

FACILITIES



Car & motorcycle parking



24 hr security with CCTV, fence and security booth



Fire fighting system (sprinkler, smoke detector, fire extinguisher)

AMENITIES



- | | | |
|---|--|---|
| Nhon Trach Administration Center
(7 km – 11 minutes) | 1 Sala Lan Anh Hotel & Villas
(5 km – 10 minutes) | Bach Hoa Xanh Supermarket
(6 km – 8 minutes) |
| Taekwang Jeongsan Golf & Country Club
(14 km – 20 minutes) | 2 Terra Flora Apartment
(6 km – 10 minutes) | 1 Tan Minh Ky Restaurant
(1 km – 2 minutes) |
| Nhon Trach Hospital
(7 km – 10 minutes) | 3 Idico Apartment Building
(1 km – 2 minutes) | 2 Korean Restaurant
(1 km – 2 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
NHON TRACH 1 - DONG NAI



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: leasing@bwidjsc.com

QUICK FACTS

IP developer
IDICO Urban & Industrial Zone Development Co., Ltd

Total IP land area
448.5 ha

BW's land area
6.8 ha

Location
Nhon Trach 1 Industrial Park, Phu Hoi Commune, Nhon Trach District, Dong Nai Province, Vietnam

Property type
Ready-built factory

Land expiry
2047

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Nhon Trach 1 Industrial Park is conveniently located along the new connecting road 319 that improves access to the Long Thanh – Dau Giay Expressway by 15 minutes. The HCMC CBD can be reached in as little as 60 minutes
- Hassle-free business setup thanks to BW's strong connections with the local authorities
- Presence of mature neighboring industries:



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 = 22,750 (selling rate of Vietcombank on 15 November, 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: 11,500 VND/m³
- Wastewater treatment: 7,750 VND/m³ (based on 80% water consumption)
- Telecommunication by VNPT
- 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
	49 km	40 km	30 km	18 km
	70 minutes	60 minutes	45 minutes	30 minutes

TRANSPORTATION COST

*Updated price from November 2021

To	40 ft FCL VND/trip	2 ton truck VND/trip
TSN Airport	4,000,000	3,800,000
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