



## **TAN CANG LACH HUYEN**

**Logistics center in Lach Huyen International Logistics & Industrial Park – Deepwater Port (LHF)**

**Project Scale: 40ha / Phase 1: 12.4 ha**

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# 1. TAN CANG LACH HUYEN PROFILE (TCLH)

01

- Tan Cang – Lach Huyen Joint Stock Company (TCLH) is invested by following shareholders:
  - Tan Cang Offshore Services JSC (TCO) – Under Saigon Newport Corporation (SNP)
  - Lach Huyen International Logistics & Industrial Park – Deepwater Port JSC (LHF) – Under Xuan Cau Group

**ABOUT  
TCLH**

02

- The modern logistics center including container depot and warehouse located in the strategic area, just next to Lach Huyen Berths
- Connecting cargoes from China to Vietnam and vice versa by railway.
- Handling empty & laden containers, providing bonded and CFS warehouse services.

**PURPOSE  
OF TCLH**

## 2. LOCATION

### Phase 1 (2025 – 2026):

Location: KB1  
Area: 12.4 ha

### Phase 2:

#### Option 1:

Location: KB2+KB3  
Area: 28.4 ha

#### Option 2:

Location: CN4  
Area: 20 ha



Lach Huyen International Logistics & Industrial Park – Deepwater Port (LHF) in Cat Hai, Hai Phong

# I. INTRODUCTION OF TCLH LOGISTICS CENTER

## 2. LOCATION (CURRENT STATUS)



# PROJECT TIMELINE

## 3. EXPECTED TIMELINE OF PHASE 1

**November 2025**  
Start construction



STEP  
**01**



**November to April 2026**  
Under construction

STEP  
**02**



**June 2026**  
Container depot and  
warehouse No.1 go into operation



STEP  
**03**

**November 2026**  
Start construction of  
Warehouse No.2

STEP  
**04**

# I. INTRODUCTION OF TCLH LOGISTICS CENTER

## 4. MAIN SERVICES



**Container  
Depot**

EFFICIENT HANDLING OF EMPTY  
AND LADEN CONTAINERS



**Warehousing  
Services**

CFS, BONDED, GENERAL  
WAREHOUSE FACILITIES.



**Value-Added Logistic  
Services**

DIVERSIFYING SERVICES IN  
SUPPLY CHAIN OPERATIONS

# I. INTRODUCTION OF TCLH LOGISTICS CENTER

## Advanced Warehousing Solutions



- CFS: Streamlined Container Freight Station operations for LCL cargo consolidation
- Bonded Warehouses: Secure, customs approved storage for duty deferment and flexible distribution
- Inventory Management: Modern WMS for accurate stock control, order processing, and reporting
- Value-Added Services: Including packing, labeling, and cross-docking.

# I. INTRODUCTION OF TCLH LOGISTICS CENTER

## Comprehensive Container Depot Services

- Lift On/Off: Efficient handling of both empty and laden containers, ensuring quick turn around times.
- Storage & Stacking: Secure, optimized stacking for various container sizes to maximize yard utility.
- Maintenance & Repair: In-house capabilities for container inspection, cleaning, and essential repairs.
- Real-time Tracking: Advanced systems for precise container



## Key Advanced Laden Containers

### Expanded Capacity at Terminals

This expansion provides customers with demurrage fee saving, flexible container handling, faster procedures processes, ultimately enhancing logistics efficiency and supply chain performance.



### Competitive and Preferential Lift On/Off Tariffs

we offer highly competitive and preferential tariffs for critical container handling services. This results in substantial cost savings, improved profit margins, and enhanced supply chain efficiency for our customers.



