



BW INDUSTRIAL

PROJECT PITCHBOOK

BW VSIP HAI PHONG INDUSTRIAL HUB



THAI NGUYEN

LANG SON

PHU THO

BAC NINH

QUANG NINH

Noi Bai Airport

ICD Bac Ninh

Ring Road No.3

ICD My Dinh

BW VSIP HAI PHONG

National Road 18

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

ICD Hai Duong

Hai Phong Port Complex

Hai Phong Port

Cai Lan Port

National Road 5

Ha Noi - Hai Phong Expressway

ICD Hai Phong

Lach Huyen Port

Tan Vu - Lach Huyen Bridge

Cat Bi Airport

HAI PHONG

HUNG YEN

PHU THO

NINH BINH

North - South Expressway

QUICK FACTS

IP Developer
VSIP Hai Phong

Total IP Land Area
500 ha

BW's Land Area
Phase 1: 5.9 ha
Phase 2: 5.8 ha

Location:
Phase 1: Lot IN3-11A and Lot IN3-11B, VSIP Hai Phong Urban, Industrial and Service Park, Dinh Vu - Cat Hai Economic Zone, Nam Trieu Ward, Hai Phong City, Vietnam

Phase 2: Lot IN2-3A and Lot IN2-6A, VSIP Hai Phong Urban, Industrial and Service Park, Dinh Vu - Cat Hai Economic Zone, Hoa Binh Ward, Hai Phong City, Vietnam

Property Type
Ready-built factory

Land Expiry
2058

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- At the heart of Northern Vietnam's logistics corridor, VSIP Hai Phong offers prime connectivity to Hai Phong CBD, deep-sea ports, major highways, and Cat Bi International Airport - an ideal base for logistics and export-oriented industries. Investors benefit from preferential tax incentives under the Dinh Vu - Cat Hai Special Economic Zone and a hassle-free business setup supported by BW's strong local connections.
- Surrounded by leading global FDI manufacturers such as LG, VinFast, and Fuji Xerox, the site is ideally positioned for business growth and cross-industry collaboration.

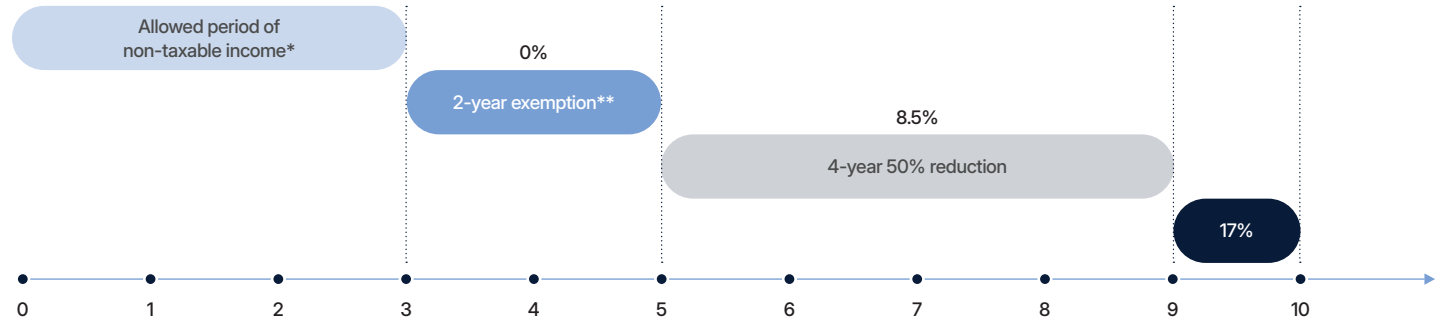


TAX INCENTIVES

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

Stable Power Supply: 180 KVA/factory
* Updated price as of 2026

	Factory users (VND/kWh)
Normal hours Monday to Saturday (13hrs/day) • 06:00 - 17:30 • 22:30 - 24:00	1,987 VND/kWh
Sunday (18hrs/day) • 06:00 - 24:00	
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

Water usage rate
20,000 VND/m³

Telecommunication by
VNPT and Viettel

Wastewater treatment - Phase 1
24,848 VND/m³
(based on 80% water consumption)

Internet cable and phone lines: Connection points are installed up to the boundary of BW's leased land lot

Wastewater treatment - Phase 2
17,095 ~ 19,458 VND/m³
(based on 80% water consumption)
*All prices are VAT exclusive

DISTANCE TO KEY GATEWAYS

	To Tan Vu Port	To Hai Phong CBD	To Cat Bi Airport	To Hanoi
	19 km	8 km	15 km	144 km
	40 mins	17 mins	32 mins	120 mins

LOGISTICS COSTS

* Updated prices as of 2026

To	40-ft FCL VND/trip	20-ft FCL VND/trip	2.5-ton truck VND/trip
Noi Bai Airport	5,000,000	4,700,000	1,800,000
Tan Vu Port	2,500,000	2,000,000	1,500,000

