

PEOPLE'S COMMITTEE OF THANH HOA PROVINCE

INVESTMENT PROMOTION MATERIALS FOR THE PROVINCE OF

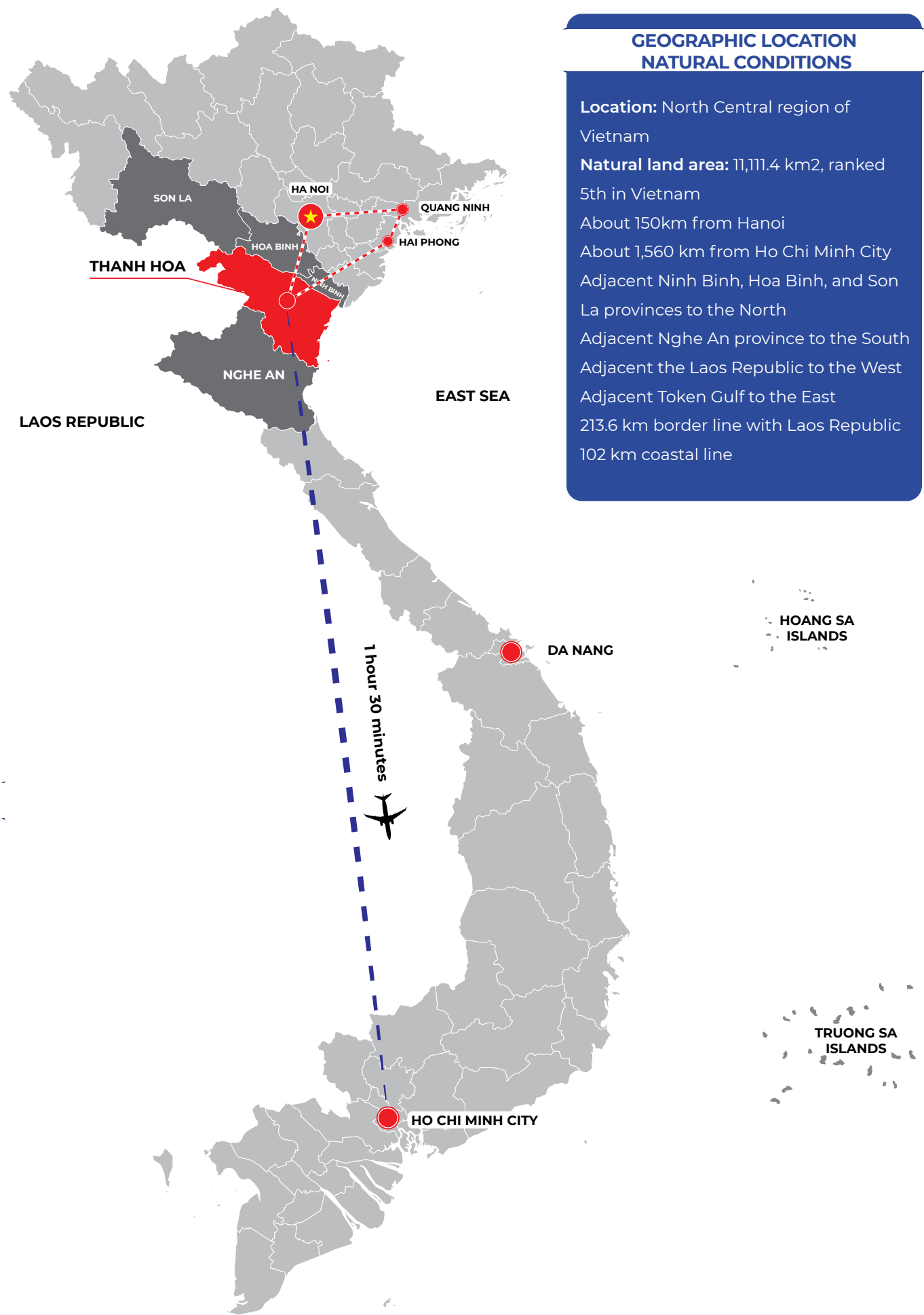
THANH HOA



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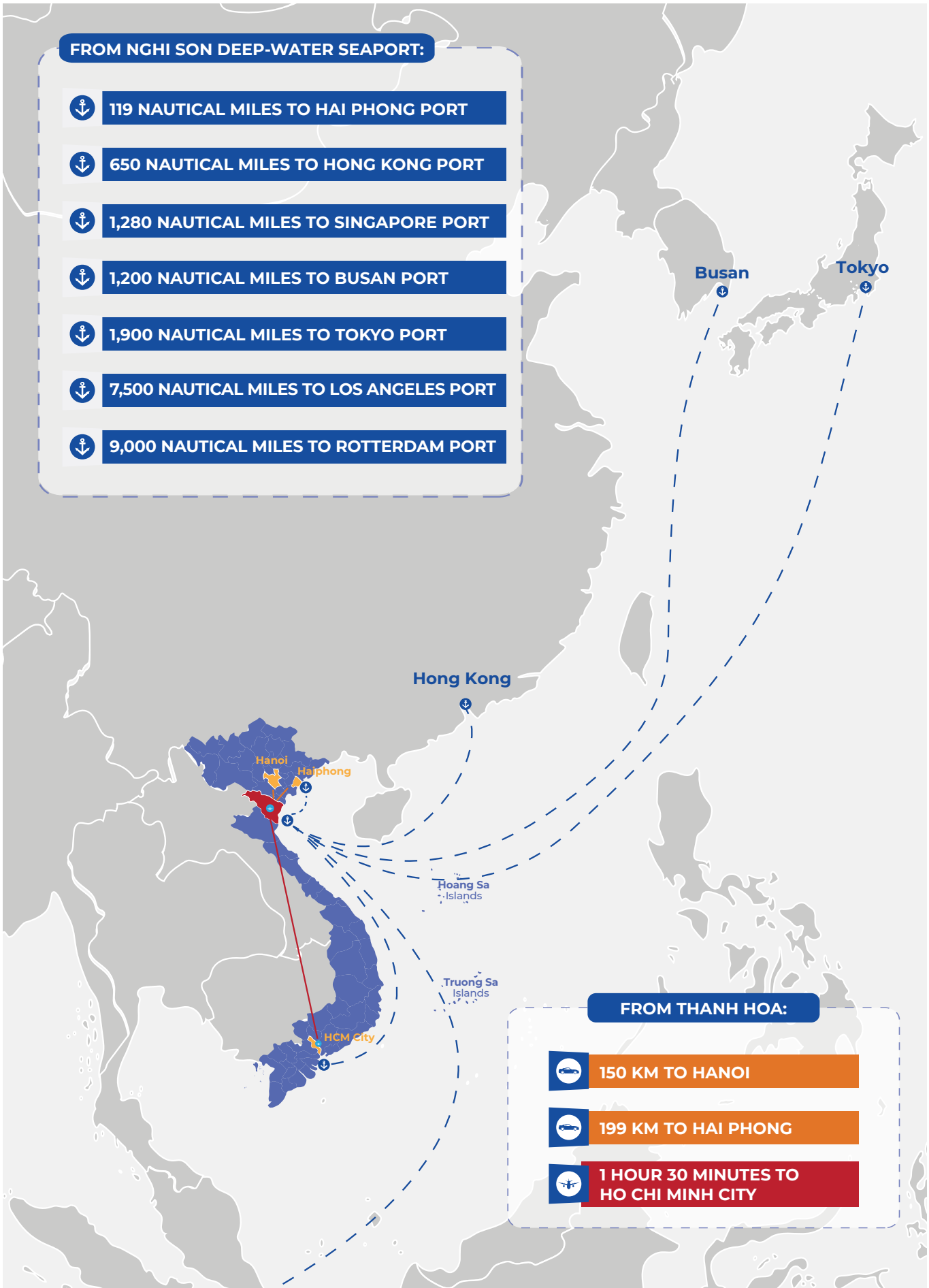


OVERVIEW OF THANH HOA PROVINCE



OVERVIEW OF THANH HOA PROVINCE

CONNECTION MAP BETWEEN THANH HOA PROVINCE AND OTHER AREAS:



TOPOGRAPHY, ECOSYSTEM, CLIMATE, NATURAL RESOURCES

Topography, ecosystem:

Thanh Hoa province has all kinds of topography and ecosystems, including Midlands - Mountains, Delta, and Coastal regions. Each region has its characteristics.



MIDLANDS - MOUNTAINS

Climate:

Thanh Hoa is located in the tropical monsoon climate with a cool, mild climate with 4 seasons: Spring, Summer, Autumn, and Winter.



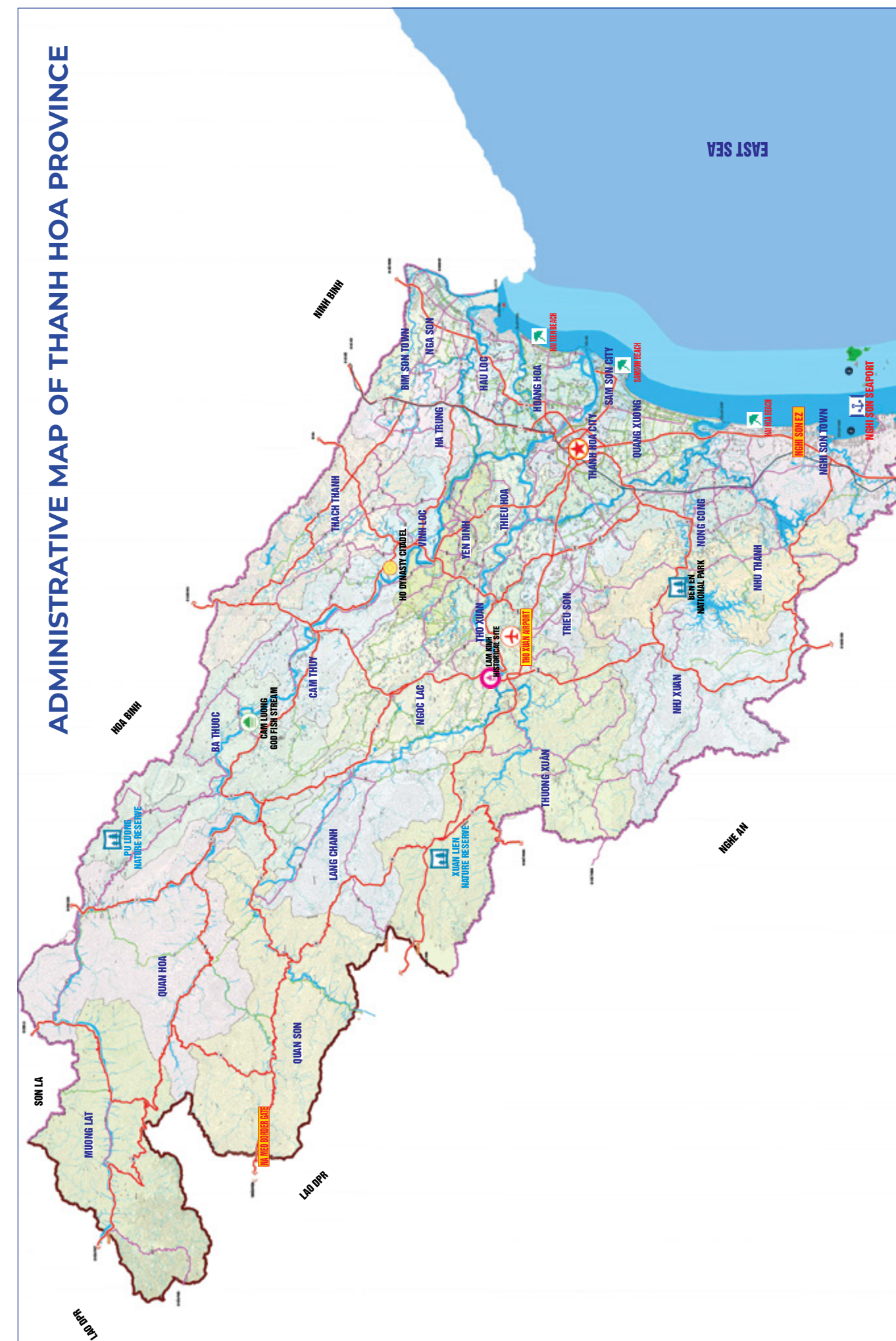
DELTA REGIONS

Natural resources:

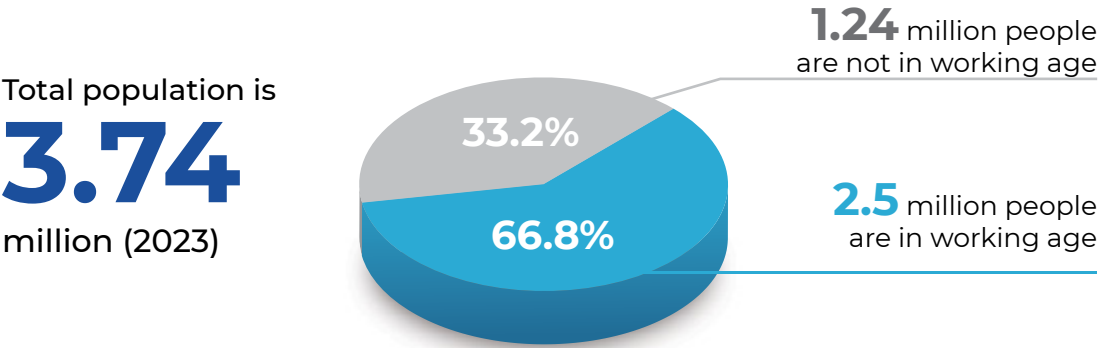
Thanh Hoa owns rich natural resources such as land, forests, and sea, which is very convenient for developing different industries, construction, agriculture, forestry, fisheries, services, and tourism.



