BW INDUSTRIAL

VIETNAM'S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

BW BAU BANG INDUSTRIAL HUB

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

QUICK FACTS

IP developer
Becamex IDC

Total IP land area
1000 ha

BW's land area
45.74 ha

Location
C-7-CN, Bau Bang Expansion Industrial Park, Lai Uyen Town,
Bau Bang District, Binh Duong Province, Vietnam

Property type
Ready-built factory

Land expiry
2066

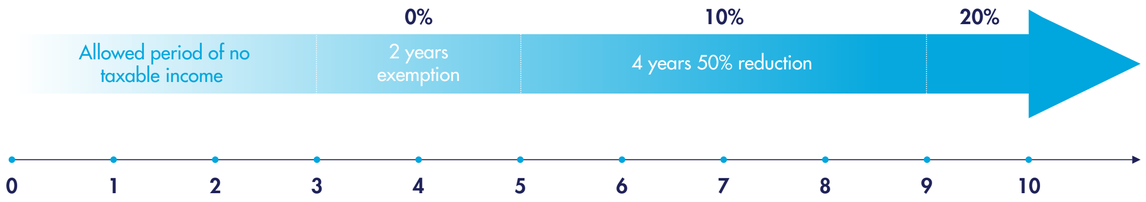
EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Direct access to National Road 13 and My Phuoc - Tan Van Highway which will connect North Binh Duong to Ho Chi Minh City, Cat Lai Port and the new Long Thanh International Airport
- Hassle-free business set up thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:

PIGTEK
ECCO
EMIVEST
CONDOR Trust of the Quality
ARDA CO. Manufacturing A Regola D'Arte
BERJAYAPAK We move what matters
RAWLPLUG®

TAX INCENTIVES

Normal tax rate = 20%
(for common industries)



UTILITIES

Power Supply: 180VA/sqm/production area

		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)	1,738 VND/kWh
Peak hours	Monday to Saturday: • 09:30 - 11:30 (02 hours) • 17:00 - 20:00 (03 hours)	3,171 VND/kWh
Off-peak hours	All days from 22:00 to 04:00 the next morning (06 hours)	1,133 VND/kWh

*New price from July, 2023

Water usage rate
14,490
VND/m³

Wastewater treatment
6,067.5
VND/m³
(80% of water consumption)

Telecommunication by
Viettel & VNPT

*All prices are VAT exclusive
* Internet cable and phone lines: connection points are installed up to each individual factory unit

PROXIMITY

70 km - 110 mins To HCM CBD

120 km - 180 mins To Cai Mep Port

75 km - 120 mins To Cat Lai Port

110 km - 170 mins To Long Thanh Int'l Airport

TRANSPORTATION COST

To	Container 20 ft VND/trip	Container 40 ft VND/trip	2.5 ton truck VND/trip
Cai Mep Port	7,500,000	7,500,000	2,650,000
Cat Lai Port	4,700,000	4,700,000	2,050,000

*Updated price from October 2023
*This cost includes trucking and toll fee only, excludes lift on/off and other charges

MINIMUM WAGE

4,680,000 VND/month (region 1)

*According to Decree 38/2022/NĐ-CP effective from July 01, 2023

FACILITIES

- Car & motorcycle parking
- 24 hr security with CCTV, fence and security booth
- Firefighting system (beam detector, smoke exhaust, emergency lamp, fire hose box, fire extinguisher, sprinkler)

AMENITIES

1 Binh Duong Convention & Exhibition Center (35 km - 45 minutes)

1 Singapore International School (30 km – 40 minutes)

2 Binh Duong University (45 km - 60 minutes)

3 Eastern International University (20 km - 30 minutes)

1 My Phuoc Hospital (25 km - 30 minutes)

2 Becamex International Hospital (50 km - 70 minutes)

1 Twin Doves Golf Course (35 km - 50 minutes)

2 Dai Nam Wonderland (30 km - 45 minutes)

1 Becamex Hotel (35 km – 45 minutes)

2 Becamex Social Housing (27 km – 40 minutes)

3 The Habitat Binh Duong (50 km – 70 minutes)

4 EcoLakes My Phuoc (28 km - 35 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.

BW BAU BANG INDUSTRIAL HUB (PHASE 1)

