

Shanghai Wanfeng Enterprise and That Luang Lake SEZ

上海万峰房地产有限公司和塔銓湖经济特区



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THATLUANG LAKE SEZ
塔銓湖经济特区

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1. Présentation of the Enterprise 上海万峰房地产有限公司¹

Officiel site (chinese):

<https://www.wanfenggroup.cn/>

上海万峰房地产有限公司由黄国平先生创立于1992年，29年的发展历程，也正是中国社会经济改革开放大发展的缩影。旗下已拥有数十家控股公司，业务拓展至上海、四川、山东江苏等多个省市以及东南亚等海外市场。涉及房地产开发、经济园区开发、商业运营、农产品流通和金融投资等多项产业，拥有各类经营性物业于50万平方米…

在新的时代背景下，我国构建全面开放的新格局，一带一路成为中国历史发展的关键点，我公司跨出国门，融入一带一路，投资老挝经济园区，助力老挝经济腾飞，造福于民。

在近30年的发展过程中，万峰公司坚持“商业主导、综合开发、长期经营”的投资理念，确立了以城市综合体开发、经济园区开发、专业主体商场开发和医养结合开发为主体的四大开发运营体系。

Shanghai Wanfeng Real Estate Co., Ltd. was founded in 1992 by Mr. Huang Guoping. 29 years of development is also the epitome of the great development of China's social and economic reform and opening up. The company has dozens of holding companies, and its business has expanded to many provinces and cities such as Shanghai, Sichuan, Shandong and Jiangsu, as well as overseas markets such as Southeast Asia. It is involved in a number of industries such as real estate development, economic park development, commercial operation, agricultural products circulation and financial investment, and owns various operating properties of more than 500,000 square meters...

In the new era, China has built a new pattern of comprehensive opening up, and the Belt and Road has become a key point in China's historical development. Our company has stepped out of the country, integrated into the Belt and Road, invested in the Lao Economic Park, and helped the Lao economy take off for the benefit of the people.

During the development process of nearly 30 years, Wanfeng Company has insisted on the investment concept of "business-led, comprehensive development and long-term management" and established four major development and operation systems, including urban complex development, economic park development, professional main shopping mall development and medical and health care development.

¹ <https://www.wanfenggroup.cn/>

集团产业 GROUP INDUSTRY



一带一路



房地产



医养结合

1.1 Some real estate projects 主要地产项目:

Housing, tourist and leisure areas, shopping centers, service (health) residences



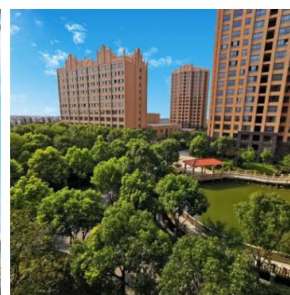
海通花苑



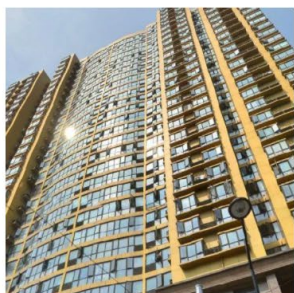
通化万峰·通化国际度假区



鞍山上海城



上海香树湾医养结合项目



外滩99



青岛电子信息城



上海兴旺国际服饰城



万峰房地产

1.2 Health Service Projects 医养项目:

上海香树湾医养院由上海万峰集团子公司上海岛福养老投资管理有限公司投资建设，由上海浦东新区民政局批准设立，养护院核定总床位 350 张，另有家庭床位 2050 张，是一所以慢性疾病预防为特色的医养机构。

医养院的特色在于依托香树湾护理院在慢病、预防医疗领域的专业优势，将预防保健服务与专业医疗服务有机融合，致力于为老年人提供安心、安全的一站式医养服务。

Xiang Shu Wan Nursing HomeLtd., is constructed by the subsidiary of Shanghai Wanfeng Group. It is approved by the Civil Affairs Bureau of Pudong New Area of Shanghai. The nursing home has a total of 350 approved beds and 2,050 family beds and is a medical and nursing institution featuring chronic disease prevention.

The characteristics of the medical and nursing home are that it relies on the professional advantages of Xiang Shu Wan Nursing Home in the field of chronic diseases and preventive medical care, and organically integrates preventive health care services with professional medical services and is committed to providing one-stop medical and nursing services for the elderly with peace of mind and safety.

