


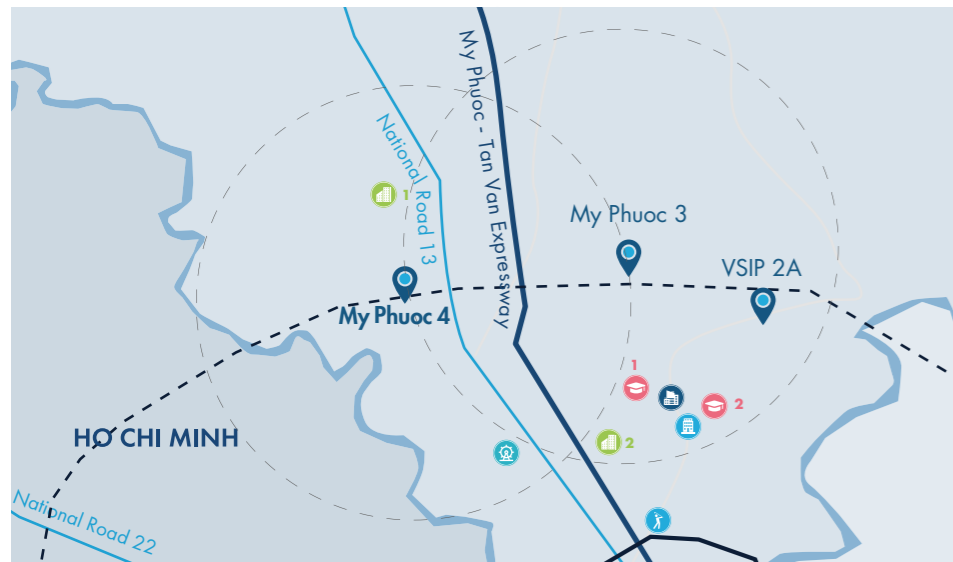










## FACILITIES

-  Car & motorcycle sidewalk parking
-  Fence and security booth
-  Fire fighting (sprinklers, smoke detectors)

## AMENITIES



-  Binh Duong Province, Administration Center
-  Becamex Hotel
-  1 Eastern International University
-  Dai Nam Wonderland
-  1 EcoLakes My Phuoc
-  2 Singapore International School
-  Twin Doves Golf Course
-  2 Sora Gardens

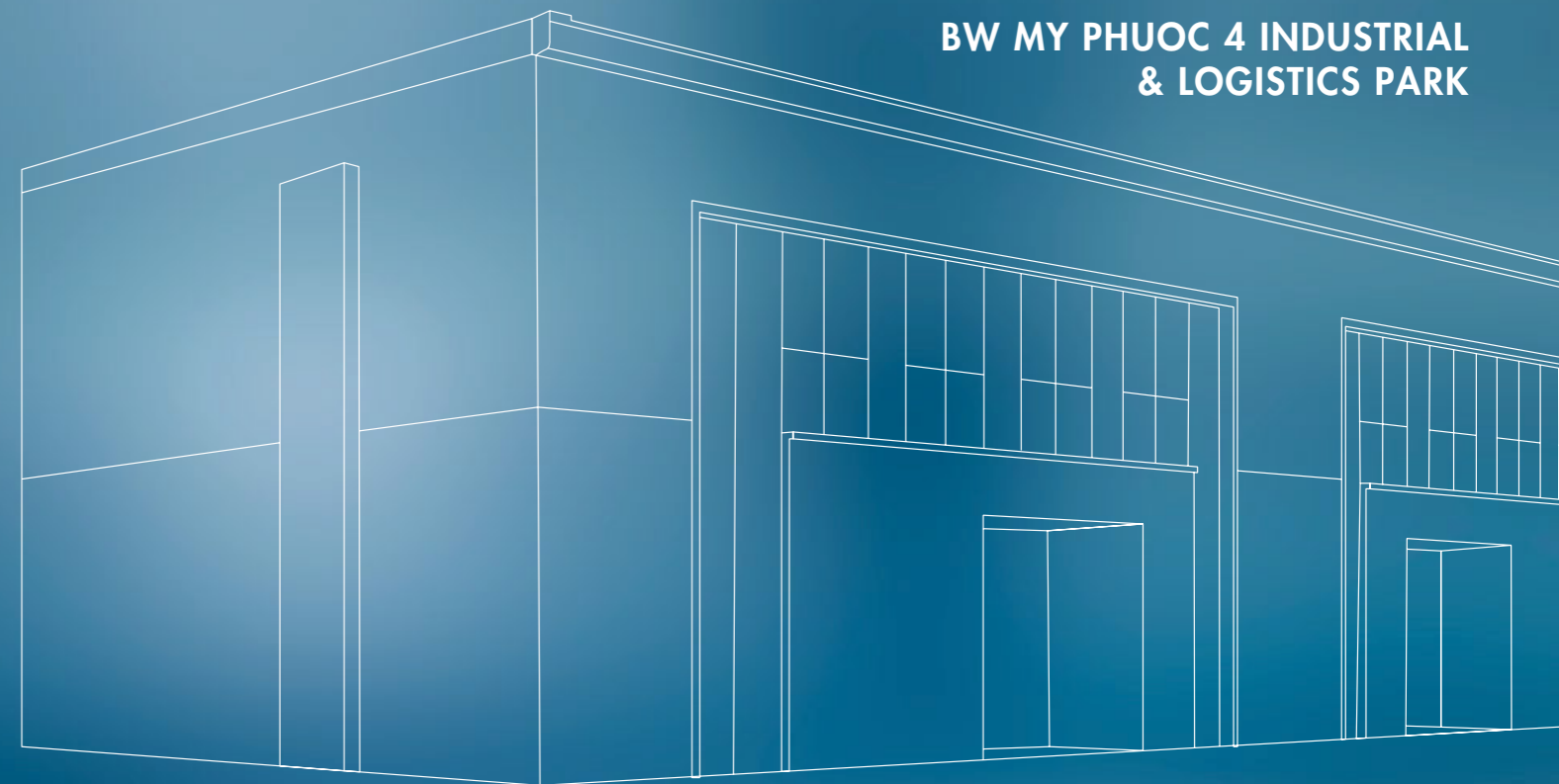
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VIETNAM'S LEADING FOR-RENT  
LOGISTICS & INDUSTRIAL DEVELOPER

