Western Pacific



BAC NINH PROVINCE

YEN PHONG II-A

INDUSTRIAL PARK

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YEN PHONG II-A

INDUSTRIAL PARK

Tam Giang Commune, Bac Ninh Province

BAC NINH PROVINCE

Bac Ninh has consistently ranked among the top provinces in Vietnam for attracting foreign direct investment (FDI), thanks to its strategic geographical location, abundant and high-quality labor force, and effective investment policies.

- **Area:** 4.718,6 km²
- **Population:** 3.619.433 people

**Data updated in 2025*

OVERVIEW

Yen Phong II-A Industrial Park is strategically located near the junction of National Highway 18 (Noi Bai - Ha Long) and the Hanoi - Thai Nguyen Expressway, 15km from Noi Bai International Airport and 30km from Hanoi CBD.

As part of Bac Ninh province's electronics and supporting industries ecosystem, Yen Phong II-A IP is designed with a fully integrated and international-standard infrastructure system; tailored specifically to meet the demands of high-tech industries and FDI enterprises.

ROAD CONNECTIVITY:

- Adjacent to the Hanoi - Thai Nguyen Expressway
- Direct access to National Highway 18 (Noi Bai - Ha Long)

ECONOMIC & ADMINISTRATIVE CENTERS:

- 30 km from Hanoi city center
- 20 km from Bac Ninh City
- 9 km from Samsung Factory

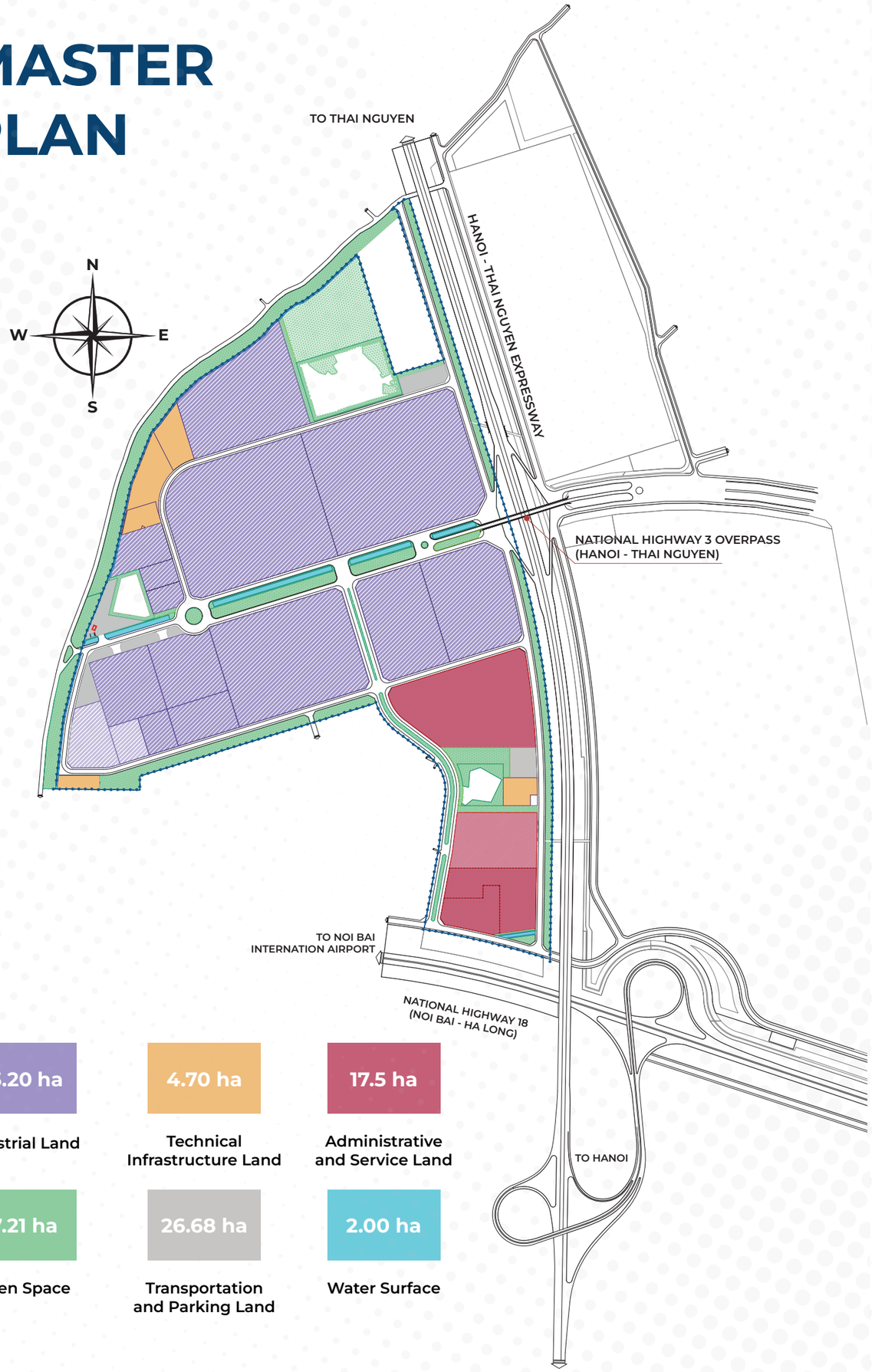
INTERNATIONAL AIRPORTS :

