

PEOPLE'S COMMITTEE OF HUNG YEN PROVINCE  
DEPARTMENT OF CONSTRUCTION

**BIDDING DOCUMENTS  
FOR INVESTMENT PROJECT INVOLVING LAND USE**

**PROJECT: INVESTMENT PROJECT FOR THE CONSTRUCTION OF A  
NEW, ECO-URBAN AREA IN NGHIA TRU COMMUNE, HUNG YEN  
PROVINCE**

**PROCURING PARTY: DEPARTMENT OF CONSTRUCTION OF HUNG YEN  
PROVINCE**

*Hung Yen, 2026*

**SOCIALIST REPUBLIC OF VIET NAM**

**Independence – Freedom – Happiness**

**ONE-STAGE ONE-ENVELOPE**

**BIDDING DOCUMENTS**

**FOR INVESTMENT PROJECT INVOLVING LAND USE**

**Project: Investment project for the construction of a new, eco-urban area in Nghia Tru commune, Hung Yen province**

**Date of issue:**

**Issued under the Decision No.: 251/QĐ-SXD dated by Department of Construction of Hung Yen province**

**Decision approving revision to Bidding documents:**

**Consultant on Preparation of Bidding Documents**



**GIÁM ĐỐC**  
*Nguyễn Thị Lâm*

**Procuring Party**



**PHÓ GIÁM ĐỐC**  
**LƯU VĂN DƯƠNG**

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## **EXECUTIVE SUMMARY**

### **PART 1. PROCEDURES FOR INVESTOR SELECTION**

#### **Chapter I. Instructions to Investor**

This chapter provides information to assist investors in preparing bids. The information includes provisions for bid preparation, submission, bid opening, bid evaluation and contract award.

#### **Chapter II. Data table**

This chapter specifies the contents of Chapter I as applied to each specific project.

#### **Chapter III. Evaluation of bids**

This chapter stipulates the methods and criteria for evaluating bids.

#### **Chapter IV. Bid form**

This chapter includes the forms that the procuring party and investors must complete to form a part of the bidding documents and bids.

### **PART 2. PROJECT IMPLEMENTATION REQUIREMENTS**

The Procuring Party and the Specialist team shall determine the project implementation requirements based on the decision on investment policy approval for projects subject to investment policy approval, or the document approving business investment project information for projects not subject to investment policy approval.

### **PART 3. DRAFT CONTRACT AND CONTRACT FORM**

This part contains the contents of the draft contract and form, which, once completed, shall constitute an integral part of the contract.

## ABBREVIATIONS

|                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DT                                                                                                            | Data table                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| II                                                                                                            | Instructions to Investor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| System                                                                                                        | National bidding network system                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Bids                                                                                                          | Bids                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| BD                                                                                                            | Bidding documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Law on Bidding                                                                                                | Law on Bidding No. 22/2023/QH15 dated June 23, 2023 (as amended and supplemented by Law No. 57/2024/QH15 and Law No. 90/2025/QH15)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Government Decree detailing and guiding the implementation of the Law on Bidding regarding investor selection | <p>Decree No. 23/2024/ND-CP dated February 27, 2024 of the Government detailing a number of articles and measures for implementation of the Law on Bidding regarding selection of investors for projects subject to bidding in accordance with sectoral laws (as amended and supplemented by Decree No. 115/2024/ND-CP dated September 16, 2024 of the Government detailing a number of articles and implementation measures of the Law on Bidding regarding the selection of investors to implement investment projects using land and Decree No. 225/2025/ND-CP dated August 15, 2025, amending and supplementing a number of articles of the Decrees detailing some provisions and implementation measures of the Law on Bidding regarding the selection of investors ).</p> <p>Decree No. 115/2024/ND-CP dated September 16, 2024 of the Government detailing a number of articles and measures for implementation of the Law on Bidding regarding selection of investors for investment projects involving land-use (as amended and supplemented by Decree No. 225/2025/ND-CP dated August 15, 2025 of the Government, amending and supplementing a number of articles of the Decrees detailing some provisions and implementation measures of the Law on Bidding regarding the selection of investors).</p> |

## PART 1. PROCEDURES FOR INVESTOR SELECTION

### CHAPTER I. INSTRUCTIONS TO INVESTORS

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>1. Investor selection content</b>    | <p>1.1. The Procuring Party, with the name and address specified in <b>the DT</b>, invites interested investors to submit the bids for the project described in Part 2 – Project Implementation Requirements.</p> <p>1.2. The total investment capital of the project is specified in <b>the DT</b>.</p> <p>1.3. Requirements for the investor's equity capital and loan are specified in <b>the DT</b>.</p> <p>1.4. Basic information about the project is specified in <b>the DT</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>2. Prohibited conduct in bidding</b> | <p>Prohibited acts in bidding include those stipulated in Article 16 of the Law on Bidding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>3. Eligibility of investors</b>      | <p>An independent investor or each member of a joint venture is deemed eligible when meeting all the following conditions:</p> <p>3.1. For domestic investors: enterprises, cooperatives, cooperative unions, cooperative groups, public non-business units, or economic organizations with foreign investment capital duly registered and existing under the laws of Vietnam. Foreign investors: duly registered and existing under the foreign laws;</p> <p>3.2. Independent financial accounting;</p> <p>3.3. Not currently undergoing dissolution procedures or having their business registration certificate, cooperative registration certificate, cooperative union registration certificate, or cooperative group registration certificate revoked; not in a state of insolvency in accordance with the bankruptcy law;</p> <p>3.4. Listed on the System prior to the approval of the investor selection results;</p> <p>3.5. Ensuring Competition in Investor Selection in accordance with Clause 5, Article 6 of the Law on Bidding, specifically:</p> <p>a) From the date of issuance of the Bidding Documents, the participating investor shall not hold shares or capital contributions in any of the following consulting contractors:</p> <p>- The consulting contractor preparing the dossier for approval of investment policy (for projects subject to such approval), or the project proposal dossier (for projects not subject to investment policy approval), except where the project is</p> |

proposed by the investor;

- The consulting contractor preparing the pre-feasibility study report or feasibility study report, where required by sectoral laws before organizing the bidding process, except where the project is proposed by the investor;

- The consulting contractor responsible for preparation and appraisal of the Bidding Documents; evaluation of Bids; and appraisal of investor selection results.

Information on such consulting contractors is provided in the Data table.

b) From the date of issuance of the Bidding Documents, a participating investor shall be considered legally and financially independent from the competent authority and the procuring entity if there is no ownership exceeding 50% of shares, total voting shares, or capital contributions held by one party in the other. In case the investor participates in the bidding as a consortium, the ownership ratio shall be determined according to the following formula:

$$\text{Tỷ lệ sở hữu vốn} = \sum_{i=1}^n X_i \times Y_i$$

Where:

$X_i$ : means the ownership ratio of capital, shares, or voting shares held by the competent authority or the procuring entity in the  $i$ -th consortium member.

$Y_i$ : means the equity contribution ratio of the  $i$ -th consortium member as specified in the consortium agreement.

$n$ : means the number of members participating in the consortium.

c) From the date of issuance of the Bidding Documents, the participating investor and the consulting contractors specified in Point (a) of this Clause shall not simultaneously have ownership exceeding 30% of shares, total voting shares, or capital contributions held by the same organization or individual in each party. In case of a consortium investor or a consortium consulting contractor, the ownership ratio shall be determined as follows:

- The ownership ratio between other organization/individual and the consortium investor shall be determined according to

the following formula:

$$\text{Tỷ lệ sở hữu vốn} = \sum_{i=1}^n X_i \times Y_i$$

Where:

$X_i$ : means the ownership ratio of capital, shares, or voting shares held by an organization or individual in the  $i$ -th participating investor.

$Y_i$ : means the equity contribution ratio of the  $i$ -th consortium investor as specified in the consortium agreement.

$n$ : means the number of members participating in the consortium.

- The ownership ratio between other organization/individual and the consortium consulting contractor shall be determined according to the following formula:

$$\text{Tỷ lệ sở hữu vốn} = \sum_{i=1}^n X_i \times Y_i$$

Where:

-  $X_i$  means the ownership ratio of capital, shares, or voting shares held by an organization or individual in the  $i$ -th consulting contractor under the consortium agreement.

-  $Y_i$  means the responsibility allocation ratio of the  $i$ -th consortium member as specified in the consortium agreement.

-  $n$  means the number of members participating in the consortium.

d) For investors organized under a parent company – subsidiary structure in accordance with enterprise laws and participating in bidding for investment business projects:

The parent company, or a subsidiary, or a consortium of the parent company and its subsidiaries may submit only one Bid;

The participating investor and any consulting contractor performing the consulting services specified in Point (a) of this Clause must not have a parent–subsidiary relationship from the date of issuance of the Bidding Documents.

d) The determination of ownership ratios among parties shall be based on the ratios stated in the Enterprise Registration Certificate, establishment decision, or other equivalent legal

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|                                               | <p>documents.</p> <p>3.6. Not currently banned from participating in bidding under a decision by an authorized person, Minister, Head of a ministry-level agency, government agency, other central agency, Chairman of the Provincial People's Committee as stipulated in Clause 3, Article 87 of the Law on Bidding;</p> <p>3.7. Not being prosecuted for criminal liability;</p> <p>3.8. Being eligible for land allocation or land lease by the State and meeting the conditions for land allocation or land lease as prescribed by the law on land;</p> <p>3.9. Not being banned from real estate business activities, temporarily suspended, or ceased operations under a court judgment, decision, or decision by a regulatory body in accordance with the real estate business law (applicable to real estate projects);</p> <p>3.10. Included in the shortlist for projects applying restricted bidding procedures.</p>                                                                                                                                           |
| <p><b>4. Content of Bidding Documents</b></p> | <p>4.1. The bidding documents includes Part 1, Part 2, Part 3, and any amendments or clarifications to the bidding documents in accordance with Section 5 and 7 of Instructions to Investor (if any), including the following contents:</p> <p>a) Part 1. Procedures for investor selection</p> <ul style="list-style-type: none"> <li>- Chapter I. Instructions to investors</li> <li>- Chapter II. Data table</li> <li>- Chapter III. Evaluation of bids</li> <li>- Chapter IV. Bid form</li> </ul> <p>b) Part 2. Project implementation requirements</p> <p>c) Part 3. Draft contract and contract form</p> <p>4.2. The bidding notice posted by the Procuring Party is for informational purposes only and does not constitute a part of the bidding documents.</p> <p>4.3. The Procuring Party is not responsible for the inaccuracy or incompleteness of the bidding documents, explanatory documents clarifying the bidding documents, minutes of the pre-bid conference (if any), or amendments to the bidding documents not provided by the Procuring Party.</p> |

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|                                                                             | <p>4.4. Investors must study all instructions, the DT, forms, project implementation requirements, and other requirements in the bidding documents to prepare their bids.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>5. Clarification of Bidding Documents, pre-bidding conference</b></p> | <p>5.1. If clarification of the bidding documents are needed, investors shall submit a written request for clarification to the Procuring Party via the System (for domestic bidding) or directly to the Procuring Party (for international bidding) for consideration and resolution.</p> <p>5.2. The minimum deadline for investors to submit a written request for clarification is as stipulated in Section 5.1 of Instructions to Investor specified in <b>the DT</b>.</p> <p>5.3. The clarification of the bidding documents shall be conducted by the Procuring Party in one of the following forms:</p> <ul style="list-style-type: none"> <li>a) Post clarification content on the System;</li> <li>b) If necessary, organizing a pre-bid conference in accordance with <b>the DT</b> to discuss contents of the bidding documents that investors find unclear. The discussion content must be documented by the Procuring Party in minutes clarifying the bidding documents and posted on the System.</li> </ul> <p>To facilitate the Procuring Party's response to clarification requests, investors should submit their requests prior to the pre-bid conference date. The pre-bid conference minutes must clearly state the investors' questions and the Procuring Party's responses without identifying the questioning investor. The pre-bid conference minutes do not constitute an amendment to the bidding documents. Non-participation in the pre-bid conference is not a basis for disqualifying an investor.</p> <p>5.4. The Procuring Party shall clarify the bidding documents upon receiving a clarification request within the aforementioned deadline. The clarification content must be posted on the System within the minimum time limit specified in <b>the DT</b> before the bid closing time.</p> <p>5.5. The clarification content must not contradict the bidding documents content already posted on the System. If clarification results in the need to amend the bidding documents, the Procuring Party shall amend the bidding documents in accordance with the procedures in Section 7 of the Instructions to Investor.</p> <p>5.6. The document clarifying the Bidding Documents is part of the Bidding Documents.</p> |

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| <b>6. Field survey</b>                   | <p>6.1. Investors are allowed to access and survey the project site, provided they commit that the Procuring Party bears no responsibility for any issues arising during the survey. The investor shall bear their own risks, such as accidents, losses, or property damage, and any costs incurred from the site survey. If necessary, the Procuring Party shall organize and guide investors to survey the site in accordance with <b>the DT</b>.</p> <p>6.2. The investor must notify the Procuring Party in advance of their proposal to organize a site survey.</p>                                                                                                                                                                                                                                                                                                                                  |
| <b>7. Amendment of Bidding Documents</b> | <p>7.1. In case of amendment of the Bidding Documents after issuance, the Procuring Party must post the amendment decision along with the amended bidding documents content and the revised the bidding documents on the System. Amendment of the Bidding Documents must be made before the closing time of bidding.</p> <p>The decision to amend the Bidding Documents is a part of the bidding documents. The investor is responsible for regularly accessing the System to update the bidding documents information.</p> <p>7.2. The posting time of the amendment decision is as stipulated in the <b>DT</b>. If the posting time does not meet the above requirements, the Procuring Party shall extend the bid closing time accordingly to ensure compliance with the time limit in this Section. The extension shall be conducted in accordance with Section 17.2 of Instructions to Investor.</p> |
| <b>8. Bidding costs</b>                  | <p>The investor shall bear all costs related to the preparation and submission of their bids. In any circumstances, the Procuring Party shall not be responsible for costs related to the investor's participation in the bidding process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>9. Language of bids</b>               | <p>The bids, as well as all correspondence and documents related to the bids exchanged between the investor and the Procuring Party, shall be written in the language specified in the <b>DT</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>10. Components of bids</b>            | <p>10.1. The bids include:</p> <ul style="list-style-type: none"> <li>a) Bid form in accordance with Section 11 of Instructions to Investor;</li> <li>b) Documents proving the eligibility of the person signing the Bid form in accordance with Section 12 of Instructions to Investor;</li> <li>c) Power of attorney for signing the Bid form in accordance</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|                                                                   | <p>with Form No. 02, Chapter IV – Bid form;</p> <p>d) Joint venture agreement in accordance with Form No. 03, Chapter IV – Bid form;</p> <p>d) Bid security in accordance with Section 16 of Instructions to Investor;</p> <p>e) Documents proving the eligibility, capacity, and experience of the investor in accordance with Section 12 of Instructions to Investor;</p> <p>g) Technical proposal in accordance with Section 13 of Instructions to Investor;</p> <p>h) Financial proposal and duly completed forms in accordance with Section 14 of the Instructions to Investors.</p> <p>10.2. Other contents specified in the DT.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>11. Bid form</b>                                               | <p>11.1. For an independent investor, the Bid form must be signed and sealed (if any) by the investor's legal representative.</p> <p>The legal representative is the person legally representing the investor or a person authorized by the legal representative. If the legal representative authorizes a subordinate, a power of attorney in accordance with Form No. 02, Chapter IV – Bid form must be attached; if the company charter or related documents assign responsibilities to a subordinate, such documents must be attached (no need for a power of attorney in accordance with Form No. 02, Chapter IV – Bid form). The original power of attorney (in accordance with Form No. 02, Chapter IV – Bid form) must be submitted to the Procuring Party along with the Bid form.</p> <p>11.2. For a joint venture investor, the Bid form must be signed and sealed (if any) by the legal representative of each joint venture member or the member assigned to represent the joint venture in accordance with the responsibilities outlined in the joint venture agreement.</p> <p>The legal representative of a joint venture member is the person legally representing that member or a person authorized by the legal representative. In case of authorization, the process is similar to that for an independent investor in accordance with Section 11.1 of Instructions to Investor.</p> |
| <b>12. Documents proving the investor's eligibility, capacity</b> | <p>12.1. Documents proving the investor's eligibility in accordance with the DT.</p> <p>12.2. Documents proving the investor's capacity and experience declared in accordance with Forms No. 06, 07,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>and experience</b>                    | <p>Chapter IV – Bid form. If the currency in the documents proving capacity and experience is not as specified in <b>the DT</b>, the investor must convert it to the corresponding currency in accordance with this Section for the Evaluation of bids; if there is no direct exchange rate between the currencies, the investor shall use an intermediary currency in accordance with the <b>DT</b> for conversion and declaration in the bids;</p> <p>b) Other documents in accordance with the <b>DT</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>13. Technical Proposal Components</b> | In the bids, the investor must submit a proposal for the investment business plan, including contents in accordance with the <b>DT</b> and any additional information in accordance with Chapter IV – Bid form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>14. Financial Proposal Components</b> | In the Bids, the investor shall submit a proposal on land-use efficiency and the effectiveness of investment in sectoral, industry, and local development, including the contents specified in the <b>Data Table</b> and any other information as required in Chapter IV – Bidding Forms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>15. Bidding currency</b>              | <p>15.1. The bidding currency is as specified in the <b>DT</b>.</p> <p>15.2. For domestic costs related to the implementation of investment land-use projects, investors must offer in Vietnamese dong.</p> <p>15.3. For overseas costs related to investment business, investors may bid in foreign currency, Vietnamese dong.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>16. Bid security</b>                  | <p>16.1. When participating in bidding, the investor must provide bid security before the bid closing time in accordance with the <b>DT</b>.</p> <p>16.2. In the case of a joint venture, bid security must be provided in one of the following ways:</p> <p>a) Each joint venture member shall individually provide bid security, ensuring the total value is not less than the required value specified in Section 16.1 of Instructions to Investor; if the bid security of one joint venture member is deemed invalid, the bids of the joint venture shall not be further considered or evaluated. If a joint venture member violates legal provisions, resulting in non-refundable bid security in accordance with Section 16.5 of Instructions to Investor, the bid security of all joint venture members shall not be refunded;</p> <p>b) Joint venture members agree to designate one member to</p> |

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|                                 | <p>provide bid security for that member and other members in the joint venture. In this case, the bid security may include the joint venture's name or the name of the member responsible for providing bid security for the entire joint venture, ensuring the total value is not less than the required value in accordance with Section 16.1 of Instructions to Investor. If a joint venture member violates legal provisions, resulting in non-refundable bid security in accordance with Section 16.5 of Instructions to Investor, the bid security of all joint venture members shall not be refunded.</p> <p>16.3. Bid security is deemed valid in accordance with Point d, Clause 1.2, Section 1, Chapter III – Evaluation of bids.</p> <p>16.4. For the selected investor, bid security shall be refunded or released when the contract takes effect. For unselected investors, bid security shall be refunded or released within the maximum time limit specified in the <b>DT</b>.</p> <p>16.5. Bid security shall not be refunded in the following cases:</p> <ul style="list-style-type: none"> <li>a) After the bid closing time and during the effective period of the bids, the investor withdraws the bids or submits a written refusal to perform one or more tasks proposed in the bids as required by the bidding documents;</li> <li>b) The investor commits prohibited acts under Article 16 of the Law on Bidding or violates Law on Biddings, leading to bid cancellation;</li> <li>c) The investor fails to provide performance guarantee in accordance with Section 37.1 of Instructions to Investor;</li> <li>d) The investor fails to proceed or refuses to finalize the contract within 15 days for domestic bidding or 30 days for international bidding from the date of receiving the bid award notice from the Procuring Party, except for the cases of force majeure;</li> <li>đ) The investor fails to proceed or refuses to sign the contract within 15 days for domestic bidding or 30 days for international bidding from the date of contract finalization, except for the cases of force majeure.</li> </ul> |
| <b>17. Validity of the Bids</b> | <p>17.1. The bids must remain valid for a period not shorter than that specified in the <b>DT</b>. The bids with a shorter effective period shall not be further considered or evaluated.</p> <p>17.2. If necessary, before the bids' effective period expires, the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|                                                                  | <p>Procuring Party may request investors to extend the validity of their bids, while also requiring a corresponding extension of the bid security effective period (equal to the extended the bids' effective period plus 30 days). The request for extension and the acceptance or rejection of the extension must be made in writing.</p> <p>The investor accepting the extension request is not allowed to modify any content of the bids.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>18. Bids specifications and signatures in the Bids</b></p> | <p>18.1. The investor must prepare the bids, consisting of: 01 original of the bids and a number of the copies of the bids as specified in the DT.</p> <p>In case of amendments or replacements to the bids, the investor must prepare 01 original and copies in a quantity equal to the number of the copies of the bids.</p> <p>In case of an alternative investment business plan in accordance with Section 14 of Instructions to Investor, the investor must prepare 01 original and a number of copies as specified in the DT.</p> <p>18.2. The investor is responsible for ensuring consistency between the original and the copies. If there are discrepancies between the original and the copies that do not affect the ranking of investors, the original shall be used for evaluation. If discrepancies between the original and the copies result in different evaluation outcomes that alter the investor ranking, the investor's bids shall be disqualified.</p> <p>18.3. The original of the bids must be typed and consecutively numbered. The Bid form, any supplementary or clarifying documents (if any), and other forms prepared in accordance with Chapter IV – Bid form must be signed and sealed (if any) by the investor's legal representative.</p> <p>18.4. In the case of a joint venture investor, the contents of the bids specified in Section 10.1 of Instructions to Investor must be signed and sealed (if any) by the legal representatives of all joint venture members or by the member assigned to represent the joint venture in accordance with the responsibilities outlined in the joint venture agreement.</p> <p>18.5. Any text added, inserted between lines, erased, or overwritten shall only be considered valid if signed next to or on that page by the person signing the Bid form.</p> |

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| <p><b>19. Seal and write on the outside of Bids</b></p> | <p>19.1. The exterior of the envelope and the cover page of the corresponding documents must clearly state “ORIGINAL BIDS”, “COPY OF BIDS”.</p> <p>If the investor amends or replaces the bids, the amended or replacement documents must be placed in separate envelopes; the exterior of the envelopes and the cover pages of the corresponding documents must clearly state “AMENDED BIDS” or “ALTERNATIVE BIDS,” while also clearly marking the originals and copies accordingly.</p> <p>The envelopes containing the bids, amended bids, and alternative bids must be sealed. The sealing method is at the discretion of the investor.</p> <p>19.2. The envelopes containing the documents must include the following complete information:</p> <p>a) Name and address of the investor;</p> <p>b) Name of the recipient, which is the Procuring Party as specified in Section 1.1 of Instructions to Investor;</p> <p>c) Project name as specified in Section 1.4 of Instructions to Investor;</p> <p>d) A warning statement must be written: "Do not open before the opening time of the Bidding Documents" for the envelope containing the Bids and the envelope containing the amended Bids, and the alternative Bids (if any).</p> <p>19.3. If the bids consists of multiple documents, the investor must package all documents to facilitate receipt and storage by the Procuring Party, ensuring the integrity of the bids and preventing loss or damage.</p> <p>19.4. The investor shall bear responsibility for any consequences or disadvantages arising from non-compliance with these bidding document requirements, such as failing to seal the bids, breaking the seal during delivery to the Procuring Party, or not correctly labeling the envelopes in accordance with the instructions in Sections 19.1 and 19.2 of Instructions to Investor. The Procuring Party shall not be responsible for the confidentiality of the bids if the investor fails to comply with the above requirements.</p> |
| <p><b>20. Bidding closing time</b></p>                  | <p>20.1. The investor must submit or send the bids directly to the Procuring Party’s address as specified in Section 1.1 of Instructions to Investor, ensuring it is received by the Procuring</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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|                                                       | <p>Party before the bid closing time specified in the DT. The Procuring Party shall receive the bids from all investors submitting before the bid closing time and manage them confidentially until the investor selection results are disclosed. Under no circumstances shall information in one investor's bids be disclosed to another investor, except for information publicly announced during bid opening. If an investor has not purchased the bidding documents, they must pay the Procuring Party an amount equal to the bidding documents price specified in the DT before their bids is accepted.</p> <p>20.2. The Procuring Party may extend the bid closing time in case of amendments to the bidding documents in accordance with Section 7.2 of Instructions to Investor. When extending the bid closing time, all responsibilities of the Procuring Party and investors tied to the previous bid closing time shall be adjusted to the new extended bid closing time.</p> <p>20.3. When extending the bid closing time, the Procuring Party shall post an extension notice along with the approved extension decision on the System. The extension notice must clearly state the reason for the extension and the new bid closing time.</p> <p>During the extended period, investors who have submitted their bids may retrieve it for amendments or supplements. If an investor does not retrieve their bids, the Procuring Party shall manage it under the "confidential" document regime.</p> |
| <b>21. Late submission of bids</b>                    | <p>Any bids or documents sent by the investor to the Procuring Party after the bid closing time shall be deemed invalid, not opened, and disqualified, except for documents clarifying the bids as requested by the Procuring Party or documents clarifying or supplementing eligibility, capacity, and experience of the investor. The bids or documents received after the bid closing time shall be returned to the investor in their original condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>22. Amendment, replacement, withdrawal of bids</b> | <p>22.1. After submitting the bids, the investor may amend, replace, or withdraw the bids by submitting a written request signed and sealed (if any) by the investor's legal representative to the Procuring Party. The investor must attach documents in accordance with Section 12 of Instructions to Investor proving the eligibility of the person signing the request to amend, replace, or withdraw the bids.</p> <p>22.2. The amended or replacement bids must be submitted with</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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|                               | <p>the request for amendment or replacement and must meet the following conditions:</p> <p>a) Prepared and submitted by the investor to the Procuring Party in accordance with Sections 18 and 19 of Instructions to Investor;</p> <p>b) Received by the Procuring Party before the bid closing time in accordance with Section 20 of Instructions to Investor.</p> <p>22.3. The request to withdraw the bids must be received by the Procuring Party before the bid closing time in accordance with Section 20 of Instructions to Investor. The bids requested for withdrawal shall be returned to the investor.</p>                                                                                                                                                                                                                                                                                                           |
| <b>23. Confidentiality</b>    | <p>23.1. The Procuring Party shall receive and manage submitted bids under the confidential document regime until the investor selection results are disclosed. Information related to the Evaluation of bids must remain confidential and must not be disclosed to investors or any unrelated parties until the investor selection results are announced. Under no circumstances shall information in one investor's bids be disclosed to another investor, except for information publicly announced during the bids opening.</p> <p>23.2. Except for the bids clarification in accordance with Section 24 of Instructions to Investor, investors are not allowed to contact the Procuring Party regarding their bids or other project-related matters from the time of the bids opening until the investor selection results are disclosed.</p>                                                                              |
| <b>24. Bids Clarification</b> | <p>24.1. After bid opening, if an investor's bids lacks documents proving eligibility, financial statements, or evidence of experience with similar projects, the Procuring Party shall request the investor to clarify or supplement documents to prove eligibility, capacity, and experience. The investor is responsible for clarifying the bids upon the Procuring Party's request. Clarifications regarding eligibility, capacity, and experience must adhere to the principle of not altering the fundamental nature of the investor's eligibility, capacity, or experience.</p> <p>The clarification request must specify the deadline for the investor to provide clarification (this deadline must align with the project timeline and ensure the investor has sufficient time to prepare clarification documents). For clarifications directly affecting the evaluation of eligibility, capacity, experience, and</p> |

