

WHA INDUSTRIAL ZONES - VIETNAM

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



Industrial Zones (IZs)

3 Licensed IZs
Operating & Developing

+4 Upcoming IZs
In the pipeline

+1 Expansion IZ
Licensed & Developing

Logistic Park

1 Logistic Project
Hung Yen

+1 Upcoming
Thanh Hoa

RBF

+1 Ready-Built-Factory Project
Thanh Hoa



WORLD-CLASS INFRASTRUCTURE



SMART & SUSTAINABLE INDUSTRIAL ZONE

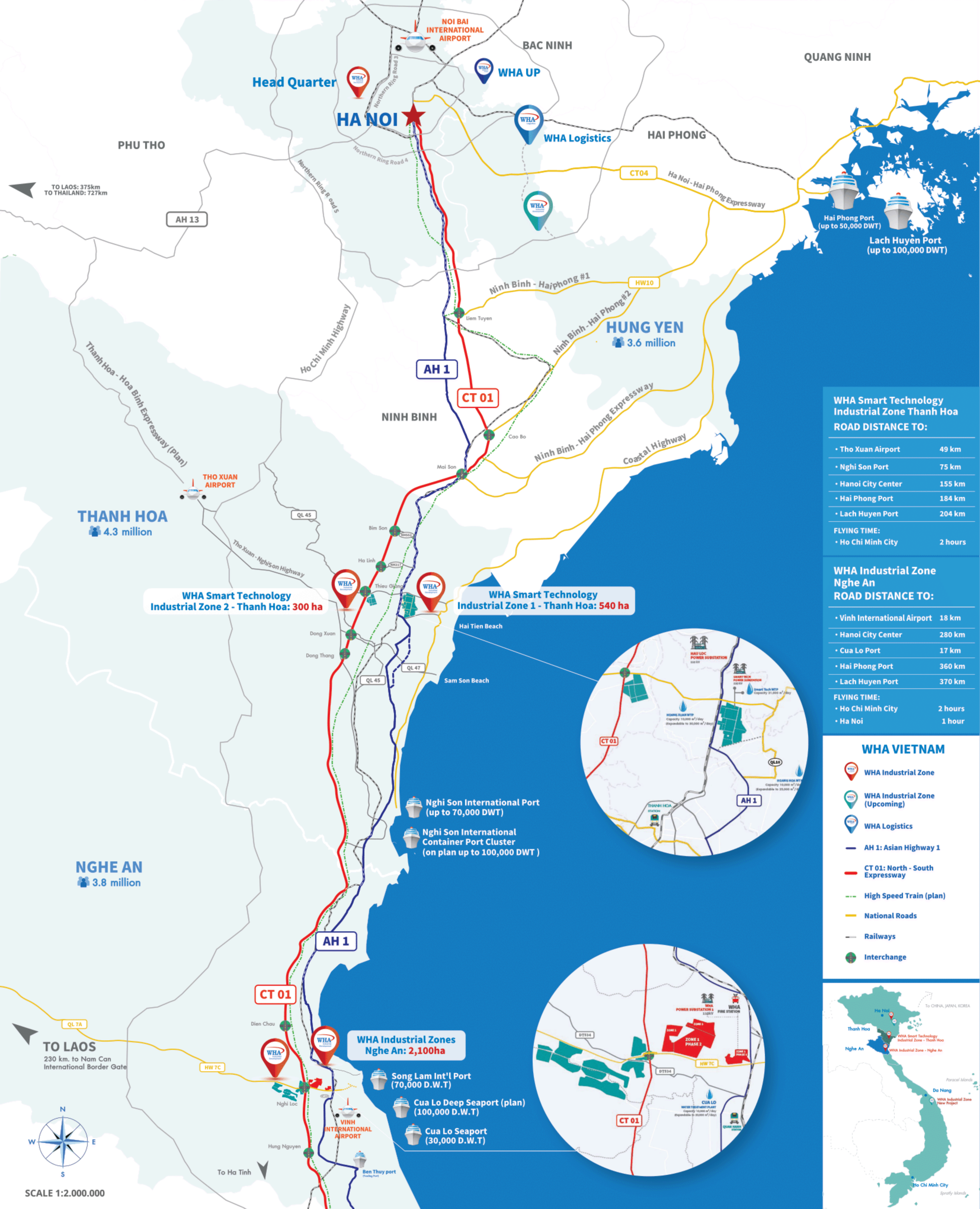


INTEGRATED ONE - STOP CUSTOMER CARE SERVICES

* In the pipeline

WHA INDUSTRIAL ZONES VIETNAM- NGHE AN, THANH HOA

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



WHA Smart Technology Industrial Zone Thanh Hoa ROAD DISTANCE TO:

| | |
|---------------------|---------|
| • Tho Xuan Airport | 49 km |
| • Nghi Son Port | 75 km |
| • Hanoi City Center | 155 km |
| • Hai Phong Port | 184 km |
| • Lach Huyen Port | 204 km |
| FLYING TIME: | |
| • Ho Chi Minh City | 2 hours |

