

TRULLY PARTNER TO
BUILD YOUR DREAM



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JUTECH INDUSTRIAL CLUSTER

HIEP HOA DISTRICT, BAC GIANG PROVINCE

 0981.191.166

JUTECH INVESTMENT AND INDUSTRIAL DEVELOPMENT JOINT STOCK COMPANY

Since its establishment and its story of development, JUTECH Investment and Industrial Development JSC is recognized as a pilot firm in industrial and also residential development in Vietnam



JUTECH is a multisector industrial cluster where the below sectors are strongly preferred: Electricity, electronics, IT, Mechanic, garment and textile, medical equipment, food and agricultural product processing, supporting industries...



JUTECH IC PROJECT

Being confident as a good industrial developer, we commit to build and manage JUTECH to be your ideal destination to bring your success/

1 GOLDEN LOCATION OF THE TRIANGLE HA NOI-BAC NINH-BAC GIANG

2 PERSPECTIVE TO BE A GREEN AND STABLE INDUSTRIAL CLUSTER

3 EASY ACCESS TO INTERNATIONAL AIRPORT, SEA AND RIVER PORT



TOTAL AREA: 75 ha

HIEP HOA DISTRICT, BAC GIANG PROVINCE

OVERVIEW OF BAC GIANG PROVINCE



Area

3,823 km²

Population

1.62 million

Working age population

1 million

Qualified population

0.42 million

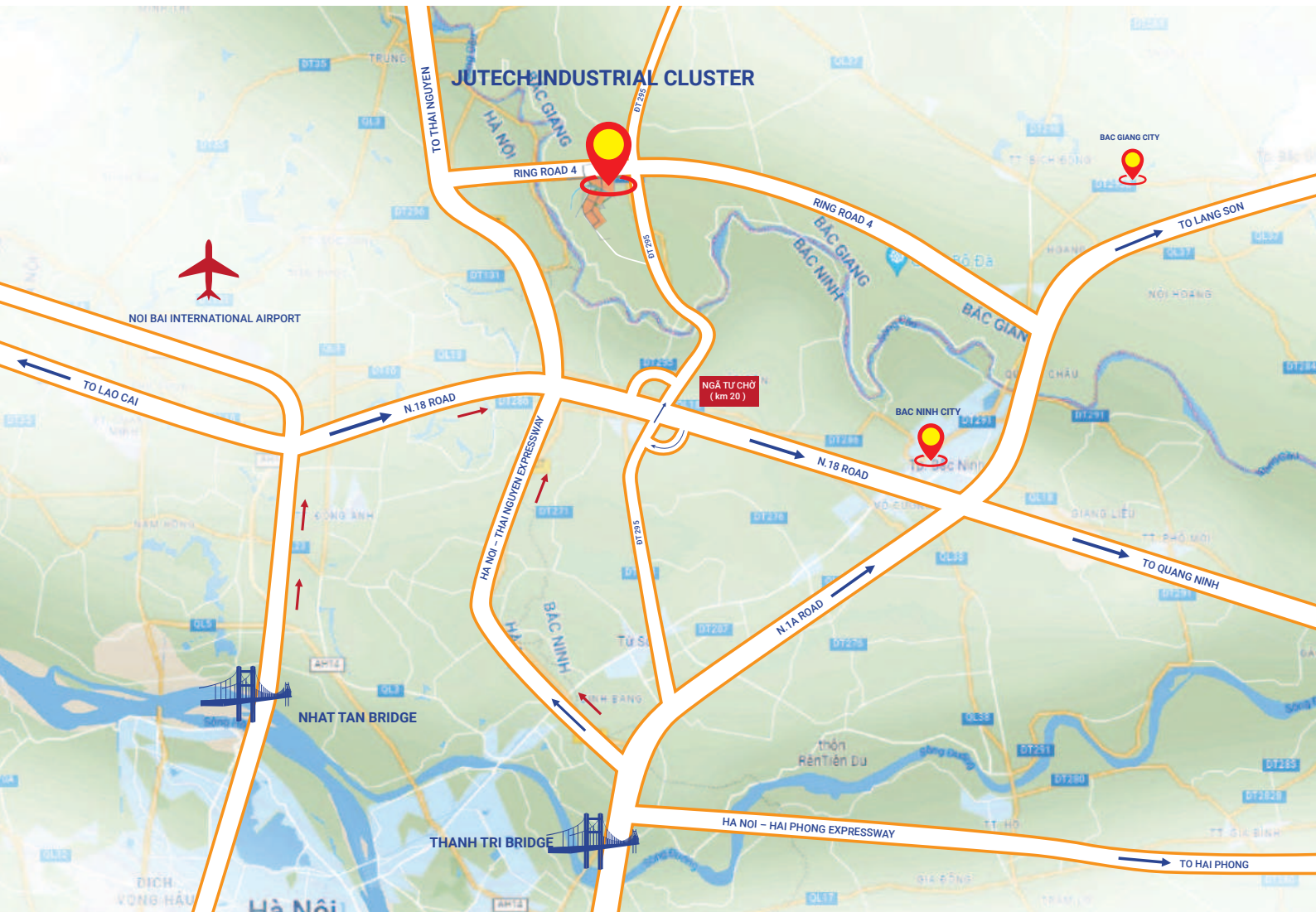
Hiep Hoa district

- Area: 201 km²
- Population: 0.22 triệu người

Renmark

REGIONAL LIASION





Location
Strategy
 Value
Adjacency

REGIONAL LINK

Located at a prestigious coordinate in the northern of Vietnam, JUTECH can connect easily to other economic zones via national high way such as: Ha Noi – Lao Cao, Ha Noi – Thai Nguyen, Ha Noi – Hai Phong, N.1A, N.18

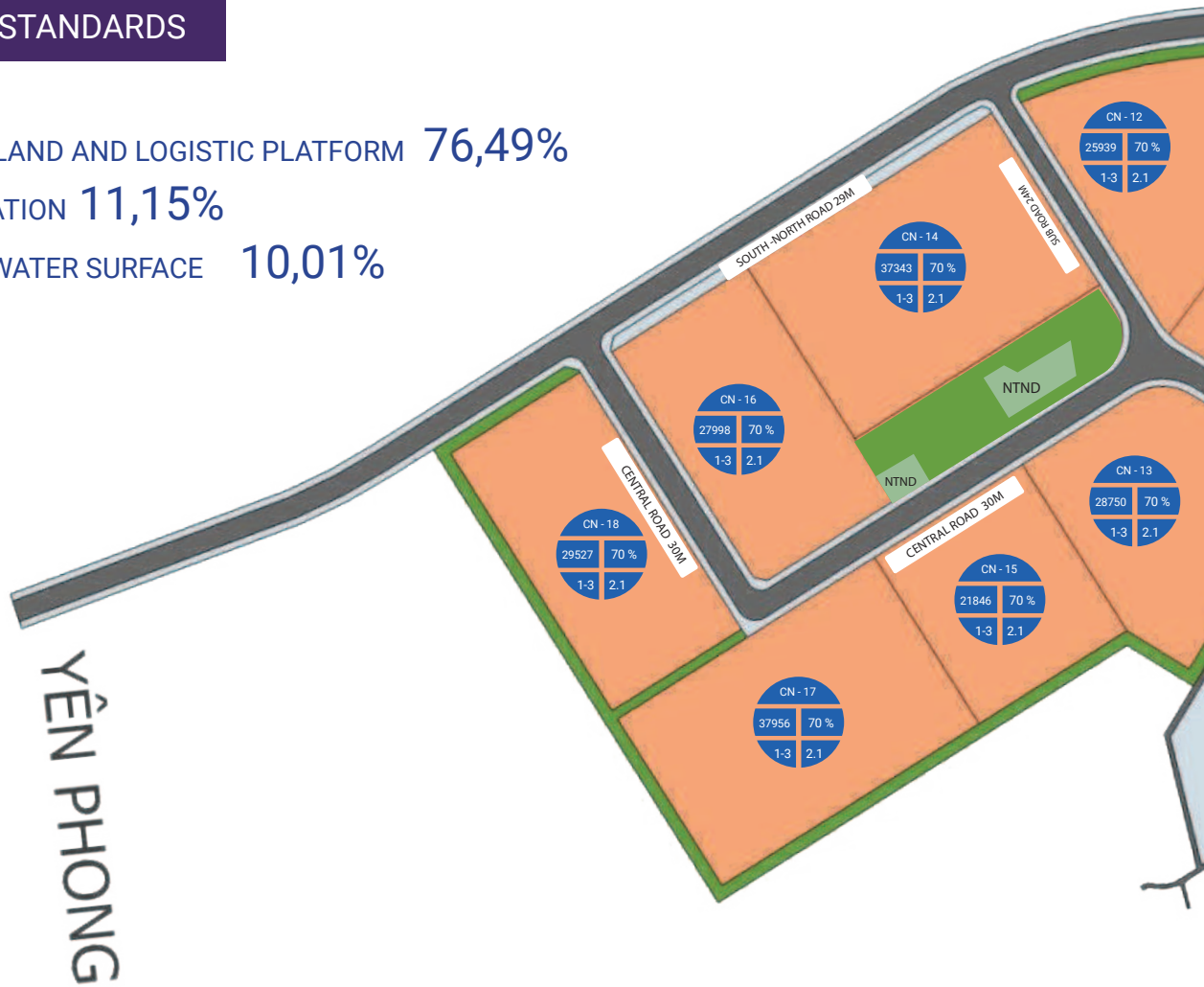
SYNCHRONOUS AND MORDEN TECHNICAL INFRASTRUCTURE

