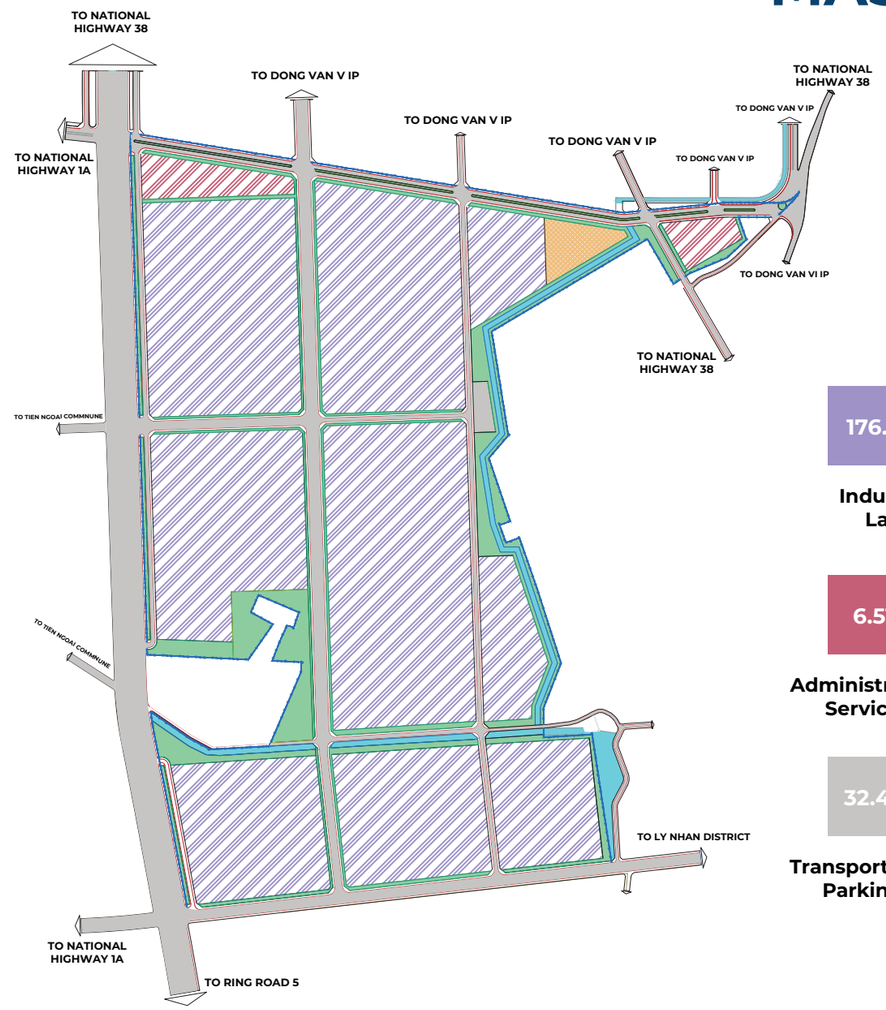
Area : 3.943km²
Population : 4.412.264 people

** Data updated as of 2025*

PROJECT OVERVIEW

Part of a cluster of major industrial parks in Ninh Binh, Dong Van VI Industrial Park is strategically located near key transportation routes such as the Hanoi – Ninh Binh Expressway and National Highway 1A. Just 50 km from central Hanoi, the park is designed with high-quality infrastructure to support businesses across multiple industries.

MASTER PLAN



176.7 ha **Industrial Land**	2.63 ha **Technical Infrastructure Land**
6.51 ha **Administrative and Service Land**	25.15 ha **Green Space**
32.45 ha **Transportation and Parking Land**	6.56 ha **Water Surface Area**

TECHNICAL INFRASTRUCTURES

POWER INFRASTRUCTURE
Total planned capacity of **56.3 MVA**

CLEAN WATER INFRASTRUCTURE
Total planned capacity of **9,500 m³/day and night**

WASTEWATER TREATMENT
Total planned capacity of **7,500 m³/day and night**

TRANSPORTATION INFRASTRUCTURE
External Traffic:
- ▸ Main road width: **99.5m, 6 main lanes** and **6 service lanes**.

