

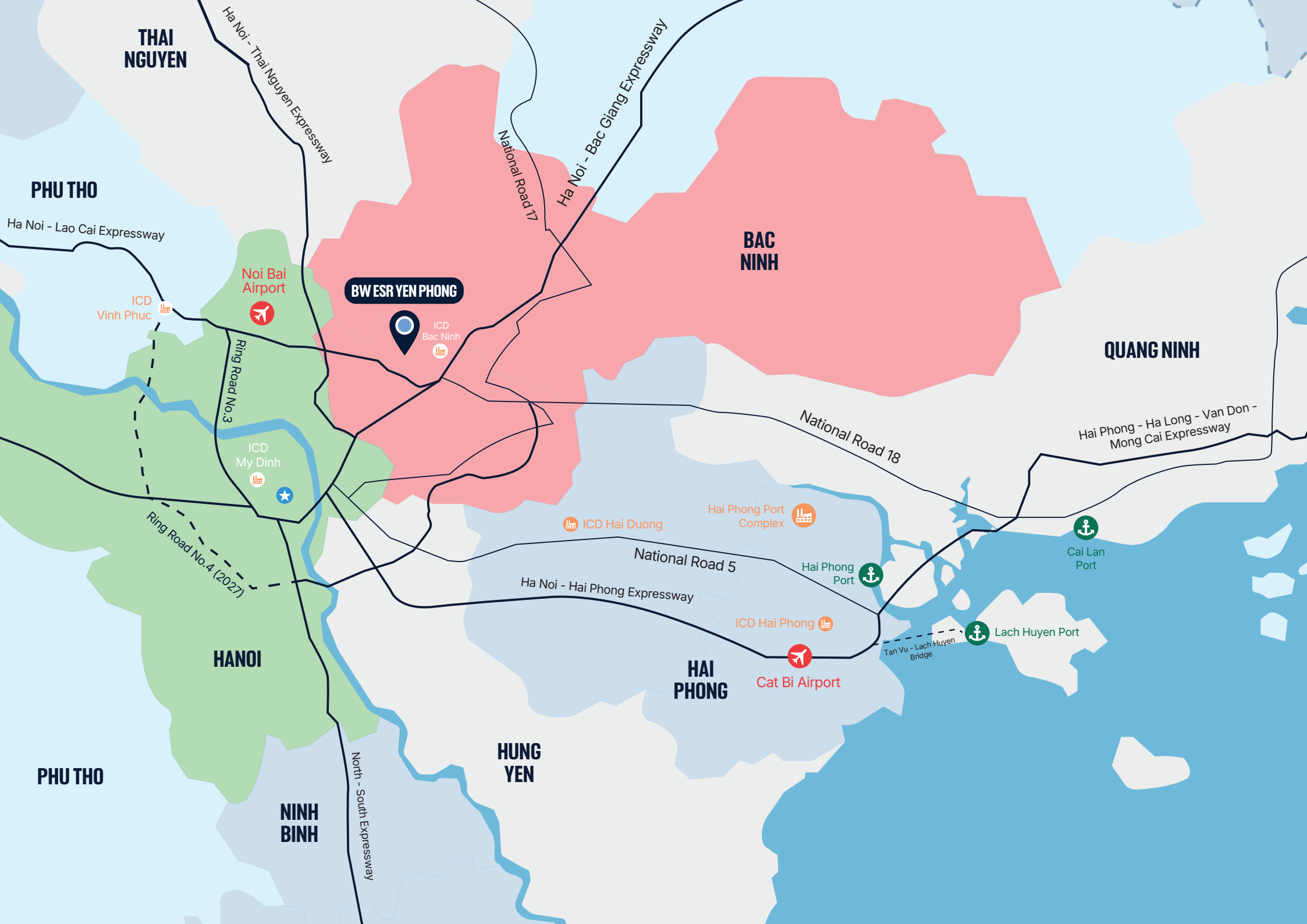


BW INDUSTRIAL



PROJECT PITCHBOOK

BW ESR YEN PHONG INDUSTRIAL & LOGISTICS PARK



THAI NGUYEN

PHU THO

BAC NINH

QUANG NINH

BW ESR YEN PHONG

Noi Bai Airport

ICD Bac Ninh

ICD My Dinh

ICD Hai Duong

Hai Phong Port Complex

Hai Phong Port

Cai Lan Port

Lach Huyen Port

HANOI

HAI PHONG

Cat Bi Airport

PHU THO

NINH BINH

HUNG YEN

Ha Noi - Lao Cai Expressway

Ring Road No.3

Ring Road No.4 (2027)

National Road 17

Ha Noi - Bac Giang Expressway

National Road 18

National Road 5

Ha Noi - Hai Phong Expressway

Hai Phong - Ha Long - Van Don - Mong Cai Expressway

North - South Expressway

Tan Vu - Lach Huyen Bridge

QUICK FACTS

IP Developer
VIGLACERA Corporation - JSC

Total IP Land Area
658 ha

BW's Land Area
14.5 ha

Location: Lot CN4-3 & CN1-1, Yen Phong IP (Expansion), Tam Da Commune, Bac Ninh

Property Type
Ready-built factory & Ready-built warehouse

Land Expiry
2066

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Located at the northwestern gateway of Bac Ninh, Yen Phong sits at the strategic intersection of the expanded Bac Ninh Province - which, after its merger with Bac Giang, combines Bac Ninh's global manufacturing base with Bac Giang's robust supporting industries.
- Within 45 minutes of Noi Bai International Airport and Hanoi's CBD, and connected via direct expressways and ring roads, the project offers exceptional accessibility for both logistics efficiency and workforce mobility.