LAND USE STANDARDS

INDUSTRIAL LAND AND LOGISTIC PLATFORM **76,49%**

TRANSPORTATION **11,15%**

GREEN AND WATER SURFACE **10,01%**



YÊN PHONG



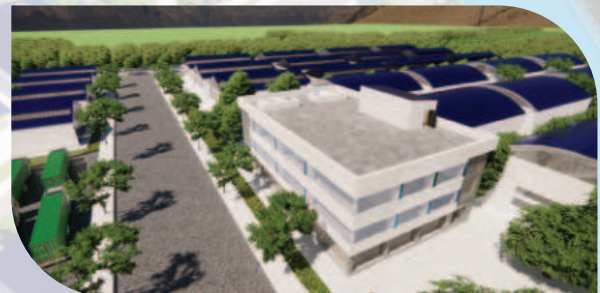
Water supply plant **7.500 m³/day**



Waste water treatment plant **1.200 m³/day**



Nearby social residence for workers **20 ha**



Central management of public service / **0.7 ha**

PROJECT QUALITY IS JUTECH PRIORITY



Land lot symbol	CN	
Land lot area	22345	70 %
Number of storey	1-3	2.1
Construction density	70 %	
Floor area ratio	2.1	

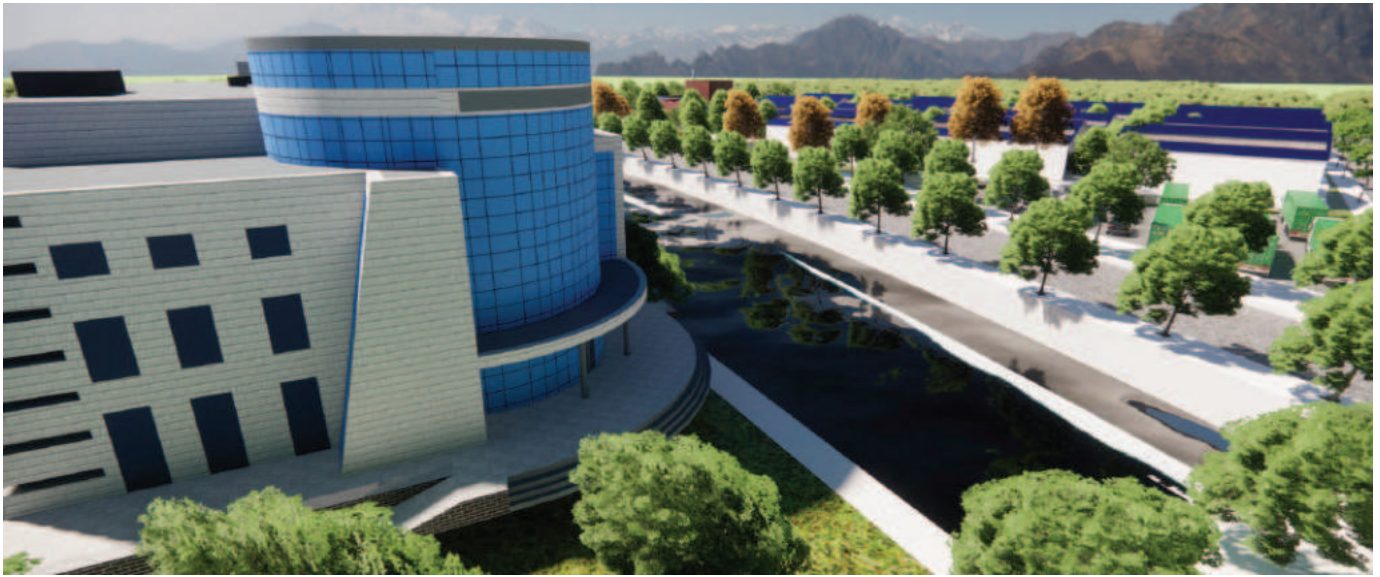


Substation 10/22kv 110/22KV



River port / 3.5 ha

SOCIAL INFRASTRUCTURE WITH FULL FACILITIES



Management and public service center 0.7 ha:
With the presence of bank, custom, post, ...



Residence for workers 20 ha: Planned with apartments, kindergarten, medical center, culture and leisure community...



Security 24/24h



Bank: Bank branches presented with the Cluster to provide the best financial services.



Firefighting 24/24h

PREFERENTIAL TREATMENT AND INVESTMENT POLICIES



OUTSTANDING PREFERENTIAL INVESTMENT POLICIES

No.	PREFERENTIAL TREATMENT	PERIOD (year)	REMARK
01	Land lease fee Land lease exemption	07 năm	Regulated by laws
02	Companies Income Tax • CIT rate at 17% • CIT rate at 0% • CIT to be reduced by 50%	10 02 04	"- Exemption of CIT for 2 years and 50% reduction of CIT for 4 next years. The period of exemption and reduction of CIT is counted continuously from the first year of generating taxable income. If the taxable income is not available in the first 3 years from the first year of having turnover, the period of tax exemption and reduction is counted from the 4th year. - Apply preferential tax rate of 17% for 10 years from the first year of having revenue. "