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|                                                            | <p>technical or financial requirements, if the investor fails to provide clarification within the deadline or provides clarification that does not meet the Procuring Party's requirements, the Procuring Party shall evaluate the investor's bids based on the bids submitted before the bid closing time.</p> <p>Within the time limit specified in the DT, the Procuring Party is responsible for receiving the investor's clarifying or supplementary documents for review and evaluation. The Procuring Party must notify the investor in writing of the receipt of these documents via direct delivery, mail, fax, or email. These documents shall be considered a part of the bids.</p> <p>24.2. After bid closing, if an investor discovers that their bids lacks information or documents regarding their existing eligibility, capacity, or experience not submitted with the bids, they may submit such information or documents for clarification or supplement. The Procuring Party is responsible for receiving these clarifying or supplementary documents proving the investor's eligibility, capacity, and experience for review and evaluation. These documents shall be considered a part of the bids.</p> <p>24.3. Clarifications of the investment business plan proposal, land use efficiency proposal, or industry, sector, and locality development efficiency proposal must adhere to the principle of not altering the corresponding proposals in the submitted bids.</p> <p>24.4. The bids clarification shall only occur between the Procuring Party and the investor whose the bids requires clarification. The clarification content must be documented in writing and preserved by the Procuring Party as a part of the bids.</p> |
| <p><b>25. Discrepancies, conditions, and omissions</b></p> | <p>25.1. During the evaluation of bids, the Procuring Party and Specialist team must review the technical and financial contents of the bids to identify any discrepancies, conditions, or omissions of fundamental content, where:</p> <ul style="list-style-type: none"> <li>a) "Discrepancies" refer to differences from the requirements specified in the bidding documents;</li> <li>b) "Conditions" refer to restrictive conditions or indications of incomplete acceptance of the requirements specified in the bidding documents;</li> <li>c) "Omissions" refer to the investor's failure to provide a part</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|                                                        | <p>or the whole of the information or documents required by the bidding documents.</p> <p>25.2. Provided the bids substantially meets the bidding document requirements, the Procuring Party may accept minor errors that are not considered fundamental discrepancies, conditions, or omissions in the bids.</p> <p>25.3. Provided the bids substantially meets the bidding documents, the Procuring Party may request the investor to provide necessary information or documents within a reasonable time limit to correct non-serious discrepancies or inconsistencies in the bids related to document requirements. The request for such information or documents to address these errors must not affect the investor's proposals on land use efficiency or industry, sector, and locality development efficiency. If the investor fails to meet the Procuring Party's requirements, their bids shall be disqualified.</p>                                                                                                                                                     |
| <b>26. Determination of the responsiveness of bids</b> | <p>26.1. Substantially responsive bids is one that meets the fundamental requirements of the bidding documents without fundamental discrepancies, conditions, or omissions. Fundamental discrepancies, conditions, or omissions are those in the bids that, if accepted or allowed to be amended, supplemented, or replaced by the investor, will:</p> <p>a) Significantly affect the scope, quality, or performance of the project as specified in the contract; significantly limit and contradict the bidding documents regarding the rights of the competent authority or the investor's obligations under the contract;</p> <p>b) Unfairly affect the competitive position of other investors whose Bids are substantially responsive to the requirements stated in the Bidding Documents.</p> <p>26.2. If the bids do not substantially meet the bidding document requirements, they shall be disqualified; amendments to fundamental discrepancies, conditions, or omissions in the bids to make it substantially responsive to the bidding documents are not permitted.</p> |
| <b>27. Bid opening</b>                                 | <p>27.1. Except for late Bids as prescribed in Section 21 of the Instructions to Investors and Bids withdrawn at the request of the investor in accordance with Section 22.3 of the Instructions to Investors, the procuring entity shall publicly open and clearly read out the information specified in Section 27.2 of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

Instructions to Investors for all Bids received prior to the bid closing time. The bids opening shall be conducted publicly at the time and location specified in the DT, in the presence of representatives of participating investors attending the bids opening ceremony and representatives of relevant agencies and organizations (if any). The bids opening shall not depend on the presence or absence of investor representatives. Only Bids opened and read out at the bid opening ceremony shall be considered for further evaluation.

27.2. The procuring entity shall check the sealing, open each Bids in alphabetical order of the investors' names, and clearly read out the following information:

- a) Name of the investor;
- b) Number of originals and copies of the Bids, as well as any modifications (if any) or substitutions (if any);
- c) The value proposed by the investor regarding land-use efficiency or investment efficiency for sectoral, industry, and local development as stated in the Bid Submission Form;
- d) Any increase or decrease in the value specified in Point (c) of this Clause (if any);
- d) Validity period of the Bids;
- e) Value and validity of the bid security;
- g) Other relevant information (if any).

27.3. The bid opening minutes shall include the information specified in Section 27.2 of Instructions to Investor and must be signed for confirmation by representatives of the Procuring Party and investors attending the bid opening. The absence of an investor's signature shall not invalidate the minutes. The bid opening minutes shall be sent to all investors participating in the bidding.

27.4. The Procuring Party's representative shall sign to confirm the original Bid form, the power of attorney of the investor's legal representative (if any), the joint venture agreement (if any), the bid security, and the contents of the investment business plan and proposals on land use efficiency or industry, sector, and locality development efficiency for each of the bids. The Procuring Party must not disqualify any bids during bid opening, except for late bids in accordance with Section 21 of Instructions to Investor and the bids requested for withdrawal in accordance with Section 22.3 of Instructions to Investor. The

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|                                   | <p>Procuring Party will only open bids received before the bid closing time as required by the bidding documents.</p> <p>27.5. For the bids withdrawal cases</p> <p>The Procuring Party shall open and clearly read the information in the withdrawal request. The bids of the investor requesting withdrawal shall be returned to the investor. The Procuring Party shall not accept the withdrawal and shall still open the corresponding bids if the withdrawal request is not accompanied by documents proving the signatory is the investor's legal representative, and this must be disclosed during the bid opening ceremony.</p> <p>28.6. For the bids amendment cases</p> <p>The Procuring Party shall open the envelope and clearly read the information in the amendment request and amended bids before opening and reading the information in the investor's original bids. The Procuring Party shall not accept the amendment if the amendment request is not accompanied by documents proving the signatory is the investor's legal representative.</p> <p>28.7. In case of Bids replacement</p> <p>The Procuring Party shall open the envelope and clearly read the information in the replacement request and alternative bids. The original bids shall be returned to the investor. The Procuring Party shall not accept the replacement if the replacement request is not accompanied by documents proving the signatory is the investor's legal representative</p> |
| <p><b>28. Bids Evaluation</b></p> | <p>28.1. Bids shall be evaluated in accordance with the evaluation method and criteria specified in the DT and Chapter III – Bids Evaluation.</p> <p>28.2. Investors must meet the following minimum scores to be evaluated and ranked:</p> <ul style="list-style-type: none"> <li>a) The total aggregated score shall not be less than 70% of the maximum total score;</li> <li>b) The minimum score for each criterion and sub-criterion shall not be less than 60% of the maximum score of such criterion;</li> <li>c) The minimum score for each item shall not be less than 50% of the maximum score of that item.</li> </ul> <p>The investor who meets the minimum score requirements for</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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|                                                    | each criterion and obtains the highest total aggregated score shall be ranked first.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>29. Error correction, deviation calibration</b> | <p>29.1. Error correction involves correcting errors in the bids, including arithmetic errors, unit errors, differences between technical proposal contents and financial-commercial proposal contents, and other errors. Error correction shall be conducted in accordance with the DT.</p> <p>29.2. Deviation adjustment involves adjusting minor excesses or deficiencies in the bids compared to the bidding document requirements. Deviation adjustments shall be conducted in accordance with the DT, ensuring fairness, transparency, and economic efficiency. Adjusted contents must adhere to the principle of not being fundamental discrepancies, conditions, or omissions in accordance with Section 26.2 of Instructions to Investor. Deviation adjustments are conducted solely for the purpose of comparing the bids.</p> <p>29.3. Upon detecting errors or deviations, the Procuring Party must notify the investor in writing of the errors, deviations, error corrections, deviation adjustments, and the deadline from the date of receipt for the investor to provide feedback. Within the deadline from the date of receipt of the Procuring Party's notice, the investor must provide written feedback to the Procuring Party on the following:</p> <ul style="list-style-type: none"> <li>a) Acceptance or rejection of the error correction results. If the investor rejects the error correction results, their bids shall be disqualified;</li> <li>b) Opinions on the deviation adjustment results. If the investor rejects the deviation adjustment results, they must provide clear reasons for the Procuring Party to review and decide.</li> </ul> |
| <b>30. Incentives in investor selection</b>        | <p>30.1. Subjects eligible for incentives and incentive levels:</p> <ul style="list-style-type: none"> <li>a) The investor proposing solutions using advanced technology, high technology, environmentally friendly technology, or the best available techniques to minimize environmental pollution for projects in groups with a high risk of adverse environmental impact in accordance with environmental protection laws shall receive a 5% incentive in the evaluation of bids;</li> <li>b) The investor who commit to technology transfer or hi-tech activities for high technologies or hi-tech products listed in the Priority High Technology Investment Development List and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

the Encouraged Hi-Tech Product Development List issued by the Prime Minister in accordance with the hi-tech laws, or in the Encouraged Technology Transfer List in accordance with the technology transfer laws, shall receive a 2% incentive in the evaluation of bids.

c) Investors that are science and technology enterprises; innovative start-ups; start-up support organizations recognized by competent authorities; innovation centers; organizations and enterprises granted certificates as high-tech enterprises, high-tech incubation facilities, high-tech business incubators, or enterprises newly established from investment projects for high-tech product manufacturing in accordance with the law on high technology shall be entitled to a preference of 5% in bids evaluation.

d) Foreign investors that commit to technology transfer to domestic investors or partners shall be entitled to a preference of 2% in bids evaluation.

30.2. When bidding, investors must submit documents in accordance with the DT proving the application of advanced technology, high technology, environmentally friendly technology, the best available techniques, and legal technology usage rights in accordance with the hi-tech laws, technology transfer laws, environmental protection laws, and other relevant laws to qualify for incentives.

### 30. 3. Incentive calculation:

The total score of the subjects entitled to incentives is calculated according to the following formula:

$$T'_{TH} = T_{TH} + T_{TH} \times M_{UD}$$

In which:

$T'_{TH}$ : is the total score of the investor enjoying incentives including the incentive level for comparison and ranking;

$T_{TH}$ : is the total score of the investor enjoying incentives without including the incentive level.

$M_{UD}$ : is the incentive level that the investor is entitled to according to the provisions in Section 30.1 of Instruction to Investor.

30.4. The investor who are subject to incentives specified in Section 30.1 of Instructions to Investor selected to sign the contract must comply with the commitments in the Bids, the business investment project contract.

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| <b>31. Principles of bid award approval</b> | <p>The investor is considered and proposed for bid award if they meet all the following conditions:</p> <p>31.1. Having valid bids;</p> <p>31.2. Meeting the requirements for capacity and experience;</p> <p>31.3. Meeting the requirements for the investment business plan;</p> <p>31.4. Meeting the requirements for land use efficiency (for cases applying land use efficiency evaluation criteria);</p> <p>31.5. Meeting the requirements for industry, sector, and locality development efficiency (for cases applying industry, sector, and locality development efficiency evaluation criteria);</p> <p>31.6. Achieving the highest total score for capacity, experience, investment business plan, and land use efficiency or industry, sector, and locality development efficiency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>32. Cancellation of bid</b>              | <p>32.1. The Procuring Party shall announce bid cancellation in the following cases:</p> <p>a) All the bids fail to meet the bidding document requirements;</p> <p>b) Changes in objectives, scale, location, investment capital, or implementation timeline of the land-use investment project due to force majeure, altering the evaluation criteria in the issued the bidding documents;</p> <p>c) The bidding documents contains one or more provisions that do not comply with this law or other relevant legal provisions, leading to incorrect investor selection results or the selected investor no longer meeting the requirements to implement the business investment project;</p> <p>d) Organizations or individuals other than the investor winning that implement in prohibited acts as stipulated in Article 16 of the Law on Bidding, leading to incorrect investor selection results.</p> <p>32.2. Organizations or individuals violating Law on Biddings and causing bid cancellation in accordance with Points c, d of Section 33.1 of Instructions to Investor must compensate the costs incurred by the relevant parties.</p> <p>32.3. Bid cancellation shall be conducted between the issue date of bidding documents and before the contract signing date.</p> |

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| <p><b>33. Public announcement of investor selection results</b></p> | <p>33.1. Within 05 working days from the date of issuance of the approval of investor selection results, the procuring entity shall publish information on the investor selection results on the System in accordance with Point d, Clause 2, Article 7 and Clause 4, Article 8 of the Law on Bidding; and concurrently send a written notice of the investor selection results to all participating investors.</p> <p>The notification of investor selection results shall include:</p> <ul style="list-style-type: none"> <li>a) Name of the project;</li> <li>b) Name of the successful investor; and the economic organization established by the successful investor (if any);</li> <li>c) Information on the value proposed by the investor regarding land-use efficiency or investment efficiency for sectoral, industry, and local development;</li> <li>d) List of unsuccessful investors and the reasons for non-selection of each investor;</li> <li>d) Plan for negotiation, finalization, and signing of the contract with the selected investor;</li> <li>e) Other contents (if any).</li> </ul> <p>33.2. In case of bid cancellation in accordance with Section 32.1 of the Instructions to Investor, the notification of investor selection results must clearly state the reasons for cancellation and the responsibilities of the relevant parties.</p> <p>33.3. Together with the notification of investor selection results, the procuring party shall send the notice of acceptance of the Bids and Contract award, including requirements on contract performance security, timeline for negotiation, contract finalization, and contract signing in accordance with Sections 34, 35, and 36 of the Instructions to Investor, to the successful investor.</p> <p>The Notice of Acceptance of the Bids and Contract Award shall form part of the contract documents. If the successful investor fails to attend negotiations, finalize, or sign the contract, or fails to submit the contract performance security within the time specified in the Notice of Acceptance, such investor shall be disqualified and shall not be entitled to the refund of the bid security in accordance with Points c, d, and d of Section 16.5 of the Instructions to Investor.</p> |
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| <p><b>34. Negotiation and contract completion</b></p> | <p>34.1. Based on the investor selection results, the top-ranked investor shall be invited to negotiate and complete the contract in accordance with the notice of the bids acceptance and contract award specified in Section 33.3 of Instructions to Investor.</p> <p>34.2. The negotiation and completion of the contract is carried out on the basis of:</p> <ul style="list-style-type: none"> <li>a) Bids evaluation report;</li> <li>b) The investor's bids and any clarifying or amended documents (if any);</li> <li>c) The bidding documents and any amended or supplementary the bidding documents (if any);</li> <li>d) Other relevant documents.</li> </ul> <p>34.3. Principles of negotiation and finalization of contracts:</p> <ul style="list-style-type: none"> <li>a) No negotiation or finalization shall be conducted for contents that the investor has bid in full compliance with the bidding document requirements;</li> <li>b) The fundamental contents of the bids must not be altered.</li> </ul> <p>34.4. Contents of negotiation and finalization of contracts:</p> <ul style="list-style-type: none"> <li>a) Negotiation and finalization of contents proposed in the bids that lack detail, clarity, or consistency; contents that are inconsistent between the bidding documents and the bids and could lead to disputes or affect the rights and obligations of the parties during contract implementation;</li> <li>b) Negotiation of issues arising during the investor selection process (if any) to finalize detailed contract contents;</li> <li>c) Negotiation of other project-related contents to establish provisions on rights, obligations, and responsibilities in the contract;</li> <li>d) Other necessary contents.</li> </ul> <p>35.5. The investor must not change, withdraw, or refuse to implement the fundamental contents proposed in the bids that the Procuring Party has evaluated as meeting the bidding document requirements, except where changes proposed by the investor enhance the project's efficiency.</p> <p>34.6. In case the negotiation and finalization of the contract are unsuccessful, the procuring entity shall report to the competent</p> |
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|                                                                                                             | <p>authority for consideration and decision on cancellation of the investor selection result and invite the next-ranked investor to negotiate and finalize the contract. If the negotiation and finalization of the contract with the next-ranked investor are successful, the procuring entity shall submit for appraisal and approval, and publicly disclose the investor selection results. If the negotiation and finalization of the contract with the subsequent investors are unsuccessful, the procuring entity shall report to the competent authority for consideration and decision on bid cancellation in accordance with Point a, Section 32.1 of the Instructions to Investor.</p>                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>35. Signing contracts and principles for implementing investment project contracts using land</b></p> | <p>35.1. The signing of the land-use investment project contract must meet the following conditions:</p> <p>a) At the time of signing, the selected investor's bids remain valid;</p> <p>b) At the time of signing, the selected investor must ensure they meet the technical and financial capacity requirements to implement the land-use investment project in accordance with the bidding documents.</p> <p>35.2. The contract signed between the parties must align with the contents of the bidding documents, the bids, decision approving the investor selection results, and the negotiation and finalization of contracts minutes.</p> <p>35.3. The competent authority or the Procuring Party (if authorized) shall sign the contract with the selected investor. For a joint venture investor, all joint venture members must directly sign and stamp (if any) the contract document.</p> <p>35.4. The implementation of the land-use investment project contract shall comply with the principles stipulated in Article 69 of the Law on Bidding.</p> |
| <p><b>36. Contract performance bond</b></p>                                                                 | <p>36.1. The investor must implement one of the measures specified in the DT to secure their responsibility for performing the land-use investment project contract before or at the time the contract takes effect.</p> <p>36.2. The time limit for refunding the performance bond is as specified in the DT.</p> <p>36.3. The investor shall not have their performance bond refunded in the following cases:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                                                                                             | <p>a) Refusing to perform the contract after it has taken effect;</p> <p>b) Violating the contract agreements;</p> <p>c) Delaying contract implementation due to the investor's fault but refusing to extend the validity of the performance bond.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>37. Settlement of petitions in investor selection, investor selection results</b></p> | <p>When its lawful rights and interests are affected, an investor has the right to submit a petition regarding issues arising prior to the issuance of the investor selection results and/or a petition regarding the investor selection results to the procuring entity, the competent authority, and the Petition Resolution Council at the addresses specified in the DT. The settlement of petitions in investor selection bidding shall be carried out in accordance with Article 89 of the Law on Bidding and the following provisions:</p> <p>37.1. Conditions for consideration and resolution of petitions</p> <p>a) For petitions regarding issues prior to the issuance of the investor selection results, in order to be considered and resolved, the petition must satisfy all of the following conditions:</p> <ul style="list-style-type: none"> <li>- For petitions related to the content of the Bidding Documents, the petition must be submitted by organizations or entities interested in the project; for other matters related to the investor selection process, the petition must be submitted by a participating investor;</li> <li>- The petition must bear the signature and seal (if any) of the lawful representative of the investor, organization, or entity submitting the petition, or be digitally signed and submitted via the National E-Procurement System in accordance with the roadmap for online investor selection;</li> <li>- The investor must submit the petition to the procuring entity and the competent authority within the time limit specified in Point a, Section 37.2 of the Instructions to Investor.</li> </ul> <p>b) For petitions regarding the investor selection results, in order to be considered and resolved, the investor must satisfy all of the following conditions:</p> <ul style="list-style-type: none"> <li>- The petition must be submitted by a participating investor;</li> <li>- The petition must bear the signature and seal (if any) of the lawful representative of the participating investor, or be digitally signed and submitted via the National E-Procurement System in accordance with the roadmap for online investor</li> </ul> |

selection;

- The content of the petition has not been initiated as a lawsuit, complaint, or denunciation by the investor;

- The content of the petition relates to the evaluation results of the Bids;

- The petition handling fee must be paid by the petitioning investor to the standing unit assisting the Chairman of the Petition Resolution Council (hereinafter referred to as the "standing unit"). Within 03 working days from the date of receipt of the petition, the standing unit shall notify the investor of the petition handling fee and the payment method. The investor must pay such fee within 02 working days from the date of receipt of the notification. If the investor fails to pay the petition handling fee, the petition shall be deemed ineligible for consideration and resolution;

The investor must submit the petition to the competent authority and the standing unit within the time limit specified in Point b, Section 37.2 of the Instructions to Investor.

c) In cases where the petition submitted by an investor, organization, or entity does not meet the conditions specified in Points a and b of this Section, the person responsible for handling the petition shall notify the investor, organization, or entity in writing that the petition will not be considered or resolved.

### 37.2. Procedures for handling petitions

a) Procedures for handling petitions regarding issues prior to the issuance of investor selection results:

Investors, organizations, or entities shall submit petitions regarding the Bidding Documents to the procuring entity prior to the bid closing time. Investors shall submit petitions regarding other matters in the investor selection process to the procuring entity before the issuance of the investor selection results;

The procuring entity shall issue a written response to the petition and send it to the investor, organization, or entity within 07 working days from the date of receipt of the petition;

If the investor, organization, or entity does not agree with the petition resolution result, or if the procuring entity fails to issue a response within the time limit specified in Point b this Section, the investor, organization, or entity has the right to

submit a petition to the competent authority within 05 working days from the expiry of the response deadline or from the date of receipt of the response from the procuring entity;

The competent authority shall issue a written response to the petition and send it to the investor, organization, or entity within 07 working days from the date of receipt of the petition.

b) Procedures for handling petitions regarding investor selection results:

The investor shall submit a petition to the procuring party within 10 days from the date the investor selection results are published on the National E-Procurement System;

The procuring party shall issue a written response to the petition and send it to the investor within 07 working days from the date of receipt of the petition;

If the investor does not agree with the petition resolution result, or if the procuring entity fails to issue a response within the specified time limit, the investor has the right to submit a petition to the standing unit of the Petition Resolution Council in accordance with Point a, Section 37.3 of the Instructions to Investors within 05 working days from the expiry of the response deadline or from the date of receipt of the response;

The Petition Resolution Council shall review the investor's petition within 20 days from the date of its establishment and report to the competent authority for consideration and decision;

The competent authority shall issue a written decision on the petition regarding investor selection results within 05 working days from the date of receipt of the report from the Petition Resolution Council;

Where necessary, the Petition Resolution Council shall report to the competent authority to consider suspending the contract signing or implementation. If the proposal is approved, within 05 working days from the date of receipt of the Council's report, the competent authority shall issue a written notice to the procuring entity to suspend the contract signing or implementation, clearly specifying the suspension period.

c) The written decision on the petition shall be sent to the investor, organization, or entity submitting the petition within 05 working days from the date of issuance by the procuring entity or the competent authority. The decision must include

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|  | <p>conclusions on the issues raised by the investor, in which:</p> <p>If the petition is determined to be valid, the decision shall clearly specify measures, methods, and timelines to remedy the consequences (if any);</p> <p>If the petition is determined to be invalid, the response must clearly explain the reasons.</p> <p>d) If the investor does not agree with the decision on the petition issued by the procuring entity, the competent authority, or the Petition Resolution Council, the investor has the right to initiate legal proceedings before a court.</p> <p>đ) The investor has the right to withdraw the petition during the resolution process. The request for withdrawal must be signed and sealed (if any) by the lawful representative of the investor or the signatory of the Bid Submission Form.</p> <p>37.3. Composition, responsibilities, and operation of the Petition Resolution Council</p> <p>a) The Petition Resolution Council and the standing unit are prescribed as follows:</p> <p>A Petition Resolution Council established by the Minister of Finance shall be responsible for handling petitions when requested by the Prime Minister;</p> <p>A Petition Resolution Council established by a Minister, Head of a ministerial-level agency, or Head of an Economic Zone Authority shall handle petitions for projects under their authority. The unit responsible for procurement management within such authority shall serve as the standing unit of the Council;</p> <p>A Petition Resolution Council established by the Chairman of the Provincial People's Committee shall handle petitions for projects under provincial authority; the Department of Finance shall serve as the standing unit of the Council.</p> <p>The standing unit shall perform administrative tasks as assigned by the Chairman of the Council and shall receive and manage the petition handling fees paid by the investor.</p> <p>b) Composition of the Petition Resolution Council:</p> <p>The Council shall include a Chairman, a Vice Chairman (if necessary), the standing unit, representatives of relevant agencies, and representatives of professional associations,</p> |
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|                                                                | <p>experts, or scientists (if any);</p> <p>The Chairman of the Council, depending on the cases specified in Point a of Section 37.3 of Instructions to Investor, shall be: a representative of the Ministry of Finance; a representative of the unit responsible for procurement management under a ministry, ministerial-level agency, or economic zone authority; or a representative of the Department of Finance;</p> <p>Members of the Council must not have family relationships, as defined under the Law on Enterprises, with the signatory of the petition, members of the expert evaluation team, appraisal team, or the person who signed the approval decision on investor selection results.</p> <p>c) Operation of the Petition Resolution Council:</p> <p>The Council shall be established within 05 working days from the date the standing unit receives a valid petition submitted by the investor in accordance with Point b, Section 37.1 of the Instructions to Investors;</p> <p>The Council shall operate on a case-by-case basis, work collectively under the direction of the Chairman, and make decisions by majority vote. Members may reserve their opinions and shall be legally responsible for their opinions;</p> <p>The Council has the right to request the investor, the procuring entity, and relevant individuals, agencies, organizations, or units to provide project-related and other necessary information for the performance of its duties;</p> <p>The Council shall be dissolved upon completion of its tasks.</p> |
| <p><b>38. Handling of violations in bidding activities</b></p> | <p>38.1. Organizations and individuals committing violations of the law on bidding shall, depending on the nature and severity of the violation, be subject to disciplinary actions, administrative sanctions, or criminal prosecution; in case of damage, compensation must be made in accordance with the law.</p> <p>38.2. In addition to the sanctions specified in Section 38.1 of the Instructions to Investors, depending on the nature and severity of the violation, organizations and individuals committing prohibited acts under Article 16 of the Law on Bidding shall be banned from participating in investor selection bidding activities for a period from 06 months to 05 years.</p> <p>The period of debarment shall apply to violating organizations</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

and individuals, including individuals belonging to the competent authority, the interested party, the procuring entity, the expert team, and the appraisal team, as follows:

- a) From 03 to 05 years for violations of Clauses 1, 2, 4, and Point a, Clause 3, Article 16 of the Law on Bidding;
- b) From 01 to 03 years for violations of Point c, Clause 3, and Clause 5, Article 16 of the Law on Bidding;
- c) From 06 months to 01 year for violations of Points a, b, c, d, d, e, Clause 6 and Clause 7, Article 16 of the Law on Bidding.