WHA Industrial Zone Nghe An ROAD DISTANCE TO:

| | |
|------------------------------|---------|
| • Vinh International Airport | 18 km |
| • Hanoi City Center | 280 km |
| • Cua Lo Port | 17 km |
| • Hai Phong Port | 360 km |
| • Lach Huyen Port | 370 km |
| FLYING TIME: | |
| • Ho Chi Minh City | 2 hours |
| • Ha Noi | 1 hour |

WHA VIETNAM

- WHA Industrial Zone
- WHA Industrial Zone (Upcoming)
- WHA Logistics
- AH 1: Asian Highway 1
- CT 01: North - South Expressway
- High Speed Train (plan)
- National Roads
- Railways
- Interchange



WHA INDUSTRIAL ZONES - NGHE AN WHA SMART TECHNOLOGY INDUSTRIAL ZONES - THANH HOA

NGHE AN OFFICE: Lot AC1-1, WHA Industrial Zone 1 – Nghe An
Trung Loc Commune, Nghe An Province, Vietnam
Tel: (+84) 238 222 9999 Fax: (+84) 23 8 222 9998

HANOI OFFICE: 4th Floor, Tower 2, Capital Place, No. 29 Lieu Giai Street
Ngoc Ha Ward, Hanoi, Vietnam
Tel: (+84) 24 3574 6999

invest@whavietnam.com
www.whavietnam.com

Data source of population: Vietnam Statistical Yearbook of 2025



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NEW

WHA Smart Technology Industrial Zones - Thanh Hoa



Northern Technology & Industrial Corridor

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



Total Area

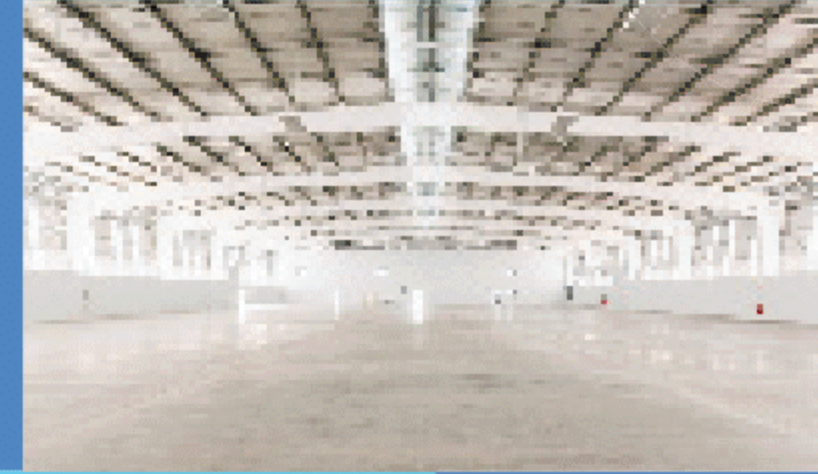
(Expandable up to)

