



**QTSC**  
Quality Tech Solution Complex

# How to Invest & Do Business In QTSC



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## Foreword

Established in 2001 as a cornerstone of Ho Chi Minh City's development strategy, Quality Tech Solution Complex (QTSC) has matured into Vietnam's premier IT park, boasting an expansive 430,000 square meter campus. At QTSC, we provide a synergistic environment for software development, business exhibitions, and a vibrant community lifestyle, featuring top-tier infrastructure, competitive office spaces, and a conducive work environment. We benefit from robust support from municipal and state governments, receiving numerous incentives aimed at bolstering Vietnam's IT sector. Our mission extends beyond infrastructure development to actively supporting IT firms and investors looking to thrive in Vietnam. This commitment is encapsulated in our comprehensive guide, **"How to Invest and Do Business in QTSC"** designed to equip potential investors with the insights needed to capitalize on opportunities within our dynamic ecosystem.

Yours faithfully,  
Tran Huu Dung  
CEO



## **Quality Tech Solution Complex (QTSC)**

The Quality Tech Solution Complex is Vietnam's first and largest concentrated information technology park. Since its establishment in 2001, QTSC has played a pivotal role in shaping the national IT landscape, garnering prestigious awards and earning international recognition.

A 2017 KPMG study placed QTSC third among eight leading technology parks in Asia, highlighting its occupancy rates, incentives offered, and telecommunications infrastructure. Additionally, it ranked fourth in size, the performance of its resident companies, attractiveness to foreign investors, the scale of foreign-invested enterprises, and the quality of human resources. These achievements underscore QTSC's strategic significance, showcasing its capacity to attract a diverse range of industry tenants and support sustainable business growth.

Home to numerous information technology companies, nearly half of QTSC's tenants are foreign direct investments from advanced economies such as Japan, Germany, and the USA. QTSC continues to fortify its position as a premier technology hub, driving innovation and high-tech investments at both the national and international levels.



# THE MASTER PLAN



- |                             |   |                              |   |
|-----------------------------|---|------------------------------|---|
| 1. Anna Building            | 12. Viet An Building                      | 26. Van Trung Villas         | 38. Sewage Treatment Station                            |
| 2. Vien Dong College        | 13. QTSC Agriculture Center of Excellence | 27. Dong Phuong Villas       | 39. Raw Water Treatment Station                         |
| 3. Genpacific Building      | 14. Saigon Tech                           | 28. Lien Phuong Villas       | 40. SMS Tower   |
| 4. Software Production      | 17. TMA Tower                             | 29. Hong Minh Duc Villas     | 41. Parking Area  |
| 5. Misa Building            | 18. Van Thanh An Building                 | 30. Kindergarten             | 42. Orbital Building                                    |
| 6A. QTSC Building 6A        | 19. ACB Building                          | 31. Dormitory                | 43. Hi-tech's Building Project                          |
| 6B. QTSC Incubator          | 20. JVPE Building                         | 32A. HOSE Building           | 44. Sky Expo International Convention Exhibition Center |
| 6C. Helios Building         | 21. Software Production Area              | 32B. Orbital 2.0 Building    | 45F. Community Activities Center                        |
| 7. PTT Building             | 22. QTSC's Building Project               | 33. Software Production Area | 46. ICT Tower & Tech Valley Building                    |
| 8. V Life                   | 23. Calculation Research Center Project   | 34. QTSC Building 1          | 47. Software Production Area                            |
| 9. Software Production Area | 24. Innovation Building                   | 35. Mina Restaurant          | 49. Fuel Station  |
| 10. Hoa Sen University 2    | 25A. Luxury Apartment JSC Project         | 36. QTSC Digitech Center     |   |
| 11. Hoa Sen University 1    | 25B. Green Hills Apartments               | 37. Software Production Area |   |

## II. WHY QTSC ?

Here are seven reasons why customers choose QTSC as a reliable destination including:

- **Preferential policies**
- **Advanced Infrastructure**
- **Comprehensive**
- **Telecommunications & IT Infrastructure**
- **Favorable Environment to foster Innovation**
- **Green - Smart City**
- **Strong ICT Community**
- **Digital Transformation Ecosystem**
- **Nationwide spread of QTSC Chain Model**





