

FACILITIES



Car & motorcycle parking



24 hr security with CCTV, fence and security booth



Fire fighting system (sprinkler, smoke detector, fire extinguisher)

AMENITIES



Dau Giay Post Office
(2 km – 4 minutes)



1 Greenville Hotel
(3 km – 6 minutes)



Dau Giay Market
(2 km – 5 minutes)



Dong Nai Golf Resort
(20 km – 30 minutes)



2 Thong Nhat
Administration Center
(4 km – 6 minutes)



Thuy Ngu Vien
Restaurant
(3 km – 6 minutes)



Dau Giay Hospital
(6 km – 10 minutes)



3 Dau Giay
Center City
(4 km – 8 minutes)



Lac Hong University
(2 km – 3 minutes)

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BW INDUSTRIAL

VIETNAM'S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

BW DAU GIAY INDUSTRIAL HUB



BW INDUSTRIAL

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QUICK FACTS

IP developer
Dau Giay Industrial Zone JSC

Total IP land area
328 ha

BW's land area
12.2 ha

Location
Dau Giay Industrial Park, Bau Ham 2 Commune, Thong Nhat District, Dong Nai Province, Vietnam

Property type
Ready-built factory

Land expiry
2058

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Excellent infrastructure and connectivity to seaports, located right at the intersection of Long Thanh – Dau Giay Expressway and National Road 1A
- An 1-hour drive to Dong Nai Port, Cat Lai Port and Dong Nai manufacturing cluster
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Presence of mature neighboring industries:



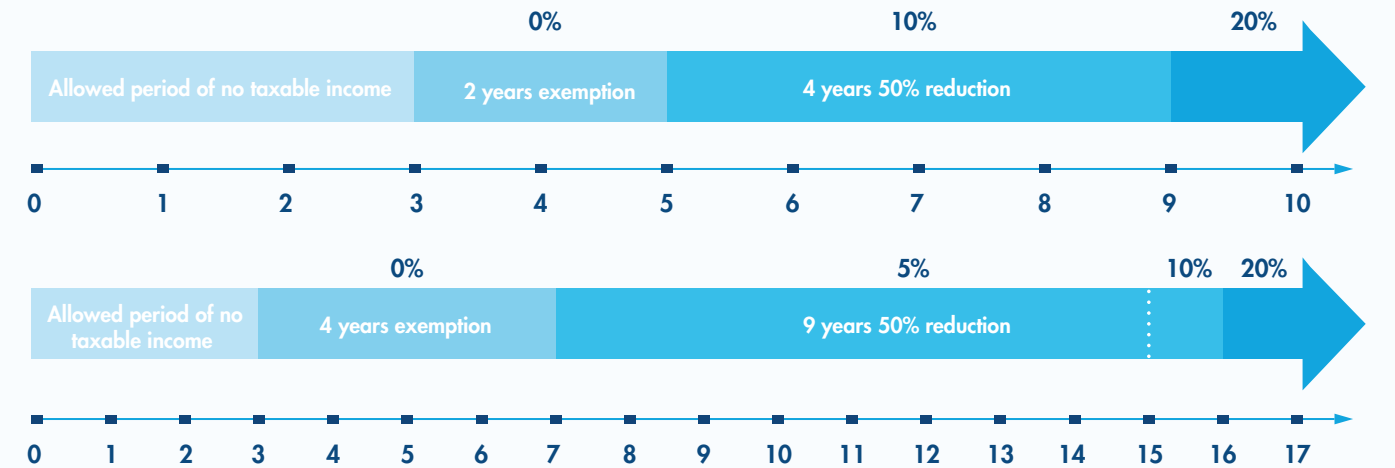
TAX INCENTIVES

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 = 22,750 (selling rate of Vietcombank on 15 November, 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: 11,500 VND/m³
- Wastewater treatment: 7,750 VND/m³ (based on 80% water consumption)
- Telecommunication by VNPT
- 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
	60 km	62 km	60 km	26 km
	60 minutes	65 minutes	60 minutes	30 minutes

TRANSPORTATION COST *Updated price from November 2021

To	40 ft FCL VND/trip	20 ft FCL VND/trip
Cat Lai Port	3,000,000	2,500,000

*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 DAU GIAY INDUSTRIAL HUB

LAND LOT

Dau Giay IP - Dong Nai






SPECIFICATIONS

Clear height:

7.0 m (production area)
2.9 m (office area)

Factory floor loading:

2 tons/sqm. (production area)

-  Factory
-  Office
-  Canopy
-  Parking Area
-  Green Area



The listed dimension is in from 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.

