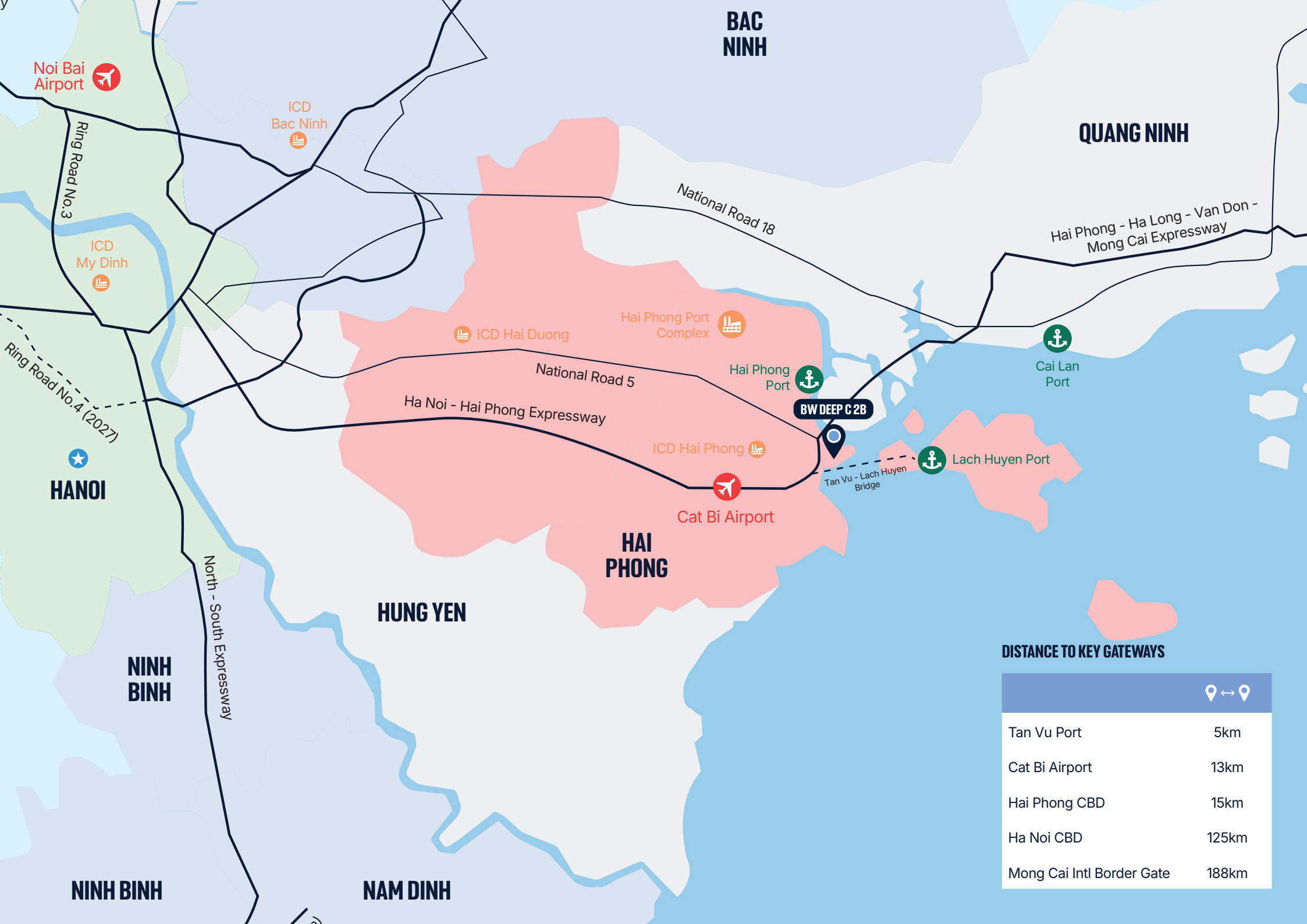


BW INDUSTRIAL

PROJECT PITCHBOOK

BW DEEP C 2B
INDUSTRIAL & LOGISTICS PARK



DISTANCE TO KEY GATEWAYS

	↔
Tan Vu Port	5km
Cat Bi Airport	13km
Hai Phong CBD	15km
Ha Noi CBD	125km
Mong Cai Intl Border Gate	188km

