







FACILITIES

-  Car & motorcycle parking
-  24 hr security with CCTV, fence and security booth
-  Fire fighting system (emergency switch, fire hose box, fire extinguisher)
-  BW Business Center: office and meeting rooms for short-term lease, restaurants, convenient store, ATM

AMENITIES







- | | | |
|---|--|--|
|  Hai Phong Administration Center (8 km - 15 minutes) |  1 Vinmec Hai Phong International Hospital (13 km - 25 minutes) |  1 Song Gia Golf Resort (8 km - 15 minutes) |
|  1 Vinhomes Imperia Hai Phong (6 km - 10 minutes) |  2 International Hospital Hai Phong (7 km - 15 minutes) |  2 Vinpearl Golf Hai Phong (8 km - 15 minutes) |
|  2 Tan Long Lakeside Apartment & Hotel (12 km - 25 minutes) |  1 Vinschool Imperia Hai Phong (6 km - 10 minutes) |  3 Do Son Seaside Golf Resort (28 km - 45 minutes) |
|  3 Somerset Central TD Hai Phong City (11 km - 20 minutes) |  2 QSI International School of Hai Phong (15 km - 30 minutes) |  4 FLC Ha Long Bay Golf Club & Luxury Resort (63 km - 80 minutes) |
| |  3 Gateway International School Hai Phong (9 km - 15 minutes) |  5 Vincom Plaza Hai Phong (9 km - 15 minutes) |

This material has been prepared for informational purposes only, and is not intended to provide or be relied on for tax, legal or accounting advice.



QUICK FACTS

 **IP developer**
VSIP Hai Phong
  **Total IP land area**
500 ha
  **BW's land area**
24.2 ha

 **Location**
Plot IN3-11*A, IN3-11*B, VSIP Hai Phong Township,
Industrial and Service Park, Thuy Nguyen District,
Dinh Vu - Cat Hai Economic Zone, Hai Phong City, Vietnam

 **Property type**
Ready-built
factory
  **Land expiry**
2058

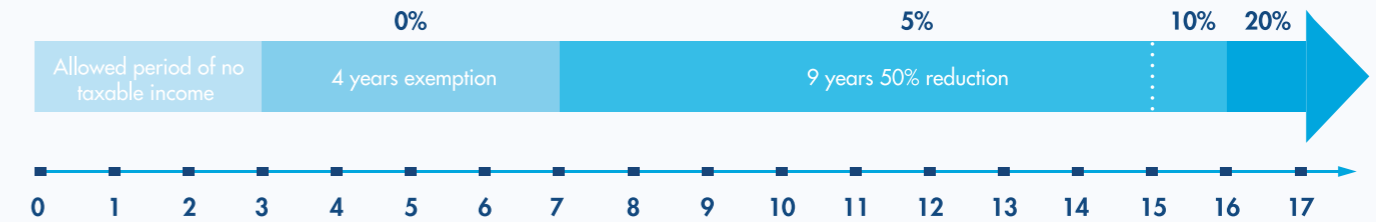
EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Next to Hai Phong Port - maritime gateway to Northern Vietnam
- Convenient access to Hanoi - Hai Phong Highway and Cat Bi International Airport
- Competitively low employment costs
- Preferential tax rate (belonged to Dinh Vu - Cat Hai Special Economic Zone)
- Hassle-free business setup thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:



TAX INCENTIVES

*The 10% tax rate is applicable to 15 years counting from the 1st year that company starts business activities and get "revenue"



UTILITIES

Stable Power Supply: 95 - 326 KVA/factory



*New price from 01 January, 2021. Exchange rate USD/VND = 23,105 (selling rate of Vietcombank on 21 February, 2021)

	High tension 22 KV (voltage level 22 KV - 110 KV)	Low tension 380 V (voltage level < 6 KV)
Normal hours Monday to Saturday: + 04:00 - 09:30 (05 hours and 30 minutes) + 11:30 - 17:00 (05 hours and 30 minutes) + 20:00 - 22:00 (02 hours) Sunday: 04:00 - 22:00 (18 hours)	1,555 VND/kWh	1,685 VND/kWh
Peak hours Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	2,871 VND/kWh	3,076 VND/kWh
Off-peak hours All days from 22:00 to 04:00 the next morning (06 hours)	1,007 VND/kWh	1,100 VND/kWh

- Water usage rate: 20,700 VND/m³
- Domestic wastewater treatment: TBD
- Telecommunication by VNPT
- Internet cable and phone lines: connection points are installed up to each individual factory unit

*All prices are VAT exclusive

PROXIMITY

	To Hai Phong Port	To Hai Phong City	To Cat Bi Airport	To Hanoi
	8 km	8 km	15 km	144 km
	16 minutes	17 minutes	32 minutes	120 minutes

TRANSPORTATION COST

*Updated price from January 2021

To	40 ft FCL VND/trip	2.5 ton truck VND/trip
Cat Bi Airport	4,500,000	1,555,000
Hai Phong Port	1,800,000	550,000

*This cost includes trucking and toll fee only, excludes lift on/off and other charges

MINIMUM WAGE

4,420,000 VND/month (region 1)
*According to Decree No. 90/2019/ND-CP effective from 01 January, 2020