**LIST OF GOLF COURSE COMPLEX INVESTMENT PROJECTS IN BAC KAN PROVINCE**

*(Attached to Official Document No: 1181/UBND-GTCNXD dated 21 February 2025 from the People's Committee of Bac Kan Province)*

| **No** | **Project name** | **Location, Area, Current Terrain, Population** | **Investment Attraction Objectives** | **Current Technical Infrastructure** | **VN2000 Coordinates, Area Boundaries** |
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| 1 | Cho Moi 1 Ecological Urban, Resort, Cultural, Sports, and Golf Complex | - Quang Chu Commune, Cho Moi District, Bac Kan Province- Area: Approximately 480 ha- Current land use: Mainly production forest and agricultural land- Terrain: Rolling hills interspersed with valleys and natural streams, offering scenic landscapes- Population: Predominantly Tay ethnic communities living in the valleys | - Develop a modern urban area with high-end resort real estate- Leverage tourism advantages linked to cultural values, eco-tourism, leisure, and entertainment.- Establish a fully equipped 36-hole golf course to contribute to the socio-economic development of Cho Moi District | - Transportation Infrastructure : Adjacent to the Cho Moi - Thai Nguyen expressway, approximately 50 km from Samsung Pho Yen factory and 80 km from Noi Bai International Airport- Electricity: About 10 km from the 110 kV Thanh Binh substation- Water supply: Near the Cau River basin and several small streams- Proximity: About 5 km from Cho Moi District center and near industrial clusters in the district |

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| No | X | Y |
| 1 | 424460,800 | 2416124,580 |
| 2 | 425463,351 | 2415403,779 |
| 3 | 425016,255 | 2414580,561 |
| 4 | 425369,180 | 2414488,452 |
| 5 | 426039,037 | 2415645,256 |
| 6 | 426294,600 | 2414596,700 |
| 7 | 425854,235 | 2414710,186 |
| 8 | 425750,710 | 2413779,340 |
| 9 | 425143,171 | 2412938,584 |
| 10 | 423231,434 | 2413995,255 |
| 11 | 423342,467 | 2415099,490 |

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| 2 | Cho Moi 2 Ecological Urban, Resort, Cultural, Sports, and Golf Complex | - Quang Chu Commune, Cho Moi District, Bac Kan Province- Area: Approximately 200 ha- Current land use: Mainly production forest and agricultural land- Terrain: Low hills interwoven with valleys and natural streams, offering scenic landscapes- Population: Predominantly Tay ethnic communities living in the valleys | - Develop a modern urban area with high-end resort real estate- Leverage tourism advantages linked to cultural values, eco-tourism, leisure, and entertainment.- Establish a fully equipped, world-class 27-hole golf course to contribute to the socio-economic development of the district. | - Transportation Infrastructure: Adjacent to the Cho Moi - Thai Nguyen expressway, approximately 60 km from Samsung Pho Yen factory and 90 km from Noi Bai International Airport- Electricity: About 5 km from the 110 kV Thanh Binh substation- Water supply: Near the Cau River basin and several small streams- Proximity: About 3 km from Cho Moi District center and near industrial clusters in the district |

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| No | X | Y |
| 1 | 428431,193 | 2420123,171 |
| 2 | 429285,432 | 2419686,311 |
| 3 | 428743,996 | 2419208,385 |
| 4 | 428637,237 | 2418103,961 |
| 5 | 428456,305 | 2418156,234 |
| 6 | 428346,323 | 2418800,960 |
| 7 | 428189,381 | 2419043,591 |
| 8 | 428520,879 | 2419369,006 |
| 9 | 428125,336 | 2419542,489 |
| 10 | 427937,791 | 2419088,047 |
| 11 | 427612,953 | 2419132,121 |
| 12 | 427840,205 | 2419424,965 |
| 13 | 427453,363 | 2419424,271 |
| 14 | 427309,833 | 2419165,231 |
| 15 | 427174,360 | 2419317,910 |

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| 3 | Bac Kan City Ecological Urban, Resort, Cultural, Sports, and Golf Complex | - Nong Thuong Commune, Bac Kan City, Bac Kan Province- Area: Approximately 175 ha- Current land use: Mainly production forest, agricultural land, and some residential areas- Low hills interspersed with valleys, streams, ponds, and lakes, offering scenic beauty- Population: Predominantly Kinh and Tay ethnic communities | - Develop a modern urban area and high-end resort real estate along the bypass road connecting Bac Kan City and the Cho Moi - Bac Kan Expressway, combined with an 18 to 36-hole golf course to promote local tourism and socio-economic development. | - Transportation Infrastructure : Located at the CT07 expressway interchange connecting Bac Kan City, approximately 90 km from Samsung Pho Yen factory and 130 km from Noi Bai International Airport- Electricity: About 5 km from the 110 kV Bac Kan substation, with a 35 kV power line passing through- Water supply: Access to the city’s clean water system, along with natural lakes and streams- Proximity: About 2 km from Bac Kan City center, in a densely populated area |