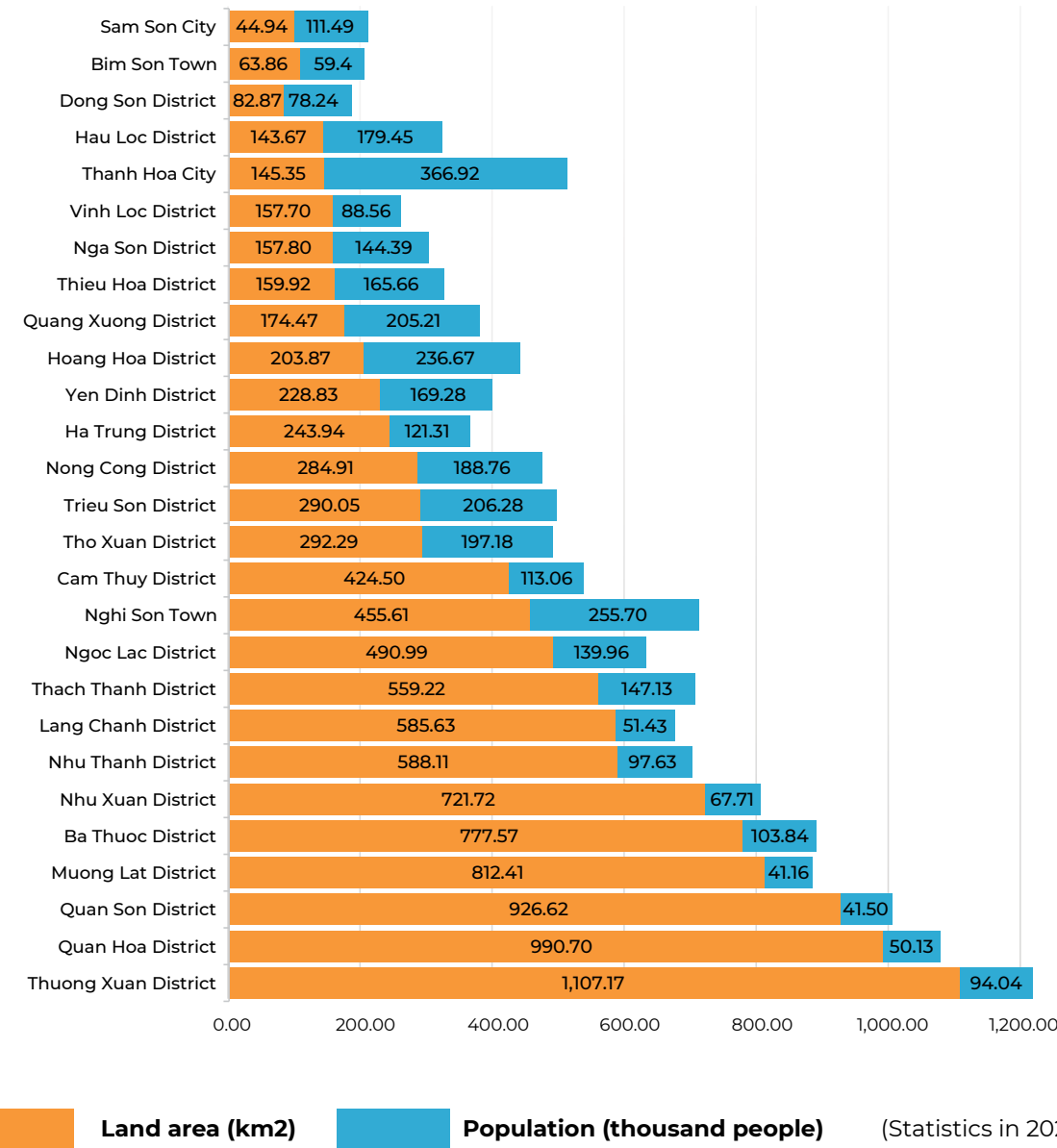
COASTAL REGIONS



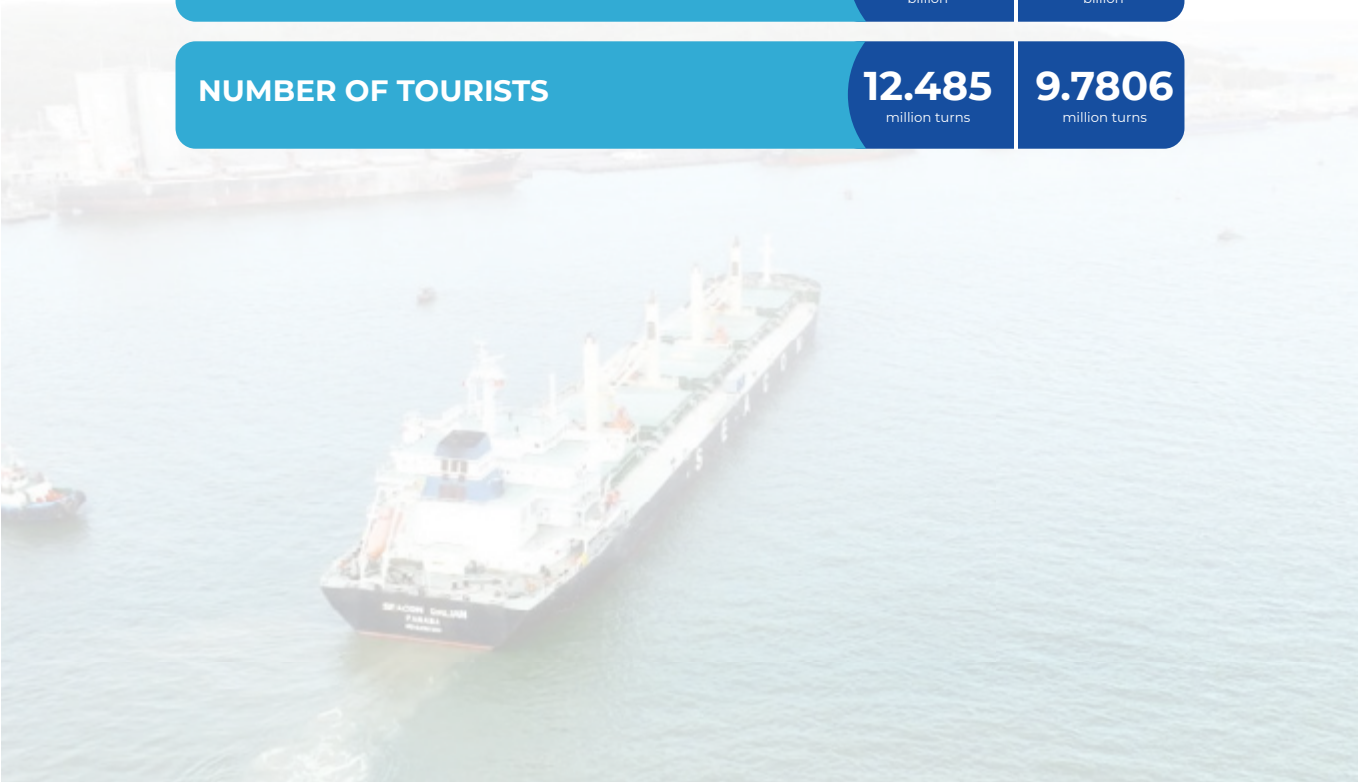
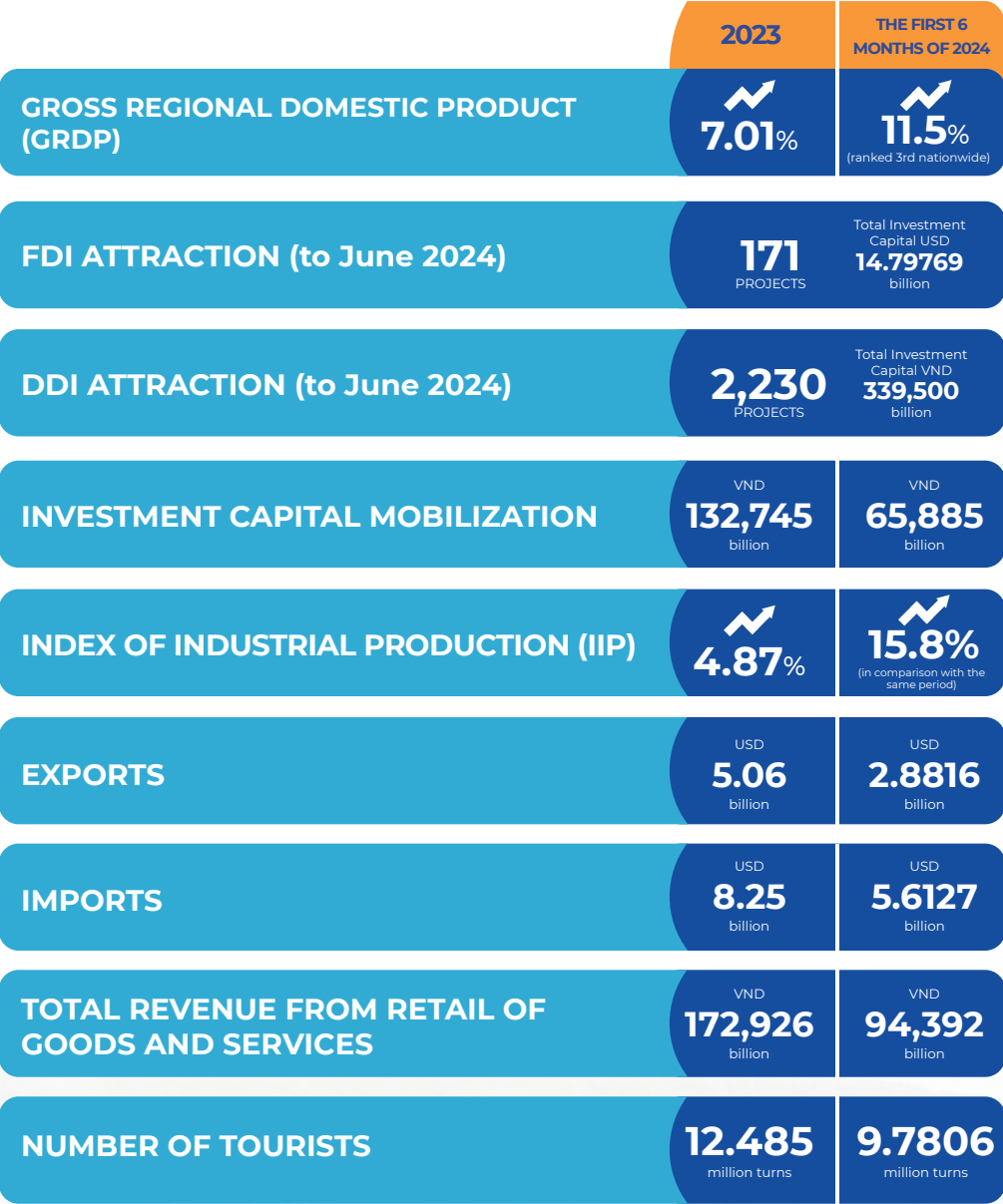
POPULATION AND LABOR



LAND AREA AND POPULATION OF 27 DISTRICTS, TOWNS, AND CITIES OF THANH HOA PROVINCE



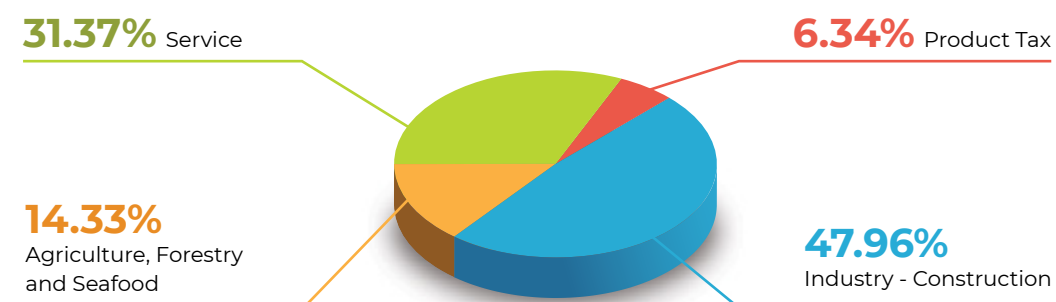
SOCIO-ECONOMIC STATISTICS



SOCIO-ECONOMIC STATISTICS

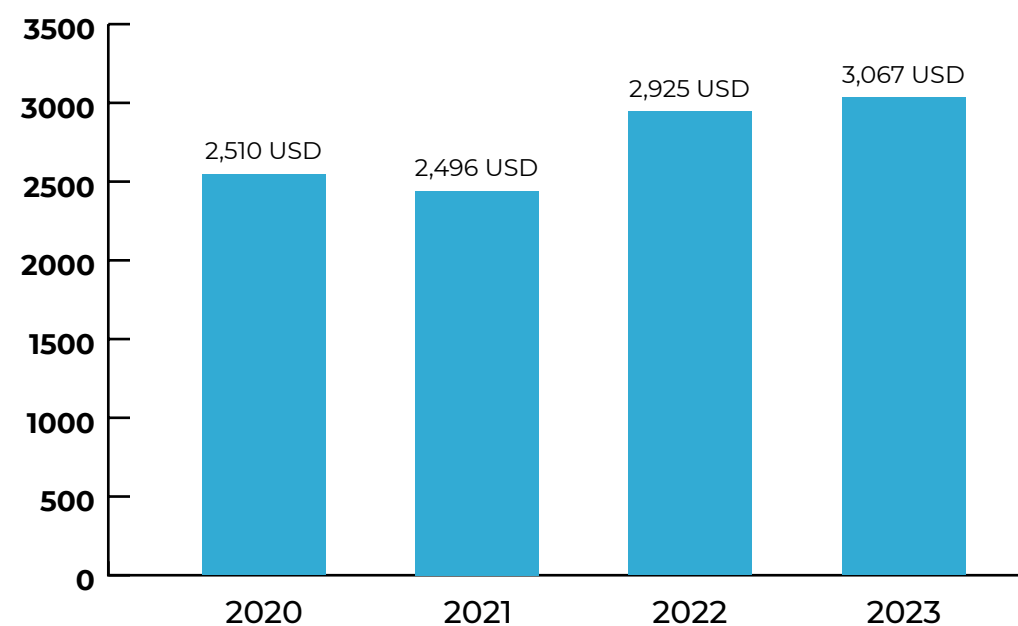
ECONOMIC STRUCTURES

(2023)



GRDP PER CAPITA

(2020 - 2023)



INFRASTRUCTURE

Transportation:

Thanh Hoa province owns 5 types of transportation, including roads, railways, inland waterways, sea and air roads.



ROADS

The total length of roads is 28,645 km, including 01 highway with 98.8 km long; 13 national highways with 1,366.7 km long; 79 provincial roads with 1,798.5 km long, and other roads with 25,381 km long. The roads run through North-South highway, coastal roads, highway 1A, Ho Chi Minh Road, Highway 47, 217,15C connecting Thanh Hoa province with Lao PDR; Highway 10,15,45 connecting Thanh Hoa province with Ninh Binh and Hoa Binh provinces.



RAILWAYS

The North-South railways running through Thanh Hoa province are 103.5 km long with 10 stations, including 02 main stations (Thanh Hoa and Bim Son stations). The high-speed railway on the North-South axis section through Thanh Hoa province has a length of 95.2 km that is expected to begin construction from 2026 to 2030.



INLAND WATERWAYS

There are 23 inland waterways, totaling 761.5 km, including eight central inland waterways, 213 km long, and 15 local waterways, 548.5 km long.



SEA ROADS

Nghi Son deep-sea port is a type-I national general port and has the potential to develop into a notable seaport. Currently, it has 35 operating piers, buoys, and anchoring areas totaling 5,343m. It received the most significant ship with a tonnage of 320,000 tons and can receive 100,000 DWT ships. The goods that passed through the port in 2023 reached 46.1 million tons (45.8 million tons passed through Nghi Son port). There are 02 shipping lines (CMA - CGM shipping lines and VIMC shipping company) operating international container transport routes from Nghi Son to Europe, the US, and Singapore.

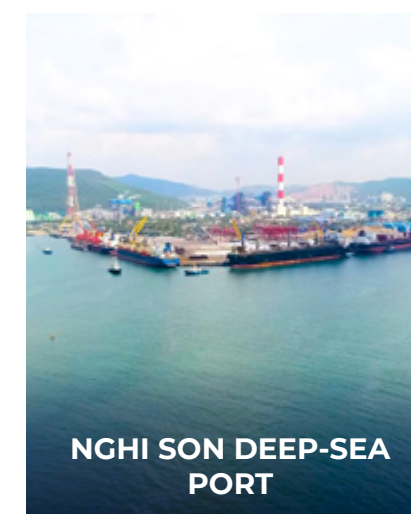


AIR ROADS

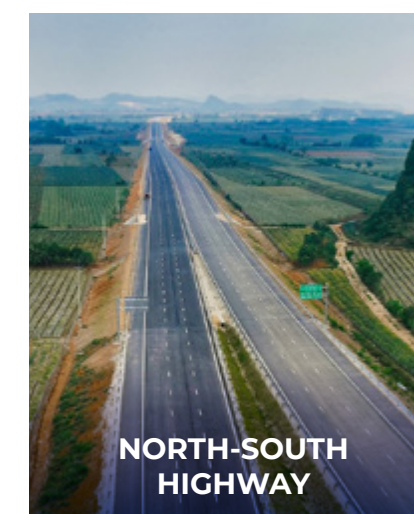
Tho Xuan Airport currently exploits nine domestic routes to Ho Chi Minh City, Khanh Hoa, Can Tho, Lam Dong, Kien Giang, Binh Dinh, Con Dao, Da Nang, and Buon Ma Thuot. It is planned to be a resort for Noi Bai International Airport. It also opens international Charter flights to Thailand, Japan, Korea, and Singapore and is planned to become an international airport by 2030.



THO XUAN AIRPORT



NGHI SON DEEP-SEA PORT



NORTH-SOUTH HIGHWAY

INFRASTRUCTURE

Electricity infrastructure:

Power source: Currently, there are 19 power plants in the province, with a total capacity of 2,488.4 MW (of which 11 hydropower projects have a total capacity of 607.7 MW; 01 Solar power plant has a total capacity of 30 MW; 03 biomass power plants have a total capacity of 47.7 MW; and 02 thermal power plants (Nghị Sơn 1 and Nghị Sơn 2) have a total capacity of 1,800 MW).

500kV power grid: There is a 500kV transformer station in Nghi Sơn town with a capacity of 900 MVA. A 500kV transformer station in Thieu Hoa district with a capacity of 1800 MVA is under construction. A 500kV line has a total length of 289.34 km.

220kV power grid: Four 220 kV transformer stations have a total capacity of 1,750MVA.

