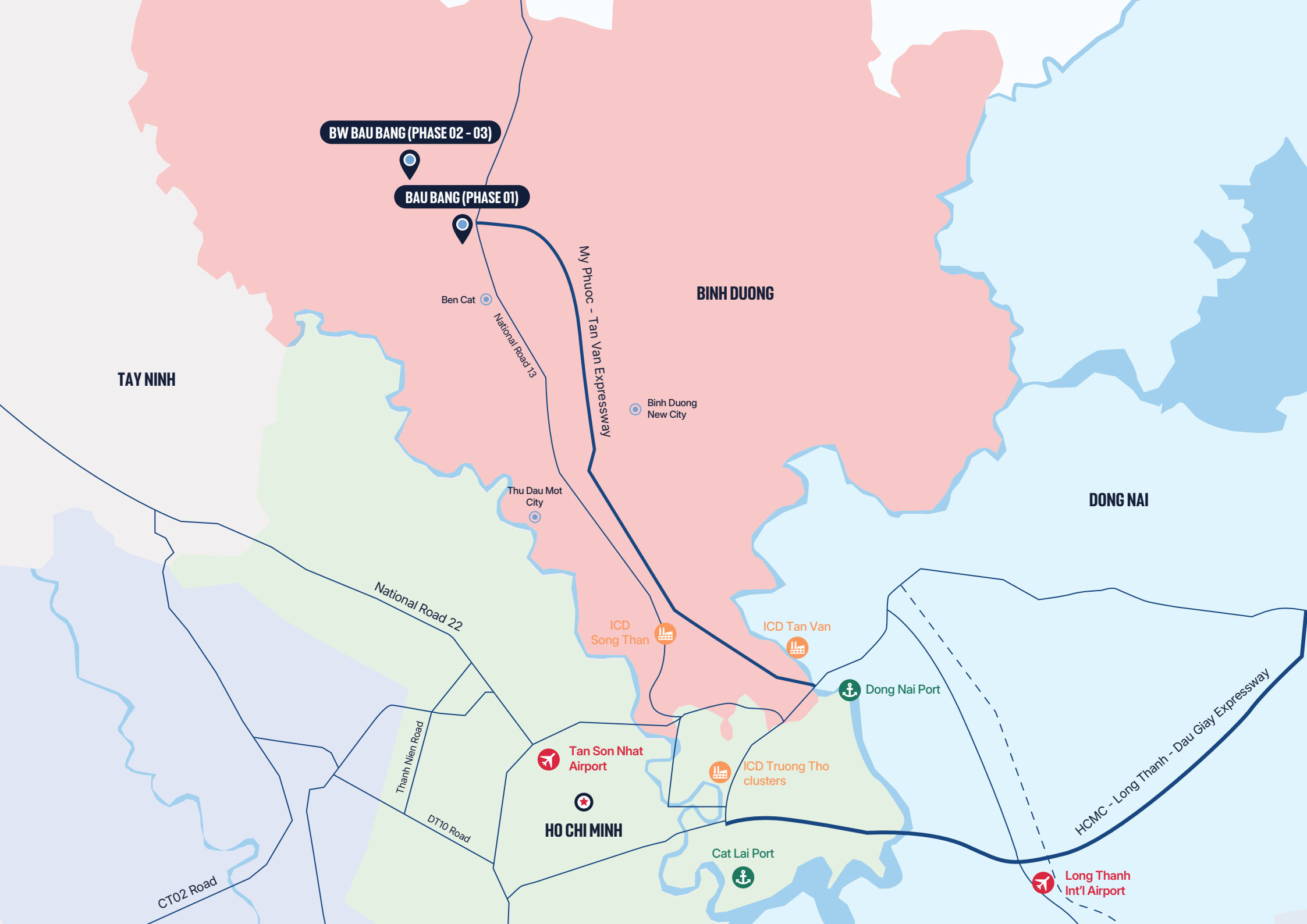




BW INDUSTRIAL

PROJECT PITCHBOOK

BW BAU BANG **EXPANSION INDUSTRIAL HUB**



QUICK FACTS

IP Developer
Becamex IDC

Total IP Land Area
1,000 ha

BW's Land Area
101 ha

Phase 1: A-17, Bau Bang Bang Expansion Industrial Park, Lai Uyen Town, Bau Bang District, Binh Duong

Phase 2: C-7-CN, Bau Bang Expansion Industrial Park, Lai Uyen Town, Bau Bang District, Binh Duong

Phase 3: C-8-CN, Bau Bang Expansion Industrial Park, Lai Uyen Town, Bau Bang District, Binh Duong