LAND LOT

Lot A_17_CN & A_18_CN
Bau Bang IP - Phase 1

SPECIFICATIONS

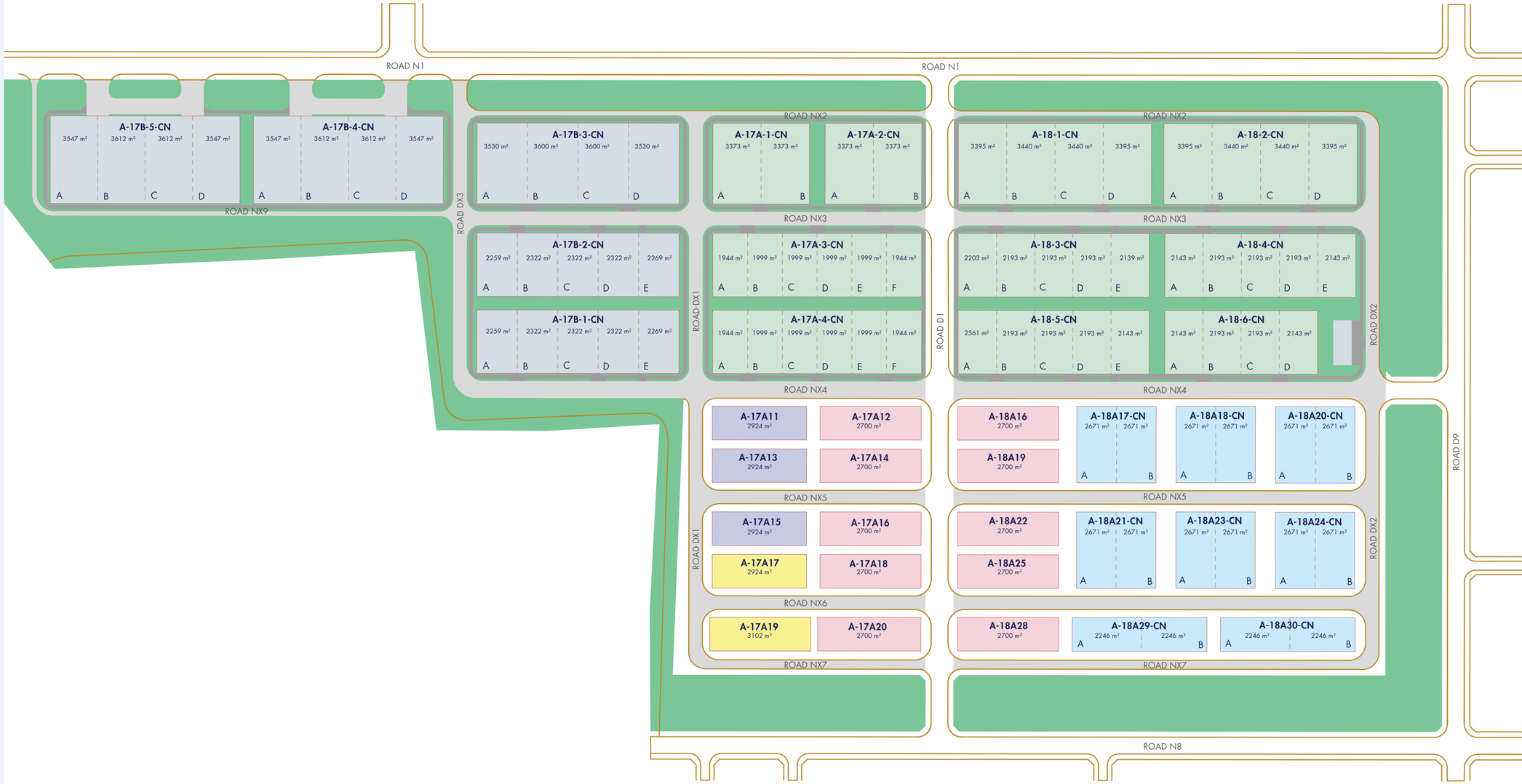
Clear height:
7.2 m (production area)
2.6 m (office area)

Factory floor loading:
2 tons/sqm.
(production area)

- Existing RBFs
- Reserved land
- RBF Phase 1
- RBF Phase 2
- RBF Phase 3-4-5
- RBF Phase 6-7
- Green Area

The listed dimension is in form of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.



