



Western Pacific



BAC NINH PROVINCE

# YEN PHONG II-A INDUSTRIAL PARK



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# YEN PHONG II-A INDUSTRIAL PARK

Tam Giang Commune, Hoa Tien Commune, Yen Phong District, 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:** 822.7 km<sup>2</sup>
- Population:** 1,450,518 people
- GRDP:** 11.11 billion USD
- FDI (2023):** 1.7 billion USD (Ranked 6th in FDI attraction in Vietnam)
- Labor source:** 294,143 workers in industrial parks

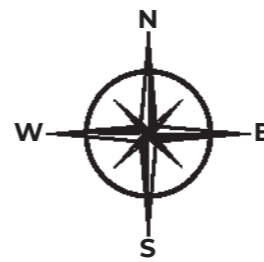
*\*Data updated in 2023*

## 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, less than 20km 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.

# MASTER PLAN



83.20 ha

Industrial Land

4.70 ha

Technical Infrastructure Land

17.5 ha

Administrative and Service Land

17.21 ha

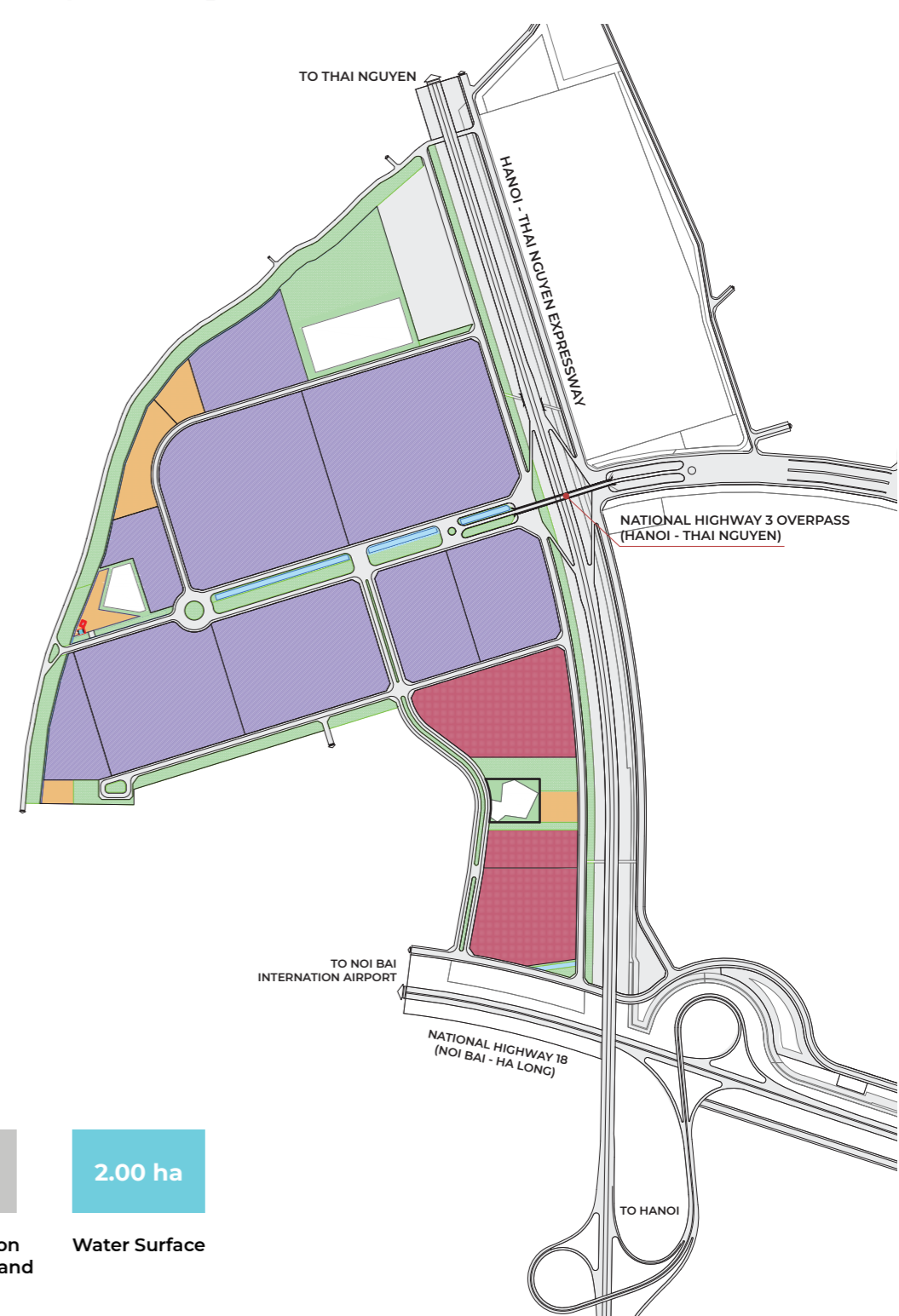
Green Space

26.68 ha

Transportation and Parking Land

2.00 ha

Water Surface



## TECHNICAL INFRASTRUCTURE



### POWER INFRASTRUCTURE

22kV power supply from 110kV Yen Phong II station



### CLEAN WATER INFRASTRUCTURE

Pump station capacity 7,000m<sup>3</sup>/day and night



