

## 云南滇中新区嵩明绿色食品产业园一期项目

## Songming Green Food Industrial Park Project Phase I,

## Yunnan Dianzhong New Area

<b>项目概述</b> <b>Project Overview</b>	1. 项目名称 Project name	云南滇中新区嵩明绿色食品产业园一期项目 Songming Green Food Industrial Park Project Phase I, Yunnan Dianzhong New Area
	2. 所属产业 Industry	第二产业——制造业——食品制造业、农副食品加工业 Secondary industry-manufacturing-food manufacturing, agricultural and sideline food processing industry 第三产业——服务业——仓储和邮政业、商贸物流 Tertiary industry-service industry-warehousing and postal industry, business logistics
	3. 建设地点 Construction site	云南省昆明市嵩明县云南省花卉示范园区管理委员会南侧1、2号地块 Land plot 1 & 2 on the south side of the Management Committee of Yunnan Flower Demonstration Park, Songming County, Kunming City, Yunnan Province
	4. 建设内容 Construction content	(1) 总用地 1100 亩 Total land is 1100 mu. (2) 功能分区 Functional division 一号地块：“一轴三片区” No.1 land plot: “One Axis, Three Areas” 包含产业发展轴、花卉食品发展片区、花卉医药发展片区、花卉日化发展片区 Including: Industrial Development Axis, Flower Food Development Area, Flower Medicine Development Area, Flower Daily Chemical Development Area 二号地块：“一心一轴三片区” No.2 land plot: “One Center, One Axis, Three Areas” 包含综合产业中心、产业发展轴、绿色食品加工片区、农特食品加工片区、数字设施农业片区 Including: Comprehensive Industrial Center, Industrial Development Axis, Green Food Processing Area, Agricultural Special Food Processing Area, Digital Facility Agriculture Area

<p>项目实施背景</p> <p><b>Project Background</b></p>	<p>1. 建设依据</p> <p>Construction basis</p>	<p>(1) 云南省抢抓国家“一带一路”、孟中印缅经济走廊建设、长江经济带建设等重大发展战略机遇，打造“绿色能源牌”“绿色食品牌”“健康生活目的地”“三张牌”，积极发展高原特色农业；昆明市加快建设面向南亚东南亚区域性国际中心城市，全力推进打造世界一流“绿色食品牌”工作，通过构建“6+2”产业体系促进昆明高原特色现代农业绿色化、有机化、规模化、品牌化发展。</p> <p>Yunnan Province is seizing major development strategic opportunities such as the national "Belt and Road", the construction of the Bangladesh-China-India-Myanmar Economic Corridor, and the construction of the Yangtze River Economic Belt, and creating the "Three Cards" of "Green Energy Card", "Green Food Card" and "Healthy Living Destination Card" to actively develop plateau agriculture with characteristics. Kunming is speeding up the construction of a regional international center city facing South Asia and Southeast Asia, making every effort to promote the creation of a world-class "Green Food Card", and promoting the development of green, organic, large-scale and brand-based modern agriculture with characteristics of Kunming Plateau through the construction of a "6+2" industrial system.</p> <p>(2) 云南高原特色农产品逐步受到东盟消费者青睐，出口量呈逐年上升趋势。国内社会消费层次升级，都市人群的消费观念、消费结构正在发生深刻的变化，无公害农产品、绿色食品、有机食品消费的比重不断提高，在社会各类需求的日益增长中获得广阔的发展空间。绿色食品在高端消费市场的占有率逐年提升。</p> <p>The plateau characteristic agricultural products of Yunnan are gradually being favored by ASEAN consumers, and the export volume is increasing year by year. With the upgrading of domestic social consumption levels and the consumption concept and consumption structure of urban people are undergoing profound changes, the proportion of consumption of non-polluted agricultural products, green food and organic food has been improving, getting broad space for development in the growing social needs of all kinds. The share of green food in the high-end consumer market has increased year by year.</p>
	<p>2. 产业政策</p> <p>Industrial polices</p>	<p>以发展高原特色现代农业为主攻方向，依托国家现代农业科技示范园区建设，突出“生态环保、安全优质”两张名片，强化优势特色产业支撑作用，优化农业生产空间布局，加快转变农业发展方式，积极培育新型农业经营主体，提升农业科技信息水平，着力构建现代农业生产、经营、科研、销售体系，推动农</p>