Internal Traffic:
- ▸ Two main roads: **42m and 48m wide**, **4 lanes**
- ▸ Branch roads: **19.5m to 38m wide**, **2 - 4 lanes**

FIRE PREVENTION
Fully equipped in compliance with regulations

LEGAL STATUS

Dong Van VI IP was granted the Decision on Investment Policy Approval and Investor Approval under Decision No. 1426/QD-TTg (November 19, 2024)

Total Area
250 ha

Operation Term
2075

TO RING ROAD 5

D1 PLANNED ROAD
99,5M

WASTEWATER TREATMENT FACTORY

ADMINISTRATIVE
AND SERVICE AREA

ADMINISTRATIVE
AND SERVICE AREA



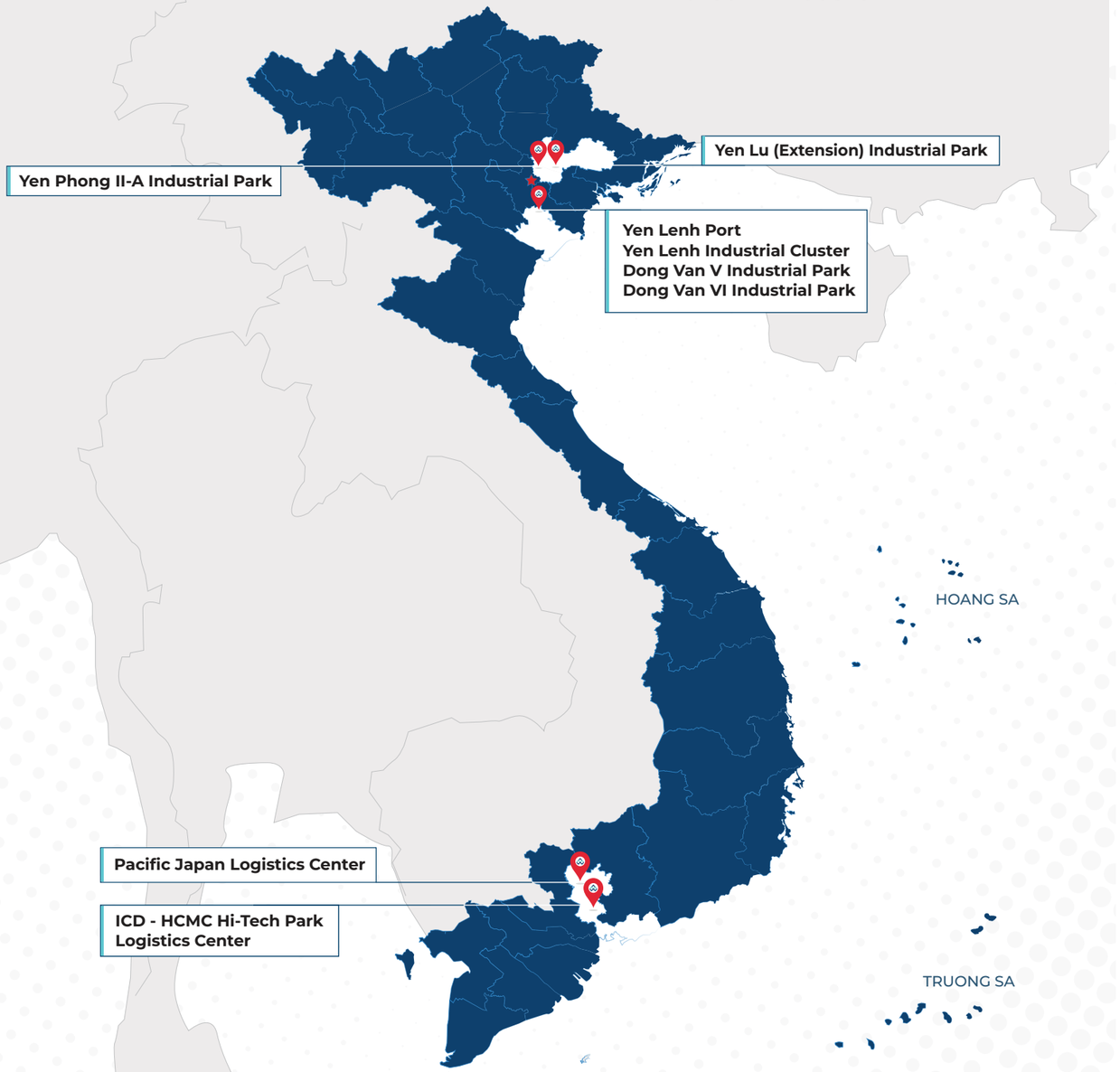




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THE LOGISTICS INDUSTRIAL CLUSTER ECOSYSTEM IN VIETNAM



Total Projects
9

Total Land Area
945.09 ha

Years of Operation
20 years

INVESTMENT PROCESS AT INDUSTRIAL PARK

01 Exchange information, land plot selection & quotation, payment agreement

02 Sign principle agreement

03 Apply for Investment Registration Certificate - IRC and Enterprise Registration Certificate - ERC (Administrative procedures are supported)

04 Sign land lease contract after IRC & ERC are granted

05 Land handover

06 Handing over Land Use Rights Certificate

07 Acquire environmental procedures, construction permits,... according to the law

08 Construction & Operation commencement

Investment Incentives

Corporate income tax incentives in accordance with current Vietnamese legal regulations.