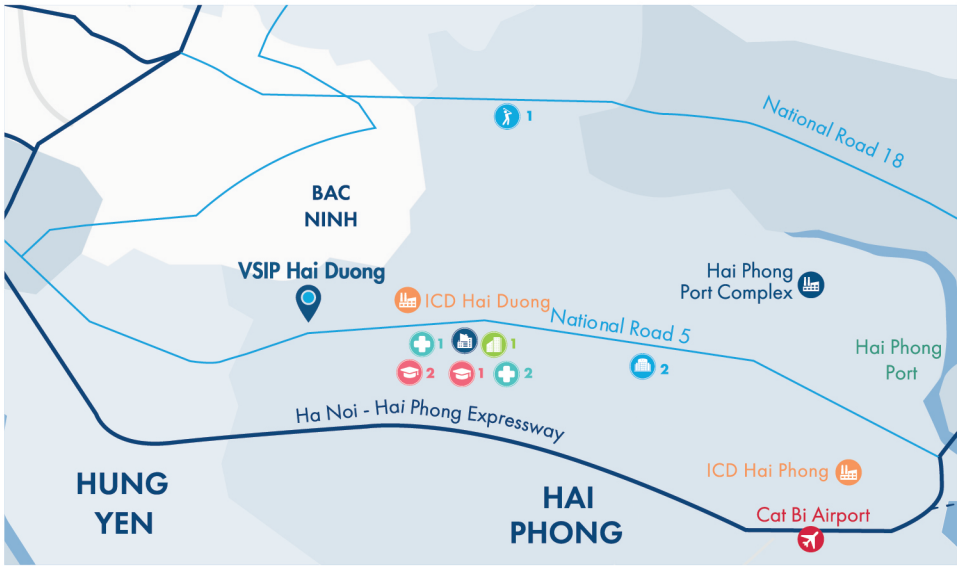


FACILITIES

- Car & motorcycle parking
- 24 hr security with CCTV, fence and security booth
- Sprinkler system, Smoke exhaust, emergency lighting, fire alarm, fire hose reel, fire extinguishers

AMENITIES



- Hai Duong Administration Center
(24 km - 20 minutes)
- 1 Hai Duong General Hospital
(21 km - 25 minutes)
- 1 University of Hai Duong
(23 km - 30 minutes)
- 1 Chi Linh Golf
(43 km - 60 minutes)
- 2 Military Hospital No.7
(23 km - 30 minutes)
- 2 Thanh Dong University
(19 km - 20 minutes)
- 2 Big C Hai Duong
(24 km - 30 minutes)
- 1 Hai Duong Garden
(20 km - 25 minutes)
- Cat Bi Airport

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
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK

BW VSIP HAI DUONG
INDUSTRIAL HUB



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

QUICK FACTS



IP developer
VSIP Hai Duong



Total IP land area
150 ha



BW's land area
42.6 ha



Location
Lot 2,3,5,6,7, Cam Dien - Luong Dien Industrial Park,
Cam Giang commune, Hai Phong city, Vietnam



Property type
Ready-built
factory



Land expiry
2058

EMBARK ON A SUCCESSFUL JOURNEY
WITH BW

- Strategic location with convenient access to both Hanoi and Hai Phong, direct access to Ha Noi - Mong Cai Expressway
- Competitive employment costs (region 3 minimum wage)
- Hassle-free business setup thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:



UTILITIES

Stable Power Supply: 180VA/production area/sqm
*Updated price as of 2026

	High tension 22 KV (voltage level 22 KV - 110 KV)	Low tension 380 V (voltage level < 6 KV)
Normal hours Monday to Saturday (13hrs/day) + 06:00 - 17:30 + 22:30 - 24:00 Sunday + 06:00 - 24:00 (18hrs/day)	1,833 VND/kWh	1,987 VND/kWh
Peak hours Monday to Saturday (6hrs/day) + 17:30 - 22:30	3,398 VND/kWh	3,640 VND/kWh
Off-peak hours Everyday of the week (6hrs/day) + 00:00 - 06:00	1,190 VND/kWh	1,300 VND/kWh

