

WHA INDUSTRIAL ZONES - VIETNAM

**Leading Smart Eco Industrial Hub
Powering Vietnam's Rise in the Global Supply Chain**



Industrial Zones (IZs)

3 Licensed IZs	+4 Upcoming IZs	+1 Expansion IZ
Operating & Developing	In the pipeline	Licensed & Developing

Logistic Park

1 Logistic Project	+1 Upcoming
Hung Yen	Thanh Hoa

RBF

+1 Ready-Built-Factory Project
Thanh Hoa



WORLD-CLASS INFRASTRUCTURE



SMART & SUSTAINABLE INDUSTRIAL ZONE

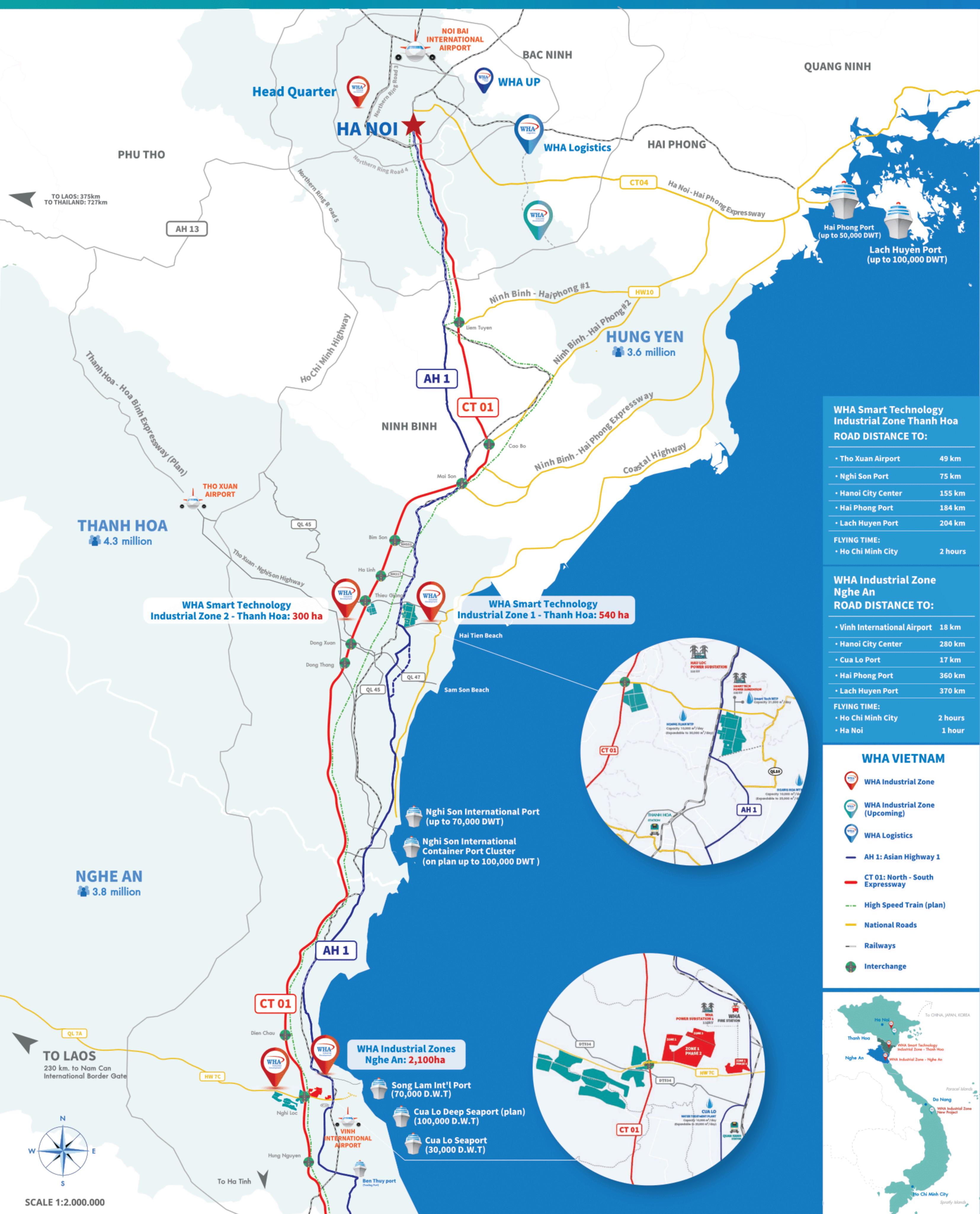


INTEGRATED ONE - STOP CUSTOMER CARE SERVICES

* *In the pipeline*

WHA INDUSTRIAL ZONES VIETNAM - NGHE AN, THANH HOA

Vietnam's Northern Technology Corridor expanding integration of technology-based industrial cluster



