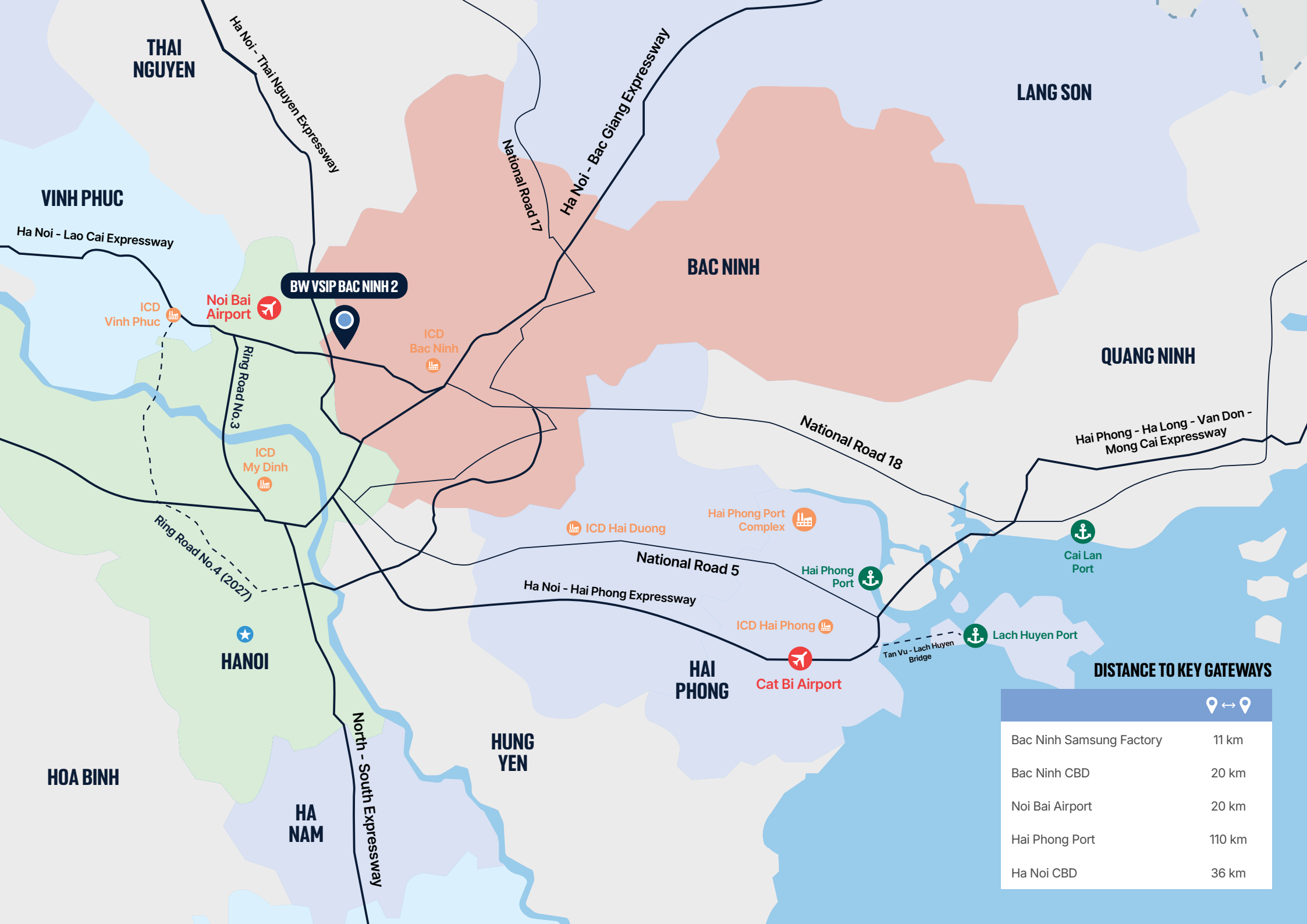


BW INDUSTRIAL

PROJECT PITCHBOOK

BW VSIP BAC NINH 2 **INDUSTRIAL HUB**



DISTANCE TO KEY GATEWAYS

Bac Ninh Samsung Factory	11 km
Bac Ninh CBD	20 km
Noi Bai Airport	20 km
Hai Phong Port	110 km
Ha Noi CBD	36 km

QUICK FACTS

IP Developer
VSIP Bac Ninh

Total IP Land Area
273 ha

BW's Land Area
Phase 1: 10 ha
Phase 2: 13.8 ha

Phase 1: Lot CN.14.1, No. 38, Road 9, VSIP Bac Ninh II Industrial, Commercial and Service Park, Tam Giang Commune, Bac Ninh Province, Vietnam