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

MINIMUM WAGE

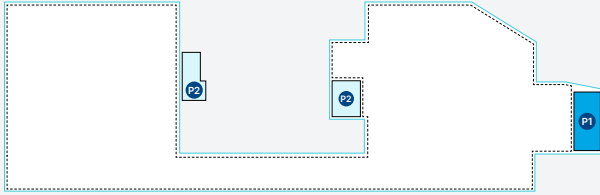
5,310,000 VND/month (region 1)

*According to Decree 2024293/2025/NĐ-CP effective from January 01, 2026

BW VSIP HAI PHONG INDUSTRIAL HUB (PHASE 1)

LAND LOT

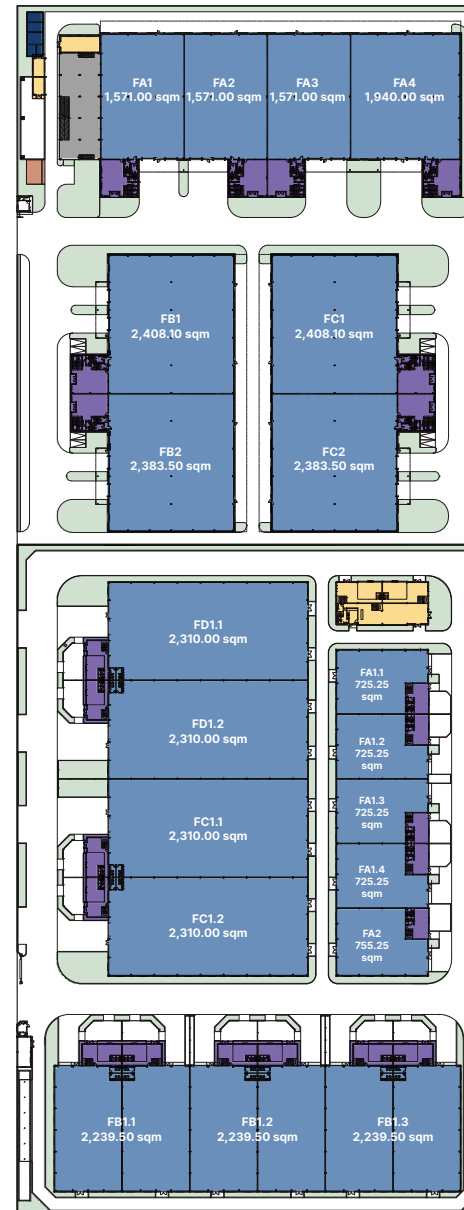
Lot IN3-11A and Lot IN3-11B, VSIP Hai Phong Urban, Industrial and Service Park, Dinh Vu - Cat Hai Economic Zone, Nam Trieu Ward, Hai Phong City, Vietnam



SPECIFICATIONS

Structure Type	Reinforced concrete (Slab, Column) Steel structure (Rafter, Roof)
Column Span x Spacing	9 x up to 20m
Clear Height	7m
Floor Elevation	0.2m
Maximum Floor Loading	2 tons/sqm
Canopy	4m
Operating Door	4 x 4.5m
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	Factory: 200 VA/sqm
Elevator	N/A
Parking	250 bike lots

LOT IN3-11A & LOT IN3-11B



LEGEND

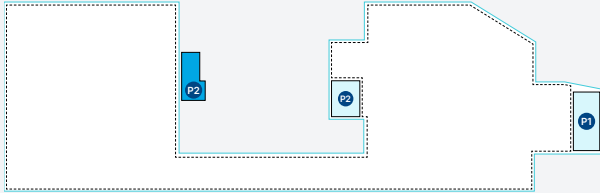
 Utility House	 Green Area	 Waste Water Treatment
 Office	 Parking Area	 Power Station

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 HAI PHONG INDUSTRIAL HUB (PHASE 2)

LAND LOT

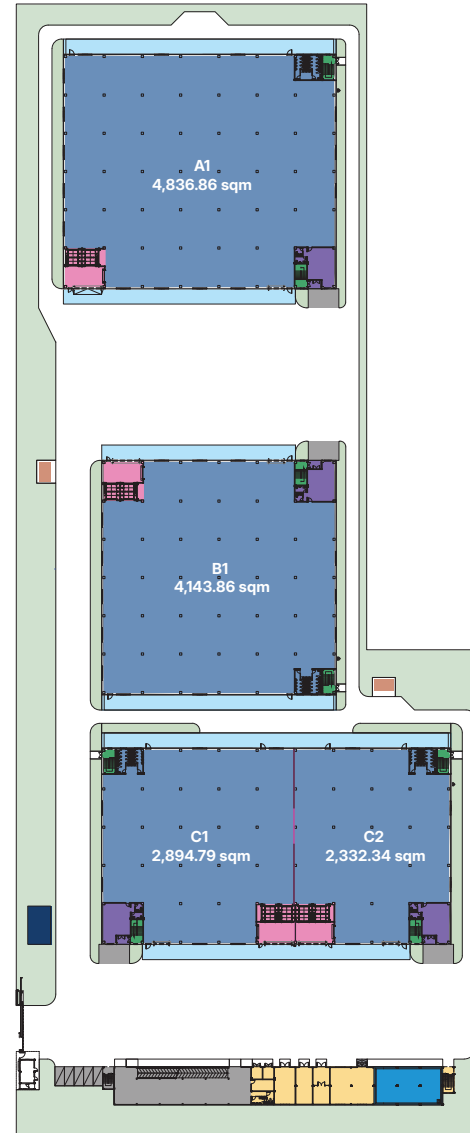
Lot IN2-3A, VSIP Hai Phong Urban, Industrial and Service Park, Dinh Vu - Cat Hai Economic Zone, Nam Trieu Ward, Hai Phong City, Vietnam