香树湾护理院

香树湾医养院

【医养院简介】

上海香树湾医养院由上海万峰集团子公司上海岛福养老投资管理有限公司投资建设，由上海浦东新区民政局批准设立，养护院核定总床位350张，另有家庭床位2050张，是一所慢性疾病预防为特色的医养机构。

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【医养院环境】



2. THATLUANG LAKE SEZ 塔銓湖经济特区 ²

Officiel Site :

<http://www.laos-thatluanglake.com/>

QR code du compte Wechat de la SEZ (scaner avec wechat):



园区二维码

QR code des visites virtuelles (scaner avec wechat) :



项目VR全景展示

² <http://www.laos-thatluanglake.com/>



老挝塔銓湖经济特区——文化旅游都市

Lao ThatLuang lake specific Economic Zone Cultural Tourism City

万象之心 - 必争之地

THE HEART OF VIENTIANE - A HOTLY CONTESTED SPOT

在万象市中心位置，有一片生态湿地，四面被河道包围，中间为塔銓湖，是万象东西两大板块的枢纽和交汇中心，地理位置十分重要，堪称“万象之心”。政府看到了这一地块带动万象国际化、带动老挝经济的战略价值，早在 2011 年就在这里“划了一个圈”，规划建设“老挝万象塔銓湖经济特区”

专区距市政府总理府 2 公里，距黑塔 3 公里，离机场 6 公里，整体规划面积达 3.23 平方公里，在万象市中心对如此大的地块进行统筹规划，在老挝是绝无仅有的。

为充分发挥专区的枢纽作用和国际辐射力，老挝政府近年又规划建设与之相连的高速公路，一期工程由专区的塔銓大道至万象高铁站，二期工程则由塔銓大道至老泰边境的友谊大桥。一期工程即将开工建设，预计 2020 年底完工。

泛亚高铁经济圈就像一个巨大的车轮，万象就是车轮的枢轴，而塔銓湖经济特区正处在轴心位置，未来将会产生巨大的虹吸效应。资源、人才必将源源不断地向这里辐辏，这里也必将成为国际资本和跨国商业的必争之地。

In the downtown area of vientiane, there is an ecological wetland surrounded by the river on all sides, and in the middle is Lake ThatLuang which is the junction and intersection center of the east and west plates of Vientiane. The government has seen the strategic value of this land in promoting the internationalization of vientiane and promoting the Lao economy. As early as 2011, the government drew a circle and planned to build the Laos vientiane Thatluang lake specific Economic zone.

The park is 2 kilometers away from the general managers office of the municipal government, 3 kilometers away from the black tower and 6 kilometers away from the airport. The overall planning area is 3.23 square kilometers.

In order to give full play to the pivotal role of the park and the international radiation, the Lao government has planned to build a highway connected to it in recent years. The first phase of the project will be from the ThatLuang Avenue to the vientiane High-speed Railway Station, and the second phase will be from ThatLuang Avenue to Friendship Bridge on the border of Thailand and Lao. The first phase of the project is about to start and is expected to be completed by the end of 2020.

The Pan-Asian high-speed rail economic circle is like a huge wheel Vientiane is the pivot of the wheel, and the ThatLuang Lake SEZ is in the axi position, which will have a huge siphon effect in the future. Resources and talents will continue to circulate here, and it will surely become a battleground for international capital and transnational business



老挝塔銓湖经济特区开工奠基仪式

GROUND-BREAKING CEREMONY FOR THE CONSTRUCTION OF LAO THATLUANG LAKE SPECIFIC ECONOMIC ZONE

2012年12月22日塔銓湖经济特区开工奠基仪式在老挝首都万象举行。老挝国家副总理、国务院管理经济特区和专区主席宋沙瓦·凌沙瓦、中国驻老挝大使布建国，万象市委书记苏甘、政府办公厅部长本平、自然资源环境部长努林及各相关部门参加了此次活动。

On the 22 December 2012, the foundation laying ceremony of the ThatLuang Lake SEz was held in Vientiane, the capital of Laos. The Deputy Prime Minister of Laos, the Chair of the National Committee for Special Economic Zone HE Mr Somsavat Lengsavad, the Chinese ambassador to Laos, the Minister of the Laos, the deputy minister of Laos, and the relevant departments of the Laos, participated in the event.

崭新的万象

VIENTIANE INTO A NEW ERA

2011年底，为进一步鼓励和吸引投资，老挝政府在位于万象市中心的塔銓湖地区设立经济特区。特区规划了公园、寺庙宗教、商业、商住办、文娱、行政、住宅等业态，医院、学校、银行、娱乐、寺庙宗教、消防公安、给水配电、污水处理、加油站等配套设施根据功能而布置在合理的位置。

高贵典雅、美丽芬芳的占芭花是老挝的国花，塔銓湖经济专区的设计灵感就源自这一独特花朵。“花开塔銓，落地为城”，新城中心——塔銓湖及其周边就如同一朵盛开在地上的占芭花，向世人们展现着它所代表的幸福、快乐、和谐的精神内涵。

At the end of 2011, in order to further encourage and attract investment, the Lao Government established a Specific Economic Zone in ThatLuang, Vientiane City. The park has planned commercial, commercial residential-office entertainment, administrative, residential and other formats, and properly arranged hospital, school, bank, entertainment, temple religion, fire public security, water supply and distribution, sewage treatment, gas stations and other ancillary facilities. according to functions.

