

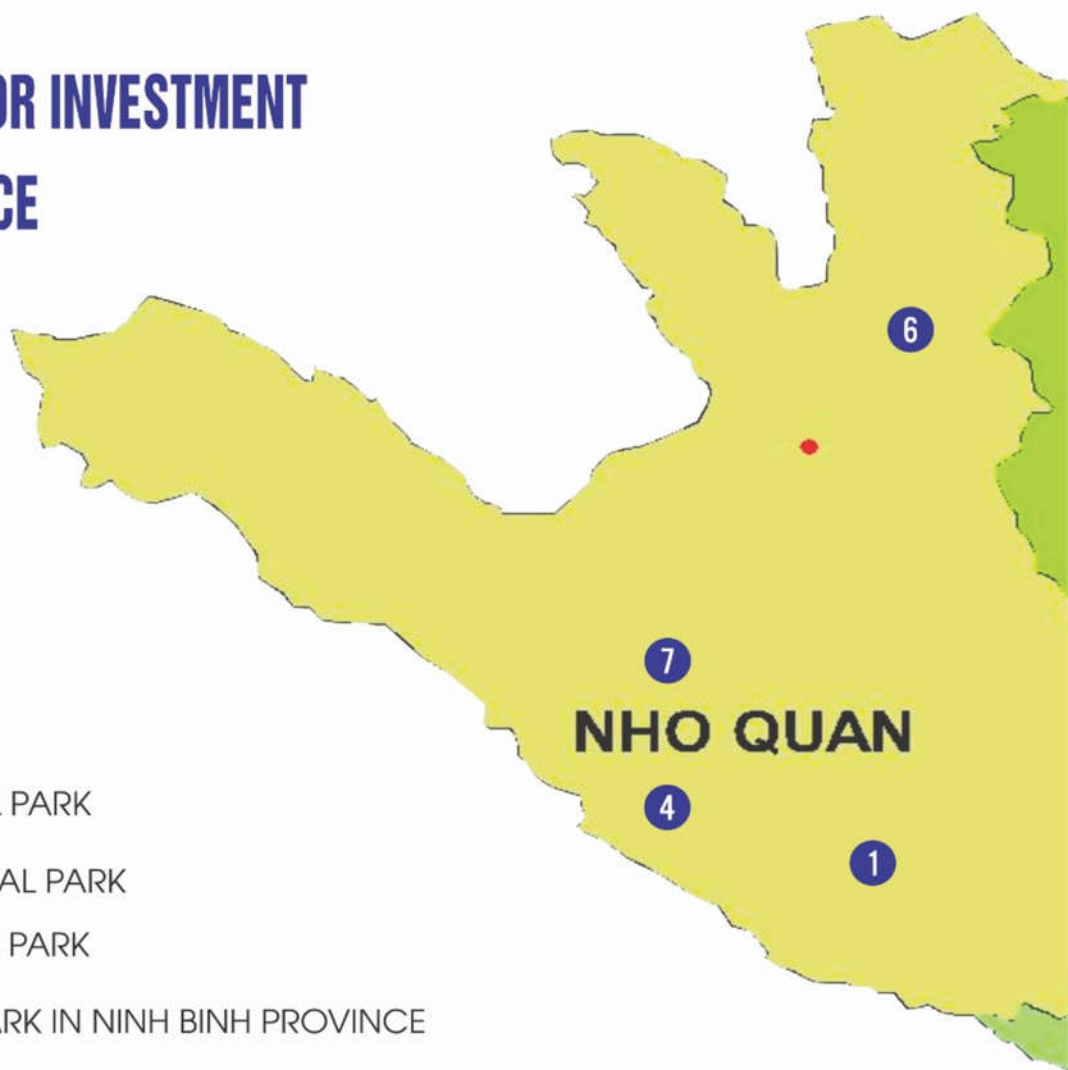
PEOPLE'S COMMITTEE OF NINH BINH PROVINCE
DEPARTMENT OF PLANNING AND INVESTMENT

PROJECTS CALLING FOR INVESTMENT IN NINH BINH PROVINCE



NINH BINH, IN 2022

PROJECTS CALLING FOR INVESTMENT IN NINH BINH PROVINCE



- 1 - PHU LONG INDUSTRIAL PARK
- 2 - GIAN KHAU II INDUSTRIAL PARK
- 3 - TAM DIEP II INDUSTRIAL PARK
- 4 - NATIONAL WILDLIFE PARK IN NINH BINH PROVINCE
- 5 - VAN LONG ECOLOGICAL COMPLEX
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- 7 - COMMERCIAL AND SERVICE COMPLEX, AMUSEMENT PARKS IN THE WEST OF NINH BINH PROVINCE
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01