38.3. For consortium investors, the debarment from participation in investor selection bidding activities as prescribed in Section 38.2 shall be applied as follows:

- a) Debarment shall apply only to the consortium member committing violations falling under Point c, Clause 3; Clause 4; Points b, c, d, d, Clause 5; Points a, b, c, d, d, e, Clause 6; and Clause 7, Article 16 of the Law on Bidding;
- b) Debarment shall apply to all consortium members where one or more members commit violations not falling under Point a of this Section.

38.4. The statute of limitations for applying debarment measures under Section 38.2 of the Instructions to Investors is 10 years from the date the violation occurs.

38.5. Ministries, ministerial-level agencies, and provincial People's Committees shall consider and issue decisions on debarment within their management scope within 15 days from the date of receipt of one of the following documents:

- a) A written request from the procuring entity accompanied by documents evidencing the violation;
- b) Recommendations stated in inspection conclusions issued by inspection authorities or inspection teams;
- c) Results of petition resolution by the Petition Resolution Council;
- d) Other documents issued by competent state authorities identifying the violation.

38.6. A decision on debarment from bidding activities shall include the following contents:

- a) Name of the violating organization or individual;

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|                                                                  | <p>b) Description of the violation, legal basis for sanctions, corresponding debarment period for each violation, total debarment period (in case of multiple violations), and scope of debarment;</p> <p>c) Effective date of the decision.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>39. Supervision of bidding activities to select investors</b> | <p>39.1. The supervision of investor selection activities as prescribed in Point a, Clause 3, Article 86 of the Law on Bidding shall be integrated with project investment supervision or overall investment supervision conducted by state management agencies on investment and investment registration authorities in accordance with the law on investment.</p> <p>39.2. The authority for supervising bidding activities shall be implemented in accordance with the provisions specified in the DT.</p> <p>39.3. Contents of supervision of investor selection:</p> <p>a) Publication of investment business projects (for projects subject to approval of investment policy); preparation, appraisal, approval, and disclosure of information on investment business projects (for projects not subject to approval of investment policy);</p> <p>b) Preparation, appraisal, and approval of the Bidding Documents ;</p> <p>c) Evaluation of Bids;</p> <p>d) Appraisal of investor selection results;</p> <p>đ) Results of negotiation, finalization, and signing of the contract.</p> <p>39.4. Responsibilities of individuals or entities conducting supervision of bidding activities:</p> <p>a) Ensure honesty and objectivity; not cause inconvenience to the procuring entity, expert team, or appraisal team during the supervision process;</p> <p>b) Request the procuring entity, expert team, and appraisal team to provide relevant documents and materials for supervision purposes;</p> <p>c) Receive feedback from investors and relevant organizations or individuals regarding the investor selection process of the</p> |

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|                                                                                            | <p>supervised project;</p> <p>d) Maintain confidentiality of information in accordance with the law;</p> <p>đ) Be responsible for the results of their supervision;</p> <p>e) Perform other responsibilities in accordance with the law on bidding and other relevant laws.</p> <p>39.5. Upon expiry of the contract term, the competent authority performing state management functions on investment shall carry out project investment supervision or overall investment supervision in accordance with the law on investment, ensuring that the investor fully complies with all commitments during the implementation of the investment project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>40. Implementation of investment projects using land of the winning investor</b></p> | <p>40.1. The successful investor and the economic organization established by the successful investor shall implement the investment business project in accordance with the contract, the laws on enterprises, investment, construction, land, real estate business, and other relevant laws.</p> <p>40.2. The successful investor or the economic organization established by the successful investor shall advance funds for compensation, support, and resettlement in accordance with land laws.</p> <p>If the investor fails to fully advance the required funds within the prescribed time from the date of receiving the request from the competent authority, the investor shall not be entitled to the refund of the contract performance security in accordance with Point c, Clause 4, Article 75 of the Law on Bidding.</p> <p>In this case, the reimbursement of costs advanced by the investor for compensation, support, and resettlement shall be carried out in accordance with land laws.</p> <p>40.3. During the implementation of the investment business project, the successful investor or the economic organization established by the investor may transfer part or all of the project upon satisfying the following conditions:</p> <p>a) Conditions in accordance with the law on investment; the law on real estate business (for real estate projects); sectoral laws and other relevant laws;</p> <p>b) Conditions specified in Clause 2, Article 76 of the Law on Bidding.</p> |

40.4. The transfer of shares or capital contributions of members or shareholders in the economic organization established by the successful investor prior to the operation of the project must satisfy the following conditions:

a) Approval by the competent authority;

b) The transferee must satisfy eligibility conditions under laws applicable to the relevant type of economic organization, including laws on investment, enterprises, land, real estate business, and sectoral regulations; and must inherit all rights and obligations for project implementation as committed by the transferring investor in the Bid and the project contract;

c) From the time the project is put into operation, the transfer of shares or capital contributions shall be carried out in accordance with enterprise laws and other relevant laws applicable to the type of economic organization, without being subject to the conditions specified in Points a and b of this Section.

40.5. The transfer of investment business projects, and the transfer of shares or capital contributions in the economic organization as specified in Sections 40.3 and 40.4 must be stipulated in the contract.

Based on the contract provisions, the competent authority shall consider and approve the transfer request.

In case of approval, the competent authority shall assign the procuring entity to review and amend or supplement the contract contents.

40.6. If the transfer of the project, shares, or capital contributions as specified in Sections 40.3 or 40.4 results in an adjustment of the investment project, after obtaining approval from the competent authority in accordance with Section 40.5, the transferring investor or the economic organization shall carry out procedures for project adjustment in accordance with investment laws and other relevant laws prior to amending or supplementing the project contract.

40.7. If the transfer of the project, shares, or capital contributions as specified in Sections 40.3 or 40.4 gives rise to financial obligations to the State under applicable laws, the successful investor or the economic organization established by the investor must fully fulfill such financial obligations.

40.8. The successful investor or the economic organization

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|  | <p>established by the investor has the right to contribute capital or increase charter capital to implement other investment business projects (if any), provided that such actions do not affect the rights and obligations committed in the Bid and the project contract.</p> <p>40.9. During the implementation of the investment business project, where an adjustment of the investment project is required for projects subject to approval of investment policy in accordance with Point a, Clause 1, Article 76 of the Law on Bidding (except for cases specified in Sections 40.3 or 40.4 of Instructions to Investor), or for projects not subject to such approval that lead to changes in the project contract, the competent authority shall assign the procuring entity to coordinate with the local investment registration authority to guide the investor or the economic organization established by the investor in carrying out project adjustment procedures in accordance with investment laws and relevant regulations. At the same time, the procuring entity shall require the investor to update and commit to maintaining sufficient technical and financial capacity for project implementation, and to review the contract for amendment or supplementation after the project adjustment is approved.</p> |
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## CHAPTER II. BID DATA TABLE

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| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>1.1</b> | <p>Name and Address of the Procuring Entity:</p> <p>a) Name of the Procuring Entity: Department of Construction of Hung Yen Province</p> <p>b) Representative: Mr. Tran Quang Trien – Director</p> <p>Authorized Representative: Mr. Luu Van Duong – Deputy Director</p> <p>c) Street Address: Quang Truong Street</p> <p>d) City/Province: Pho Hien Ward, Hung Yen Province</p> <p>đ) Telephone: (+84) 221 3865 538</p> <p>e) Fax: (+84) 221 3865 538</p> <p>g) E-mail: soxd@hungyen.gov.vn</p>                                                                        |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>1.2</b> | <p>Total Investment Capital: <b>VND 848,728,000,000</b></p> <p><i>(In words: Eight hundred forty-eight billion, seven hundred twenty-eight million Vietnamese dong)</i></p>                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>1.3</b> | <p>Requirements for Equity Capital and Borrowed Capital to be Arranged by the Investor:</p> <p>a) Minimum equity capital to be arranged by the investor: <b>VND 127,309,200,000</b></p> <p><i>(In words: One hundred twenty-seven billion, three hundred nine million, two hundred thousand Vietnamese dong)</i></p> <p>b) Minimum total value of equity and borrowed capital that the investor is capable of arranging: <b>VND 848,728,000,000</b></p> <p><i>(In words: Eight hundred forty-eight billion, seven hundred twenty-eight million Vietnamese dong)</i></p> |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>1.4</b> | <p>Basic Information of the Project:</p> <p>a) Project name; investment objectives; project scale:</p> <p>Project Name:</p> <p>Investment Project for Construction of a New Ecological Urban Area in Nghia Tru Commune, Hung Yen Province</p> <p>Investment Objectives:</p> <p>To concretize the general urban planning of Van Giang urban area, Hung Yen Province, approved by the Prime Minister under Decision No. 86/QĐ-TTg dated February 14, 2023;</p>                                                                                                            |

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|  | <p>To concretize the Subdivision Planning E3 of Van Giang urban area, approved by the People's Committee of Hung Yen Province under Decision No. 1989/QD-UBND dated September 19, 2024;</p> <p>To invest in the construction of a mixed-use new urban area in Nghia Tru Commune, Hung Yen Province with synchronous technical and social infrastructure for sale, lease, and lease-purchase;</p> <p>To develop a green and ecological urban area in line with the development orientation of Van Giang urban area, contributing to the formation and development of Van Giang urban area in accordance with the orientation of Hung Yen Province and Nghia Tru Commune. The project will form a modern, high-end, and fully integrated mixed-use urban area meeting residential and service demands.</p> <p>Project Scale:</p> <p>Land use area: approximately 20.39 hectares;</p> <p>Estimated population: approximately 932 persons;</p> <p>Types of products and services: Commercial housing (apartment buildings, townhouses, villas, shophouses, etc.); commercial and service areas; social infrastructure works; technical infrastructure works;</p> <p>Estimated construction scale: Investment in synchronous construction works in accordance with the detailed planning proposed by the investor, based on compliance with planning indicators of Subdivision E3, Van Giang urban area, Hung Yen Province (scale 1/2000), approved under Decision No. 1989/QD-UBND dated September 19, 2024. Total project land area: 20.39 hectares, including:</p> <p>Residential buildings:</p> <p>Construction of 233 townhouses on land area of approximately 2.13 hectares; building height: 4 floors; total gross floor area: approximately 83,762.2 m<sup>2</sup>;</p> <p>Construction of 43 villas on land area of approximately 2.04 hectares; building height: 3 floors; total gross floor area: approximately 29,437.5 m<sup>2</sup>;</p> <p>Transport, technical infrastructure, parking, greenery, parks, and water surface: The investor shall be responsible for constructing these items in accordance with the approved detailed planning and shall hand over land for transport works, technical infrastructure, parking areas, green spaces, parks, and water surfaces to local authorities for management after completion in accordance with the law.</p> <p>b) Total Investment Capital: <b>VND 848,728,000,000</b></p> |
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(In words: Eight hundred forty-eight billion, seven hundred twenty-eight million Vietnamese dong)

c) Project Location:

Nghia Tru Commune, Hung Yen Province

d) Land use purpose; current land status (if any):

Land use purpose: Urban residential land

Current land status: Site clearance has not yet been completed

d) Project land area:

20.39 hectares

e) Planning indicators:

| No. | Land Use Function                                                           | Land Area         | Ratio | Max. Building Density | Max. Building Height | Gross Floor Area  | Max Floor Area Ratio (FAR) | No. of Units | Estimated Population |
|-----|-----------------------------------------------------------------------------|-------------------|-------|-----------------------|----------------------|-------------------|----------------------------|--------------|----------------------|
|     |                                                                             | (m <sup>2</sup> ) | (%)   | (%)                   | (floors)             | (m <sup>2</sup> ) | (times)                    | (lot/units)  | (persons)            |
| 1   | Technical infrastructure, green spaces, and transportation within the zone. | 77.984,9          |       |                       |                      |                   |                            |              |                      |
| 1.1 | Technical Infrastructure Land                                               | 40.015,1          |       | 50                    | 1                    | 20.007,6          | 0,5                        |              |                      |
| 1.2 | Specialized Greenery (Buffer/Isolation Green Area)                          | 543,5             |       |                       |                      |                   |                            |              |                      |
| 1.3 | Specialized Green Area (Buffer/Isolation Greenery)                          | 2.724,5           |       |                       |                      |                   |                            |              |                      |
| 1.4 | Subdivision Planning Transport Land                                         | 34.701,8          |       |                       |                      |                   |                            |              |                      |
| 2   | Residential Land                                                            | 41.726,3          | 33,13 |                       |                      | 113.199,7         |                            | 276          | 932                  |
| 2.1 | Townhouse (Terraced                                                         | 21.321,0          |       |                       |                      | 83.762,2          |                            | 233          | 699                  |

|     |                                     |           |       |      |   |          |      |    |     |
|-----|-------------------------------------|-----------|-------|------|---|----------|------|----|-----|
|     | Housing)<br>Land                    |           |       |      |   |          |      |    |     |
| 2.2 | Villa<br>Residential<br>Land        | 20.405,3  |       |      |   | 29.437,5 |      | 43 | 233 |
| 3   | Public<br>Green<br>Space<br>Land    | 41.949,0  | 33,31 |      |   | 2.097,5  |      |    |     |
|     | Public<br>Green<br>Space<br>Land 01 | 27.440,5  |       | 5,00 | 1 | 1.372,0  | 0,05 |    |     |
|     | Public<br>Green<br>Space<br>Land 02 | 2.098,5   |       | 5,00 | 1 | 104,9    | 0,05 |    |     |
|     | Public<br>Green<br>Space<br>Land 03 | 12.410,0  |       | 5,00 | 1 | 620,5    | 0,05 |    |     |
| 4   | Parking<br>Area<br>Land             | 872,9     | 0,69  | 60   | 1 | 523,7    | 0,6  |    |     |
| 5   | Water<br>Surface                    | 16.333,0  | 12,97 |      |   |          |      |    |     |
| 6   | Internal<br>Traffic<br>Land         | 25.057,5  | 19,90 |      |   |          |      |    |     |
|     | Total Site<br>Area                  | 203.923,7 |       |      |   |          |      |    |     |

g) Project duration and implementation schedule; preliminary phasing plan or division into sub-projects (if any); implementation schedule by phases (if any):

Project operation term: 50 years from the date the competent authority approves the project investor.

Project implementation schedule:

+ Capital contribution and mobilization schedule:

The investor's equity contribution shall be at least 15% of the total investment capital and shall be contributed within 60 months from the date of approval of the project investor by the competent authority;

Borrowed capital and other legally mobilized funds shall account for up to 85% of the total investment capital and shall be mobilized within 60 months from the date of approval of the project investor by the competent authority.

+ Construction schedule and commencement of operation:

Project implementation timeline: The project shall be completed within 60 months (05 years) from the date of approval of the project investor by the competent authority:

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                               | <p>Month 01 – Month 18: Completion of legal procedures; implementation of compensation, site clearance; completion of land-related procedures;</p> <p>Month 19 – Month 57: Investment in construction and completion of technical infrastructure systems and architectural works of the project in accordance with the approved detailed planning;</p> <p>Month 58 – Month 60: Completion of all project components; acceptance, handover, and commissioning of works in accordance with regulations; and full operation of the project.</p> <p>Preliminary phasing plan or division into sub-projects: Not applicable.<br/>(The investment phasing plan, implementation schedule, and business schedule shall be specified in the Feasibility Study Report (FSR) of the project, in accordance with the approved investment policy decision; and shall be prepared, submitted, and approved in compliance with the laws on construction.)</p> <p>h) Name of the Procuring Entity: Department of Construction of Hung Yen Province</p> <p>i) Form and method of investor selection:</p> <p>International open bidding, one-stage one-envelope method</p> <p>k) Time for commencement of investor selection process:</p> <p>First Quarter of 2026</p> <p>l) Value of assets attached to land (in case of asset sale) or residual value of assets (in case assets are to be demolished or removed) for projects to be implemented on land with existing assets, where such value can be determined prior to the issuance of the Bidding Documents (if any):</p> <p>Not yet determined</p> |
| <b>INSTRUCTIONS TO INVESTOR</b><br><b>3.5</b> | <p>From the date of issuance of the Bidding Documents, the participating investor shall not hold shares or capital contributions in the following consulting contractors:</p> <p>Consultant for preparation of the Bidding Documents and evaluation of Bids: An Phu Bac Ninh Construction Trading Company Limited<br/>(Address: Wholesale Market Area, Tien Du Commune, Bac Ninh Province)</p> <p>Consultant for appraisal of the Bidding Documents and appraisal of investor selection results:</p> <p>FCT Vietnam Design and Construction Consultancy Joint Stock</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                         | <p>Company</p> <p>(Head office address: No. 332 Ly Bon Street, Thai Binh Ward, Hung Yen Province)</p>                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>INSTRUCTIONS TO INVESTOR 5.2</b>     | The deadline for investors to submit a written request for clarification is 15 days before the bid closing time.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>INSTRUCTIONS TO INVESTOR 5.3 (b)</b> | Pre-bid conference: Shall not be organized.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>INSTRUCTIONS TO INVESTOR 5.4</b>     | The deadline for posting the bidding document clarification documents is 02 business days before the bid closing time.                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>INSTRUCTIONS TO INVESTOR 6.1</b>     | The Procuring Party: Shall not organize a site survey.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>INSTRUCTIONS TO INVESTOR 7.2</b>     | The deadline for posting the bidding documents amendment decision is 25 days before the bid closing time.                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>INSTRUCTIONS TO INVESTOR 9</b>       | <p>The bids, correspondence, and documents related to the bids exchanged between the investor and the Procuring Party shall be made in: The investor can choose English or Vietnamese to prepare the bids.</p> <p>Supporting documents and materials in the bids may be written in another language, accompanied by a translation into: The language chosen by the investor to prepare the bids. If a translation is missing, the Procuring Party may, if necessary, request the investor to provide it.</p> |
| <b>INSTRUCTIONS TO INVESTOR 10.3</b>    | Investors must submit the following documents with the bids: Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>INSTRUCTIONS TO INVESTOR 12.1</b>    | <p>Documents proving the investor's eligibility:</p> <p>a) For an independent investor, the following documents proving eligibility must be provided:</p> <p>A copy of one of the following documents: Business registration certificate, establishment decision, or equivalent document issued by a competent authority for domestic investors; documents proving registration and operation under foreign laws for foreign investors.</p>                                                                  |

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|                                          | <p>b) For a joint venture investor, the following documents must be provided:</p> <ul style="list-style-type: none"> <li>- Documents listed in Point a of this Section for each joint venture member;</li> <li>- Joint venture agreement among the members in accordance with Form No. 03 in Chapter IV – Bid form.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>INSTRUCTIONS TO INVESTOR 12.2 (a)</b> | <p>Currency for evaluation: Vietnamese Dong (VND).</p> <p>In case none of the currencies used is Vietnamese Dong, the Bidding Documents shall specify the conversion currency, timing, and basis for determining the exchange rate as follows:</p> <p>Conversion currency: Vietnamese Dong (VND);</p> <p>Exchange rate determination date: The date on which the Bidding Documents are issued on the National E-Procurement System;</p> <p>Basis for determining the exchange rate:</p> <p>The conversion shall be based on the buying exchange rate announced by the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank – VCB).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>INSTRUCTIONS TO INVESTOR 12.3</b>     | <p>The investor shall submit the following documents together with the Bid (HSDT): Not applicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>INSTRUCTIONS TO INVESTOR 13</b>       | <p>Components of the Investor's Technical Proposal include the investment and business plan as follows:</p> <p>1. Technical Aspects</p> <ul style="list-style-type: none"> <li>a) Explanation of the conformity of the proposed project investment plan (including scope, scale, preliminary total investment cost, timeline, implementation schedule, spatial organization layout, architectural and landscape design ensuring consistency with the overall project) with the planning approved by competent authorities in accordance with laws on planning, construction, sectoral management, and relevant laws;</li> <li>b) Explanation of the feasibility of technology application solutions (if any) and technology transfer plans (if any);</li> <li>c) Explanation of compliance with investment and business conditions in accordance with the laws on investment and sectoral regulations (if any); operational and business management plan;</li> <li>d) Explanation of the synchronization between technical infrastructure, social infrastructure, and housing in accordance with laws on construction, urban management, and housing for new development or</li> </ul> |

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | <p>urban renovation; and the conformity of the proposed investment plan with housing development programs and plans.</p> <p>2. Social Aspects</p> <p>a) Explanation of the plan and costs for compensation, support, and resettlement in accordance with land laws.</p> <p>The investor must commit in the Bid (HSDT) to advance funds for compensation, support, and resettlement as required in the Bidding Documents, based on the compensation, support, and resettlement plan approved in accordance with land laws.</p> <p>b) Explanation of the investor's contribution to social welfare for local employees through local employment, human resource training, average income levels and growth rates; social assistance activities for beneficiaries or other social welfare contributions suitable to the needs of the locality where the project is implemented;</p> <p>c) For projects implemented on land with existing assets, the sale of assets attached to land to the investor or the requirement for the investor to reimburse the residual value of such assets in accordance with laws on management and use of public assets must be specified in the Bidding Documents.</p> <p>The investor must commit in the Bid to pay the value of such assets as determined in the Bidding Documents. This value is independent of the investor's proposed payment obligations to the state budget, land use fees, land rental fees, and other financial obligations in accordance with applicable laws.</p> <p>3. Environmental Aspects</p> <p>a) Explanation of land use indicators and floor area ratio in accordance with laws on land and construction; requirements on resource utilization in accordance with applicable laws; the ability to conserve biodiversity, improve land, natural resources, and ecosystems in the project area in accordance with environmental protection laws;</p> <p>b) Solutions for control, protection, and mitigation of adverse environmental impacts.</p> |
| <b>INSTRUCTIONS TO INVESTOR 14.1</b> | <p>a) The financial proposal of the investor shall include: the percentage of payment to the State budget.</p> <p>b) The value or percentage specified in Point a of this Section is independent of the investor's obligations to the State budget in accordance with applicable laws.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>INSTRUCTIONS</b>                  | Bid currency: Vietnamese Dong (VND) and United States Dollar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <b>TO INVESTOR<br/>15.1</b>                  | (USD).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>16.1</b> | <p>a) Form of bid security: Submission of a bid security in the form of a bank guarantee issued by a credit institution or a foreign bank branch established under the laws of Vietnam.</p> <p>The investor may submit a guarantee letter to secure its obligations when participating in the bidding process. The guarantee letter must be prepared in accordance with Form No. 09 in Chapter IV – Bidding Forms or in another equivalent format, provided that it includes all essential contents of a bid security.</p> <p>b) Bid security amount: VND 8,487,280,000</p> <p><i>(In words: Eight billion, four hundred eighty-seven million, two hundred eighty thousand Vietnamese dong)</i></p> <p>c) Validity period of bid security:</p> <p>120 days from the bid closing date.</p> |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>16.4</b> | <p>The Procuring Party is responsible for refunding or releasing the bid security of unselected investors within 14 days from the date the investor selection results are approved.</p> <p>If an investor refuses to extend the bid security's validity when requested by the Procuring Party due to an extension of the bids' effective period, the Procuring Party must refund or release the bid security within 14 days from receiving the investor's written refusal to extend.</p>                                                                                                                                                                                                                                                                                                  |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>17.1</b> | Effective period of the bids is 90 days from the bid closing time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>18.1</b> | Number of copies of the Bid: 03 hard copies and 01 data storage device (USB), including the preliminary total project cost calculation in Excel format.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>20.1</b> | <p>a) Bid closing time: As specified in the Invitation for Bids notice published on the National E-Procurement System.</p> <p>b) Price of the Bidding Documents (including taxes): VND30,000,000</p> <p><i>(In words: Thirty million Vietnamese dong)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>INSTRUCTIONS<br/>TO INVESTOR</b>          | The deadline for investors to proactively submit documents to the Procuring Party to clarify eligibility, capacity, and experience is 03                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| 24.1                                                                                                                                                                  | days from the bid closing time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>27.1</b>                                                                                                                          | <p>Bid opening time: As specified in the Invitation for Bids notice published on the National E-Procurement System.</p> <p>Bid opening location: Department of Construction of Hung Yen Province</p> <p>Street: Quang Truong Street, Pho Hien Ward, Hung Yen Province</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>28.1</b><br><br><b>(a)</b><br><br><i>(Applicable to mixed-use urban development projects and rural residential area projects)</i> | <p>a) Bids shall be evaluated on a 1,000-point scale, in which the total score is determined based on a combination of capacity score, investment and business plan score, and land-use efficiency score, ensuring a total weight of 100%, including:</p> <p>Capacity score: 300 points</p> <p>Investment and business plan score: 300 points</p> <p>Land-use efficiency score: 400 points</p> <p>b) In case additional criteria are applied regarding the minimum number of non-commercial public facilities based on the list of projects and works required by the locality where the project is implemented, or the minimum value of social assistance or other social welfare activities for beneficiaries (determined by monetary value or number of beneficiaries based on local records):</p> <p>Weight of additional criteria: Not applicable</p> <p>Score of additional criteria: Not applicable</p>                                          |
| <b>INSTRUCTIONS<br/>TO INVESTOR<br/>29.1</b>                                                                                                                          | <p>Error correction shall be conducted based on the following principles:</p> <p>a) Arithmetic errors include errors due to incorrect addition, subtraction, multiplication, or division when calculating the price of goods, services, state budget contribution value, or other financial criteria or standards.</p> <p>b) Unit errors:</p> <ul style="list-style-type: none"> <li>- Unit calculation errors: Corrected to comply with the bidding document requirements;</li> <li>- Unit notation errors: Using a comma (“,”) instead of a dot (“.”) or vice versa shall be corrected to align with Vietnamese notation conventions.</li> </ul> <p>c) Other errors:</p> <ul style="list-style-type: none"> <li>- If there is a discrepancy between numbers and words, the words shall serve as the legal basis for error correction. If the words are incorrect, the corrected numbers in accordance with this Section shall serve as the</li> </ul> |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                             | <p>legal basis;</p> <p>- If there is a discrepancy between the technical proposal contents and the financial proposal contents, the technical proposal contents shall serve as the basis for error correction</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>INSTRUCTIONS TO INVESTOR 29.2</b>        | Deviation adjustments must comply with the approved 1/2,000-scale Sub-zone planning and the approved project investment policy; the deviation ratio must not exceed 10%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>INSTRUCTIONS TO INVESTOR 30.2</b>        | Supporting documents: Documents related to technology, such as a detailed technology description including features, uses, and benefits, intellectual property license (if any), and other information about the technology to be transferred.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>CDN INSTRUCTIONS TO INVESTOR ĐT 36.1</b> | <p>a) Form of contract performance security:</p> <p>The investor may submit a bank guarantee to secure the performance of the contract. The contract performance guarantee shall be prepared in accordance with Form No. 14, Part 3 – Draft Contract and Contract Forms of the Bidding Documents, or another equivalent form, provided that it contains all essential contents of a contract performance security and is approved by the competent authority.</p> <p>b) Contract performance security amount:</p> <p>VND 16,974,560,000</p> <p>(In words: Sixteen billion, nine hundred seventy-four million, five hundred sixty thousand Vietnamese dong)</p> <p>c) Validity of contract performance security:</p> <p>1,825 days from the date of official contract signing until contract termination.</p> |
| <b>INSTRUCTIONS TO INVESTOR 36.2</b>        | Contract performance guarantee refund period: The procuring entity will refund the contract performance guarantee to the investor no later than 30 days after the contract ends.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>INSTRUCTIONS TO INVESTOR 37</b>          | <p>Address for receiving petitions:</p> <p>a) Address of the bidding party: Hung Yen Provincial Department of Construction. Address: Quang Truong Street, Pho Hien Ward, Hung Yen Province. Phone: 0221 3865 538; Fax: 0221 3865 538.</p> <p>b) Address of the competent authority: Hung Yen Provincial People's Committee. Address: No. 10 Chua Chuong Street, Pho Hien Ward, Hung Yen Province. Phone: 0221 3863823, 0221 3864436; Fax: (0221)</p>                                                                                                                                                                                                                                                                                                                                                         |