110kV power grid: there are currently 60 110 kV lines with a total length of 1,047.32 km and 36 110 kV transformer stations with a total capacity of 2,600.5 MVA.

Medium voltage grid: there are 256 medium voltage lines with a total length of 7,367.19 km.

Lower voltage line: it has a total length of 15,745.91 km.



Posts and telecommunications system: The province's post and telecommunications system is widely distributed, which creates favorable conditions for modern communication locally, domestically, and internationally.

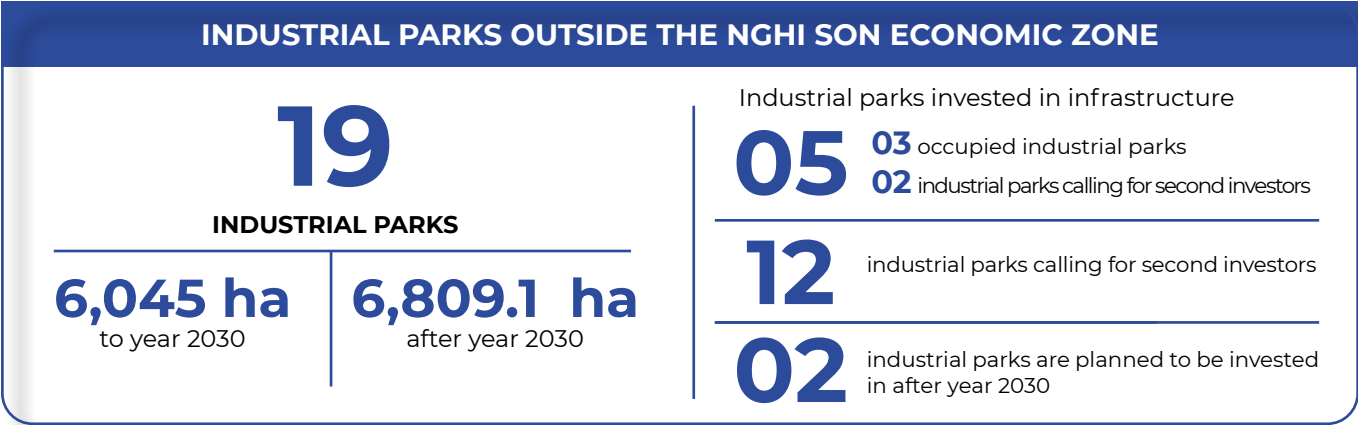
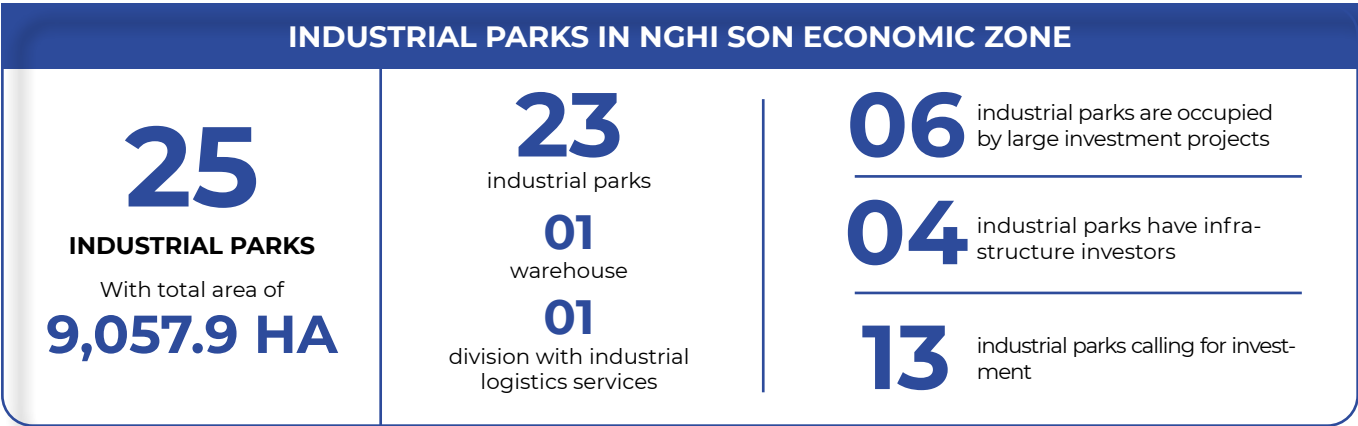


Water supply infrastructure: There are 30 water supply plants in the province's urban area, with a total designed capacity of 320,820 m3/day night. The total capacity of clean water exploitation is 225,000 m3/day night. The proportion of the urban population provided clean water through the centralized water supply system is 96%.

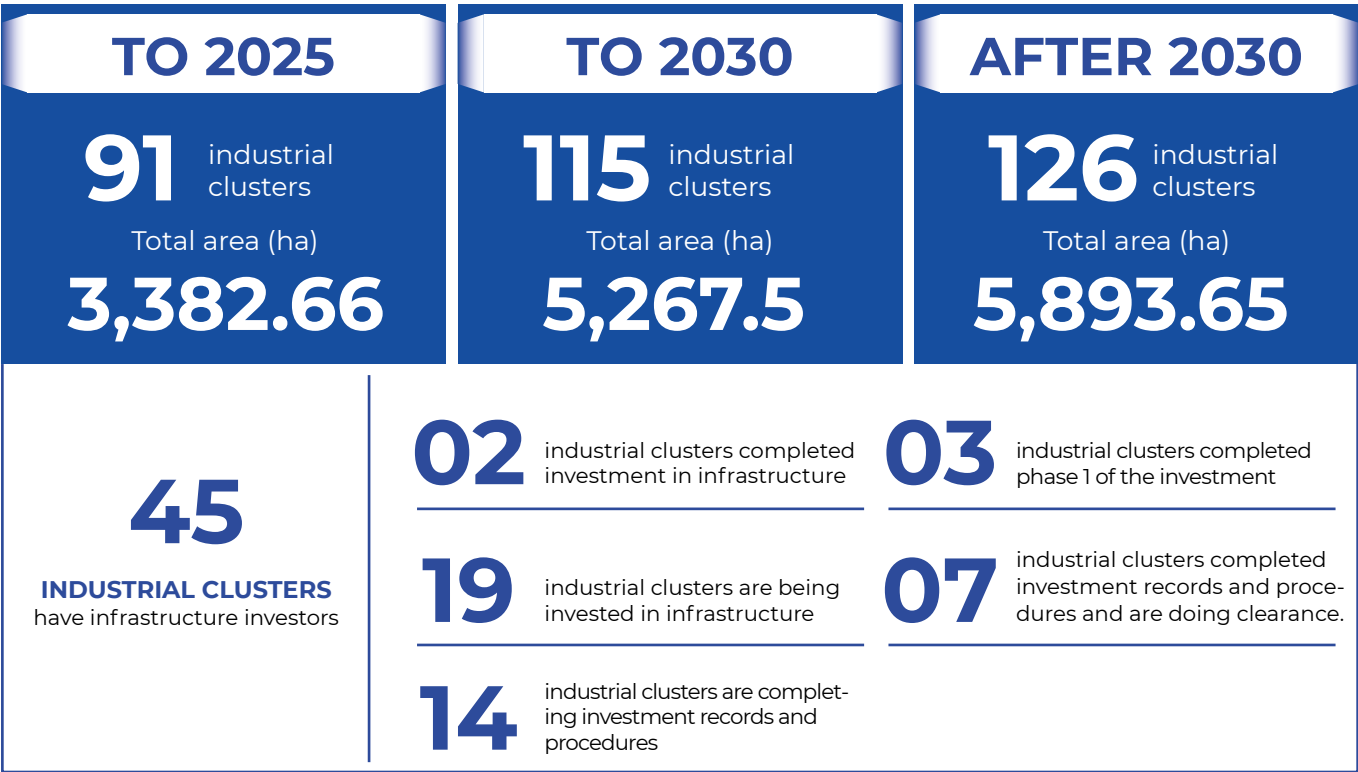


INFRASTRUCTURE OF INDUSTRIAL PARKS AND INDUSTRIAL CLUSTERS

Infrastructure of industrial parks



Infrastructure of industrial clusters



SOCIAL INFRASTRUCTURE

TOURISM

1,300 TOURIST ACCOMMODATION ESTABLISHMENTS	44 3 TO 5 STARS HOTELS	83 PROJECTS WITH INVESTMENT OF VND 146,000 BILLION	12 RESORTS
48,600 ROOMS	1,000 RESTAURANTS	79 TRAVEL AGENCIES	59 TOURIST SPOTS



Beach tourism

Thanh Hoa province has rich and diverse beach tourism resources, including beautiful and famous beaches like Hai Tien, Sam Son, Tien Trang, Hai Hoa, and Bai Dong (Nghì Son town), which attract millions of tourists.



Community-based ecotourism

Ecotourism and community tourism areas in the mountainous districts of Thanh Hoa province include May Waterfall (Thach Thanh District), Pu Luong Nature Reserve (Ba Thuoc District), Ben En National Park (Nhu Thanh District), Cam Luong holy fish stream (Cam Thuy district), Ma village (Thuong Xuan district) and Hang village (Quan Hoa district)



Heritage travel

Currently, Thanh Hoa province has 300 cultural festivals, 856 historical-cultural relics, and several landscapes that have been ranked, including 01 World Cultural Heritage, five extraordinary national monuments, 139 national monuments, and 711 provincial monuments.



Some outstanding spots are Lam Kinh National Special Monuments, the Citadel of the Ho Dynasty, a World cultural heritage site, Ba Trieu Special National Monuments Complex, and the Dong Son and Ham Rong historical relics.

Golf course

01 golf courses are operating. By 2030, 13 golf courses will be constructed with the development of resorts and high-class ecological urban areas in Sam Son City, Hoang Hoa District, Quang Xuong, Nhu Thanh District, Ba Thuoc District, Cam Thuy District, Tho Xuan District, Nghi Son economic zone.



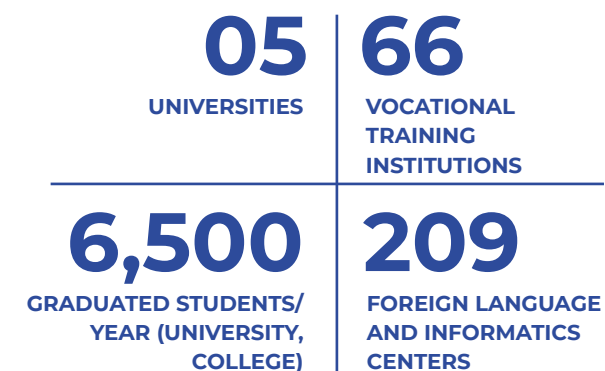
SOCIAL INFRASTRUCTURE

HEALTHCARE



SOCIAL INFRASTRUCTURE

EDUCATION



COMMERCE, SERVICE



OTHER SOCIAL INFRASTRUCTURES

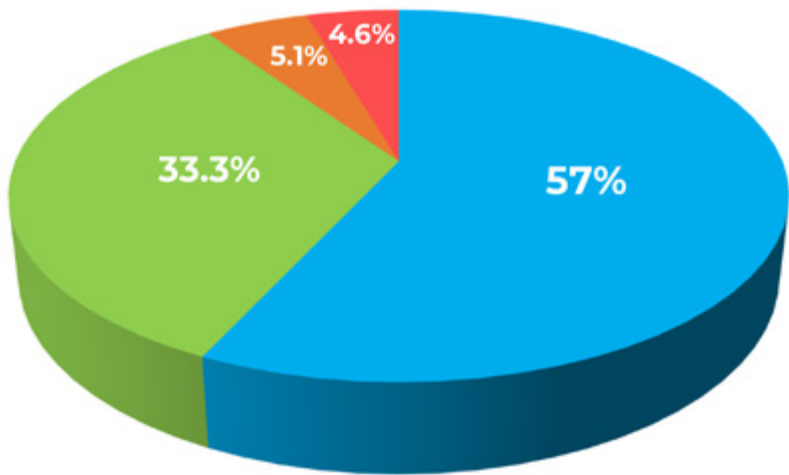
Financial and banking services, transportation services, worker housing, amusement parks, etc., are distributed widely in the province to meet the needs of agencies, organizations, enterprises, and local people.



ECONOMIC DEVELOPMENT TARGETS FOR THE PERIOD
2021 – 2030

ECONOMIC DEVELOPMENT TARGETS		2021 - 2025	2026 - 2030
 GRDP	Gross Regional Domestic Product (GRDP):	10.1 %	
	GRDP per capita	4,200 (USD)	7,850 (USD)
	Total mobilized funds in the province	750,000 (BILLION VND)	900,000 (BILLION VND)
	Export values	8 (BILLION USD)	15 (BILLION USD)
	Urbanization rate	30%	>50%
	Average labor productivity increases per year	9.6%	8.1%
	Contribution of Total factor productivity (TFP) to (GRDP)	40%	45%

ECONOMIC STRUCTURE (2030)



Industry - Construction

Service

Agriculture, forestry, aquaculture

Taxe on product

Orientation and growth targets for Thanh Hoa province in the period 2021-2030, vision to 2045:

3 GROWTH DRIVING PILLARS

1

Processing and manufacturing industry: 

Thanh Hoa will become one of the critical hubs of the North Central region and the whole country in terms of processing and manufacturing industry, serving as the foundation for economic restructuring towards industrialization and modernization, which focuses on developing sectors that have competitive advantages and high productivity. Some significant industries oriented to development are petrochemical, chemical, power, supply, mechanical, electronics, metal, construction material, and textile industries.



2

Agriculture: 

Agriculture will be restructured, focusing on developing large-scale, high-value-added farming and breeding models closely linked to the food processing value chain to improve production efficiency. High-tech and organic technology will also be applied to improve land use efficiency and increase the productivity of crops, livestock, and labor. Some major agricultural industries oriented to development are horticulture, animal husbandry, forestry, and aquaculture.

3

Tourism: 

By 2030, Thanh Hoa will become one of the country's tourism centers with high-quality tourism products, affirming its brand and competitiveness. Three types of tourism that are oriented to development are beach tourism, community-based ecotourism, and heritage travel.



4 STEERING ECONOMIC HUBS

- 1 Southern steering economic hub (Nghị Sơn economic zone)**
 Nghị Sơn economic zone aims to develop as one of the country's coastal urban, industrial, and service centers and then a multi-sector area focusing on heavy industry, basic industry, energy industry, processing, manufacturing, and services associated with efficient exploitation of Nghị Sơn seaport.
- 2 Thanh Hoa City - Sam Sơn city steering economic hub**
 Thanh Hoa City - Sam Sơn City steering economic hub aims to develop multi-sector services focusing on developing clean and high-tech industries with high added value, high-quality human resources, beach tourism, and heritage travel, making Sam Sơn City one of the country's key tourist destinations.
- 3 Western steering economic hub (Lam Sơn - Sao Vang)**
 Lam Sơn - Sao Vang area aims to develop a new steering economic hub of the province in association with Thọ Xuân airport and high-tech industrial and agricultural zones, followed by forming the Lam Sơn - Sao Vang urban area and developing heritage travel in Lam Kinh and Lê Hoàn unique national relics.
- 4 Northern steering economic hub (Bim Sơn - Thạch Thành)**
 Bim Sơn - Thạch Thành area aims to develop a steering economic hub in the North of the province associated with the Bim Sơn industrial park.



6 ECONOMIC CORRIDORS:



- 1 Coastal economic corridor**, connecting Thanh Hoa province with the northern provinces (Quang Ninh, Hải Phòng, Thái Bình, Nam Định, Ninh Bình) and Nghệ An province (in the central region) through the coastal road and National Highway 10.
- 2 The North-South economic corridor** is the central axis of the province in the North and South directions, connecting Thanh Hoa province with Hà Nội, Northern, and Northern Central provinces via National Road 1A and the North-South expressway.
- 3 The central economic corridor** is the province's central axis in the East and West directions, playing an important role in regulating the province's economic activities. It connects Sam Sơn City, Thanh Hóa City, and Thọ Xuân District via Nam Sơn Ma Boulevard, Lê Lợi Boulevard, and the route from Thanh Hóa City to Thọ Xuân Airport.
- 4 International economic corridor**, connecting Nghị Sơn seaport and Thọ Xuân airport with Northwestern provinces and Lao PDR via the route from Thọ Xuân airport to Nghị Sơn Economic Zone, Hồ Chí Minh Road, National Road 15, National Road 217 and Na Meo international border gate.
- 5 Ho Chi Minh road economic corridor (agricultural highway)**, connecting Thanh Hoa province with Hà Nội, the northern provinces, Nghệ An province, and especially the midland and mountainous districts of the province.
- 6 North East economic corridor**, connecting Lạch Sung port - Nga Sơn - Bim Sơn - Thạch Thành with Northern provinces via National Highway 217B, National Highway 217, and Hồ Chí Minh road.