03	Import tax exemption for fixed assets		Regulated by laws
04	Construction permit not required		Regulated by laws

INVESTMENT SUPPORTS POLICIES: SIMPLICITY AND TIME SAVING

01	Investment registration certificate	04	Land use certificate
02	Enterprise establishment	05	As-built and construction certificate
03	Work permit		

COMPETITIVE REGULAR EXPENSE (FOR REFERENCE; EXCLUDING VALUE ADDED TAX)

01	Basic infrastructures fee	USD/m ² /leasing period	area size Depending on location and
02	Annual land lease fee	VND/m ² /year	According to the announcement of the People's Committee of Bac Giang Province. The current price is 8,500 VND/m ² /year
03	Service fee (industrial management)	USD/m ² /year	0.5 USD/m ² /year
04	Electricity	USD/kWh	According to the unit price prescribed by EVN. Reference: Normal hours: 0.07 USD/kwh; Off-peak hours: 0.04 USD/kwh; Peak hours: 0.12 USD/kwh
05	Water	USD/m ³	According to the announcement of the People's Committee of Bac Giang Province. The current unit price is 12,190/m ³
06	Waste water	USD/m ³	0.5 USD/m ³
07	Regional living wage	VND/man/month	3,640,000 VND/man/month (Decree No. 38/2022/NĐ-CP dated on 12/6/2022)



**Total area: 75 ha
Hiep Hoa district, Bac Giang province**

JUTECH INDUSTRIAL CLUSTER

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“As the infrastructure owner, we commit to co-work and support the lessee in JUTECH to implement the project in the fastest way with high efficiency”

JUTECH INVESTMENT AND INDUSTRIAL DEVELOPMENT JSC



JUTECH INVESTMENT AND INDUSTRIAL DEVELOPMENT JSC

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