## Preferential policies

► The investors at QTSC enjoy the highest tax incentives in Vietnam, along with several other policies, such as:

- Application of a corporate income tax rate of 10% for a period of 15 years (maximum of 30 years for newly established enterprises in large-scale IT projects that require special attraction of investment).
- Exemption from income tax for the first 4 years from the taxable income, followed by a 50% reduction for the next 9 years.
- Exemption from import tax on equipment for products not yet manufactured in Vietnam at the time of establishing the enterprise.
- Temporary importation of machinery and equipment for project implementation is exempt from value-added tax and import tax upon subsequent re-export.
- Computer software includes software products and software services are exempt from value-added tax (VAT) (as stipulated in Article 4 of Circular 219/2013/TT-BTC dated December 31, 2013).
- Software products and software services that are exported also benefit from a zero percent VAT rate.

## Advanced Infrastructure

► A green and modern working environment catering to the needs of businesses, experts, and students who come to work and study within the campus. Since 2001, QTSC has invested in the construction and continuous enhancement of its technical infrastructure system, including:

- An internal road system.
- An underground system providing both medium and low voltage electricity.
- A wastewater treatment system meets Grade A standards (QCVN 14:2008/BTNMT), aiming at water reuse for greenery irrigation within the park through an automated irrigation system. Simultaneously, it adheres to the schedule set by Ho Chi Minh City to end groundwater extraction.
- Planning and development of landscapes and greenery covering over 37,000m<sup>2</sup> across a 43hectare area.
- Implementation of a Geographic Information System (GIS) to manage and operate the technical infrastructure through thae entire area.







► With seven specialized IT training centers, QTSC is a reliable source of skilled workforce ranging from technicians to master's degree holders, comprising over 10,000 students from various educational units:

- Hoa Sen University
- SaigonTech College
- Ho Chi Minh City Information-Communication Vocational College (IMC)
- Vien Dong College
- FPT Polytechnic College
- Hoa Sen College
- Saigon Technology Tourism College (STC)

Additionally, QTSC supports local businesses in participating in events, exhibitions, technology seminars, and domestic and international trade promotion programs.



### Green – Smart City

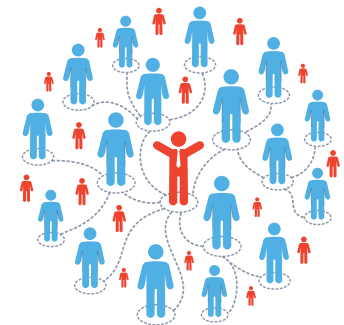
► From 2016 until now, QTSC has proactively implemented more than 40 information technology solutions, consistently leading in innovative initiatives and being at the forefront of comprehensive digital transformation. This aims to enhance the quality of management and operations, optimize systems, and create the best experiences for the internal community, contributing to brand development.

► In addition, QTSC has crafted an ideal space with extensive green areas, fostering a refreshing atmosphere that not only provides comfort and convenience but also actively contributes to environmental protection. This endeavor is a step towards building a sustainable future for the community, aligning with the net-zero goal and positioning QTSC as a model for green and smart city.

### Strong ICT Community

► With more than 123 businesses operating in the software and IT services sector, including global corporations like KDDI, Hitachi Digital Services, SPS, DIGI-TEXX, Concentrix, as well as leading Vietnamese enterprises such as TMA Solutions, Misa, LARION, VNG... QTSC stands out as an ideal investment destination for businesses seeking a thriving and cohesive IT community.

► Through this strong and interconnected industry-focused community, businesses find it easy to engage in networking, learn from one another, share experiences, and explore opportunities for business collaboration. This community facilitates access to potential clients, and share resources in large-scale projects.



## Digital Transformation Ecosystem

► With the initial achievements of the digital transformation process, in 2021, QTSC has begun to expand the experience and technology transfer activities to a wide range of businesses, organizations, and departments by establishing the Ho Chi Minh City Digital Transformation Consulting and Support Center (DXCenter).

► A science – technology center under QTSC, DXCenter is an official unit of Ho Chi Minh City, performing digital transformation mission, contributing to promoting the completion and development of digital transformation ecosystem in Vietnam, especially in Ho Chi Minh City and South-east key economic zone.