FOXCONN

Canon

SAMSUNG

Amkor Technology®

UTILITIES

Warehouse: 20VA/sqm
Factory: 180VA/sqm
*Updated price as of 2026

	Factory users	Warehouse users
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	3,152 VND/kWh
Peak hours Monday to Saturday (6hrs/day): • 17:30 - 22:30	3,640 VND/kWh	5,422 VND/kWh
Off-peak hours Every day of the week (6hrs/day) • 00:00 - 06:00	1,300 VND/kWh	1,918 VND/kWh



Wastewater treatment
18,549
VND/m³
(based on 80% water consumption)



Water usage rate
10,895
VND/m³



Telecommunication by
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 Bac Ninh CBD	To Noi Bai Airport	To Ha Noi CBD	To Huu Nghi Border
	15 km	20 km	36 km	150 km
	25 mins	30 mins	50 mins	150 mins

LOGISTICS COSTS

* Updated price as of 2026

To	40-ft FCL VND/trip	20-ft FCL VND/trip	2.5 ton truck VND/trip
Noi Bai Airport	3,000,000	2,500,000	820,000
Hai Phong Seaport	5,000,000	4,500,000	1,750,000
Huu Nghi Border Gate	5,000,000	4,500,000	1,750,000

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

MINIMUM WAGE

4,730,000 VND/month (region 2)

*According to Decree No. 293/2025/ND-CP effective from Jan 1st, 2026

BW ESR YEN PHONG INDUSTRIAL & LOGISTICS PARK

LAND LOT

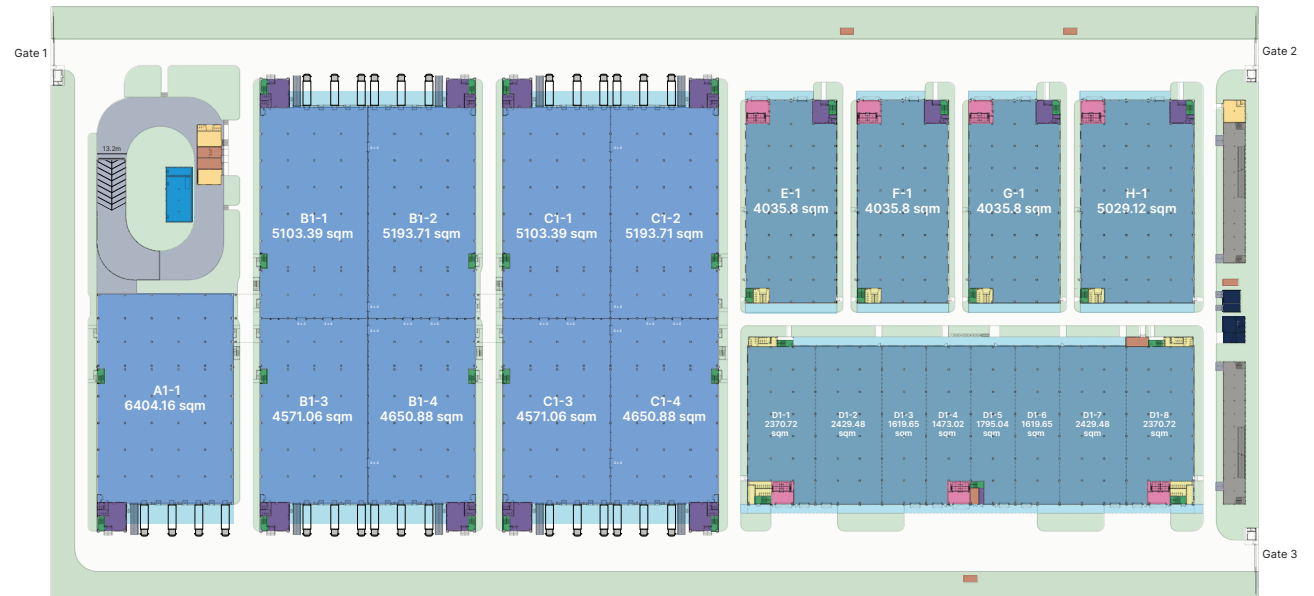
Lot CN4-3 & CN1-1, Yen Phong IP (Expansion), Tam Da Commune, Bac Ninh