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| No | X | Y |
| 1 | 429845,968 | 2447643,485 |
| 2 | 430494,838 | 2447431,204 |
| 3 | 430700,641 | 2446804,865 |
| 4 | 431277,516 | 2447368,770 |
| 5 | 432300,229 | 2446908,090 |
| 6 | 432290,535 | 2446563,375 |
| 7 | 431520,284 | 2446576,910 |
| 8 | 431828,988 | 2446444,169 |
| 9 | 430238,667 | 2446236,685 |
| 10 | 429454,000 | 2447013,928 |

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| 4 | Bach Thong Ecological Urban, Resort, Cultural, Sports, and Golf Complex | - Don Phong Commune, Bach Thong District, Bac Kan Province- Area: Approximately 200 ha- Current land use: Mainly production forest and agricultural land- Terrain: Low hills interspersed with valleys, streams, and terraced fields- Population: Predominantly inhabited by the Tày and Nùng ethnic communities.The area is home to the Lễ hội cấp sắc (Maturity Ritual) of the Dao Tiền people, which has been recognized as an Intangible Cultural Heritage of Humanity. | - Develop an urban area, ecological residential community, and high-end resort integrated with cultural tourism, community-based tourism, luxury real estate, and an 18 to 36-hole golf course to boost local tourism development. | - Transportation Infrastructure: Located adjacent to the Bac Kan City – Ba Be Lake road, approximately 3 km from Bac Kan City center and 35 km from Ba Be Lake. It is about 100 km from the Samsung Pho Yen factory and 140 km from Noi Bai International Airport.- Electricity: Around 4 km from the 110 kV Bac Kan Substation, with a 35 kV power line passing through the area.- Water Supply: Located near the Cau River basin and several small streams.- Proximity: Situated in the center of Bac Kan City, near Nam Cat Lake tourist area, forming a tourism and resort development network within the city. |

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| No | X | Y |
| 1 | 424193,867 | 2453420,318 |
| 2 | 424499,623 | 2452743,011 |
| 3 | 425133,134 | 2452036,23 |
| 4 | 425037,021 | 2451333,885 |
| 5 | 424101,259 | 2450475,738 |
| 6 | 423527,123 | 2450861,529 |
| 7 | 423478,838 | 2451721,887 |
| 8 | 422653,679 | 2452100,118 |
| 9 | 422418,323 | 2452677,408 |
| 10 | 423005,271 | 2452842,825 |
| 11 | 424160,609 | 2452523,344 |
| 12 | 424084,064 | 2453373,357 |

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| 5 | Cho Don Ecotourism, Resort, Cultural, Sports, and Golf Complex | - Bang Phuc Commune, Cho Don District, Bac Kan Province- Area: Approximately 150 ha- Current Land Use: Mainly production forest and agricultural land combined with terraced fields.- Terrain: Low mountains interspersed with valleys, streams, terraced fields, and waterfalls, creating a stunning and majestic landscape.- Population: Predominantly inhabited by Tay and Nung ethnic groups.The area is home to the cultural practices of Then singing, Dan Tinh of the Tay and Nung people, Sli Singing of the Nung people, and Bat dancing of the Tay people, which are recognized as part of the Intangible Cultural Heritage of Humanity. | - Develop an eco-urban area combining cultural tourism, community tourism, and resort tourism- Leverage the beautiful natural landscape and traditional craft villages such as rice wine brewing and Shan Tuyet tea production, near Ba Be Lake- Establish a fully equipped, world-class 18-36-hole golf course to contribute to the socio-economic development in the area. | - Transportation Infrastructure: Located along the Bac Kan City – Ba Be Lake road, approximately 25 km from Bac Kan City and 10 km from Ba Be Lake. It is about 125 km from Samsung Phu Yen Factory and 165 km from Noi Bai Airport.- Electricity: A 35kV power line passes through the area.- Water Supply: Located near streams, ponds, and lakes with fresh, clean water.- Proximity: Near Bang Phuc commune center, home to a traditional rice wine village and renowned Shan Tuyet tea. The site connects to various tourist attractions such as Ba Be Lake and the ATK Cho Don historical site. |

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| STT | X | Y |
| 1 | 417719,279 | 2465684,016 |
| 2 | 418802,850 | 2465492,460 |
| 3 | 418862,970 | 2465307,650 |
| 4 | 417817,760 | 2464425,640 |
| 5 | 416933,370 | 2464438,260 |
| 6 | 417386,400 | 2464812,620 |
| 7 | 417496,370 | 2465140,600 |
| 8 | 417867,260 | 2465398,990 |