5 INTER-DISTRICT AREAS



Central area (Area No. 1):

1. Characteristics: Area No. 1 is a dynamic area in the center of Thanh Hoa province, including urban clusters. Thanh Hoa City - Sam Son City is the core area that functions as the provincial capital of Thanh Hoa province.

2. Core development orientation: developing multi-sectors focusing on infrastructure and urban economy, service economy and technical economic sectors with high-added value, marine economy, beach tourism linked to ecotourism and heritage travel, clean and environment-friendly industries, and sustainable organic agriculture.

Area No. 2:

1. Characteristics: Area No. 2 is a central plain area combining the midland area of Thanh Hoa province and an important traffic hub by road and airway.

2. Core development orientation: developing clean and sustainable agriculture, high-tech industry, and tourism services. Lam Son-Sao Vang Industrial Park will be developed into a high-tech industrial park of the province, focusing on electronics and telecommunications equipment, aviation, information technology, high-tech agriculture, heritage travel, and community-based ecotourism.

Area No. 3:

1. Characteristics: Area No. 3 is a northern dynamic area of the province and a gateway connecting Thanh Hoa with Hanoi, the Red River Delta, and the Northeast region.

2. Core development orientation: developing the construction materials industry, processing and manufacturing industry, textile and footwear industry, pharmaceutical chemistry, forestry and fishery, heritage travel and ecotourism, large-scale and high-tech agricultural production with the main products including fruit trees, industrial crops, cattle raising, and aquaculture.

AREA NO. 4:

1. Characteristics: Area No. 4 is a Southern steering hub associated with the Nghi Son Economic Zone and a necessary driving force to promote Thanh Hoa to become a regional and national economic center.

2. Core development orientation: developing the petrochemical, heavy, processing, and manufacturing industries in the Nghi Son economic zone, the marine, and urban economy, and services that meet the needs of the economic zone's development.

AREA NO. 5:

1. Characteristics: Area No. 5 is the western mountainous region of Thanh Hoa province. There is a border between Vietnam and Laos with eco-watershed forests, ensuring an ecological environment, water source, national defense, and security.

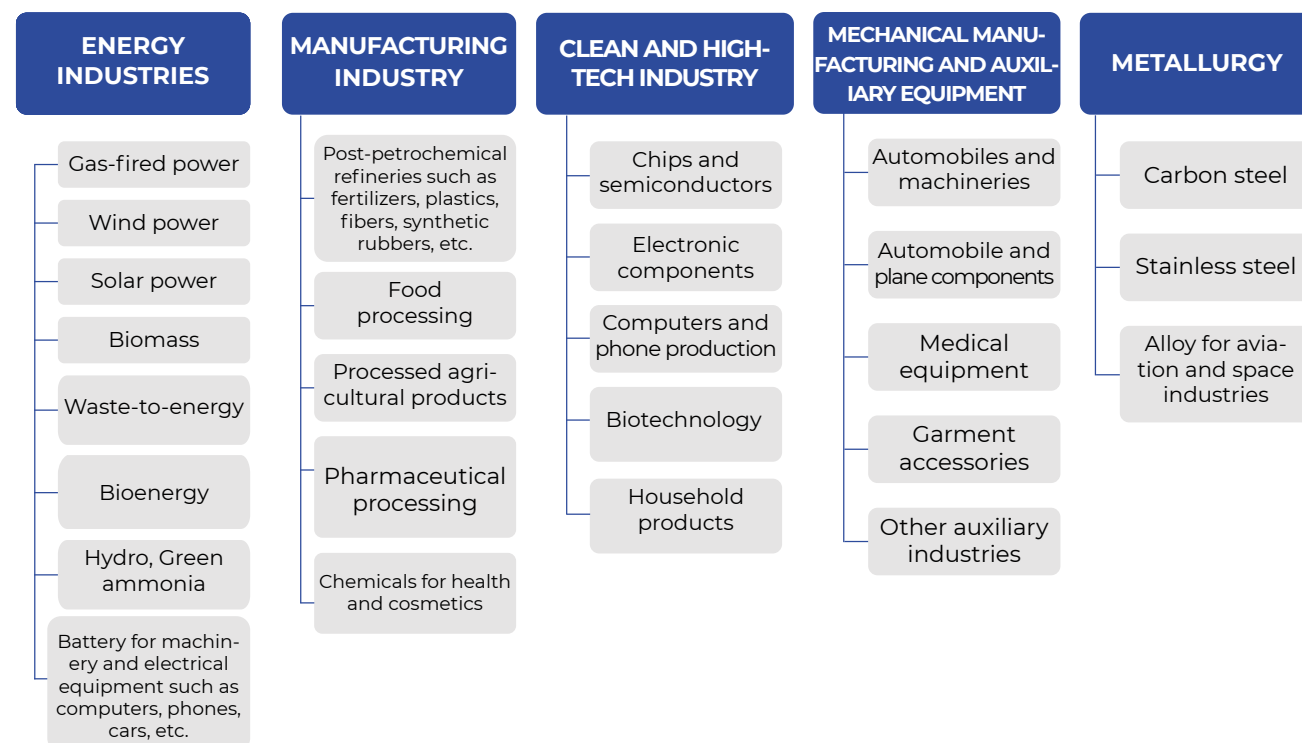
2. Core development orientation,

- + Preserving and using special-use forests, reserves, and nature reserves associated with ecotourism and heritage travel, manufacturing forestry and medicinal products, and developing animal and cattle farming.
- + Developing high-tech agriculture, afforestation of large timbers, agricultural and food processing industry, building materials industry, and textile industry in appropriate areas.

FIELDS CALLING FOR INVESTMENT >



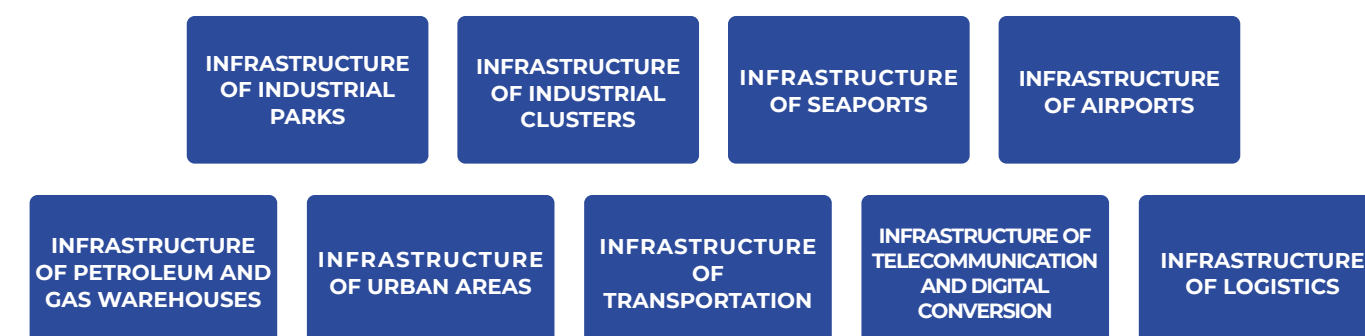
INDUSTRIES



SOME TYPICAL COMPANIES INVESTED IN INDUSTRY



INFRASTRUCTURE



SOME TYPICAL COMPANIES INVEST IN INFRASTRUCTURE

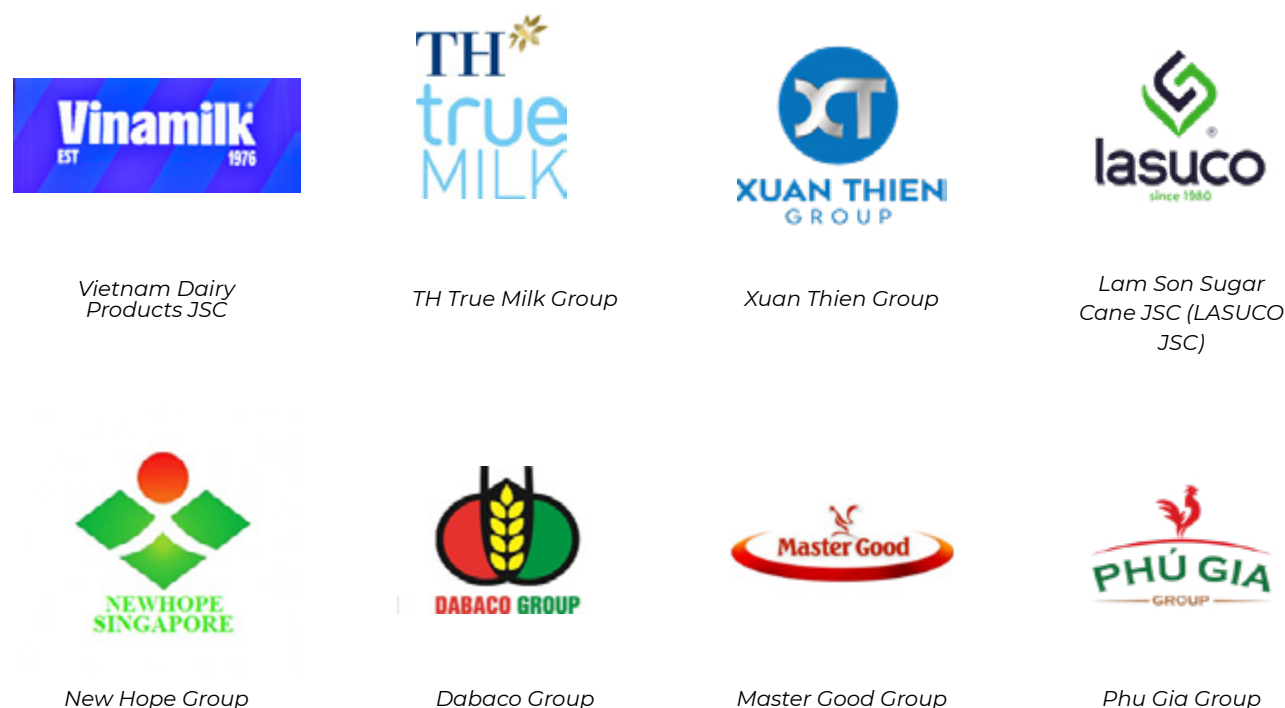


AGRICULTURE



HIGH-TECH AGRICULTURE	CROP FARMING	ANIMAL HUSBANDRY	FORESTRY	AQUACULTURE
High-tech agricultural areas	High-quality product processing factory	Processing, preserving, and consuming cattle meat factories associated with safe food supply stores	A product processing factory from bamboo is associated with developing raw material areas.	High-tech white shrimp farming investment projects

SOME TYPICAL COMPANIES INVESTED IN AGRICULTURE



COMMERCE, SERVICE AND TOURISM



COMMERCE	Shopping malls, supermarkets, etc.
TOURISM	Tourism projects such as resorts, hotels, and high-class eco-tourism areas are associated with marine tourism's strengths.
OTHER FIELDS	Digital technology projects and logistics services in key economic regions of the province.

SOME TYPICAL COMPANIES INVESTED IN COMMERCE, SERVICE AND TOURISM



HEALTHCARE AND EDUCATION



HEALTHCARE

International hospitals, Geriatric Hospital, high-quality medical examination and treatment facilities

EDUCATION

Universities, research centers, vocational training institutions, etc., create conditions for developing high-quality human resources for processing industries, semiconductors, and chips.

SOME TYPICAL COMPANIES INVESTED IN HEALTHCARE AND EDUCATION



Vinschool Education System



FPT Education System



Hop Luc International Hospital



Thanh Ha General Hospital



QTH School Education System



Phuc Thinh General Hospital



Nobel School Education System



Newton TH School Education System

POLICIES ON INVESTMENT PROMOTION AND INCENTIVES



GOVERNMENT POLICIES

Projects located within the Nghi Son Economic Zone (except for industrial parks invested in infrastructure)

- Land rental and water surface rental:

- + Land and water surface rental exemption during the project's construction period, but not exceeding three years since the issuance date of the land and water surface lease decision. Land and water surface rental exemptions are from 11 to 15 years since the project is put into operation, depending on the project sectors.
- + Land and water surface rental exemptions during the construction period for specially incentivized and promoted projects specified by Government regulations.

- Corporate Income Tax (CIT)

A newly invested project will be granted a 10% CIT preferential rate for 15 years, then a 4-year CIT exemption, and a 50% reduction in the CIT amount in the 9 following years.

- Import-export tax incentives:

- + Import tax exemption on imported goods to establish fixed assets, specialized transportation means in the technology to be used for the project, and shuttle service for workers.
- + Import tax exemption for 5 years from the date the project starts operation, producing raw materials, supplies, accessories, and semi-products that are not yet locally produced or local products are not up to the required quality standard.

Projects located in industrial parks that are in Nghi Son Economic Zone

- Corporate Income Tax (CIT)

A new project will be granted a 10% CIT preferential rate for 15 years from the first year that company revenue is generated, then a 4-year CIT exemption and a 50% reduction in the CIT amount in the 9 following years.

- Import-export tax incentives:

Investment promotion and incentives will depend on invested sectors as follows:

- + Import tax exemption on imported goods to establish fixed assets, specialized transportation means in the technology used for the project, and shuttle service for workers.

- + Import tax exemption for 5 years from the date the project starts operation, producing raw materials, supplies, accessories, and semi-products that are not yet locally produced or local products are not up to the required quality standard.

Projects located outside Nghi Son Economic Zone:

- Corporate Income Tax (CIT)

2-year CIT exemption and 50% reduction in the CIT amount in the 4 following years.

- Import-export tax incentives:

Investment promotion and incentives will depend on invested sectors as follows:

- + Import tax exemption on imported goods to establish fixed assets, specialized transportation means in the technology used for the project, and shuttle service for workers.

- + Import tax exemption for 5 years from the date the project starts operation, producing raw materials, supplies, accessories, and semi-products that are not yet locally produced or local products are not yet up to the required quality standard.

Specially incentivized and promoted projects.

It is specified in the government's Decision 29/2021/QĐ-TTg, dated October 6, 2021, stipulating special investment incentives.



SPECIAL POLICIES AND INCENTIVES TO DEVELOP THANH HOA PROVINCE

Based on Resolution No. 58-NQ/TW dated August 5, 2020, of the Politburo, the National Assembly issued Resolution No. 37/2021/QH15, dated November 13, 2021, on piloting several unique mechanisms to boost the development of Thanh Hoa province. Accordingly, there are 08 specific policies for Thanh Hoa province, specifically as follows:

- **Financial Policies**

(1) Policy on loan balance;

(2) The policy that allows putting aside up to 70% of the revenue increase from export and import activities through Nghi Son seaport;

(3) The budget of Thanh Hoa province is entitled to 50% of land use levies when selling public assets managed by agencies, organizations, and units under the Central Government in the province;

(4) Policies on fees;

(5) Thanh Hoa province is allocated 45% of expenditures according to population norms

when developing regular state budget spending norms. These policies give the province more room to mobilize and use resources for the development of socio-economic infrastructure and human resources to meet the requirements of rapid and sustainable development.

- **Policies on decentralization and authorization:**

(1) Policies to authorize decision to change the purpose of using land for cultivation of annual crops for over 02 crops with a scale of less than 500ha, special-use forest land, and protection forest land under 50ha;

(2) Policies to decentralize and authorize the change of purpose of using forests to other purposes;

(3) Policies to decentralize approvals of local adjustment of general planning for functional zones and urban general planning.

These policies will create an initiative for the province to organize implementation, shorten time, and simplify investment procedures related to land use and planning, promoting investment attraction to the province.