SPECIFICATIONS

	Factory	Warehouse
Structure Type	Reinforced concrete (Floor, Column)	Reinforced concrete (Floor, Column)
Column Span x Spacing	10m x 10m	12m x 12m
Clear Height	7m	Up to 9m
Floor Elevation	0.2m	1.3m
Maximum Floor Loading	2 tons/sqm	3 tons/sqm
Fitted-out Office	NA	Fully fitted-out with interior furnishings, suspended ceiling, wall painting, tiled flooring, electrical outlets, lighting, toilets
Canopy	4m	6m
Operating Door	Rolling door: 4m x 4.5m	Mega sectional door: 9.5m x 3.5m
Dock Leveler	NA	50% equipped 50% reserved dock pit
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher	ESFR sprinkler system comply with NFPA 13, smoke exhaust, emergency light, fire alarm, fire hose reel, ASD system, fire extinguisher
Power Supply	Factory: 180VA/sqm	Warehouse: 20VA/sqm Office: 100VA/sqm
Lighting	NA	Warehouse: 150lux Office: 300 lux
Parking	550 bike lots	450 bike lots

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.

GROUND FLOOR



LEGEND

Warehouse	Factory	Utility House	Green Area	Canopy	Power Station	Waste Water Treatment
Office	Ramp	Parking Area	Water Tank	Staircase	Elevator	Restroom

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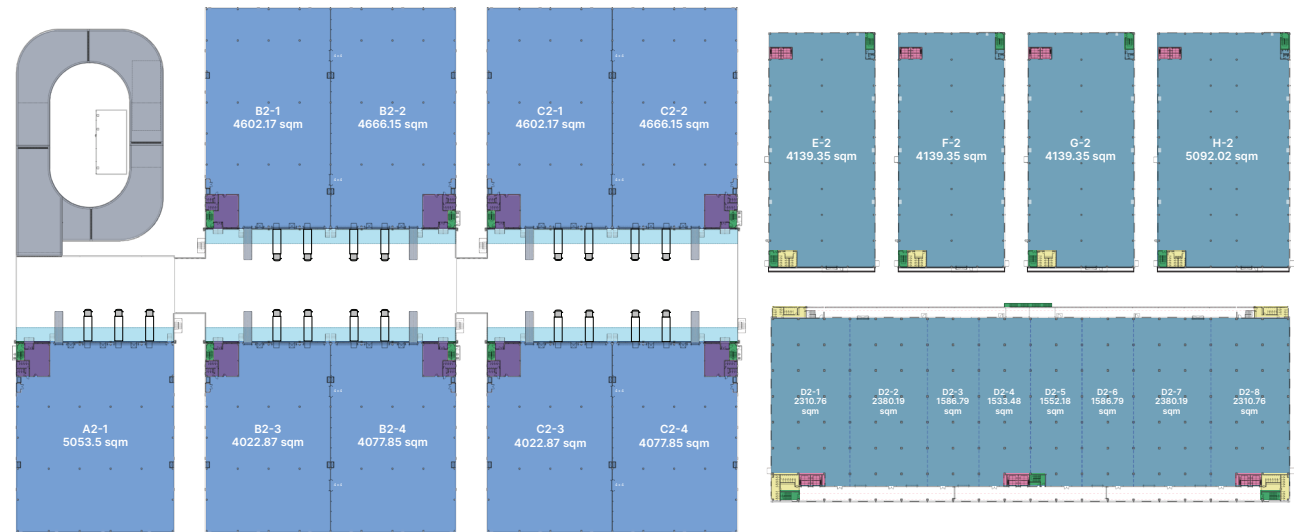
LAND LOT

Lot CN4-3 & CN1-1, Yen Phong IP (Expansion), Tam Da Commune, Bac Ninh

SPECIFICATIONS

	Factory	Warehouse
Structure Type	Reinforced concrete (Floor, Column) Roof: Steel rafter, metal sheet Block D: Concrete Roof	Reinforced concrete (Floor, Column) Roof: Steel rafter, metal sheet
Column Span x Spacing	20m x 10m Block D: 10m x 10m	24m x 12m
Clear Height	5.5m	9m
Floor Elevation	NA	1.3m
Maximum Floor Loading	1 ton/sqm	2.5 tons/sqm
Fitted-out Office	NA	Fully fitted-out with interior furnishings, suspended ceiling, wall painting, tiled flooring, electrical outlets, lighting, toilets
Canopy	4m	6m
Operating Door	Rolling door: 4m x 4.5m	Mega sectional door: 9.5m x 3.5m
Dock Leveler	NA	50% equipped 50% reserved dock pit
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher	ESFR sprinkler system comply with NFPA 13, smoke exhaust, emergency light, fire alarm, fire hose reel, ASD system, fire extinguisher
Power Supply	Factory: 180VA/sqm	Warehouse: 20VA/sqm Office: 100VA/sqm
Lighting	NA	Warehouse: 150lux Office: 300 lux
Elevator	2 x 3T elevator/ zone Cabin size: 2m x 2.8m x 2.5m Door: 2m x 2.4m Speed: 0.5m/s	NA

2ND FLOOR



LEGEND

■ Warehouse	■ Factory	■ Canopy	■ Staircase	 Evacuation Corridor
■ Ramp	■ Elevator	■ Office	■ Restroom	

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