The elegant, beautiful and fragrant Frangipani is the national flower of Laos, and the design inspiration of the ThatLuang Lake Park originates from this unique flower.

"Blossom in ThatLuang and grew up to city", the center of the new city--ThatLuang Lake and its surroundings are like a flower that blooms on the ground showing to the world it's spiritual connotation of joy, happiness and harmony.

新兴的国际文化旅游商业中心

EMERGING INTERNATIONAL BUSINESS CENTERS

作为面向国际的万象新城，这里设计了老挝的地标性建筑群，并充分融合周围的自然景观，打造出优美的城市天际线。新兴的国际商业中心将在这里呈现，鳞次栉比的商业建筑群落，灵活的开放街区，组合在一起，营造出华灯溢彩、活力四射的商业街氛围。一座集文化、旅游、休闲、购物、娱乐为体的繁华不夜城将推动万象的旅游产业迈向新时代。

As an international-oriented Vientiane New City, it has designed a landmark group of Laos and fully integrated the surrounding natural landscape to create a beautiful city skyline. Emerging international business centers will be presented here, with a mix of commercial buildings and flexible open blocks, creating a vibrant commercial street atmosphere. A bustling city that combines food, shopping, leisure and entertainment that will lead Vientiane into a new era.

当代旅游文化中心

Contemporary tourism And Cultural Center

景色怡人的湄公河畔、气势恢宏的金色寺庙，首都万象是老挝旅游最主要的目的地，地处“万象之心”的塔銓湖经济园区，将成为旅行者最佳的休憩之地。依托浑然天成的自然风光与名胜古迹，这里将打造出一座人文自然相和谐的梦幻都市，一处曼妙而繁华的人间仙境。以塔銓湖为中心，规划建设超五星级酒店、滨湖餐厅、水街商业、焰火广场、湿地森林公园、游船码头、活力运动公园等。既有现代的科技表演、摩天轮等娱乐项目，又兼顾了宗教祈福、堆沙等具有老挝特色的传统项目，景观桥及景观节点则是人们休憩游览、婚纱摄影的绝佳场所。把富有活力的人文景观与优美的自然景观有机的结合到一起，展现给世人一座自然和谐的绿洲新城。

The beautiful golden temple on the banks of the Mekong River and the magnificent golden temple. The capital vientiane is a must-see for Laos tourism. It is the best resting place for travelers in the Thatluang Lake sEz, which is located in the heart of vientiane. Relying on the natural scenery and historical sites, it will create a dream city with a harmonious human and natural environment, a wonderful and prosperous world Lake ThatLuang Modern Tourism and Leisure Center: Planning and construction of super five-star hotels, restaurants around lake water street commercials, fireworks squares, wetland forest parks cruise ships, and vitality sports parks. There are modern science and technology performances, Ferris wheel and other entertainment projects, as well as traditional projects with Laotian characteristics such as religious blessing and sand dumping Landscape bridges and landscape nodes are the perfect place for people to take a leisure tour and wedding photography. It combines the dynamic human landscape with the beautiful natural landscape and presents the world with a new oasis of natural harmony

泛亚商务的国际总部

THE INTERNATIONAL HEADQUARTERS OF PAN-ASIAN BUSINESS

作为“万象之心”的塔銓湖经济特区将成为国际商务活动的重要承载区，成为跨国公司总部的首选之地。与自然风光融为一体的高档办公区，将为国际公司总部提供优良、舒适、便捷的办公环境，全面的担负起首都总部商务职能的权责。

The international headquarters of Pan-Asian Business: As the Vientiane Heart", the Thatluang Lake SEZ will become an important carrying area for international business activities and become the first choice for multinational corporations headquarters. The high-end office area integrated with natural scenery will provide an excellent, comfortable and fast office environment for the international company headquarters and fully assume the power and responsibility of the business functions of the Capital Headquarters

东南亚的金融中心

FINANCIAL CENTERS IN SOUTHEAST ASIA

核心岛地区高楼林立，犹如纽约的曼哈顿。高品质的活动场所，可以满足大量的国际金融机构：银行业、证券业、保险业信托及租赁业等相关服务产业进行办公、商务、住宿等活动的需求。发达的金融产业，将把整个中心岛打造成为东南亚最具影响力的国际金融中心。

The high-rise buildings in the core island area are like Manhattan in New York. High-quality event venues can meet the needs of a large number of international financial institutions banking, securities, insurance, trust and leasing industries, such as office, business, accommodation and other activities. The developed financial industry

will transform the entire central island into the most influential international financial center in Southeast Asia.