PHU LONG INDUSTRIAL PARK

Phu Long Commune, Nho Quan District, Ninh Binh Province



Ha Noi capital 120km
Ninh Binh City 30km



Noi Bai International Airport 140km
Sao Vang Airport 60km



North-South Expressway 7km
East - West Road 0km



Lach Huyen Port 150km
Nghi Son Port 60km

1. Potential and advantages

- It is located in the central area of the Hanoi - Hai Phong - Quang Ninh - Thanh Hoa Development Quadrangle, conveniently connected to Nghi Son Port (Thanh Hoa);

- It is located on the East-West road which connects directly with the North-South highway (about 7km away), near the National Highway 1A, the North-South railway;

- With solid hilly ground that is convenient for construction, saving investment costs.

2. Area of use: 600 ha

3. Attractive nature

- It attracts investors to build and trade industrial park infrastructure.

- Sectors and fields attracting investment:

+ High-tech industrial projects, clean technology;

+ Automotive auxiliary industry projects, electronic components;

+ High-tech agricultural product processing project.

4. Investment form: 100% Investor capital

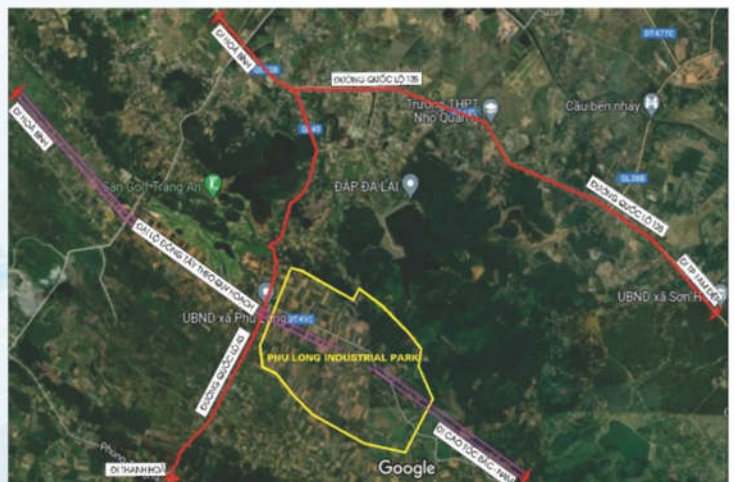
5. Total investment: Investor's proposal

6. Current land use status: All land is hilly land, without rice land.

7. Project efficiency:

- Forming an Industrial Park with a synchronous and modern, environmentally friendly technical infrastructure system, optimizing utilities.

- Attracting large investors, selecting projects with high science, technology and technical content, environmentally friendly, creating sustainable income for the locality and the province.





Gian Khau Industrial Park

02 GIAN KHAU II INDUSTRIAL PARK

Communes: Gia Phuong, Gia Tan, Gia Lap and Gia Thang, Gia Vien district, Ninh Binh province



Ha Noi capital 80km
Ninh Binh City 10km



Noi Bai International Airport 120km
Sao Vang Airport 70km



National Highway 1A 3km
Bai Dinh - Ba Sao Road 1km



Lach Huyen Port 150km
Nghi Son Port 60km

1. Potential and advantages

- It is located near National Highway 1A, adjacent to Provincial Road DT.477, near Day River, 80 km from Hanoi.

- Gian Khau I Industrial Park (with an area of 262ha) has been established and has Thanh Cong Automobile Manufacturing and Assembling Center (with a capacity of 180,000 vehicles/year) operating effectively, making great contributions to the socio-economic development of the province (contributing nearly 30% of industrial production value of the province and nearly 60% of total state budget revenue of the province).

2. Area of use: 500 ha

3. Attractive nature

- Attracting investors to build and trade industrial park infrastructure.