### Strategic Location to Avoid Traffic Congestion

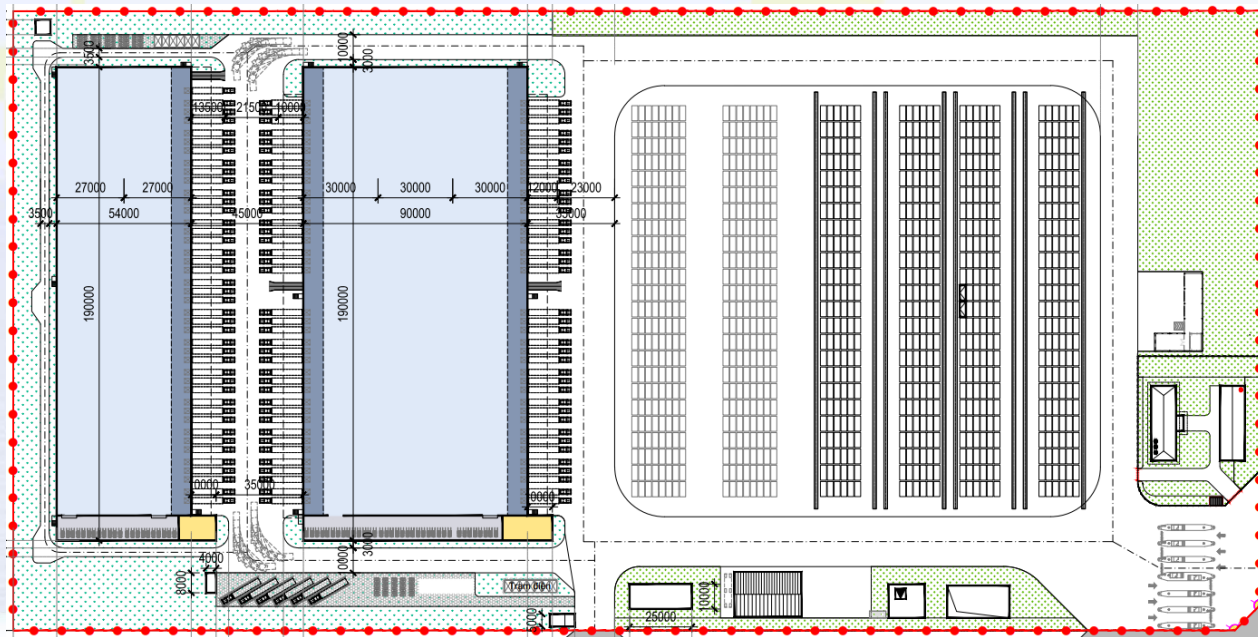
Our location is very close to Lach Huyen terminal. This reduces transit times, minimizes delays, and allows for more reliable delivery schedules.



# I. INTRODUCTION OF TCLH LOGISTICS CENTER

## 5. LAYOUT & CAPACITY

- Total area: 12,4 ha (Phase 1)
- Warehouse area: 30,000 m<sup>2</sup>
- Depot capacity: The 8,000 TEU include both empty and laden containers
- Main gates: 3 lanes-in & 3 lanes-out