Phase 2: Lot CN.11.1, No. 16, Huu Nghi Avenue, VSIP Bac Ninh II Industrial, Commercial and Service Park, Tam Giang Commune, Bac Ninh Province, Vietnam

Property Type
Ready-built factory

Land Expiry
2069

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategically located next to Hanoi - Thai Nguyen Expressway and Hanoi - Lao Cai Expressway, connecting to all Northern Provinces, with close proximity to Noi Bai airport, Bac Ninh City for easy access to main infrastructure and amenities of Hanoi and Bac Ninh
- Renowned companies in the neighborhood:

SAMSUNG

opi ASIA PACKAGING INDUSTRIES

FOXCONN

Canon

ABB

Fujikin

SUNTORY PEPSICO

Unilever

FOSTER

UTILITIES

Stable Power Supply:
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 (18 hrs/day)

1,987 VND/kWh

Peak hours

Monday to Saturday (6hrs/day):
• 17:30 - 22:30

3,640 VND/kWh

Off-peak hours

Every day of the week (6hrs/day)
• 00:00 - 06:00

1,300 VND/kWh



Wastewater treatment

17,046

VND/m³

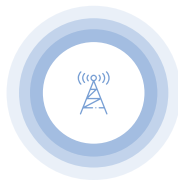
(based on 80% water consumption)



Water usage rate

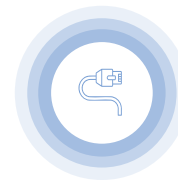
12,600

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 Noi Bai Airport	To Bac Ninh CBD	To Ha Noi CBD	To Huu Nghi Border
	20 km	20 km	36 km	150 km
	30 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

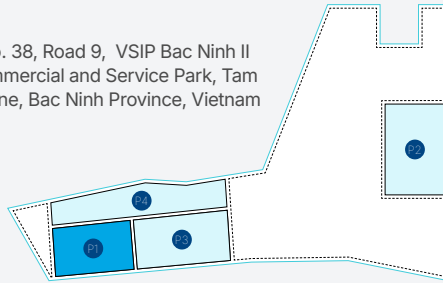
4,730,000/month (region 2)

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

BW VSIP BAC NINH 2 INDUSTRIAL HUB (PHASE 1)

LAND LOT

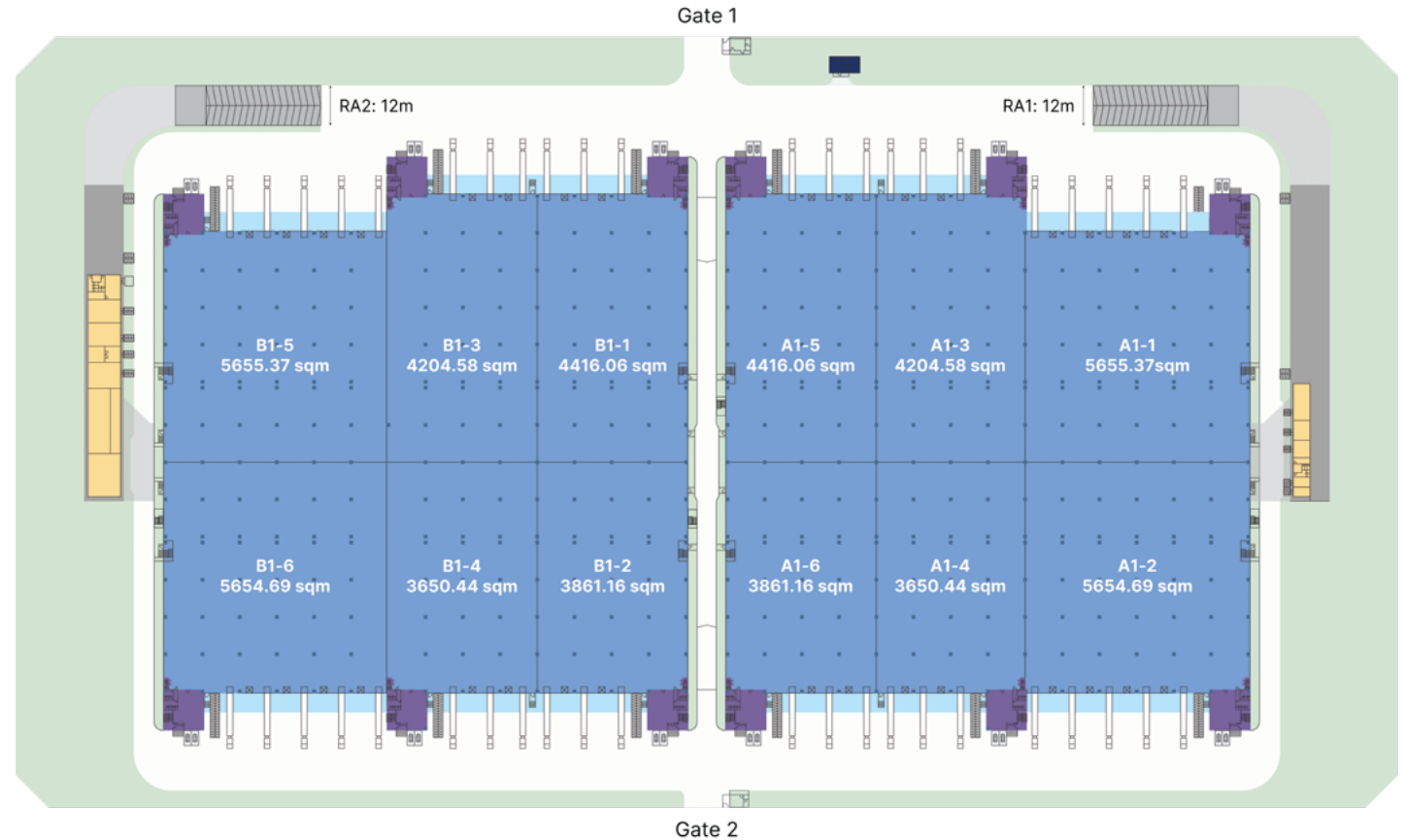
Lot CN.14.1, No. 38, Road 9, VSIP Bac Ninh II Industrial, Commercial and Service Park, Tam Giang Commune, Bac Ninh Province, Vietnam