- Sectors and fields attracting investment:

+ High-tech industrial projects, clean technology

+ Project of manufacturing and assembling automobiles and auxiliary equipment for the automobile manufacturing industry;

+ Logistics project serving the automotive industry, warehousing services, ports, etc.

4. Investment form: 100% Investor capital

5. Total investment: Investor's proposal

6. Current land use status: It is mainly rice land and partly aquaculture land.

7. Project efficiency

- Forming an Industrial Park with a synchronous and modern technical infrastructure system, environmentally friendly, optimizing utilities.

- Attracting large investors, selecting projects with high science, technology and technical content, environmentally friendly, creating sustainable income for the locality and the province.





03 TAM DIEP II INDUSTRIAL PARK

Quang Son Commune, Tam Diep City, Ninh Binh Province



Hanoi capital 120km
Ninh Binh City 30km



Noi Bai International Airport 140km
Sao Vang Airport 60km



North-South Expressway 0km
National Highway 1A 2km



Lach Huyen Port 150km
Nghi Son Port 60km

1. Potential and advantages:

It is near National Highway 1A and adjacent to the Expressway (about 2km from Quang Son intersection and about 10km from Mai Son intersection).

2. Area of use: 363 ha.

3. Attractive nature

- There have been investors proposed to be the investor in the construction and business of industrial park infrastructure, currently the Ministry of Planning and Investment is collecting opinions to appraise the central ministries and branches according to regulations.

- Sectors and fields attracting investment:

- + High-tech industrial project, clean industry;
- + Electronic Industry Project;
- + Auxiliary projects for electronic and car assembly.

4. Investment form: 100% Investor capital

5. Total investment: Investor's proposal

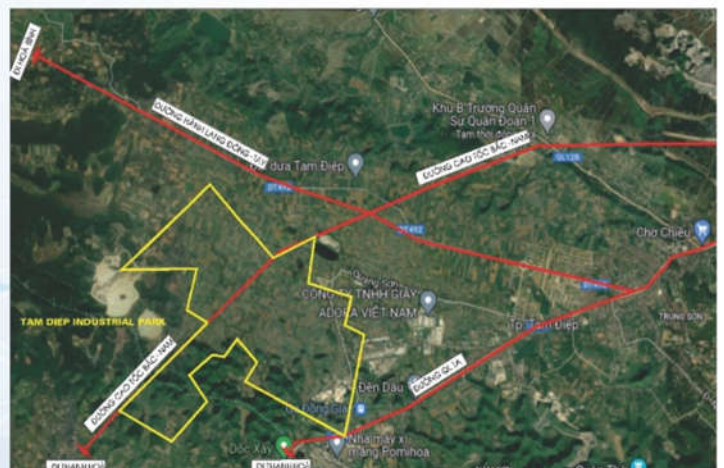
6. Current land use status: The whole is

Dong Giao farmland, without rice land.

7. Project efficiency:

- Establishing an Industrial Park with a synchronous and modern technical infrastructure system, environmentally friendly, optimizing utilities.

- Attracting large investors, selecting projects with high science, technology and technical content, environmentally friendly, creating sustainable income for the locality and the province.





National Wildlife Park

04 NATIONAL WILDLIFE PARK IN NINH BINH PROVINCE

Ky Phu commune, Nho Quan district, Ninh Binh province



Ha Noi capital 120km
Ninh Binh City 30km



Noi Bai International Airport 140km
Sao Vang Airport 60km



North-South Expressway 7km
West Road 0km



Cuc Phuong National Park 5km
Trang An Golf 3km

1. Potential and advantages

- It is located in a convenient location, on the tourist route Bai Dinh - Cuc Phuong, East-West route from Tam Diep to Nho Quan, connected directly to the North-South highway (about 20km from Quang Son intersection); next to Cuc Phuong hot mineral springs and Trang An golf course; near Cuc Phuong national ecological population, Thuong Xung lake;

- It was approved by the Prime Minister for the Project in Decision No. 154/QD-TTg dated January 29th, 2015;

- Currently, there are some large-scale projects with typical landscape architectural designs that have been basically completed and are about to go into operation, such as: Vedana luxury resort, Cuc Phuong resort.