WHA INDUSTRIAL ZONES - NGHE AN

WHA SMART TECHNOLOGY INDUSTRIAL ZONES - THANH HOA

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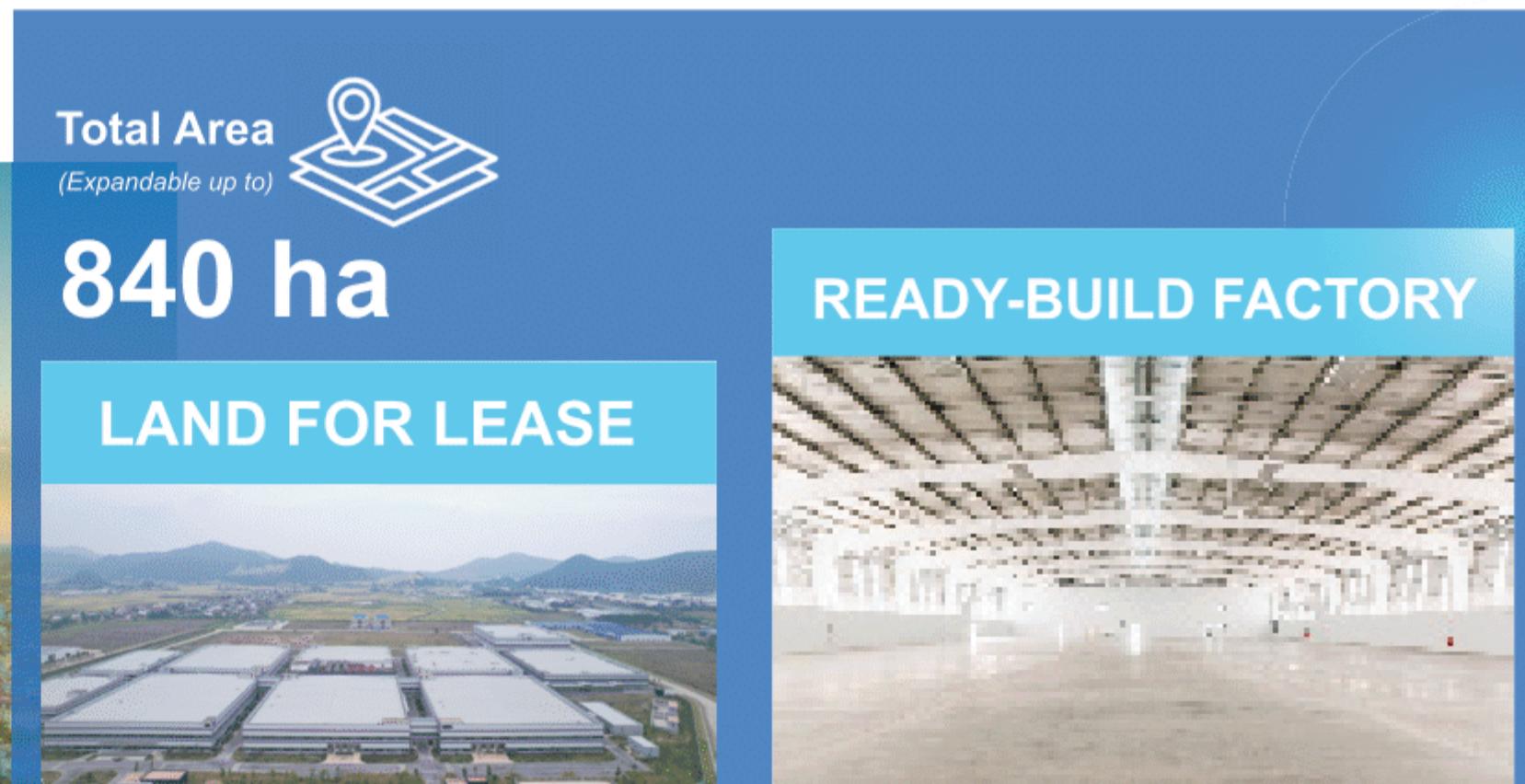
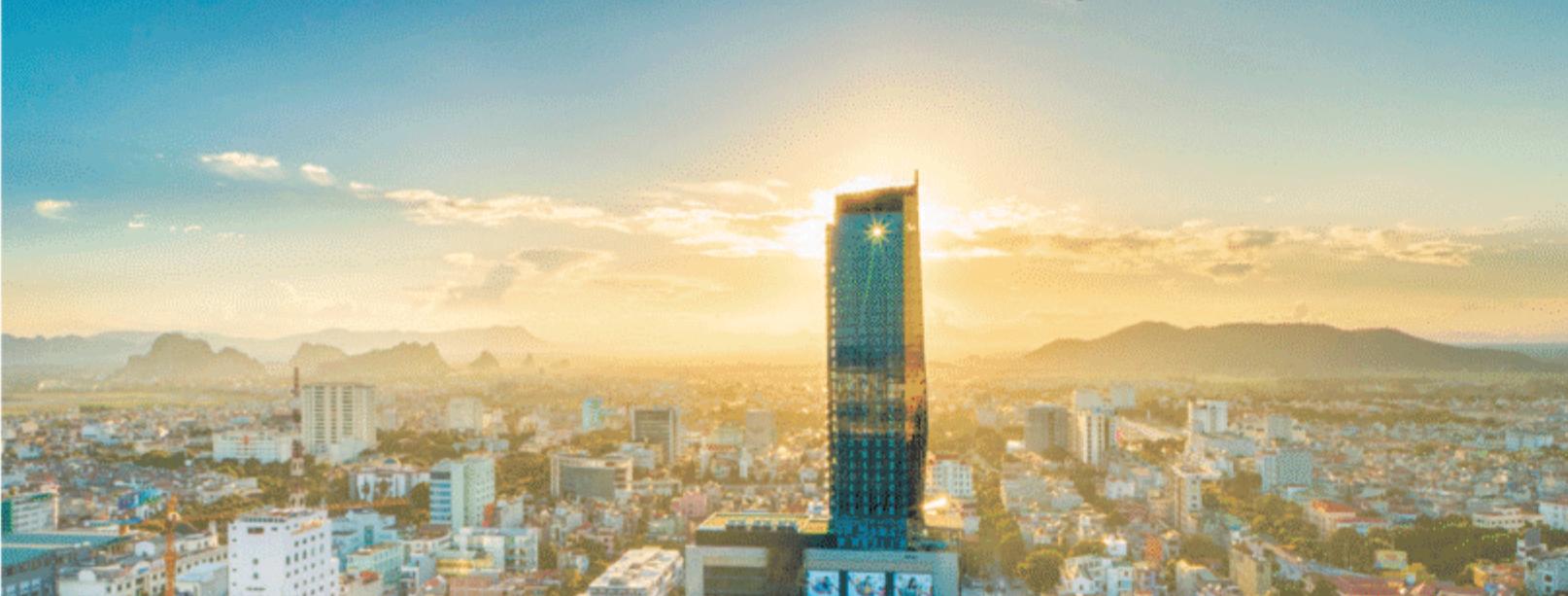
Data source of population: Vietnam Statistical Yearbook of 2025