POLICIES OF THANH HOA PROVINCE

In addition to preferential mechanisms and policies of the government, Thanh Hoa province is currently applying several mechanisms and policies to support investors and enterprises to operate in production and business in the province by Provincial People's Council as follows:

(1) Policies to support solid waste treatment in Thanh Hoa province, period 2020 - 2025 (Resolution No. 236/2019/NQ-HDND dated December 12, 2019 of the Provincial People's Council).

(2) Mechanisms and policies to support the development of green thorns as raw materials in Thanh Hoa province, period 2021 - 2023 (Resolution No. 385/2021/NQ -HDND dated April 26, 2021, of the Provincial People's Council).

(3) Policies of socialization of preschool education in Thanh Hoa province to 2033 (Resolution No. 386/2021/NQ-HDND dated April 26, 2021 of the Provincial People's Council).

(4) Policies to encourage science and technology development to become a breakthrough in the socio-economic development of Thanh Hoa province, period 2021 - 2025 (Resolution No. 20/2021/NQ -HDND dated July 17, 2021, of the Provincial People's Council).

(5) Policies to encourage industrial and handcraft development in Thanh Hoa province, period 2022 - 2026 (Resolution No. 121/2021/NQ -HDND dated October 11, 2021, of the Provincial People's Council).

(6) Policies on agricultural, rural, and farmer development in Thanh Hoa province, period 2022 - 2025 (Resolution No. 185/2021/NQ -HDND dated December 10, 2021, of the Provincial People's Council).



(7) Policies to support business development in Thanh Hoa province, period 2022 - 2026 (Resolution No. 214/2022/NQ -HDND dated April 13, 2022 of the Provincial People's Council).

(8) Policies to support international and domestic marine vehicles; Supporting businesses to transport goods via containers through Nghi Son port, Thanh Hoa province (Resolution No. 248/2022/NQ-HDND dated July 13, 2022, of the provincial People's Council).

- Support shipping lines to open container transport routes internationally through Nghi Son port: VND 500 million /trip.

- Support domestic sea transport vehicles by containers through Nghi Son port: VND 300 million/trip.

- Policy to support businesses with goods transporting containers through Nghi Son port:

+ Containers opening declaration at Thanh Hoa Customs: 20-feet containers: VND 2,000,000/ container; 40-feet containers: VND 3,000,000/ container.

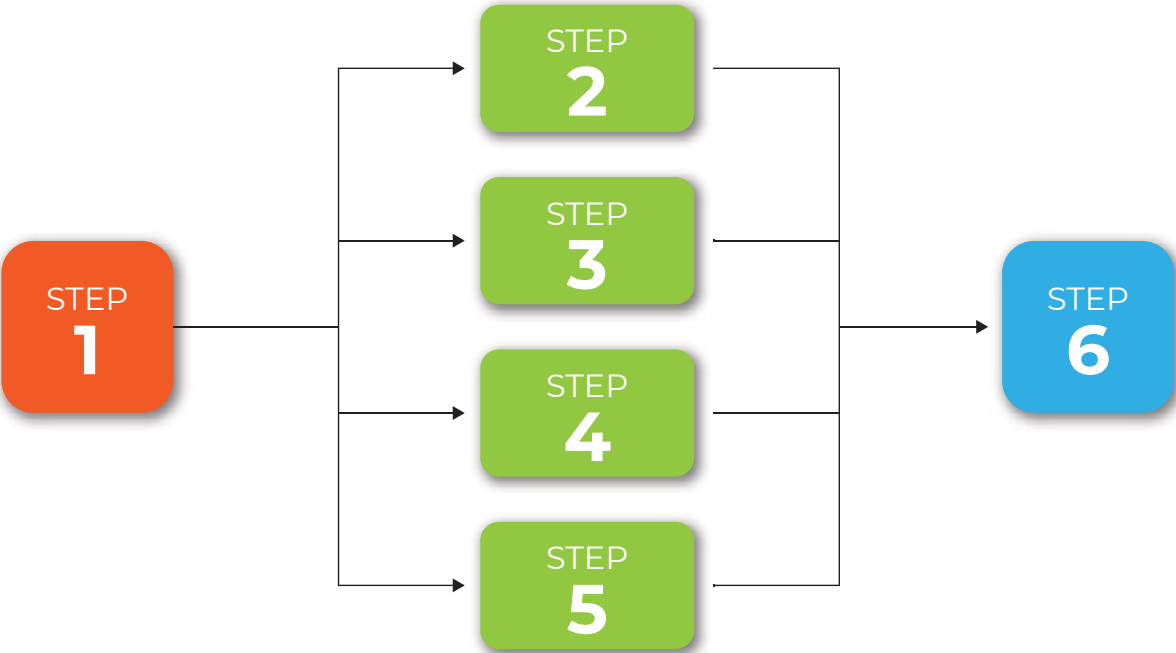
+ Containers not opening declaration at Thanh Hoa Customs: 20-feet containers: VND 700,000/ container; 40-feet containers: VND 1,000,000/ container.

(9) Some specific mechanisms and policies for the development of Sam Son City, Tho Xuan District, and Thanh Hoa City (Resolution No. 298/2022/NQ-HDND, Resolution No. 299/2022/ NQ-HDND, and Resolution No. 303 /2022/ NQ-HDND dated July 13, 2022, of the Provincial People's Council).





Project investment procedures from licensing to construction in Thanh Hoa province for investors are described by the following steps:



1 INVESTORS SELECTION



2 EVALUATION OF BASIC DESIGN AND TECHNICAL DESIGN RECORDS

Investors submit records to the Department of Construction or Management Department of Specialized Construction Works or specialized departments under People's Committees at district, town, and city levels and Management of Nghi Son EZ and industrial park to evaluate the project's basic design and technical design.

3 APPROVAL OF FIRE PREVENTION AND FIGHTING

Investors submit the records to the Police Department of Fire Prevention and Rescue, Provincial Police, to evaluate fire prevention and fighting.

4 ENVIRONMENTAL PROTECTION

Investors submit the records to the Ministry of Natural Resources and Environment or Provincial People's Committee to evaluate and approve environmental impact assessment reports, register for environmental protection plans with the Department of Natural Resources and Environment, or submit environmental protection commitments to the People's Committee at the district level.

5 CHANGING LAND USE PURPOSE, LAND ACQUISITION AND LAND LEASE

Investors submit records of land use purposes to the Department of Natural Resources and Environment, then the Provincial People's Council to approve the change of land use purposes. Investors submit land lease records to the Department of Natural Resources and Environment, then to the Provincial People's Committee for project implementation for land recovery, land allocation, and land lease.

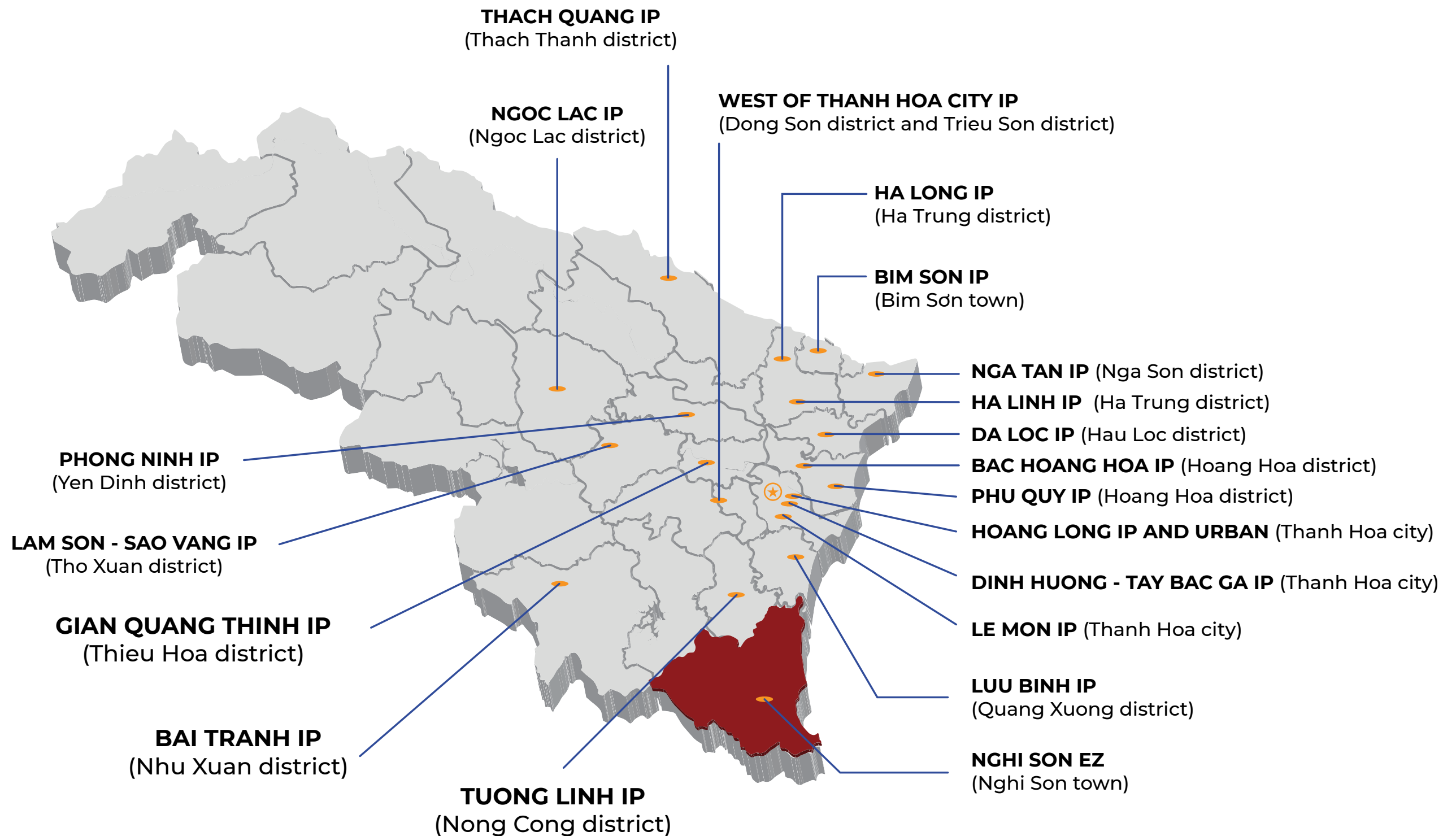
6 CONSTRUCTION PERMIT

Investors submit construction permit applications to the Department of Construction or Management Board of Nghi Son Economic Zone and industrial zones or People's Committee at district, town, and city levels to receive a construction permit.

Thanh Hoa province has established a special Investment Promotion and Support Board to accompany businesses and investors in project legal procedures to ensure the fastest and simplest procedure resolution.

Focal points providing information, guidance, and investment support:
Thanh Hoa Investment, Trade and Tourism Promotion agency
Address: No. 32 Le Loi boulevard, Dien Bien ward, Thanh Hoa city, Thanh Hoa province.
Phone number: (+84)96106 1606





LOCATION OF ECONOMIC ZONES (EZ) AND INDUSTRIAL PARKS (IP) IN THANH HOA PROVINCE



NGHI SON ECONOMIC ZONE



Area: 106,000 ha



Located in the South of Thanh Hoa province, on the North-South axis of Vietnam



One of eight critical coastal economic zones in Vietnam



40 km from Thanh Hoa city, 190 km from Hanoi capital to the South.



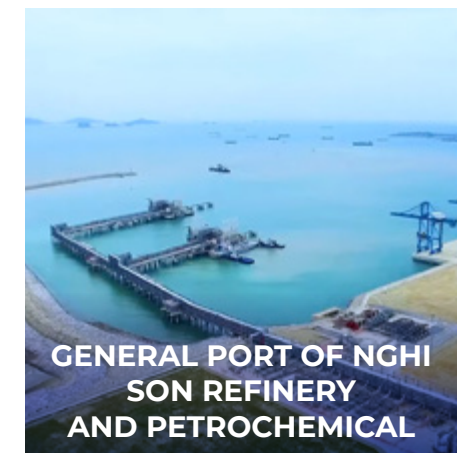
Offered the most attractive incentives and promotion policies nationwide.



NGHI SON THERMAL
POWER PLANT

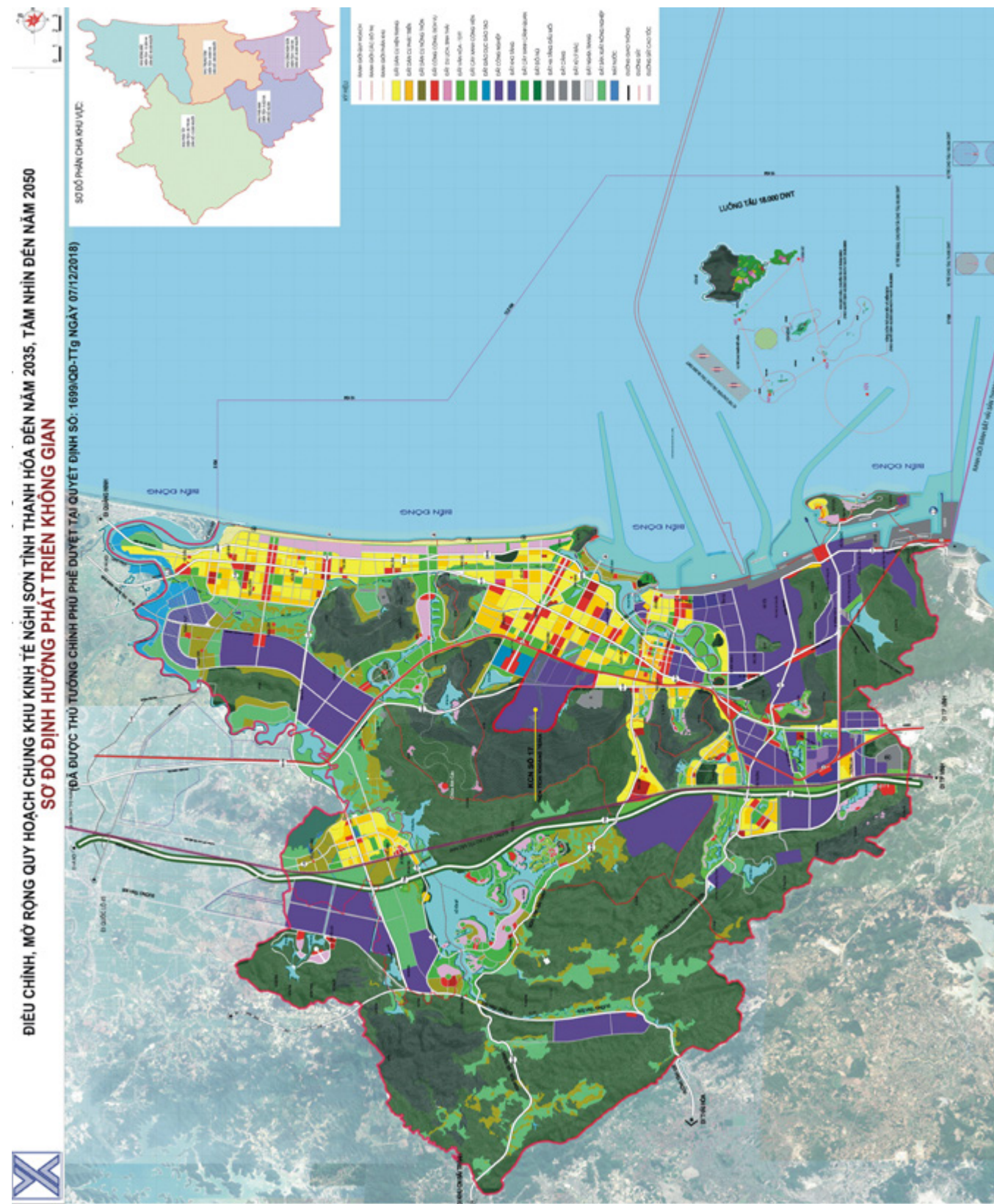


NGHI SON REFINERY AND
PETROCHEMICAL COMPLEX



GENERAL PORT OF NGHI
SON REFINERY
AND PETROCHEMICAL

PLANNING MAP OF NGHI SON ECONOMIC ZONE



PLANNING OF FUNCTIONAL AREAS IN THE NGHI SON ECONOMIC ZONE

NGHI SON PORT

- The planning area is 2,020 ha, including the general wharf, container wharf, specialized dock, and logistics service area.
- Ability to receive and ship over 100,000 DWT and unload hundreds of millions of goods/year.