► DXCenter also has a team of experts providing in-depth consultation across various specific fields and industries, offering 1:1 consulting support. The center maintains close relationships with the IT community, industry associations, consulting organizations, incubators, and domestic and international corporations. To date, the center has gathered over 1,000 digital transformation solutions in many fields, ready to assist and advise businesses on products and solutions.



## DIGITAL TRANSFORMATION

**123**

Enterprises

**21,695**

People

**22**

Office Building

**05**

Data Center

**01**

Incubation Center

**07**

Universities and Colleges

**01**

Agriculture Center of excellence

**01**

Institute for Computational Science and Technology

**04**

Banking Services

**21**

Parking

**08**

R&D Labs

**01**

Business Center

**04**

Bus routes

**16**

On site cafeterias and restaurants

**01**

Healthcare Center

**03**

Football yard and Volley ball yard

**02**

Convenient Store

**01**

QTSC Digital Museum

**01**

Kindergarten

**01**

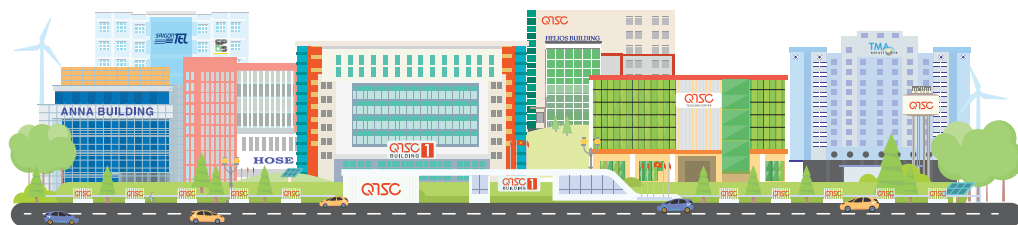
STEAM Center

**120**

Apartments

**18**

Villas



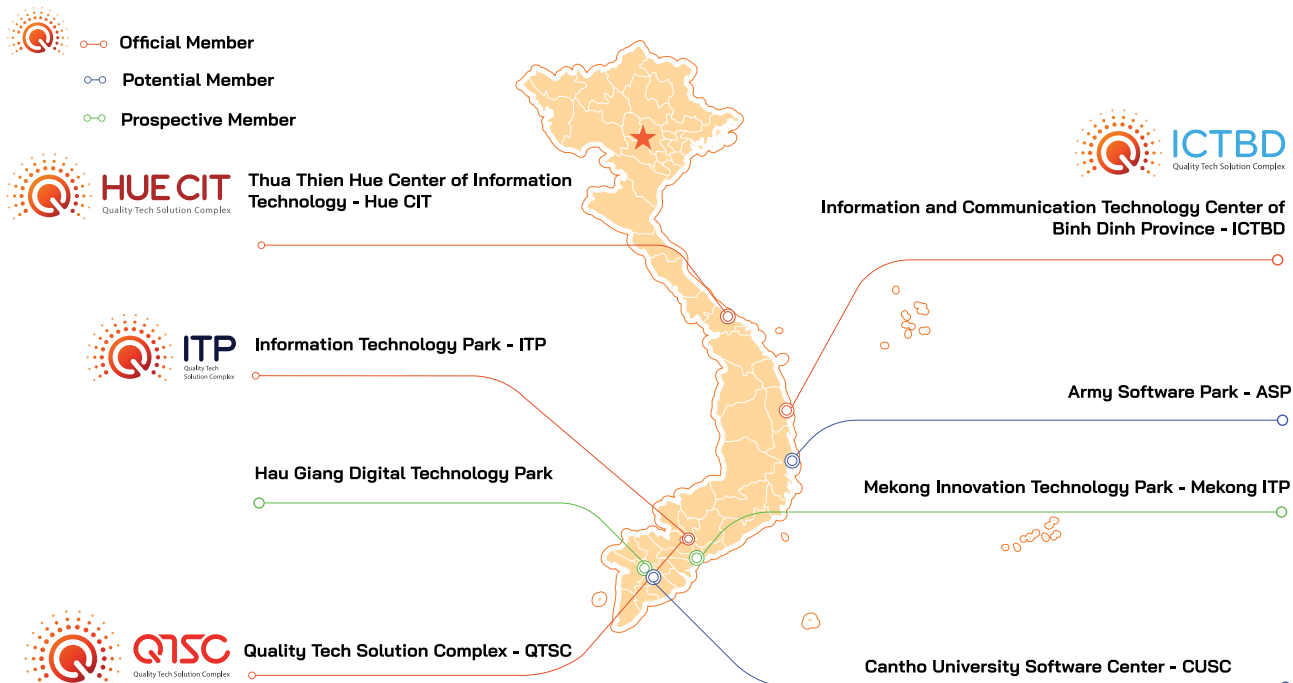


# QTSC Chain



Quality Tech Solution Complex

The QTSC model, recognized by the Ministry of Information and Communications as Vietnam's most effective IT park, was selected in 2016 as a prototype for national replication, leading to the formation of Vietnam's first QTSC Chain. This chain currently includes QTSC, VNU-ITP, HueCIT, and ICTBD, with additional members from provinces like Khanh Hoa and Hau Giang expected soon. The QTSC Chain leverages QTSC's proven strategies in operational management and investment attraction to support businesses and investors in developing projects across its member locations, maximizing local resources and benefits.







## Who can **INVEST** QTSC ?

► QTSC welcomes all social and economic organizations, individuals living in Vietnam as well as from abroad to invest in the fields of:

- Construction and business of technical infrastructural works; Research – development, application and transfer of information technology; production and business of software products, digital contents, and information technology services; production and business of hardware products, electronic products in the hi-tech list prioritized for development investment and list of hi-tech products encouraged development as prescribed by legislation on high technology; training human force in information technology; technology incubation and information technology enterprise incubation; commercial promotion, investment promotion in information technology; provision of services for activities in the concentrated information technology parks.



# ONE-STOP SERVICE

One-stop services of QTSC is a one of essential service to support all services, resolve doubts and complete administrative paperwork and create a comfortable business environment for enterprises operating at QTSC

The one-stop service offers free of charge supporting as following