WHA Smart Technology Industrial Zones - Thanh Hoa

Northern Technology & Industrial Corridor

Thanh Hoa Downtown : The Next Urban Growth Engine in North Central Vietnam



11,115 km²

Total Area

4.3 million

Population

2.8 million

Working Age

5

Universities

66

Vocational Schools Centers

14.8 billion

USD FDI Value Accumulated

CIT

20%

Normal Tax Regime

Corporate Income Tax Law No. 67/2025/QH15

A 4-year tax exemption, followed by a 50% reduction for the next 9 years, and a preferential 10% tax rate for 15 years — applicable to eligible business activities as defined under the prevailing Corporate Income Tax Law

IMPORT TAX

100% tax exemption

on imported goods for fixed assets, advanced machinery, worker transport, and production lines

5-year tax exemption

on imported raw materials, components, and semi-finished products unavailable or not meeting local quality standards

Decree No. 134/2016/ND-CP and Decree No. 18/2021/ND-CP

COMPARATIVE ADVANTAGES

Skilled Workforce

8th most populous province- As of 2025
(4.3 million with 2.8 million in the labor force)

Transport Infrastructure

Synchronous: Road, Railway, Airway, Seaport

WHA Smart Technology Industrial Zone 1 - Thanh Hoa

PHASE 1

Strategic Location

Vital link between the northern manufacturing belt and major logistics gateways like Hai Phong Port

KEY FEATURES



Power Supply
250 kVA/ha



Water Supply
45 m³/ha



Wastewater Treatment
Up to 20,000 m³/day

Road Infrastructure

Reinforced Concrete Pavement (M350 Grade)
Built to Withstand Heavy Industrial Loads
Ensure Long-Term Durability

