

FACILITIES



Car & motorcycle sidewalk parking

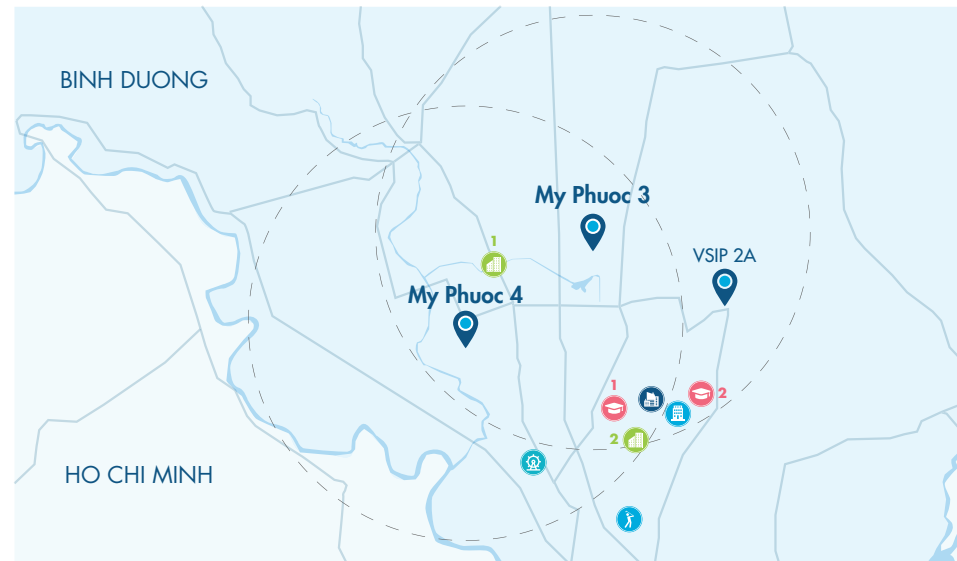


Fence and security booth



Fire fighting system (sprinklers, smoke detectors)

AMENITIES



Binh Duong Province, Administration Center



Becamex Hotel



1 Eastern International University



Dai Nam Wonderland



1 EcoLakes My Phuoc



2 Singapore International School



Twin Doves Golf Course



2 Sora Gardens

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.

BW INDUSTRIAL

VIETNAM'S LEADING FOR-RENT INDUSTRIAL DEVELOPER

FACTSHEET
MY PHUOC 3 & MY PHUOC 4
BINH DUONG



BW INDUSTRIAL

Address: Floor 17, Becamex Tower,
230 Binh Duong Boulevard, Phu Hoa Ward,
Thu Dau Mot City, Binh Duong Province, Vietnam

Hotline: (+84) 28 710 29 000
Website: <https://bwindustrial.com>
Email: enquiry@bwidjsc.com

QUICK FACTS

IP developer
Becamex IDC

Total IP land area
My Phuoc 3: 65 ha
My Phuoc 4: 955 ha

BW's land area
My Phuoc 3: 24 ha
My Phuoc 4: 38.4 ha

Location
My Phuoc 3: C_1B_CN, My Phuoc 3 Industrial Park, Thoi Hoa Ward, Ben Cat Town, Binh Duong Province, Vietnam
My Phuoc 4: Lot A3 & A4, Road NA2, Thoi Hoa Industrial Park, Thoi Hoa Ward, Ben Cat District, Binh Duong Province, Vietnam

Property type
Ready-built factory

Land expiry
My Phuoc 3: 2059
My Phuoc 4: 2056

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategic location with close proximity to Binh Duong New City. Easy access to main infrastructure and amenities of Binh Duong
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Renowned companies in the neighborhood:



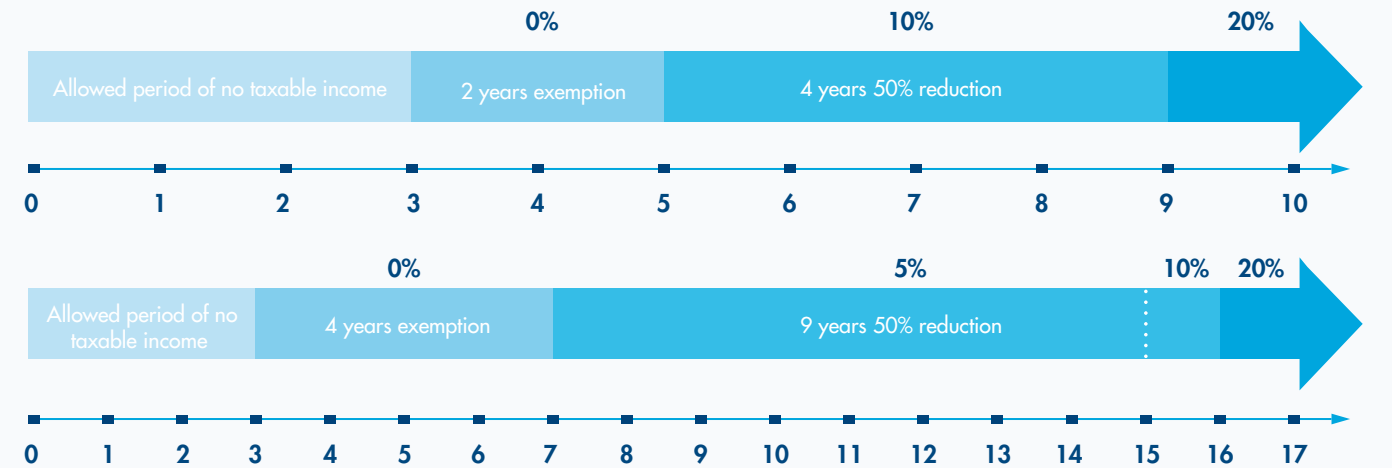
TAX INCENTIVES

Normal tax rate = 20%
(for common industries)

Preferential industry tax rate = 10%
(for the first 15 years)*

*Applicable to preferential industries:

- High-tech, supporting industries;
- Total investment capital of 6,000 billion VND (~265 million USD), capital disbursement within 3 years and + At least 3,000 employees/year;
- + Or total revenue of 10,000 billion VND/year (~435 million USD/year)



UTILITIES

Stable Power Supply: 250-400 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: 13,200 VND/m³
- Wastewater treatment: 5,816 - 11,632 VND/m³ (based on 80% water consumption)
- Telecommunication by VNNT
- Internet cable and phone lines: connection points are installed up to the boundary of BW's leased land lot

*All prices are VAT exclusive

PROXIMITY

| | To TSN Airport | To District 1, HCMC | To Cat Lai Port | To Long Thanh Int'l Airport |
|--|----------------|---------------------|-----------------|-----------------------------|
| | 48 km | 49 km | 58 km | 77 km |
| | 80 minutes | 90 minutes | 100 minutes | 120 minutes |

TRANSPORTATION COST

*Updated price from January 2021

| To | 40 ft FCL VND/trip | 2 ton truck VND/trip |
|--------------|--------------------|----------------------|
| TSN Airport | 3,600,000 | 3,400,000 |
| Cat Lai Port | 2,800,000 | 2,700,000 |

*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