QTSC is the only centralized information technology (IT) park in Vietnam offering one-stop services. With incentives for taxes, prices, infrastructure, software support and one-stop service (QTSC) commits to always worked closely with the companies operating in the Park.

The one-stop service offer free of charge supporting as following:

- Consulting/supporting procedures for issuing business registration certificate
- Consulting/supporting procedures for engraving and registration procedures, seal sample notice
- Consulting/supporting procedures for the first tax declaration
- Consulting/supporting procedures for issuing investment registration certificates
- Consulting/supporting procedures for adjusting the investment registration certificate
- Consulting/supporting procedures for adjusting business registration certificate
- Consulting/supporting procedures for consular legalization consular legalization
- Consulting/supporting visas procedures for foreigners
- Consulting/supporting visa extension procedures for foreigners
- Consulting/supporting notarized translation procedures
- Consulting/supporting procedures for issuing of temporary residence card
- Consulting/supporting work permit procedures for foreigners
- Consulting/supporting immigration visa for foreigners
- Consulting/supporting procedures for criminal record certificate of foreigners
- Consulting/supporting procedures for applying APEC card



# 1. Office For Lease

## Grade A

Grade A is considered with emphasis on architectural design, materials and construction quality has reached international standards of height from 7 floors or more. Office is modern design with a large surface is exposed to natural light to create a clear and beautiful view so people can relax after tired of working hours.

## Grade B

Grade B office tenants are appealing a lower demand for quality services. Office was designed by the national standard will help businesses with medium and small offices have a modern design office and minimize costs. In addition, office expansion ability is high and immediately.

## Grade C

To meet the huge demand for leased office solutions for small and medium new established enterprises, Grade C is served with low-cost but adequate facilities for tenants to own a separate office with full facilities of a standard office and save costs in accordance with size of companies to create stylish professional working environment for your business.

## PROCEDURES

- Fill in leasing office application form
- Submit 01 (one) copy of business license certified by Notary Public
- Sign in the leasing office contract or MOU

**Note:** If you have not got your business license yet, please make your reference to part B



## 2. Leasing Land

### ► Step 1: QTSC calling investment

- The Investor submits application to implement investment project using land.
- Investment project must meet the requirement of investment call.
- QTSC conducts to review of the project.
- The qualified investment project will be submitted to the Department of Planning - Finance for review so that submitted to the Ho Chi Minh City People's Committee for approval of the project.