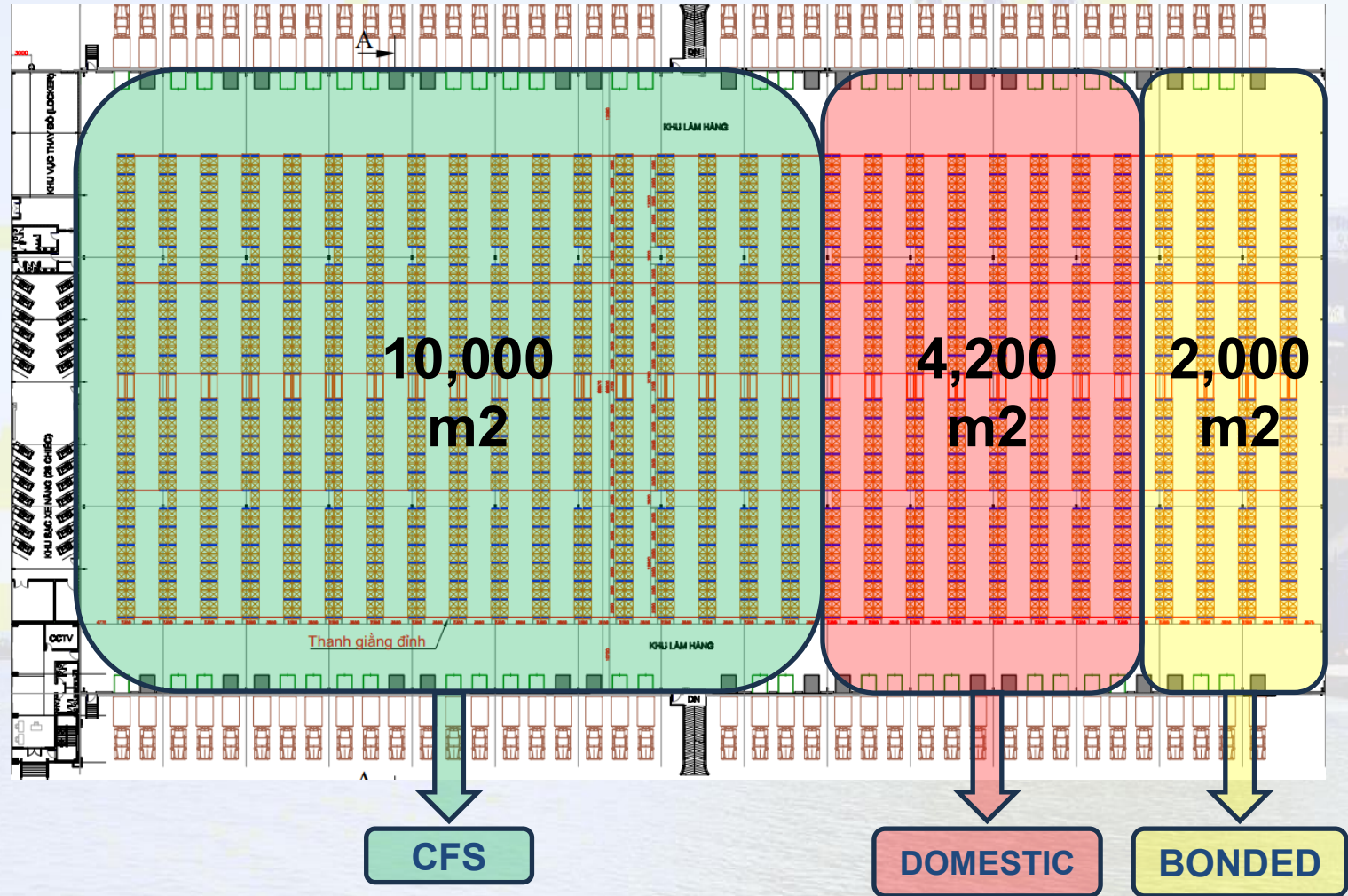


At site (April 20026)



# Warehouse No.1

## Warehouse Design Drawing



# Arming to the **1st modern/ green logistics center** in Lach Huyen, Hai Phong (meeting Leadership in Energy and Environmental Design - LEED standards)



**Energy-efficient  
lighting system**



**Electric vehicle**



**Ventilator system**



**Renewable energy  
systems**



**Waste  
management**

**Environmental  
monitoring  
systems**



Applying **C-TPAT** program would be an opportunity for businesses to enhance operational efficiency, minimize risks, and strengthen competitive advantage in the international market, especially gaining practical benefits in trade activities with the United States