INDUSTRIAL PARKS

There are 25 industrial parks with a total area of 9,057.9 ha

URBAN AREAS

The total area is 6,012.7 ha, including Tinh Gia urban with 5,573 ha and Yen My urban with 439.7 ha.

BEACH AND ECOLOGICAL TOURIST AREAS

The total area is 6,665.9 ha, including beach resorts with 432.1 ha, ecological tourism areas with 6,233.8 ha, and other small tourist destinations



A wide-angle photograph of a large industrial facility, likely a power plant, under a bright blue sky with scattered white clouds. The most prominent feature is a tall, slender smokestack with alternating red and white horizontal bands. The plant itself consists of several large, multi-story buildings with blue and white facades, interconnected by a complex network of pipes and structural steel. In the foreground, there are smaller, lower-level buildings and parking areas with some vehicles. The background shows a lush green hillside and a body of water, suggesting a coastal or riverine location. The overall scene depicts a major industrial operation in a scenic area.

INDUSTRIAL ZONE NO. 1



- Located in Nghi Son Economic Zone
- 6 km from the North-South Expressway interchange, 2.5 km from National Highway 1 A, 5 km from Khoa Truong station, 9 km from Nghi Son deep-water seaport, 80 km from Tho Xuan airport, 14 km from Nghi Son downtown, 60 km from Thanh Hoa city, 65 km from Vinh city and 190 km from Hanoi capital.

67 ha, in which industrial land is 46.59 ha

A multi-sector industrial park in Nghi Son EZ, mainly serving post-petrochemical refinery

- **Power source:** The power source for the project is taken from 110 kV Mai Lam station by building hanged transformer stations 22/0.4 kV, and the capacity of each station is 2,000 kVA.
- **Clean water:** Clean water is taken from the Nghi Son water plant with a capacity of 90,000m³/day night and the Hao Hao water plant with a capacity of 125,000m³/day night.
- **Raw water:** Raw water is taken from Yen My Lake (87 million m³) and Muc Lake (200 million m³) by a raw water pipeline system.

A map of Northern Vietnam highlighting the strategic location of Thanh Hoa City. The map shows the following connections and distances:

- HA NOI CAPITAL** (marked with a red star) is 190KM from Thanh Hoa City.
- THANH HOA CITY** (marked with a red location pin) is the central hub.
- TIEN GIANG AIRPORT** (marked with a blue airplane icon) is 80KM from Thanh Hoa City.
- THANH HOA CITY** is 60KM from **HA NOI CAPITAL**.
- THANH HOA CITY** is 5KM from **KHOA TRUONG STATIONS** (marked with a blue train icon).
- THANH HOA CITY** is 6KM from **NORTH SOUTH HIGHWAY** (marked with a blue road icon).
- THANH HOA CITY** is 5KM from **HIGHWAY 1A** (marked with a blue road icon).
- THANH HOA CITY** is 2.5KM from **VINH CITY** (marked with a blue building icon).
- THANH HOA CITY** is 3KM from **NGHI SON SEAPORT** (marked with a blue anchor icon).
- THANH HOA CITY** is 14KM from **NGHI SON TOWN CENTRAL** (marked with a blue building icon).

- **Wastewater treatment:** A wastewater treatment station is being invested in, with a capacity of 1300m³/day night.

- **Telecommunications services:** Telecommunications services are advanced, broadband with high speed, capable of meeting high-quality telecommunications needs.

- Infrastructure investment and investment attraction: 50% of infrastructure has been completed, and 07 secondary investors have been attracted, with a sublease area of about 3.4 ha.

INDUSTRIAL PARK NO. 3



📍 LOCATION:

- Located in Nghi Son Economic Zone.
- Located on National Highway 1A, 1 km from the North-South Expressway interchange, 12 km from Nghi Son deep-water seaport, 0.5 km from Khoa Truong railway station, 72 km from Tho Xuan airport, 12 km from Nghi Son downtown, 50km from Thanh Hoa city, 190km from Hanoi capital.

📏 AREA:

247.12 ha, in which industrial land is 144.65 ha

★ CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

Fields calling for investment:

- Construction machineries
- Metal casting and products from precast metal.
- Producing and assembling electrical equipment, computer electronics
- Producing optical products.
- Producing and manufacturing machinery for industrial and agricultural equipment and specialized equipment for craft villages.
- Exact mechanics
- Producing spare parts and components and assembling cars, motorbikes, and other vehicles.

🏗️ TECHNICAL INFRASTRUCTURE:

- **Power source:** The power source for the project is taken from the 22kV power grid in the Nghi Son Economic Zone
- **Clean water:** Clean water is taken from the water plant of the Nghi Son economic zone with a capacity of 60,000 m3/day night.
- **Drainage:** Rainwater and wastewater drainage systems are built separately.
- **Wastewater treatment:** A wastewater treatment plant

OCCUPANCY RATE: 0%



- is built with a treatment capacity of 3,800m3 /day night.
- Solid waste from factories in the industrial zone will be classified, collected, and transported to landfill for handling.
 - **Telecommunications services:** Telecommunications services are advanced, broadband with high speed, capable of meeting high-quality telecommunications needs.
 - **Fire prevention and fighting:** A water supply system and fire hydrant are installed along the central axis routes in the industrial park.
 - **Infrastructure investment and investment attraction:** 115.3 ha has been cleared, wastewater treatment plant No. 1 completed construction with a capacity of 1,900m3/day night, and infrastructure is under construction to attract a second investment.

INDUSTRIAL PARK NO. 4



📍 LOCATION:

- Located in Nghi Son Economic Zone
- Adjacent to National Highway 1A, 7 km from North-South Expressway interchange, 17km from Nghi Son deep-water seaport, 85 km from Tho Xuan airport, 15km from Nghi Son downtown, 70 km from Thanh Hoa city, 215 km from Hanoi capital.

📏 AREA:

361.15ha, in which industrial land is 261.62ha

★ CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park in Nghi Son EZ, mainly serving mechanical and building materials,...- Focal point for cargo transportation via containers by seaport, road, and railway.

🏗️ TECHNICAL INFRASTRUCTURE:

- Infrastructure investment and investment attraction:
- There are 08 second investment projects with 142.6ha of industrial land.
- Calling for infrastructure investors

OCCUPANCY RATE: 33,9%



INDUSTRIAL PARK NO. 5



- LOCATION:**
- Located in Nghi Son Economic Zone
 - Adjacent to National Highway 1A, 7 km from North-South Expressway interchange, 17km from Nghi Son deep-water seaport, 85 km from Tho Xuan airport, 15 km from Nghi Son downtown, 70 km from Thanh Hoa city, 215 km from Hanoi capital.

- AREA:**
- 567.42 ha, in which industrial land is 203.22 ha

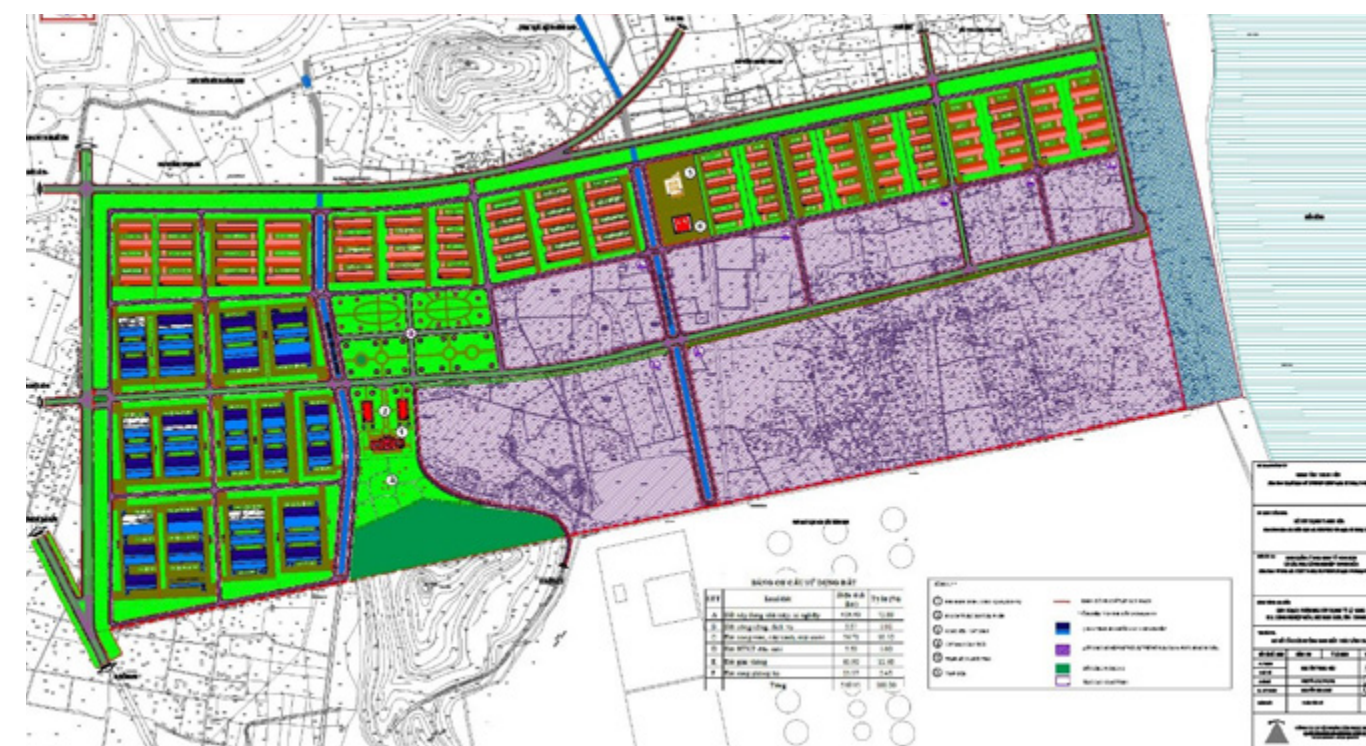
- CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:**
- A multi-sector industrial park in Nghi Son EZ, mainly serving the mechanical industry, engine assembly, and transit warehouse; auxiliary industry for petrochemical refinery and building materials.
 - Focal point for cargo transportation via containers by sea-port, road, and railway.

- TECHNICAL INFRASTRUCTURE:**
- Infrastructure investment and investment attraction:
- Calling for infrastructure investors
 - There are 11 second investment projects with 38.8ha of industrial land.

OCCUPANCY RATE: 19%



INDUSTRIAL PARK NO. 6



- LOCATION:**
- Located in Nghi Son Economic Zone
 - 6 km from North-South Expressway interchange, 2.5 km from National Highway 1A, 12 km from Nghi Son deep-water seaport, 77 km from Tho Xuan airport, 11 km from Nghi Son downtown, 70 km from Thanh Hoa city, 65 km from Vinh City, 215 km from Hanoi capital.

- AREA:**
- 549.45 ha, in which industrial land is 404.4 ha

- CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:**
- An auxiliary industrial park for the post-petrochemical refinery and be a resort for the Nghi Son Petrochemical refinery plant.

- TECHNICAL INFRASTRUCTURE:**
- Calling for infrastructure investors

OCCUPANCY RATE: 0%



INDUSTRIAL PARK NO. 7

NGHI SON PETROCHEMICAL REFINERY PLANT



- 📍

LOCATION:
It is in the Nghi Sơn Economic Zone, 260km from Hanoi capital
- 💰

TOTAL INVESTMENT: USD 9 BILLION
- 🏠

AREA: 548 ha
- 👤

INVESTORS:
A joint venture among PetroVietnam 25.1%, Kuwait International Petroleum Company 35.1%, Idemitsu Kosan Japan 35.1%, and Mitsui Chemicals Japan (MCI) 4.7 %.
- 📊

OCCUPANCY RATE: 100%
- 🏭

CAPACITY:
200,000 barrels/day (10 million tons/year).
- 📦

PRODUCTS:
Polypropylene, Liquefied Petroleum gas, Gasoline, Kerosene & Jet A1, Diesel Oil, Fuel Oil, Paraxylene, Benzene and Sulfur.

INDUSTRIAL PARK NO. 8

NGHI SON CEMENT PLANT



- 📍

LOCATION:
It is in Hai Thuong ward, Nghi Son town, Thanh Hoa province.
- 💰

TOTAL INVESTMENT:
USD 621.91 million
- 🏠

AREA: 68.13 ha.
- 👤

INVESTORS:
The joint venture between Vietnam National Cement Corporation (VICEM) and two Japanese corporations is Taiheiyo Cement (TCC) and Mitsubishi Materials (MMC).
- 📊

OCCUPANCY RATE: 100%
- 🏭

CAPACITY:
4.3 million tons/year
- 📦

PRODUCTS:
Portland cement: PC40, PC50, Sulphate – resistant cement,...

INDUSTRIAL PARK NO. 9

METALLURGICAL INDUSTRIAL PARK



OCCUPANCY RATE:

62,8%

📍 **LOCATION:**
It is in Hai Thuong ward, Nghi Son town, Thanh Hoa province.

⑤ **AREA:**
480 ha, in which industrial land is 297.18ha

★ **INVESTMENT STATUS:**
02 secondary investors rented land with an area of about 175.66 ha. The remaining industrial land area is about 112.36 ha; VAS Nghi Son Group plans to build Nghi Son steel rolling factory No. 3 here in the coming time; the Industrial Park will not attract other business lines.

INVESTED PROJECTS IN THE INDUSTRIAL PARK

1. Nghi Son Steel Rolling Project No.1

Investor: VAS Group Nghi Son Joint Stock Company

Total investment: VND 4,980 billion

Capacity: 1.65 million tons /year

Products: Steel billets, rolled steel, steel stripes,...

2. Nghi Son Steel Rolling Project No.2

Investor: VAS Group Nghi Son Joint Stock Company

Total investment: VND 8,000 billion

Capacity: 3 million tons /year

Products: Steel billets, rolled steel, striped steel,...

INDUSTRIAL PARK NO.10

NGHI SON THERMAL POWER STATION

⑤ **AREA:** 277 ha **OCCUPANCY RATE:**

100%

1. NGHI SON 1 THERMAL POWER PLANT



📍 **LOCATION:**
Located in Nghi Son Thermal power station in Hai Ha commune, Nghi Son economic zone, Thanh Hoa province, 200km from Hanoi capital

⑤ **TOTAL INVESTMENT:**
VND 22,260 billion.

👤 **INVESTOR:**
Vietnam Electricity Group

🏭 **CAPACITY:**
Nghi Son 1 Thermal Power Plant consists of two divisions, has a total installation capacity of 600MW, and produces electricity equivalent to 3.6 billion kWh/year.

2. NGHI SON 2 BOT THERMAL POWER PLANT



📍 **LOCATION:**
Located in Nghi Son Thermal power station in Hai Ha commune, Nghi Son economic zone, Thanh Hoa province, 200km from Hanoi capital

⑤ **TOTAL INVESTMENT**
USD 2.793 billion..

👤 **INVESTORS:**
Korea Power Corporation (Korea): 50%, Marubeni Group (Japan): 40%, Tohoku Power Company, Inc (Japan): 10%.

🏭 **CAPACITY:**
1,200 MW, 7.8 billion kWh/year.

INDUSTRIAL PARK NO. 11



LOCATION:

- Located in Nghi Son Economic Zone
- Adjacent to National Highway 1A, 7 km from North-South Expressway interchange, 19 km from Nghi Son deep-water seaport, 85 km from Tho Xuan airport, 16 km from Nghi Son downtown, 70 km from Thanh Hoa city, 215 km from Hanoi capital



AREA:

567.38 ha, in which industrial land is 160.02ha



CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park prioritizing mechanical industry, engine assembly and transit warehouses, and auxiliary industries for petrochemical refinery, manufacturing, and construction materials.



TECHNICAL INFRASTRUCTURE:

- Infrastructure investment and investment attraction:
- Calling for infrastructure investors
- There are 08-second investment projects with 18.3ha of industrial land.