PROXIMITY

	To Hanoi CBD	To Hai Phong Port	To Noi Bai Airport
	52 km	61km	62 km
	75 minutes	90 minutes	90 minutes

MINIMUM WAGE

5,310,000
VND/month (region 1)
*According to Decree No. 293/2025/ND-CP
effective from January 1st, 2026



Water usage rate
14,500
VND/m³



Wastewater treatment
25,391 - 27,198
VND/m³
(80% of water supply volume
and within effluent standards)



Telecommunication by
VNPT



Internet cable and phone lines:
connection points are installed up
to each individual factory unit

**All prices are VAT exclusive*

LOGISTICS COST

**Updated price
from Jan 2026*

To	40 ft FCL VND/trip	2.5 ton truck VND/trip
Noi Bai Airport	4,500,000	1,600,000
Hai Phong Port	3,710,000	1,400,000

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

BW VSIP HAI DUONG
INDUSTRIAL HUB (PHASE 1) IN5

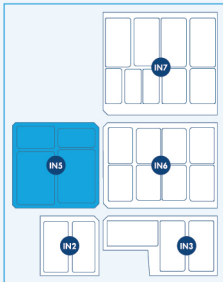
LAND LOT

Plot IN5
VSIP Hai Duong IP - Phase 1-2

SPECIFICATIONS

Clear height:
7.0 m (production area)
2.9 m (office area, ceiling height)

Factory floor loading:
2 tons/sqm. (production area)



- Factory
- Canopy
- Parking Area
- Business Center
- Wastewater Treatment
- Substation
- Office
- Utility Area
- Green Area

The listed dimension is in from of Gross Leasable Area (GLA).

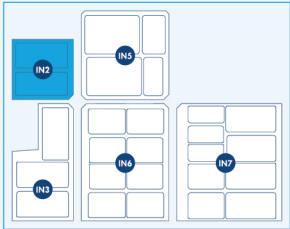
While every care has been taken to ensure the accuracy of the plans at the time of printing, the developer will not be held responsible for any changes due to authority requirement.



BW VSIP HAI DUONG
INDUSTRIAL HUB (PHASE 2) IN2

LAND LOT

Plot IN2
VSIP Hai Duong IP - Phase 2



SPECIFICATIONS

Clear height:
7.0 m (production area)
2.8 m (office area, ceiling height)

Factory floor loading:
2 tons/sqm. (production area)

- Factory
- Wastewater Treatment
- Canopy
- Office
- Parking Area
- Utility Area & Substation
- Green Area

The listed dimension is in from of Gross Leasable Area (GLA).

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BW VSIP HAI DUONG
INDUSTRIAL HUB (PHASE 2) IN6

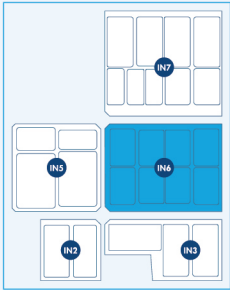
LAND LOT

Plot IN6
VSIP Hai Duong IP - Phase 2

SPECIFICATIONS

Clear height:
7.0 m (production area)
2.8 m (office area, ceiling height)