	<p>业产业向高端化、精细化、集群化、品牌化、高附加值方向发展，打造“都市农业”、“观光农业”、“品牌农业”和“创意农业”，走产出高效、产品安全、资源节约、环境友好的高原特色农业现代化路。</p> <p>We will focus on the development of modern agriculture with plateau characteristics, rely on the construction of national modern agricultural science and technology demonstration parks, highlight the two business cards of "Eco-environmental Protection, Safety and Quality", strengthen the supporting role of advantageous industries, optimize the spatial layout of agricultural production, and accelerate the transformation of agricultural development methods. We will actively cultivate new agricultural business entities, improve the level of agricultural science and technology information, focus on building a modern agricultural production, management, scientific research, and sales system, and promote the development of the agricultural industry in the direction of high-end, refined, clustered, branded, and high value-added. We will also create "Urban Agriculture", "Sightseeing Agriculture", "Brand Agriculture" and "Creative Agriculture", and take the path of modernization of plateau characteristic agriculture with high output, product safety, resource conservation, and environment-friendly.</p> <p>突出生态优势，创建一批高档蔬菜生产示范区，建设绿色、有机标准化蔬菜生产基地、外向型出口蔬菜基地，促进蔬菜产业向高端化、精细化方向发展，打造绿色蔬菜产业。</p> <p>We will highlight ecological advantages, create a number of high-end vegetable production demonstration zones, build green and organic standardized vegetable production bases, export-oriented vegetable export bases, promote the development of the vegetable industry in the direction of high-end and refinement, and create a green vegetable industry.</p> <p>到 2020 年，高原特色农业现代化建设取得明显进展，高原特色现代农业产业体系、生产体系和经营体系不断完善，供给效率明显提升，物质技术装备条件显著改善，产业结构逐步优化，产业发展有机融合，资源利用和生态环境保护水平不断提高，农业质量、效益和竞争力明显提升。把我省打造成为在全国乃至世界有影响的高原特色农产品生产加工基地。</p> <p>By 2020, the modernization of plateau characteristic agriculture will make obvious progress, the plateau characteristic modern agricultural industry system, production system and management</p>
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		system will continue to improve, the supply efficiency will be significantly improved, the material and technical equipment conditions will be significantly improved, the industrial structure will be gradually optimized, industrial development will be organically integrated, resource utilization and ecological environmental protection will continue to improve, and agricultural quality, efficiency and competitiveness will be significantly improved. We will build our province into an influential production and processing base of plateau characteristic agricultural products in the country and the world.
项目建设方案 Project Construction Plan	1. 建设周期 Construction period	3 年 3 Years
	2. 投资强度 Investment intensity	投资估算：项目估算总投资 30 亿元 Estimated investment: estimated total investment of the project is 3 billion yuan
	3. 项目业态设计 Project format design	业态布局：研发、加工、销售、仓储等 Format layout: research and development, processing, marketing, storage, etc.
项目优势 Project Advantages	<p><b>(1) 区位优势优越，交通运输便捷</b></p> <p><b>Superior traffic location and convenient transportation</b></p> <p>嵩明位于滇中新区东部核心区，位于昆明及空港半小时经济圈内，现代新昆明与滇中新区融合发展核心区，是昆明市建设面向南亚东南亚辐射中心的重要组成部分。</p> <p>Songming is located in the core area of the eastern part of Dianzhong New Area, within the half-hour economic circle of Kunming and the airport, and in the integrated and developing core area of modern new Kunming and Dianzhong New Area, which is an important part of Kunming's construction of a radial center for South Asia and Southeast Asia.</p> <p>贵昆铁路、沪昆高铁在嵩明设站，渝昆高铁规划过境设站；杭瑞高速、渝昆高速境内交汇，嵩昆高速、小龙高速环抱县境，昆明绕城高速、机场北高速连接东西，213、320 国道贯穿全境，长嵩大道、空港大道直通昆明长水国际机场。</p> <p>There are stations of Guiyang-Kunming Railway and Shanghai-Kunming High-speed Railway in Songming. Chongqing-Kunming High-speed Railway plans to set up a transit station here. Hangzhou-Ruili Expressway and Chongqing-Kunming Expressway intersect within the territory. Songming-Kunming Expressway and Xiaopu-Wulong Expressway surround the county. Kunming Ring Expressway and Airport North Expressway connect its east and west. National Highways 213 and 320 run through the whole territory. Changshui-Songming Avenue and Airport Avenue lead directly to Kunming Changshui International Airport.</p>	

本项目区位优势明显，杭瑞高速和渝昆高速沿项目而过，背靠云南省花卉园区是目前省内较大的花卉产业园区。距嵩明北收费站约 1km，且紧邻北侧城市主干道黄小路（在建），距嵩明县城 4KM，至长水机场 57km，至高铁嵩明站 20km，同嵩明县城，杨林经济技术开发区协调发展。

This project has an obvious location advantage. Hangzhou-Ruili Expressway and Chongqing-Kunming Expressway pass along the project, it is backed by the Yunnan Flower Park, which is currently the largest flower industry park in the province. It is about 1km away from Songming North Toll Station, and is close to Huangxiao Road (under construction), the main urban road to the north, 4km away from Songming County, 57km away from Changshui International Airport, and 20km away from High-speed Railway Songming Station. It can be developed in coordination with Songming County and Yanglin Economic and Technological Development Zone.