2. Area of use: 1.155 ha.

3. Attractive nature

Investment in building the technical infrastructure of functional areas approved by the Prime Minister, in 03 fields:

- 5-star high-class hotel, with the capacity of 50,000 guests/year;

- Service center area;

- Themed amusement park, with the capacity of 5 million guests/year.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Current land use status: It is mainly bare hilly land, without rice land.

7. Project efficiency: Forming eco-tourism complex experiencing and conserving wildlife, attracting domestic and foreign tourists. Creating jobs, increasing sustainable income for local people, and promoting socio-economic development.





Van Long Eco-Tourist Area

05 VAN LONG ECOLOGICAL COMPLEX

Gia Hung, Lien Son, Gia Hoa, Gia Van communes, Gia Vien district, Ninh Binh province



Ha Noi capital 90km
Ninh Binh City 15km



Noi Bai International Airport 125km
Sao Vang Airport 70km



National Highway 1A 5km
Bai Dinh - Ba Sao Road 0km



Van Long Wetland Nature Reserve 0km
Kenh Ga Tourism Area 5km

1. Potential and advantages

- As the largest intact inland wetland left of the Northern Delta ecological region, including rivers, shallow lakes and rich wetland vegetation, the unique natural landscape brings specific ecological characteristics.

- Convenient system of roads connecting the region and inter-region.

- In the vicinity, there is Emeralda Resort which has been operating stably and effectively

2. Area of use: 200 ha.

3. Attractive nature: Commercial and service area, high-class eco-resort.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency: Creating unique experiential ecotourism products combined with high-class resorts, promoting the potential of the flooded nature reserve with a diverse, rich and typical ecosystem. Creating revenue for the Government budget and jobs for local laborers.



Emeralda Resort Van Long





Kênh gà - Vân Trinh

06 KENH GA - VAN TRINH TOURISM AREA

Gia Vien - Nho Quan Districts, Ninh Binh Province



Ha Noi capital 100km
Ninh Binh City 20km



Noi Bai International Airport 130km
Sao Vang Airport 70km



National Highway 1A 10km
Bai Dinh - Ba Sao Road 3km



Trang An Eco - Tourism Area 5km
Bai Dinh Pagoda 3km

1. Potential and advantages

There is a hot and salty mineral spring, which is one of Vietnam's precious and special open-air mineral water sources with a stable temperature of 53 degrees Celsius, which is appreciated by the Ministry of Health as having high value in health care; At the same time, it is home to the ancient Kast topography typical of Ninh Binh province with a blend of natural value systems and human values. The landscape has a harmonious beauty between mountains, rivers and forests.

2. Area of use: 1.892 ha.

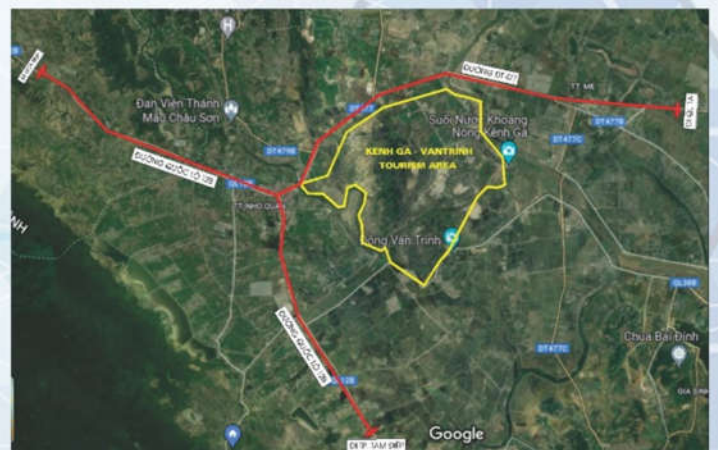
3. Attractive nature: A high-class general tourist area with multiple product fields, including: ecotourism, convalescence, sports, entertainment, spirituality, discovery, experience, medical treatment, events, research, and learning ... associated with the natural landscape and system of monumental works of special value, sustainable development, with modern and synchronous service infrastructure to serve domestic and international tourists.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency

- Forming a high-class general tourist area capable of sustainably competing in the domestic and foreign markets, effectively exploiting the potential of the landscape and naturally hot and salty mineral water. Creating a tourist destination to experience the landscape with many activities to experience relaxation, sports, entertainment ...
- Attracting domestic and foreign tourists.
- Increasing revenue for the Government budget, creating more jobs for local laborers.