SPECIFICATIONS

Structure Type	Reinforced concrete (Slab, Column, Beam)
Column Spacing x Span	11.9m x 11.5m
Clear Height	Up to 9m
Floor Elevation	1.3m
Maximum Floor Loading	3 tons/sqm
Canopy	6m
Door	9.5m x 3.5m
Dock Leveler	50% equipped, 50% reserved dock pit
Firefighting systems (Class C)	ESFR sprinkler system comply with NFPA 13, smoke exhaust, emergency light, fire alarm, fire hose reel, ASD system, fire extinguisher
Power Supply	180 VA/sqm
Parking	900 bike lots
Green Certification	LEED GOLD

GROUND FLOOR



LEGEND

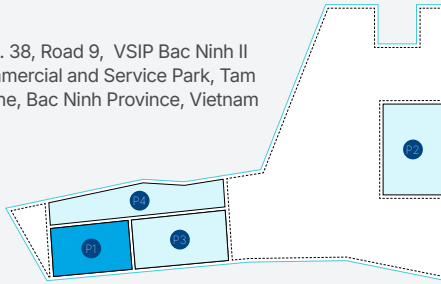
Utility House	Green Area	Canopy	Waste Water Treatment
Office	Ramp	Parking Area	

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.

BW VSIP BAC NINH 2 INDUSTRIAL HUB (PHASE 1)