# I. INTRODUCTION OF TCLH LOGISTICS CENTER

## 5. HANDLING FACILITIES

01

**E-RTG: 04 units**



02

**Reach stackers: 06 units**



03

**Tractor and trailer:  
50 units**



04

**Forklift: 25 units**



**Two E-RTG are produced  
by Tan Cang Gantry**

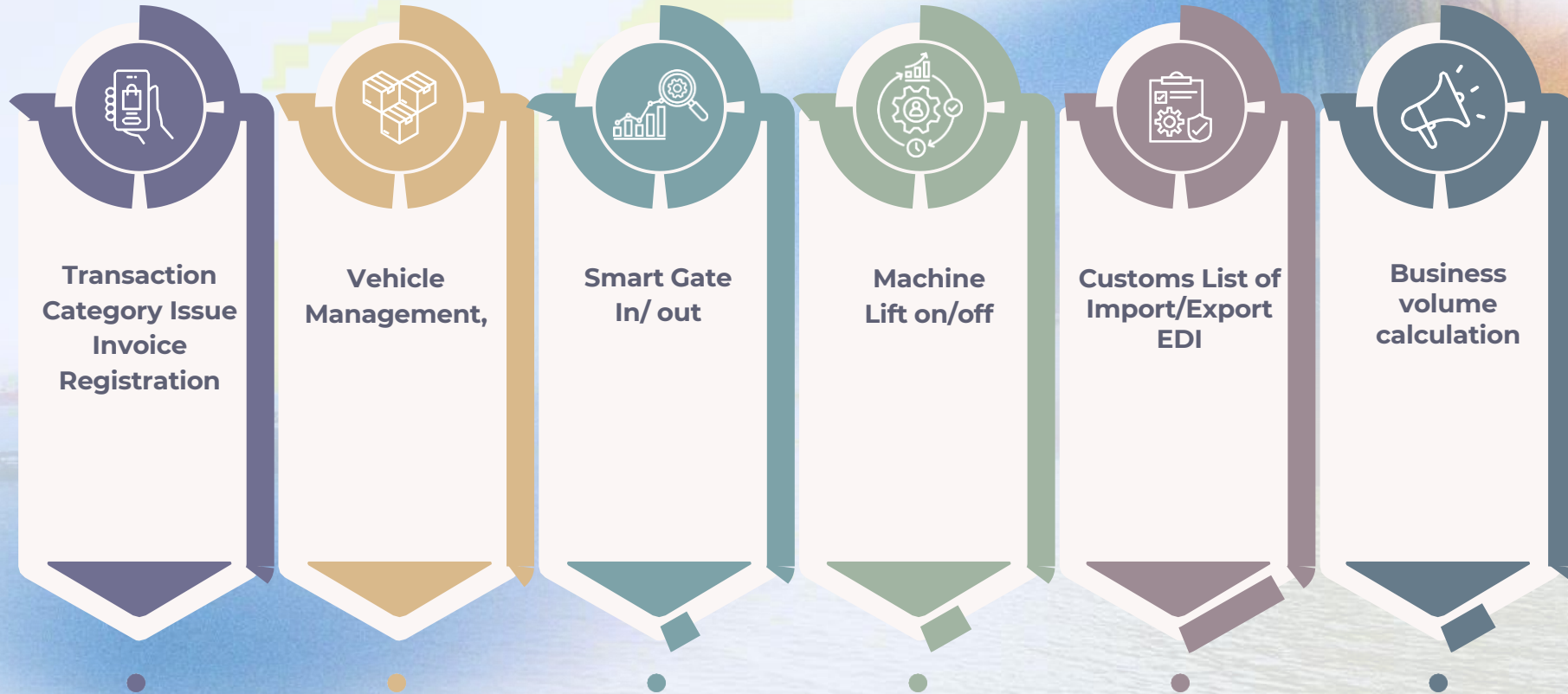


**TAN CANG  
GANTRY**

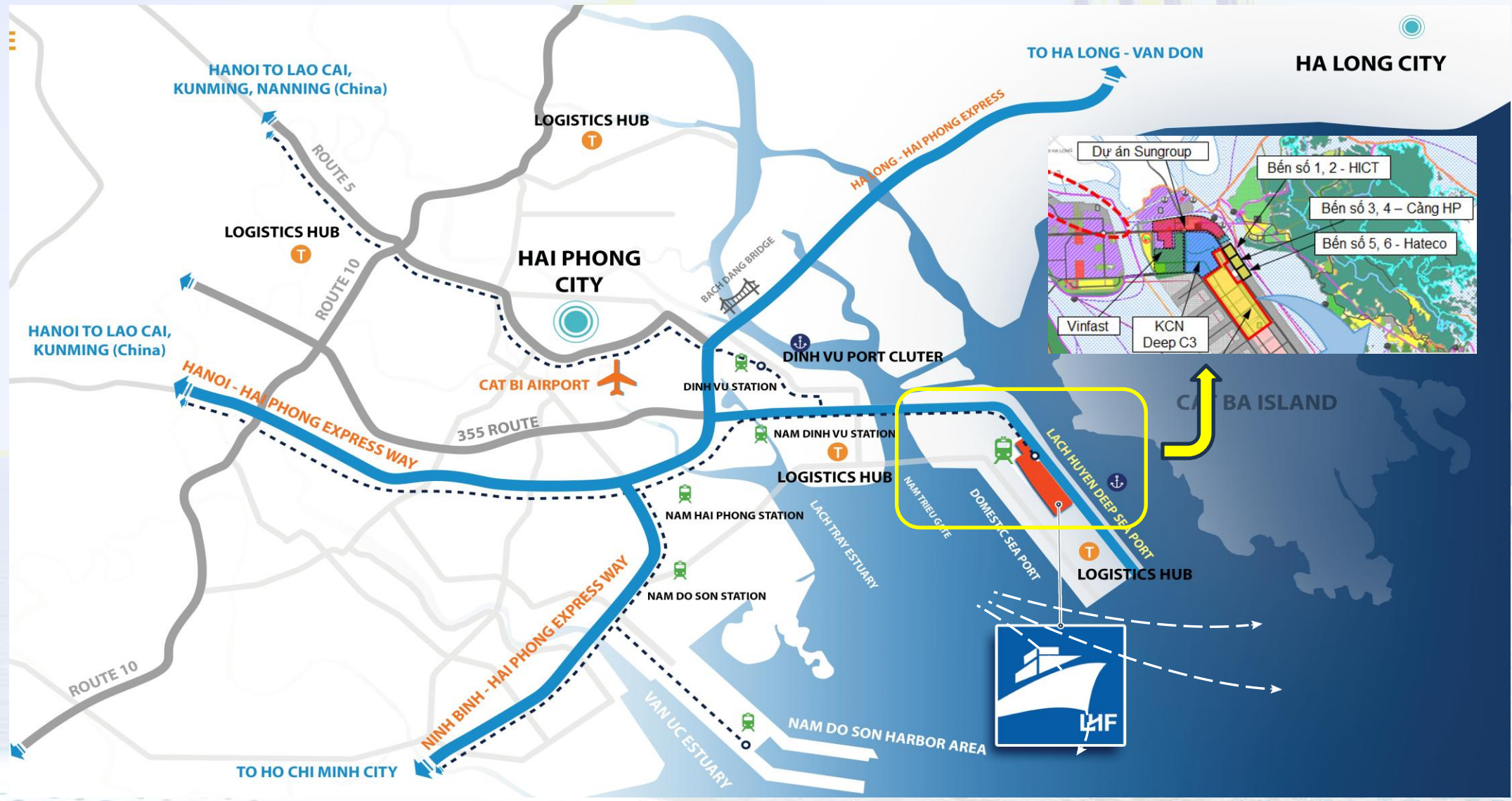


## 5. Depot Management System - Developed by TCIS

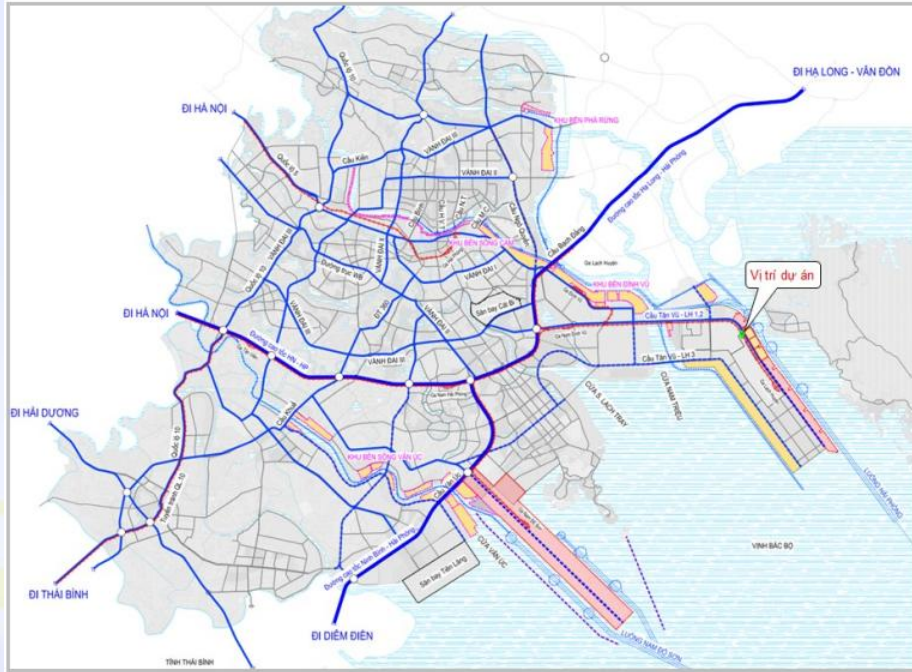
# TTOS



# II. INTRODUCTION OF LACH HUYEN INTERNATIONAL LOGISTICS & INDUSTRIAL PARK – DEEPWATER PORT (LHF)



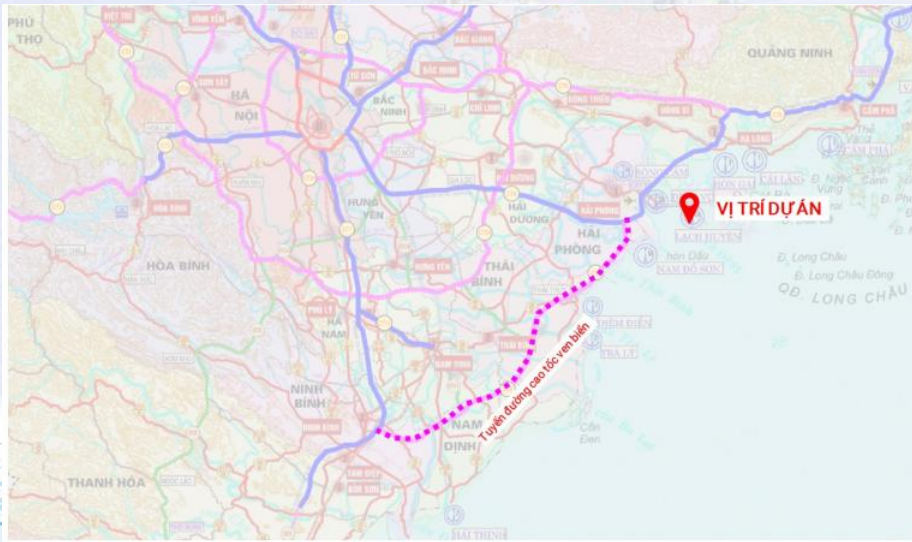
# Logistics Hub



**Ha Noi - Hai Phong Highway**



**Hai Phong - Ha Long, Van Don, Mong Cai Highway**



**Hai Phong - Ninh Binh coastal road**



## II. INTRODUCTION OF LACH HUYEN INTERNATIONAL LOGISTICS & INDUSTRIAL PARK – DEEPWATER PORT (LHF)

- Area 4, Lach Huyen International Port, Dinh Vu, Cat Hai, Hai Phong