- 15 km from Noi Bai International Airport
- 140 km from Cat Bi International Airport

SEAPORTS:

- 147 km from Lach Huyen Deep-sea Port, Hai Phong

MASTER PLAN



TECHNICAL INFRASTRUCTURE

POWER INFRASTRUCTURE
Total planned capacity of **199.2 MVA**

CLEAN WATER INFRASTRUCTURE
Total planned capacity of **14,500 m³/day and night**

WASTEWATER TREATMENT
Total planned capacity of **9,960 m³/day and night**

INTERNAL ROAD SYSTEM
▶Main road: 87.5 meters wide (6 lanes)
▶Secondary roads: 24 meters wide

FIRE PREVENTION
Fully equipped in compliance with regulations

LEGAL STATUS

- Obtained the Investment Policy Approval under Decision No. 220/QĐ-TTg dated February 19, 2021
- Construction permit obtained; construction commenced in September 2023
- Land Use Right Certificate (LURC) granted for the entire project area
- Completed infrastructure
- Ready for land handover to investors
- Occupancy rate: 50%

Total Area
151.27 ha

Operation Term
2071

FACTORIES AND WAREHOUSES

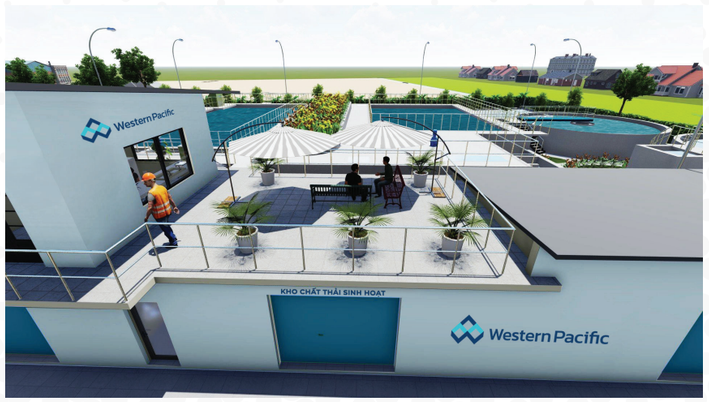
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OFFICE AREA

