

## FACILITIES



Car & motorcycle sidewalk parking

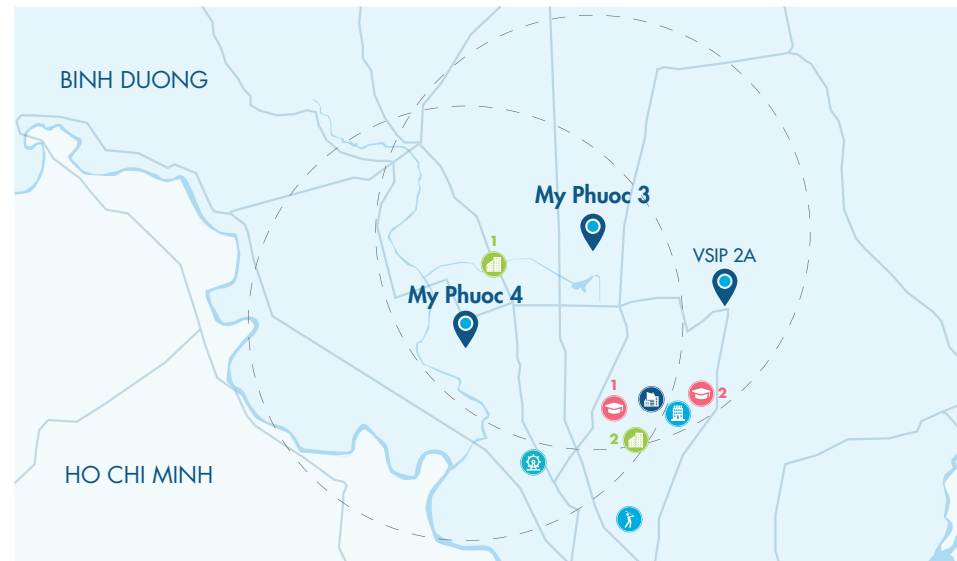


Fence and security booth



Fire fighting system (sprinklers, smoke detectors)

## AMENITIES



Binh Duong Province, Administration Center



Becamex Hotel



1 Eastern International University



Dai Nam Wonderland



1 EcoLakes My Phuoc



2 Singapore International School



Twin Doves Golf Course



2 Sora Gardens

*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.*



VIETNAM'S LEADING FOR-RENT INDUSTRIAL DEVELOPER

FACTSHEET  
MY PHUOC 4 - BINH DUONG



This project is a joint venture between BW - Vietnam's leading industrial & logistics developer and ESR - the largest APAC focused logistics real estate platform.

**Hotline:** (+84) 28 710 29 000

**Website:** <https://bwindustrial.com>

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**Email ESR:** [fion.ng@esr.com](mailto:fion.ng@esr.com)

## QUICK FACTS

**IP developer**  
Becamex IDC

**Total IP land area**  
My Phuoc 4: 955 ha

**BW's land area**  
My Phuoc 4: 38.5 ha

**Location**  
My Phuoc 4: Lot A4, Road NA2, Thoi Hoa Industrial Park, Thoi Hoa Ward, Ben Cat District, Binh Duong Province, Vietnam

**Property type**  
Ready-built factory

**Land expiry**  
My Phuoc 4: 2056

## EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategic location with close proximity to Binh Duong New City. Easy access to main infrastructure and amenities of Binh Duong
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Renowned companies in the neighborhood:



KUMHO TIRE

Mondelēz International

Panasonic

Nestlé



P&G



## TAX INCENTIVES

Normal tax rate = 20%  
(for common industries)

Preferential industry tax rate = 10%  
(for the first 15 years)\*

\*Applicable to preferential industries:

- High-tech, supporting industries;
- Total investment capital of 6,000 billion VND (~265 million USD), capital disbursement within 3 years and + At least 3,000 employees/year;
- + Or total revenue of 10,000 billion VND/year (~435 million USD/year)



## UTILITIES

Stable Power Supply: 250-400 KVA/factory

\*New price from 01 January, 2021. Exchange rate USD/VND = 23,105 (selling rate of Vietcombank on 21 February, 2021)

	High tension 22 KV (voltage level 22 KV - 110 KV)	Low tension 380 V (voltage level < 6 KV)
<b>Normal hours</b> Monday to Saturday: + 04:00 - 09:30 (05 hours and 30 minutes) + 11:30 - 17:00 (05 hours and 30 minutes) + 20:00 - 22:00 (02 hours) Sunday: 04:00 - 22:00 (18 hours)	1,555 VND/kWh	1,685 VND/kWh
<b>Peak hours</b> Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	2,871 VND/kWh	3,076 VND/kWh
<b>Off-peak hours</b> All days from 22:00 to 04:00 the next morning (06 hours)	1,007 VND/kWh	1,100 VND/kWh

- Water usage rate: 13,200 VND/m<sup>3</sup>
- Wastewater treatment: 5,816 - 11,632 VND/m<sup>3</sup> (based on 80% water consumption)
- Telecommunication by VNNT
- Internet cable and phone lines: connection points are installed up to the boundary of BW's leased land lot

\*All prices are VAT exclusive

## PROXIMITY

	To TSN Airport	To District 1, HCMC	To Cat Lai Port	To Long Thanh Int'l Airport
	48 km	49 km	58 km	77 km
	80 minutes	90 minutes	100 minutes	120 minutes

## TRANSPORTATION COST

\*Updated price from January 2021

To	40 ft FCL VND/trip	2 ton truck VND/trip
TSN Airport	3,600,000	3,400,000
Cat Lai Port	2,800,000	2,700,000

\*This cost includes trucking and toll fee only, excludes lift on/off and other charges

## MINIMUM WAGE

4,420,000 VND/month (region 1)  
\*According to Decree No. 90/2019/ND-CP effective from 01 January, 2020