  - **Adjacent location**
    - 105 km from Hanoi;
    - 25 km from Cat Bi international airport;
    - 5 km from Vinfast car factory
    - 27 km from Hai Phong city center
- LHF is planned adjacent to Lach Huyen Deep sea port and terminal behind the port

### LOCATION



- Total area: 752 hectares
- Total vacant area for rent: 585 hectares
- Construction Height Limitation: Factory Construction area: 5 floors. Executive building: 8 floors

### PLANNING AREA



- Industrial land: 369,16 hectares
- Warehouse land: 172,70 hectares
- Commercial and service land: 42,93 hectares
- Landscape: 82,99 hectares
- Traffic: 76,65 hectares

### PERMITTED CONSTRUCTION RATE



- Exemption of import and export taxes for goods exported at the zone.
- Exemption of value-added tax and excise tax for transactions involving foreign countries and within free trade zones.
- Support and access to policies provided by local authorities, including refined business procedures.

### INCENTIVES



## II. INTRODUCTION OF LACH HUYEN INTERNATIONAL LOGISTICS & INDUSTRIAL PARK – DEEPWATER PORT (LHF)

### Tax policy preferential for TCLH in Lach Huyen International Logistics & Industrial Park – Deepwater Port (Lach Huyen Free Trade Zone) area

#### APPLYING THE MOST PREFERENTIAL CIT(\*) OF VIETNAM



#### APPLYING THE TAX POLICY DEDICATED FOR FREE TRADE ZONE

##### IMPORT AND EXPORT DUTY

###### Not subject to duty for:

Goods exported from The Free Trade Zone to foreign countries;

Goods imported from foreign countries to the Free Trade Zone;

Goods move from one Free Trade Zone to another.

##### VAT

###### Not subject to VAT for:

Goods and services trade between foreign countries and Free Trade Zones and between Free Trade Zones.

###### 0% Tax rate for:

Exported goods, services sold and supplied to the Free Trade Zone;

Construction and installation of works in the Free Trade Zone.