## (2) 自然环境优越

### Superior natural environment

嵩明山川秀美，生态良好，森林茂盛，水库星罗棋布，河流纵横交错，能给外来企业提供良好的办公环境。

Songming has beautiful mountains and rivers, good ecology, lush forests, scattered reservoirs and criss-cross rivers, which can provide a good office environment for foreign companies.

- 空气优良率达 100%  
Air quality rate reaches 100%
- 年均气温 15°C  
Average annual temperature 15°C
- PM2.5 常年低于 30  
PM2.5 is less than 30 year-round
- 年均降水量 1023mm  
Average annual precipitation 1023mm
- 森林覆盖率 51.36%  
Forest coverage rate is 51.36%

## (3) 政策红利叠加

### Policy dividend stacking

■ 同时享有国家级滇中新区、国家级经济技术开发区、省会城市各项优惠政策。  
Enterprises will enjoy various preferential policies for national-level Dianzhong New Area, national-level economic and technological development zone, and provincial capital at the same time.

■ 用地指标、手续报批、资金支持、项目配给等方面具备较为灵活和便捷的保障措施。

There are more flexible and convenient safeguard measures in terms of land use indicators, procedures for approval, financial support, and project configuration.

- 生产力要素聚集和政策倾斜的互补优势较为明显。

Obvious complementary advantages of the accumulation of productivity factors and policy preference.

#### (4) 农业科研力量强大

##### Strong agricultural scientific research force

嵩明国家级现代农业示范园区，拥有科技研发基地 4 家，院士（专家）工作站 3 个，现代农业科技研究中心 7 个，聚集了一批农业科技研发高端人才，建立了以农业科技研发为主体，涵盖栽种培育、产品营销、品牌培育等多种功能为一体的现代农业体系。已完成云南嵩明现代农业科技示范园区花卉公共展示平台、公共信息平台、研发平台建设，可与绿色食品产业园相互促进、协同发展。

Songming National Modern Agriculture Demonstration Park has 4 scientific and technological research and development bases, 3 academician (expert) workstations, and 7 modern agricultural science and technology research centers. It has gathered a group of high-end talents in agricultural science and technology research and development, and established a modern agricultural system with agricultural science and technology research and development as the main body, covering planting cultivation, product marketing, brand cultivation and other functions. The construction of the flower public display platform, public information platform, and research and development platform of the Yunnan Songming Modern Agricultural Technology Demonstration Park has been completed, which can promote and coordinate development with the green food industrial park.

#### (5) 农业资源丰富，产业基础较好

##### Rich agricultural resources and good industrial foundation

嵩明处于低纬度、高海拔地区，由于特殊的地理环境，农副产品资源丰富，是我省的农业大县，高原特色农业更是云南省农业的重点和特色。是著名的“滇中粮仓”“鱼米之乡”。先后建成全国、省、市的商品粮、烤烟、商品猪、肉牛羊、渔业、水果、蔬菜生产基地县。杨林肥酒被誉为“云南第一名酒”，被中华人民共和国商务部授予“中华老字号”称号。成功创建为国家农产品质量安全县，并建成国家现代农业科技示范园区。

Songming is located in a low-latitude and high-altitude area. Due to its special geographical environment, it is rich in agricultural and sideline products. It is a major agricultural county in our province. Plateau characteristic agriculture is the focus and unique feature of Yunnan's agriculture. It is the famous "Granary in Yunnan" and "A Land Flowing with Milk and Honey". The county has successively built as production bases of the nation, the province, and the city for commercial grains, flue-cured tobacco, commercial pigs, cattle and sheep, fisheries, fruits, and vegetables. Yanglin Feijiu is known as the "No. 1 Liquor in Yunnan" and was awarded the title of "Chinese Time-honored Brand" by the Ministry of Commerce of the People's Republic of China. Songming has been successfully created as a national agricultural product quality and safety county and a national modern agricultural science and technology demonstration