泛亚国际文化教育基地

Pan-asian International Cultural education base

人才是老挝经济腾飞的发动机，也是泛亚高铁经济圈的发动机，面向“一带一路”与“陆联国”战略对接，塔銓湖专区将建设全球第一所“一带一路国际经济学院”，为老挝经济发展、为东南亚的互联互通输送各门类实用型人才。同时设立三所基础教育国际学校和适配数量的幼儿园，满足各年龄阶段的教育需求。以塔銓寺和塔銓盛会为依托，建立东南亚佛教文化研究中心小乘佛教实修基地、中老文化交流中心，为繁花似锦的世界保留灵魂的净土。

Talents are the engine of Laos economic and the pan-Asian high-speed rail economic circle. It is geared to the strategic strategy of “The Belt and road” and “Countries connected Land”. ThatLuang Lake sEZ will build the world’s first “The Belt and Road International Economy”. The College provides practical talents for the economic development of Laos and the interconnection of Southeast Asia. At the same time three basic education international schools and a matching number of kindergartens will be set up to meet the educational needs of all ages. Relying on the ThatLuang Temple and the ThatLuang Festival the Southeast Asian Buddhist culture research center the Hinayana Buddhism Practice Base, and the China-Laos Cultural Exchange Center will be established to preserve the pure land of the soul for the world of flowers.

国际前沿的智慧新城

International Frontier Science And Technology New City

充分发挥城市建设的后发优势，塔銓湖专区在老挝首次实施全城“集中供冷”、“集中供直饮水”等宜居工程。引入智能城市管理系统，以互联网、物联网、无线宽带网等网络组合为基础，借助新一代的物联网、云计算、决策分析优化等信息技术，感测、分析、整合城市运行核心系统的各项关键信息，从而对市政、规划、国土、公安、交通、测绘、房产、电信、商业活动在内的各种需求做出智能响应，营造出井然有序、自由安全的社会环境，建设成为“数字丝绸之路”的样板城市。

International frontier science and technology new city: give full play to the advantage of the late development of urban construction, and implement the “centralized cooling” and “centralized drinking water” and other livable projects in Laos for the first time. Smart city management system, is introduced to the Internet of things, such as wireless broadband network combination as the foundation, with the help of a new generation of Internet of things, cloud computing and decision analysis to optimize information technology, sensor, analysis, integration of city core system running in all kinds of key information, thus to municipal, planning, surveying and mapping, land, public security, transportation, real estate telecommunications, commercial activities, a variety of requirements to make intelligent response, builds a free and orderly, safe social environment, build a model city of the “digital silk road”.

京沪深圳 宠集一身

All Resources and focuses Are Concentrated on Vientiane

经济高速发展、国际产业转移、政策急剧变革、社会结构重塑等多种因素交互加持，造就了中国“京沪深”等一线城市的奇迹般崛起，造就了近20年投资“京沪深”的黄金时代。时空变换、因缘际会，下一个20年，这些因素又将汇聚万象、汇聚塔銓，亚洲的下一个“京沪深”赫然呈现。作为社会主义国家，老挝实行“革新开放”后，经济增长强劲，特别是近年来，进入了飞速发展期，2012-2017年GDP年

均增长 7.9%，是世界银行预测 2018 年东亚和太平洋地区经济增速最高的国家。首都万象是老挝唯一的直辖市，既是政治、经济、金融中心，又是文化、教育、创新中心，还是商业、旅游、娱乐中心，集“京沪深”功能于一体，政府集全国之力“把万象建设成为国际化大都市”。政府把塔銓湖经济园区当作带动万象城市升级和老挝经济腾飞的重要抓手，将在这里实行特殊的优惠和开放政策，设立保税仓库、保税商场，打造东南亚的核心自贸区。中国提出“一带一路”倡议后，塔銓湖经济专区处在了泛亚高铁经济圈的轴心位置，这里又将作为中老战略对接的示范性园区，建设成泛亚经济的大中心、打造成世界都市的新标杆。