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|                                                     | <p>3863932.</p> <p>c) Address of the permanent support unit of the Advisory Council: Hung Yen Provincial Department of Finance. Address: No. 535, Nguyen Van Linh Street, Pho Hien Ward, Hung Yen Province. Phone: 0321 3863 445; Fax: 0221 3865 132.</p>                                                                                                                                                                   |
| <p><b>INSTRUCTIONS<br/>TO INVESTOR<br/>39.2</b></p> | <p>The authority to monitor bidding activities for investor selection: The Chairman of the Provincial People's Committee shall lead and organize the monitoring of bidding activities for investor selection. The Department of Finance shall be responsible for assisting the Chairman of the Provincial People's Committee in organizing the monitoring of bidding activities for investor selection in the locality.</p> |

## **CHAPTER III. BIDS EVALUATION**

### **Section 1. Examination and Evaluation of Bids Validity**

#### **1.1. Examination of Bids Validity**

- a) Check the number of original copies and duplicate copies of the Bid;
- b) Check the components of the Bids, including: Bid Submission Form; consortium agreement (if any); authorization letter for signing the Bid Submission Form (if any); bid security; documents evidencing the legal status of the Bid signatory (if any); documents evidencing the eligibility and capacity of the investor; contents of the investment and business plan proposal; contents of the proposal on land-use efficiency and investment efficiency for sectoral, industry, and local development; and other components of the Bid as specified in Section 10 of the Instructions to Investors;
- c) Check the consistency between the original and copies of the Bid to facilitate the detailed evaluation process.

#### **1.2. Evaluation of the validity of the Bids**

The bids of an investor are evaluated as valid if they fully meet the following conditions:

- a) Having an original of the bids;
- b) Having a valid Bid form, signed and sealed (if any) by the investor's legal representative as required by the bidding documents. For a joint venture investor, the Bid form must be signed and sealed (if any) by the legal representative of each joint venture member or the member assigned to represent the joint venture in accordance with the responsibilities outlined in the joint venture agreement.

The Bid form is deemed invalid in the following cases:

- Not signed and sealed (if any) by the investor's legal representative, or not signed and sealed (if any) by the legal representative of each joint venture member or the member assigned to represent the joint venture in accordance with the responsibilities in the joint venture agreement in cases of joint venture;
  - Signed before the Procuring Party issues the bidding documents, signed before issue of the power of attorney to sign the Bid form (if any), or signed before signing of the joint venture agreement in cases of joint venture;
  - Accompanied by conditions disadvantageous to the competent authority or Client, or omitting critical contents specified in the Bid form, resulting in failure to ensure the investor's full responsibilities and commitments during the bidding process and contract implementation if selected as the bid winner.
- c) The effective period of the bids meets the requirements as stipulated in Section 17 of Instructions to Investor;
  - d) The investor is not listed in two or more bids as an independent investor or a joint venture member;
  - dd) Having a bid security with a value and effective period meeting the requirements as stipulated in Section 16.1 of Instructions to Investor. The bid security is deemed invalid in the following cases:

- Not being an original and not signed and sealed (if any) by the legal representative of a domestic credit institution, foreign bank branch, domestic non-life insurance enterprise, or foreign non-life insurance enterprise branch established under the laws of Vietnam;

- Signed before the Procuring Party issues the bidding documents, signed before issue of the power of attorney to sign the bid security letter (if any), or signed before signing of the joint venture agreement in cases of joint venture;

- Having a guarantee value lower than or an effective period shorter than the bidding document requirements; the name or address of the beneficiary is incorrect in accordance with the bidding document requirements;

- Accompanied by conditions disadvantageous to the Procuring Party; omitting critical contents specified in the bid security letter form, resulting in failure to ensure the investor's full responsibilities during the bidding process or preventing the Procuring Party from collecting the bid security value in cases stipulated in Clause 9, Article 14 of the Law on Bidding;

e) In cases of joint venture, having a valid joint venture agreement signed and sealed (if any) by the legal representative of each joint venture member. The joint venture agreement must clearly specify the responsibilities of the lead member and the common and individual responsibilities of each joint venture member in accordance with Form No. 03 in Chapter IV – Bid form;

g) The investor is not currently banned from participating in bidding in accordance with Law on Biddings;

h) The investor ensures eligibility as stipulated in Section 3 of Instructions to Investor.

The Investor's bids is considered "Valid" when all conditions are assessed as "Satisfactory". The Investor's bid is considered "Invalid" when any condition is assessed as "unsatisfactory" and then the Investor's bid will be disqualified. The investor with a valid Bids will be considered and evaluated in the next step.

## **Section 2. Evaluation of capacity and experience**

### **2.1. Evaluation method**

#### **2.1.1. The evaluation of capacity and experience uses a scoring method.**

The minimum score for each criterion and detailed criterion on capacity and experience must not be less than 60% of the maximum score for that criterion.

The minimum score for each sub-criterion on capacity and experience is 60% of the maximum score for that sub-criterion.

#### **2.1.2. For joint venture investors:**

a) The equity capital of the joint venture investor is the total equity capital of all joint venture members, with each member required to meet the equity contribution corresponding to their share in accordance with the joint venture agreement. The lead member of the joint venture must have a minimum equity contribution ratio of 30%, and each joint venture member must have a minimum equity contribution ratio of 15%;

b) The loan of the joint venture investor is the total loan of all joint venture members;

## **2.2. Evaluation criteria**

2.2.1. For investment business projects that have conducted an Expression of Interest (EOI) process and where two or more investors meet the requirements of the EOI documents, the evaluation criteria on capacity in the Bidding Documents shall be updated and supplemented based on the approved EOI documents and the documents used as the basis for approval of the Bidding Documents.

2.2.2. Where sectoral laws require investors to have experience in implementing similar projects, the procuring entity and the expert team shall establish the evaluation criteria for experience in implementing similar projects in the Bidding Documents in accordance with such sectoral regulations.

2.2.3. The evaluation of the investor's capacity, including financial capacity and ability to arrange funding, shall be carried out in accordance with Table No. 01 below:

Table No. 01

## STANDARDS FOR EVALUATION OF CAPACITY AND EXPERIENCE

| No. | Evaluation criteria                                                                                                                                                                                                                                 | Maximum score | Detailed scale <sup>(1)</sup> | Minimum score required | Requirements to achieve the minimum required score                                                                                                                                                                 | Required documents |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1   | Equity capital <sup>(2)</sup> ( $G_{CSH}$ )                                                                                                                                                                                                         | 180           |                               | 108                    | Minimum equity capital that investors must arrange <sup>(1)</sup> : VND 127,309,200,000<br>(In words: One hundred twenty-seven billion, three hundred nine million, two hundred thousand dong)                     | Form No. 06        |
|     | $G_{CSH} \geq \text{VND } 424.364.000.000$                                                                                                                                                                                                          |               | 180                           |                        |                                                                                                                                                                                                                    |                    |
|     | $G_{CSH} = \text{VND } 127.309.200.000$                                                                                                                                                                                                             |               | 108                           |                        |                                                                                                                                                                                                                    |                    |
|     | $G_{CSH}$ from above VND 127.309.200.000 to below VND 424.364.000.000<br>$N1 = Nb - (Nb - Na) / (Gb - Ga) \times (Gb - G_{CSH})$ .<br>In which, $Nb=180$ , $Na=108$ ;<br>$Ga = \text{VND } 127,309,200,000$ ,<br>$Gb = \text{VND } 424,364,000,000$ |               | N1                            |                        |                                                                                                                                                                                                                    |                    |
|     | $G_{CSH} < \text{VND } 127.309.200.000 \text{ đồng}$                                                                                                                                                                                                |               | 0                             |                        |                                                                                                                                                                                                                    |                    |
| 2   | Total value of equity and debt capital that investors are able to raise <sup>(3)</sup> ( $G_{TV}$ )                                                                                                                                                 | 90            |                               | 54                     | The total value of equity and debt capital that investors are able to raise is at least: VND 848,728,000,000 (InForm No. 06 and words: Eight hundred forty-eight billion, seven hundred twenty-eight million dong) | Form No. 07        |
|     | $G_{TV} > \text{VND } 848.728.000.000$                                                                                                                                                                                                              |               | 90                            |                        |                                                                                                                                                                                                                    |                    |
|     | $G_{TV} = \text{VND } 848.728.000.000$                                                                                                                                                                                                              |               | 54                            |                        |                                                                                                                                                                                                                    |                    |

| No. | Evaluation criteria                                                                                                                                                                        | Maximum score | Detailed scale <sup>(1)</sup> | Minimum score required | Requirements to achieve the minimum required score                                                                                                                                                             | Required documents                                                                                                                                    |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | $G_{TV} < VND\ 848.728.000.000$                                                                                                                                                            |               | 0                             |                        |                                                                                                                                                                                                                |                                                                                                                                                       |
| 3   | Requirements for disclosing the history of disputes and complaints related to the project, both completed and ongoing. <sup>(4)</sup>                                                      | 30            |                               | 18                     |                                                                                                                                                                                                                | Form No. 11                                                                                                                                           |
|     | <i>There are no disputes or claims regarding projects that have been and are being implemented.</i>                                                                                        |               | 30                            |                        |                                                                                                                                                                                                                |                                                                                                                                                       |
|     | <i>There are disputes or claims, but the value of the disputes or claims does not change the ability to raise the capital that the investor has committed to implementing the project.</i> |               | 18                            |                        |                                                                                                                                                                                                                |                                                                                                                                                       |
|     | <i>Not applicable to the above cases.</i>                                                                                                                                                  |               | 0                             |                        |                                                                                                                                                                                                                |                                                                                                                                                       |
| 4   | Investors are companies listed on the securities trading system according to securities law and other relevant laws <sup>(5)</sup>                                                         |               |                               |                        | Investors that are listed companies on the stock exchange in accordance with securities law and other relevant laws will receive an additional 5% of their total capacity score, but not exceeding 300 points. | Documentation proving that the investor is a company listed on a securities trading system in accordance with securities law and other relevant laws. |
|     | <b>TOTAL</b>                                                                                                                                                                               | <b>300</b>    |                               | <b>180</b>             |                                                                                                                                                                                                                |                                                                                                                                                       |

*Notes:*

For social housing projects or housing projects for the people's armed forces, the scoring scale, scores, and evaluation criteria shall comply with the laws on housing.

(1) The procuring entity and the expert team shall specify in detail the scoring scale for each criterion and the method for score conversion to determine detailed scores based on the maximum and minimum scores of each criterion (if necessary).

(2) The requirement for equity capital shall be determined based on the total investment capital (including the preliminary total project cost, compensation, support and resettlement costs (if any), and other costs as prescribed by sectoral laws (if any)).

a) For land-use investment projects in the real estate business sector, the investor's equity capital as prescribed in Article 6 of Decree No. 96/2024/ND-CP dated July 24, 2024 of the Government detailing a number of articles of the Law on Real Estate Business shall be determined based on:

Audited financial statements or audited reports on equity capital for the current year; in case such audited reports are not available, the audited financial statements or audited reports on equity capital of the preceding year shall be used in accordance with laws on enterprises, auditing, and accounting;

For enterprises established and operating for less than 12 months, equity capital shall be determined based on the contributed charter capital in accordance with enterprise laws;

In case Decree No. 96/2024/ND-CP is amended, supplemented, or replaced, the investor's equity capital shall be determined in accordance with the amended, supplemented, or replaced legal documents.

b) Where, at the same time, the investor participates in multiple projects and other long-term financial investments (if any), the investor shall declare a list of ongoing projects and other long-term financial investments, ensuring sufficient equity capital to fulfill commitments for all such projects and investments in accordance with regulations.

At the time of signing the project contract, the successful investor shall submit documents evidencing its financial capacity to the competent authority.

The investor shall declare information and provide documents on financial capacity in accordance with Form No. 06, Chapter IV – Bidding Forms, and provide a commitment to mobilize equity capital in accordance with Form No. 07, Chapter IV – Bidding Forms.

The following investors are not required to demonstrate their ability to arrange equity capital: science and technology enterprises; innovative start-ups; innovation centers; start-up support organizations in accordance with laws on science, technology, and innovation; high-tech incubation facilities; high-tech enterprise incubators; high-tech enterprises; and enterprises newly established from high-tech production investment projects in accordance with laws on high technology.

(3) The investor must provide a commitment for loan mobilization in accordance with Form No. 07, Chapter IV – Bidding Forms. The investor shall also submit a financing commitment letter from a bank or credit institution for the remaining financial obligations (excluding equity capital) to be mobilized by the investor.

(4) Evaluation of dispute and litigation history related to completed and ongoing projects.

The investor must declare its dispute and litigation history in accordance with Form No. 11, Chapter IV – Bidding Forms. The investor shall ensure that such declaration is complete and accurate. If the procuring entity or expert team discovers that an investor is involved in undisclosed litigation, it shall be considered a fraudulent act under Clause 4, Article 16 of the Law on Bidding, and the Bid shall be rejected.

In cases where dispute or litigation outcomes result in the investor's equity capital no longer meeting the project requirements, the investor must update its equity capital to demonstrate compliance with the requirements of the Bidding Documents; otherwise, the Bid shall be rejected.

(5) Depending on the specific conditions of each project, the procuring entity and the expert team may add other financial criteria or provide preferential scoring for investors listed on the stock exchange system in accordance with securities laws and other relevant regulations.

### **Section 3. Evaluation of Investment and Business Plan, Land-Use Efficiency, and Investment Efficiency for Sectoral, Industry, and Local Development**

#### **3.1. Evaluation Method**

The evaluation of Bids (HSDT) shall be conducted using a scoring method. During the evaluation process, the investor must meet the following minimum score requirements to be considered for ranking:

- a) The minimum score for each criterion and sub-criterion related to the investment and business plan shall not be less than 60% of the maximum score of such criterion;
- b) The minimum score for each criterion and sub-criterion related to land-use efficiency and investment efficiency for sectoral, industry, and local development shall not be less than 60% of the maximum score of such criterion;
- c) The minimum score for each item shall not be less than 60% of the maximum score of that item.

### 3.2. Evaluation criteria for investment business plan

| No. | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Maximum score | Detailed scale | Minimum required score |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
| I   | <b>TECHNICAL EVALUATION CRITERIA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 180           |                | 108                    |
| 1   | The investor's proposed investment plan must conform to the approved investment policy and planning approved by the competent authority in accordance with the law on planning, construction, sectoral management, and related laws.                                                                                                                                                                                                                                                                                                    |               |                |                        |
| 1.1 | <b>Scope and scale of investment:</b><br>The investor proposes a project scope and scale that is consistent with the project's investment policy and the approved 1/2000 scale zoning plan.                                                                                                                                                                                                                                                                                                                                             | 20            |                | 12                     |
|     | <i>Fully proposed, detailed, meeting the bidding document requirements</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               | 20             |                        |
|     | <i>Fully proposed, basically detailed, meeting the bidding document requirements</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               | 12             |                        |
|     | <i>Not proposed or proposed but unsuitable</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | 0              |                        |
| 1.2 | <b>Preliminary Total Project Implementation Cost:</b><br>The investor proposes a preliminary total project implementation cost: Consistent with the investor's technical proposal; explaining the legal basis, calculation basis, and determination of the proposed total project implementation cost (including clearly presented calculation tables consistent with the proposed data and calculation results) in accordance with the investment policy, the approved 1/2000 scale zoning plan, construction laws, and relevant laws. | 15            |                | 9                      |
|     | <i>Fully detailed and compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               | 15             |                        |

| No.   | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                           | Maximum score | Detailed scale | Minimum required score |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|       | <i>Adequately detailed and generally compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                           |               | 9              |                        |
|       | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                        |               | 0              |                        |
| 1.3   | <b>Project timeline and schedule</b>                                                                                                                                                                                                                                                                                                        | 25            |                | 15                     |
| 1.3.1 | <b>Presentation of the proposal:</b><br>The investor proposes the timeframe, progress, and investment phasing for the construction of the project (if any): A detailed explanation, along with a project implementation schedule, should be included, showing the implementation details and work items of the proposed investment project. | 15            |                | 9                      |
|       | <i>Fully proposed, detailed, meeting the bidding document requirements</i>                                                                                                                                                                                                                                                                  |               | 15             |                        |
|       | <i>Fully proposed, basically detailed, meeting the bidding document requirements</i>                                                                                                                                                                                                                                                        |               | 9              |                        |
|       | <i>Not proposed or proposed but unsuitable</i>                                                                                                                                                                                                                                                                                              |               | 0              |                        |
| 1.3.2 | <b>Shortening the project implementation time and schedule:</b><br>The investor proposes the project implementation time and schedule as required by the tender documents.                                                                                                                                                                  | 10            |                | 6                      |
|       | <i>Proposed project implementation time and schedule to be completed at least 2 months earlier than the approved investment policy decision.</i>                                                                                                                                                                                            |               | 10             |                        |
|       | <i>Proposed project implementation time and schedule to be completed in accordance with the approved investment policy decision.</i>                                                                                                                                                                                                        |               | 6              |                        |

| No. | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                                                                        | Maximum score | Detailed scale | Minimum required score |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|     | <i>Proposed project implementation time and schedule to be completed in accordance with the approved investment policy decision.</i>                                                                                                                                                                                                                                                     |               | 0              |                        |
| 1.4 | <b>The spatial organization and architectural and landscape design ensure consistency with the overall structure:</b><br>The investor included a proposal in the bid document.                                                                                                                                                                                                           | 20            |                | 12                     |
|     | <i>Complete and detailed technical solutions in accordance with the approved 1/2000 scale zoning plan and the specifications explained in the bid documents, along with perspective drawings and preliminary architectural design drawings of the main works.</i>                                                                                                                        |               | 20             |                        |
|     | <i>Complete and detailed technical solutions in accordance with the approved 1/2000 scale zoning plan and the specifications explained in the bid documents.</i>                                                                                                                                                                                                                         |               | 12             |                        |
|     | <i>No proposal or a proposal that does not meet the requirements of the bid documents.</i>                                                                                                                                                                                                                                                                                               |               | 0              |                        |
| 2   | <b>Requirements regarding compliance with investment and business conditions as stipulated by investment law and industry/sector management law; requirements regarding organizational and operational business plans.</b>                                                                                                                                                               |               |                |                        |
| 2.1 | <b>Requirements regarding compliance with investment and business conditions as stipulated by investment law and laws governing the relevant industry/sector:</b><br>The investor meets the business investment conditions as stipulated in Article 9 of the 2023 Law on Real Estate Business and related legal documents. The investor commits to fulfilling the prescribed conditions. | 20            |                | 12                     |

| No. | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Maximum score | Detailed scale | Minimum required score |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|     | <i>The investor commits to and demonstrates their capacity to meet the regulations in Article 9 of the 2023 Law on Real Estate Business and related legal documents.</i>                                                                                                                                                                                                                                                                                                                                                                                                    |               | 20             |                        |
|     | <i>The investor commits to meeting the regulations in Article 9 of the 2023 Law on Real Estate Business and related legal documents.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                    |               | 12             |                        |
|     | <i>The investor does not make a commitment.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               | 0              |                        |
| 2.2 | <b>Requirements regarding the organizational and business plan:</b><br>Investor's proposed organizational and business plan: Explanation of the organizational and business plan. The investor proposes the form of project management (establishing an economic organization to implement the project or directly implementing the project as stipulated in Clause 1, Article 51 of Decree No. 115/2024/ND-CP). The investor commits to implementing the investment project using land as stipulated in Articles 51 and 52 of Decree No. 115/2024/ND-CP and relevant laws. | 25            |                | 15                     |
|     | <i>Fully detailed and compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | 25             |                        |
|     | <i>Adequately detailed and generally compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               | 15             |                        |
|     | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               | 0              |                        |
| 3   | <b>Requirements regarding the synchronization of technical and social infrastructure systems with housing according to the law on construction, urban management, and housing for new construction or urban renovation and upgrading; requirements regarding the conformity of the investment plan proposed by the investor with the housing</b>                                                                                                                                                                                                                            |               |                |                        |

| No. | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Maximum score | Detailed scale | Minimum required score |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|     | development program and plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |                |                        |
| 3.1 | <p><b>Requirements for the synchronization of the project's technical infrastructure system:</b><br/>The investor proposes a synchronized solution for the technical infrastructure system that ensures compliance with the approved 1/2000 scale zoning plan.</p> <p><i>Fully detailed and compliant with the requirements of the Bidding Documents</i></p> <p><i>Adequately detailed and generally compliant with the requirements of the Bidding Documents</i></p> <p><i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents</i></p> | 15            |                | 9                      |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | 15             |                        |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | 9              |                        |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | 0              |                        |
| 3.2 | <p><b>Requirements for the synchronization of the project's social infrastructure system:</b><br/>The investor proposes a synchronized solution for the social infrastructure system that ensures compliance with the approved 1/2000 scale zoning plan.</p> <p><i>Fully detailed and compliant with the requirements of the Bidding Documents</i></p> <p><i>Adequately detailed and generally compliant with the requirements of the Bidding Documents</i></p> <p><i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents</i></p>       | 25            |                | 15                     |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | 25             |                        |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | 15             |                        |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | 0              |                        |
| 3.3 | Requirements regarding the conformity of the investment plan with the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 15            |                | 9                      |

| No.       | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Maximum score | Detailed scale | Minimum required score |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|           | <b>housing development program and plan:</b><br>The investor must propose an investment plan that is consistent with the housing development program and plan approved by the competent authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |                |                        |
|           | <i>Fully detailed and compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               | 15             |                        |
|           | <i>Adequately detailed and generally compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               | 9              |                        |
|           | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               | 0              |                        |
| <b>II</b> | <b>DETAILED CRITERIA FOR SOCIAL ASSESSMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>60</b>     |                | <b>36</b>              |
| <b>1</b>  | <b>Requirements regarding compensation, support, land clearance, and resettlement plans and costs (if any) as stipulated by land law:</b><br>Principles for payment of compensation, support, land clearance, and resettlement (if any) as stipulated in Article 91 of the 2024 Land Law; Decree No. 151/2025/ND-CP dated June 12, 2025; and Article 25 of Decree No. 88/2024/ND-CP dated July 15, 2024. Based on the above regulations, the investor shall propose solutions regarding compensation, support, land clearance, and resettlement plans (if any) and commit to agreeing to and reimbursing compensation costs in accordance with current laws. The investor shall commit in the bid documents to advance capital to carry out compensation, support, land clearance, and resettlement (if any) in accordance with land law and ensure the project implementation schedule. | <b>30</b>     |                | <b>18</b>              |
|           | <i>Fully detailed and compliant with the requirements of the Bidding Documents, with</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               | 30             |                        |

| No. | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                                                                                                                                                                             | Maximum score | Detailed scale | Minimum required score |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|     | <i>additional commitments and supplementary support proposals by the investor</i>                                                                                                                                                                                                                                                                                                                                                                                                             |               |                |                        |
|     | <i>Adequately detailed and compliant with the requirements of the Bidding Documents, with investor commitments</i>                                                                                                                                                                                                                                                                                                                                                                            |               | 18             |                        |
|     | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents, or the investor provides no commitment</i>                                                                                                                                                                                                                                                                                                                                                  |               | 0              |                        |
| 2   | <p><b>Requirements regarding the ability to contribute to social welfare for local workers:</b></p> <p>The investor shall propose a plan to contribute to social welfare for local workers through the use of local labor, human resource training, or other social welfare activities that the investor contributes to the locality, in accordance with the needs of the locality where the project is implemented. The investor shall commit to implementing this in the bid documents.</p> | 15            |                | 9                      |
|     | <i>Fully detailed and compliant with the requirements of the Bidding Documents, with additional commitments and supplementary support proposals by the investor</i>                                                                                                                                                                                                                                                                                                                           |               | 15             |                        |
|     | <i>Adequately detailed and compliant with the requirements of the Bidding Documents, with investor commitments</i>                                                                                                                                                                                                                                                                                                                                                                            |               | 9              |                        |
|     | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents, or the investor provides no commitment</i>                                                                                                                                                                                                                                                                                                                                                  |               | 0              |                        |
| 3   | <p><b>Requirements regarding commitment in the bid to pay an amount equivalent to the value of assets attached to the land within the project boundaries:</b></p> <p>The investor must propose a plan and commit in the bid to pay an amount</p>                                                                                                                                                                                                                                              | 15            |                | 9                      |

| No. | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Maximum score | Detailed scale | Minimum required score |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|     | <p>corresponding to the value of assets attached to the land as determined by the competent authority in accordance with the law on the management and use of public assets at the time of preparing the plan; at the time of compensation, land clearance or at the time of selling, demolishing, or disposing of such assets. This value is independent of the investor's obligation to pay state budget funds as stipulated in the regulations. The investor must commit, according to Form No. 10, Chapter IV - Bidding Forms, to paying the value of assets attached to the land as determined in this bidding document.</p> <p>In addition, the investor implementing the project must commit to fully and seriously implement all contents under the investor's responsibility as stipulated in Decision No. 21/QĐ-UBND dated February 3, 2026, of the Provincial People's Committee on approving the investment policy of the project.</p> |               |                |                        |
|     | <i>Fully detailed and compliant with the requirements of the Bidding Documents, with additional commitments and supplementary support proposals by the investor</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               | 15             |                        |
|     | <i>Adequately detailed and compliant with the requirements of the Bidding Documents, with investor commitments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               | 9              |                        |
|     | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents, or the investor provides no commitment</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               | 0              |                        |
| III | <b>DETAILED ENVIRONMENTAL ASSESSMENT STANDARDS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 60            |                | 18                     |
| 1   | <p><b>Explanation of land use indicators and land use coefficient</b></p> <p>The investor shall provide an explanation of land use indicators and land use coefficient in accordance with the laws on land and construction; and requirements</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 25            |                | 15                     |

| No. | Evaluation criterion for investment business plan                                                                                                                                                                                                                                                                                       | Maximum score | Detailed scale | Minimum required score |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|
|     | regarding resource utilization as prescribed by law.                                                                                                                                                                                                                                                                                    |               |                |                        |
|     | <i>Fully detailed and compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                      |               | 25             |                        |
|     | <i>Adequately detailed and generally compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                       |               | 15             |                        |
|     | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                    |               | 0              |                        |
| 2   | <b>Solutions for environmental protection, mitigation of negative impacts, and energy saving (if any)</b><br>The investor shall explain solutions for controlling, protecting, and mitigating negative impacts on the environment. The investor commits to complying with the procedures stipulated by law on environmental protection. | 35            |                | 21                     |
|     | <i>Fully detailed and compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                                      |               | 35             |                        |
|     | <i>Adequately detailed and generally compliant with the requirements of the Bidding Documents</i>                                                                                                                                                                                                                                       |               | 21             |                        |
|     | <i>No proposal submitted or the proposal does not meet the requirements of the Bidding Documents, or the investor provides no commitment</i>                                                                                                                                                                                            |               | 0              |                        |
|     | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                            | <b>300</b>    |                | <b>180</b>             |

