



VIETNAM'S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

📍 BW NAM DINH VU INDUSTRIAL HUB

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QUICK FACTS

**IP developer**

Sao Do Investment Group JSC

**Total IP land area**

1,329 ha

**BW's land area**

Phase 1: 10 ha
Phase 2: 11.78 ha
Phase 3: 7.6 ha

**Location**

Phase 1&2: Lot CN4 - 01, CN4 - 02 Non-tariff Zone and Nam Dinh Vu Industrial Zone (Zone 1) Dinh Vu – Cat Hai Economic Zone, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam

Phase 3: Lot CN10 - 1 Non-tariff Zone and Nam Dinh Vu Industrial Zone (Zone 1) Dinh Vu – Cat Hai Economic Zone, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam

**Property type**

Ready-built factory

**Land expiry**

2059

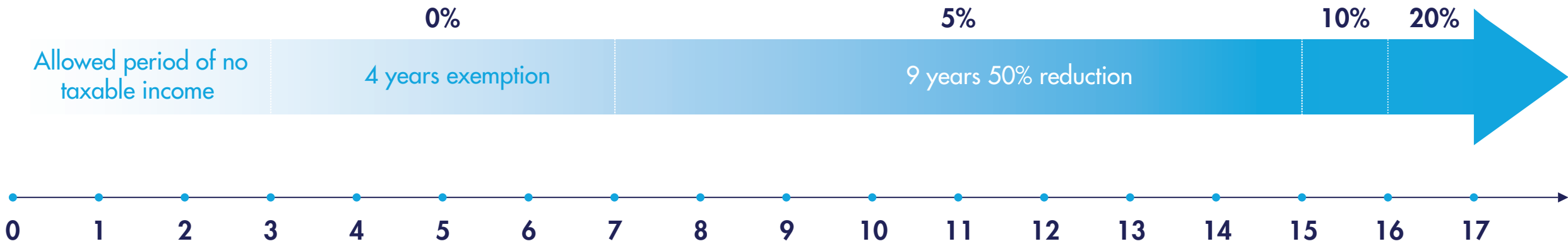
EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Next to Lach Huyen International Deep-sea Port – the first deep water terminal in Northern Vietnam
- Convenient access to Hanoi – Hai Phong Highway and Cat Bi International Airport
- Easy set up of EPEs (Export Processing Enterprise)
- Preferential tax rate (belonged to Dinh Vu – Cat Hai Special Economic Zone)
- 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

Power Supply:
Tenant will install feeder cables from the main switchboard to its distribution and sub-distribution boards (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)	1,809 VND/kWh
Peak hours	Monday to Saturday: • 09:30 - 11:30 (02 hours) • 17:00 - 20:00 (03 hours)	3,314 VND/kWh
Off-peak hours	All days from 22:00 to 04:00 the next morning (06 hours)	1,184 VND/kWh

*New price from November, 2023



Water usage rate

16,300
VND/m³



Wastewater treatment

9,000
VND/m³
(80% of water supply volume and within effluent standards)



Telecommunication by

VNPT & Viettel

*All prices are VAT exclusive
*Other terms and conditions are subject to utility contract with the industrial park developer

PROXIMITY



TRANSPORTATION COST

To	Container 20 ft VND/trip	Container 40 ft VND/trip	2.5 ton truck VND/trip
Hai Phong - Tan Vu Port	3,100,000	3,400,000	900,000
Noi Bai Airport	4,800,000	5,200,000	2,300,000

*Updated price from January 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, 2022

FACILITIES

- Car & motorcycle parking
 - 24hr security with CCTV, lighting in common area
 - Fire alarm system (Beam detector/smoke detector, Manual call point), emergency and exit light, fire hose box, fire extinguisher, smoke exhaust fan*, sprinkler*, lightning protection
- *Installed from phase 2

