



VIETNAM'S LEADING FOR-RENT
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

📍 BW ESR NAM DINH VU INDUSTRIAL HUB

Hotline: (+84) 28 710 29 000

Email BW: leasing@bwidjsc.com

Email ESR: fion.ng@esr.com

Website: <https://bwindustrial.com>



QUICK FACTS

IP developer
Sao Do Investment Group JSC

Total IP land area
1,329 ha

BW's land area
12.1 ha

Location
Lot CN3-03 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

PEGATRON

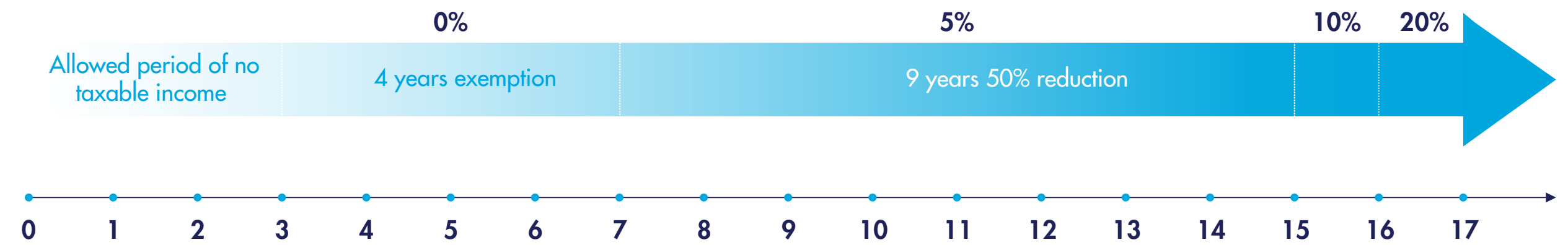


KYOCERA



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



To Hai Phong -
Tan Vu Port



To Hai Phong City



To Cat Bi Airport



To Hanoi CBD

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/N Đ-CP effective from July 01, 2022

FACILITIES

P 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

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)

🏌️ BRG Ruby Tree Golf Resort (26 km - 31 minutes)

🏥 Hai Phong International Hospital (18 km - 30 minutes)

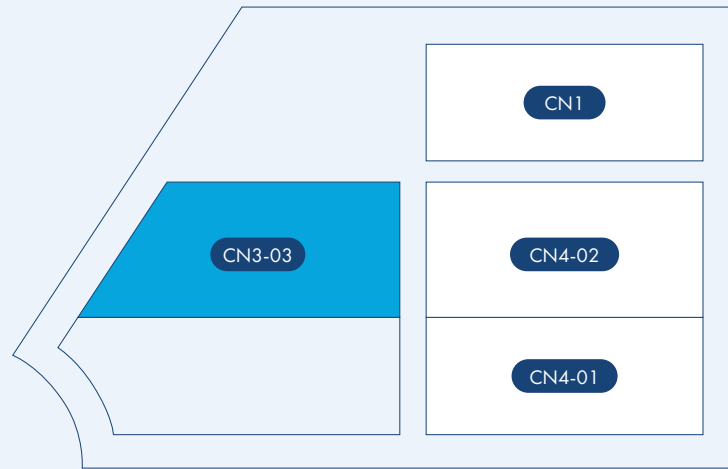
🏌️ Vinpearl Golf Hai Phong (31 km - 50 minutes)

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

BW ESR NAM DINH VU INDUSTRIAL HUB

LAND LOT

Lot CN3-03
 Nam Dinh Vu Non-tariff Zone and Industrial Zone (Zone 1),
 Dinh Vu - Cat Hai Economic Zone
 Dong Hai 2 Ward, Hai An District,
 Hai Phong City, Viet Nam

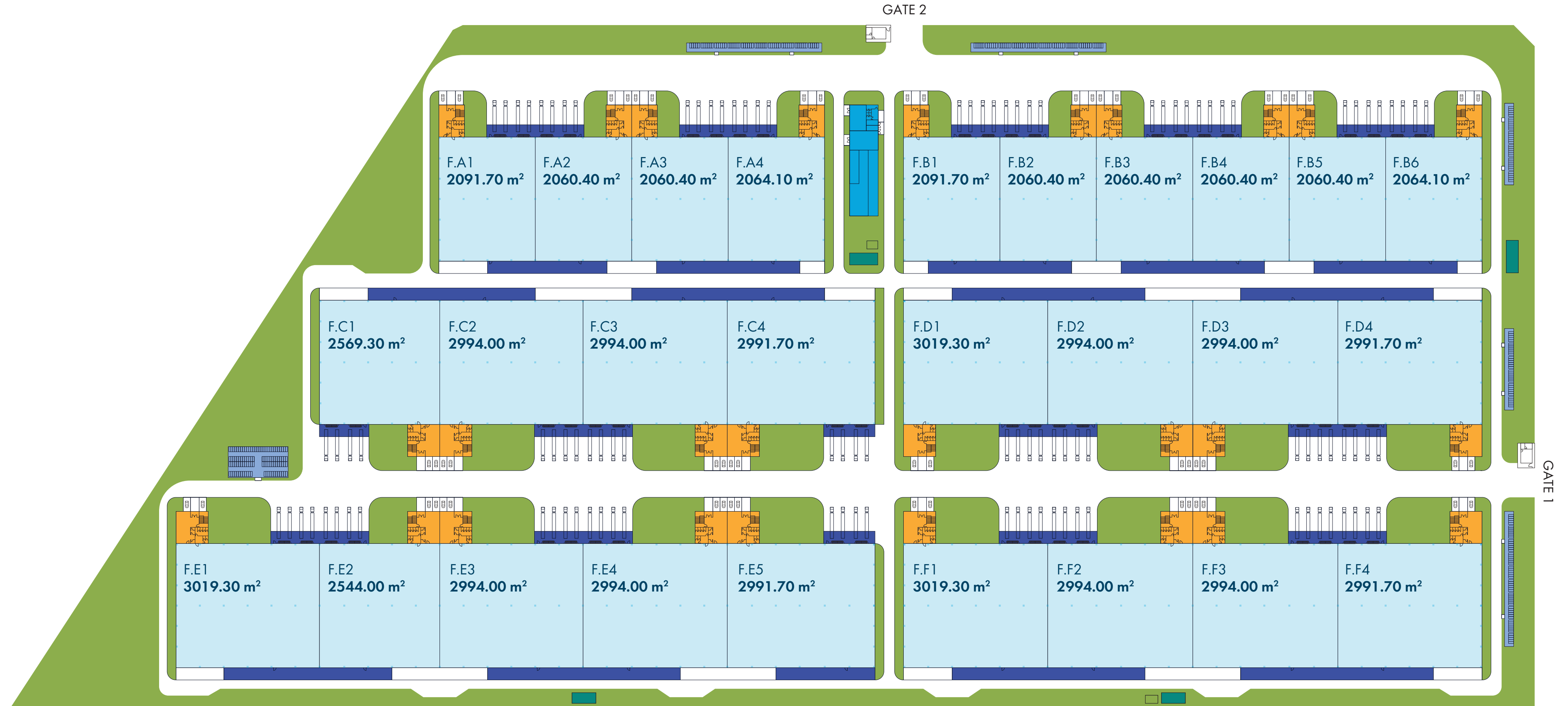


SPECIFICATION

Clear Height	7m (production area) 2.8m (office area ceiling height)
Floor loading	2 tons/sqm (production)

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.



LEGEND

- Factory
- Office
- Bike parking
- Substation
- Utility house
- Canopy
- Green area