### 3.3. Evaluation Criteria for Land Use Efficiency

3.3.1 The evaluation criteria for land use efficiency are determined based on the minimum rate of payment to the state budget  $m = 0.001\%$

Investors propose the rate of payment to the state budget in their bid ( $M$ ) based on the minimum rate of payment to the state budget ( $m$ ) stipulated in the tender documents, where  $M \geq m$ .

| No.               | Evaluation items                                                                                                                                                                                           | Maximum score | Detailed scale | Minimum required score | Notes |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------------|-------|
| <b>I</b>          | <b>LAND USE EFFICIENCY EVALUATION CRITERIA</b>                                                                                                                                                             | <b>400</b>    |                | <b>240</b>             |       |
|                   | <i>The investor proposes a state budget contribution ratio in the bids satisfying:<br/><math>M &gt; m</math> and the highest among investors whose bids are evaluated (<math>M_{highest}</math>)</i>       |               | 400            |                        |       |
| -                 | <i>The investor proposes a state budget contribution ratio in the bids satisfying: <math>m &lt; M_t &lt; M_{highest}</math></i>                                                                            |               | Gt             |                        |       |
| -                 | <i>The investor proposes a state budget contribution ratio in the bids satisfying: <math>M = m</math></i>                                                                                                  |               | 240            |                        |       |
| -                 | <i>The investor does not propose a state budget contribution ratio (<math>M</math>) or proposes a ratio lower than the minimum state budget contribution ratio (<math>m</math>): <math>M &lt; m</math></i> |               | 0              |                        |       |
| <b>Total (T3)</b> |                                                                                                                                                                                                            | <b>400</b>    |                | <b>240</b>             |       |

The land use efficiency rating (Gt) is determined as follows:

- In the case where an investor proposes a state budget contribution rate ( $M$ ) between 0.001% and the highest state budget contribution rate ( $M$ ) among the investors submitting bids, the score is calculated as follows:

$$Gt = 400 - 160 \times (\text{highest } M - M_t) / (\text{highest } M - 0.001\%)$$

Where:

Gt: the score for evaluating the land use efficiency of the investor under consideration

Mt: the state budget contribution rate ( $M$ ) of the investor under consideration

Highest M: the highest state budget contribution rate ( $M$ ) among the investors submitting bids.

3.3.2 The payment of value  $M$  to the state budget is carried out as follows:

a) The value paid to the state budget is determined based on the ratio  $M$  proposed by the investor in the bid document and the land use fee and land lease fee that the winning investor must pay according to the provisions of land law, based on the following formula:

*Value paid to the state budget at the time of payment of land use fee and land lease fee*  
 $= M \times \text{Land use fee and land lease fee payable by the investor at the time of payment of land use fee and land lease fee}$

b) The value specified in point a of this Section shall be paid to the state budget in the form, order, procedures and deadline for payment of land use fee and land lease fee as prescribed by land law. This value is independent of the obligation to pay land use fee and land lease fee and other financial obligations of the investor to the state budget as prescribed by law; c) The form, schedule, and deadline for payment of the value stipulated in point a of this Section must be specifically stated in the contract.

#### **Section 4. Total Score**

1. The total score shall be determined based on the sum of scores for capacity, investment and business plan, and land-use efficiency (for urban area development projects with mixed-use functions and rural residential projects) or investment efficiency for sectoral, industry, and local development (for other investment business projects), in accordance with the respective weightings specified in the Bidding Documents, ensuring a total weight of 100%.

2. The total score shall be calculated using the following formula:

$$T = T1 + T2 + T3$$

Where:

T1: Capacity score

T2: Investment and business plan score

T3: Land-use efficiency score or investment efficiency score for sectoral, industry, and local development

3. The investor must meet the following minimum scores to be evaluated and ranked:

a) The total score shall not be less than 70% of the maximum total score;

b) The minimum score for capacity criteria and sub-criteria shall not be less than 60% of the maximum score of such criteria;

c) The minimum score for investment and business plan criteria and sub-criteria shall not be less than 60% of the maximum score of such criteria;

d) The minimum score for land-use efficiency or investment efficiency criteria and sub-criteria shall not be less than 60% of the maximum score of such criteria;

d) The minimum score for each item shall not be less than 60% of the maximum score of that item.

4. The investor who meets the minimum score requirements for each criterion specified in Clause 3 of this Section and achieves the highest total score shall be ranked first.

5. In case, after evaluation of Bids, two or more investors obtain the same total score, priority shall be given to the investor with greater experience in implementing similar projects, based on the following principles:

a) The procuring entity shall request investors to submit documents evidencing experience in implementing similar projects. If such documents have already been submitted with the Bid, they shall be updated or supplemented as necessary.

Investors that are science and technology enterprises, innovative start-ups, innovation centers, start-up support organizations in accordance with laws on science, technology, and innovation; high-tech incubation facilities; high-tech enterprise incubators; high-tech enterprises; or enterprises established from high-tech production investment projects may use projects or works directly implemented by themselves, where technologies have been successfully piloted, to demonstrate experience in similar projects when participating in bidding.

b) The procuring entity shall review and evaluate to determine the investor with greater experience in implementing similar projects;

c) The investor with greater experience in implementing similar projects shall be considered for contract award.

6. In case the evaluation of experience in implementing similar projects as prescribed in Clause 5 results in equal assessment among investors, the investor with a higher score in land-use efficiency or investment efficiency for sectoral, industry, and local development shall be considered for contract award.

*(In case the land-use efficiency scores are equal, the matter shall be reported to the competent authority for decision on additional evaluation criteria.)*

#### 6.1. Evaluation Principles

- The investor is responsible for supplementing documents and evidence in cases where the evaluation of experience in implementing similar projects is conducted upon request of the procuring entity as specified in this Section. The investor may submit documents evidencing experience in similar projects together with the Bid or after receiving a request for supplementation from the procuring entity.

- For consortium investors:

+ The experience in implementing similar projects of a consortium investor shall be the total number of projects implemented by all consortium members;

+ The investor may use the experience of its partner to demonstrate experience in implementing similar projects. The partner is an entity that has entered into a contract with the investor or is a subsidiary of the investor, proposed in the Bid to jointly participate in the implementation of the land-use investment project, and whose experience and capability to perform the assigned work shall be evaluated based on the contract signed with the investor in accordance with the requirements specified in the Bidding Documents.

## 6.2. Evaluation Criteria

The evaluation of experience in implementing similar projects of the investor shall be conducted in accordance with the table below:

**TABLE FOR EVALUATION OF EXPERIENCE IN IMPLEMENTING SIMILAR PROJECTS <sup>(1)</sup>**

| No. | Assessment Criteria                                                    | Maximum Score | Detailed Scoring Scale <sup>(1)</sup> | Requirements to achieve the minimum required score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----|------------------------------------------------------------------------|---------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | Experience in implementing similar projects <sup>(1)</sup>             | 100           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 1   | Experience in investing in and constructing similar works and projects | 60            |                                       | <p>The number of projects in which the investor or member participating in the joint venture or partner has participated as an investor contributing equity capital to the project <sup>(2)</sup> or as an economic organization established by the investor to implement the project or as a contractor: 01 project to meet the minimum requirement. The method of determining the project is as follows <sup>(3)</sup>:</p> <p><b>a) Type 1: Projects in the following sectors and fields:</b><br/> Urban area construction investment projects; Housing area construction investment projects where the investor participates as an investor contributing equity capital to the project or as an economic organization established by the investor to implement the project, has completed or largely completed <sup>(4)</sup> within 10 years before the bidding closing date and has a total investment capital/total minimum investment of <sup>(5)</sup> <b>VND 509,236,800,000</b>.</p> <p><b>b) Type 2 (experience as an investor): Construction investment project:</b> Civil works with house-like</p> |

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p>structure in which the investor participates as an investor contributing equity capital to the project or as an economic organization established by the investor to implement the project, completed or largely completed <sup>(2)</sup> within 10 years before the bidding closing date and with a total investment capital/total minimum investment of <sup>(6)</sup> <b>VND 509,236,800,000.</b></p> <p><b>c) Type 2 (experience as a contractor):</b> Projects, packages, contracts in the industry, field: Construction investment projects with mixed-use functions in which the investor has participated as a construction contractor, completed or largely completed <sup>(4)</sup> within 10 years before the year of the bid closing date and fully meets the following conditions:</p> <ul style="list-style-type: none"> <li>- There are works or project components similar to the main works or project components of the project under consideration, such as: civil works with house-like structures (the investor is the contractor for the construction of these works);</li> <li>- Minimum value is: <b>VND 212,182,000,000</b> <sup>(6)</sup>.</li> </ul> <p><b>d) Type 3:</b> Projects, packages, contracts in the following sectors and fields: Construction investment projects with mixed-use functions where the partner has participated as a construction contractor, has completed or largely completed <sup>(4)</sup> within <b>10 years</b> before the year of the bid</p> |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|   |                                                                      |    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|----------------------------------------------------------------------|----|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                      |    |  | <p>closing date and fully meets the following conditions:</p> <ul style="list-style-type: none"> <li>- There are works or project components similar to the main works or project components of the project under consideration, such as: civil works with house-like structures (the investor's partner is the contractor for the construction of these works);</li> <li>- Minimum value is: <b>VND 212,182,000,000</b> <sup>(6)</sup>.</li> </ul> |
|   |                                                                      |    |  | 60                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   |                                                                      |    |  | 45                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   |                                                                      |    |  | 36                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   |                                                                      |    |  | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2 | <p><b>Experience in operating and managing similar projects.</b></p> | 40 |  | <p>Experience in operating and managing similar projects is determined based on the following criteria:</p> <p>The number of projects (including one or more work contents: operation, business of works, projects) that the investor or member participating in the joint venture or partner has participated in as an investor contributing equity capital to the project<sup>(2)</sup> or as an economic</p>                                     |

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p>organization established by the investor or as a contractor, has organized operation<sup>(7)</sup> within <b>10 years</b> before the bidding deadline: <b>01 project</b> to meet the minimum requirement. The method of determining the project is as follows<sup>(3)</sup>:</p> <p><b>a) Type 1:</b> Projects in the following sectors/fields: Urban development projects or housing projects where the investor participates as an equity investor or as an economic organization established by the investor, and has a building (in the case of a single building) or a main building (in the case of multiple buildings) that meets the following conditions: Having a building of the same or higher class as the building of the project under consideration (which is a Class III civil engineering building) according to the law on construction, or having two buildings of a lower class immediately adjacent to the building of the project under consideration.</p> <p><b>b) Type 2:</b> Projects, packages, and contracts in the following sectors/fields: Investment projects for construction with mixed-use functions, including civil works with building-like structures, where the investor participates as the operating contractor and has a building (in the case of a project/package/contract with one building) or a main building (in the case of a project/package/contract with multiple buildings) that</p> |
|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--|------------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                  |    | meets the following conditions: Having a building of the same or higher class as the building of the project under consideration (which is a Class III building) according to the law on construction, or having two buildings of a lower class immediately adjacent to the class of the building of the project under consideration.                                                                                                                                                                                                                                                                                                                                                                                                           |
|  |                                                                                                                  |    | <b>c) Type 3:</b> Projects, packages, and contracts in the following sectors/fields: Investment and construction projects with mixed-use functions, including civil works with building-like structures, where the participating partner is the operating contractor and the works (in the case of a project/package/contract with one work) or the main works (in the case of a project/package/contract with multiple works) meet the following conditions: Having works of the same or higher class as the works of the project under consideration (civil works of class III) according to the law on construction, or having two works of a lower class immediately adjacent to the class of the works of the project under consideration. |
|  | Investors who have implemented $\geq 2$ projects of type 1 after conversion                                      | 40 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  | Investors who have implemented more than 1 project of type 1 but less than 2 projects of type 1 after conversion | 30 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|  |                                                                            |  |    |  |
|--|----------------------------------------------------------------------------|--|----|--|
|  | Investors who have implemented 1 project of type 1 after conversion        |  | 24 |  |
|  | Investors who have not implemented any projects of type 1 after conversion |  | 0  |  |

**Notes:**

(1) Experience in implementing similar projects:

(i) The projects, packages, or contracts implemented by the investor or its partner must satisfy the technical and quality requirements in accordance with the signed contracts (for projects/packages with signed contracts) or must have a certificate of completion acceptance or equivalent approval documents issued by competent authorities in accordance with construction laws applicable to each period in order to be considered and evaluated;

(ii) The investor may only cite the experience of a similar project once;

(iii) For Type 2 projects, where the investor participates as a member of a consortium contractor, only the value of the portion of work directly performed by the investor within the consortium may be used to demonstrate similar contract/package experience.

(2) An investor contributing equity capital to a project refers to:

An investor that has directly contributed equity capital to the project (in cases where no economic organization is established for project implementation); or

A founding shareholder (in cases where an economic organization is established for project implementation); or

An investor acquiring shares or capital contributions from founding shareholders prior to the project's operation phase.

(3) Method for conversion of projects:

One (01) project/package/contract of Type 2 shall be equivalent to a maximum of 0.7 of a Type 1 project;

One (01) project/package/contract of Type 3 shall be equivalent to a maximum of 0.5 of a Type 1 project.

(4) Completed or substantially completed:

A completed project is a project in which all works and components have been accepted and are eligible for operation and use in accordance with construction laws;

A substantially completed project is a project falling into one of the following cases:

At least 50% of the construction work volume has been accepted at construction stage or for completed parts of the works in accordance with construction laws. In case less than 50% of the work volume has been accepted, the accepted work volume must be at least equal to the total investment capital of the project under consideration;

At least 50% of the project components have been accepted and are eligible for partial operation and use by construction stages in accordance with construction laws;

A completed package/contract is one in which the works or components have been fully accepted in accordance with construction laws;

A substantially completed package/contract is one in which at least 50% of the work volume of the works/components has been completed and accepted.

(5) For projects where the total investment value is not clearly specified in approval documents or project contracts, the investor must provide supporting documents to determine such value.

(6) Where, within the same project, the investor or its partner has implemented works or components similar to the main works/components of the project under evaluation, the total value of such works/components may be aggregated to demonstrate similar experience.

(7) A project/package/contract that has been put into operation refers to one that has completed the operation phase or has been in operation for at least 03 months.

In case a project/package/contract includes multiple works, the main work must have been in operation for at least 03 months, unless otherwise provided by sectoral laws.

*Documents to be provided by the investor to demonstrate experience in implementing similar projects include:*

- *Project contract (and appendices, if any);*
- *Handover/transfer minutes of completed project works or completion acceptance minutes in accordance with construction laws;*
- *Investment Registration Certificate / Investment Approval Decision / Decision on approval of investment policy / Decision approving the Feasibility Study Report / Decision approving technical design (construction drawing design) / Construction Permit (showing information on scale, nature, classification of works, etc.);*
- *Documents or certifications issued by the project owner or competent state authority confirming that the investor has implemented the project/contract (and appendices, if any) in compliance with technical requirements, quality, and schedule; documents or certifications confirming the value of the project/contract (and appendices, if any) implemented by the investor as declared in the Bid;*
- *Other supporting documents (if necessary) to substantiate the information declared by the investor regarding its implementation capacity.*

*All submitted documents must be notarized or certified copies. Where necessary, the procuring entity may request the investor to provide original documents for verification of authenticity.*

*(Where necessary, the procuring entity may request the investor to provide additional relevant documents to clarify project-related information.)*

#### **CHAPTER IV. BID FORM**

1. Form No. 01: Bid form
2. Form No. 02: Power of attorney
3. Form No. 03: Joint venture agreement
4. Form No. 04: Investor information
5. Form No. 05: Partners co-implementing the project
6. Form No. 06: Investor's financial capacity
7. Form No. 07: Commitment to provide financial and credit resources for the investor
8. Form No. 08: Technical proposal
9. Form No. 9: Bid security
10. Form No. 10: Experience of key personnel and specialized equipment
11. Form No. 11: History of disputes and litigation for past and ongoing projects
12. Form No. 12: Financial proposal

**BID FORM <sup>(1)</sup>**

(Location), date \_\_\_\_ month \_\_\_\_ year \_\_\_\_

**To: \_\_\_\_ [specify name of the Procuring Party]**

After studying the bidding documents of the project \_\_\_\_ [write the name of the project] issued by [write the name of the Procuring Party] (hereinafter referred to as the Procuring Party) on \_\_\_\_ [write the date of starting to issue the bidding documents to investors] and the bidding document amendment No. \_\_\_\_ dated \_\_\_\_ [write the number and date of the amendment document, if any], we, \_\_\_\_ [write the name of the investor] commit to implement the above project in accordance with the requirements of the bidding documents. We submit a bid for the above project and commit to implement the financial proposal with the following content:

- \_\_\_\_\_ [write proposed information content:

*[a) For projects specified in Clause 1, Article 4 of Decree No. 115/2024/ND-CP, record the following information:*

*- Value paid to the state budget.*

*- Number of public works not for business purposes (in case the Bidding Documents applies a supplement).*

*- Value of social assistance activities or other social welfare activities for social protection subjects, determined by the monetary value or number of people supported based on the list of social protection subjects or social assistance activities of the locality where the project is implemented (in case the Bidding Documents applies a supplement).*

*b) For electricity business investment projects, record the investor's proposal regarding the investment efficiency for the development of the industry and sector as stipulated by the law on electricity.*

*c) For investment projects to construct aviation service facilities at airports, record information on the amount of state budget contributions and the percentage increase proposed by the investor for the project.*

*d) For projects to renovate and rebuild apartment buildings, record information on the handover time for housing for resettlement purposes.*

*e) For projects not falling under the above cases, record one of the following pieces of information:*

*- Monetary value contributed to the state budget;*

- *Percentage of revenue contributed to the state budget;*
- *Price of goods and services;*
- *Number of public works not intended for commercial purposes;*
- *The value of social assistance activities or other social welfare activities for social protection beneficiaries, determined by monetary value or the number of people supported based on the list of social protection beneficiaries or social assistance activities of the locality where the project is implemented;*
- *The type, level of toxicity, and total amount of pollutants discharged into the environment;*
- *Land use area, land use coefficient.]*

*We are ready to provide the Bidding Party with any additional information or clarifications as required by the Bidding Party.*

We commit <sup>(2)</sup>:

1. Participate in only one bid for this project as an independent investor or a member of a consortium.
2. Not currently undergoing dissolution; not declared bankrupt or insolvent according to the law.
3. Not violating regulations on ensuring competition in bidding.
4. Not engaging in corruption, bribery, collusion, or other violations of bidding laws when participating in this project.
5. The information declared in the bid is accurate and truthful.
6. The economic organization we establish to implement the project after winning the bid will inherit the rights and obligations of the winning investor as committed in the bid and stipulated in the project contract and fulfill financial obligations regarding the payment of land use fees and land lease fees according to the law on land <sup>(3)</sup>.
7. We agree and commit to bear all related responsibilities for all investor obligations during the bidding process.

This bid is valid for \_\_\_\_ days [number of days] <sup>(4)</sup>, from the closing date of the bid.

**Legal representative of the investor <sup>(6)</sup>**

[Name, title, signature and seal (if any)<sup>7)</sup>]

**Note:**

(1) Investors should ensure that all information regarding the name of the bidding party, the investor, and the validity period of the bid is fully and accurately recorded.

(2) If the investor is found to have violated these commitments, the investor will be considered to have committed fraud, the bid will be disqualified, and the investor will be subject to penalties as prescribed.

(3) This does not apply to cases where the investor does not establish an economic organization to implement the project.

(4) The validity period of the bid is calculated from the closing date of the bid to the last valid date as stipulated in the bidding documents. From the closing date of the bid to the end of 24 hours of the closing date is counted as 01 day.

(5) For independent investors, the bid must be signed and sealed by the investor's legal representative. For joint venture investors, the bid must be signed and sealed (if any) by the legal representative of each joint venture member or by the joint venture member according to the assigned responsibilities in the joint venture agreement.

The legal representative of the investor/joint venture member is determined according to the provisions in Section 11 of the Investment Regulations.

(6) In case the foreign investor does not have a seal, they must provide confirmation from a competent organization that the signature in the bid and other documents in the bid dossier is of the investor's legal representative.

**POWER OF ATTORNEY**

Today, date \_\_\_\_ month \_\_\_\_ year \_\_\_\_, at \_\_\_\_

I am \_\_\_\_ [write name, ID card/CID number or passport number, title of the legal representative of the investor], the legal representative of \_\_\_\_ [write name of the investor] with the address at \_\_\_\_ [write address of the investor], hereby authorize: \_\_\_\_ [write name, ID card/CID number or passport number, title of the authorized person] to perform the following tasks during the bidding process for the \_\_\_\_ [write project name] project organized by \_\_\_\_ [write name of the Procuring Party]

*[The scope of authorization includes one or more of the following tasks:*

- *Signing the bid application;*
- *Signing documents and papers for transactions with the Procuring Party during the bidding process, including documents requesting clarification of the bidding documents, documents explaining and clarifying the bidding documents;*
- *Signing documents recommending the selection of investors (if any);*
- *Other tasks [specify the content of the tasks (if any)].*

The above authorized person shall only perform the work within the scope of authorization as the legal representative of \_\_\_\_ [name of the investor]. \_\_\_\_ [name of the legal representative of the investor] shall be fully responsible for the work performed by \_\_\_\_ [name of the authorized person] within the scope of authorization.

The authorization shall be effective from \_\_\_\_ to \_\_\_\_ (1). This authorization shall be made in \_\_\_\_ copies with equal legal value. The authorizing person shall keep \_\_\_\_ copies. The authorized person shall keep \_\_\_\_ copies. Attached to the original of the bidding documents is one (01) original copy.

***Authorized person***

[Name, title, signature and seal (if any)<sup>(2)</sup>]

***Authorizing person***

[Name of the legal representative of the investor, title, signature and seal (if any)<sup>(3)</sup>]

**Note:**

(1) Record the effective date and expiration date of the authorization letter in accordance with the bidding process.

(2), (3) The use of the seal in the case of authorization can be the seal of the investor or the seal of the unit to which the relevant individual is authorized.

## JOINT VENTURE AGREEMENT

(Location), date \_\_\_ month \_\_\_ year \_\_\_

We, on behalf of the parties to the joint venture agreement, include::

**Name of consortium member:** \_\_\_ [Enter the name of each member of the consortium/

- Country of registration:

- Tax code:

- Address:

- Telephone:

- Fax:

- Email:

- Legal representative:

- Position:

Authorization letter No. \_\_\_ dated \_\_\_ month \_\_\_ year \_\_\_ (in case of authorization).

The parties (hereinafter referred to as members) agree to sign a joint venture agreement with the following contents:

### Article 1. General principles

1. The members voluntarily form a consortium to participate in bidding for the project \_\_\_ [write the project name].

2. The members agree that the name of the consortium for all transactions related to the project is: \_\_\_ [write the name of the consortium according to the agreement].

Transaction address of the consortium:

Telephone:

Fax:

Email:

Representative of the consortium:

3. The members commit that no member shall arbitrarily participate independently or in a consortium with another investor to participate in bidding for the project.