AMENITIES



- Hai Phong Administration Center (15 km - 30 minutes)
- Gateway International School Hai Phong (17 km - 30 minutes)
- Somerset Central TD Hai Phong City (14 km - 20 minutes)
- Vincom Plaza Hai Phong (15 km - 23 minutes)
- Vinschool Imperia Hai Phong (18 km - 30 minutes)
- Vinhomes Imperia Hai Phong (18 km - 20 minutes)
- Vinmec Hai Phong International Hospital (18 km - 30 minutes)
- QSI International School of Hai Phong (18 km - 30 minutes)
- Hai Phong International Hospital (18 km - 30 minutes)
- BRG Ruby Tree Golf Resort (26 km - 31 minutes)
- Vinpearl Golf Hai Phong (31 km - 50 minutes)

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

BW NAM DINH VU
INDUSTRIAL HUB (PHASE 1)

LAND LOT

Lot CN4-01
Nam Dinh Vu IP - Hai Phong (Phase 1)

SPECIFICATIONS

Clear height:
7.0 m (production area)
2.8 m (office area, ceiling height)

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

- Factory
- Office
- Canopy
- 2-storey Parking Area & FM Room
- Green Area
- Substation
- Fence

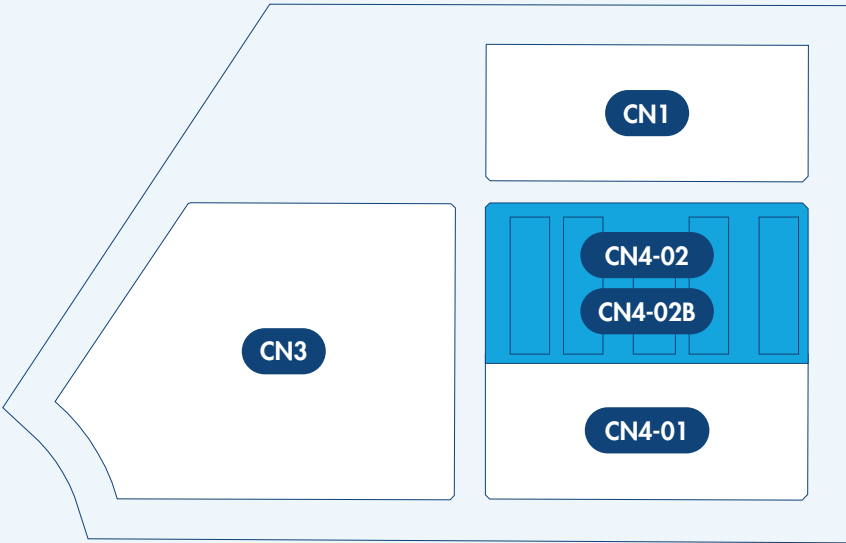
The listed dimension is in form of Gross Leasable Area (GLA).
While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.



BW NAM DINH VU
INDUSTRIAL HUB (PHASE 2)

LAND LOT

Lot CN4-02 & CN4-02B
Nam Dinh Vu IP - Hai Phong (Phase 2)