### ► Step 2: After the Investor is approved for investment, QTSC will support the Investor as following procedures:

- Carry out land lease procedures with the Ho Chi Minh City People's Committee.
- Carry out procedures to get the construction permits in accordance with the approved planning.

### ► Step 3: the Investor implements investment project according to prescribed schedule.

#### Sales Department:

**Tel:** (+84 28) 3715 8888 - Ext 999

**Fax:** (+84 28) 3715 5985

**Email:** [lease@qtsc.com.vn](mailto:lease@qtsc.com.vn)



### 3. DIGITAL INFRASTRUCTURE SERVICES

► As a member unit of QTSC, the QTSC DigiTech Center is responsible for providing a wide range of IT infrastructure services, comprehensive cybersecurity solutions, and application solutions to support the operations of on-site enterprises, corporations, businesses, and government departments.

► With its development strategy for the new phase, QTSC has set forth its mission: to provide comprehensive, diverse, and reliable technology services and technology park infrastructure that accelerate the growth of businesses, government agencies, and the community in the digital economy. Aligned with this strategic direction, QTSC DigiTech Center focuses on researching, developing, and delivering the following services:

#### ► Internet Services

► Internet access speeds are tailored to customer needs and managed with high-precision QoS technology. Customer Internet connections are deployed on a modern network infrastructure utilizing advanced switching technology - network virtualization - and connected via fiber-optic cables in a ring topology with redundancy, ensuring a recovery time of  $\leq 5\text{ms}$ .

► Network bandwidth: 20 Gbps – 40 Gbps.

The Internet gateway routing system boasts high processing capacity of up to 5.12 Tbps, ensuring redundancy, extensive bandwidth, and connectivity with multiple domestic and international ISPs.

► Service Features:

- Exceptional speed of up to 100/1000 Mbps, with dedicated bandwidth and symmetrical upload/download speeds.
- Stable transmission quality with high availability.
- 24/7 customer support.
- Rapid and straightforward service deployment.
- Monitoring and risk alerts for cybersecurity threats over the Internet.



# Key Highlights of QTSC's Data Center

- ▶ Certified with Uptime Tier III and compliant with Level 3 national information security standard TCVN 11930:2017.
- ▶ 100% of solutions and equipment sourced from leading global technology providers.
- ▶ Stable power supply with four grid power inputs, two substations, two generators, and two independent UPS systems operating in an N+1 redundancy mode, ensuring continuous and highly stable system operation.
- ▶ Highly stable cloud infrastructure, ensuring secure operations and seamless scalability to meet evolving demands.
- ▶ Advanced security system with high-performance processing capabilities, implementing multi-layered and in-depth protection to safeguard application systems.
- ▶ ISO-certified service quality and information security management, including ISO 9001, ISO 27001, ISO 27017:2015, ISO 27018:2019, ISO 50001, and ISO 14001.

## Data Center Infrastructure Services:

- ▶ Colocation Service
- ▶ Dedicated Rack Rental
- ▶ Data Center Space Rental

## Cloud Computing Services:

- ▶ Cloud Server Service
- ▶ Virtual Data Center (vDC) Service
- ▶ Private Cloud Service
- ▶ Backup and Disaster Recovery Service
- ▶ Disaster Recovery (DR) Site Service



# Cyber Security Services

► **The comprehensive information security service is built with specialized security systems, the most ad-vanced technologies, and high processing capabilities from leading global security companies to enhance the security of customers' server systems and services, ensuring safer operations. The com-prehensive information security service of QTSC fully complies with the standards set by Decree No. 85/2016/ND-CP on ensuring the safety of information systems according to levels.**

- Security information and event management (SIEM)
- Bot Protection
- Cyber Security Monitoring
- Cyber Security Consulting Service
- Cyber Security Incident Response
- Penetration Testing
- Multi-layer Firewall
- Intrusion Prevention System (IPS)
- API Protection
- Load Balancing and Web Acceleration
- Virtual Private Network (VPN)
- DDoS Protection Service
- Data Loss Prevention (DLP)
- Server Malware Protection
- Data Backup and Recovery
- Content Delivery Network (CDN)
- Database Firewall
- Web Application Firewall (WAF)
- Network Malware Protection
- Monitoring, Detection, and Analysis, Advanced Persistent Threat (APT)
- Centralized Privileged Access Management (PAM)
- Imported cyber security products