840 ha

LAND FOR LEASE



READY-BUILD FACTORY



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

Strategic Location

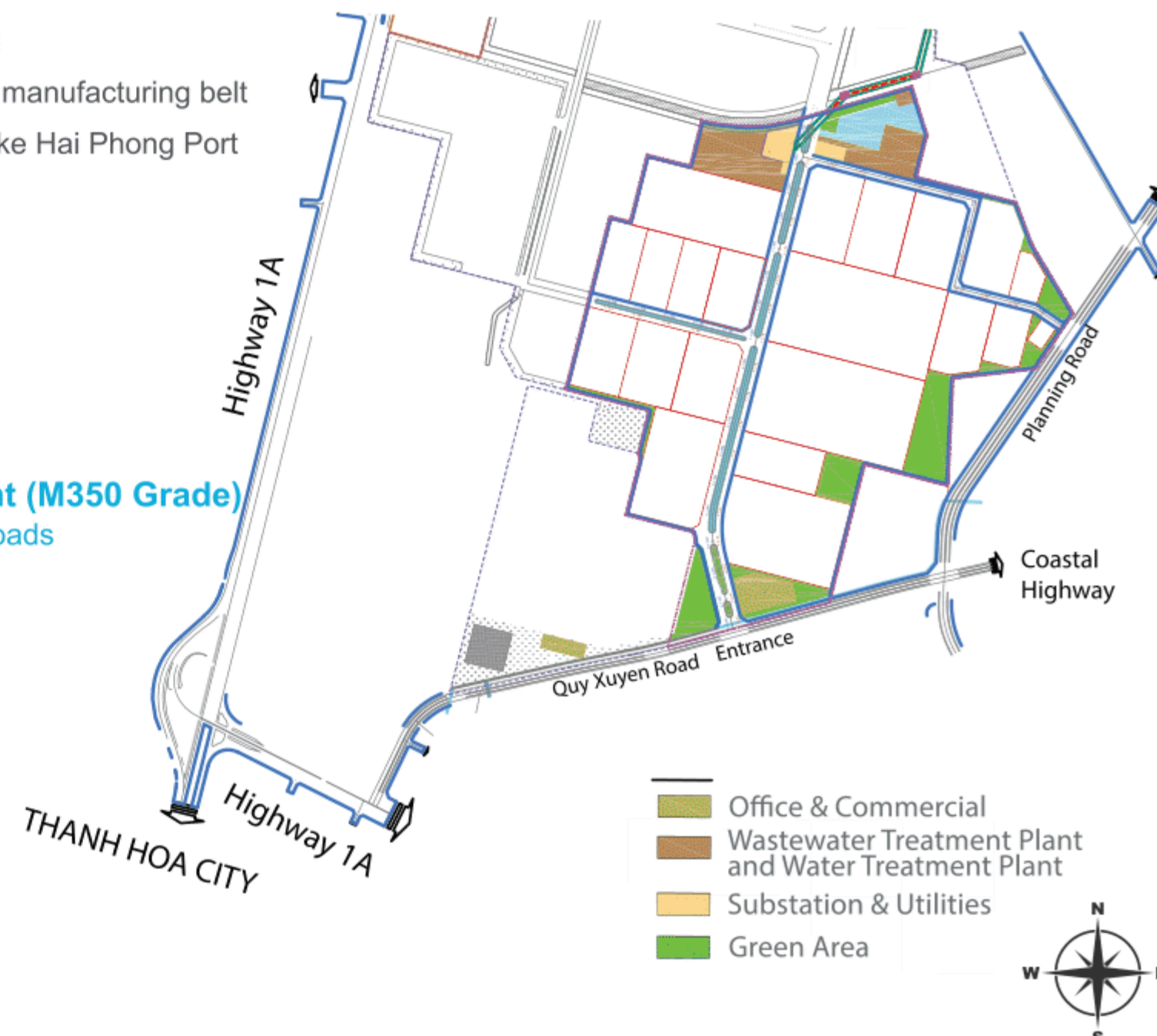
Vital link between the northern manufacturing belt and major logistics gateways like Hai Phong Port

Reasonable Labor Cost

Large plots ready for large-scale FDI

WHA Smart Technology Industrial Zone 1 - Thanh Hoa

PHASE 1



KEY FEATURES



Power Supply
250 kVA/ha



Road Infrastructure

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



Water Supply
45 m³/ha



CCTV 24/7



Wastewater Treatment
Up to 20,000 m³/day



On-Site Amenities

Commercial Land
Available

WHA Industrial Zones - Nghe An



Smart Eco Industrial Zone equipped with
International Standard Utilities and Infrastructures



Ho Chi Minh Square in Nghe An - the homeland of President Ho Chi Minh

Total Area
(Expandable up to)



2,100 ha

LAND FOR LEASE



16,482 km²
Total Area

3.8 million
Population

2.5 million
Working Age

7
Universities

23
Vocational
Schools/ Centers

1.7 billion
USD FDI Value
Accumulated

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

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

COMPARATIVE ADVANTAGES

Skilled Workforce

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

Special Tax Incentives

Reasonable Labor Cost

KEY FEATURES



Power Supply
250 kVA/ha



Road Infrastructure
Reinforced Concrete
Pavement (M350 Grade)