Property Type
Ready-built factory

Land Expiry
2066

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)

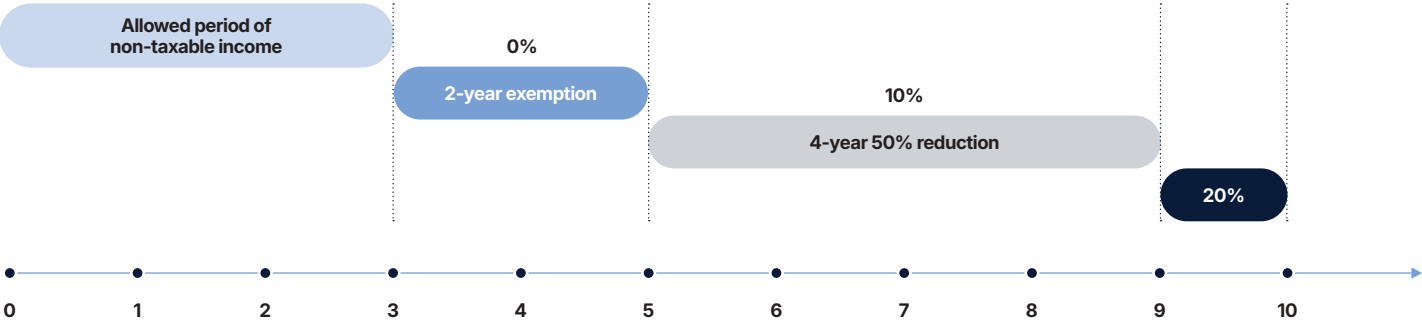
EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- 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
- Renowned companies in the neighborhood:



TAX INCENTIVES

Normal tax rate = 20%
(for common industries)



UTILITIES

Power Supply: 180VA/sqm/production area
*Updated price as of 2025

	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)	1,896 VND/kWh
Peak hours Monday to Saturday: • 09:30 - 11:30 (02 hours) • 17:00 - 20:00 (03 hours)	3,474 VND/kWh
Off-peak hours Every day of the week, from 22:00 to 04:00 the following morning (06 hours)	1,242 VND/kWh

Telecommunication by
Viettel & VNPT

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

DISTANCE TO KEY GATEWAYS

	To HCM CBD	To Cai Mep Port	To Cat Lai Port	To Long Thanh Int'l Airport
	70 km	120 km	75 km	110 km
	110 mins	180 mins	120 mins	170 mins

TRANSPORTATION COSTS

* Updated price
as of 2025

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

*The cost above includes trucking and toll fees only, and does not take into consideration lift-on/lift-off and other charges.

MINIMUM WAGE

4,960,000 VND/month (region 1)
*According to Decree No. 74/2024/ND-CP effective from 2025

BW BAU BANG EXPANSION INDUSTRIAL HUB (PHASE 1)

LAND LOT

A-17, Bau Bang Expansion Industrial Park, Lai Uyen Town, Bau Bang District, Binh Duong

SPECIFICATIONS

Clear Height	7,2m (production area) 2,6m (office area, ceiling height)
Floor Loading	2 tons/sqm (production area)



The dimensions listed above are presented as Gross Leasable Area (GLA). While every effort has been made to ensure the accuracy of the plans at the time of printing, the Developer shall not be held responsible for any changes arising from authority requirements.

BW BAU BANG EXPANSION INDUSTRIAL HUB (PHASE 2)

LAND LOT
C-7-CN Bau Bang Expansion Industrial Park, Lai Uyen Town,
Bau Bang District, Binh Duong

SPECIFICATIONS	
Clear Height	7,0m (production area) 2,8m (office area)
Floor Loading	2 tons/sqm (production area)



LEGEND

Office

Parking Area

Utility House

Canopy

Green Area

The dimensions listed above are presented as Gross Leasable Area (GLA). While every effort has been made to ensure the accuracy of the plans at the time of printing, the Developer shall not be held responsible for any changes arising from authority requirements.

BW BAU BANG EXPANSION INDUSTRIAL HUB (PHASE 3)

LAND LOT
C-8-CN Bau Bang Expansion Industrial Park, Lai Uyen Town,
Bau Bang District, Binh Duong

SPECIFICATIONS	
Clear Height	7,0m (production area) 2,8m (office area)
Floor Loading	2 tons/sqm (production area)



LEGEND

Office

Capony

Utility House

Parking Area

Ramp

Waste Water Treatment

Green Area

The dimensions listed above are presented as Gross Leasable Area (GLA). While every effort has been made to ensure the accuracy of the plans at the time of printing, the Developer shall not be held responsible for any changes arising from authority requirements.

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