Vườn Quốc gia Cúc Phương

07

COMMERCIAL AND SERVICE COMPLEX, AMUSEMENT PARKS IN THE WEST OF NINH BINH PROVINCE

Cuc Phuong, Van Phuong, Ky Phu and Van Phu communes, Nho Quan district



Ha Noi capital 120km
Ninh Binh City 30km



Noi Bai International Airport 140km
Sao Vang Airport 60km



North-South Expressway 20km
East - West Road 0km



Cuc Phuong National Park 5km
National Wildlife Park 2km



Operator of Hoang Gia Golf

1. Potential and advantages

- It is located on the East - West road axis and is a trading point connecting Ninh Binh with Hoa Binh, Thanh Hoa;

- It is a buffer zone of Cuc Phuong national forest, with large freshwater lakes (such as Thuong Chung and Yen Quang lakes), and a unique landscape ecosystem.

- There are some large-scale projects have been basically completed and are about to go into operation, such as: Vedana luxury resort, Cuc Phuong resort.

2. Area of use: 1.000 ha.

3. Attractive nature: Building resorts and golf courses of international stature and class to improve tourism infrastructure and attract domestic and foreign tourists to Ninh Binh.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency:

- Forming a general commercial service area, sports area, resort, and high-class resort.

- Creating revenue for the Government budget and creating jobs, creating a driving force for local socio-economic development.





08

THEME PARK AREA, HIGH-CLASS ECO-RESORT

Yen Mo district - Tam Diep city, Ninh Binh province



Ha Noi capital 120km
Ninh Binh City 30km



Noi Bai International Airport 140km
Sao Vang Airport 60km



North-South Expressway 0km
National Highway 1A 2km



Hoang Gia Golf 2km
Phat Diem Church 15km



Operator of Hoang Gia Golf

1. Potential and advantages

- Natural landscape, unique topography, with large freshwater reservoirs are Yen Thang, Yen Dong and Yen Thai lakes;

- It is located near the Royal Golf Course, which is a large project invested and put into effective operation with a scale of 54 holes of PV - Incones Investment Joint Stock Company;

- Convenient connection with National Highway 1A, Expressway, North-South railway.

2. Area of use: 930 ha.

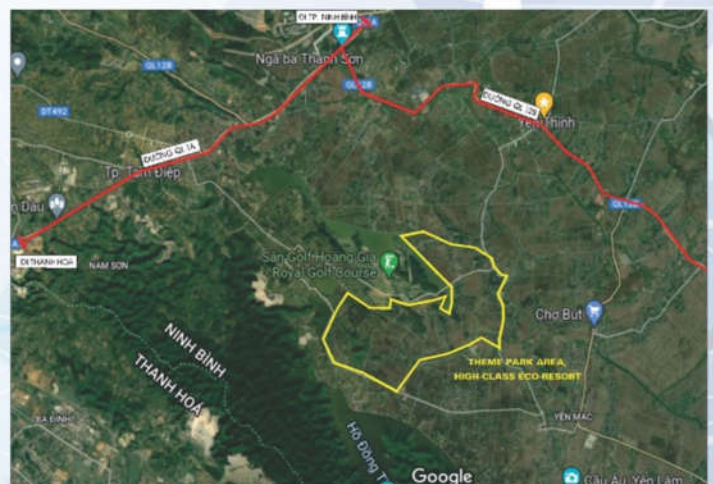
3. Attractive nature: Tourism, commercial services, resorts and special function areas

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency

Forming tourist attractions, resorts, and high-class eco-resorts to attract domestic and foreign tourists. Increasing the efficiency of land use and revenue for the Government budget.





Ngoc My Nhan Mountain

09

CANH DIEU MOUNTAIN COMMERCIAL, URBAN, SERVICE AND ENTERTAINMENT COMPLEX

Ninh Binh city, Ninh Binh province



Ha Noi capital 80km
Ninh Binh City 0km



Noi Bai International Airport 110km
Sao Vang Airport 50km



North-South Expressway 0km
National Highway 1A 0km



Ninh Binh City

1. Potential and advantages:

It is located in the landscape area of Canh Dieu mountain, in the middle of Ninh Binh city center, which is planned to be a green park, water surface, commercial, service and residential area.