OCCUPANCY RATE: 11,43%



INDUSTRIAL PARK NO. 12



LOCATION:

- Located in Nghi Son Economic Zone
- Adjacent to the North-South Expressway interchange, 18 km from Nghi Son downtown, 65 km from Thanh Hoa city, 83 km from Tho Xuan airport, about 20 km from Nghi Son deep-water seaport, 200 km from Hanoi Capital



AREA:

393.17ha, in which industrial land is 255.09ha



CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park, prioritizing auxiliary industries, construction materials



TECHNICAL INFRASTRUCTURE:

Calling for infrastructure investors

OCCUPANCY RATE: 0%



INDUSTRIAL PARK NO. 15

- 📍 **LOCATION:**

 - Located in Nghi Son Economic Zone
 - 5 km from National Highway 1A, 1km from North-South Expressway interchange, 14 km from Nghi Son deep-water seaport, 1 km from Truong Lam railway station, 65 km from Tho Xuan airport, 12 km from Nghi Son downtown, 60km from Thanh Hoa city, 200 km from Hanoi capital.
- 📏 **AREA:**

Area: 691.45 ha, in which industrial land is 516.11ha and divided into two zones

Zone A: Thanh Hoa solar power plant No.1, with an area of 229.18ha

Zone B: DONG VANG INDUSTRIAL PARK

DONG VANG INDUSTRIAL PARK



- 📏 **AREA:**

491.9 ha, in which industrial land is 321.63 ha
- OCCUPANCY RATE:**

9.33%

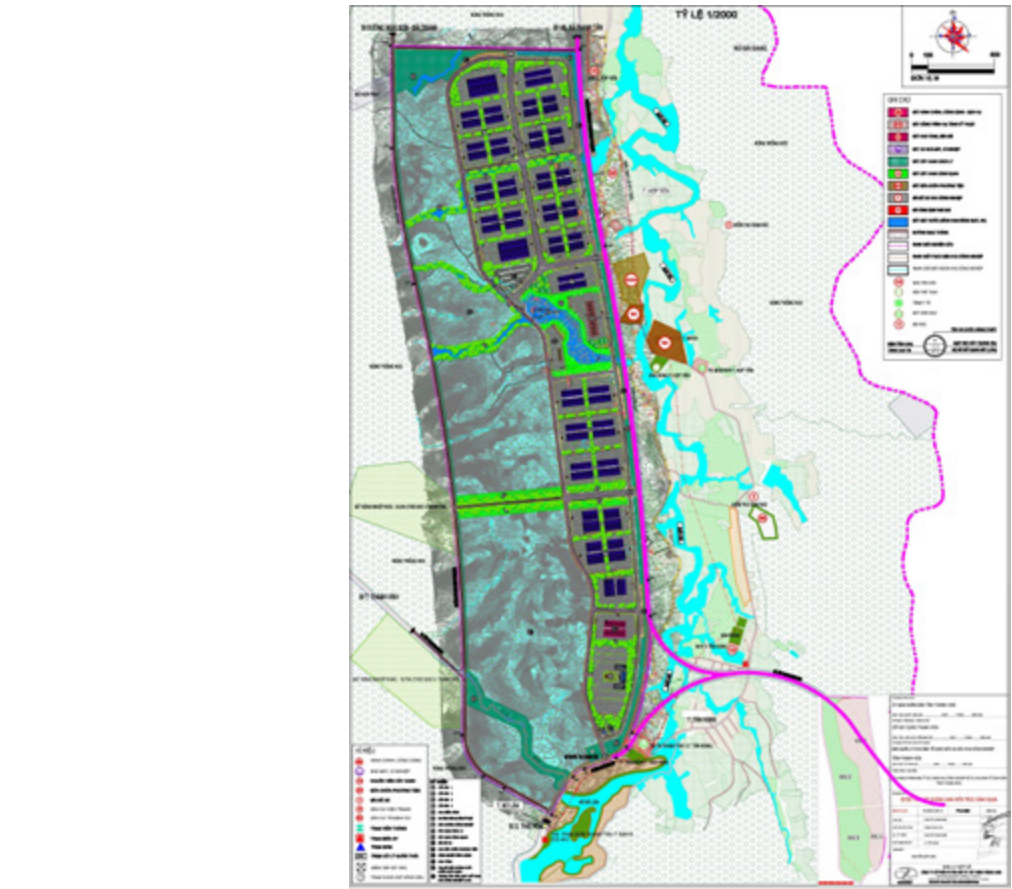
- ★ **CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:**
- Fields calling for investment
- Producing products from rubber and plastic.
 - Producing chemicals and chemical products.
 - Producing pharmaceutical drugs and pharmaceuticals.
 - Processing wood and producing products from wood, bamboo, and neohouzeaua (except beds, cabinets, tables, and chairs) from straw and braided materials.
 - Producing paper and paper products.
 - Textile and dyeing industry.
 - Producing leather and leather-related products
 - Auxiliary industries.
 - Other industries by the law.

- 🏗️ **TECHNICAL INFRASTRUCTURE:**
- **Power source:** The power source for the project is taken from newly-invested 110kV in Nghi Son Economic Zone
 - **Clean water:** Clean water is taken from the Nghi Son water plant, with a capacity of 90,000 m3/day night, and the Hao Hao water plant, with a capacity of 125,000m3/ day night
 - **Raw water:** Raw water is taken from Yen My Lake, with a capacity of 87 million m3, and Muc Lake, with a capacity of 200 million m3, through a raw water pipeline system.
 - **Wastewater treatment:** has been invested



- **Telecommunications services:** Telecommunications services are advanced, broadband with high speed, capable of meeting high-quality telecommunications needs.
- **Infrastructure investment and investment attraction:** 90 ha have been cleared, and 39.4ha have been leased and cleared. Within Dong Vang Industrial Park ,there is Duc Giang Nghi Son chemical complex No.1 project with an area of about 30 ha. Documents and procedures for its construction are currently completed.

INDUSTRIAL PARK NO. 16



- 📍 **LOCATION:**
- Located in Thanh Tan commune, Nhu Thanh district in Nghi Son economic zone
 - 53 km from Thanh Hoa city, 66 km from Tho Xuan airport, 28 km from Nghi Son deep-water seaport, and 212 km from Hanoi capital.

- 📏 **AREA:**
- 430 ha, in which industrial land is 289.52ha

- ★ **CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:**
- A multi-sector industrial park in Nghi Son EZ, mainly serving the energy industry, processing agricultural and forestry products

- 🏗️ **TECHNICAL INFRASTRUCTURE:**
- Calling for infrastructure investors

- OCCUPANCY RATE:**
- 0%



INDUSTRIAL PARK NO. 17



- LOCATION:**
 - Located in Nghi Son economic zone
 - Adjacent to Tho Xuan Airport road to Nghi Son Economic Zone, 18 km from Nghi Son deep-water seaport, 60km from Tho Xuan Airport, 2 km from National Highway 1A, 5 km from Nghi Son downtown, 50 km from Thanh Hoa city, 205 km from Hanoi capital.
- AREA:**
 - 782 ha, in which industrial land is 398.89ha
- CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:**
 - A multi-sector industrial park, mainly serving high-tech industries, the R&D industry, and startups associated with Education and Training centers
- TECHNICAL INFRASTRUCTURE:**
 - Calling for infrastructure investors

OCCUPANCY RATE: 0%



INDUSTRIAL PARK NO. 19

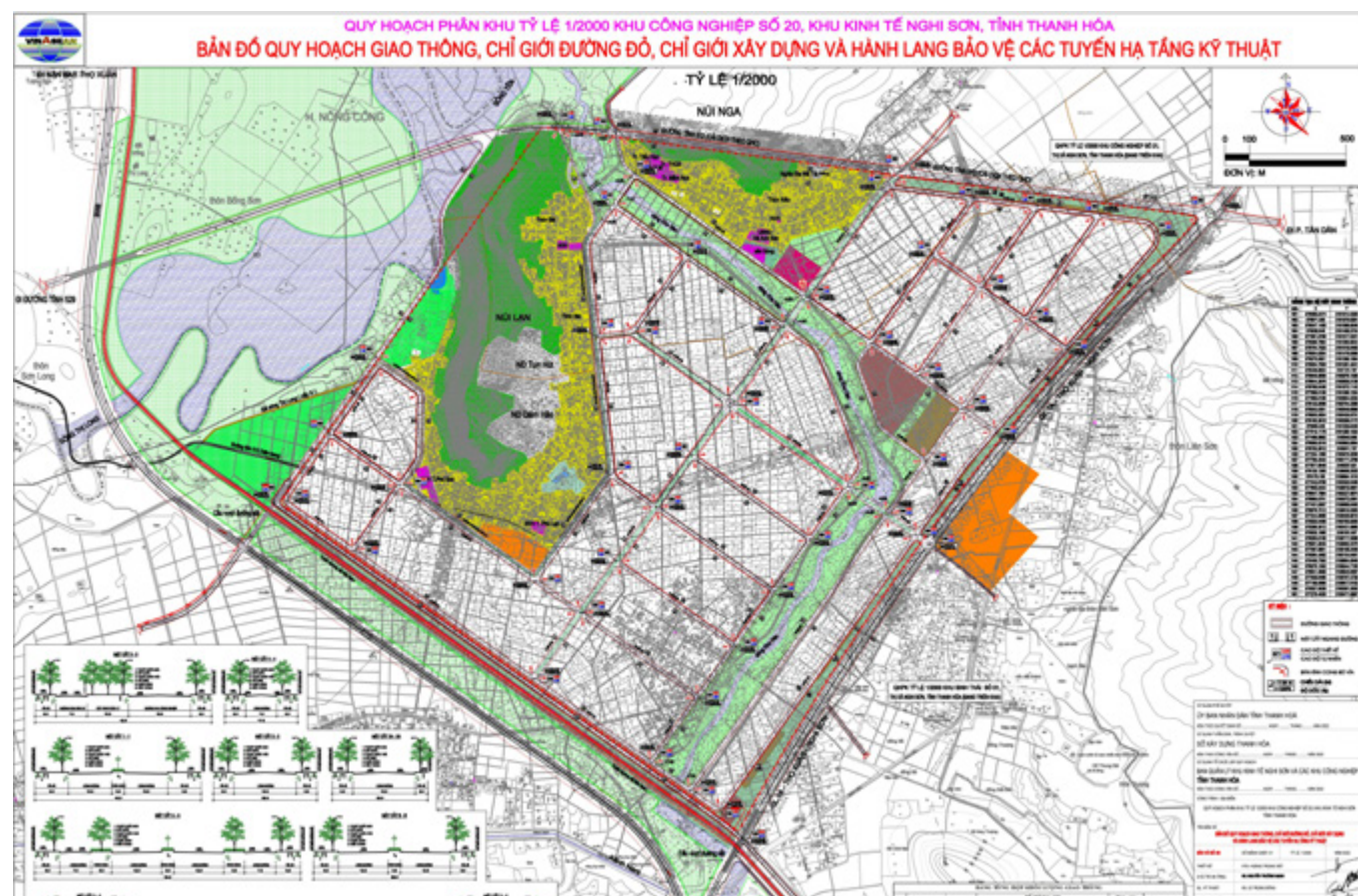


- LOCATION:**
 - Under the administrative boundaries of Yen Lac commune, Nhu Thanh district; Cong Liem Commune, Cong Chinh Commune and Yen My commune, Nong Cong district in Nghi Son Economic Zone.
 - Adjacent to North-South highway, 42 km from Tho Xuan Airport; about 30 km from National Highway 1A; 54 km from Thanh Hoa city; 190 km from Hanoi capital.
- AREA:**
 - 570 ha, in which industrial land is 309.37ha
- CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:**
 - A multi-sector industrial park, prioritizing the development of high-tech industry, renewable energy, clean industry, auxiliary industry, R&D industry, agricultural and forestry processing industry
- TECHNICAL INFRASTRUCTURE:**
 - Calling for infrastructure investors

OCCUPANCY RATE: 0%



INDUSTRIAL PARK NO. 20



📍 LOCATION:

- Located in Nghi Son economic zone
- 60 km from Tho Xuan airport, 7 km from National Highway 1A, 35km from Nghi Son deep-water seaport, 14km from Nghi Son downtown, 45 km from Thanh Hoa city, and 195km from Hanoi capital.

📏 AREA:

786.78 ha, in which industrial land is 395.19 ha

★ CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park is prioritizing light industries, auxiliary industries, and frozen warehouses.

🏗️ TECHNICAL INFRASTRUCTURE:

Calling for infrastructure investors

OCCUPANCY RATE:

0%



INDUSTRIAL PARK NO. 21



📍 LOCATION:

- Located in Nghi Son economic zone
- About 55 km from Tho Xuan airport; 15 km from National Highway 1A, 5 km from Nghi Son downtown, 40 km from Thanh Hoa City, 38 km from Nghi Son deep-water seaport.

📏 AREA:

386.91 ha, in which industrial land is 225.72 ha

★ CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park is prioritizing light industries, auxiliary industries, and frozen warehouses.

🏗️ TECHNICAL INFRASTRUCTURE:

Calling for infrastructure investors

OCCUPANCY RATE:

0%



INDUSTRIAL PARK NO. 22



- 📍

LOCATION:
 - Located in Nghi Son economic zone
 - 50 km from Tho Xuan airport, 6 km from National Highway 1A, 10 km from North-South Expressway, 17 km from Nghi Son downtown, 35 km from Thanh Hoa City, and 40 km from Nghi Son deep-water seaport.
- 📏

AREA:

680.07 ha, in which industrial land is 198.93 ha
- ★

CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:
 - An industrial park focusing on calling investment in the seafood processing industry, frozen warehouse, and fishery logistics.
 - The renovated residential area is embellished with synchronous technical and social infrastructure systems.
- 🏗️

TECHNICAL INFRASTRUCTURE:

Calling for infrastructure investors

OCCUPANCY RATE: 0%



OTHER INDUSTRIAL PARKS

NO.	NAME OF INDUSTRIAL PARK	AREA (ha)	CHARACTERISTICS, FUNCTIONS, AND FIELDS CALLING FOR INVESTMENT	OCCUPANCY RATE
1	Industrial Park No. 2	128.37	A multi-sector industrial park, prioritizing post-petrochemical refinery, construction materials, steel rolling, thermal power	100%
2	Industrial Park No. 6A	148	LNG gas center	0%
3	Industrial Park No. 13	60	Dai Duong Cement Plant	100%
4	Industrial Park No. 14	6.5	Cong Thanh Cement Plant	100%
5	Industrial Park No. 18	165	Concentrated dairy and dairy breeding project	100%



INDUSTRIAL PARKS OUTSIDE THE NGHI SON ECONOMIC ZONE



PHU QUY INDUSTRIAL PARK



- 📍

LOCATION:

 - Located in Hoang Hoa district
 - Adjacent to National Highway 1A, 70 km from Nghi Son deep-water seaport, about 40 km from Tho Xuan Airport, 5 km from Thanh Hoa city, and 145km from Hanoi capital.

- 📏

AREA:

540 ha, in which industrial land is 393,31 ha

- ★

CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park, prioritizing high-tech industry; processing industry, mechanicals; pharmaceutical industry; food industry,...

- 🏗️

TECHNICAL INFRASTRUCTURE:

 - **Power source:** The power source for the project is taken from a newly-invested 220kV station in Hau Loc district with a capacity of 2x250MVA and expected to be 3x250MVA to 2040
 - **Clean water:** A new water plant will be constructed in the industrial park with a capacity of 21,000 m3/day night
 - **Raw water:** Raw water is taken from the Southern canal and is led into two raw water reservoirs in the area before being put into the treatment plant.

OCCUPANCY RATE:

0%



- **Solid waste treatment:** Solid waste from industrial parks is collected and transported to solid waste treatment areas.

- **Telecommunications services:** Telecommunications services are advanced, broadband with high speed, capable of meeting high-quality telecommunications needs.

WESTERN INDUSTRIAL PARK OF THANH HOA CITY



LOCATION:

- Located in the administrative boundary of Dong Son District and Thieu Son District.
- 17 km from Thanh Hoa city, 68 km from Nghi Son deep-water seaport, 1 km from North-South Expressway, about 32 km from Tho Xuan airport, and 152 km from Hanoi capital.



AREA:

645.2 ha, in which industrial land is 447.94 ha



CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park, applying high-tech towards industry 4.0, prioritizing electronics, telecommunications, mechanical manufacturing, precision mechanics, automobile industry, construction equipment, medical equipment, producing consumer goods, and auxiliary industry.



