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NINH BINH PROVINCE

YEN LENH
INDUSTRIAL CLUSTER

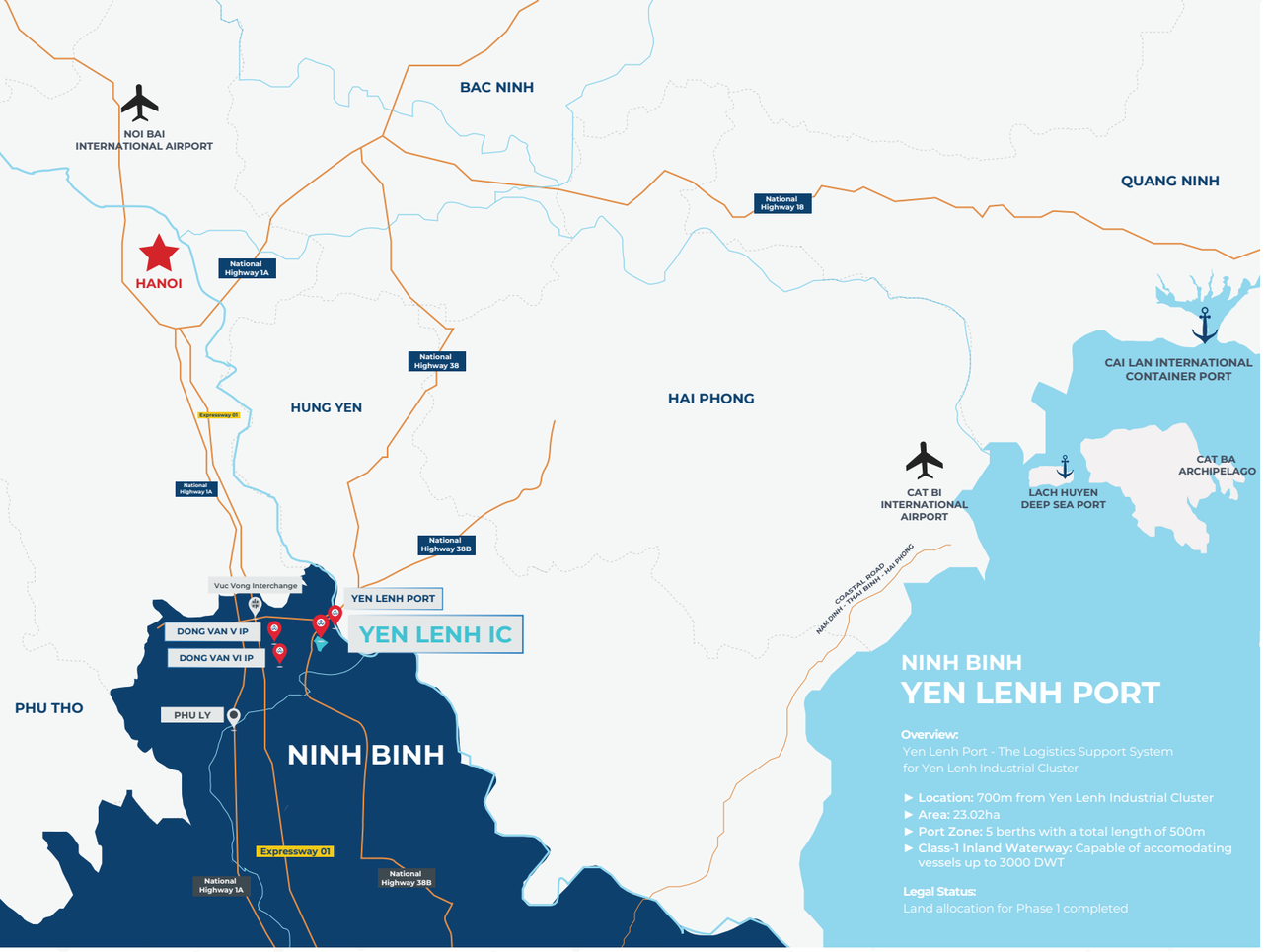
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► Adjacent to National Highway 38B
► 10km from Vuc Vong intersection

50km from Hanoi capital

30km from Lach Huyen Port - Hai Phong

156km from Cai Lan International Port - Quang Ninh

YEN LENH
INDUSTRIAL CLUSTER

Duy Tien Ward, Ninh Binh Province

HA NAM PROVINCE

Located 50 km from Hanoi, Ninh Binh Province benefits from key transportation routes, including National Highway 1A and the North-South Railway, ensuring seamless regional connectivity.