WASTEWATER TREATMENT PLANT

CLEAN WATER PLANT



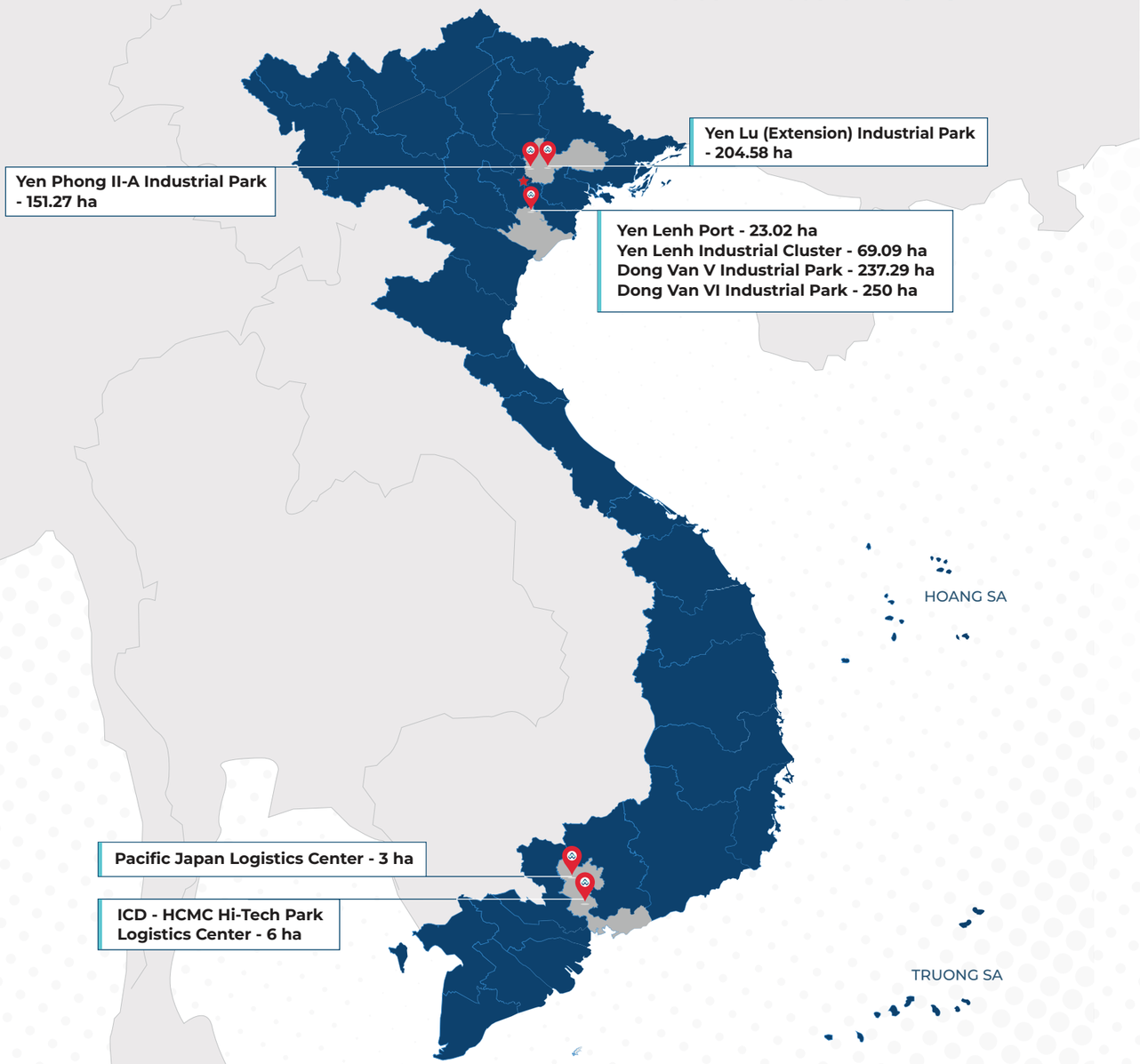




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THE LOGISTICS INDUSTRIAL CLUSTER ECOSYSTEM IN VIETNAM



Total Projects	Total Land Area	Years of Operation
9	**945.09 ha**	**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.