LAND LOT

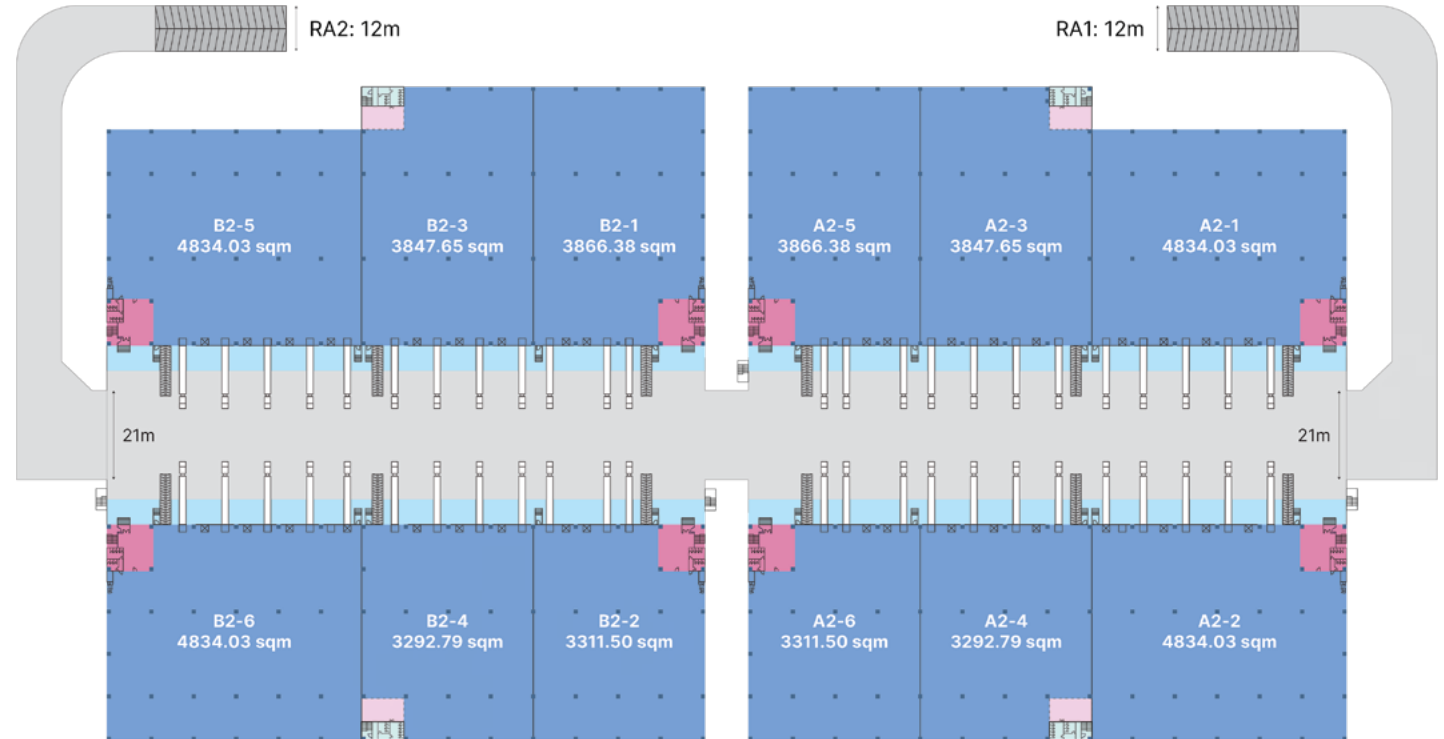
Lot CN.14.1, No. 38, Road 9, VSIP Bac Ninh II Industrial, Commercial and Service Park, Tam Giang Commune, Bac Ninh Province, Vietnam



SPECIFICATIONS

Structure Type	Reinforced concrete (Slab, Column, Beam)
Column Spacing x Span	11.9m x 23m
Clear Height	9m
Floor Elevation	1.3m
Maximum Floor Loading	2.5 tons/sqm
Canopy	6m
Door	9.5m x 3.5m
Fitted-out Office	Semi-furnished with suspended ceiling, tiles, electrical sockets, toilets and lighting
Dock Leveler	50% equipped, 50% reserved dock pit
Firefighting systems (Class C)	ESFR sprinkler system comply with NFPA 13, smoke exhaust, emergency light, fire alarm, fire hose reel, ASD system, fire extinguisher
Power Supply	180 VA/sqm
Parking	900 bike lots
Green Certification	LEED GOLD

2ND FLOOR



LEGEND

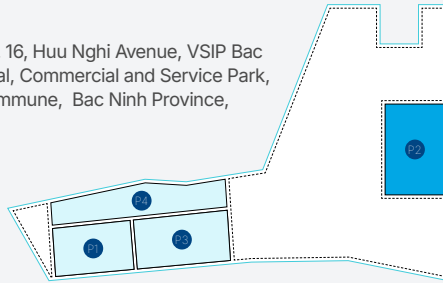
Functional Room	Ramp	Canopy
Fitted-out office	Toilet	

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.

BW VSIP BAC NINH 2 INDUSTRIAL HUB (PHASE 2)