The rapid development of the economy, the transfer of international industries, the rapid changes policies, and the reshaping of social structures have led to the miraculous rise of China's "Beijing-Shanghai-Shenzhen" and other first-tier cities, creating the golden age of "Beijing-Shanghai-Shenzhen" investment for nearly 20 years. Time and space change, the cause will be, the next 20 years, these factors will be gathered in Vientiane, gathering in ThatLuang, which will become Asia's next financial center. Laos is a socialist country. After the implementation of "reform and opening up", Laos has achieved robust economic growth, especially in recent years, it has entered a period of rapid development. Drawing on China's experience, the economy developed at a rapid rate. The GDP grew at an average annual rate of 7.9% 2012-2017. The World Bank predicts Laos is the country with the highest economic growth rate in East Asia and the Pacific in 2018. The capital Vientiane is the only municipality directly under the Central Government of Laos. It is not only a political, economic and financial center, but also a center of culture, education and innovation. It is also a center for business, tourism and entertainment. It integrates the functions of financial center and the government is gathering the power of the whole country to build Vientiane into an international metropolis. The government regards ThatLuang Lake SEZ as an important link for the upgrade of Vientiane city and the economic take-off of Laos, and will implement special preferential and open policies here, such as setting up bonded warehouses, bonded malls, and a core free trade zone in Southeast Asia. After China proposes "The Belt and Road" initiative, ThatLuang Lake SEZ is at the axis of the Pan-Asian high-speed rail economic circle, and it will serve as a demonstration park for the strategic docking of China and Laos, to be built into a large center of the Pan-Asian economy, and a new benchmark for global city.

塔銓湖经济特区鼓励投资优惠政策

Preferential Policies Of ThatLuang Lake SEZ TO Encourage Investment

第一 塔銓湖经济特区的开发合同与老挝人民民主共和国签订，国家层面的合约，更能保障投资人的合法权益。

第二 塔銓湖经济特区内土地开发年限是 99 年，在该年限内土地可以自由转让，地上建筑物产权为永久产权，这是非老挝本国投资者可取得的最长开发年限。

第三 塔銓湖经济特区是可以让外国人(企业)取得土地使用权并可取得土地使用权许可证的地。

第四 政府对特区内的专区开发者、一般登记注册的投资者，在增值税、利润税、所得税、进口税等税率方面大幅度降低，其中增值税、消费税、所得税等基本为特区外税率的 50%；利润税等则在有利润产生之日起，四年内免税，之后收 5%；用于专区所需的机械设备、建材、原料、车辆等获得免进口关税优惠。

第五 根据开发合同，将来外汇出境不受管制。外国开发者和投资者投资所得利润、自己或企业拥有的现金和各种资产等其拥有所有权的资金、资产、收入，在依据老挝相关法律法规缴纳相关税金及手续费等，可通过设在经济区内或者外部的商业银行汇到国外。

第六塔銓湖经济特区对内部企业有很高的自治权。

I. The development contract of ThatLuang Lake SEZ has been signed with the government of Lao PDR, and a contract at the national level will better protect the legitimate rights and interests of investors

II. The land development period of ThatLuang Lake SEZ is 99 years. During this period, the land can be freely transferred, and the property rights of above-ground buildings are permanent, which is the longest development period that foreign investors can obtain in Laos

III. In ThatLuang Lake SEZ, foreigners(enterprises) can obtain land use rights and land use permits

IV. The government has greatly reduced the tax rates for value-added tax, profit tax, income tax, import tax, etc for park developers and generally registered investors in the special zone, among which the value-added tax, consumption tax, income tax, etc are basically 50% of that outside the special zone; profit tax, etc, is exempted within four years from the date of generating profit, and then 5% is levied; the machinery equipment, building materials and raw materials required for the park will be exempted from import tariffs.

V. According to the development contract, foreign exchange exits will not be restricted in the future. The profits of foreign developers and investors from their own investments, cash or assets owned by themselves or their own businesses, and other capitals, assets and incomes whose ownership they possess, after paying relevant taxes and fees in accordance with the relevant laws and regulations of Laos, can be remitted abroad through commercial banks set inside or outside the economic zone.

VI. ThatLuang Lake SEZ has a high degree of autonomy for internal enterprises.

万象塔銓湖经济特区 - 面向国际全要素招商

Vientiane ThatLuang Lake SEZ - Facing All International Elements

老挝万象塔銓湖经济特区面向全球投资者进行专区新城建设的全要素招商，招商范围包括：

- 1、旅游都市基础配套：绿化、苗圃、燃气、净水、污水处理、冷气、网络信息化管理系统(如智能停车系统)等。
- 2、公共服务项目：学校、医疗、寺庙、文化交流中心等。
- 3、旅游文化项目：博物馆、佛塔、水上乐园、传统文化步行街、湿地公园、民间表演、科技表演、美食文化街、旅游商品等
- 4、旅游都市配套地上建筑投资开发：商业、酒店、公寓、办公等。
- 5、金融商业项目：银行、证券、租赁、贸易、物流、商超、专门交易市场等各种金融与商业业态。
- 6、智慧城市创意项目：如共享汽车、共享单车等任何智慧城市创新项目。

老挝政府在产权、税收、经营管理、外汇管理、人力资源等方面给予特殊的优惠和开放政策，欢迎各国企业家前来洽谈。

Laos Vientiane ThatLuang Lake SEZ is a full-scale investment attraction for global investors in the construction of new urban parks. The scope of investment includes:

1. Supporting greening, nursery, gas, water purification, sewage treatment network, and information management systems (such as intelligent parking systems) for tourism
2. Public service projects: school, medical center, temple, cultural exchange center.
3. Tourism and cultural projects: museum, Buddhist pagoda, water park, traditional cultural pedestrian street, wetland park, folk performance, scientific and technological performance, food and cultural street, and tourist goods.
4. Investment and development of above-ground supporting buildings for tourism city commerce, hotel, apartment, office.
5. Financial business projects: bank, securities, leasing, trade, logistics, mall and supermarket, specialized trading market and other financial and commercial formats.
6. Creative projects for smart city: such as sharing cars, sharing bicycles and other innovative projects for smart city.