### Article 2. Assignment of responsibilities

The members agree to assign responsibilities to perform the tasks in the bidding process to select investors for the project as follows:

1. The parties agree to assign \_\_\_\_ *[name of a member]* as the head of the consortium, representing the consortium to perform the following tasks (which may be adjusted or supplemented according to the agreement of the parties):

*[The head of the consortium may represent the consortium to perform one or more of the following tasks:*

- *Sign the bid application;*
- *Sign documents and papers to transact with the Procuring Party during the bidding process, including documents requesting clarification of the bidding documents, documents explaining and clarifying the bidding documents;*
- *Sign documents recommending the selection of investors (if any);*
- *Other tasks, except for signing the contract (clearly stating the content of the tasks, if any)].*

2. Roles and responsibilities of the members of the consortium <sup>(1)</sup> *[specify the roles and responsibilities of each member of the consortium and state the percentage of equity contribution in the consortium]:*

| No.          | Member Name                          | Participation role<br><i>[Record the part of work that the member undertakes (financial arrangement, construction, management, operation,...)]</i> | Owner's capital |                      | Loan capital investors must mobilize |
|--------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------|--------------------------------------|
|              |                                      |                                                                                                                                                    | Value           | Rate %               |                                      |
| 1            | Member 1 <i>[Head of consortium]</i> |                                                                                                                                                    |                 | <i>[minimum 30%]</i> |                                      |
| 2            | Member 2                             |                                                                                                                                                    |                 | <i>[minimum 15%]</i> |                                      |
| ...          |                                      |                                                                                                                                                    |                 |                      |                                      |
| <b>Total</b> |                                      |                                                                                                                                                    | ....            | <b>100%</b>          |                                      |

3. The members commit that no member shall arbitrarily participate independently or in a joint venture with another investor to participate in the selection of investors for this project. In case of winning the bid, no member shall have the right to refuse to perform the responsibilities and obligations stipulated in the contract. In case a member of the joint venture refuses to fulfill his/her own responsibilities as agreed, that member shall be handled

as follows:

- *Compensate for damages to the parties in the consortium;*
- *Compensate for damages to the competent authority as stipulated in the contract;*
- *Other forms of handling \_\_\_\_ [specify other forms of handling].*

### **Article 3. Validity of joint venture agreement**

1. The joint venture agreement shall be effective from the date of signing.
2. The joint venture agreement shall be terminated in the following cases:
  - The parties agree to terminate the agreement;
  - There is a change in the joint venture members. In this case, if the change in the joint venture members is approved by the Procuring Party, the parties must establish a new joint venture agreement;
  - The joint venture fails to win the bid;
  - The bid is cancelled by notice from the Procuring Party.
  - The parties complete their responsibilities and obligations and proceed to liquidate the contract.

This joint venture agreement shall be made in \_\_\_\_ original copies, each member of the joint venture shall keep \_\_\_\_ copies, and submit 01 original copy with the bidding documents. The copies shall have equal legal value.

### **Legal representative of each member of the consortium (2)**

*[Name of legal representative of each member, title,  
signature and seal (if any)<sup>(3)</sup>]*

#### **Note:**

(1) The investor must list the roles and equity contributions of each member of the consortium. Each member of the consortium must meet the requirements corresponding to their equity contribution as per the consortium agreement.

If the investor does not intend to establish an economic organization after winning the bid, the consortium members shall agree on assigning one member to carry out the procedures for land allocation, land lease, and fulfill financial obligations related to land, ensuring compliance with land law. In this case, the consortium agreement must include clauses binding each member of the consortium on the responsibilities and obligations related to land allocation, land lease, payment of land use fees, land rent, and other financial obligations related to land.

(2) The legal representative of each member of the consortium shall be determined according to the provisions of Section 11 of the Investment Contract.

(3) In case a joint venture member is a foreign investor without a seal, it must provide confirmation from a competent organization that the signature in the joint venture agreement is that of the legal representative of the joint venture member.

**INVESTOR INFORMATION**

(Location), date \_\_\_\_ month \_\_\_\_ year \_\_\_\_

1. Name of investor/joint venture member:
2. Country of registration of investor:
3. Year of establishment of the company:
4. Legal address of investor in the country of registration:
5. Information about legal representative of investor:
  - Name:
  - Address:
  - Telephone/fax number:
  - E-mail address:
6. Organizational chart of investor.

**Legal representative of the investor**

*[name, title, signature and seal (if any)]*

**Note:**

In case of joint venture investors, each member of the joint venture must declare according to this Form. The investor/joint venture must submit a copy of one of the following documents: Certificate of business registration or decision on establishment or equivalent document issued by a competent authority; for foreign investors: documents proving registration for establishment and operation under foreign law

INFORMATION ON PARTNERS WORKING ON THE PROJECT <sup>(1)</sup>

| No. | Partner Name <sup>(2)</sup> | Country of registration | Participation role <sup>(3)</sup>     | Value and amount of work involved <sup>(4)</sup> | Legal representative | Contract with partner <sup>(5)</sup> |
|-----|-----------------------------|-------------------------|---------------------------------------|--------------------------------------------------|----------------------|--------------------------------------|
| 1   | Company 1                   |                         | [Financial Provider]                  |                                                  |                      |                                      |
| 2   | Company 2                   |                         | [Construction Contractor]             |                                                  |                      |                                      |
| 3   | Company 3                   |                         | [Operation Contractor/<br>Management] |                                                  |                      |                                      |
|     | .....                       |                         |                                       |                                                  |                      |                                      |

## Legal representative of the investor

[name, title, signature and seal (if any)]

**Notes:**

(1) Fill out this form in the case of a project applying the domestic bidding method but requiring the use of advanced technology, techniques, and international experience, where the domestic investor uses a foreign contractor partner.

(2) The investor shall specify the names of the partners participating in the project. If the names of the partners are not specifically identified during the bidding process, they do not need to be declared in this column but only in the "role of participation" column. After winning the bid, the investor must notify the bidding party when mobilizing the declared partners to perform the work. If, after winning the bid, the investor or the economic organization established by the investor changes the name of the partner, they must notify the bidding party.

(3) The investor shall specify the role of each partner.

(4) The investor shall specify the contract number (if any) and attach a certified copy of that document. Contracts or agreements with partners must be signed by the legal representatives of the parties. The legal representatives of the parties are the legal representatives of the parties or persons authorized by the legal representatives of the parties.

**INVESTOR'S FINANCIAL CAPACITY <sup>(1)</sup>****1. Name of the investor/joint venture member:****2. Information about the financial capacity of the investor/joint venture member****(2):****a) Summary of financial data <sup>(3)</sup>:**

| <b>No.</b> | <b>Content</b>                                                                                                                                                        | <b>Value</b>                       |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>I</b>   | <b>Equity capital committed for the project</b>                                                                                                                       |                                    |
| <b>II</b>  | <b>Data on the investor's equity capital</b>                                                                                                                          |                                    |
| 1          | Total equity capital                                                                                                                                                  |                                    |
| 2          | Costs related to disputes and litigation (if any)                                                                                                                     |                                    |
| 3          | Equity capital committed for ongoing projects <sup>(4)</sup><br>(excluding capital disbursed for ongoing projects and other long-term financial investments (if any)) |                                    |
| 4          | Equity capital must be retained according to regulations                                                                                                              |                                    |
| 5          | Remaining equity of the investor                                                                                                                                      | <b>(5) = (1) - (2) - (3) - (4)</b> |

**b) Attached documents <sup>(5)</sup>**

- Financial statements or reports on equity items and items that have been audited during the year; in case there is no financial statement or report on equity items and items that have been audited during the year, submit the financial statements or reports on equity items and items that have been audited during the previous year in accordance with the provisions of the law on enterprises, the law on auditing, and the law on accounting.

- For enterprises established and operating for less than 12 months, the equity is determined according to the contributed charter capital in accordance with the provisions of the law on enterprises. In this case, documents proving the charter capital of the enterprise must be attached.

- Reports provided by investors must ensure compliance with financial and accounting laws, reflecting the individual financial situation of the investor or joint venture member (in case of a joint venture investor) and not the financial situation of an associated entity such as

a parent company or subsidiary or an associated company of the investor or joint venture member.

- List of ongoing projects and other long-term financial investments in case the investor participates in investing in multiple projects and other long-term financial investments (if any) at the same time.

**Legal representative of the investor**

*[name, title, signature and seal (if any)]*

**Note:**

- (1) In case of joint venture investor, each member of the joint venture must declare according to this Form.
- (2) The investor is responsible before the law for the accuracy and legality of the data and documents provided related to equity capital, equity capital allocation for ongoing projects and other long-term financial investments (if any). In case the declared information is found to be inaccurate, distorting the evaluation results, it will be considered fraud according to the provisions of Clause 4, Article 16 of the Law on Bidding and will be disqualified.
- (3) Based on the evaluation criteria, the Procuring Party and the expert group will supplement appropriate information.
- (4) In case at the same time the investor participates in investing in many projects and other long-term financial investments (if any), the investor shall make a list of ongoing projects and other long-term financial investments, ensuring that the total equity of the investor is sufficient to cover the entire equity committed by the investor to implement all projects and other long-term financial investments as prescribed.
- (5) Based on the evaluation criteria, the Procuring Party and the specialist team may supplement the documents that the investor must submit to prove its financial capacity (for example: tax settlement inspection report, self-settlement tax declaration; documents proving that the investor has declared electronic tax settlement; confirmation document from the tax authority; etc.).

## COMMITMENT TO PROVIDE FINANCIAL AND CREDIT RESOURCES FOR THE INVESTORS

(Location), date \_\_\_\_ month \_\_\_\_ year \_\_\_\_

1. I am \_\_\_\_ [name], \_\_\_\_ [position], the legal representative of \_\_\_\_ [name of investor/name of consortium of investors], confirm and commit that the information provided in this document is true and the attached documents are exact copies of the original documents.

2. The following financial and credit sources have been committed and will be mobilized to implement the project:

| Financial resources                                 | Value <sup>(1)</sup> |
|-----------------------------------------------------|----------------------|
| <b>I. Equity capital committed for the project:</b> |                      |
| 1.                                                  |                      |
| 2.                                                  |                      |
| ...                                                 |                      |
| <b>II. Loan to be mobilized by the investor:</b>    |                      |
| 1.                                                  |                      |
| 2.                                                  |                      |
| ...                                                 |                      |

3. Attached documents:

- For equity capital: Commitment letter to ensure sufficient equity capital according to the financial plan for the project by the owner's representative, owner or parent company, along with documents proving the authority to sign the commitment.

- For loans: Commitment letter to provide finance from a bank, credit institution or other lender in accordance with the law, along with documents proving the authority of the person signing the commitment.

- Other relevant documents.

**Legal representative of the investor**

*[name, title, signature and seal (if any)]*

Note:

(1) Write the amount in numbers and words according to the bid currency.

## TECHNICAL PROPOSAL

### I. Technical aspects

1. The investor shall explain the investment plan for the project (including the scope, scale, preliminary total project implementation costs, time, construction investment schedule, spatial organization and architectural design, and landscape ensuring consistency with the overall project);
2. The investment contractor shall explain its compliance with the business and exploitation conditions as prescribed by investment law and industry/sector management law (if any); and the plan for operation and business;
3. The investor shall explain the consistency of the technical and social infrastructure systems with housing as prescribed by construction law, urban management law, and new housing construction law; and explain the suitability of the investment plan proposed by the investor with the housing development program and plan;

### II. Regarding social aspects:

1. The investor must explain the compensation, support, and resettlement plan and costs. The investor must commit in the bid document to providing capital to carry out compensation, support, and resettlement as required in the tender documents of the competent authority, based on the approved compensation, support, and resettlement plan in accordance with the law on land;
2. The investor must explain the plan for employing local labor, training human resources, the average income level and average income growth rate; the plan for organizing social assistance activities for social protection beneficiaries or other social welfare activities that the investor contributes to the locality, in line with the needs of the locality where the project is implemented;
3. The investor must commit in the bid document to deposit an amount equal to the value of the assets as determined in the tender documents. This value is independent of the investor's proposed obligations to pay state budget funds in the bid documents, land use fees, land lease fees, and other financial obligations of the investor to the state budget as prescribed by law.

### III. Regarding the environment

- a) The investor shall explain the land use indicators, land use coefficients as prescribed by land and construction laws; requirements for resource use as prescribed by law; and requirements for resource use as prescribed by law.
- b) The investor shall explain solutions for protecting and minimizing negative impacts on the environment and saving energy (if any).

### IV. Regarding project implementation:

Investors must propose a project management model (establishing an economic organization to implement the project or directly implementing the project) and commit to implementing the investment and business project in accordance with the contract, laws on enterprises, investment, construction, land, real estate business, and other relevant laws.

**BID SECURITY<sup>1)</sup>****Beneficiary:** \_\_\_\_\_ *[name and address of the Procuring Party]***Date of issue of the guarantee:** \_\_\_\_\_ *[date of issue of the guarantee]***Bid security No.:** \_\_\_\_\_ *[excerpt number of the Bid Security]***Guarantor:** *[name and address of the place of issue, if this information is not shown in the title on the printed paper]*

We have been informed that \_\_\_\_\_ *[name of the investor as per the Bid]* (hereinafter referred to as "the Requesting Party") will participate in bidding for the project \_\_\_\_\_ *[name of the project]* in accordance with the Invitation to Bid Notice No. - \_\_\_\_\_ *[excerpt number of the Invitation to Bid Notice posted on the System]*.

We hereby undertake to the Beneficiary to guarantee for the investor participating in bidding for the project an amount of \_\_\_\_\_ *[specify the value in numbers, in words and currency]*.

This guarantee is valid for \_\_\_\_\_ <sup>(2)</sup> days, from the date of \_\_\_\_\_ month \_\_\_\_\_ year \_\_\_\_\_

We are informed that \_\_\_\_\_ *[insert name of the investor as per the bid]* (hereinafter referred to as "the Requesting Party") will participate in bidding for the project \_\_\_\_\_ *[insert name of the project]* under the Invitation to Bid No. \_\_\_\_\_ *[insert summary number of the Invitation to Bid posted on the System]*.

We hereby commit to the Beneficiary to guarantee the investor participating in bidding for the project with an amount of \_\_\_\_\_ *[specify the value in numbers, in words and currency used]*.

This guarantee is valid for \_\_\_\_\_ <sup>(2)</sup> days, from the date of \_\_\_\_\_ month \_\_\_\_\_ year \_\_\_\_\_ <sup>(3)</sup>

at the request of the party requesting the guarantee, we, as the guarantor, hereby undertake to pay the beneficiary an amount or amounts in the total amount of \_\_\_\_\_ *[write in words] [write in figures]* upon receipt of a written notice of the investor's violation from the beneficiary stating clearly <sup>(4)</sup>:

1. the investor withdraws the bid after the closing time and during the validity period of the bid;
2. The investor violated the law on bidding, leading to the cancellation of the tender.
3. The selected investor failed to provide the performance guarantee as stipulated in Section 36.1 of the tender documents;

4. The Investor fails or refuses to negotiate, finalize, and sign the contract within the time specified in the Notice of acceptance of the bid documents and contract award of the Procuring Party, except in cases of force majeure.

If any member of the consortium violates the provisions of law, leading to the failure to return the bid security as prescribed in Section 16.5 of the Investor's Instructions of the Bidding Documents, the bid security of all members of the consortium will not be returned <sup>(5)</sup>.

If the Requesting Party is selected: this guarantee will expire immediately after the Requesting Party signs the contract and submits the Performance Security to the Beneficiary as agreed in that contract.

If the Requesting Party is not selected: this guarantee will expire immediately after we receive a copy of the notice of the investor selection result from the Beneficiary sent to the Requesting Party; within 30 days after the expiry of the validity period of the bid.

Any claim under this guarantee must be submitted to our office on or before that date.

**Legal representative of the bank**

*[name, title, signature and seal]*

**Note:**

(1) Applicable in case the bid security measure is a letter of guarantee from a credit institution or a branch of a foreign bank legally operating in Vietnam.

(2) Record according to the provisions in Section 16.1 of the DT.

(3) Record the date of bid closing according to the provisions in Section 20.1 of the DT.

(4) In case the content of the letter of guarantee fails to list one of the violations, it is considered a disadvantageous condition for the Procuring Party according to the provisions in Section 16.3 of the investor's instructions.

(5) Applicable in case of joint venture investors.

**VOLUNTARY COMMITMENT TO ADVANCE FUNDS FOR COMPENSATION,  
SUPPORT, AND RESETTLEMENT, AND TO PAY THE VALUE OF ASSETS  
ATTACHED TO LAND<sup>(1)</sup>**

1. After reviewing the Bidding Documents of the project \_\_\_\_ *[insert project name]*, we, \_\_\_\_ *[insert name of the investor]*, hereby commit as follows:

*[The commitment shall include one or more of the following:]*

a) *Voluntarily advance funds for compensation, support, and resettlement;*

b) *Pay the value of assets attached to land in the amount of \_\_\_\_ [specify the residual value of the assets (for assets to be demolished or removed) or the sale price of assets attached to land (for asset sale), in cases where the competent authority has determined such value at the time of issuance of the Bidding Documents], or [state: "to be determined by the competent authority in accordance with the laws on management and use of public assets" in cases where such value has not yet been determined at the time of issuance of the Bidding Documents].*

2. Upon being awarded the contract, we commit to fully pay the value specified in Clause 1 above in accordance with the schedule and requirements stipulated in the project contract, with the corresponding value determined by the competent authority in accordance with the laws on land and the laws on management and use of public assets.

**Legal representative of the bank**

*[name, title, signature and seal]*

**Note:**

(1) This form shall be applied where the investment project is to be implemented on land subject to acquisition requiring compensation, support, and resettlement in accordance with land laws, or on land with assets attached in accordance with laws on management and use of public assets.

## HISTORY OF DISPUTES AND LITIGATION FOR PAST AND ONGOING PROJECTS <sup>(1)</sup>

Name of the investor: \_\_\_\_\_

Date: \_\_\_\_\_

Name of the joint venture member (if any): \_\_\_\_\_

| <b>Disputes and litigation for past and ongoing projects</b>                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                             |                          |                                         |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------|----------------------------------|
| <b>Select one of the following descriptions:</b><br><input type="checkbox"/> There are no disputes or complaints regarding projects that have been and are being implemented.<br><input type="checkbox"/> Below is a description of disputes and complaints regarding projects that have been and are being implemented in which the investor is a party (or each member of the consortium if it is a consortium investor). |                                                                                                                                             |                          |                                         |                                  |
| Year                                                                                                                                                                                                                                                                                                                                                                                                                        | Project Description                                                                                                                         | Dispute/litigation issue | Dispute/litigation value <sup>(2)</sup> | Ratio relative to equity capital |
|                                                                                                                                                                                                                                                                                                                                                                                                                             | Project Description: _____<br>Name of the competent authority: _____<br>Name of the contracting authority (if any): _____<br>Address: _____ |                          |                                         |                                  |

**Note:**

(1) The investor guarantees that the declaration of this content is complete and honest. If the Procuring Party discovers that any investor is involved in litigation but does not declare, it will be considered a fraudulent act according to the provisions of Clause 4, Article 16 of the Law on Bidding and the bids will be disqualified. In case after the dispute settlement results, the investor's equity does not meet the requirements for project implementation, the investor must update the equity to prove that it meets the requirements for project implementation according to the Bidding Documents. If the investor still does not meet the requirements, it will be disqualified. In case of a joint venture investor, each member of the joint venture investor must declare according to this Form.

(2) Currency means the currency specified in Section 15.1 of the DT.

**FINANCIAL PROPOSAL**

The investor shall provide a detailed proposal explaining the land-use efficiency in line with the value stated in the Bid Submission Form, including: Explanation of the percentage of payment to the State budget; Form of payment; Schedule for payment to the State budget in accordance with the requirements set out in the draft contract.

## **PART 2. PROJECT IMPLEMENTATION REQUIREMENTS**

### **I. Project Information**

#### **1. Project Name, Investment Objectives, and Project Scale**

##### **1.1. Project Name:**

Investment Project for Construction of a New, Eco-Urban Area in Nghia Tru Commune, Hung Yen Province

##### **1.2. Investment Objectives:**

To concretize the general urban planning of Van Giang urban area, Hung Yen Province, approved by the Prime Minister under Decision No. 86/QD-TTg dated February 14, 2023;

To concretize the Subdivision Planning E3 of Van Giang urban area, approved by the People's Committee of Hung Yen Province under Decision No. 1989/QD-UBND dated September 19, 2024;

To invest in the construction of a mixed-use new urban area in Nghia Tru Commune, Hung Yen Province with synchronized technical and social infrastructure for sale, lease, and lease-purchase;

To develop a green and ecological urban area in line with the development orientation of Van Giang urban area, contributing to the formation and development of Van Giang urban area in accordance with the orientation of Hung Yen Province and Nghia Tru Commune. The project will form a modern, high-end, and fully integrated mixed-use urban area meeting housing and service demands.

##### **1.3. Project Scale:**

a) Land use area: Approximately 20.39 hectares;

b) Estimated population: Approximately 932 persons;

c) Products and services: Commercial housing (apartment buildings, townhouses, villas, shophouses, etc.); commercial service areas; social infrastructure works; technical infrastructure works;

d) Estimated construction scale:

Investment in synchronous construction of works in accordance with the detailed planning proposed by the investor, in compliance with the planning indicators of Subdivision E3, Van Giang urban area, Hung Yen Province (scale 1/2000), approved under Decision No. 1989/QD-UBND dated September 19, 2024, on a total project land area of 20.39 hectares, including:

Residential works:

+ Construction of 233 townhouses on approximately 2.13 hectares; building height: 04 floors; total gross floor area: approximately 83,762.2 m<sup>2</sup>;

+ Construction of 43 villas on approximately 2.04 hectares; building height: 03 floors; total gross floor area: approximately 29,437.5 m<sup>2</sup>;

- Transport, technical infrastructure, parking areas, greenery, parks, and water surface: The investor shall be responsible for constructing these items in accordance with the approved detailed planning and handing over the land for transport works, technical infrastructure, parking areas, green spaces, parks, and water surfaces to the local authorities for management after completion, in accordance with applicable laws.

2. Total Investment Capital: **VND 848,728,000,000**

3. Value of assets attached to land (if any):

(In case of asset sale or residual value of assets to be demolished/removed for projects implemented on land with existing assets, where such value can be determined prior to issuance of the Bidding Documents): Not yet determined

4. Project Location: Nghia Tru Commune, Hung Yen Province

5. Land Use Purpose; Current Land Status:

- Land use purpose: Urban residential land

- Current land status: Site clearance has not yet been completed

6. Project Land Area: **20.39 hectares**

7. Planning Indicators:

| No. | Land Use Function                                                           | Land Area         | Ratio | Max. Building Density | Max. Building Height | Gross Floor Area  | Max. Floor Area Ratio (FAR) | No. of Units | Estimated Population |
|-----|-----------------------------------------------------------------------------|-------------------|-------|-----------------------|----------------------|-------------------|-----------------------------|--------------|----------------------|
|     |                                                                             | (m <sup>2</sup> ) | (%)   | (%)                   | (floors)             | (m <sup>2</sup> ) | (times)                     | (lot/ units) | (persons)            |
| 1   | Technical infrastructure, green spaces, and transportation within the zone. | 77.984,9          |       |                       |                      |                   |                             |              |                      |
| 1.1 | Technical Infrastructure Land                                               | 40.015,1          |       | 50                    | 1                    | 20.007,6          | 0,5                         |              |                      |
| 1.2 | Specialized Greenery (Buffer/Isolation Green Area)                          | 543,5             |       |                       |                      |                   |                             |              |                      |
| 1.3 | Specialized Green Area (Buffer/Isolation Greenery)                          | 2.724,5           |       |                       |                      |                   |                             |              |                      |

| No. | Land Use Function                   | Land Area | Ratio | Max. Building Density | Max. Building Height | Gross Floor Area | Max. Floor Area Ratio (FAR) | No. of Units | Estimated Population |
|-----|-------------------------------------|-----------|-------|-----------------------|----------------------|------------------|-----------------------------|--------------|----------------------|
|     |                                     | (m2)      | (%)   | (%)                   | (floors)             | (m2)             | (times)                     | (lot/units)  | (persons)            |
| 1.4 | Subdivision Planning Transport Land | 34.701,8  |       |                       |                      |                  |                             |              |                      |
| 2   | Residential Land                    | 41.726,3  | 33,13 |                       |                      | 113.199,7        |                             | 276          | 932                  |
| 2.1 | Townhouse (Terraced Housing) Land   | 21.321,0  |       |                       |                      | 83.762,2         |                             | 233          | 699                  |
| 2.2 | Villa Residential Land              | 20.405,3  |       |                       |                      | 29.437,5         |                             | 43           | 233                  |
| 3   | Public Green Space Land             | 41.949,0  | 33,31 |                       |                      | 2.097,5          |                             |              |                      |
|     | Public Green Space Land 01          | 27.440,5  |       | 5,00                  | 1                    | 1.372,0          | 0,05                        |              |                      |
|     | Public Green Space Land 02          | 2.098,5   |       | 5,00                  | 1                    | 104,9            | 0,05                        |              |                      |
|     | Public Green Space Land 03          | 12.410,0  |       | 5,00                  | 1                    | 620,5            | 0,05                        |              |                      |
| 4   | Parking Area Land                   | 872,9     | 0,69  | 60                    | 1                    | 523,7            | 0,6                         |              |                      |
| 5   | Water Surface                       | 16.333,0  | 12,97 |                       |                      |                  |                             |              |                      |
| 6   | Internal Traffic Land               | 25.057,5  | 19,90 |                       |                      |                  |                             |              |                      |
|     | Total Site Area                     | 203.923,7 |       |                       |                      |                  |                             |              |                      |

8. Project duration and implementation schedule; preliminary investment phasing plan or project component division (if any); project implementation schedule for each stage (if any);

- Project operating period: 50 years from the date the competent authority approves the project investor.

- Project implementation schedule:

+ Capital contribution schedule and projected capital mobilization schedule:

Capital contributed by the project investor: a minimum of 15% of the total investment capital, to be contributed within 60 months from the date the competent authority approves the project investor.

Credit loans and other legally mobilized capital: a maximum of 85% of the total investment capital, to be mobilized within 60 months from the date the competent authority approves the project investor.