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| 6 | Ba Be 1 Ecotourism, Resort, Cultural, Sports, and Golf Complex | - Khang Ninh Commune, Ba Be District, Bac Kan Province- Area: Approximately 194 ha - Current Land Use: Mainly production forest and agricultural land combined with ponds and lakes.-Terrain: Low mountains interwoven with valleys, streams, ponds, lakes, and forests, offering breathtaking and majestic scenery.- Population: Predominantly inhabited by Tay and Nung ethnic groups.The area is home to the cultural practices of Then singing, Dan Tinh of the Tay and Nung people, Sli Singing of the Nung people, and Bat dancing of the Tay people, which are recognized as part of the Intangible Cultural Heritage of Humanity. | - Develop an eco-urban area combining cultural tourism, community tourism, and resort tourism, capitalizing on the scenic natural landscape near Ba Be Lake.- Establish a fully equipped, world-class 18-27-hole golf course to contribute to the socio-economic development in the area. | - Transportation Infrastructure: Located on Route 258 and the Quang Khe - Khang Ninh road, connecting to Bac Kan City. It is about 3 km from Ba Be Lake, 140 km from Samsung Phu Yen Factory, and 180 km from Noi Bai Airport. - Electricity: A 35kV power line passes through the area.- Water Supply: Located near streams, ponds, and lakes.- Proximity: Near Khang Ninh commune center, near Cho Ra Town, and positioned on the Ba Be Lake - Ban Gioc Waterfall tourism route. |

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| No | X | Y |
| 1 | 411867,592 | 2482721,219 |
| 2 | 412314,504 | 2482730,007 |
| 3 | 412114,067 | 2481859,941 |
| 4 | 412348,121 | 2481789,706 |
| 5 | 412524,125 | 2482179,890 |
| 6 | 412767,797 | 2482083,570 |
| 7 | 412160,736 | 2481083,660 |
| 8 | 411994,019 | 2480730,937 |
| 9 | 411386,144 | 2480550,430 |
| 10 | 411009,552 | 2481263,537 |
| 11 | 411228,793 | 2482022,769 |
| 12 | 411749,264 | 2482211,411 |

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| 7 | Ba Be 2 Ecotourism, Resort, Cultural, Sports, and Golf Complex | - Dong Phuc Commune, Ba Be District, Bac Kan Province- Area: Approximately 300 ha-Current land use: Mainly production forest and agricultural land, combined with ponds, lakes, and the upstream flow of Cho Leng stream leading into Ba Be Lake- Terrain: Low mountainous terrain interspersed with valleys, streams, waterfalls, caves, and forests, creating breathtaking landscapes-Population: Predominantly inhabited by Tay and Nung ethnic groups.The area is home to the cultural practices of Then singing, Dan Tinh of the Tay and Nung people, Sli Singing of the Nung people, and Bat dancing of the Tay people, which are recognized as part of the Intangible Cultural Heritage of Humanity | - Establish an ecological urban area integrated with cultural tourism, community tourism, and resort tourism- Leverage the scenic landscape and traditional Tay-Nung culture- Establish a fully equipped, world-class 36-hole golf course to contribute to the socio-economic development in the area. | - Transportation Infrastructure: Located along the Bac Kan City - Ba Be Lake road, approximately 35 km from Bac Kan City and 5 km from Ba Be Lake. It is 130 km from Samsung Pho Yen Factory and 170 km from Noi Bai International Airport.- Electricity: A 35kV power line passes through the area.- Water Supply: streams, ponds, and lakes with clear, fresh water- Proximity: Near Dong Phuc commune center, renowned for its traditional rice wine craft and natural wonders such as terraced fields, caves, and waterfalls. Well-connected to Ba Be Lake, ATK Cho Don, and Tham Phay Cave. |

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| No | X | Y |
| 1 | 420409,692 | 2468528,515 |
| 2 | 419609,000 | 2468320,350 |
| 3 | 421195,873 | 2467573,795 |
| 4 | 421867,487 | 2466417,957 |
| 5 | 420957,060 | 2465829,900 |
| 6 | 420077,739 | 2465857,620 |
| 7 | 419938,260 | 2467203,130 |