The Lao government has given special preferential and open policies in terms of property rights, taxation, management, foreign exchange management, and human resources, and welcomes entrepreneurs from all over the world to negotiate.

问答

Q and A

在塔銓湖经济特区内开办公司的投资者，有哪些税收优惠政策？

据 2015 年 9 月 28 日第 73 号总理决议及 2018 年 6 月 7 日第 188 号政府颁布的政令

What are the tax incentives for investors who start a company in the ThatLuang Lake Special Economic Zone?

According to the Prime Minister's Resolution No. 73 dated September 28, 2015 and the Government Decree No. 188 dated June 7, 2018

在塔銓湖经济特区购买住宅、公寓等物业的客户，有什么优惠政策？

房地产权证发放政策：老挝籍客户及外籍客户在本项目购买住宅、公寓等物业，可获得由政府发放的房地产权证。

What are the preferential policies for customers who purchase properties such as houses and apartments in ThatLuang Lake Special Economic Zone?

Policy on issuance of title deeds of premises: Lao customers and foreign customers who purchase residential houses, apartments and other properties in this project can obtain title deeds of premises issued by the government.

塔銓湖经济专区的发展前景如何？

老挝位于大东盟自由贸易区、泛北部湾经济合作区、泛亚铁路中线的中心地带，区位优势明显。

What is the development prospect of ThatLuangLake Economic Zone?

Laos is located in the center of the Greater ASEAN Free Trade Area, the Pan-Beibu Gulf Economic Cooperation Zone and the Central Line of the Trans-Asian Railway, with obvious location advantages.

塔銓湖经济特区可投资的行业范围？

塔銓湖经济专区可投资的行业涵盖金融、物流、商业、医疗、房产、旅游、教育、佛文化等行业。

What is the scope of industries that can be invested in ThatLuang Lake Special Economic Zone?

The industries that can be invested in ThatLuang Lake Special Economic Zone cover finance, logistics, commerce, medical care, real estate, tourism, education, Buddhist culture and other industries.

塔銓湖经济特区设立时间、占地面积、特许权期限是多少？

塔銓湖经济专区 2011 年设立，占地面积约 365 公顷，特许权期限为 99 年。

What is the establishment time, area and concession period of ThatLuangLake Special Economic Zone?

ThatLuangLake Special Economic Zone was established in 2011 with an area of about 365 hectares and a concession period of 99 years.

新闻

Activités

新一波海外投资热潮已然开始，你不能错过的老挝“黄金”期

A new wave of overseas investment has begun, and you can't miss the "golden" period in Laos



目前万象塔銓湖经济专区正在火热发售的项目是携手上海绿地酒店集团共同打造的万象绿地铂骊公寓式酒店产品。建面约为 61.8~77.4m²。

在这里买房，您可以享受：

- 根据老挝相关政策，外国人直接持护照即可购房
- 99 年土地使用权
- 物业为永久产权
- 独立产证，税收低，无继承税
- 年化 6% 的固定收益

不仅如此，小编还想再深入探讨下购置老挝万象塔銓湖房产项目的三大驱动力：

1、资产配置

以投资为主要目的，由于国内投资渠道比价有限，中国人对于房产又有着根深蒂固的推崇，国内房产政策施压，限购限贷砝码加身，因此价格上升空间有限。而老挝房产政策宽松，投资总金额低，因此投资风险较低。更重要的是，老挝交易货币为美元，回报可以以美金结算，也是一种美金配置的投资方式。

2、子女教育

为了下一代的教育与国际接轨，很多家长将海外置业看做孩子“赢在起跑线”的标准。置业老挝项目，则能为孩子国外留学提供方便。

3、养老度假

老挝地处内陆，老挝的森林资源、矿产资源、水力资源、旅游资源都十分丰富。优质的资源使之成为东南亚最后一块世外桃源，最后一座巨大的天然宝库，年平均气温约 26℃。塔銓湖经济专区又自有丰富的生活配套，非常适合未来自住养老度假。

The project that is currently on sale in the economic zone of ThatLuang Lake is the Wanxiang Greenland Platinum Apartment Hotel, which is jointly built with Shanghai Greenland Hotel Group. The building area is about 61.8~77.4m².