TECHNICAL INFRASTRUCTURE:

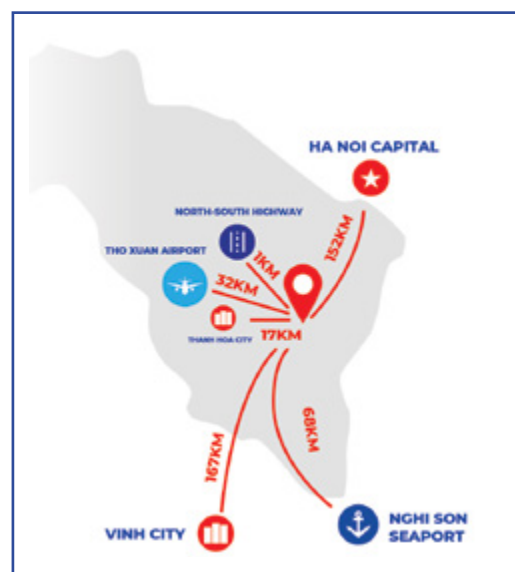
- **Power source:** The power source for the project is taken from 220kV Thanh Hoa and 220kV Nong Cong to connect electricity for the industrial park

- **Water source:** New water supply stations and 02 reservoirs in industrial parks with a total capacity of 30,000 m³/day and night will be planted to construct.

- **Raw water:** Raw water is taken from the clean water supply system and raw water chain along Highway 47 of Thanh Hoa and surrounding areas.

- **Wastewater treatment:** 2 separate wastewater treatment stations and sewage drainage systems will be constructed to collect all wastewater flow in industrial parks.

OCCUPANCY RATE: 0%



Station No. 1 has a capacity of 17,000 m³/day night; Station No. 2 has a capacity of 10,000 m³/day night.

- **Solid waste treatment:** Solid waste from industrial parks is collected and transported to solid waste treatment areas.

- **Telecommunications services:** Telecommunications services are advanced, broadband with high speed, capable of meeting high-quality telecommunications needs.

GIANG QUANG THINH INDUSTRIAL PARK



LOCATION:

- Located in the administrative boundary of Thieu Giang commune, Thieu Quang commune, Thieu Thinh commune, and Thieu Hop commune, Thieu Hoa district, Thanh Hoa province.
- 24 km from the center of Thanh Hoa city, 84 km from Nghi Son deep-water seaport, adjacent to North-South Expressway interchange; about 38 km from Tho Xuan airport; 170 km from Hanoi capital.



AREA:

298.56 ha, in which industrial land is 214.25 ha



CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A multi-sector industrial park, which prioritizes high-tech industry, processing industry, mechanical and automobile, pharmaceutical industry, and food industry.



TECHNICAL INFRASTRUCTURE:

- **Power source:** A 110 kV station of Thieu Hoa Industrial Park will be built with an S = (2x63) MVA capacity to supply electricity to industrial parks and surrounding areas.

The power source for the project is taken from 220kV Thanh Hoa and 220kV Nong Cong to connect electricity to the industrial park

- **Water source:** Two new water supply stations and two reservoirs in industrial parks with a total capacity of 30,000 m³/day and night will be planted to construct.

- **Raw water:** Raw water is taken from the clean water supply system and raw water chain along Highway 47 of Thanh Hoa and surrounding areas.

OCCUPANCY RATE: 0%



- **Wastewater treatment:** 01 wastewater treatment station for industrial parks will be built at the east with a capacity of 12,000 m³/day night

- **Solid waste treatment:** Solid waste from industrial parks is collected and transported to solid waste treatment areas of the Thieu Hoa district.

- **Telecommunications services:** Telecommunications services are advanced, broadband with high speed, capable of meeting high-quality telecommunications needs.

TUONG LINH INDUSTRIAL PARK



LOCATION:

- Located in the administrative boundary of Truong Minh commune, Thang Binh commune, Tuong Linh commune, Nong Cong district, Thanh Hoa province.
- Adjacent to Sao Vang - Nghi Son road, 35 km from Thanh Hoa city, 185 km from Hanoi capital, 40 km from Tho Xuan airport, 30 km from Nghi Son deep-water seaport, about 4 km from Minh Khoi station, 4 km from North-South Expressway interchange.



AREA:

353 ha, in which industrial land is 232.02 ha



CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A modern, multi-sector industrial park uses high technology to manufacture and assemble electronic components, semiconductors, and telecommunication equipment.



TECHNICAL INFRASTRUCTURE:

- **Power source:** The power source is from a 110 kV Nong Cong 2 station.

- **Water source:** water source is taken from Thang Tho water plant, Nong Cong district

- **Wastewater treatment:** 01 wastewater treatment station for industrial parks will be built in the southwest with a capacity of 5,300 m³/day night

OCCUPANCY RATE:

0%



- **Solid waste treatment:** Solid waste from industrial parks is collected and transported to solid waste treatment areas of Nong Cong district.

- **Telecommunications services:** Telecommunications services are advanced, broadband with high speed, capable of meeting high-quality telecommunications needs.

LAM SON - SAO VANG INDUSTRIAL PARK



LOCATION:

- Located in Tho Xuan district and Trieu Son district
- Adjacent to Ho Chi Minh road, about 2 km from Tho Xuan airport, 68 km from Nghi Son deep-water seaport, 40 km from Thanh Hoa City, and 180 km from Hanoi capital.



AREA:

537.3 ha, in which industrial land is 407 ha



CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

A modern, multi-sector industrial park uses high technology to manufacture and assemble electronic components, semiconductors, and telecommunication equipment.



TECHNICAL INFRASTRUCTURE:

- **Power source:** power source is taken from 2 110 kV TBA transformer stations No.2 with a capacity of 63+63MVA and TBA 110MV transformer No. 3 with a capacity of 2x40MVA.

- **Road system:** there is a 6-lane main road 43/25m

- **High-pressure lighting system:** 10m high lamppost;

- Building wastewater treatment plant with a capacity of 15,000mg/day night according to Japanese standards and technology

- **Water supply system:** The water source for industrial parks is from a water plant with a capacity of 54,000 m³/day night.

- **Rainwater drainage system:** There is a rainwater drain-

OCCUPANCY RATE:

0%

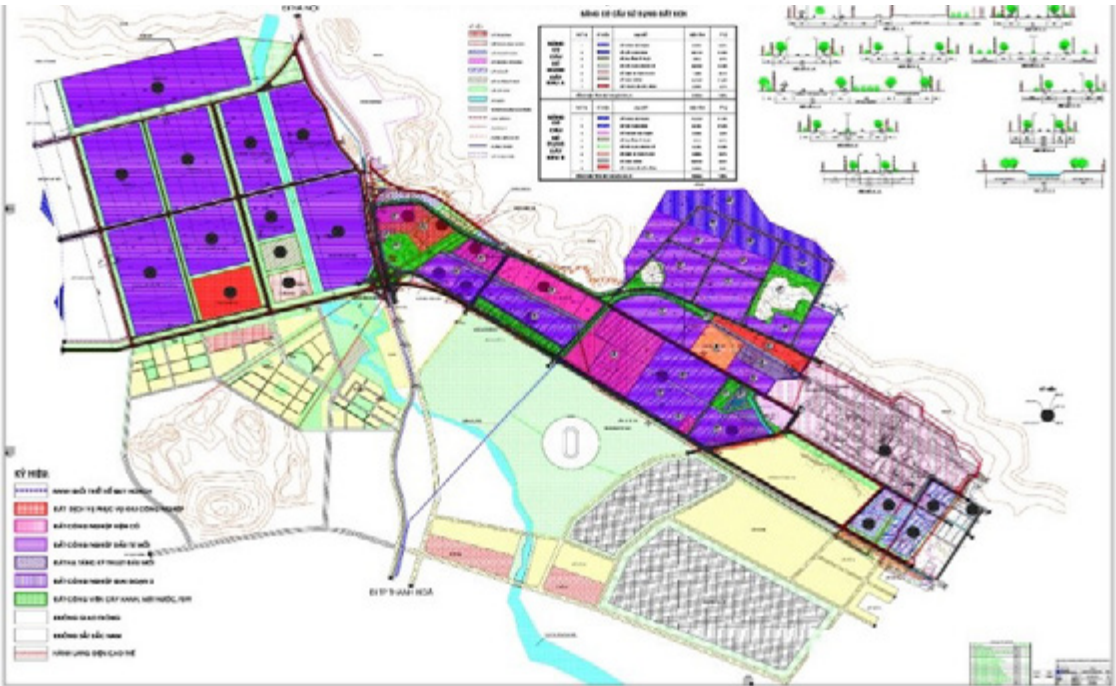


age system and irrigation canal.

- The fiber optic telecommunications system has spacious coverage.

- **Infrastructure investment status:** site clearance of about 100 hectares has been completed. The investor is preparing the ground for the construction of essential technical infrastructure such as wastewater treatment stations, power stations, roads, and leveling. Infrastructure is expected to complete phase 01 in January 2025.

BIM SON INDUSTRIAL PARK



LOCATION:

- Located in Bim Son district and Ha Trung town, north it is in the of Thanh Hoa province.
- Adjacent to National Highway 1A, 35 km from the center of Thanh Hoa city, 120 km from Hanoi capital to the South; 120 km from Hai Phong port, 75 km from Nghi Son deep-water seaport, 75 km from Tho Xuan airport. There is a North-South railway running through the industrial park.

AREA:

524.29 ha, divided into three zones
North Zone A: 163 ha, South Zone A: 145 ha, and Zone B: 216.29 ha.

CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

Textile, footwear, automobile manufacturing and assembly, mechanical manufacturing, production of high-class construction materials, steel production, electronics, high-tech products, agricultural processing, processing forestry products for export.

TECHNICAL INFRASTRUCTURE:

Power source: The power source is continuous and stable, with a voltage of 110kV.

Water source: Water is supplied stably from a water plant with a capacity of 7,000 m3/day night. The lighting system is installed along the routes.

Internal traffic: The internal road system is designed synchronously and modernly to facilitate vehicle travel to each plot of land.

The lighting system is installed along the routes.

Wastewater treatment: Currently, investors have implemented investment in completing industrial park infrastructure.

+ South Zone A has been invested in building a

OCCUPANCY RATE: 66,23%



wastewater treatment system with a capacity of 1,500 m3/day night; North Zone A has been invested in building a system of wastewater treatment with a capacity of 6,000 m3/night.

+ Zone B has been invested in building a wastewater treatment system with 01 modules of 490 m3/day night.

Rainwater drainage system: There is a rainwater drainage system and irrigation canal.

- Fiber optic telecommunications system is spacious coverage

- **Investment attraction situation:** the total industrial land for rent is about 232.19 ha/350.56 ha of industrial land that can be leased.

INFORMATION TECHNOLOGY CENTER OF THANH HOA PROVINCE



LOCATION:

Located in Thanh Hoa city

AREA:

7.35 ha.

TECHNICAL INFRASTRUCTURE:

Modern, spacious, and convenient technical infrastructure, with a clean land fund; the 12-storey operating building has been invested synchronously with modern equipment.

CHARACTERISTICS, FUNCTIONS AND FIELDS CALLING FOR INVESTMENT:

- Building the region's data storage center (Digital Hub).
- Open branches and offices operating in the IT center building to create digital enterprise ecosystems.
- Investing in Thanh Hoa IT Center Building becomes a training institution, transferring high-quality technology and forming the National Chip Design Support Center.

OTHER INDUSTRIAL PARKS

No.	INDUSTRIAL PARK (IP)	LOCATION	AREA (ha)	OCCUPANCY RATE (%)
1	Le Mon IP	Thanh Hoa City	87.61	100%
2	Hoang Long IP	Thanh Hoa City	43	100%
3	Dinh Huong - Tay Bac Ga IP	Thanh Hoa City	180	94.1%
4	Thach Quang IP	Thach Thanh District	100	6.1%
5	Bai Tranh IP	Nhu Xuan District	116	0%
6	Ngoc Lac IP	Ngoc Lac District	95.8	0%
7	Ha Long IP	Ha Trung District	550	0%
8	Bac Hoang Hoa IP	Hoang Hoa District	273.8	0%
9	Luu Binh IP	Quang Xuong District	470	0%
10	Nga Tan IP	Nga Son District	430	0%
11	Da Loc IP	Hau Loc District	100	0%
12	Ha Linh IP	Ha Trung District	422	0%
13	Phong Ninh IP	Yen Dinh District	450	0%



LIST OF ESTABLISHED INDUSTRIAL CLUSTERS INVESTED INFRASTRUCTURE

No.	INDUSTRIAL CLUSTER (IC)	LOCATION	SCALE (ha)
THE WHOLE PROVINCE			1,568.45
I	Plain area		791.23
1	Northeast of Thanh Hoa City, IC	Thanh Hoa City	19.50
2	Ha Linh II IC	Hà Trung District	30.00
3	Ha Long I IC	Hà Trung District	74.80
4	Van Thang – Yen Tho IC	Nong Cong District & Nhu Thanh District	44.48
5	Tuong Linh IC	Nong Cong District	46.50
6	Hoang Son IC	Nong Cong District	23.00
7	Cau Quan IC	Nong Cong District	55.30
8	Hop Thang IC	Trieu Son District	70.00
9	Inter-commune Dan Ly, Dan Luc and Dan Quyen IC	Trieu Son District	50.00
10	Tho Minh IC	Tho Xuan District	18.00
11	Xuan Lai IC	Tho Xuan District	14.98
12	Tho Nguyen IC	Tho Xuan District	18.35
13	Quan Lao Town IC	Yen Dinh District	72.96
14	Van Ha Town IC	Thieu Hoa District	17.64
15	Dong Ninh IC	Dong Son District	14.94
16	Dong Van IC	Dong Son District	20.00
17	Vinh Minh IC	Vinh Loc District	30.00
18	Vinh Hoa IC	Vinh Loc District	29.40
19	Southwest of Thanh Hoa City, IC	Thanh Hoa City & Quang Xuong District	65.00
20	Hau Hien IC	Thieu Hoa District	17.55
21	No. 2 Van Ha IC	Thieu Hoa District	23.36
22	Ngoc Vu IC	Thieu Hoa District	48.60
II	Coastal area		363.80
23	Quang Chau – Quang Tho IC	Sam Son City	22.50
24	Nham Thach IC	Quang Xuong District	13.86
25	Cong Truc IC	Quang Xuong District	50.00
26	Quang Yen IC	Quang Xuong District	60.00
27	Thai – Thang IC	Hoang Hoa District	30.71
28	North of Hoang Hoa IC	Hoang Hoa District	50.00
29	Hoa Loc IC	Hau Loc District	19.00
30	Tien Loc Craft Village IC	Hau Loc District	6.00
31	Tu Sy IC	Nga Son District	12.40
32	Tam Linh IC	Nga Son District	37.07
33	Lien Hoa IC	Hau Loc District	38.43
34	Thuan Loc IC	Hau Loc District	23.83
III	Mountainous area		412.52
35	Cam Chau IC	Cam Thuy District	25.00
36	Van Du IC	Thach Thanh District	50.00
37	Xuan Hoa IC	Nhu Xuan District	30.00
38	Thuong Ninh IC	Nhu Xuan District	20.00
39	Dien Trung IC	Ba Thuoc District	30.19
40	Khe Ha IC	Thuong Xuan District	49.20
41	Cam Son IC	Cam Thuy District	49.88
42	Hai Long – Xuan Khang IC	Nhu Thanh District	48.85
43	Bai Tranh IC	Nhu Xuan District	33.66
44	Thach Binh IC	Thach Thanh District	68.74
45	Minh Tien IC	Ngoc Lac District	7.00

FOREIGN INVESTMENT IN THANH HOA PROVINCE BY COUNTRY AND TERRITORY

(To June 2024)

No.	Country and territory	Number of projects	Total registered capital (million USD)
1	 Japan	20	6,600
2	 Kuwait	02	3,200
3	 Korea	46	1,676
4	 Taiwan (China)	26	734
5	 Singapore	16	389,3
6	 British Virgin Islands	06	268
7	 Hong Kong (China)	21	240
8	 China	22	199
9	 Europe	06	55
10	 Other countries and territories	08	84

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