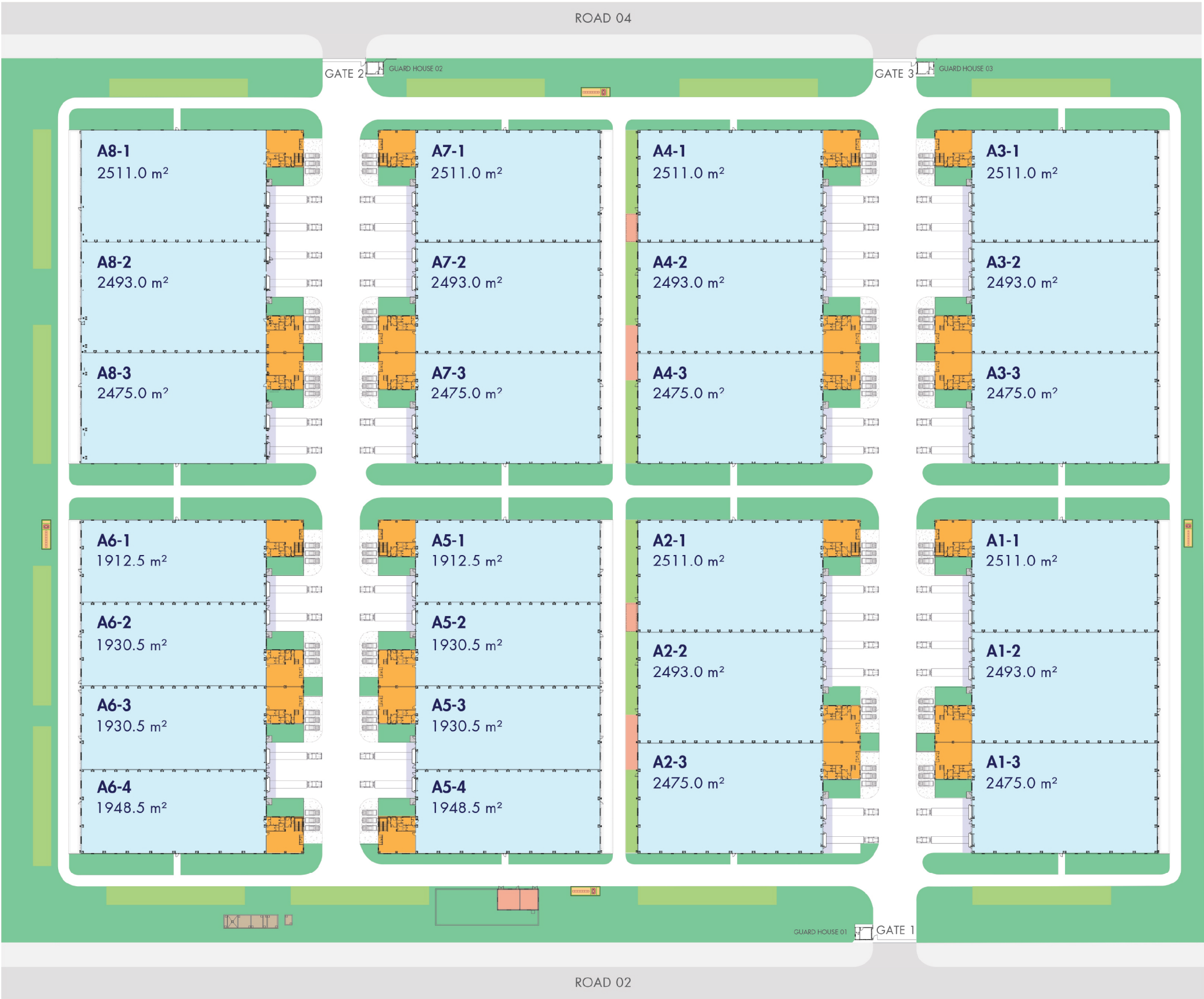
Factory floor loading:
2 tons/sqm. (production area)



- Factory
- Wastewater Treatment
- Canopy
- Office
- Parking Area
- Utility Area
- Green Area
- Substation

The listed dimension is in from of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the developer will not be held responsible for any changes due to authority requirement.



