



INDUSTRIAL CLUSTER LAC THIEN

DELTA E&C CONSTRUCTION AND ENGINEERING JOINT STOCK COMPANY

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Welcome Letter

As Vietnam increasingly becomes an attractive destination for manufacturing investment flows, the demand for industrial parks and clusters with synchronized infrastructure and a favorable investment environment continues to grow.

With many years of experience in the industrial construction sector and in partnering with businesses during their factory deployment in Vietnam, Delta E&C Construction and Mechanical Joint Stock Company deeply understands the practical requirements of investors regarding production infrastructure.

Guided by this understanding, we develop our Industrial Parks/Clusters with the desire to create a modern production space, complete technical infrastructure, and a favorable investment environment for the business community.

Delta E&C is committed to partnering with investors throughout their project implementation process, contributing to building a sustainable manufacturing community and driving the local economic and industrial development.



Vision

To become Industrial Parks/Clusters that develop in a modern, efficient, and sustainable direction, serving as a trusted destination for domestic and foreign enterprises when investing in manufacturing development in Vietnam.

Mission

Develop synchronized industrial infrastructure that meets the production needs of enterprises.

Create a favorable investment environment, supporting enterprises to implement their projects quickly and efficiently.

Attract suitable industries, aiming for sustainable and environmentally friendly development.

Contribute to the local socio-economic development, creating jobs and promoting industrial production activities.



DELTA E&C INDUSTRIAL PARK / CLUSTER PROJECTS

LAC THIEN INDUSTRIAL CLUSTER

Location: Dong Hieu Commune, Nghe An Province - Operating Period: 2026 - 2076



TAY HIEU 2

INDUSTRIAL CLUSTER

Location: Tay Hieu Ward,
Nghe An Province
Expected Operating Period:
2028 - 2078
Scale:

75ha



READY-BUILT FACTORY PROJECT

FOR LEASE

Location: Nghia My Industrial Cluster,
Dong Hieu Commune, Nghe An Province
Expected Operating Period: 2028 - 2078
Scale:

4ha



LAC THIEN INDUSTRIAL CLUSTER

From VSIP Ha Tinh Industrial Park

28km

From VSIP Nghe An Industrial Park

30km

From WHA Nghe An Industrial Park

49km

From Luxshare
(VSIP Nghe An Industrial Park)

32km

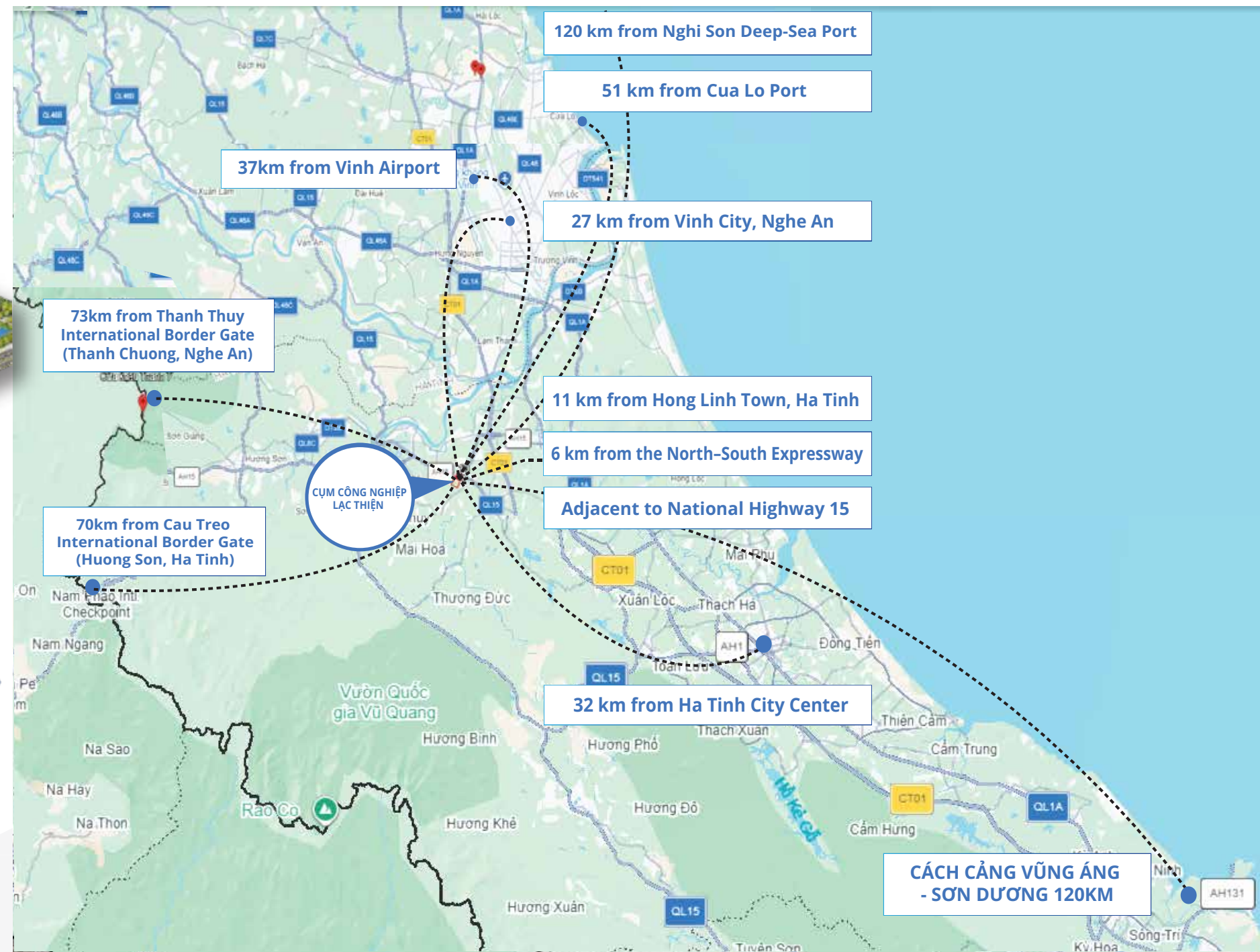
From Foxconn
(WHA Nghe An Industrial Park)