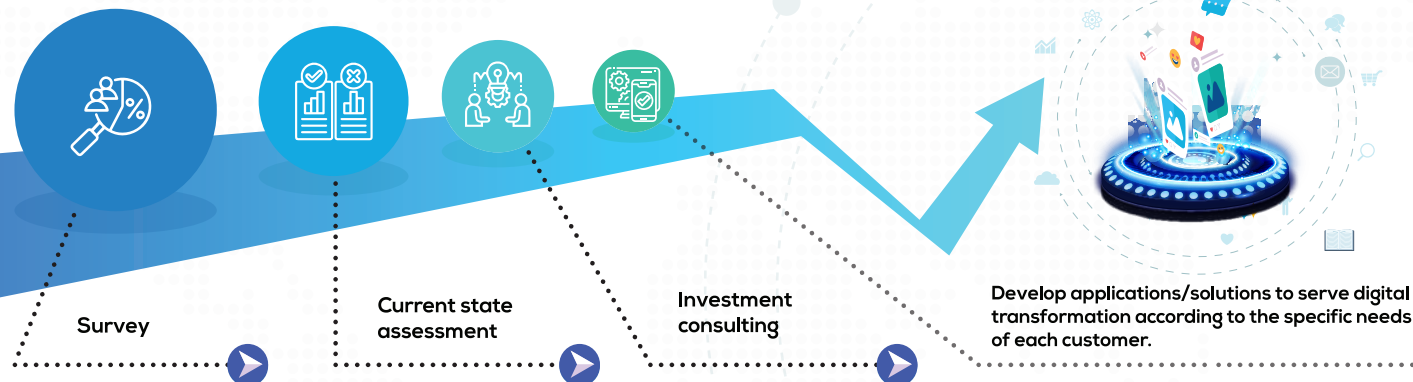




# QTSC's Digital Technology Ecosystem



## Flexible Application/Solution for Digital Transformation



### Application Solutions

- ▶ Email service
- ▶ Interconnected electronic information portal
- ▶ Document management software
- ▶ Provincial and city-level communication and information system (C-HUB)
- ▶ Digitalization and document management solutions





## 4. TECHNOLOGICAL SOLUTION



Technology infrastructure



Service infrastructure



Urban infrastructure

In order to improve our management system, QTSC has taken the initiative to apply new technologies and solutions since 2016, towards promoting QTSC as a modern software park and positioning ourselves as the first smart city model in Vietnam.



## 5. EVENTS & COMMUNICATIONS





### Start-up support



### Overseas Promotion Campaign



### Human resource development

Technology development is getting advanced dramatically day by day. The trend of Industry 4.0 is spreading out across all global locations and structures. QTSC would not stand behind that evolution.

With our vast ecosystem, we connect people and organizations in IT and tech industry, create several platforms and networks for Vietnamese and global entrepreneurs, innovators, and business leaders to leverage business opportunities.

Our customized programs and events for IT, tech and start-up community provide the most benefits for our clients to level up their capabilities and thrive in today's fast-paced digital economy.