QUICK FACTS

IP Developer
Dinh Vu Industrial Park JSC

Total IP Land Area
541 ha

BW's Land Area
18.6 ha

Location:
Phase 1: Lot CN1N, Maritime Industrial and Service Park (Deep C 2B), Dinh Vu – Cat Hai Economic Zone, Dong Hai Ward, Hai Phong

Phase 2: Lot CN 3B, Maritime Industrial and Service Park (Deep C 2B), Dinh Vu – Cat Hai Economic Zone, Dong Hai Ward, Hai Phong

Property Type: Ready-Built Factory (RBF) & Ready-Built Warehouse (RBW)

Land Expiry
2059

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Next to Lach Huyen International Gateway Port – the first deep water terminal in Northern Vietnam
- Convenient access to Hanoi – Hai Phong Highway and Cat Bi International Airport
- Hassle-free business set up thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:

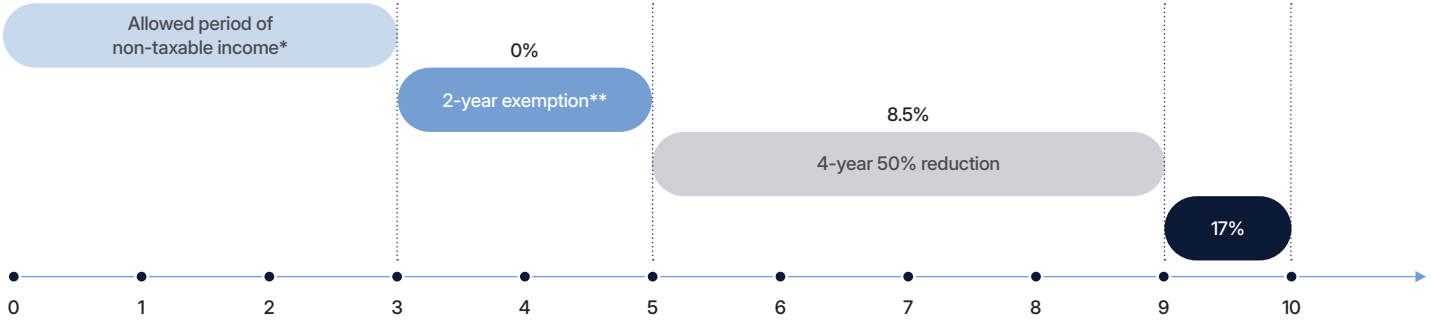
PEGATRON · VINFAST · General Electric · KYOCERA · Regina Miracle · LG

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

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

	Warehouse users	Factory users
Normal hours Monday to Saturday (13hrs/day) • 06:00 - 17:30 • 22:30 - 24:00 Sunday (18hrs/day) • 06:00 - 24:00	3,152 VND/kWh	1,987 VND/kWh
Peak hours Monday to Saturday (6hrs/day) • 17:30 - 22:30	5,422 VND/kWh	3,640 VND/kWh
Off-peak hours Every day of the week (6hrs/day) • 00:00 - 06:00	1,918 VND/kWh	1,300 VND/kWh

Water usage rate
20,627
VND/m³

Wastewater treatment
23,014 - 35,805
VND/m³
(80% of water supply volume and within effluent standard)

Telecommunication by
VNPT & Viettel
*All prices are VAT exclusive
*Other term and conditions are subject to utility contract with the industrial park developer

LOGISTICS COSTS(*)

From	To	Container 20' VND/trip	Container 40' VND/trip
BW Deep C 2B Industrial & Logistics Park	Tan Vu Port	1,000,000	1,300,000
	Hanoi CBD	4,700,000	5,000,000
	Bac Ninh	4,700,000	5,000,000
	Hai Duong	3,800,000	4,000,000
	Hung Yen	4,000,000	4,200,000
	Mong Cai Intl Border Gate	5,700,000	6,200,000

(*) Minimum 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

BW DEEP C 2B INDUSTRIAL AND LOGISTICS PARK (PHASE 1)