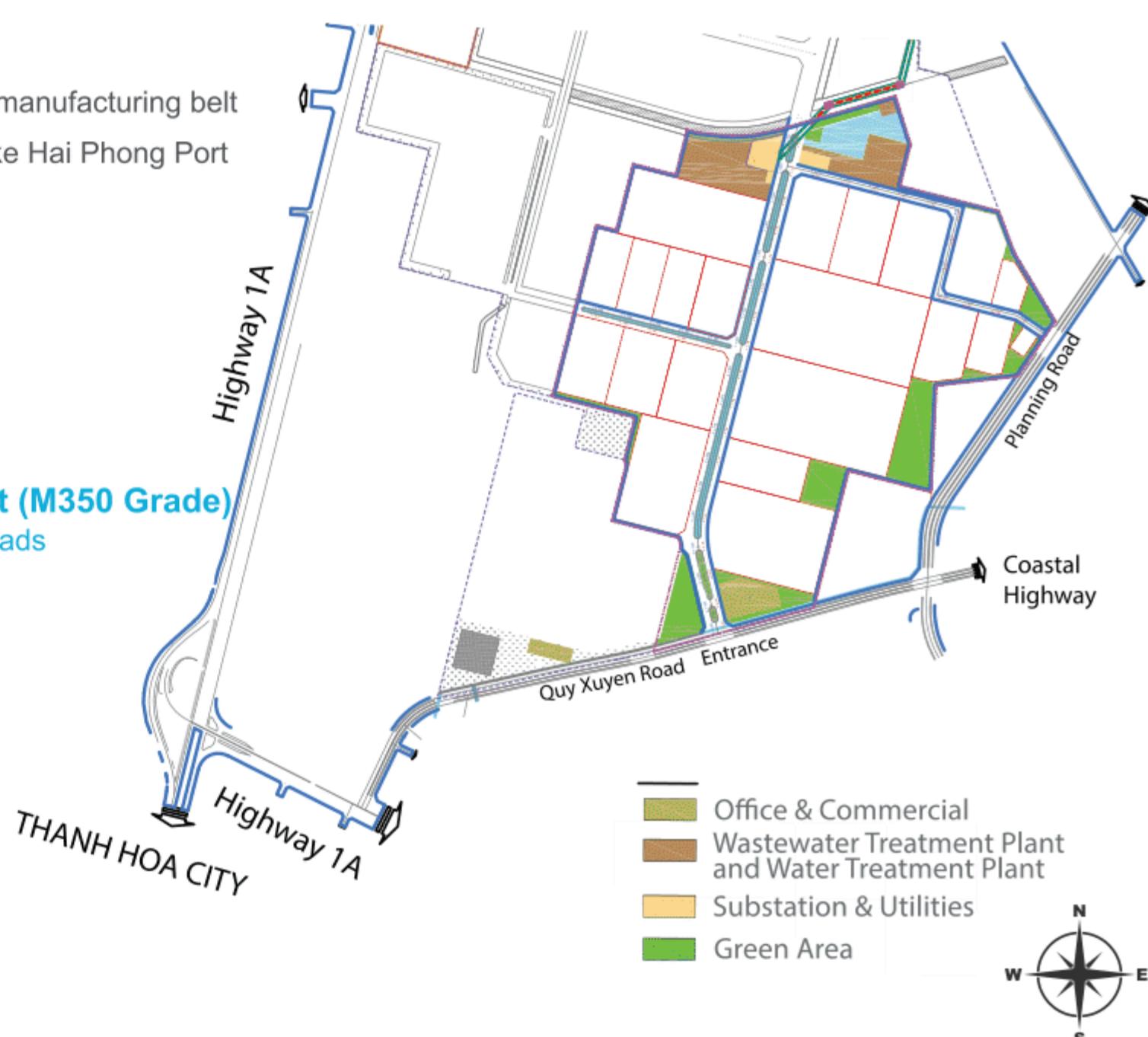


CCTV 24/7



On-Site Amenities

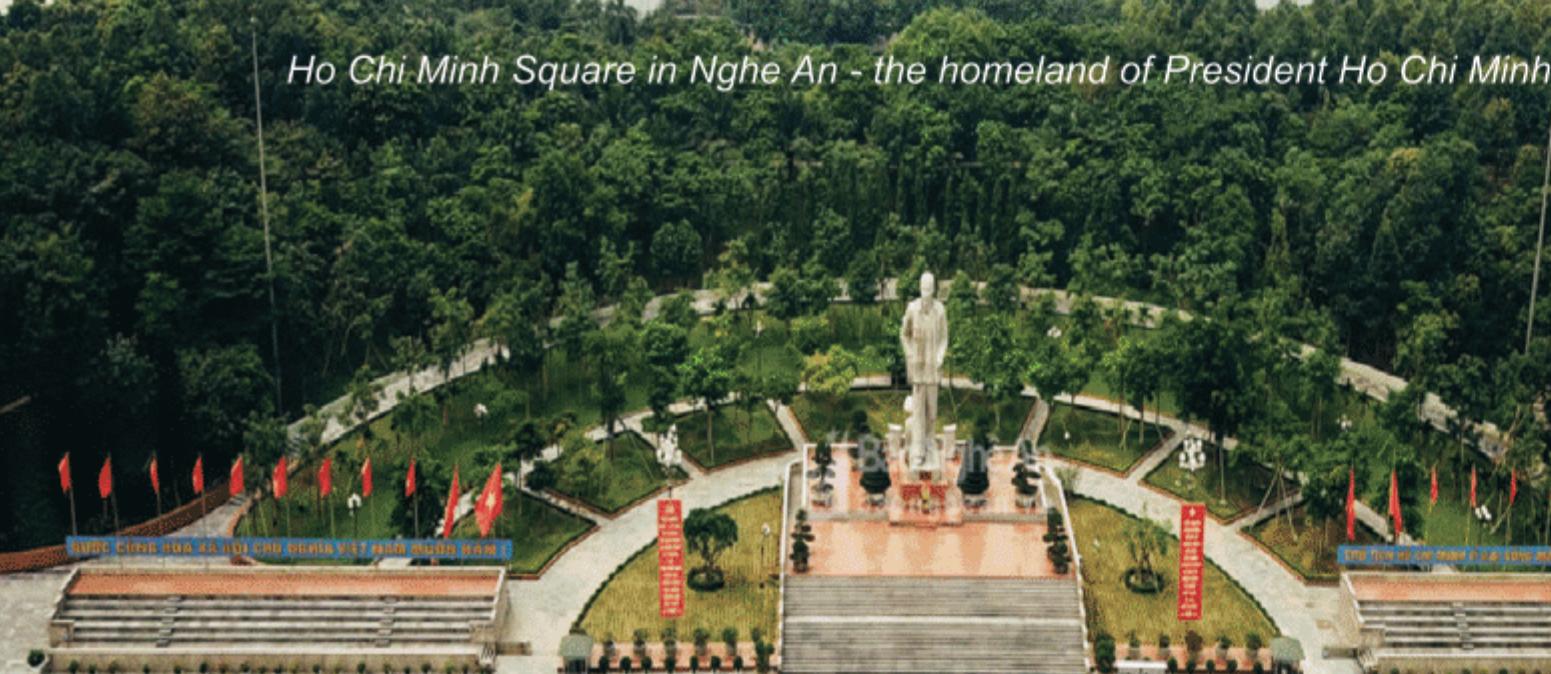
Commercial Land Available



WHA Industrial Zones - Nghe An



Smart Eco Industrial Zone equipped with International Standard Utilities and Infrastructures



PREFERENTIAL TAX INCENTIVES

Corporate Income Tax Law No. 67/2025/QH15

17%

CIT for 10 years

2 YEARS EXEMPTION

and 50% reduction in 4 subsequent years

IMPORT TAX

Exemption

for machinery, equipment, transport, and construction materials not made in Vietnam, comprising the fixed asset

