

## FACILITIES



Car & motorcycle sidewalk parking



Fence and security booth



Fire fighting (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  
LOGISTICS & INDUSTRIAL DEVELOPER

## PROJECT PITCHBOOK

### BW MY PHUOC 3 INDUSTRIAL PARK



# BW INDUSTRIAL

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**Email:** [leasing@bwidjsc.com](mailto:leasing@bwidjsc.com)

## QUICK FACTS

**IP developer**  
Becamex IDC

**Total IP land area**  
65 ha

**BW's land area**  
24 ha

**Location**  
C\_1B\_CN, My Phuoc 3 Industrial Park, Thoi Hoa Ward, Ben Cat Town, Binh Duong Province, Vietnam

**Property type**  
Ready-built factory

**Land expiry**  
2059

## 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:



KUMHO TIRE

Mondelēz International

Panasonic

Nestlé



P&G



## 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 20 July, 2023

	Low tension 380 V (voltage level < 6 KV)
<b>Normal hours</b> 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
<b>Peak hours</b> Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	3,171 VND/kWh
<b>Off-peak hours</b> All days from 22:00 to 04:00 the next morning (06 hours)	1,133 VND/kWh

- Water usage rate: 13,200 VND/m<sup>3</sup>
- Wastewater treatment: 11,553 VND/m<sup>3</sup> (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

# BW MY PHUOC 3 INDUSTRIAL PARK

## LAND LOT

Lot C\_1B\_CN  
My Phuoc 3 IP

## SPECIFICATIONS

### Clear height:

6.8m (production area)  
3.0m (office area)

### Factory floor loading:

2 tons/sqm.  
(production area)

- Detached Factories
- Semi-detached Factories
- Terrace Factories
- Offices
- BW Business Center
- Security Gate
- Green Area
- Fence

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.