### WASTEWATER TREATMENT

Total design capacity of WWTP 5,000m<sup>3</sup>/day and night



### INTERNAL TRAFFIC

- ▶ Main road: 87.5m wide (6 lanes)
- ▶ Branch roads: 24m wide



### FIRE PREVENTION

Fully equipped in compliance with regulations

## LEGAL STATUS

- ▶ Granted the investment policy decision for the project by the Prime Minister according to Decision No. 220/QĐ-TTg (February 19, 2021)
- ▶ Approved with 1/500 construction planning
- ▶ Received a construction permit and started construction in September 2023
- ▶ Land clearance: 140.5ha have been compensated
- ▶ Received the Land Use Rights Certificate: 86.3ha
- ▶ Hand over land to customers from January 2024





Total Area  
**151.27 ha**



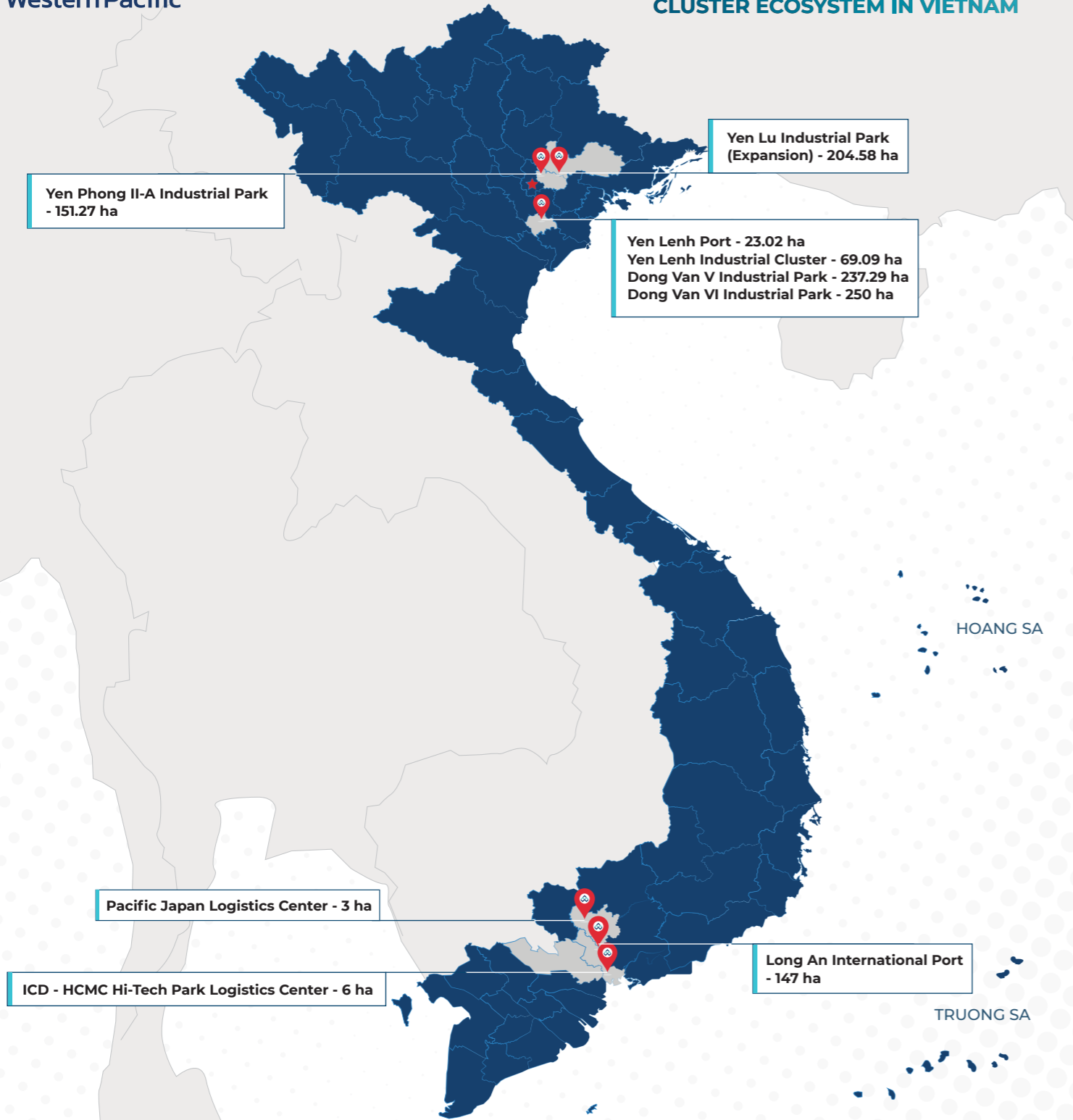
Operation Term  
**2071**



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THE LOGISTICS INDUSTRIAL CLUSTER ECOSYSTEM IN VIETNAM



# 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



Total Projects  
**10**



Total Land Area  
**943.75 ha**



Years of Operation  
**19 years**

## INVESTMENT INCENTIVES

Corporate Income Tax

**0%** — **↓ 50%**

Applicable  
First 2 years

Applicable  
Next 4 years