When you buy a property here, you can enjoy.

- According to the relevant policies of Laos, foreigners can purchase a property directly with their passports
- 99 years of land use rights

- Freehold property ownership
- Independent property deeds, low taxes, no inheritance tax
- 6% annualized fixed income

In addition, I would like to discuss in depth the three main drivers for the acquisition of the property project in ThatLuang Lake, Vientiane, Laos.

1、Asset allocation

Investment as the main purpose, due to the limited domestic investment channels, Chinese people have a deep-rooted respect for property, domestic property policy pressure, restrictions on purchase and lending weights added, so the price upside is limited. In contrast, Laos has a relaxed property policy and a low total investment amount, so the investment risk is low. What's more, the transaction currency of Laos is the U.S. dollar, and the return can be settled in U.S. dollars, which is also an investment method of U.S. dollar allocation.

2、Children's Education

For the next generation's education to be in line with international standards, many parents see overseas property ownership as a criterion for their children to "win at the starting line". By purchasing a property in Laos, you can provide convenience for your children to study abroad.

3、Retirement and vacation

Laos is located inland, and the country is rich in forest resources, mineral resources, hydraulic resources, and tourism resources. High-quality resources make it the last piece of paradise in Southeast Asia, the last huge natural treasure trove, the average annual temperature of about 26 °C. ThatLuangLake Economic Zone also has its own rich living support, which is very suitable for future self-occupation and retirement vacation.

塔銓湖经济特区和 Green Discovery 老挝公司 设施管理及投资合作签约仪式

Signing Ceremony of Facility Management and Investment Cooperation between ThatLuangLake Special Economic Zone and Green Discovery Lao Company

2021 年 3 月 26 日下午，塔銓湖经济特区与 Green Discovery 老挝公司设施管理及投资合作签约仪式，在塔銓湖经济特区内举行。老挝国家计划投资部部长坎詹女士出席此次签约仪式，并发表了热情洋溢的讲话。

此次塔銓湖经济特区和 Green Discovery 老挝公司共同签署了一份期限长达 20 年的老挝塔銓湖经济专区三号地块场所的设施管理及投资合作协议。该协议涉及到该地块场所的面积，约为 20000 平方米，其中包含一栋 8500 平方米的现存建筑结构，其主要用途为社区购物中心 QMALL 的投资开发和运营管理。QMALL 作为社区购物中心的品牌名称，其设计理念便是：服务当地社区，关注日常需求，提供便利服务。合作双方将共同致力于社区购物中心 QMALL 的开发和运营，提供零售、便利服务、个人健康、娱乐、休闲和餐饮等服务。

黄秀文小姐和 Inthy Deuansavanh 先生分别作为塔銓湖经济特区和 Green Discovery 老挝公司的代表，在合作协议上签字。双方共同表示，将继续探索设施管理及投资方面的更多合作机会，造福老挝人民。老挝国家经济特区管理委员会相关领导，合作双方公司代表也参加了此次签约仪式。

In the afternoon of March 26th, 2021, the signing ceremony of facility management and investment cooperation between ThatLuang Lake Special Economic Zone and Green Discovery Lao Company was held in ThatLuang Lake Special Economic Zone. Ms. Khamjan, the Minister of National Planning and Investment of Laos, attended the signing ceremony and delivered an enthusiastic speech.

This time, ThatLuang Lake Special Economic Zone and Green Discovery Laos jointly signed a 20-year agreement on facility management and investment cooperation for the site of Lot 3 of ThatLuang Lake Special Economic Zone in Laos. The agreement covers the area of the site, which is about 20,000 square meters, including an existing building structure of

8,500 square meters, and its main use is the investment, development and operation management of QMALL, a community shopping center.

QMALL, the brand name of the community shopping center, is designed to serve the local community, focusing on everyday needs and providing convenient services. The partnership will work together to develop and operate QMALL, a community shopping center offering retail, convenience services, personal health, entertainment, leisure and food and beverage services.

Ms. Hwang Siew Boon and Mr. Inthy Deuansavanh signed the cooperation agreement as representatives of ThatLuang Lake Special Economic Zone and Green Discovery Lao respectively. Both parties jointly expressed that they will continue to explore more cooperation opportunities in facility management and investment for the benefit of the Lao people.

Relevant leaders of Lao National Special Economic Zone Management Committee and representatives of both companies also attended the signing ceremony.