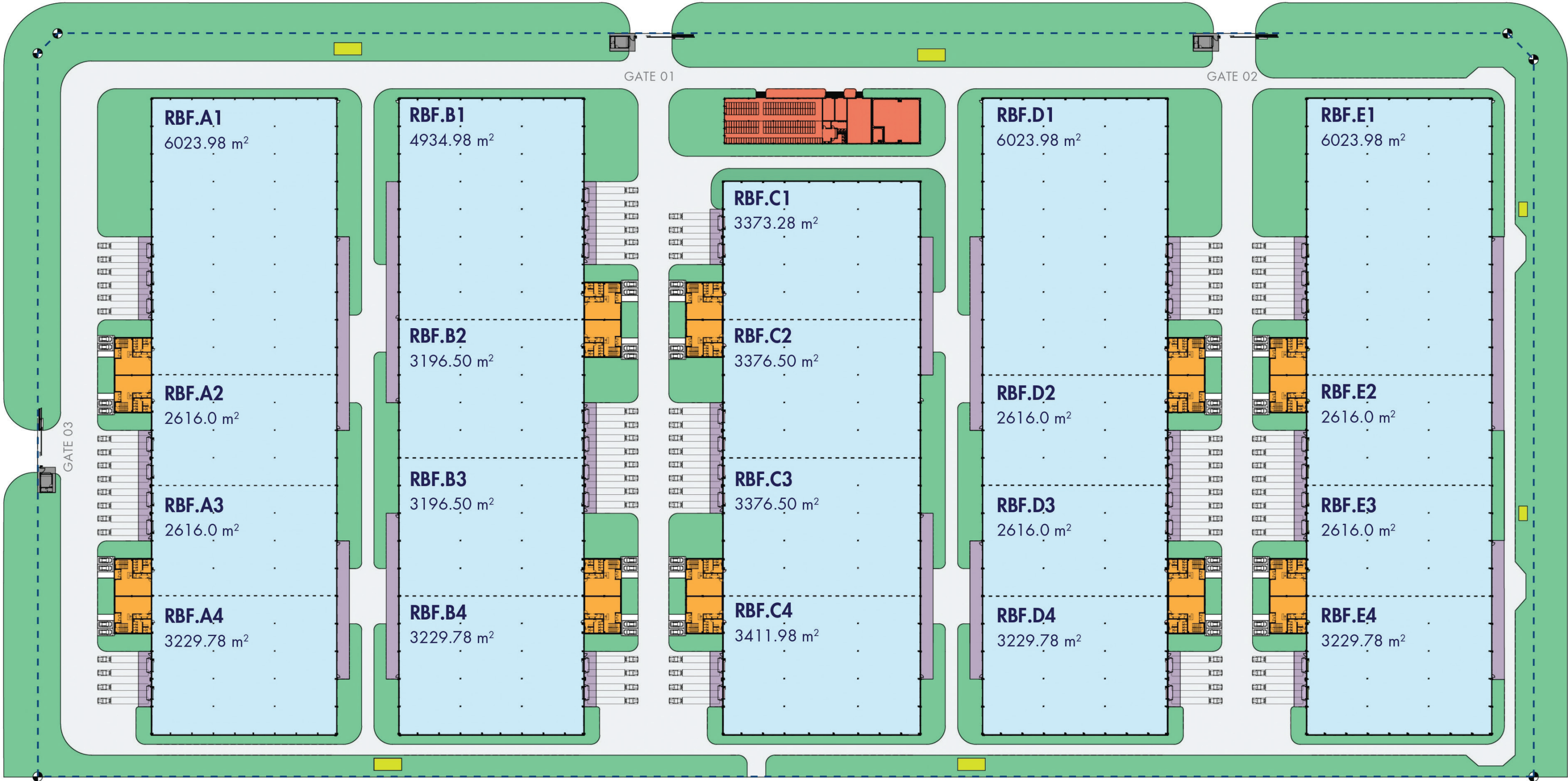


SPECIFICATIONS

Clear height:
7.0 m (production area)
2.8 m (office area, ceiling height)

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

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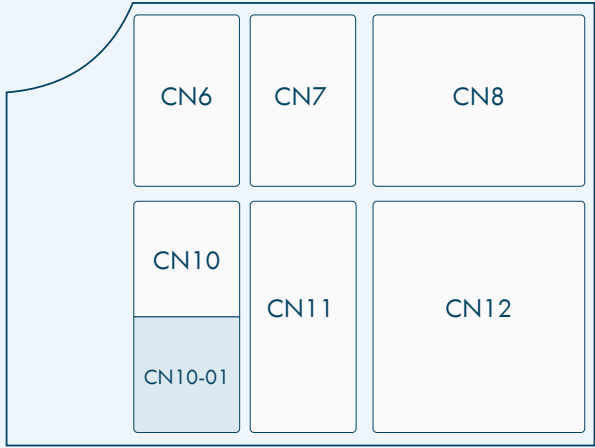


- Factory
- Office
- Canopy
- Green Area
- Utility Area
- Substation
- Fence

BW NAM DINH VU
INDUSTRIAL HUB (PHASE 3)