+ Construction progress and commissioning of the project:

Investment progress: Project completion within 60 months (5 years) from the date of approval of the project investor by the competent authority:

Month 1 – Month 18: Completion of legal procedures, compensation and land clearance, completion of land procedures;

Month 19 – Month 57: Investment and construction completion of the technical infrastructure system and architectural works belonging to the project according to the detailed regulations approved by the competent authority;

Months 58-60: Completion of all items, organization of acceptance testing, handover and commissioning of works according to regulations and putting the entire project into operation.

- Preliminary investment phasing plan or project component division: None

(Investment phasing, investment progress, and business progress are specified in the project's feasibility study report, in accordance with the project's progress and implementation time as approved in the investment policy approval decision; and are prepared, submitted, and approved according to construction law regulations).

9. Name of the bidding party: Hung Yen Provincial Department of Construction

10. Form and method of investor selection:

- Form of investor selection: International open bidding.

- Method of investor selection: One-stage, one-envelope bidding.

## **II. Project Implementation Requirements**

When bidding, investors must submit proposals (explanations, spreadsheets, drawings, etc.) outlining solutions for project implementation according to the following requirements. The investor's proposal must comply with relevant laws, meet the requirements of the investment policy, and conform to the approved zoning plan.

### **1. Technical Evaluation Criteria**

1.1. Requirements for the suitability of the investment plan proposed by the investor: The investor must propose the scope, scale, preliminary total cost of project implementation, time, schedule, phased investment in construction, spatial organization and architectural design, and landscape design, ensuring consistency with the overall project. Simultaneously, the following requirements must be met:

- Regarding the scope and scale of the project: The investor must propose the construction of all facilities within the project boundaries as stipulated in the Decision approving the investment policy, ensuring a comprehensive and modern system (including

connecting the road network (ensuring continuity and avoiding obstructions), parks, public works, and technical infrastructure systems... so that residents in the surrounding area can access the project's regional social infrastructure; arranging collection points for surface water, wastewater, and waste from existing residential areas into the project according to the approved zoning plan, minimizing environmental pollution and localized flooding).

- Regarding the preliminary total cost of project implementation: The preliminary total investment cost proposed by the investor must include all cost items as stipulated by construction law, investment law, and other relevant laws, consistent with the investor's technical proposal. Investors are encouraged to propose high-quality construction projects.

The preliminary cost estimate for the project includes clearly presented spreadsheets, consistent with the data and calculation results, along with explanations of the legal basis and specific calculation methods.

- Regarding the timeframe, progress, and phased investment in construction: The project must not exceed the timeframe and progress stipulated in the Investment Approval Decision. Investors are encouraged to shorten the project implementation time.

- Regarding the spatial organization and architectural/landscape design: The investor's proposal must include explanations and (color printed) drawings of the spatial organization and architectural/landscape design in accordance with the laws on planning and construction. Investors may research and propose designs that are civilized, modern, and integrated with the ecological environment of the area, incorporating local characteristics.

- Investors may propose solutions applying advanced technology, high technology, environmentally friendly technology, and the best existing techniques to minimize environmental pollution for the project.

1.2. Requirements for compliance with investment and business conditions as prescribed by investment law, industry and sector management law; requirements for organizational and operational business plan

1.2.1. Requirements for compliance with investment and business conditions as prescribed by investment law, industry and sector management law

The investor meets the investment and business conditions as prescribed in Article 9 of the Law on Real Estate Business 2023 and related legal documents. The investor commits to meeting the conditions as prescribed.

1.2.2. Requirements for Operational and Business Plans

The investor shall propose an operational plan for all works within the project, and a business plan for works built on the land allocated for which land use fees have been collected, ensuring efficiency and compliance with legal regulations. For internal roads and

social infrastructure works at the unit/housing group level: The investor may develop a plan for post-investment exploitation, management, and operation for submission to the competent authority for decision.

1.3. Requirements regarding the synchronization of technical and social infrastructure systems with housing according to the regulations of the law on construction, urban management, and housing for new construction or urban renovation and upgrading; requirements regarding the conformity of the investment plan proposed by the investor with the housing development program and plan.

#### 1.3.1. Requirements for the Synchronization of the Project's Technical Infrastructure System

Transportation works, technical infrastructure, parking lots: The investor is responsible for constructing the works according to the approved detailed construction plan; handing over the land for the construction of transportation works, technical infrastructure, and parking lots to the local government for management after investment and construction in accordance with the law.

#### 1.3.2. Requirements for the Synchronization of the Project's Social Infrastructure System

Parks, green spaces, flower gardens, water features, etc.: The investor is responsible for constructing the works according to the approved detailed construction plan; handing over the land for the construction of parks, green spaces, flower gardens, water features, etc. to the local government for management after investment and construction in accordance with the law.

1.3.3. Requirements regarding the suitability of the investment plan with the housing development program and plan:

1. Investment plan must be consistent with the Housing Development Plan and Housing Development Program approved by the People's Committee of Hung Yen province;

2. Social evaluation criteria:

2.1. Requirements regarding compensation, support, and resettlement plans and costs:

Investors must provide a detailed explanation of the compensation, support, and resettlement plans and costs in accordance with land law regulations, ensuring they are complete, reasonable, and feasible for project implementation.

Investors may propose additional support plans.

When bidding, investors must commit to covering all costs for land clearance.

2.2. Requirements regarding the ability to contribute to social welfare for local workers

The investor proposes a plan (explanation) for contributing to social welfare for local workers through the use of local labor, human resource training, in accordance with the needs of the locality where the project is implemented.

### 3. Environmental assessment standards

The investor proposes (explanation) the land use indicators, the coefficient of efficient and economical land use in accordance with the law on land, construction, and planning.

The investor proposes a plan (explanation) for compliance with State regulations on environmental protection, the Environmental Impact Assessment Report approved by the competent authority, and ensures:

- Implementation of environmental protection measures, including measures to control dust, noise, treatment, cleaning and collection of waste and refuse on-site. For road construction and other urban construction projects, regulations on environmental sanitation, public order, and urban security must be followed.

- Construction materials and waste must be properly covered during transportation, and regulations on waste and refuse transportation must be followed.

- The contractor is legally responsible and liable for compensation for damages caused by their negligence that result in environmental pollution during construction. Environmental restoration and clearing of rivers, canals, ponds, and lakes must be carried out after construction is completed.

- Organizations and individuals must prevent the discharge of pollutants into the air and water, or the dumping of solid waste and hazardous waste into the handed-over land area, causing adverse environmental impacts that delay or affect the construction of the project.

### 4. Other Requirements

#### 4.1. General Requirements

- Technical requirements to ensure compliance with investment objectives, investment scale, land use purposes; approved planning indicators, and current land status:

- + Inherit and adhere to the orientations of the approved zoning plan.

- + Ensure consistency from the overall urban space to the specific space of each building; maintain architectural and urban landscape continuity and suitability to the natural conditions of the area.

- + Comply with the overall land use plan and the control indicators established in the approved overall plans.

+ Comply with current regulations, standards, and norms of the State in the investment and construction of the project.

- Environmental and safety requirements as stipulated by environmental law:

+ Environmental requirements: The investor must commit to preparing an environmental impact assessment report and complying with the contents of the environmental impact assessment report throughout the construction, operation, and management of the project in accordance with current regulations.

+ Safety requirements: The investor must have specific measures to ensure safety in the construction, operation, exploitation, and use of the project, as well as fire and explosion prevention in accordance with current regulations.

- Risk management plan of the investor during project implementation: The investor is responsible for proposing risk management measures during project implementation with the following contents:

+ Preliminary identification of some risks during project implementation;

+ Proposal for a risk mitigation plan during project implementation.

- Other requirements related to the industry and field of the project, as well as the specific conditions of the project, shall be implemented in accordance with current regulations.

#### 4.2. Other Project Requirements

- The investor must fully comply with the requirements in Clause 1, Article 2 of the Decision approving the investment policy.

- The investor must develop a plan to mobilize sufficient capital (including equity capital and other legally raised capital) to implement the project, ensuring it is completed according to the approved schedule and maximizes the investment efficiency of the project.

### **III. Requirements regarding the investor's financial obligations**

The investor is responsible for allocating sufficient capital to implement the project; and based on the characteristics and nature of each project, the investor shall fulfill the following requirements:

For mixed-use urban development projects and rural residential area projects, the investor shall fulfill the following requirements:

#### **1. Value of contributions to the state budget.**

The investor shall pay the value of contributions to the state budget as proposed in the bid document to the competent state management agency based on the agreed schedule in the contract. The value of contributions to the state budget shall be determined based on the

M ratio proposed by the investor in the bid document and the land use fee and land lease fee that the winning bidder must pay according to the provisions of land law.

2. The investor shall pay the land use fee and land lease fee according to the value and time specified in the land lease contract and land allocation decision.

### 3. Project Capital Allocation

- After being allocated or leased land, the investor is responsible for allocating sufficient capital to implement the project.

- The handling of violations of land law (including failure to fulfill obligations to the State and delays in project implementation) shall be carried out in accordance with the Land Law and related regulations.

### PART 3. DRAFT CONTRACT AND CONTRACT FORM

*Based on the guidelines for drafting investment project contracts stipulated in the Government Decree detailing and implementing the Law on Bidding regarding investor selection, and depending on the nature, scale, and specific field of the project, the competent authority, the bidding party, and the expert team shall draft the contract and contract forms and attach them to the bidding documents. The draft contract includes clauses to serve as the basis for the parties to negotiate, finalize, sign, and execute the contract, ensuring a clear division of responsibilities, risks, rights, and legitimate interests of the contracting parties in accordance with the laws on bidding, investment, industry and sector management, and other relevant laws.*

| Content of the contract      | Explanation of terms                                                           |
|------------------------------|--------------------------------------------------------------------------------|
| Parties signing the contract | Includes the contracting authority, investor, and economic organization if any |
| Agency signing the contract  | According to Clause 3, Article 71 of the 2023 Bidding Law                      |
| Investor                     | According to Clause 25, Article 4 of the 2023 Bidding Law                      |

### ABBREVIATIONS

| Content of words                                                                                                                                                                                                                                                                                                                       | Content of words           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Competent Authority                                                                                                                                                                                                                                                                                                                    | Competent Authority        |
| Contract Signing Authority                                                                                                                                                                                                                                                                                                             | Contract Signing Authority |
| Contract Signing Parties                                                                                                                                                                                                                                                                                                               | Contract Signing Parties   |
| Investor                                                                                                                                                                                                                                                                                                                               | Investor                   |
| Economic Organization                                                                                                                                                                                                                                                                                                                  | Economic Organization      |
| Law on Bidding dated June 23, 2023                                                                                                                                                                                                                                                                                                     | Procurement Law 2023       |
| Law amending and supplementing a number of articles of the Law on Planning, the Law on Investment in the form of Public-Private Partnership and the Law on Bidding dated November 29, 2024                                                                                                                                             | Law No. 57/2024/QH15       |
| Law amending and supplementing a number of articles of the Law on Bidding, the Law on Investment in the form of Public-Private Partnership, the Customs Law, the Value Added Tax Law, the Export and Import Tax Law, the Investment Law, the Public Investment Law, the Law on Management and Use of Public Assets dated June 25, 2025 | Law No. 90/2025/QH15       |
| Law on Investment dated June 17, 2020                                                                                                                                                                                                                                                                                                  | Investment Law             |

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## PART I. AGREEMENT OF THE PARTIES ON THE CONTRACT

\_\_\_\_, date \_\_\_\_ month \_\_\_\_ year \_\_\_\_

Contract No.: \_\_\_\_

Project: Investment Project for Construction of a New Ecological Urban Area in Nghia Tru Commune, Hung Yen Province

*Pursuant to the Law on Construction dated June 18, 2014; and the Law amending and supplementing a number of articles of the Law on Construction No. 62/2020/QH14 dated June 17, 2020;*

*Pursuant to the Law on Investment No. 62/2020/QH14 dated June 17, 2020;*

*Pursuant to the Law on Bidding No. 22/2023/QH15 dated June 23, 2023; the Law amending and supplementing a number of articles of the Law on Planning, the Law on Public-Private Partnership Investment, and the Law on Bidding dated November 29, 2024 (Law No. 57/2024/QH15); and the Law amending and supplementing a number of articles of the Law on Bidding, the Law on Public-Private Partnership Investment, the Law on Customs, the Law on Value-Added Tax, the Law on Export and Import Duties, the Law on Investment, the Law on Public Investment, and the Law on Management and Use of Public Assets dated June 25, 2025 (Law No. 90/2025/QH15);*

*Pursuant to the Law on Housing No. 27/2023/QH15 dated November 27, 2023;*

*Pursuant to the Land Law No. 31/2024/QH15 dated January 18, 2024;*

*Pursuant to the Law amending and supplementing a number of articles of the Land Law No. 31/2024/QH15, the Law on Housing No. 27/2023/QH15, the Law on Real Estate Business No. 29/2023/QH15, and the Law on Credit Institutions No. 32/2024/QH15 (Law No. 43/2024/QH15 dated June 29, 2024);*

*Pursuant to Decree No. 115/2024/ND-CP dated September 16, 2024 of the Government detailing a number of articles and measures for implementation of the Law on Bidding regarding investor selection for land-use projects;*

*Pursuant to Decree No. 225/2025/ND-CP dated August 15, 2025 of the Government amending and supplementing a number of articles of decrees detailing the implementation of the Law on Bidding regarding investor selection;*

*Pursuant to Decree No. 226/2025/ND-CP dated August 15, 2025 of the Government amending and supplementing a number of articles of decrees detailing the implementation of the Land Law;*

*Pursuant to Decree No. 123/2024/ND-CP dated October 4, 2024 of the Government on administrative sanctions in the field of land;*

*Pursuant to Circular No. 05/2024/TT-BXD dated July 31, 2024 of the Ministry of Construction detailing a number of articles of the Law on Housing;*

*Pursuant to Circular No. 98/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance prescribing standard bidding documents for investor selection for PPP projects and investment business projects, and the provision and publication of information on PPP investment and investor selection on the National E-Procurement System;*

*Pursuant to Decision No. 489/QĐ-TTg dated June 10, 2024 of the Prime Minister approving the Hung Yen Provincial Planning for the period 2021–2030, with a vision to 2050;*

*Pursuant to Resolutions of the Provincial People's Council: No. 520/2024/NQ-HĐND dated December 11, 2024 on criteria for deciding implementation of bidding for land-use investment projects in Hung Yen Province; and No. 577/NQ-HĐND dated April 11, 2025 on promulgating the list of land areas for investor selection bidding for land-use investment projects in the province;*

*Pursuant to Decision No. 21/QĐ-UBND dated February 03, 2026 approving the investment policy for the project "Investment for Construction of a New Ecological Urban Area in Nghia Tru Commune, Hung Yen Province";*

*Pursuant to (1) \_\_\_\_;*

*Pursuant to Decision No. \_\_\_\_ dated \_\_\_\_ month \_\_\_\_ year \_\_\_\_ of \_\_\_\_ approving the results of investor selection for \_\_\_\_ [insert package name], and the Notice of Award No. \_\_\_\_ dated \_\_\_\_ month \_\_\_\_ year \_\_\_\_ issued by the Procuring Entity;*

*Pursuant to the Minutes of Contract Negotiation dated \_\_\_\_ month \_\_\_\_ year \_\_\_\_;*

*Pursuant to Document No. \_\_\_\_ dated \_\_\_\_ month \_\_\_\_ year \_\_\_\_ of \_\_\_\_ regarding the notification of acceptance of the Bid and contract award;*

**We, representing the contracting parties, include:**

**1. Contracting Authority/Tendering Party (One party to the contract):**

Name of Contracting Authority:

Address:

Telephone:

Fax:

E-mail:

Representative:

Position:

Authorization letter for signing contracts No. \_\_\_\_\_ dated \_\_\_\_\_ month \_\_\_\_\_ year \_\_\_\_\_ (if authorized).

**2. Investors and Economic Organizations (in case of establishment) (As a party to the contract):**

**2.1. Investor:**

Trade name: *[Enter the investor's trade name]*

Business registration certificate number: Address:

Telephone:

Fax:

E-mail:

Representative:

Position:

Authorization letter for signing the contract number \_\_\_\_\_ dated \_\_\_\_\_ month \_\_\_\_\_ year \_\_\_\_\_ *(if authorized)*.

**2.2. Economic Organization:**

Trade Name: *[Enter the trade name of the economic organization]*

Business Registration Certificate No.:

Address:

Telephone:

Fax:

E-mail:

Representative:

Position:

The above parties agree to sign this Contract to implement the project \_\_\_\_\_ *[Enter the name of the project]* with the following contents:

**Article 1. Contract Document Components**

1.1. The contract documents and their legal priority order are as follows:

- a. Contract including general and specific conditions;
- b. Contract appendix (if any);
- c. Contract negotiation minutes;
- d. Decision approving the results of investor selection;
- e. Bid documents and clarification documents of the selected investor;

f. Invitation to bid documents and amendments/supplements to the invitation to bid documents;

g. Relevant documents.

## 1.2. Priority Order of Documents

The documents constituting this Contract are mutually interpretable and consistent. If any point is unclear or inconsistent, the Parties are responsible for discussing and reaching a consensus. In the event that the Parties cannot reach an agreement, the priority order of the documents constituting the Contract for resolving the disagreement shall follow the order of arrangement in Clause 1.1 above.

In case of any ambiguity or inconsistency in the Contract, the specific clause shall take precedence for interpretation and application.

## Article 2. Contract Term:

The contract term is \_\_\_\_\_ *[specify the contract execution time in accordance with the provisions of the bid documents and the results of negotiations and contract finalization between the two parties]*.

## Article 3. Contract Validity

1. The contract is effective from \_\_\_\_\_ *[specify the effective date of the contract]*.

2. The contract expires after the two parties proceed with contract liquidation in accordance with the law.

The contract is drawn up in \_\_\_\_\_ copies. The contracting authority keeps \_\_\_\_\_ copies, and the investor keeps \_\_\_\_\_ copies. All copies of the contract have equal legal validity.

**LEGAL REPRESENTATIVE OF THE  
INVESTOR <sup>(2)</sup>**

*[name, title, signature and seal]*

**LEGAL REPRESENTATIVE OF THE  
CONTRACT-SIGNING AUTHORITY**

*[name, title, signature and seal]*

**LEGAL REPRESENTATIVE OF THE  
ECONOMIC ORGANIZATION**

*[name, title, signature and seal]*

*Note:*

*(1) Update current documents related to the contract.*

*(2) In the case of a consortium of contractors, the contract must include information of all members of the consortium. The legal representative of each member of the consortium must sign and seal the contract.*

## PART II. GENERAL CONDITIONS OF THE CONTRACT

|                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>I. EXPLANATION OF TERMS</b>                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Article 1. Definitions and abbreviations of concepts and terms used in the project contract.</b> | The definitions and abbreviations of concepts and terms used in the project contract, in accordance with current legal regulations and the specific context of the project, are stipulated in the Terms and Conditions.                                                                                                                                                                                                                                                                                  |
| <b>II. PROJECT OBJECTIVES AND SCOPE</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Article 2. General objectives and specific objectives of the project</b>                         | The overall and specific objectives of the project are stipulated in the Terms and Conditions.                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Article 3. Scale and capacity</b>                                                                | The scale and capacity of the project are specified in the project conditions.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Article 4. Total investment capital</b>                                                          | The total investment capital of the Project is the preliminary total cost of project implementation, compensation, support, and resettlement costs (if any), and other costs as stipulated by the law governing the industry and sector (if any), as determined in the bidding documents. This does not include land use fees, land lease fees under land law, and other costs to support the investment and business activities of the project, which are detailed in the Project Terms and Conditions. |
| <b>III. PROJECT LOCATION</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Article 5. Project implementation location</b>                                                   | Project location: Nghia Tru commune, Hung Yen province<br>- Area: approximately 20.39 hectares                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>IV. CONTRACT TERM AND PROJECT IMPLEMENTATION SCHEDULE</b>                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Article 6. Project contract term and project implementation schedule</b>                         | 6.1. The project contract term is calculated from the time the investment project contract becomes effective until the investor fulfills its obligations to fulfill the commitments proposed in the bid documents and other obligations as agreed upon by the parties in the investment project contract. This includes determining the project implementation schedule in the Terms and Conditions.<br>6.2. The project implementation schedule includes the                                            |

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|                                                                                                     | <p>following timeframes:</p> <p>(a) Within a maximum of 60 months from the date of issuance of the decision recognizing the winning bid or other timeframe as stipulated in the Terms and Conditions, the competent People's Committee must complete the compensation and resettlement support to allocate land or lease land as stipulated in Clause 8, Article 126 of the Land Law, except in cases of delay due to the fault of the investor/financial institution as stipulated by law;</p> <p>(b) The project implementation period is stipulated in the Terms and Conditions;</p> <p>(c) The Project's operating period is [50] years as stipulated in the Investment Policy Approval Document or the Bidding Document.</p> <p>In case of adjusting the project implementation schedule without changing the Project Contract Term, the Investor/Engineering Organization shall carry out procedures in accordance with investment law, construction law and other relevant laws.</p> |
| <p><b>Article 7. Cases, conditions, and procedures for adjusting the project contract term.</b></p> | <p>Adjustments to the Project Contract Term (if any) shall be made in accordance with the following provisions:</p> <p>7.1. The Project Contract Term shall be adjusted in the cases stipulated in the Terms and Conditions;</p> <p>7.2. Adjustments to the Project Contract Term shall be agreed upon by the Parties and established in an Appendix to this Contract;</p> <p>7.3. Adjustments to the Project Implementation Term and Project Implementation Schedule shall be made in accordance with the provisions of this Contract and in compliance with investment law and other relevant laws.</p>                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Article 8. Agreement on contract amendment when adjusting the project contract term.</b></p>  | <p>Agreements regarding contract amendments when adjusting the project contract term shall be made in accordance with the provisions of Section X of this Contract.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>V. COMPENSATION, SUPPORT, RESETTLEMENT, LAND ALLOCATION AND</b></p>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**LEASING SCHEDULE, LAND USE CONDITIONS, WATER SURFACE USE, OTHER RESOURCES AND RELATED WORKS**

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| <b>Article 9. Compensation, support, resettlement plan and organization of auxiliary construction works (if any)</b>                                                                                                                       | Compensation, support, land clearance, and resettlement are carried out by competent state agencies in accordance with land law and other relevant legal regulations. The compensation, support, resettlement plan and the organization of auxiliary construction (if any) are stipulated in the Terms and Conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Article 10. Rights and obligations of the parties in organizing compensation, support, resettlement, land allocation, land leasing, and monitoring and inspection of the implementation of compensation, support, and resettlement.</b> | The rights and obligations of the parties in organizing compensation, support, resettlement, and completing procedures for land allocation, land leasing, and monitoring and inspecting the implementation of compensation, support, and resettlement are stipulated in the Terms and Conditions of the Agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Article 11. Obligations of the parties in ensuring the arrangement of funds to pay for compensation, support, and resettlement costs.</b>                                                                                               | The obligations of the parties in ensuring the arrangement of funds to pay for compensation, support, and resettlement costs are stipulated in the Terms and Conditions of the Agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Article 12. Conditions for the use of land, water surface, other resources, or related structures.</b>                                                                                                                                  | <p>12.1. The use of land and resources must comply with relevant laws, including but not limited to land law, laws on resource protection, environmental protection, and mineral resources. The use of land, water, other resources, or related structures as stipulated in this Contract exists solely for the purpose of implementing the Project.</p> <p>12.2. In the event that, for the purposes of the Project, the Investor/Engineering Organization needs to exercise rights related to access land, water, other resources, or structures and infrastructure outside the Project scope, the Contract Management Authority will provide maximum support to the Investor/Engineering Organization in requesting consideration and decision from the competent local authorities. In this case, the Investor/Engineering</p> |

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|                                                                                                                                                                                                                                         | <p>Organization shall bear all costs related to or arising from accessing land outside the Project scope.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Article 13. Regulations on the excavation and handling of fossils, artifacts, architectural structures, or other objects in the project area and the rights and obligations of the parties with respect to these objects.</b></p> | <p>13.1. In the event that the Investor/Engineering Institution discovers fossils, artifacts, or archaeological structures during the execution of this Contract, the Investor/Engineering Institution shall comply with the relevant provisions of Vietnamese law.</p> <p>13.2. Upon discovering any fossils, artifacts, or archaeological structures within the Project area, the Investor/Engineering Institution shall:</p> <p>(a) Immediately notify the Project Management Authority of this matter.</p> <p>(b) Take preventative and precautionary measures to prevent the removal or damage of the fossils, artifacts, or archaeological structures and shall comply with any requests from the Project Management Authority regarding the inspection and handling of such fossils, artifacts, or archaeological structures.</p> <p>(c) Take all necessary steps to preserve the objects in the same location and conditions as when they were found.</p> <p>(d) Promptly and carefully comply with any instructions given by the Project Management Authority. (e) Comply with any legal regulations or requirements of the relevant state authorities regarding the preservation of the discovery.</p> <p>(f) If the competent authority requests it, the Investor/Engineering Firm shall allow the competent authority or state agency access to the site for the purpose of relocating or processing the discovery.</p> <p>13.3. If the Investor/Engineering Firm takes necessary actions as stipulated in this Article that cause a delay in the performance of the Contract, the Investor/Engineering Firm shall still be obligated to perform the Contract until completion, and the Project Implementation Period shall be extended accordingly in accordance with the provisions of this Contract.</p> <p>13.4. Costs for implementing measures related to the</p> |

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|                                                                                                                                                             | processing of fossils, artifacts, and archaeological works shall be implemented in accordance with relevant laws.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Article 14. Timing and schedule of land allocation and leasing; rights and obligations of the parties in managing and using the allocated land area.</b> | <p>14.1. After completing compensation, support, and resettlement according to the approved plan, the investor/economic entity will be allocated land or leased land in accordance with the schedule and form stipulated in the Terms and Conditions of the Project.</p> <p>14.2. The rights and obligations of the parties in managing and using the allocated land area are stipulated in the Terms and Conditions of the Project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Article 15. Responsibilities of each party in case of breach</b>                                                                                         | Each party's responsibilities in case of violations of the provisions on compensation, support, resettlement; progress of land allocation, land leasing, land use, water surface, other resources and related works are stipulated in the Terms and Conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>VI. IMPLEMENTATION OF THE INVESTOR'S PROPOSED PLAN REGARDING LAND USE EFFICIENCY, SOCIAL ASSISTANCE VALUE, OR OTHER SOCIAL WELFARE ACTIVITIES</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Article 16. The percentage of state budget contributions proposed by the investor in the bid; payment schedule and method.</b>                           | <p>16.1. The rate of payment to the state budget by the investor is based on the decision approving the results of the investor selection and the results of contract negotiations.</p> <p>The value of payment to the state budget is determined based on the rate M proposed by the investor in the bid documents and the land use fee and land lease fee that the winning investor must pay according to the provisions of land law, based on the following formula:</p> <p>Value of payment to the state budget at the time of payment of land use fee and land lease fee = M x Land use fee and land lease fee payable by the investor at the time of payment of land use fee and land lease fee</p> <p>16.2. The value specified in point 16.1 of this article shall be paid into the state budget in the form, order, procedures and deadlines for payment of land use fee and land lease fee as prescribed by land law. This value is independent of the investor's obligation to pay land use fees, land lease fees, and</p> |

