

FACILITIES



Car & motorcycle parking



24 hr security with CCTV, fence and security booth



Fire fighting system (fire hose box, fire extinguisher, fire alarm, smoke detector, smoke extraction wall mounted fan)

AMENITIES



- | | |
|--|--|
| Nghe An Administration Center
(9 km - 19 minutes) | 1 Muong Thanh Vinh Hotel
(7 km - 12 minutes) |
| 1 Big C Vinh Supermarket
(7 km - 15 minutes) | 2 Saigon Kim Lien Hotel
(7 km - 15 minutes) |
| 2 Vinh Supermarket
(7 km - 15 minutes) | 3 Muong Thanh Grand Phuong Dong Hotel
(9 km - 20 minutes) |
| 3 MM Mega Market Vinh
(13 km - 24 minutes) | 1 115 Nghe An General Hospital
(7 km - 12 minutes) |
| 1 Cua Lo Golf Resort
(18 km - 27 minutes) | 2 Vinh International Hospital
(8 km - 15 minutes) |
| 2 Muong Thanh Golf Club Xuan Thanh
(30 km - 45 minutes) | 3 Nghe An Obstetrics and Pediatrics Hospital
(10 km - 19 minutes) |
| 1 Vinh University
(10 km - 20 minutes) | 2 Vinh University of Technology Education
(11 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
VSIP NGHE AN

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: leasing@bwidjsc.com

QUICK FACTS

IP developer
VSIP Nghe An

Total IP land area
750 ha

BW's land area
14.6 ha

Location

- No.2, Huu Nghi Road (Lot 34, 35), VSIP Nghe An Industrial Park, Hung Tay Commune, Hung Nguyen District, Nghe An Province, Vietnam
- No.1, Road No. 4 (Lot E2-02), VSIP Nghe An Industrial Park, Hung Tay Commune, Hung Nguyen District, Nghe An Province, Vietnam

Property type
Ready-built factory

Land expiry
2065

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- VSIP Nghe An is strategically located right on National Road 1A and the future New North-South national highway. The Nghe An CBD and Vinh International Airport can be reached in as little as 10 minutes while the nearest Cua Lo seaport is only 20 minutes away. The site has advantages due to its abundant labor force, competitive employment cost, attractive rental rate and favorable tax incentives.
- Hassle-free business setup thanks to BW's strong connections with the local authorities.
- Presence of mature neighboring industries:

Goertek

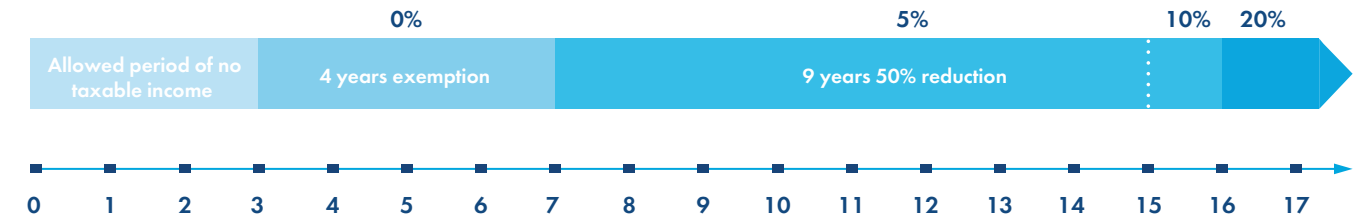
长盈精密
EVERWIN PRECISION

LUXSHARE ICT



TAX INCENTIVES

CIT
*The 10% tax rate is applicable to 15 years counting from the 1st year that company starts business activities and get "revenue" exemption for the first 4 years, deduction 50% for the next 9 years.



UTILITIES

Stable Power Supply: 95-326 KVA/factory
*New price from January, 2022. Exchange rate USD/VND = 23,120 (selling rate of Vietcombank on 26 April, 2022)

	Low tension 400 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: 11,958 VND/m³
- Domestics wastewater treatment: 26,655 VND/m³. Monthly payment bound by minimum charge for each factory unit.
- Telecommunication by VNPT
- Internet cable and phone lines: connection points are installed up to each individual factory unit

*All prices are VAT exclusive and are subject to change by suppliers from time to time.

PROXIMITY

	To Vinh City	To Vinh Airport	To Cua Lo Port	To Hai Phong
	8 km	6 km	19 km	370 km
	8 minutes	10 minutes	30 minutes	6 hours 30 minutes

TRANSPORTATION COST

*Updated price from 2021

To	40 ft FCL VND/trip	20 ft FCL VND/trip	Truck VND/trip
Vinh Airport	N/A	N/A	200,000 – 300,000
Cua Lo Port	N/A	N/A	300,000 – 500,000
Hai Phong Port	10,500,000	9,550,000	6,000,000 – 9,000,000

*This cost includes trucking and toll fee only, excludes lift on/off and other charges (for reference only)

MINIMUM WAGE

3,920,000 VND/month (region 2)
*According to Decree No. 38/2022/ND-CP effective from 01 July, 2022