5 years exemption

for materials, supplies and components which can not be domestically produced which are imported for production

Decree No. 134/2016/ND-CP and Decree No. 18/2021/ND-CP

COMPARATIVE ADVANTAGES

A 4-year tax exemption, followed by a 50% reduction for the next 9 years, and a preferential 10% tax rate for 15 years — applicable to eligible business activities as defined under the prevailing Corporate Income Tax Law

Skilled Workforce

13th most populous province - As of 2025
(3.8 million with 2.5 million in the labor force)

Special Tax Incentives

WHA Industrial Zone 1- Nghe An

WHA Industrial Zone 2- Nghe An

Reasonable Labor Cost

KEY FEATURES

- Power Supply**
250 kVA/ha
- Water Supply**
30 m³/ha/day
- Wastewater Treatment**
Up to 35,000 m³/day



Road Infrastructure
Reinforced Concrete Pavement (M350 Grade)

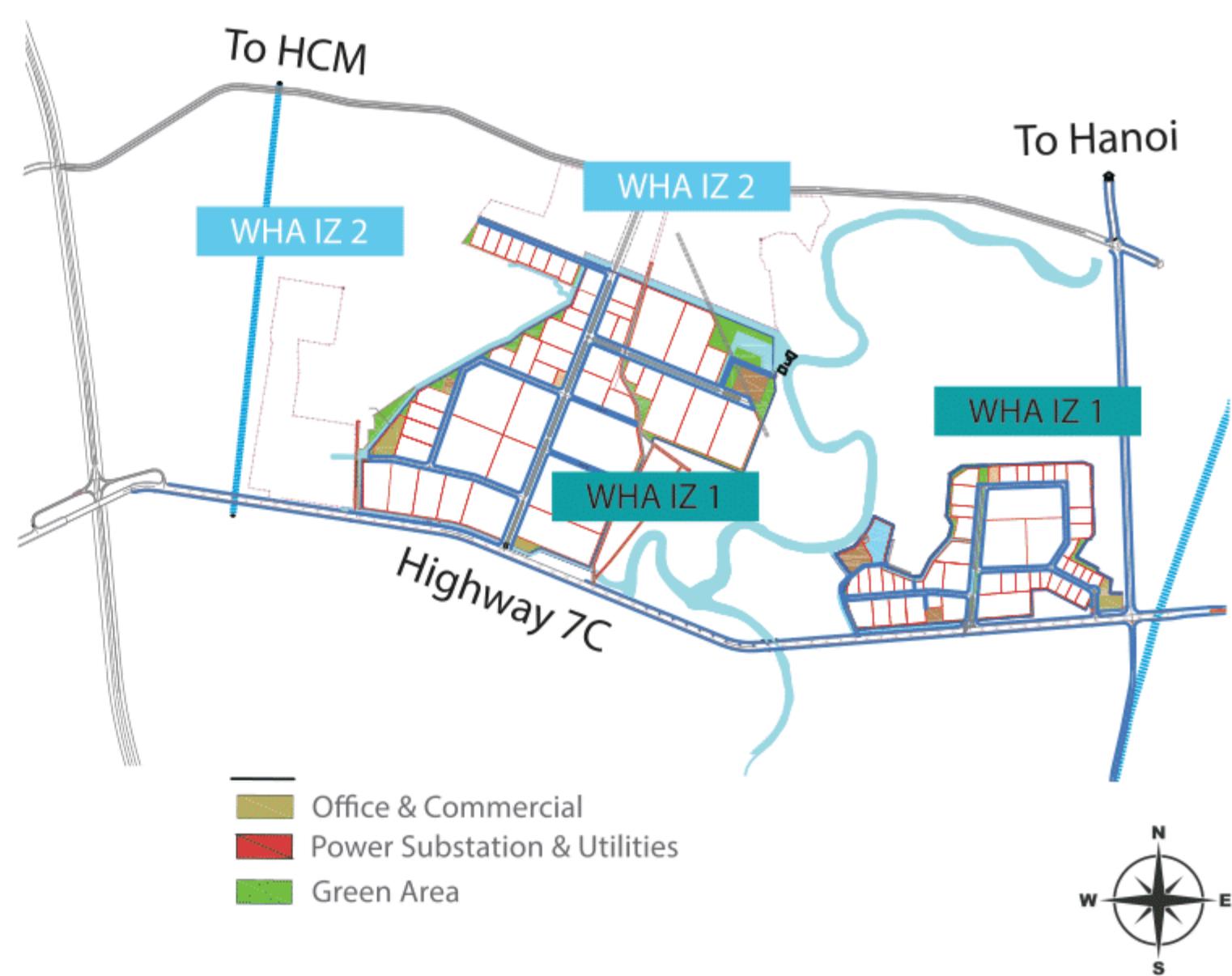


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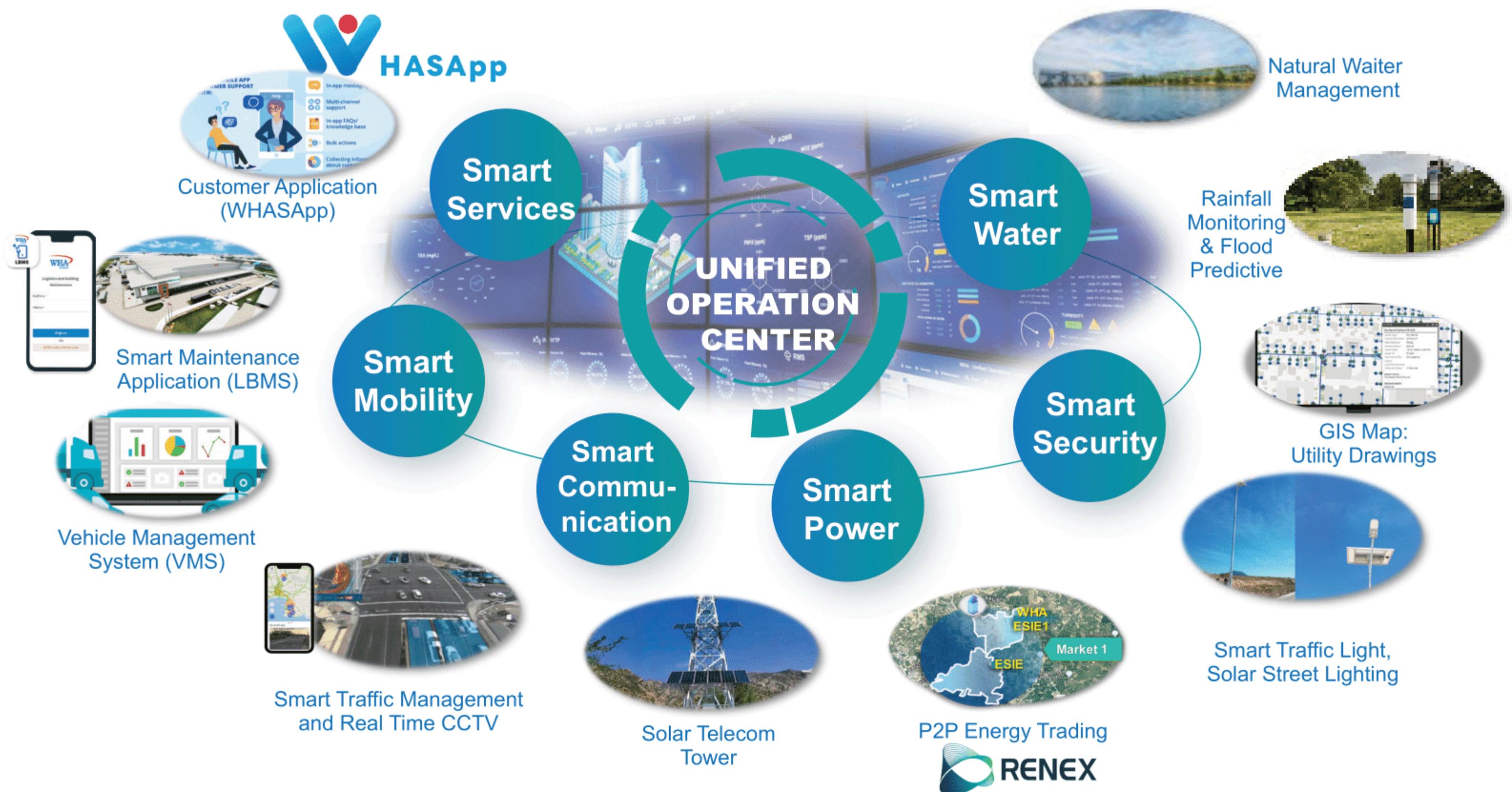