## PROJECT PITCHBOOK

BW MY PHUOC 4 INDUSTRIAL  
& LOGISTICS PARK



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This project is a joint venture between  
BW - Vietnam's leading logistics & industrial  
developer and ESR - the largest APAC  
focused logistics real estate platform.

## QUICK FACTS

 **IP developer**  
Becamex IDC
  **Total IP land area**  
955 ha
  **BW's land area**  
38.5 ha

 **Location**  
Lot A4, Road NA1, Thoi Hoa Industrial Park, Thoi Hoa Ward,  
Ho Chi Minh City, Vietnam

 **Property type**  
Ready-built factory
  **Land expiry**  
2056

## 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 2026

	Low tension 380 V (voltage level < 6 KV)
<b>Normal hours</b> Monday to Saturday (13hrs/day) + 06:00 - 17:30 + 22:30 - 24:00 Sunday: 06:00 - 24:00 (18 hrs/day)	<b>1,987 VND/kWh</b>
<b>Peak hours</b> Monday to Saturday (6hrs/day) + 17:30 - 22:30	<b>3,640 VND/kWh</b>
<b>Off-peak hours</b> Everyday of the week (6hrs/day) + 00:00 - 06:00	<b>1,300 VND/kWh</b>

- Water usage rate: 15,939 VND/m<sup>3</sup>
- Wastewater treatment: 13,865 - 15,750 VND/m<sup>3</sup> (based on 80% water consumption)
- Telecommunication by VNNT
- 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
	48 km	49 km	58 km	77 km
	80 minutes	90 minutes	100 minutes	120 minutes

## TRANSPORTATION COST

To	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

5,310,000 VND/month (region 1)  
\*According to Decree No. 293/2025/ND-CP effective from January 01, 2026

# BW MY PHUOC 4 INDUSTRIAL & LOGISTICS PARK - LOT A3

## LAND LOT

Lot A3

My Phuoc 4 IP - Ho Chi Minh City

## SPECIFICATIONS

Clear Height	10.5 m
Floor Loading	3 tons/sqm
Platform Height	1.3 m
Loading Bay	4.5 m (6 m canopy)
Dock Levelers	2-4 docks + 2-4 reserves per unit
Fire Fighting System	Sprinklers, smoke detectors, fire extinguishers
Power Supply	10 VA/sqm
Parking Lots	921 bike lots
Shutter Door	4 x 4.5 m

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

Warehouses	Parking Area	Office	Canopy	Ramp
Factories	FM Office	Power Station	Green Area	



# BW MY PHUOC 4 INDUSTRIAL & LOGISTICS PARK - LOT A4

## LAND LOT

Lot A4  
My Phuoc 4 IP - Ho Chi Minh City

## SPECIFICATIONS

**Clear height:**  
7.0 m (production area)  
2.9 m (office area)

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

- Factory
- Office
- Canopy
- Utility Area
- Parking Area
- 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, developer will not be held responsible for any changes due to authority requirement.