LAND LOT

Lot CN10-01
Nam Dinh Vu
Nam Hai – Hai Phong

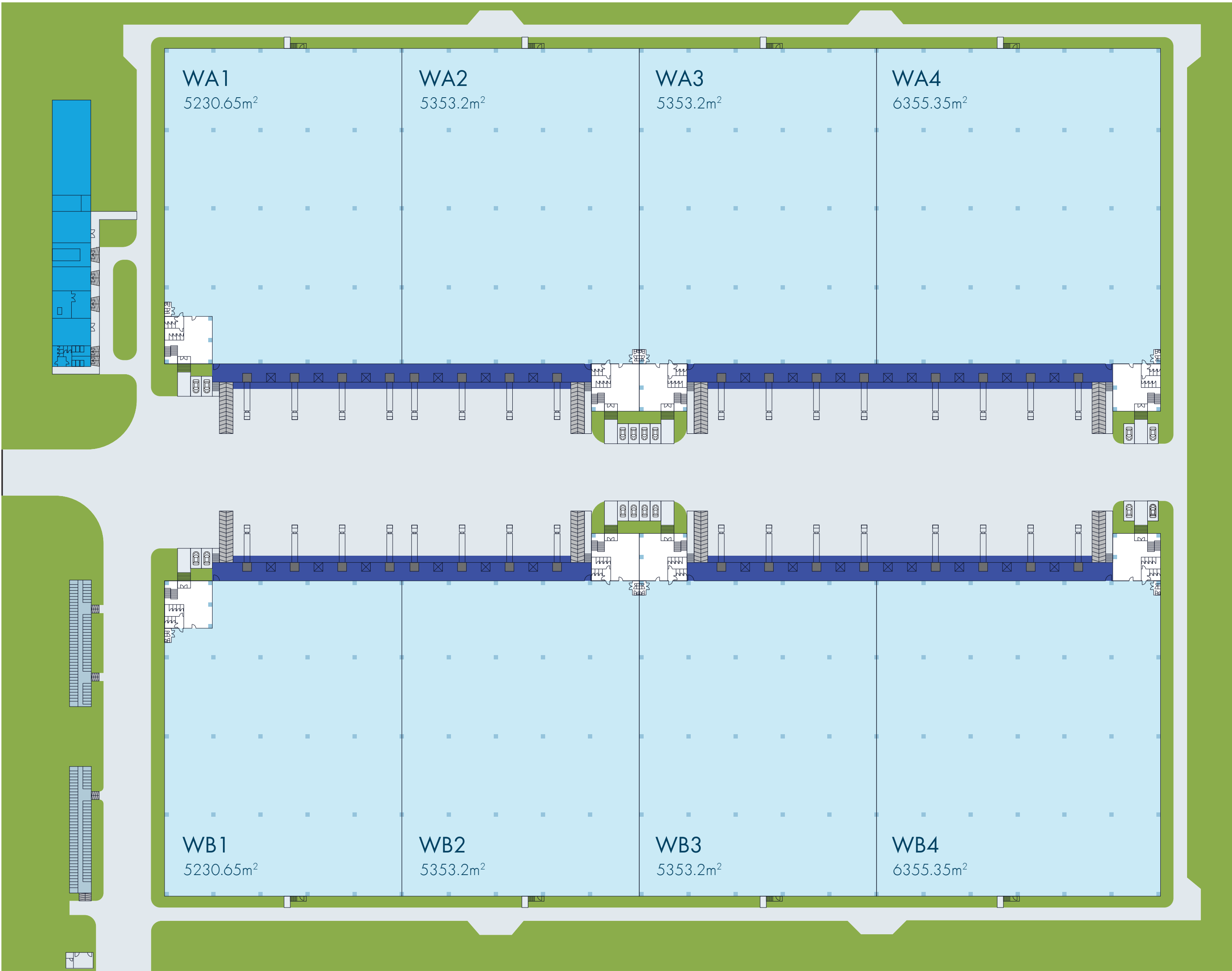


SPECIFICATION

BUILDING	
Clear Height	9m
Platform Height	1.3m
Floor Loading	3 tons/sqm
Column Width * Span	12m
Loading dock	4-5 docks 4-5 reserved docks per unit
Loading bay	4-5 docks

FACILITIES	
Sectional Door	3m x 3.5m
Lighting	150lx (warehouse area) 300lx (office area)
Fire Fighting System	Automatic ESFR sprinkler (NFPA13 for high rack), Fire hose boxes, Fire extinguishers, Beam detector, Smoke exhaustion, Emergency light.
Power Supply	20 VA/sqm
Parking lots	154 motorbike lots

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MAIN GATE

LEGEND



Ramp



Warehouse



Utility house



Office



Canopy



Parking area



Green Area