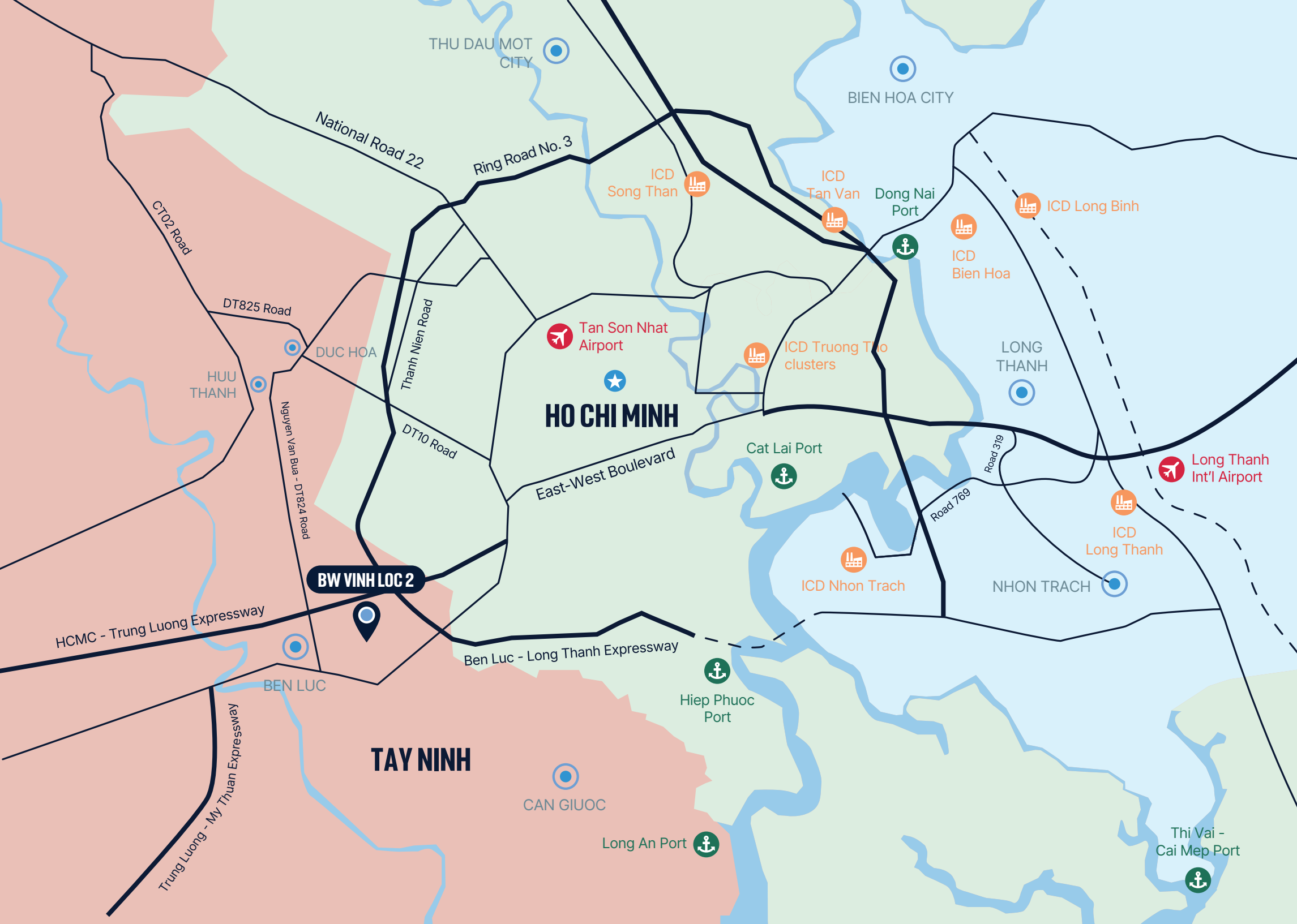




BW INDUSTRIAL

PROJECT PITCHBOOK

BW VINH LOC 2 INDUSTRIAL HUB



THU DAU MOT CITY

BIEN HOA CITY

National Road 22

Ring Road No. 3

ICD Song Than

ICD Tan Van

Dong Nai Port

ICD Long Binh

ICD Bien Hoa

CT02 Road

DT825 Road

DUC HOA

Tan Son Nhat Airport

ICD Trung Tho clusters

LONG THANH

HO CHI MINH

East-West Boulevard

Cat Lai Port

Long Thanh Int'l Airport

HUU THANH

Nguyen Van Bua - DT824 Road

Thanh Nien Road

DT10 Road

Road 379

Road 769

BW VINH LOC 2

ICD Nhon Trach

ICD Long Thanh

NHON TRACH

HCMC - Trung Luong Expressway

Ben Luc - Long Thanh Expressway

BEN LUC

Hiep Phuoc Port

TAY NINH

CAN GIUOC

Long An Port

Thi Vai - Cai Mep Port

Trung Luong - My Thuan Expressway

QUICK FACTS

IP Developer
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation

Total IP Land Area
226 ha

BW's Land Area
10 ha

Location:
Win Lock 2A: Area A1, Vinh Loc 2 Industrial Park, National Highway 1, Voi La Hamlet, My Yen Commune, Tay Ninh Province, Vietnam

Win Lock 2B: Area C2, Vinh Loc 2 Industrial Park, National Highway 1, Voi La Hamlet, My Yen Commune, Tay Ninh Province, Vietnam

Property Type
Ready-built factory

Land Expiry
2061

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Located just 1 hour from HCMC CBD and Tan Son Nhat Airport, and 75 minutes from Cat Lai Port, Vinh Loc offers seamless access via National Road 1A and the HCMC-Trung Luong Expressway.