**BW VSIP HAI DUONG
INDUSTRIAL HUB (PHASE 3) IN3**

LAND LOT

Plot IN3
VSIP Hai Duong IP -Phase 3

SPECIFICATIONS

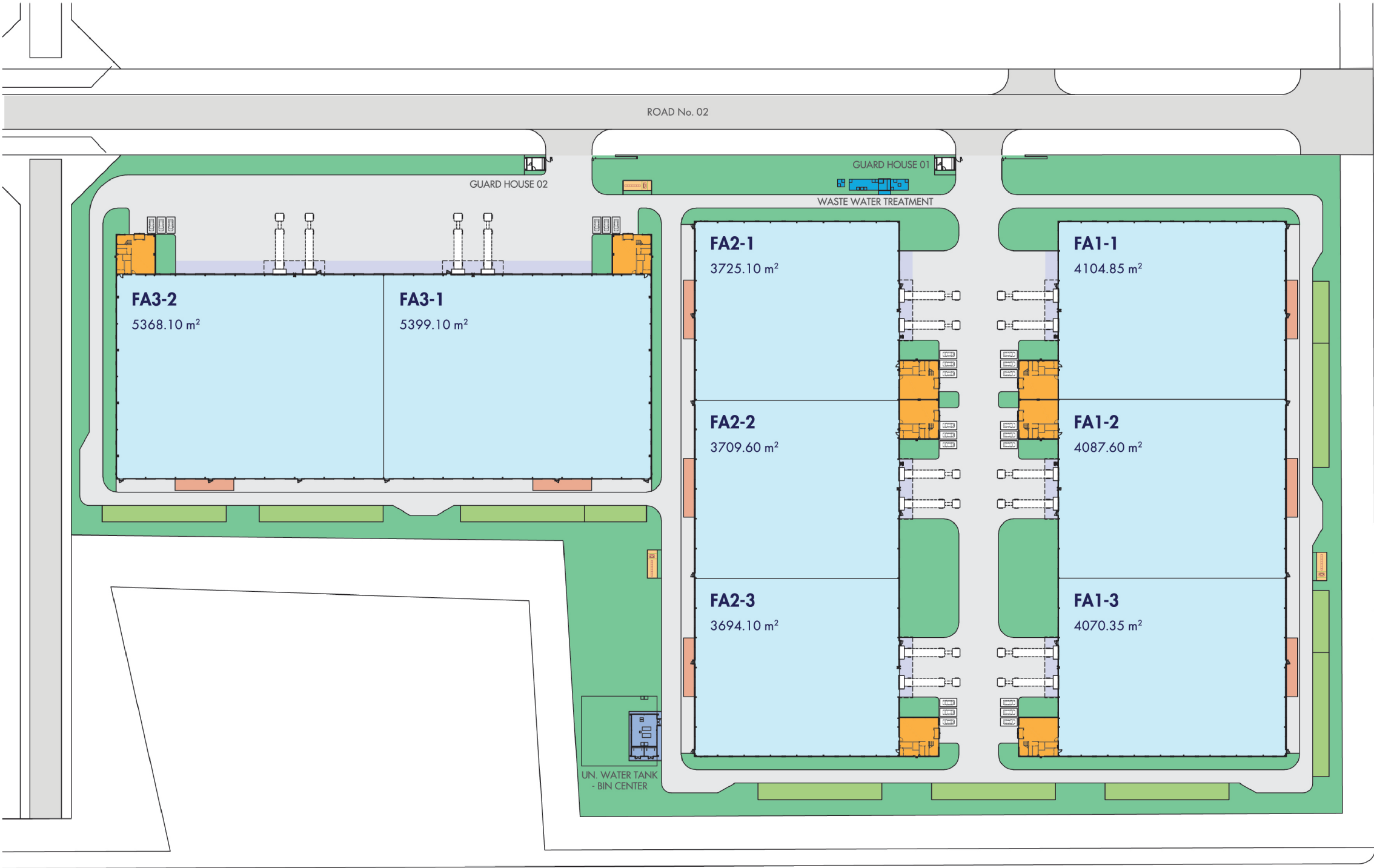
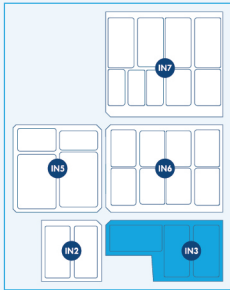
Clear height:
7.0 m (production area)
2.8 m (office area)

Factory floor loading:
2 tons/sqm. (production area)

- Factory
- Canopy
- Office
- Parking Area
- Utility Area
- Green Area
- Substation

The listed dimension is in from of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the developer will not be held responsible for any changes due to authority requirement.



**BW VSIP HAI DUONG
INDUSTRIAL HUB (PHASE 3) IN7**

LAND LOT

Plot IN7
VSIP Hai Duong IP -Phase 3

SPECIFICATIONS

Clear height:
7.0 m (production area)
2.8 m (office area)

Factory floor loading:
2 tons/sqm. (production area)

- Factory
- Canopy
- Office
- Parking Area
- Utility Area
- Green Area
- Substation

The listed dimension is in from of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the developer will not be held responsible for any changes due to authority requirement.