# REFERENCES

## COST OF DOING BUSINESS IN QTSC

### 1. ESTIMATED ONE TIME COST FOR SETTING UP AN ENTERPRISE WITH 10 EMPLOYEES

No.	Payment Items Initial cost	Unit	Unit price	Quantity	Total	Remarks
1	Office for lease; 3 months deposit	sqm	12	100	3,600	The deposit shall be refunded after contract expiration. Grade A office standard in QTSC
2	Office Desk	unit	70	10	700	Average
3	Office Chair	unit	50	10	500	Average
4	Cabinet	unit	40	10	400	1.2m x1m
5	Computer	unit	500	10	5,000	PC: core i5+monitor (Led HD)
6	Interior Decoration	seat	50	10	500	Partition (aluminum frame with fabric, MDF stand)
7	Installing telephone fee	line	14	2	28	included VAT, 1fax + 1 telephone
8	Internet cable	node	35	20	700	1seat = 2 node (internet+telephone). Cost included cable, trunking, labor cost, outlet. But not included cabinet, network, switch, server, etc...
9	Telephone	unit	40	3	120	Panasonic KX-TS880
10	Printer	unit	200	1	200	Canon LBP2900
11	Printing Ink	box	30	1	30	Canon LBP2900
12	Photo machine	unit	1,000	1	1,000	Ricoh Aficio MP 5002
13	Fax machine	unit	300	1	300	Panasonic KX-FL612
14	Service after having the license	time	350	1	350	Residence permission, informing for establishment proclamation, engraving and registering for the stamp
	<b>Total</b>				<b>13,428</b>	
	Arising cost				671	<b>5% of total cost</b>
	<b>Total</b>				<b>14,099</b>	

## 2. ESTIMATED MONTHLY EXPENSES FOR SETTING UP AN ENTERPRISE AT QTSC

No.	Payment Items	Unit price	Quantity	Total	Remarks
<b>Monthly business expenses</b>					
1	Salary	350	10	3,500	Average salary for fresh graduated student
2	Office rental fee	12	100	1,200	Grade A office standard in QTSC
3	Stationery	20	10	200	
4	Electricity	0.1	2000Kw	200	Price apply from 2025: 2,558 VND/kwh ( not included VAT)
5	Internet	257	1 Mbps	257	Lease line service, Gate speed (1Mbps)
6	Pure Drinking Water	2.6	15	39	Bottle 19 liters
7	Medical Insurance	10.5	10	105	Occupied 4.5% on salary. Employee pays 1.5% and employer pays 3%.
8	Society Insurance	61.25	10	612.5	Occupied 25.5% on salary. Employee pays 8% and employer pays 17.5%.
9	Unemployment Insurance	1	10	10	Occupied 2% on salary. Employee pays 1%, employer pays 1%. Government 1%
10	Labor union fees	7	10	70	Employer pays 2%
	<b>Total</b>			<b>6,194</b>	
	Arising cost			310	5% total cost
	<b>Total</b>			<b>6,503</b>	

No.	Payment Items	Unit price	Quantity	Total	Remarks
<b>Reference cost</b>					
1	Motorcycle parking	7	10	70	Monthly
2	Eating & Drinking	30	10	300	10 people x 22 days/month
3	Bus	8.8	10	88	0.4 x 10 people x 22days
4	Car Parking	35	1	35	Monthly: Monday - Friday
5	Accommodation				Price can be changed in according with time living
6	Studios	50sqm	1 month	883 USD	3 bedrooms: 130sqm: 1 month: 1,574 usd
7	2 bedrooms	106sqm	1 month	1,277 USD	4 bedrooms: 219sqm: 1 month: 2,445 usd





## **SERVICE DIRECTORY**

# Bank Villa Apartment

## Van Trung Villa

24/07  
0936.532.417  
at Route No.3



02

## Lien Phuong Villa

24/07  
0909.880.222  
Route No.22



03



7:00 – 17:00  
028.3715.3416  
at QTSC Building 9, Route No.3

01



7:00 – 17:00  
028.3715.9494  
at QTSC Building 9,  
Route No.3

08



**Transaction point - ATM**  
Center area, Route 14

07



7:00 – 17:00  
028.3824.7247  
at ACB Building , Route No.13



## Greenhill Apartment

24/07  
028.3715.5331  
Route No.2

05

## Dong Phuong Villa

24/07  
0903.835.844  
Route No.19



04



# Others



# Parking Lot





# Viettel – Smart Box

**Hotline:** 033.8668.111

**Zalo:** 033.8668.111

**Mail:** smartbox@viettelpost.com.vn

**Fanpage:** Smartbox Viettelpost





**Scan this QR code  
for more information**



QTSC Chain



QTSC Facilities  
& Amenities



Agriculture Center  
of Excellence



QTSC R&D Labs



QTSC  
Digitech Center



Marketing Documents



## HOW TO INVEST & DO BUSINESS IN QTSC

[www.qtsc.com.vn](http://www.qtsc.com.vn)



*For more  
Information*