##### EXCISE TAX

###### Not subject to Excise Tax for:

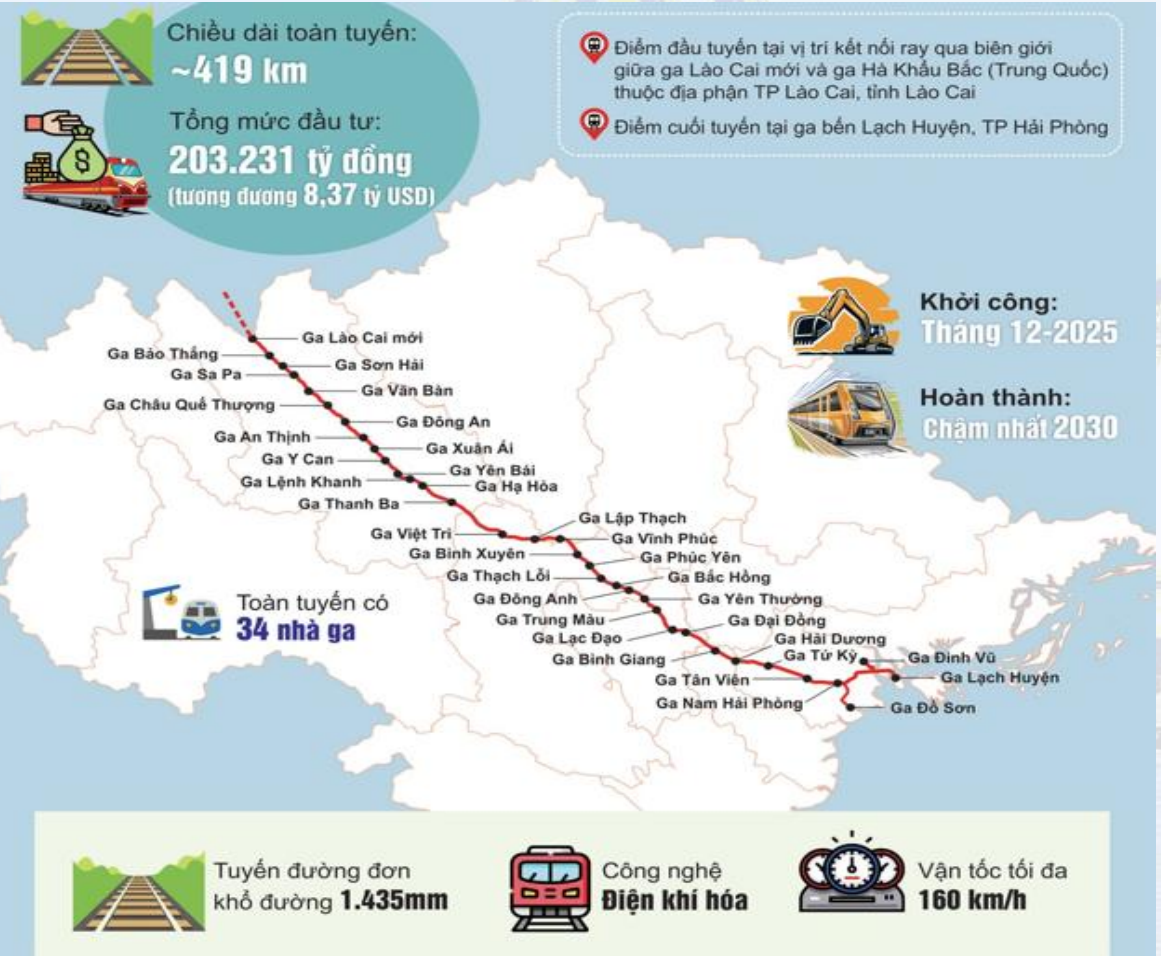
Imported goods from foreign countries to the Free Trade Zone;

Local good sold to the Free Trade Zone and used only inside the Free Trade Zone;

Goods are traded between Free Trade Zones.