Area: 3.943 km²
Population: 4.412.264 people

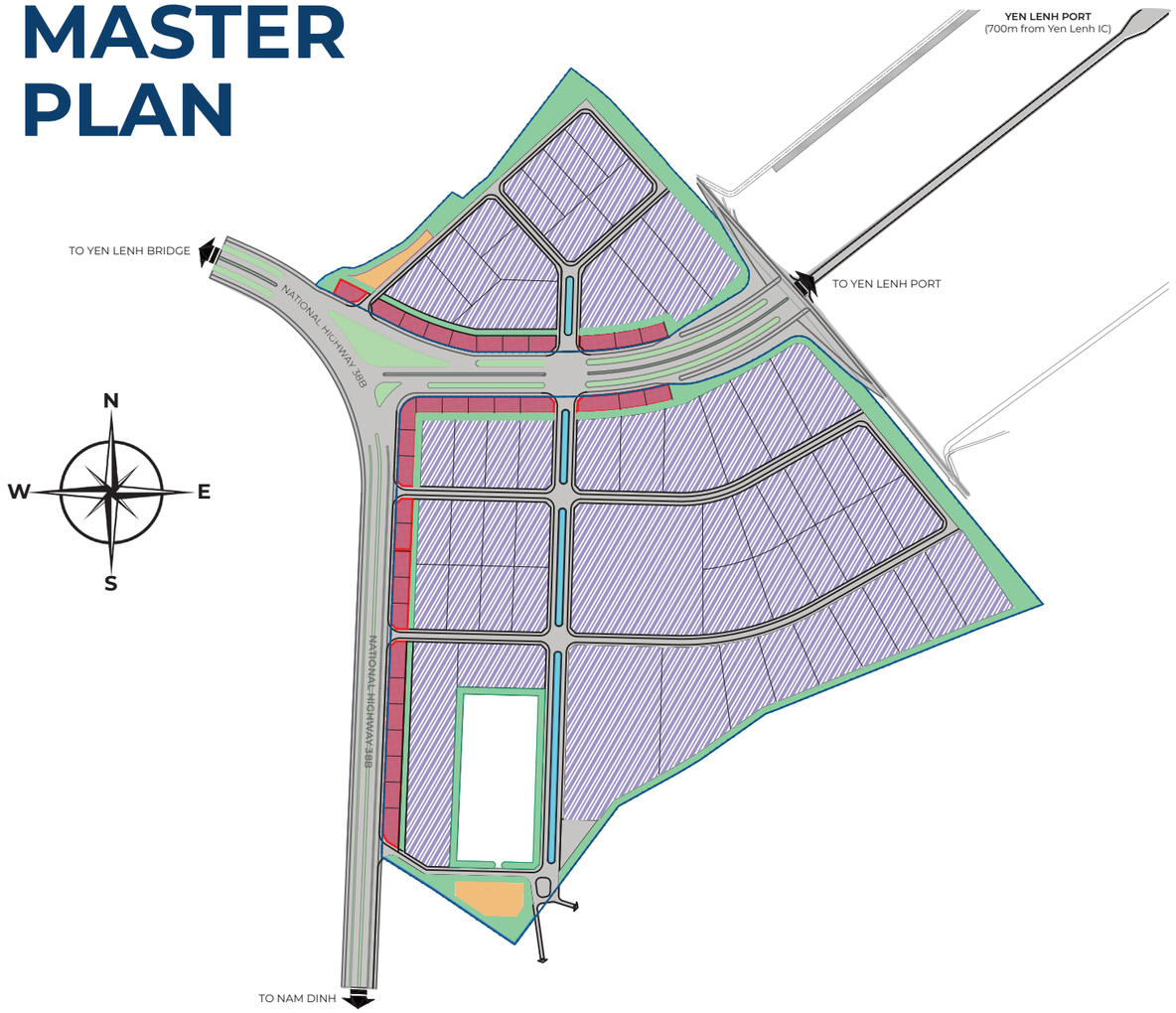
**Data updated in 2026*

PROJECT OVERVIEW

Yen Lenh Industrial Cluster is strategically located on National Highway 38B in Ninh Binh Province, the gateway to the Red River Delta region, with access to the North-South transportation network, including roads, railways, and inland waterways.

With a strategic location offering convenient connectivity to neighboring economic centers, Yen Lenh is a destination for multi-industry enterprises with modern planning, synchronized infrastructure, and a comprehensive ecosystem of utility services.

MASTER PLAN



45.25 ha	0.7 ha	3.62 ha	8.66 ha	7.88 ha
Industrial Land	**Technical Infrastructure Land**	**Administrative and Service Land**	**Green Space and Landscaping**	**Transportation and Parking Land**

TECHNICAL INFRASTRUCTURE

POWER INFRASTRUCTURE
The total electricity usage capacity of the cluster is approximately **19 MVA**

CLEAN WATER INFRASTRUCTURE
Pump station capacity **1,200m³/day and night**

FIRE PREVENTION
Fully equipped with fire prevention and firefighting systems as per regulations

WASTEWATER TREATMENT
Treatment plant capacity **1,000m³/day and night**

TRANSPORTATION INFRASTRUCTURE
External Traffic:
Main road connecting to National Highway 38B: **69m** wide, **6** main lanes and **4** service lanes
Internal Traffic:
Main internal road: **36m** wide, **4** lanes ; Branch roads: **12.5m** to **19.5m** wide, **2** lanes