- Surrounded by leading global FDI manufacturers like Lotte F&B Logistics and CJ Food, the site is perfectly positioned for growth, logistics and cross-industry collaboration.



UTILITIES

Stable Power Supply: 250-400 KVA/factory
*Updated price as of 2026

	Low tension 380 V (voltage level < 6 KV)
Normal hours Monday to Saturday (13hrs/day) <ul style="list-style-type: none"> • 06:00 - 17:30 • 22:30 - 24:00 Sunday: 06:00 - 24:00 (18hrs/day)	1,987 VND /kWh
Peak hours Monday to Saturday (6hrs/day) <ul style="list-style-type: none"> • 17:30 - 22:30 	3,640 VND/kWh
Off-peak hours Everyday of the week (6hrs/day) <ul style="list-style-type: none"> • 00:00 - 06:00 	1,300 VND/kWh



Water usage rate
18,653 VND/m³



Wastewater treatment
11,074 VND/m³ (based on 80% water consumption)



Telecommunication by
Viettel & 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

DISTANCE TO KEY GATEWAYS

	To Long Thanh Airport	To Cat Lai Port	To District 1	To Tan Son Nhat Airport
	74 km	30 km	27 km	28 km
	120 mins	70 mins	50 mins	60 mins

MINIMUM WAGE

5,310,000 VND/month (region 1)

*According to Decree No. 293/2025/NĐ-CP effective from November 10, 2025

BW VINH LOC 2 INDUSTRIAL HUB

LAND LOT

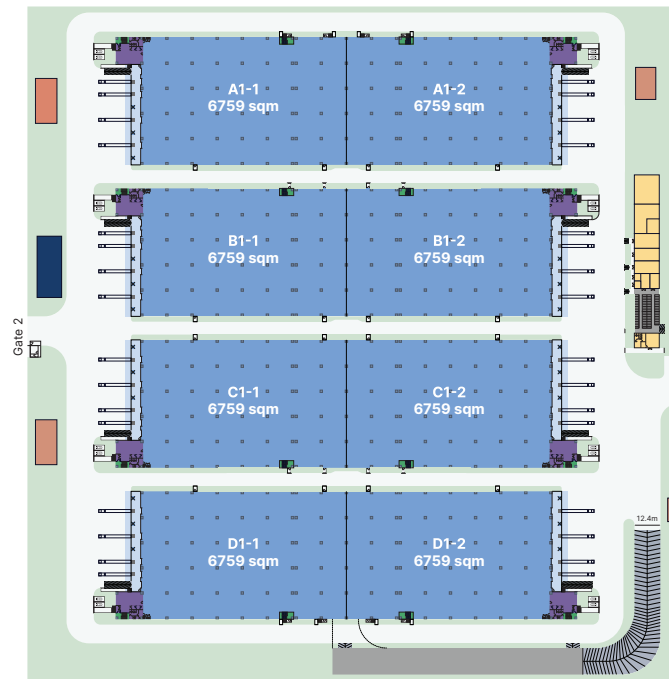
Area A1, Vinh Loc 2 Industrial Park, National Highway 1, Voi La Hamlet, My Yen Commune, Tay Ninh Province, Vietnam