# III. INTRODUCTION OF VIETNAM – CHINA RAILWAY PROJECT

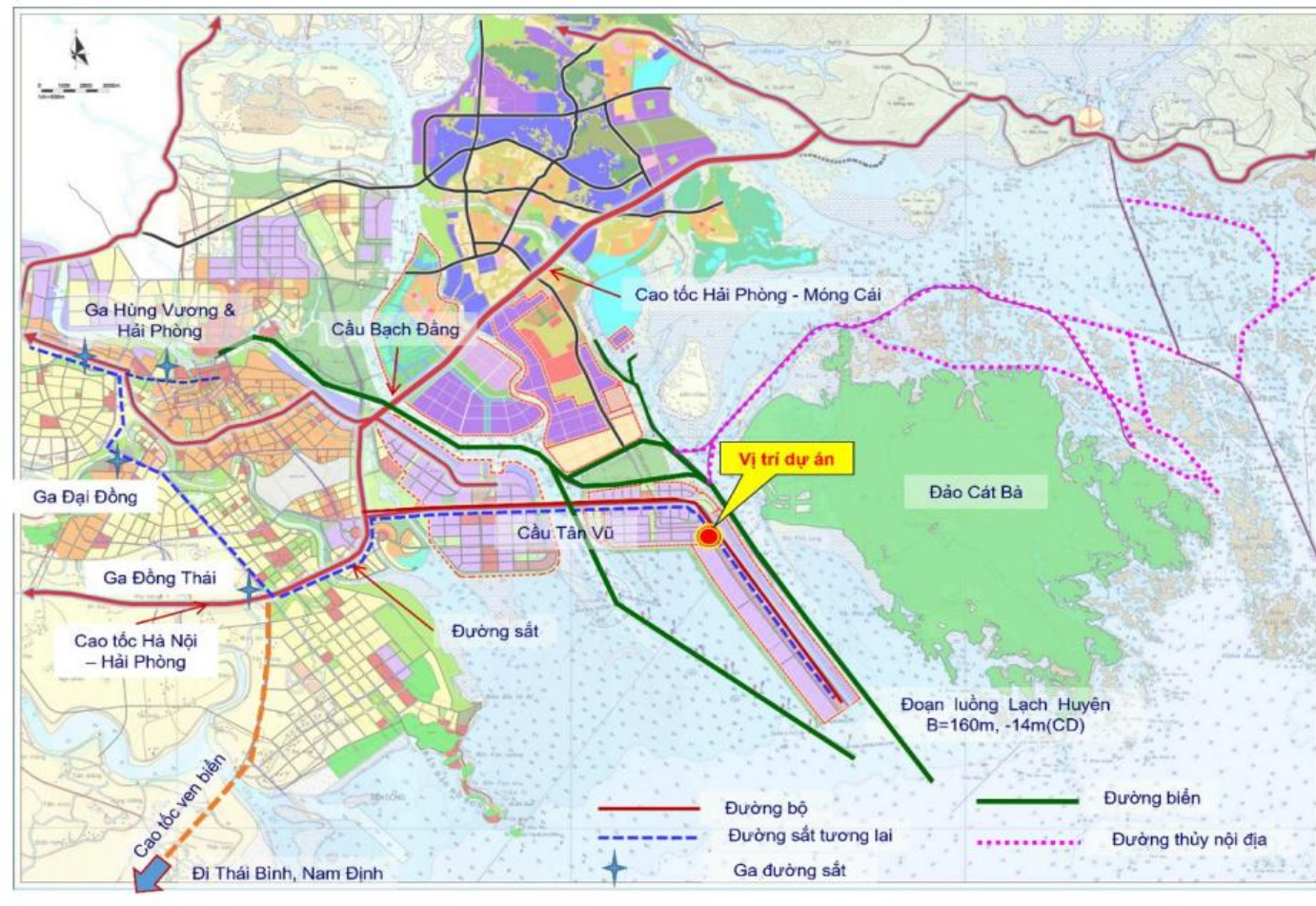
## Vietnam's proposed rail link to China



- The starting point of the railway is at the connection between Lao Cai and China
- The ending point of the railway is at Lach Huyen Port Station, Hai Phong City.

### III. INTRODUCTION OF VIETNAM – CHINA RAILWAY PROJECT

- As for TCLH, it can greatly benefit from this railway project as it is conveniently located adjacent to Lach Huyen rail station, right behind the port area.
- TCLH also connects to Vietnam northern provinces by road (bridges and highways...)



Traffic system map connecting from the project location to other areas



Location of planned railway station behind Lach Huyen port area



# Thank You

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