(In the area, there is Ninh Binh Thermal Power Plant, but according to the National Electricity Master Plan - General Plan VII and it is expected that General Plan VIII will be stopped and removed)

2. Area of use: 120 ha.

3. Attractive nature: Commercial, service, entertainment, and urban projects.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency: Forming a high-class urban, commercial and service area to meet the entertainment needs of the people and attract tourists to Ninh Binh city. Increasing the efficiency of land use and revenue for the Government budget.





10 BUILDING ECO-TOURISM RESORT

Dam Khe Trong, Ninh Hai Commune, Hoa Lu District



Ha Noi capital 80km
Trung tâm TP Ninh Binh 5km



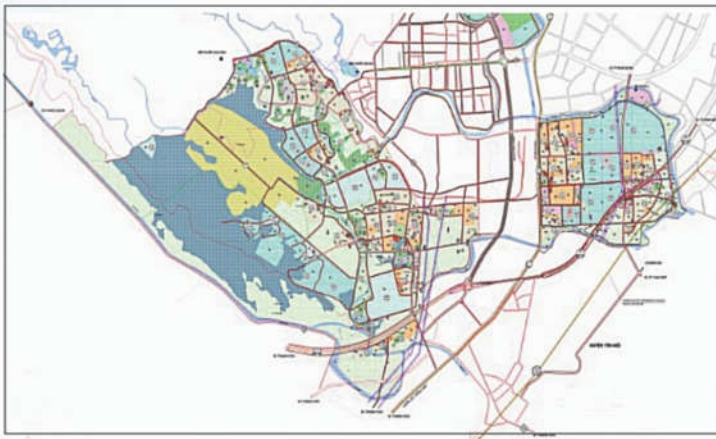
Noi Bai International Airport 110km
Sao Vang Airport 50km



North-South Expressway 5km
National Highway 1A 0km



Tam Coc-Bich Dong Tourism Area 1km
Thung Nham Tourism Area 3km



Dam Khe Trong Planning

1. Potential and advantages

It is located in the ^{buffer} zone of natural and cultural heritage of Trang An Scenic Landscape Complex; It is a mixed land with ecological services without residential arrangement, which is of great significance in terms of landscape of Tam Coc - Bich Dong area. It is very suitable for construction of high-class resorts.

2. Area of use: 26.5 ha

3. Attractive nature: General services of

resorts, high-class 5-star resorts for tourists.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency

- Forming a general commercial and service area, resorts, high-class 5-star resorts, attracting domestic and foreign tourists to visit Trang An Landscapes complex - World Cultural and Natural Heritage site and Tam Coc - Bich Dong area;
- Increasing revenue for the Government budget, creating jobs for local laborers.





11 THE PROJECTS LOCATED IN THE BUFFER ZONE AND VICINITY OF TRANG AN LANDSCAPES COMPLEX - WORLD CULTURAL AND NATURAL HERITAGE SITE

Hoa Lu district, Gia Vien district, Ninh Binh city



Ha Noi capital 80km
Ninh Binh City 0km



Noi Bai International Airport 110km
Sao Vang Airport 50km



North-South Expressway 0km
National Highway 1A 0km



Trang An Eco - Tourism Area 0km

1. Potential and advantages

It is located in the buffer zone of the natural and cultural heritage of Trang An Landscapes Complex; it is a mixed ecological service land without residential arrangement, which has an important landscape significance in the area of Trang An Landscapes Complex.

2. Area of use:

3. Attractive nature: General services of resorts, high-class 5-star resorts.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency

- Forming a general commercial and service area, a high-class resort, attracting domestic and foreign tourists to visit Trang An Landscapes complex - World Cultural and Natural Heritage site.

- Increasing revenue for the Government budget, creating jobs for local laborers.



Hoa Lu Festival



Film Studio Kong Skull Island



Urban area north of Ninh Binh city

12 NORTHERN URBAN AREA ALONG DAY RIVER

Ninh Binh city and Hoa Lu district



Ha Noi capital 80km
Ninh Binh City 0km



Noi Bai International Airport 110km
Sao Vang Airport 50km



North-South Expressway 0km
National Highway 1A 0km

1. Potential and advantages

It is located in the center of Ninh Binh city, bordering the Day River; near Trang An world cultural and natural heritage complex; convenient for regional and inter-regional traffic connections.