Water Supply
30 m³/ha/day



CCTV 24/7

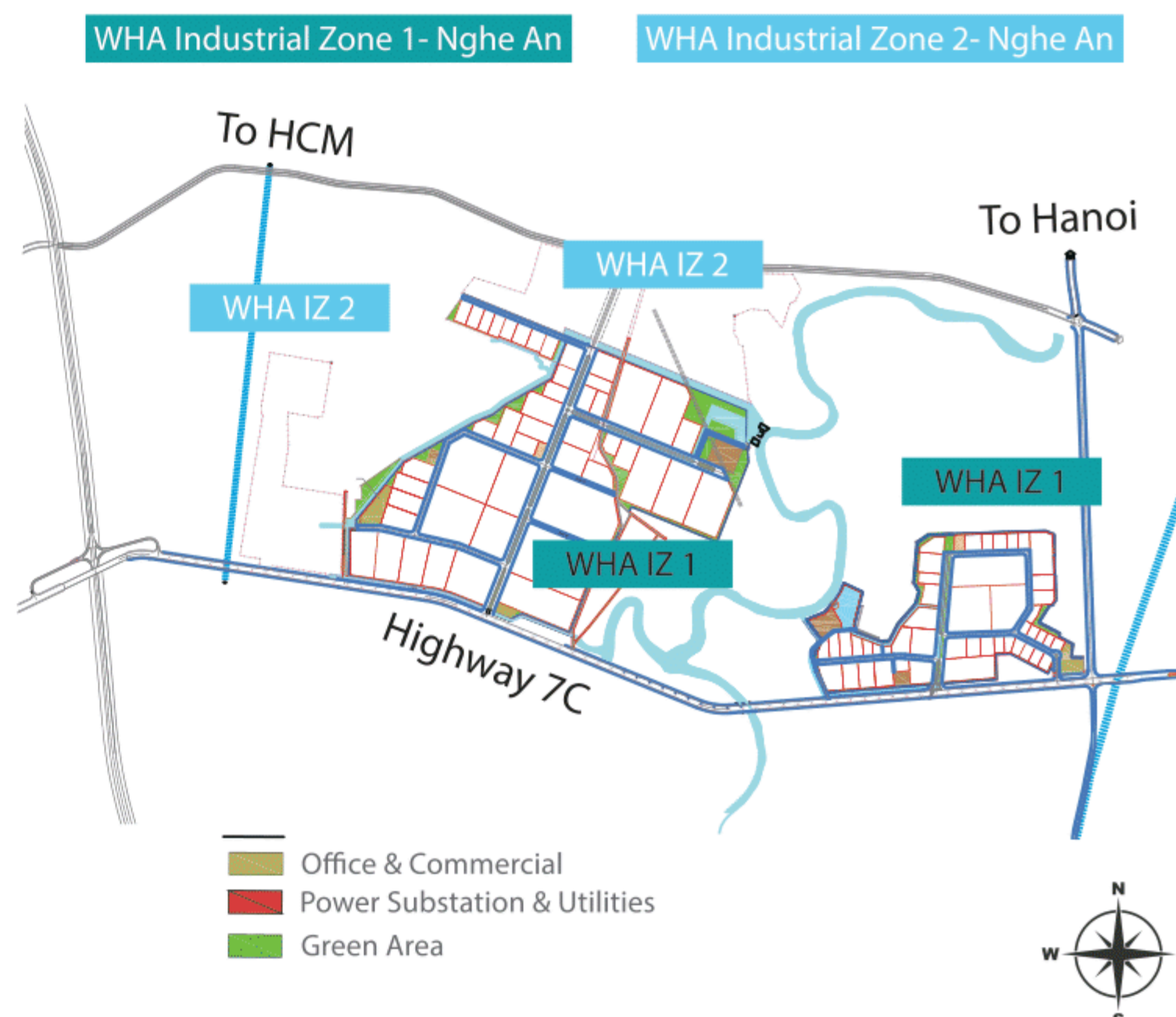


Wastewater Treatment
Up to 35,000 m³/day

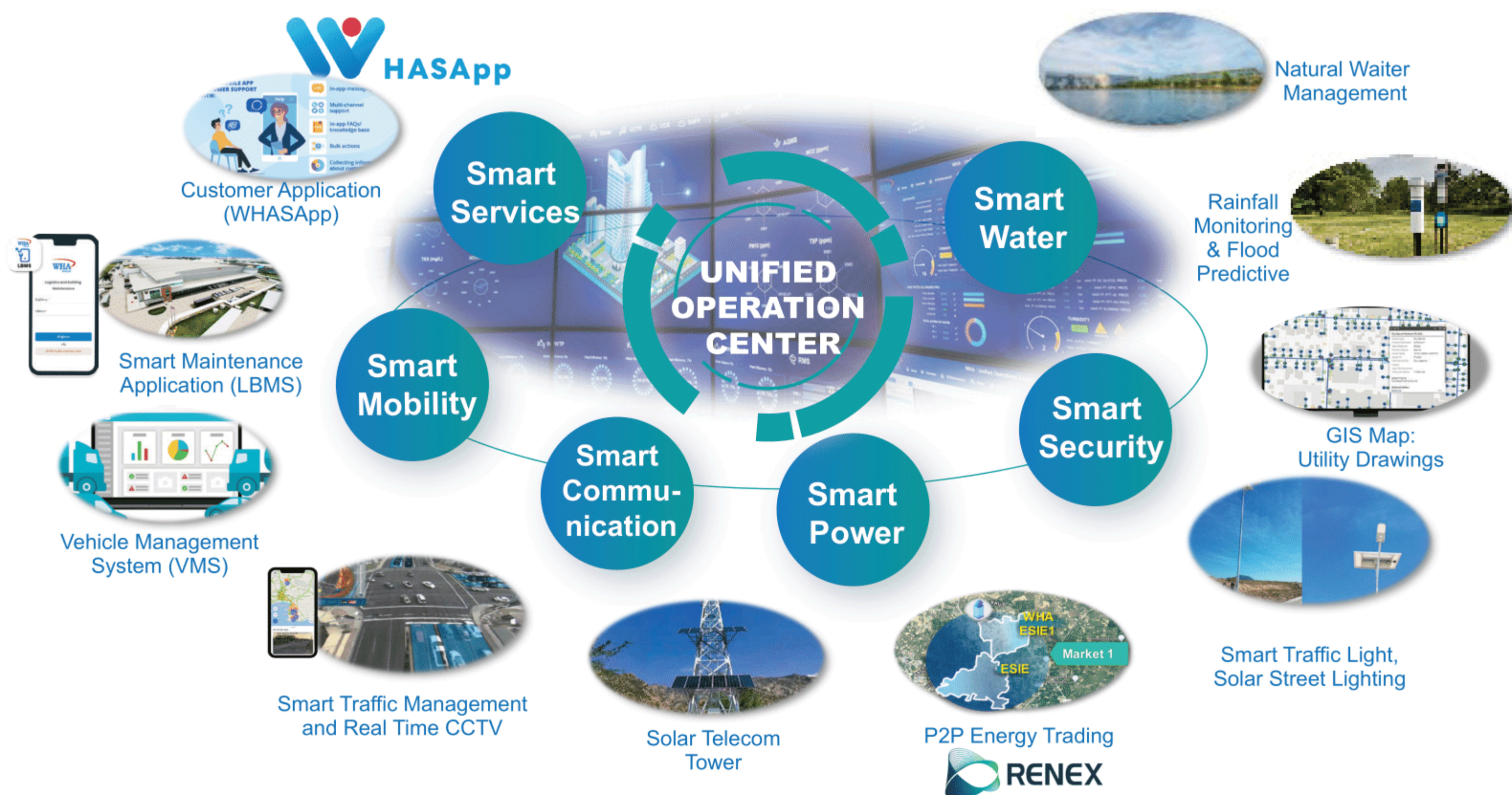


On-Site Amenities

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



SoilBuild

HLIG HUALI INDUSTRIAL GROUP
华利实业集团

kyungshin



GAOJIA
OPTOTECH



新峰科技

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



CONTACT US



www.whavietnam.com



invest@whavietnam.com



Hanoi Headquarters

Capital Place, 4th Floor, Tower 2, No. 29
Lieu Giai Street, Ngoc Ha Ward,
Hanoi, Vietnam

Tel: (+84)24 3574 6999



Nghe An Office

WHA Industrial Zone 1 - Nghe An, Lot AC1-1,
Trung Loc Commune, Nghe An Province,
Vietnam

Tel: (+84)238 222 9999



Thanh Hoa Office

Melia Vinpearl Thanh Hoa Hotel, 6th Floor,
No. 27 Tran Phu Street, Hac Thanh Ward,
Thanh Hoa Province, Vietnam

Tel: (+84)24 3574 6999