

FACILITIES



Car & motorcycle sidewalk parking



Fence and security booth



Fire fighting system (sprinklers, smoke detectors)

AMENITIES



- | | | |
|--|---|---|
| 1 Binh Duong Convention & Exhibition Center (11 km - 10 minutes) | 1 My Phuoc Hospital (32 km - 45 minutes) | 1 Becamex Hotel (33 km - 45 minutes) |
| 1 Singapore International School (27 km - 35 minutes) | 2 Becamex International Hospital (44 km - 60 minutes) | 2 Becamex Social Housing (16 km - 20 minutes) |
| 2 Binh Duong University (32 km - 45 minutes) | 1 Twin Doves Golf Course (29 km - 40 minutes) | 3 The Habitat Binh Duong (42 km - 60 minutes) |
| 3 Eastern International University (30 km - 40 minutes) | 2 Dai Nam Wonderland (25 km - 30 minutes) | 4 EcoLakes My Phuoc (17 km - 20 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
BAU BANG - BINH DUONG



BW INDUSTRIAL

Address: Floor 8, Pearl Plaza,
561A Dien Bien Phu, Ward 25, Binh Thanh
District, Ho Chi Minh City, Vietnam.

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

QUICK FACTS

 **IP developer**
Becamex IDC
  **Total IP land area**
699.24 ha
  **BW's land area**
43.7 ha

 **Location**
A_17_CN, A_18_CN, Bau Bang Industrial Park, Lai Hung Commune,
Bau Bang District, Binh Duong Province, Vietnam

 **Property type**
Ready-built
factory
  **Land expiry**
2057

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Attractive rental rate, high quality construction
- Direct access to National Road 13 and My Phuoc - Tan Van Highway which will connect North Binh Duong to Ho Chi Minh City, Cat Lai Port and the new Long Thanh International Airport
- Abundant labor force and competitive employment costs
- Hassle-free business setup thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:



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 KVA/factory 2500 m²

*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)
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)	1,555 VND/kWh	1,685 VND/kWh
Peak hours Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	2,871 VND/kWh	3,076 VND/kWh
Off-peak hours 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/m³
- Wastewater treatment: 11,553 VND/m³ (based on 80% water consumption)
- Telecommunication by VNIT
- 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
	61 km	63 km	72 km	90 km
	100 minutes	110 minutes	120 minutes	140 minutes

TRANSPORTATION COST

*Updated price from January 2021

To	40 ft FCL VND/trip	2 ton truck VND/trip
TSN Airport		1,300,000 - 1,700,000
Cat Lai Port	3,200,000 - 3,400,000	

*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