LEGAL STATUS

► Granted the Decision on Investment Policy Approval and Investor Approval under Decision No. 423/QD-UBND (April 1, 2022)

► Land clearance compensation paid: 64.6 ha

► Land Use Right Certificate obtained: 63.97 ha

► Red book available, ready for handover

Occupancy rate: 95%

Total Area
69.09 ha

Operation Term
2071

WASTEWATER TREATMENT PLANT

UTILITY SERVICE AREA

FACTORIES AND WAREHOUSES

CLEAN WATER INFRASTRUCTURE



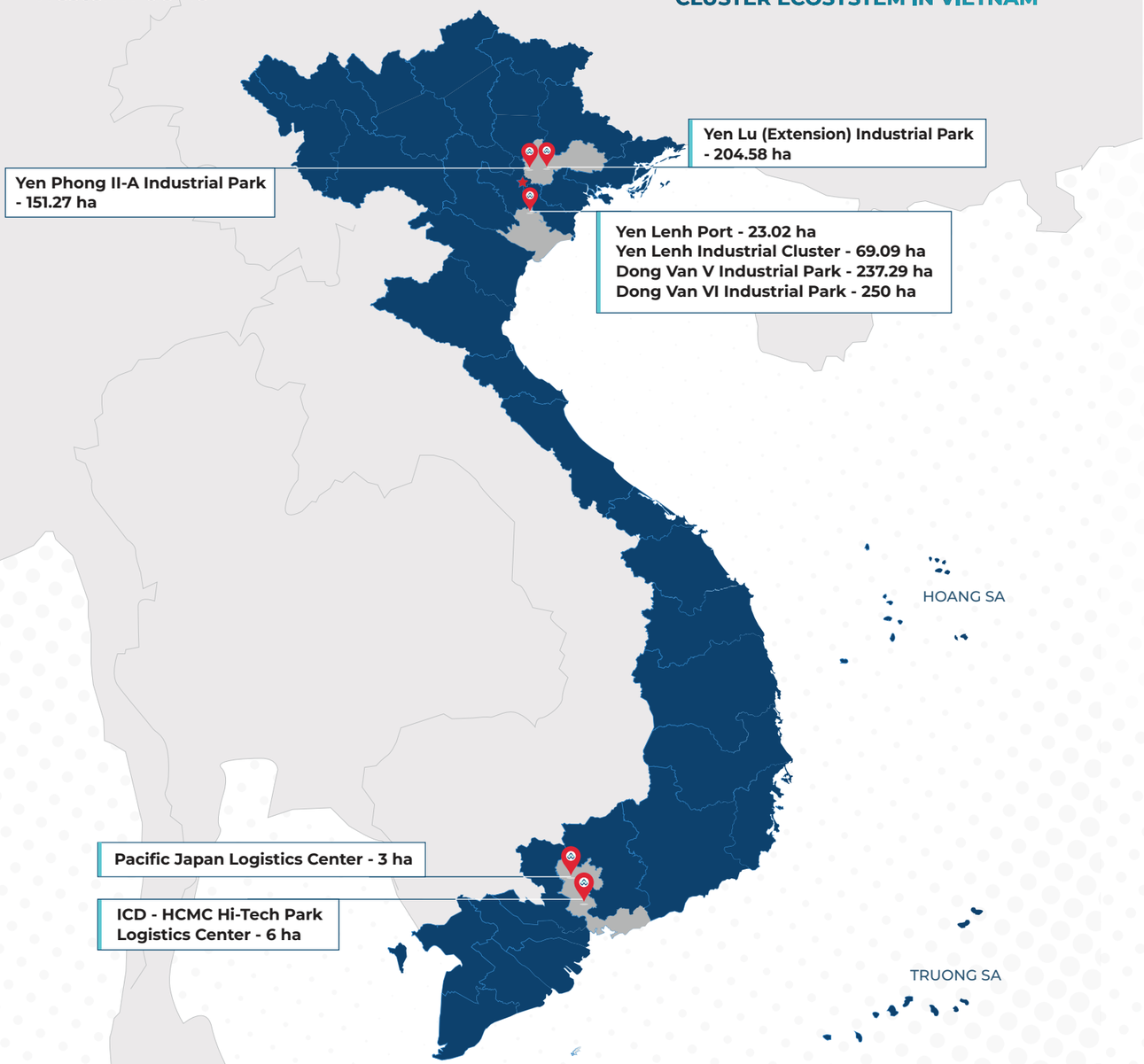




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THE LOGISTICS INDUSTRIAL CLUSTER ECOSYSTEM IN VIETNAM



Total Projects
9

Total Land Area
945.09 ha

Years of Operation
20 years

INVESTMENT PROCESS AT INDUSTRIAL CLUSTER

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

02 Sign principle agreement

03 Sign land lease contract

04 Land handover

05 Handing over Land Use Rights Certificate

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

07 Construction & Operation commencement