SPECIFICATIONS

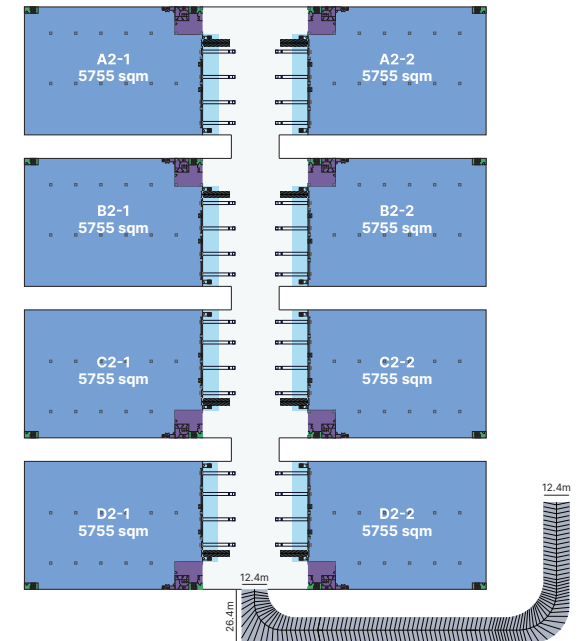
	Ground Floor	Second Floor
Structure Type	Reinforced concrete (Slab, Column)	Reinforced concrete (Slab, Column) Steel structure (Rafter, Roof)
Column Span x Spacing	11.9 × 12.5m	12.5 x up to 23.8m
Clear Height	up to 9 m	9m
Floor Elevation	1.3m	1.3m
Maximum Floor Loading	3 tons/sqm	2.5 ton/sqm
Fitted-out Office	Fully fitted-out with interior furnishings, wall painting, floor tiling, electrical outlets, lighting fixtures, and toilet facilities	
Canopy	6m	2m
Operating Door	Sectional door: up to 10.5 × 3.5m	
Dock Leveler	50% equipped 50% reserved dock pit	50% equipped 50% reserved dock pit
Firefighting Systems (Class C)	ESFR sprinkler comply to NFPA13, smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers, ASD system	
Power Supply	Factory: 180 VA/sqm Office: 100 VA/sqm	
Lighting	Factory: 150 lux Office: 300 lux	
Elevator	N/A	
Parking	800 bike lots	
Green Building Certification	LEED Gold	

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.

VINH LOC 2 – LOT A



GROUND FLOOR



2ND FLOOR

LEGEND

Utility House	Green Area	Canopy	Virtual Canopy	Waste Water Treatment
Office	Ramp	Parking Area	Substations	

BW VINH LOC 2 INDUSTRIAL HUB

LAND LOT

Area C2, Vinh Loc 2 Industrial Park, National Highway 1, Voi La Hamlet, My Yen Commune, Tay Ninh Province, Vietnam

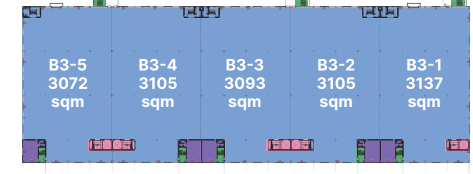
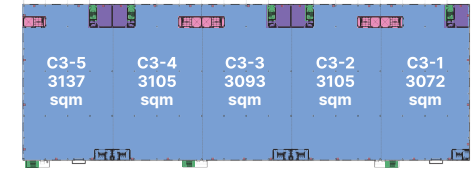
SPECIFICATIONS

	Ground Floor	Second Floor
Structure Type	Reinforced concrete (Slab, Column)	Reinforced concrete (Slab, Column) Steel structure (Rafter, Roof)
Column Span x Spacing	10 × 10m	10 × 10~20m
Clear Height	7m	7m
Floor Elevation	0.2m	
Maximum Floor Loading	2 tons/sqm	1.5 ton/sqm
Fitted-out Office	N/A	
Canopy	6m	
Operating Door	Sectional door: 7~8 × 4.5m	
Dock Leveler	50% equipped 50% reserved dock pit	50% equipped 50% reserved dock pit
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher	
Power Supply	Factory: 180 VA/sqm Office: 100 VA/sqm	
Lighting	N/A	
Elevator	5 tons elevator, 1 readily, 1 reserved/zone Cabin size: 2.6m x 3.85m x 2.6m Door size: 2.5m x 2.5m Speed: 0.5m/s	
Parking	620 bike lots	

VINH LOC 2 – LOT B



GROUND FLOOR



2ND FLOOR

LEGEND

Utility House	Green Area	Canopy	Elevator	Waste Water Treatment
Office	Parking Area	Ramp	Substations	Staircase

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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