FACILITIES



Car & motorcycle sidewalk parking



Fence and security booth



Fire fighting (sprinklers, smoke detectors)

AMENITIES



- Binh Duong Province, Administration Center
- Becamex Hotel
- Eastern International University

International School

2 Singapore

Dai Nam Wonderland

Twin Doves Golf

Course

- 1 EcoLakes My Phuoc
 - LCOLUNES MY THOC
- 1 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.



VIETNAM'S LEADING FOR-RENT LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

BW MY PHUOC 3 INDUSTRIAL PARK





Address: Floor 8 & 9, Pearl Plaza, 561A Dien Bien Phu, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam Hotline: (+84) 28 710 29 000 Website: https://bwindustrial.com Email: leasing@bwidjsc.com

QUICK FACTS









Location

C_1B_CN, My Phuoc 3 Industrial Park, Thoi Hoa Ward, Ben Cat Town, Binh Duong Province, Vietnam





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:























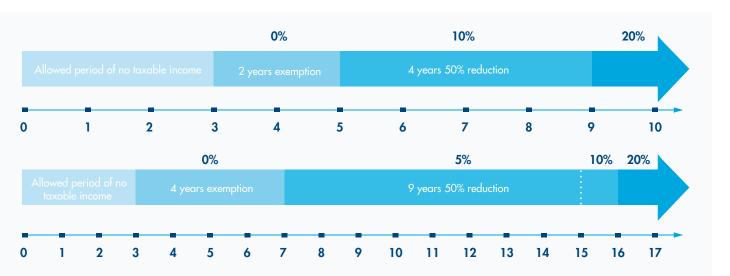


TAX INCENTIVES

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 20 July, 2023

	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

- Water usage rate: 13,200 VND/m³
- Wastewater treatment: 11,553 VND/m³ (based on 80% water consumption)
- Telecommunication by VNTT
- Internet cable and phone lines: connection points are installed up to the boundary of BW's leased land lot

PROXIMITY

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

TRANSPORTATION COST

*Updated price from January 2021

То	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

^{*}All prices are VAT exclusive

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)





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.

