

BW INDUSTRIAL



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
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 Ward, 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

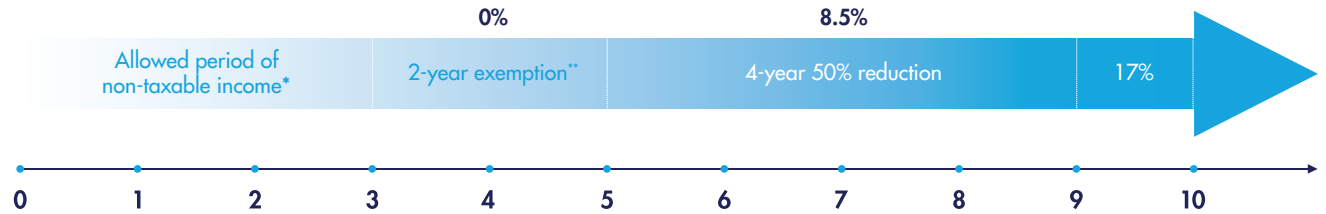


TAX INCENTIVES

Normal tax rate = 20%

* The tax exemption or reduction period will begin to count from the fourth year if an enterprise has no taxable revenue for the first three years

** From the first profitable year



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)

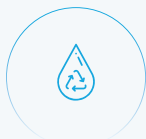
Normal hours	Monday to Saturday (13hrs/day) ▪ 06:00 - 17:30 ▪ 22:30 - 24:00 Sunday: 06:00 - 24:00 (18hrs/day)	1,987 VND/kWh
Peak hours	Monday to Saturday (6hrs/day) ▪ 17:30 - 22:30	3,640 VND/kWh
Off-peak hours	Everyday of the week (6hrs/day) ▪ 00:00 - 06:00	1,300 VND/kWh

*Updated price as of 2026



Water usage rate

16,892
VND/m³



Wastewater treatment

19,232
VND/m³

(80% of water supply volume and within effluent standards)



Telecommunication by

Viettel & VNPT

*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

LOGISTICS COSTS

To	Container 20 ft VND/trip	Container 40 ft VND/trip	2.5 ton truck VND/trip
Hai Phong - Tan Vu Port	1,000,000	1,300,000	600,000
Noi Bai Airport	4,700,000	5,000,000	1,800,000

*Updated price as of 2026

*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 2024293/2025/NĐ-CP effective from January 01st, 2026

FACILITIES

P Car & motorcycle parking

✓ 24 hr security with CCTV, lighting in common area

🚒 Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher

AMENITIES



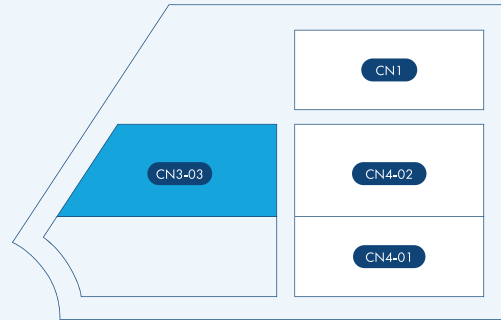
- 🏢** Hai Phong Administration Center (15 km - 30 minutes)
- 🎓** Gateway International School Hai Phong (17 km - 30 minutes)
- 🏠** Somerset Central TD Hai Phong City (14 km - 20 minutes)
- 🏢** Vincom Plaza Hai Phong (15 km - 23 minutes)
- 🎓** Vinschool Imperia Hai Phong (18 km - 30 minutes)
- 🏠** Vinhomes 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.

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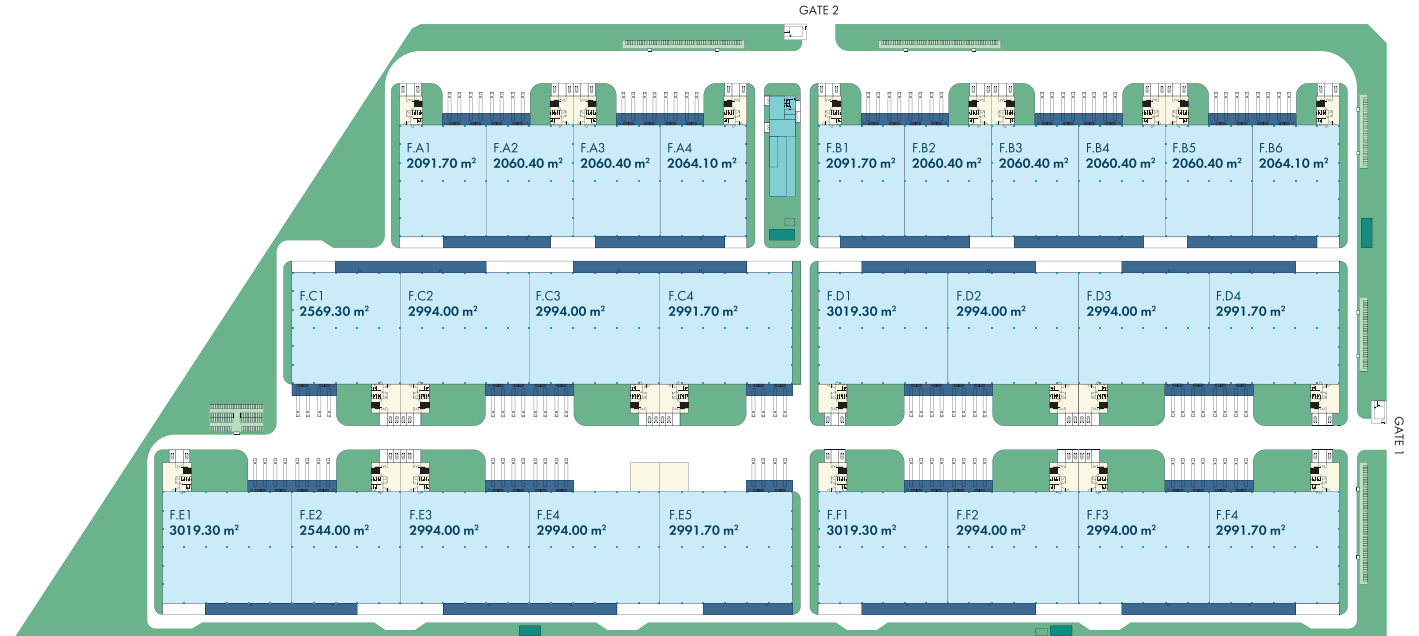
LAND LOT

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



SPECIFICATIONS

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



LEGEND

Factory	Office	Bike parking	Substation
Utility house	Canopy	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.