塔銓湖特區項目整體啟動

ThatLuang Lake Special Zone Project Overall Launch

2020-01-03



2019 年 11 月 5 日上午，“塔銓湖行政中心、森林都市开工仪式及万象铂骊酒店开业典礼仪式”在塔銓大道上成功举办。万象市市长辛拉冯、老挝计划投资部副部长康展、老挝新闻文化与旅游部副部长沙湾空、老挝公安部副部长贡通，以及老挝塔銓湖经济专区主席黄国平、塔銓投资开发有限公司总裁赵培忠、绿地酒店旅游集团总经理林江等出席了本次仪式。

On the morning of November 5, 2019, the "That Luang Lake Administration Center, Forest City Groundbreaking Ceremony and Vientiane Pluto Hotel Opening Ceremony" was successfully held on That Luang Avenue. The ceremony was attended by Vientiane Mayor Sin La Veng, Lao Vice Minister of Planning and Investment Kang Zhan, Lao Vice Minister of Information, Culture and Tourism Shawan Khong, Lao Vice Minister of Public Security Gonthong, and Lao Chairman of Ta Luang Lake Economic Zone Huang Guoping, President of Ta Luang Investment and Development Company Limited Zhao Pui-chung, and General Manager of Greenland Hotel and Tourism Group Lin Jiang.



塔銓湖行政特區作为一个现代化的旅游都市区，环绕着塔銓湖，规划了混合商务用地、混合住宅用地、商业用地、公寓、宗教用地、医疗用地及教育用地等。森林都市将是拥有新理念、绿色环保的居住项目。这两个项目的开工，预示着塔銓湖特区项目的整体全面启动，将提高万象市民生活水平、加快城市建设、提升万象税收和经济总量。开发商希望其成为泛亚经济圈旅游、金融、商贸、物流等行业的中心。

As a modern tourist urban area, That luang Lake Executive Special Zone is planned around Talang Lake with mixed business land, mixed residential land, commercial land, condominiums, religious land, medical land and educational land. Forest City will be the residential project with new concept and green environment. The start of these two projects heralds the overall full-scale launch of the That Luang Lake Special Zone project, which will improve the living standards of Vientiane citizens, accelerate urban construction, and boost Vientiane's tax revenue and economic output. The developer hopes that it will become the center of tourism, finance, commerce and logistics industries in the Pan-Asian economic circle.



当天还举行了万象绿铂骊酒店的开业典礼。万象绿铂骊酒店是由世界500强绿地控股集团旗下绿地国际酒店管理集团管理的五星级高端度假酒店，酒店坐落于万象塔銓湖经济特区中心区。据悉，塔銓湖行政特区正面向全球招商，希望有更多的企业能与塔銓湖经济特区合作，共同努力将塔銓湖特区打造成一流的综合性现代化新城。

The opening ceremony of the Vientiane Green Platinum Hotel was also held on the same day. Vientiane Green Platinum Hotel is a five-star high-end resort hotel managed by Greenland International Hotel Management Group, a subsidiary of the world's top 500 Greenland Holdings Group, and the hotel is located in the central area of Ta Luang Lake Special Economic Zone in Vientiane.

It is reported that That Luang Lake Special Administrative Zone is positively attracting investment from all over the world, hoping that more enterprises can cooperate with That Luang Lake Special Economic Zone and make joint efforts to make That Luang Lake Special Zone a first-class comprehensive and modern new city.

其它信息

Other information, see the site:

<http://www.cnzsy.com/yazhou/info/389715.html>

塔銓湖经济特区投资指南

信息来源：网群国际 点击次数：8541

ThatluangLakeSpecificEconomicZone

1. 概况

园区位于首都万象赛色塔(Xaysettha)区，2011动工，土地使用期为99年，总投资额16亿美元。园区由中国开发商全额投资开发，占地面积为365公顷。园区基础设施完善，位于首都万象的中心区域，交通便利。

2. 招商引资对象

园区项目包括使馆文化区（使馆办公区、百货大楼、专卖店、超市、娱乐中心、五星级酒店、演艺中心等）、金融商务区、综合住宅区（包含服务设施如医院、国际学校和幼儿园）、风格多样的低层住宅区（如欧式、现代风格和老挝式的住宅）、旅游和休闲区（零售商店、休闲街、度假村和酒店）、高尔夫球场等。

老挝万象塔銮湖度假风情街

项目位置： 老挝

用地面积： 107588m²

建筑面积： 281498m²

设计时间： 2014年

塔銮湖经济专区位于老挝万象省万象直辖市，毗邻万象著名的地标建筑塔銮寺。项目占地面积约3.6平方公里，预计总投资额达16亿美元，是中国对外投资最大的房地产项目之一，是集商贸、文化、旅游、休闲、居住为一体的湖滨新城。本案紧贴塔銮湖经济专区塔銮大道入口，背靠老挝国家经济特区及专区委员会办公大楼。依傍塔銮湖，远眺龙象佛塔，是塔銮湖经济专区的咽喉要地，地块为商业用地性质，将对塔銮湖周边商业氛围起到带动作用。





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