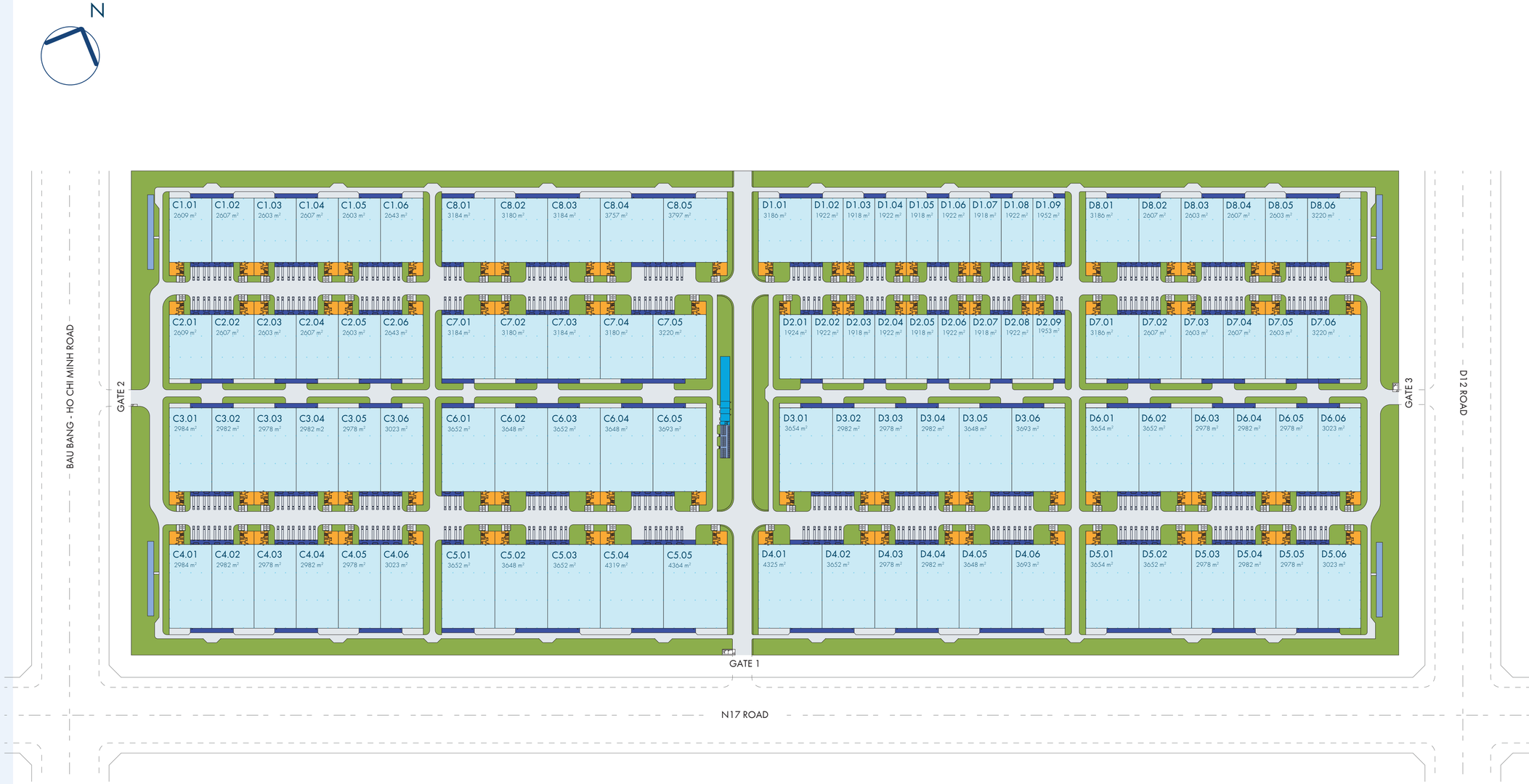
BW BAU BANG INDUSTRIAL HUB (PHASE 6)

LAND LOT

C-7-CN
Bau Bang Expansion Industrial Park,
Lai Uyen Town, Bau Bang District,
Binh Duong Province
Phase 6

SPECIFICATION

Clear Height	7.0m (production area) 2.8m (office area, ceiling height)
Floor floading	2 tons/sqm (production area)



The listed dimension is in form of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.

LEGEND

- Factory
- Utility house
- Office
- Canopy
- Parking area
- Green area