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|                                                                                                                               | <p>other financial obligations to the state budget as prescribed by law.</p> <p>16.3. The value, schedule, and form of payment to the state budget proposed by the investor are stipulated in the Terms and Conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Article 17. Responsibilities of the investor in case of violation of the above obligations.</b>                            | The investor/financial institution's responsibility in case of violation of the above obligations is stipulated in the Terms and Conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>VII. ECONOMIC ORGANIZATIONS ESTABLISHED BY INVESTORS TO MANAGE INVESTMENT PROJECTS USING LAND</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>In the case where an economic organization has already been established:</i>                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Article 18. Organizational and operational models of economic organizations; Charter capital of economic organizations</b> | <p>18.1. The winning bidder, or the economic organization established by the winning bidder, shall implement the investment project using land in accordance with the contract, laws on enterprises, investment, construction, land, real estate business, and other relevant laws.</p> <p>18.1. Charter capital of the Economic Organization:</p> <p>(a) The investor is responsible for contributing equity capital to the charter capital of the Economic Organization in accordance with the provisions of enterprise law. If the charter capital of the Economic Organization is lower than the equity capital committed to the Project as stated in the bid, the investor must commit to raising and implementing a roadmap for increasing the charter capital of the Economic Organization in accordance with the law and this Contract.</p> <p>(b) In all cases, the investor commits to ensuring sufficient equity capital contribution to the Economic Organization to meet the conditions for land allocation and land lease in accordance with the provisions of land law.</p> <p>(a) (c) The transfer or adjustment (increase/decrease) of the Investor's capital contribution in the Economic Corporation must be carried out in accordance with the law but must not affect the rights and obligations committed in the Bid and this Contract.</p> |

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| <p><b>Article 19. Commitment that the economic organization established by the investor will inherit the rights and obligations to implement the investment project that the investor has committed to in Clause VIII of this Contract.</b></p> | <p>The economic organization established by the winning bidder has the following rights and obligations:</p> <ul style="list-style-type: none"> <li>a) To be allocated land or leased land by the State to implement investment projects using land in accordance with the law on land;</li> <li>b) To inherit the rights and obligations of the winning bidder as committed in the bid documents and stipulated in the project contract;</li> <li>c) To fulfill financial obligations regarding the payment of land use fees and land lease fees in accordance with the law on land.</li> </ul> |
| <p><i>In cases where an economic organization has not yet been established:</i></p>                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Article 18. The economic organization established by the investor shall inherit the rights and obligations to implement the investment project that the investor has committed to in Section VIII of this Contract.</b></p>               | <p>The economic organization established by the winning bidder has the following rights and obligations:</p> <ul style="list-style-type: none"> <li>a) To be allocated land or leased land by the State to implement investment projects using land in accordance with the law on land;</li> <li>b) To inherit the rights and obligations of the winning bidder as committed in the bid documents and stipulated in the project contract;</li> <li>c) To fulfill financial obligations regarding the payment of land use fees and land lease fees in accordance with the law on land.</li> </ul> |
| <p><b>Article 19. Procedures for amending contracts to add the name, rights, obligations, and responsibilities of economic organizations established by investors.</b></p>                                                                      | <p>The procedure for amending the contract to add the name, rights, obligations, and responsibilities of the economic organization established by the investor is stipulated in the Terms and Conditions of Contract.</p>                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>VIII. OBLIGATIONS OF INVESTORS/FINANCIAL ENGINEERING</b></p>                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Article 20. Deposit of performance guarantee</b></p>                                                                                                                                                                                      | <p>20.1. Form of performance guarantee as stipulated in the Terms and Conditions.</p> <p>20.3. Value of the performance guarantee as stipulated in the Terms and Conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                                                                                                                                                                                | <p>20.3. Deadline for submitting the performance guarantee as stipulated in the Terms and Conditions.</p> <p>20.4. The Contract Termination Authority shall return the performance guarantee to the Investor/Economic Institution within 30 days from the date the Parties sign this Contract Termination Agreement or in other cases as agreed upon by the Parties. The Investor/Economic Institution shall not be entitled to a refund of the performance guarantee in the following cases:</p> <p>(a) Refusal to perform the contract when the Contract has come into effect;</p> <p>(b) Violation of the agreement in the Contract that gives Party A the right to demand the performance guarantee;</p> <p>(c) Refusal to extend the validity of the performance guarantee before all commitments under the Contract have been fulfilled.</p> <p>2.5. In the event that the Investor/Engineering Institution changes the guarantor, it must be approved by the Contract Management Authority based on its suitability with the responsibilities for fulfilling the rights and obligations of the Contract, ensuring that it does not affect the performance of this Contract.</p> |
| <p><b>Article 21. Advance funding for compensation, support, and resettlement as required by competent state agencies based on approved compensation, support, and resettlement plans.</b></p> | <p>21.1. The investor/financial institution is responsible for providing capital to carry out compensation, support, and resettlement as required by the competent state agency based on the approved compensation, support, and resettlement plan;</p> <p>21.2. If, after 6 months from the date of receiving the request from the competent state agency, the investor/financial institution fails to provide sufficient capital to carry out compensation, support, and resettlement, the competent state agency shall decide to cancel the winning bid.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Article 22. Payment of land use fees and land rent in accordance with the law on</b></p>                                                                                                 | <p>22.1. Investors/Economic Organizations are responsible for paying land use fees and land lease fees in accordance with the land law.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| land.                                                                                                                                 | 22.2. For land areas leased from the State, the form of land lease payment (one-time or annual) and the payment schedule are stipulated in the Terms and Conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Article 23. Implementation of the investor's proposed plan on land use efficiency.</b>                                             | The investor/financial institution is responsible for implementing the investor's proposed plan regarding land use efficiency in accordance with the contents of Section VI of this Contract.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Article 24. Exercise of other rights and obligations</b>                                                                           | <p>24.1. The investor/construction company is responsible for fulfilling other commitments proposed in the bid documents.</p> <p>24.2. The investor/construction company shall implement the project according to the plan approved by the competent state agency, meet the committed schedule, ensure safety and environmental protection, and comply with relevant laws on investment, construction, land, environment, taxation, and industry/sector management laws.</p> <p>24.3. The investor/construction company shall fulfill commitments regarding the application of the best existing technologies and techniques to minimize environmental pollution, commitments on technology transfer, and the implementation of high-tech activities as proposed in the bid documents to receive preferential treatment in the bidding process.</p> <p>24.4. The investor/construction company is responsible for paying for the assets attached to the land and reimbursing the remaining value of the assets attached to the land in accordance with the law on the management and use of public assets. 24.5. Investors/Technical Institutions exercise other rights and obligations as stipulated in the Terms and Conditions and as agreed upon (if any).</p> |
| <b>IX. RESPONSIBILITIES OF THE AUTHORIZED PERSON OR THE TENDERING PARTY IN CASES WHERE THE AUTHORIZED PERSON TO SIGN THE CONTRACT</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Article 25. Implementation of compensation, support,</b>                                                                           | Within 36 months from the date of issuance of the decision recognizing the winning bid or other period as stipulated in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| <b>and resettlement</b>                                                                                                   | the contract signed with the competent state agency, the competent People's Committee must complete the compensation and resettlement support to allocate land or lease land to the investor as prescribed in Clause 8, Article 126 of the Land Law 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Article 26. Exercise of other rights and obligations</b>                                                               | 26.1. Coordinate with the investor/technical institution to implement the land use efficiency plan as stipulated in Section 6 of this Contract;<br>26.2. Perform other rights and obligations as prescribed in the Terms and Conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>X. AMENDMENT OF PROJECT CONTRACT</b>                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Article 27. Specific identification of force majeure events and handling procedures in the event of force majeure.</b> | 27.1. Force majeure events may include, but are not limited to, unusual events or circumstances of the types specified in the Terms and Conditions of Account.<br>27.2. The condition for defining a force majeure event is that it occurs objectively, is unforeseeable, and cannot be overcome despite the application of all necessary and possible measures.<br>27.3. The handling procedures in the event of force majeure are specified in the Terms and Conditions of Account.                                                                                                                                                                                                                |
| <b>Article 28. Cases eligible for amendment of project contracts.</b>                                                     | 28.1. Cases considered for contract amendment shall comply with the provisions of Article 76, Law on Bidding 2023.<br>28.2. In the case of transferring investment projects using land as prescribed by the law on investment, enterprises, land, real estate business, management law, industry, sector and other relevant laws; in the case of transferring shares, capital contributions as prescribed by the law on investment, enterprises, land, real estate business, management law, industry, sector and other relevant laws; the dossier, order and procedures for transferring projects, shares, capital contributions shall be carried out in accordance with the provisions of the law. |
| <b>Article 29. Procedures for supplementing the name, rights, obligations, and</b>                                        | 29.1. The procedure for adding the name, rights, obligations, and responsibilities of the economic organization established by the investor in cases where the economic organization has                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| responsibilities of economic organizations established by investors in cases where economic organizations have not yet been established as stipulated in Section VII of this contract; and cases of investment project adjustments that do not lead to adjustments in investment policy. | not yet been established as stipulated in Section VII of this contract is specified in the Terms and Conditions.<br>29.2. Cases of investment project adjustments that do not lead to adjustments in investment policy are governed by investment law.                                                                                               |
| <b>Article 30. Procedures for amending contracts</b>                                                                                                                                                                                                                                     | The procedure for amending the contract is stipulated in the Terms and Conditions.                                                                                                                                                                                                                                                                   |
| <b>XI. TERMINATION OF PROJECT CONTRACT</b>                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                      |
| <b>Article 31. Cases and conditions for termination of project contracts by mutual agreement or early termination.</b>                                                                                                                                                                   | The circumstances and conditions for termination of the project contract by mutual agreement or early termination are stipulated in the Terms and Conditions.                                                                                                                                                                                        |
| <b>Article 32. Rights and obligations of each party upon termination of the project contract according to the agreed-upon timeframe.</b>                                                                                                                                                 | The rights and obligations of each party upon termination of the project contract according to the agreed-upon timeframe are stipulated in the Terms and Conditions.                                                                                                                                                                                 |
| <b>Article 33. Rights and obligations of each party in case of early termination of the contract.</b>                                                                                                                                                                                    | The rights and obligations of each party in the event of early termination of the contract are stipulated in the Terms and Conditions.                                                                                                                                                                                                               |
| <b>XII. GOVERNING LAW</b>                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                      |
| <b>Article 34. Applicable law to govern project contracts and contracts related to project implementation.</b>                                                                                                                                                                           | 34.1. The governing law of this contract is Vietnamese law.<br>In all cases, the interpretation of this Contract, its Appendices, and related documents signed between the Contracting Authority and the Investor/Engineering Firm shall comply with Vietnamese law and regulations.<br>34.2. For matters not covered by Vietnamese law, the parties |

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|                                                                                                 | <p>shall negotiate and reach a consensus based on international practices that do not conflict with Vietnamese law and harmonize the interests of all contracting parties.</p> <p>34.3. Any issues arising from or related to this Contract that are not specifically stipulated in this Contract shall be governed by the relevant laws and regulations, ensuring the legitimate rights and interests of all parties involved.</p>                                                                                                                                |
| <b>XIII. DISPUTE RESOLUTION</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Article 35. Dispute Resolution Mechanism</b>                                                 | <p>The mechanism for resolving disputes between parties involved in project contracts and disputes between investors/economic organizations and economic organizations participating in project implementation shall be in accordance with the provisions of Article 14 of the Investment Law.</p>                                                                                                                                                                                                                                                                 |
| <b>XIV. CONTRACT TERMINATION</b>                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Article 36. Procedures for implementing contract termination agreements</b>                  | <p>The sequence and procedures for implementing the contract termination agreement are as stipulated in the Terms and Conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Article 37. Rights and obligations of the contracting parties upon contract termination.</b> | <p>The rights and obligations of the parties when terminating a contract shall be governed by the provisions of the Terms and Conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>XV. PENALTY CLAUSES FOR VIOLATIONS AND NON-COMPLIANCE WITH CONTRACT OBLIGATIONS</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Article 38. Cases of violation or non-compliance with the obligations of the parties.</b>    | <p>38.1. Breach of Contract by the Investor/Engineering Institution:</p> <p>The investor/engineering institution shall be subject to contractual penalties when breaching contractual obligations as stated in the Terms and Conditions of Contract.</p> <p>38.2. Breach of Contract by the Contracting Authority:</p> <p>The contracting authority shall be subject to contractual penalties when breaching contractual obligations as stated in the Terms and Conditions of Contract.</p> <p>38.3. Serious breaches by the contracting parties as stipulated</p> |

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|                                                                                                                                                                                             | in the Terms and Conditions of Contract, as prescribed in Clause 2, Article 423 of the Civil Code.                                                                                                                                                             |
| <b>Article 39. Mechanism for resolving cases of breach or non-compliance with contractual obligations.</b>                                                                                  | The mechanism for resolving each case of breach or non-compliance with contractual obligations is as stipulated in the Terms and Conditions of Contract.                                                                                                       |
| <b>Article 40. Penalties for violations by investors who fail to fulfill commitments in their bid documents and project contracts after receiving preferential treatment as prescribed.</b> | Penalties for violations will be imposed on investors who fail to fulfill their commitments in the bid documents and project contract after having received incentives as stipulated in this Decree, as prescribed in the Terms and Conditions of the Project. |
| <b>XV. PENALTY CLAUSE FOR VIOLATIONS AND NON-COMPLIANCE WITH CONTRACT OBLIGATIONS</b>                                                                                                       |                                                                                                                                                                                                                                                                |
| <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and the results of contract negotiations, the parties shall finalize this content).</i>   |                                                                                                                                                                                                                                                                |

### PART III. SPECIFIC CONDITIONS OF THE CONTRACT

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Specific condition 1</b> | <ul style="list-style-type: none"> <li>- Based on current legal regulations, the decision approving the results of investor selection, and the results of contract negotiations, the Bidding Party shall finalize the "Concepts and terms used in the contract":</li> <li>- In this contract template, the following terms are understood as follows: <ul style="list-style-type: none"> <li>+ "Parties" are understood as the Parties signing this Contract, including the competent authority, the Investor/Engineering Organization, and are listed in Section 2 of Part I: Agreement;</li> <li>+ "Competent authority" is: ....;</li> <li>+ "Contract signing authority" is: ....;</li> <li>+ "Investor" (NDT): is ....;</li> <li>+ .....</li> </ul> </li> </ul>                                                                                                                                                                                                                                                             |
| <b>Specific condition 2</b> | <ul style="list-style-type: none"> <li>- To concretize the General Urban Planning of Van Giang, Hung Yen province, approved by the Prime Minister in Decision No. 86/QD-TTg dated February 14, 2023.</li> <li>- To concretize the E3 sub-area planning of Van Giang urban area, approved by the People's Committee of Hung Yen province in Decision No. 1989/QD-UBND dated September 19, 2024.</li> <li>- To invest in the construction of a new mixed-use urban area in Nghia Tru commune, Hung Yen province, with synchronized technical and social infrastructure for sale, lease, and lease-purchase.</li> <li>- To develop a green, ecological urban area in line with the development orientation of Van Giang urban area, contributing to the formation of Van Giang urban area according to the development orientation of Hung Yen province and Nghia Tru commune. The project will create a new, high-class, modern, and complete mixed-use urban area, meeting the needs for housing and utility services.</li> </ul> |
| <b>Specific condition 3</b> | <ul style="list-style-type: none"> <li>* Project Investment Scale:</li> <li>- Project land use scale: approximately 20.39 hectares.</li> <li>- Estimated population: approximately 932 people;</li> <li>- Scale of products and services provided: Commercial housing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                  | <p>(apartments, townhouses, villas, commercial shophouses, etc.); Commercial service area; social infrastructure, technical infrastructure, etc.</p> <p>- Expected construction investment scale: Synchronized investment in construction works according to the detailed plan proposed by the investor, based on compliance with the indicators of the E3 zoning plan, Van Giang urban area, Hung Yen province (scale 1/2000) approved by the People's Committee of Hung Yen province in Decision No. 1989/QĐ-UBND dated September 19, 2024; The project is planned on a land area of 20.39 hectares, including:</p> <p>+ Housing:</p> <p>Investment in the construction of 233 terraced houses with a land area of approximately 2.13 hectares, a building height of 4 floors; and a total construction floor area of approximately 83,762.2 m<sup>2</sup>.</p> <p>Investment in the construction of 43 villas with a land area of approximately 2.04 hectares, a building height of 3 floors; and a total construction floor area of approximately 29,437.5 m<sup>2</sup>.</p> <p>+ Transportation infrastructure, technical infrastructure, parking lots, green spaces, gardens, and water features: The investor is responsible for constructing the project components according to the approved detailed construction plan; and handing over the land used for transportation infrastructure, technical infrastructure, parking lots, green spaces, gardens, and water features to the local government for management after construction, in accordance with the law.</p> |
| <b>Specific condition 4</b>      | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specific condition 6.1</b>    | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specific condition 6.1(a)</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specific condition 6.1(b)</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                | <i>shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Specific condition 7.2</b>  | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific condition 9</b>    | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific condition 10</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific condition 11</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific condition 14.1</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific condition 14.2</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific condition 15</b>   | <p>- In the event that land handover is delayed compared to the approved plan, upon the request of the Investor/Engineering Authority, the competent authority shall consider and approve the adjustment of the Project implementation schedule in accordance with the law. In this case, the parties must prepare an addendum to the contract before implementation.</p> <p>- [Other matters to be negotiated by the parties]</p> |
| <b>Specific condition 16.3</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific condition 17</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                  |
| <b>Specific</b>                | <i>(Based on current legal regulations, the approved investment plan,</i>                                                                                                                                                                                                                                                                                                                                                          |

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| <b>condition 19</b>            | <i>relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Specific condition 20.1</b> | Contract performance guarantee: Investors may submit a performance guarantee letter to ensure their fulfillment of the contract. The performance guarantee letter must be prepared according to Form No. 14, Part 3 – Draft Contract and Contract Forms of the bidding documents, or another form that includes all the basic contents of a performance guarantee approved by the competent authority.<br><i>(Investors must submit a performance guarantee letter from a credit institution or a branch of a foreign bank established under Vietnamese law.)</i> |
| <b>Specific condition 20.2</b> | Value of performance guarantee: VND 16,974,560,000 (In words: Sixteen billion, nine hundred seventy-four million, five hundred sixty thousand dong)                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Specific condition 20.3</b> | The selected investor must provide the performance guarantee before or at the same time the contract becomes effective.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Specific condition 22</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specific condition 24.4</b> | 1. The investor commits to reimbursing the costs incurred in the investor selection process for the project as stipulated in Articles 5 and 6 of Circular No. 08/2022/TT-BTC dated February 9, 2022.<br>2. <i>Other requirements will be finalized by the parties during the contract negotiation process.</i>                                                                                                                                                                                                                                                    |
| <b>Specific condition 26</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specific condition 27.1</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specific condition 27.2</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specific</b>                | <i>(Based on current legal regulations, the approved investment plan,</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| <b>condition 27.3</b>          | <i>relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i>                                                                    |
| <b>Specific condition 29</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 30</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 31</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 32</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 33</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 37</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 38.1</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 38.2</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 38.3</b> | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 39</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |
| <b>Specific condition 40</b>   | <i>(Based on current legal regulations, the approved investment plan, relevant project documents, and contract negotiation results, the parties shall finalize this content.)</i> |

**LETTER OF BID ACCEPTANCE AND CONTRACT AWARD**

(Location), date \_\_\_\_ month \_\_\_\_ year \_\_\_\_

Dear: \_\_\_\_ *[name and address of the winning investor]* (hereinafter referred to as the Investor)

Regarding: Notice of acceptance of bidding documents and award of contract.

Pursuant to Decision No. \_\_\_\_ dated \_\_\_\_ *[write the number, date of signing the decision approving the results of investor selection]* of \_\_\_\_ *[write the name of the competent person]* (hereinafter referred to as the Competent Person) on approving the results of investor selection for the project \_\_\_\_ *[write the name of the project]*, \_\_\_\_ *[write the name of the Procuring Party]* (hereinafter referred to as the Procuring Party) hereby notifies that the competent person has approved the bidding documents and awarded the contract to the Investor to implement the project \_\_\_\_ *[write the name of the project]* with the contract information being \_\_\_\_ *[write the information as follows]*:

a) *For mixed-use urban development projects and rural residential projects, include the following information:*

- *Percentage of contributions to the state budget.*
- *Number of non-commercial public works (if applicable in the bidding documents).*
- *Value of social assistance or other social welfare activities for social protection beneficiaries, determined by monetary value or the number of people supported based on the list of social protection beneficiaries or social assistance activities of the locality where the project is implemented (if applicable in the bidding documents).*

b) *For electricity business investment projects, include the investor's proposal regarding the investment efficiency for the development of the industry/sector as stipulated by the law on electricity.*

c) *For investment projects to construct aviation service facilities at airports, record information on the amount paid to the state budget and the percentage increase proposed by the investor for the project.*

d) *For projects to renovate or rebuild apartment buildings, record information on the handover time for resettlement housing, and record the contract implementation period as \_\_\_\_ [record the contract implementation period in the decision approving the results of the investor selection].*

e) *For projects not falling under the cases specified in points a, b, c, and d above, record one of the following pieces of information:*

- Monetary value paid to the state budget;
- Percentage of revenue paid to the state budget;
- Price of goods and services;
- Number of public works not intended for commercial purposes;
- The value of social assistance or other social welfare activities for social protection beneficiaries, determined by monetary value or the number of people supported based on the list of social protection beneficiaries or social assistance activities of the locality where the project is implemented;
- The type, level of toxicity, and total amount of pollutants discharged into the environment;
- Land use area and land use coefficient.

The Investor's legal representative is requested to negotiate, finalize, and sign the contract with the competent authority, the Bidding Party, according to the following plan:

- Contract finalization time: \_\_\_\_ [specify the time for negotiation and contract finalization], at the location \_\_\_\_ [specify the location for contract finalization], attached with the Draft Contract.

- Contract signing time: \_\_\_\_ [specify the time for contract signing]; at the location \_\_\_\_ [specify the location for contract signing].

The Investor is requested to provide a performance guarantee according to Form No. 14, Part 3 - Draft Contract and Contract Forms of the bidding documents, with an amount of \_\_\_\_ and a validity period of \_\_\_\_ [specify the amount and validity period as stipulated in Section 36.1 of the Bidding Documents].

This document is an integral part of the contract dossier. Upon receiving this document, the Investor must provide written consent to negotiate, finalize, and sign the contract and provide the performance guarantee as required above. The Investor must commit that their current capacity still meets the requirements stated in the tender documents. The competent authority will refuse to negotiate, finalize, and sign the contract with the Investor if it is found that the Investor's current capacity does not meet the project requirements.

If, by \_\_\_\_ [specify the date, within 30 days from the date of issuance of the notification of acceptance of the tender documents and contract award], the Investor fails to negotiate, finalize, and sign the contract or provides the performance guarantee as required above, the Investor will be disqualified and will not receive back the bid guarantee.

#### **Legal representative of the Procuring Party**

[Name, title, signature and seal (if any)]

**CONTRACT PERFORMANCE GUARANTEE <sup>(1)</sup>**

(Location), date \_\_\_\_ month \_\_\_\_ year \_\_\_\_

**To:** \_\_\_\_ [*specify name of the authority competent to sign the contract*]  
 (hereinafter referred to as the Authority competent to sign the contract)

At the request of \_\_\_\_ [*name of investor*] as the investor selected to implement the project \_\_\_\_ [*name of project*] (hereinafter referred to as the Investor) and commits to sign a contract to implement the above project (hereinafter referred to as the Contract); <sup>(2)</sup>

According to the provisions in the bidding documents (*or contract*), the Investor must submit to the competent authority a bank guarantee of a specified amount to ensure its obligations and responsibilities in implementing the Contract;

We, \_\_\_\_ [*insert name of bank*] located in \_\_\_\_ [*insert name of country or territory*] with registered office at \_\_\_\_ [*insert address of bank* <sup>(3)</sup>], hereby undertake to guarantee the performance of the Contract by the Investor in the amount of \_\_\_\_ [*insert value in figures, in words and currency as required in Section 36.1 of the DT*].

We hereby unconditionally and irrevocably undertake to pay the Contracting Authority an amount or amounts in the total amount of \_\_\_\_ [*write in words*] [*write in figures*] as stated above, upon receipt of a written notice from the Contracting Authority notifying the Investor of a breach of the Contract within the validity period of the Contract performance guarantee.

This guarantee is effective from \_\_\_\_ until \_\_\_\_ .<sup>(4)</sup>

**Legal representative of the bank**

[*name, title, signature and seal*]

**Note:**

(1) Only applicable in cases where the contract performance security measure is a letter of guarantee from a bank or credit institution.

(2) If the guaranteeing bank or credit institution requires a signed contract before issuing a guarantee, the Procuring Party shall report to the competent authority signing the contract for consideration and decision. In this case, the above paragraph can be revised as follows:

“At the request of \_\_\_\_ [*name of investor*], the winning investor of the project \_\_\_\_ [*name of project*] (hereinafter referred to as the Investor) has signed contract No. \_\_\_\_ [*contract number*] dated \_\_\_\_ month \_\_\_\_ year \_\_\_\_ (hereinafter referred to as the Contract).”

(3) Address of the bank or credit institution: clearly state the address, telephone number, fax number, and e-mail for contact.

(4) Record the deadline in accordance with the requirements specified in Section 36.1 of the DT.