	<p>park.</p> <p>国家级现代农业示范园区，目前入园企业 68 户，其中外资企业 12 户，正加快建设以粮、烟、畜、菜、花、果等六大优势农业产业，可与项目形成联动发展。 National modern agricultural demonstration park. At present, there are 68 enterprises in the park, including 12 foreign enterprises. They are speeding up the construction of six advantageous agricultural industries including grain, tobacco, livestock, vegetables, flowers and fruits, which can form linkage development with the project.</p>
<p>项目资源 Project Resources</p>	<p>地块属性、现状及出让成本 Land nature, current status and transfer cost</p> <p>地块属性：工业用地 Land attribute: industrial land</p>
	<p>原料供应成本 Raw material supply cost</p> <p>本项目建设地点交通便利，建设所需大宗建材为商品混凝土、水泥、钢筋、空心砖、沙、石等，当地建材市场上相关物资均有采购来源，完全可以满足需求。 The bulk of building materials needed for construction are commercial concrete, cement, steel bars, hollow bricks, sand, stone, etc. Sources of purchase of related materials are available in the local building materials market, which can fully meet the demand.</p>
	<p>生产运营成本 Production and operation cost</p> <p>经营成本为 30000 万元 Operation cost is 300 million yuan</p>
	<p>用工成本 Labor cost</p> <p>根据岗位差异，管理员工资福利为 130000 元/人·年。其他员工工资福利分别为 60000 元/人·年。 According to the position difference, the salary and welfare of management staff is 130,000 yuan/person/year, other employees are 60,000 yuan/person/year.</p>
<p>项目配套条件 Project Supporting Conditions</p>	<p>1. 项目产业配套情况 Project industry supporting conditions</p> <p>(1) 项目地供水、供电、供气、排污、通信等完善 The water supply, power supply, gas supply, drainage and communication of the project site are complete. (2) 项目地内部道路完善，土地平整 The internal roads of the project site are complete and the land is leveled.</p>
	<p>2. 项目前期准备情况（根据实有条件填写） Preliminary preparation of the project (to be filled according to actual conditions)</p> <p>(1) 项目用地面积 1100 亩，其中符合建设用地 500 亩。项目规划划分为 1、2 号地块，1 号地块有建设用地指标 300 亩，2 号地块有 200 亩建设用地指标，控详规已完成 The project covers an area of 1100 mu, of which 500 mu is suitable for construction. The project plan is divided into No. 1 and No. 2 plots. No. 1 plot has a construction land index of 300 mu, and No. 2 plot has a construction land index of 200 mu. The detailed control plan has been completed.</p>

		<p>(2) 2号地块已有1家企业准备入驻 One company is ready to settle in the No. 2 plot.</p> <p>(2) 数字设施农业片区已开工建设 The construction of the digital facility agricultural area has started.</p>
项目政策保障 <b>Project Policies Guarantee</b>	营商环境优化 <b>Business environment optimization</b>	<p>嵩明先后出台了《嵩明县投资服务环境投诉处理暂行办法》《嵩明县人民政府关于进一步深化放管服改革优化营商环境的实施办法》《嵩明县人民政府关于推进项目流程精细化管理的实施意见》《嵩明县人民政府办公室关于加快投资项目审批推进项目落地的实施办法》《嵩明县全力推进一网通办、审批服务便民利企、打造一流营商环境工作实施方案》等文件，加大优化营商环境措施，始终做到服务投入不减少、环境建设不放松、企业服务不停步。</p> <p>Songming has successively issued "Interim Measures for the Handling of Environmental Complaints about Investment Services in Songming County", "Implementation Measures of the People's Government of Songming County on Further Deepening the Reform of Decentralization, Management and Service to Optimize the Business Environment", "Implementation Opinions of the People's Government of Songming County on Promoting the Fine Management of Project Processes", "Implementation Measures of the Office of the People's Government of Songming County on Accelerating the Approval of Investment Projects and Promoting Project Landing", "Implementation Plan for Promoting One Internet Access, Facilitating the Examination and Approval Services for People and Enterprises, and Creating a First-class Business Environment" and other documents. To increase measures to optimize the business environment, and to always ensure that service investment will not be reduced, environmental construction will not be relaxed, and corporate services will not be stopped.</p>
	政府公信力保障 <b>Government credibility guarantee</b>	