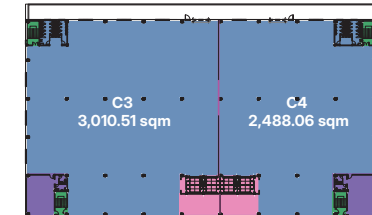
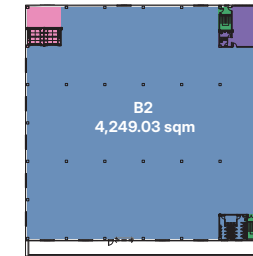
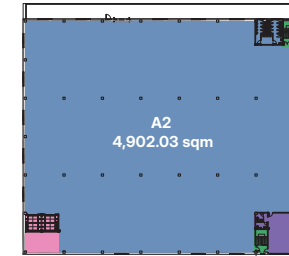
SPECIFICATIONS

	Ground Floor	Second Floor
Structure Type	Reinforced concrete (Slab, Column)	Reinforced concrete (Slab, Column) Steel structure (Rafter, Roof)
Column Span x Spacing	10 x 10m	10 x up to 20m
Clear Height	7m	4,5m
Floor Elevation	0.2m	N/A
Maximum Floor Loading	2 tons/sqm	1 ton/sqm
Canopy	4m	4m
Operating Door	4 x 4,5m	4 x 4,5m
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	Factory: 180 VA/sqm	Factory: 180 VA/sqm
Elevator	2 lifts / zone, 3 tons loading capacity	
Parking	350 bike lots	

LOT IN2-3A



GROUND FLOOR



2ND FLOOR



LEGEND

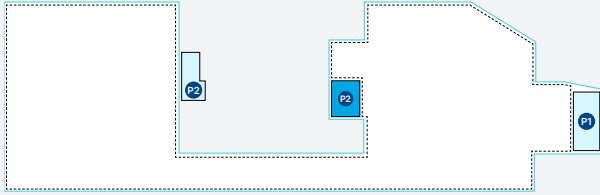
Utility House	Green Area	Canopy	Elevator	Waste Water Treatment
Office	Parking Area	Power Station	Staircase	Water Tank

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 HAI PHONG INDUSTRIAL HUB (PHASE 2)

LAND LOT

Lot IN2-6A, VSIP Hai Phong Urban, Industrial and Service Park, Dinh Vu - Cat Hai Economic Zone, Nam Trieu Ward, Hai Phong City, Vietnam



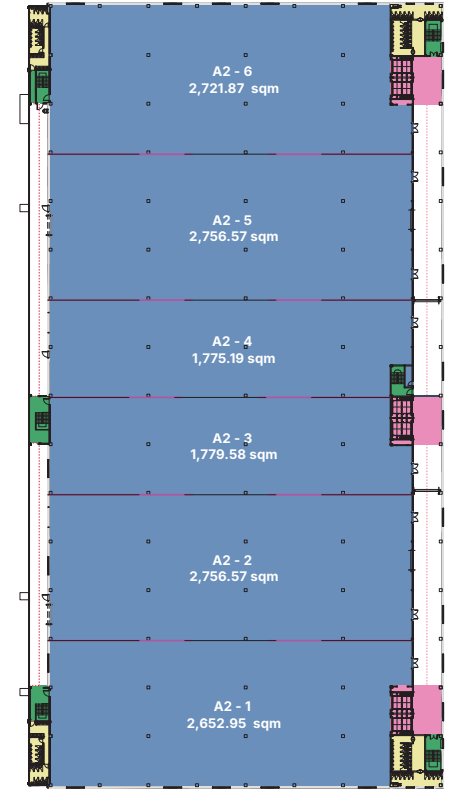
SPECIFICATIONS

	Ground Floor	Second Floor
Structure Type	Reinforced concrete (Slab, Column)	Reinforced concrete (Slab, Column) Steel structure (Rafter, Roof)
Column Span x Spacing	10 x 10m	10 x up to 20m
Clear Height	7m	4,5m
Floor Elevation	0.2m	N/A
Maximum Floor Loading	2 tons/sqm	1 ton/sqm
Canopy	4m	4m
Operating Door	4 x 4,5m	4 x 4,5m
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	Factory: 180 VA/sqm	Factory: 180 VA/sqm
Elevator	2 lifts / zone, 3 tons loading capacity	
Parking	300 bike lots	

LOT IN2-6A



GROUND FLOOR



2ND FLOOR

LEGEND

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

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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