



Western Pacific



BAC NINH PROVINCE

YEN LU

(EXPANSION)

INDUSTRIAL PARK



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 Noi Bai International Airport: 51km	 Hanoi CBD: 42km
 Lach Huyen Port - Hai Phong: 121km	 Lang Son border gate: 130km

INDUSTRIAL PARK

YEN LU (EXPANSION)

Yen Dung Ward, Bac Ninh Province

BAC NINH PROVINCE

Located adjacent to Hanoi and along the economic corridor connecting China - Lang Son - Hanoi - Quang Ninh, Bac Ninh serves as a crucial gateway for trade between northern provinces and the major economic centers of the Red River Delta. The province is home to leading global technology corporations such as Foxconn and Luxshare...

OVERVIEW

Yen Lu (Extension) Industrial Park is directly connected to National Road 1A, providing access to the China border and the North-South transportation route. The park is developed with modern infrastructure to help businesses optimize their supply chain, attracting high-tech industries and supporting industries.

MASTER PLAN



77.79 ha	3.07 ha	3.34 ha	13.18 ha	15.09 ha	4.86 ha
Industrial Land	Technical Infrastructure Land	Administrative and Service Land	Green space	Transportation and Parking Land	Water surface

TECHNICAL INFRASTRUCTURE



POWER INFRASTRUCTURE
Total planned capacity of **66 MVA**
Phase 1 capacity: **40 MVA**



CLEAN WATER INFRASTRUCTURE
Total planned capacity of **10,400 m³/day and night**
Phase 1 capacity: **5,800 m³/day and night**



INTERNAL ROADS
Main Road:
Width of **48.5m, 4 lanes**
Branch Roads:
Width ranging from **15m to 24m, 2 lanes**



WASTEWATER TREATMENT
Total planned capacity of **5,300 m³/day and night**
Phase 1 capacity: **3,000 m³/day and night**



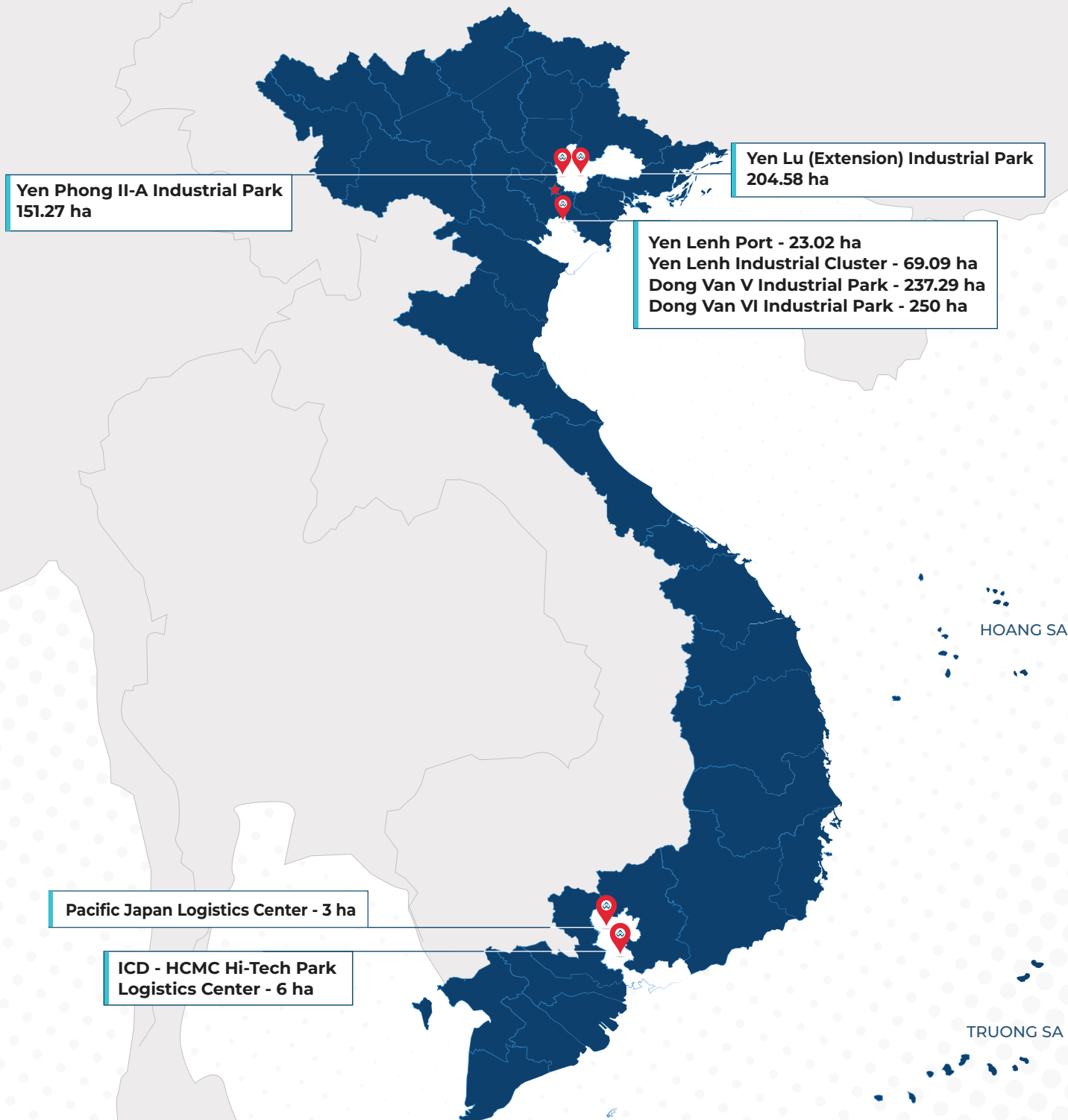
FIRE PREVENTION
Fully equipped with fire prevention and firefighting systems as per regulations

LEGAL STATUS

- Granted the Decision on Investment Policy Approval and Investor Approval under Decision No. 636/QĐ-TTg (July 12, 2024)
- Land handover to customers is expected in Q2-Q3 of 2027
- The project has received the first land allocation decision under Decision No. 406/QĐ-UBND (dated February 12, 2026).



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.