On-Site Amenities

Bank's ATM, Restaurant, Supermarket, High-End Accommodation



WHA SMART ECO INDUSTRIAL ZONE CONCEPT

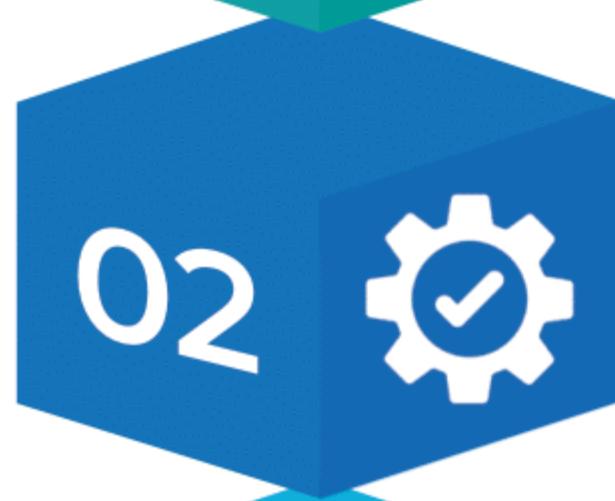


WHA COMMITMENT TO ENABLING CUSTOMER SUCCESS



COMMITMENT TO LONG-TERM SUCCESS

Customers' success is our success
WHA provides the foundation for scalable, and sustainable growth



REGULATORY & OPERATIONAL SUPPORT

From procedures to daily operations, we guide
and support investors to navigate Vietnam's business environment



COLLABORATIVE MINDSET

Acting as part of your team, WHA brings
a solution-driven mindset to every investor project



LONG-TERM PARTNERSHIPS

WHA build lasting relationships, growing alongside
our tenants through every stage of their investment journeys

WHA INVESTORS IN VIETNAM



Goertek

Goermicro

SUNNY
AUTOMOTIVE OPTECH



HLIG HuaLi INDUSTRIAL GROUP 华利实业集团

kyungshin



GAOJIA
OPTOTECH



NAKANO APPAREL CO.,LTD

TARGET INDUSTRIES



Industrial

Automotive, Plastics, Light Metals, Textiles/Garments, Packaging & Supporting Industry, Building Materials



Technology

Electronics, Medical Assembly, Software, Smart Phones, Communications



Consumer

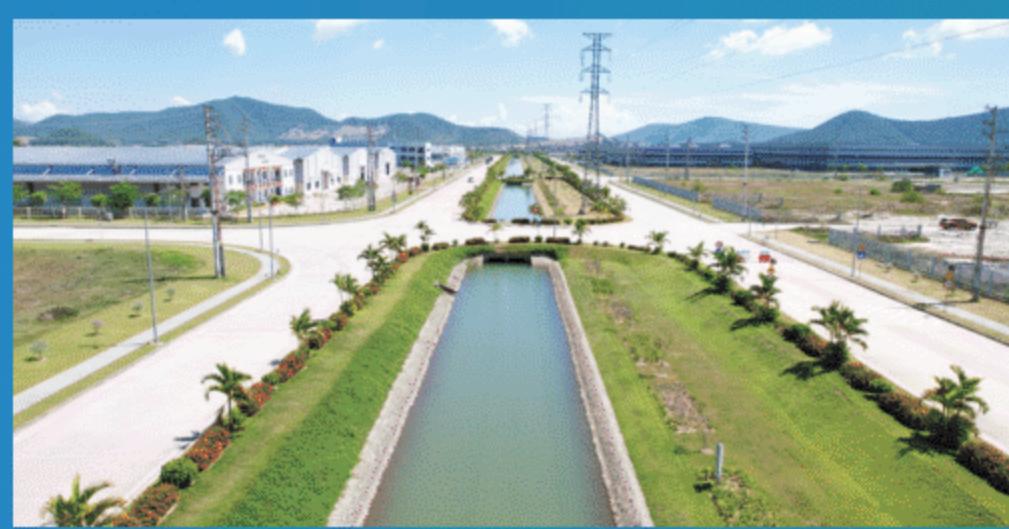
Food Processing, Beverages, Value-added Agriculture, Fast Moving Consumer Goods, Electrical Appliances



Logistics

Cold Storage, Modern Warehouse Logistics

WHA : WE SHAPE THE FUTURE



Experience
WHA View 360



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