	<p>省/市/区县/园区等企业投资可享受的各级财税优惠政策</p> <p>Enterprise investment can enjoy preferential fiscal and taxation policies at all levels of province/city/district/county/park</p>	<p>(1) 《云南省培育绿色食品产业龙头企业鼓励投资办法(试行)》提出:</p> <p>The "Procedures for Encouraging Investment in Cultivating Leading Enterprises in the Green Food Industry (Trial)" puts forward:</p> <ul style="list-style-type: none"> <li>■ 企业新增种植、养殖、加工、冷链物流等资产性投资 5 亿元人民币(含)—10 亿元人民币,按 5%给予一次性奖补。</li> </ul> <p>For newly added planting, breeding, processing, cold chain logistics and other asset investment of 500 million yuan (inclusive)-1 billion yuan, a one-time subsidy of 5% will be given to enterprises.</p> <ul style="list-style-type: none"> <li>■ 企业新增种植、养殖、加工、冷链物流等资产性投资 10 亿人民币(含)以上,按照 10%给予一次性补助。</li> </ul> <p>For newly increased planting, breeding, processing, cold chain logistics and other asset investments of more than RMB 1 billion (inclusive), a one-time subsidy of 10% will be given to enterprises.</p> <p>(2) 《云南滇中新区制造业招商引资优惠政策试行办法》提出:</p> <p>The "Trial Measures for the Preferential Policies for Investment Promotion of Manufacturing Industries in Dianzhong New Area" puts forward:</p> <ul style="list-style-type: none"> <li>■ 资金扶持政策</li> </ul> <p>Financial support policy</p> <ul style="list-style-type: none"> <li>· 产业发展基金: 新区设立不少于 60 亿元人民币的产业发展基金,支持入驻新区的项目发展。</li> </ul> <p>Industrial Development Fund: Dianzhong New Area established an industrial development fund of no less than RMB 6 billion to support the development of projects in the New Area.</p> <ul style="list-style-type: none"> <li>· 固定资产投资奖励: 实际发生固定资产投资超过 5 亿元人民币的项目,按照项目当年实际发生的固定资产投资额×同期人民银行贷款基准利率×最高 70%给予项目固定资产投资奖励或固定资产贷款贴息,每年奖励或贴息金额最高不超过 2000 万元人民币,连续奖励或贴息最高不超过 3 年。</li> </ul> <p>Fixed asset investment incentives: For projects with actual fixed asset investment exceeding RMB 500 million, fixed asset investment incentives or fixed asset loan interest discounts will be given according to the actual fixed asset investment amount in the project year × the same period of People's Bank of China's benchmark loan interest rate × the highest 70%. The maximum amount of annual rewards or discounts shall not exceed RMB 20 million, and the maximum continuous incentives or discounts shall not exceed 3 years.</p>
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		<p>■ 项目提前竣工奖励 Project early completion reward</p> <p>新入驻新区且固定资产投资额大于 1 亿元人民币的项目，按投资协议约定提前竣工的，给予已完成固定资产投资额 1‰ 的一次性提前竣工奖励，最高不超过 50 万元。</p> <p>For projects that are newly settled in the new area and have a fixed asset investment of more than RMB 100 million, if they are completed ahead of schedule as agreed in the investment agreement, a one-time early completion reward of 1‰ of the completed fixed asset investment will be given, up to a maximum of RMB 500,000.</p> <p>■ 财政优惠政策 Financial preferential policies</p> <p>对设在西部地区以《西部地区鼓励类产业目录》中规定的产业项目为主营业务，且其当年度主营业务收入占企业收入总额 70% 以上的企业，经企业申请，主管税务机关审核确认后，可减按 15% 税率缴纳企业所得税。</p> <p>For enterprises located in the western region whose main business is the industrial projects specified in the "Catalogue of Encouraged Industries in the Western Region", and whose main business income accounts for more than 70% of the total corporate income in the current year, corporate income tax at a reduced tax rate of 15% can be paid after applied by the enterprise and reviewed and confirmed by the competent tax authority.</p>
<p>合作方式 <b>Cooperation Mode</b></p>	<p>合资、独资、合作等 Joint venture, sole proprietorship, cooperation, etc.</p>	
<p>联系方式 <b>Contact Details</b></p>	<p>联系单位：云南嵩明现代农业科技示范园区管理委员会 Contact Unit: Management Committee of Yunnan Songming Modern Agricultural Science and Technology Demonstration Park</p> <p>联系人：李永文 李星勇 Project contact person: Li Yongwen, Li Xingyong</p> <p>联系电话：0871--67981413 Contact No.: 0871--67981413</p> <p>传 真：0871--67981413 Fax: 0871--67981413</p> <p>电子邮箱：1056960585@qq.com Email: 1056960585@qq.com</p>	