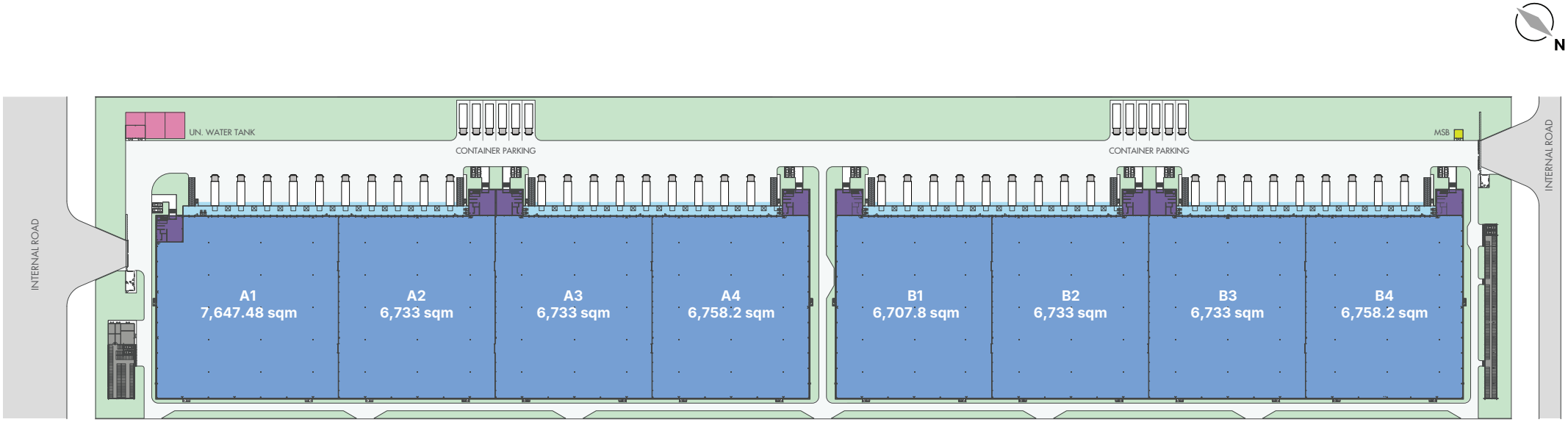
LAND LOT

Phase 1: Lot CN1N, Maritime Industrial and Service Park (Deep C 2B), Dinh Vu – Cat Hai Economic Zone, Dong Hai Ward, Hai Phong

SPECIFICATIONS

Column Spacing x Span	12m x 28m
Clear Height	9m (warehouse area) 2.8m (office area)
Floor Elevation	1.3m
Maximum Floor Loading	3 tons/sqm
Door	Sectional door: 3m x 3.5m (W*H)
Loading Bay Width	4.5m (6.5m canopy)

Loading Dock	73 (with 37 dock levelers)
Firefighting Systems (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher
Power Supply	20 VA/sqm
Lighting	Standard lighting 150 lux (warehouse)
Parking	330 bike lots



LEGEND

Warehosue | Green Area | Canopy | Office | 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 DEEP C 2B INDUSTRIAL AND LOGISTICS PARK (PHASE 2)

LAND LOT

Phase 2: Lot CN 3B, Maritime Industrial and Service Park (Deep C 2B), Dinh Vu – Cat Hai Economic Zone, Dong Hai Ward, Hai Phong

SPECIFICATIONS

	Blocks A, B, C	Blocks D
Cclumn Spacing x Span	9m x 20m	11.7m x 19-22m
Clear Height	7m	7m
Floor Elevation	0.3m	1.3m
Maximum Floor Loading	2 tons/sqm	2 tons/sqm
Door	Rolling door: 4m x 4.5m	Sectional door: 9.5m × 3.5m Rolling door: 3m × 4.5m
Loading Bay Width	4m canopy	6m canopy With dock leveler (50% equipped, 50% reserved dock pit)
Fire Fighting System (Class C)	Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher	Smoke exhaust, emergency light, fire alarm, fire hose reel, ASD system, fire extinguisher
Power Supply	180VA/sqm	20VA/sqm
Lighting	N/A	Standard lighting 150 lux
Parking	260 motorbike 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.



LEGEND

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

BW INDUSTRIAL

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