2. Area of use: 600 ha

3. Attractive nature: The urban area is synchronous in terms of technical and social infrastructure to meet the residential needs of the population, combining residential and commercial areas along the Day river, creating a

modern and harmonious commercial space landscape with the landscape of Day river and surrounding area.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency

Building a modern urban area with synchronous technical and social infrastructure, housing, commercial and service areas, creating a highlight of urban space, creating a landscape along the Day river, and improving the quality of the living environment of the population.



Urban area north of Ninh Binh city





Thien Ha Grotto

13 ECOLOGICAL, CULTURAL, HISTORICAL AND RESORT URBAN AREAS IN NINH BINH

Son Ha, Quang Lac Communes, Nho Quan District



Ha Noi capital 120km
Ninh Binh City 30km



Noi Bai International Airport 140km
Sao Vang Airport 60km



North-South Expressway 7km
National Highway 12B 0km



Bai Dinh Pagoda 5km
Trang An Eco - Tourism Area 5km

1. Potential and advantages

- It is adjacent to Trang An world cultural and natural heritage complex; near the North-South expressway which has been put into operation (more than 10km from Mai Son intersection), National Highway 1A and North-South high-speed railway as planned.

- Ecological natural landscape, charming landscape.
- Unique cultural traditions with strong local character.
- The terrain is relatively flat.

2. Area of use: 1.000 ha.

3. Attractive nature: Investing in building urban areas of tourism, ecology, culture, history and

green resort, synchronous technical and social infrastructure with full modern utility services, priority is given to preserving the landscape, protecting the environment associated with tourism development.

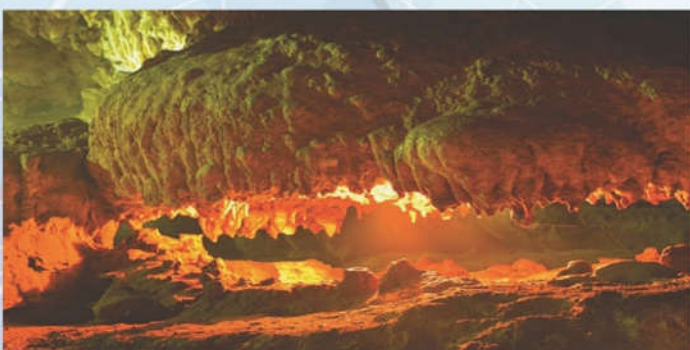
4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency

- Forming a tourist, ecological, cultural, historical and resort urban area with a synchronous and modern technical and social infrastructure system, environmentally friendly, optimizing utilities.

- Contributing to the development of local tourism, increasing revenue for the Government budget.



Thien Ha Grotto





14 HIGH-TECH AGRICULTURAL PRODUCTION AND PROCESSING COMPLEX ACCORDING TO JAPANESE STANDARDS AND PROVIDING AGRICULTURAL DEVELOPMENT SERVICES

Gia Tien and Gia Thang Communes, Gia Vien District



Ha Noi capital 120km
Ninh Binh City 30km



Noi Bai International Airport 140km
Sao Vang Airport 60km



North-South Expressway 7km
East - West Road 0km



Lach Huyen Port 150km
Nghì Son Port 60km

1. Potential, advantage

The project location is located near Hoang Long river, DT477 route, Bai Dinh - Ba Sao route, convenient for road and waterway traffic for the import and export of goods.

2. Area of use: 134 ha.

3. Attractive nature: The complex of high-tech agricultural production, research and processing and the provision of agricultural development services creates a highlight on the development of high-tech agriculture according to Japanese standards, meeting the demand for clean and safe

food sources for people in the province as well as neighboring areas and for export.

4. Investment form: 100% Investor capital.

5. Total investment: Investor's proposal.

6. Project efficiency

- Forming a factory for processing agricultural products, providing a source of clean food for domestic consumption and export.

- Contributing to the development of the local agricultural industry, increasing revenue for the government budget.



Pineapple processing in Dong Giao jsc





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