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PROJECT PITCHBOOK NINH BINH LOGISTICS CENTER

QUICK FACTS

Industrial Park
Gian Khau I.P

Location
Gia Tran Commune, Ninh Binh Province

Ceiling Height
7m - 10m

Land expiry
2068

Progress
Completed, accepted, and put into use

Property type

- Standard
- Ready-built Warehouse (normal & bonded)

Floor Load Capacity
3 tons/m²

TOTAL AREA

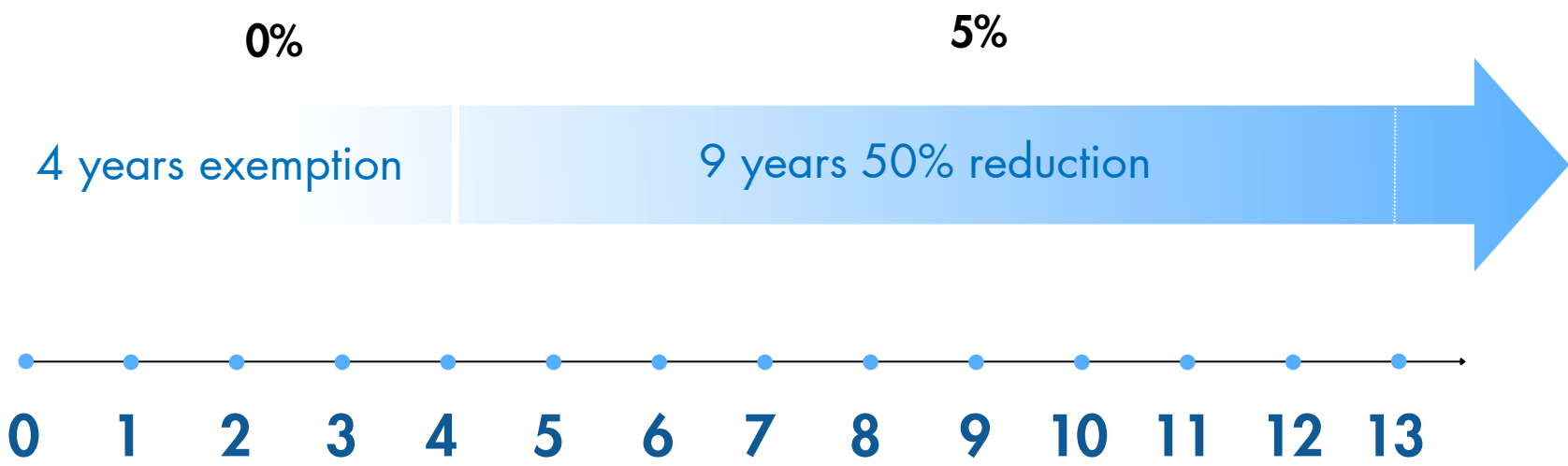
Total land area
150 hectares

Warehouse/Factory area
400,000 m²

Flexible leased area
1,000 m², 2,000 m², 3,000 m²,
... up to 10,000 m²

TAX INCENTIVES

*The 10% tax rate is applicable to 15 years counting from the 1st year that company starts business activities and get "revenue"



PROXIMITY

165 km

To Hai Phong Port

2 hours 45 minutes

110 km

To Noi Bai International Airport

2 hours 5 minutes

82 km

To Ha Noi City

1 hour 50 minutes



AMENITIES

- GO! Ninh Binh Supermarket
(16km - 20minutes)
- Ninh Binh General Hospital
(13km - 20minutes)
- Trang An Scenic Landscape Complex
(12km - 18minutes)
- Hoa Lu University
(12km - 17minutes)
- Royal Golf Course
(28km - 37minutes)
- Resort
(7km - 12minutes)

FACILITIES

- Office Buildings
- Electric Vehicle Charging Stations
- Outdoor Sports Courts
- Cafeteria
- Dock Leveler
- 22 kV Substation
- Parking Areas
- Finished Car Parking Areas
- Wastewater Treatment Station of the IP
- Scrap and Industrial Waste Storage Area

SECURITY

24/7 Security Service

with surveillance cameras inside warehouses/workshops

FIRE PROTECTION

Automatic Fire Alarm & Extinguishing System,

with Sprinkler nozzles



PRIORITY FIELDS TO ATTRACT INVESTMENT

Supporting industrial products for the production of items in the following sectors:

Electronics & Information Technology



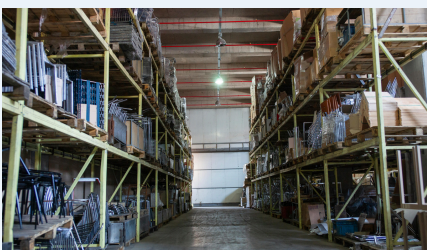
Automotive Assembly and Manufacturing



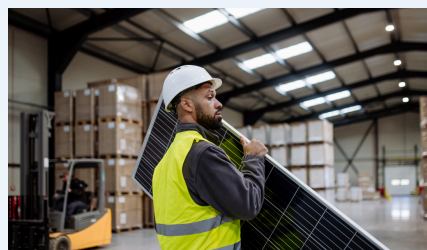
Mechanical Engineering & Manufacturing



Composite Material Production, Light Construction Materials, and Rare Materials



Renewable Energy, Clean Energy, and Energy from Waste Disposal



Biotechnology Development



Environmental Pollution Control Equipment Manufacturing



CONTACT US

TCMS INCENTIVE POLICIES



Direct Warehouse Rent Discount (3%-5%)

when utilizing other logistics services provided by TCMS



Commission Bonus

for successfully referring clients to TCMS

HEADQUARTERS

Gian Khau Industrial Park,
Gia Tran Commune, Ninh Binh Province

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