

FACILITIES



Car & motorcycle parking



24hr security with CCTV, lighting in common area



Fire fighting system (beam detector, smoke exhaust, emergency lamp, fire hose box, fire extinguisher)



Internal road width: 3.5m – 10m

AMENITIES



- | | | |
|--|---|---|
| Hai Phong Administration Center (15 km - 30 minutes) | 1 Gateway International School Hai Phong (17 km - 30 minutes) | 1 Somerset Central TD Hai Phong City (14 km - 20 minutes) |
| Vincom Plaza Hai Phong (15 km - 23 minutes) | 2 Vinschool Imperia Hai Phong (18 km - 30 minutes) | 2 Vinhomes Imperia Hai Phong (18 km - 20 minutes) |
| 1 Vinmec Hai Phong International Hospital (18 km - 30 minutes) | 3 QSI International School of Hai Phong (18 km - 30 minutes) | 1 BRG Ruby Tree Golf Resort (26 km - 31 minutes) |
| 2 Hai Phong International Hospital (18 km - 30 minutes) | 2 Vinpearl Golf Hai Phong (31 km - 50 minutes) | |

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.

BW INDUSTRIAL

VIETNAM'S LEADING FOR-RENT INDUSTRIAL DEVELOPER

FACTSHEET
NAM DINH VU - HAI PHONG



BW INDUSTRIAL

Address: Floor 9, Vinaconex Building,
34 Lang Ha, Lang Ha Ward, Dong Da District,
Hanoi, Vietnam

Hotline: (+84) 28 710 29 000
Website: <https://bwindustrial.com>
Email: enquiry@bwidjsc.com

QUICK FACTS

IP developer
Sao Do Investment Group JSC

Total IP land area
1,329 ha

BW's land area
10 ha

Location
Lot CN4, Non-tariff Zone and Nam Dinh Vu Industrial Zone (Zone 1), Dinh Vu – Cat Hai Economic Zone, Dong Hai 2 Ward, Hai An District, Hai Phong City, Vietnam

Property type
Ready-built factory

Land expiry
2059

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Next to Lach Huyen International Deep-sea Port – the first deep water terminal in Northern Vietnam
- Convenient access to Hanoi – Hai Phong Highway and Cat Bi International Airport
- Easy access to competitive, effective and skilled labour force
- Preferential tax rate (belonged to Dinh Vu – Cat Hai Special Economic Zone)
- Renowned companies in the neighborhood

PEGATRON

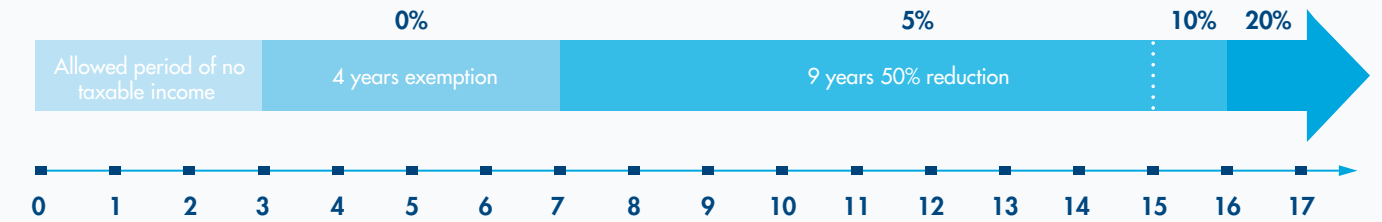


KYOCERA



TAX INCENTIVES

*The 10% tax rate is applicable to 15 years counting from the 1st year that company starts business activities and get "revenue"



UTILITIES

Power Supply: Tenant will install feeder cable from the main switchboard to its distribution and sub-distribution boards (200 VA/sqm/production area)

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

	Low tension 380 V (voltage level < 6 KV)
Normal hours 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)	1,685 VND/kWh
Peak hours Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	3,076 VND/kWh
Off-peak hours All days from 22:00 to 04:00 the next morning (06 hours)	1,100 VND/kWh

- Water usage rate: 16,300 VND/m³
- Wastewater treatment: 9,000 VND/m³ (80% of water supply volume and within effluent standards)
- Telecommunication by VNPT and Viettel

*All prices are VAT exclusive

*Other terms and conditions are subject to utility contract with the industrial park developer

PROXIMITY

	To Tan Vu Port	To Hai Phong City	To Cat Bi Airport	To Hanoi CBD
	6 km	16 km	16 km	130 km
	10 minutes	27 minutes	27 minutes	120 minutes

TRANSPORTATION COST

*Updated price from January 2021

To	Container 20 ft VND/trip	Container 40 ft VND/trip
Tan Vu Port	1,100,000	1,300,000
Noi Bai Airport	3,900,000	4,100,000

*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