46km

From Goertek
(WHA Nghe An Industrial Park)

49km

LOCATION ADVANTAGES OF LAC THIEN INDUSTRIAL CLUSTER



MASTER PLAN

LAND USE STRUCTURE

Industrial Land (Factories & Warehouses): **74,03%**

Administrative Building : **0.63%**

Industrial Services: **2.73%**

Technical Infrastructure: **1.17%**

Transportation: **10.04%**

Green Areas: **11.4%**

NOTES

LO

DT

HSSD

MDXD

TCTB

PLOT NAME

FLOOR AREA RATIO

NUMBER OF STOREYS

LAND AREA

MAXIMUM BUILDING DENSITY

- Industrial Land (Factories & Warehouses): **22.21ha**
- Administrative Building: **0.19ha**
- Industrial Services: **0.82ha**
- Technical Infrastructure: **0.35ha**
- Transportation: **3,01ha**
- Green Areas: **3,42ha**

POWER & WATER SUPPLY CAPACITY

Power Supply Capacity:
approximately
1800KVA

Water Supply Capacity:
661m³/day

Wastewater Treatment Capacity:
650m³/day

Phase 1: 30ha (2026-2076)
Phase 2: 30ha (2030-2080)



LEASING RATES

Leasing Rates

Infrastructure Leasing Rate: **50-60usd/m2**

Industrial Cluster Management Fee: **0.6usd/m2/year**

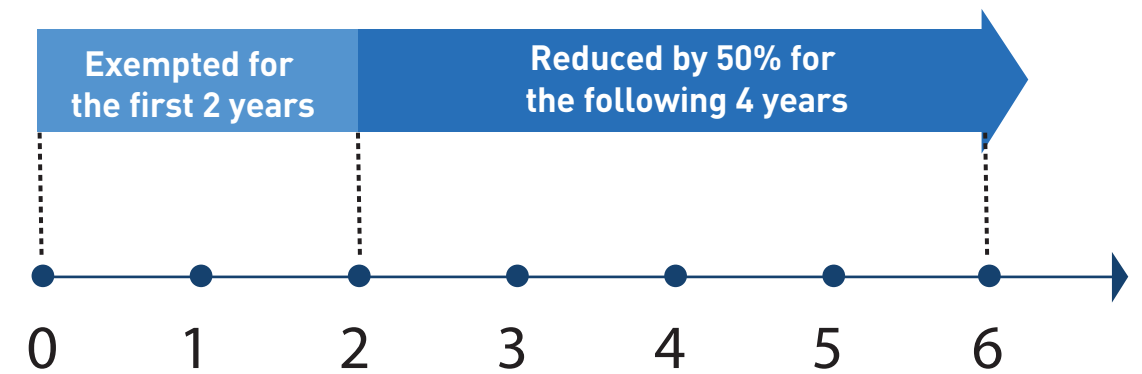
Water Usage Fee: According to state-regulated tariff

Electricity Fee: According to Vietnam Electricity (EVN) tariff

Wastewater Treatment Fee: In accordance with current national regulations



CORPORATE INCOME TAX INCENTIVES



TARGET INVESTMENT SECTORS



**Textiles and Garments;
Footwear Manufacturing**



**Mechanical Engineering,
Electrical & Electronics**



Consumer Goods Manufacturing



**Agro-forestry Processing and
Supporting Industries**

LAND LEASE INCENTIVES

Land Lease Fee: **Exempted for 14 years**
(including 3 years of construction period + 11 subsequent years)

LABOR RESOURCES

Population of Ha Tinh Province: **1.632.784 people**
Labor Force (aged 15 and above): 535,000 people

Regional Minimum Wage: Region IV



SUPPORT POLICIES

- Consulting on project planning and integrated design-build solutions
- Support and advisory for investment procedures
- Accompaniment throughout the factory construction process
- Connection and support for infrastructure services
- Ongoing support during business operations

INVESTMENT PROCESS AT LAC THIEN INDUSTRIAL CLUSTER



DELTA E&C CONSTRUCTION AND ENGINEERING JOINT STOCK COMPANY

General Director
Mr. Tran Mai Le



Sales Director
Mrs. Bui Bich Ngoc





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