LAND LOT

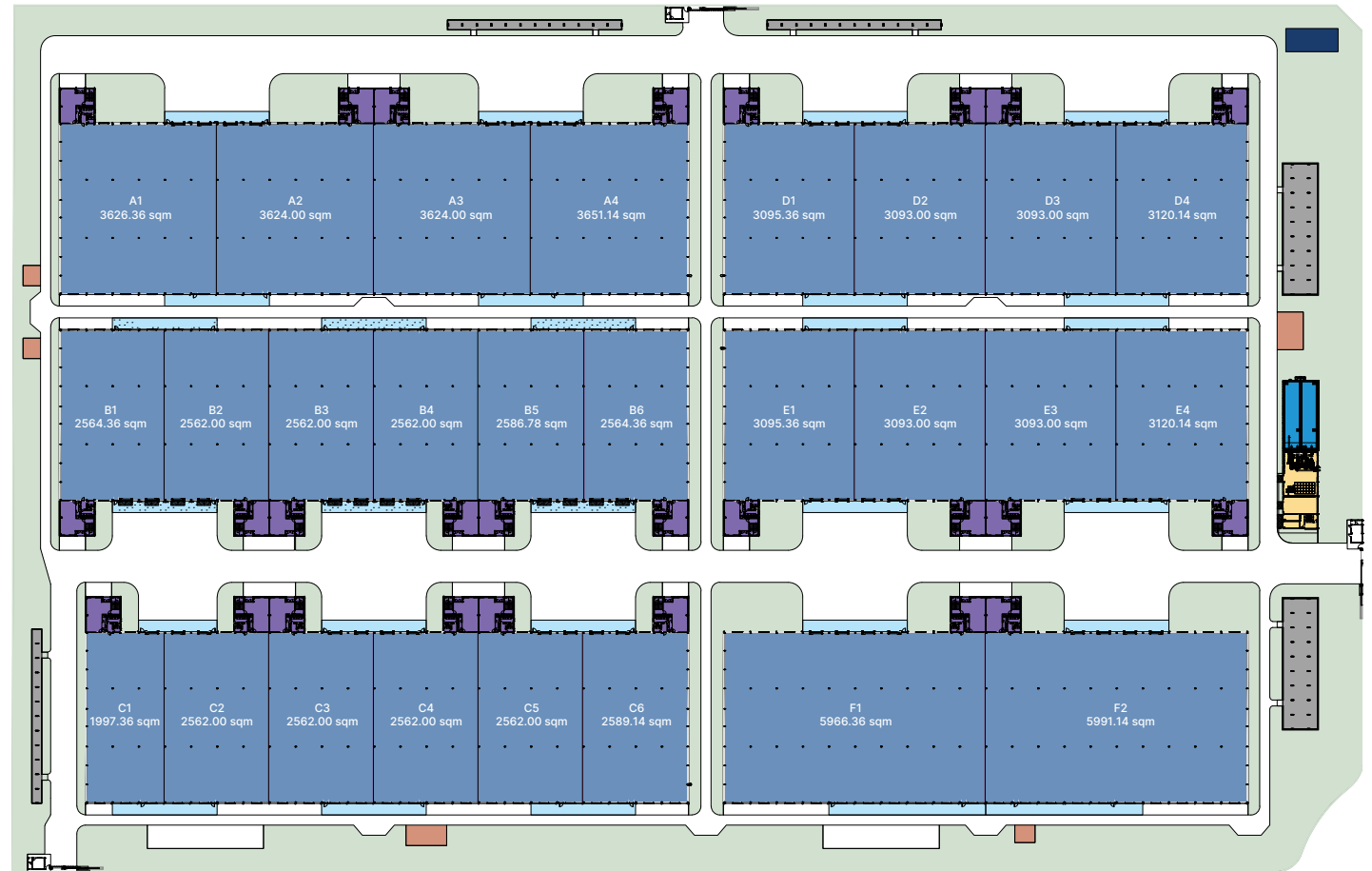
Lot CN.11.1, No. 16, Huu Nghi Avenue, VSIP Bac Ninh II Industrial, Commercial and Service Park, Tam Giang Commune, Bac Ninh Province, Vietnam



SPECIFICATIONS

Structure Type	Reinforced concrete (Slab) Steel structure (Column, Roof)
Column Span x Spacing	9 x up to 20m
Clear Height	7m
Floor Elevation	0.2m
Maximum Floor Loading	2 tons/sqm
Fitted-out Office	N/A
Canopy	4m
Operating Door	4 x 4.5m
Dock Leveler	N/A
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	Factory: 180 VA/sqm
Lighting	N/A
Elevator	N/A
Parking	700 bike lots
Green certification	LEED SILVER

SINGLE-STOREY



LEGEND

Utility House	Green Area	Canopy	Power Station
Office	Parking Area	Water Tank	Waste Water Treatment

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.

CONTACT US

HO CHI MINH CITY

HEADQUARTERS

8 Fl., Pearl Plaza, No. 561A Dien Bien Phu St.,
Thanh My Tay Ward, Ho Chi Minh City, Vietnam

BRANCH OFFICE

4 Fl., BW SCC Building, No. 3 Rd., Binh Duong Ward,
Ho Chi Minh City, Vietnam

HANOI OFFICE

11 Fl., ROX Tower, No. 54A Nguyen Chi Thanh St.,
Lang Ward, Hanoi, Vietnam

Hotline: (+84) 28 710 29 000

Email: leasing@bwidjsc.com