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| 8 | Ba Be 3 Ecotourism, Cultural, Sports, and Golf Resort Complex | - Thuong Giao Commune, Ba Be District, Bac Kan Province- Area: Approximately 150 ha-Current land use: Mainly production forest and agricultural land combined with terraced fields- Terrain: Low mountains interwoven with valleys, streams, and forests, creating a stunning and majestic landscape-Population: Predominantly inhabited by Tay and Nung ethnic groups.The area is home to the cultural practices of Then singing, Dan Tinh of the Tay and Nung people, Sli Singing of the Nung people, and Bat dancing of the Tay people, which are recognized as part of the Intangible Cultural Heritage of Humanity | - Develop an ecological urban area integrated with cultural tourism, community tourism, and resort tourism- Leverage the region’s scenic beauty, close proximity to Ba Be Lake, and traditional Tay-Nung culture- Establish a fully equipped, world-class 18-27-hole golf course to contribute to the socio-economic development in the area. | - Transportation Infrastructure: Located near Cho Ra town, a historical and administrative center of Ba Be District. The area features stunning landscapes, including terraced fields and gentle mountain slopes, and is approximately 15 km from Ba Be Lake, 120 km from Samsung Pho Yen Factory, and 160 km from Noi Bai International Airport- Electricity: A 35kV power line passes through the area.- Water Supply: streams, ponds, and lakes with clear, fresh water- Proximity: Well-connected to Ba Be Lake, ATK Cho Don, Tham Phay Cave, and part of the Ba Be Lake - Phia Oac - Phia Den National Park - Ban Gioc Waterfall tourism route |

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| No | X | Y |
| 1 | 418370,546 | 2482952,817 |
| 2 | 418833,353 | 2481649,813 |
| 3 | 419192,419 | 2481359,726 |
| 4 | 418795,467 | 2480760,987 |
| 5 | 418179,032 | 2480766,976 |
| 6 | 417634,414 | 2481108,326 |
| 7 | 417191,539 | 2481641,312 |
| 8 | 417125,706 | 2482347,070 |
| 9 | 417580,551 | 2482880,954 |

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| 9 | Ngan Son Ecotourism, Cultural, Sports, and Golf Resort Complex | - Duc Van Commune, Ngan Son District, Bac Kan Province- Area: Approximately 400 ha-Current land use: Mainly production forest, agricultural land, terraced fields, and Ban Chang Lake- Terrain: Low mountainous terrain interwoven with valleys, streams, pine forests, and Ban Chang Lake, creating a breathtaking and poetic landscape-Population: Predominantly inhabited by Tay and Nung ethnic groups.The area is home to the cultural practices of Then singing, Dan Tinh of the Tay and Nung people, Sli Singing of the Nung people, and Bat dancing of the Tay people, which are recognized as part of the Intangible Cultural Heritage of Humanity | - Develop an ecological urban area integrated with cultural tourism, community tourism, and resort tourism- Highlight Ban Chang Lake (with a water surface area of 60-100 hectares) and a picturesque pine forest to preserve ethnic cultural traditions. - Establish a fully equipped, world-class 18-36-hole golf course to contribute to the socio-economic development in the area. | - Transportation Infrastructure: Located near National Highway 3, heading toward Cao Bang Province. The area enjoys a cool climate year-round and is near historically significant sites. It is approximately 190 km from Samsung Pho Yen Factory and 230 km from Noi Bai International Airport.- Electricity: A 35kV power line passes through the area.- Water Supply: streams, ponds, and lakes with clear, fresh water- Proximity: Well-connected to Ba Be Lake and part of the Ba Be Lake - Phia Oac - Phia Den National Park - Ban Gioc Waterfall tourism route |

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| No | X | Y |
| 1 | 452770,23 | 2484949,34 |
| 2 | 453077,73 | 2484728,995 |
| 3 | 453294,602 | 2484496,715 |
| 4 | 453027,6 | 2484209,23 |
| 5 | 452811,763 | 2484071,602 |
| 6 | 452508,8 | 2484017,35 |
| 7 | 452183,785 | 2484266,521 |
| 8 | 452496,176 | 2484635,234 |

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| 10 | Cho Moi 3 Ecotourism, Cultural, Sports, and Golf Resort Complex | - Yen Cu Commune, Cho Moi District, Bac Kan Province- Area: Approximately 150 ha-Current land use: Mainly production forest and agricultural land - Terrain: Low mountainous terrain interwoven with valleys and streams, creating a beautiful natural landscape-Population: Predominantly Tay ethnic groups living in the valleys. | - Develop an eco-resort leveraging tourism advantages linked to cultural heritage, eco-tourism, and recreational activities.- Establish an 18-hole golf course with full amenities and international standards to drive local economic growth. | - Transportation Infrastructure: Located approximately 15 km from the Cho Moi - Thai Nguyen Expressway- Electricity: A 35kV power line passes through the area.- Water Supply: Near the Cau River basin and several small streams- Proximity: Located about 18 km from Cho Moi District center and approximately 20 km from local industrial clusters |  |