RANG DONG INFRASTRUCTURE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

- **HEAD OFFICE:**
  Lot HC3, N2 Road, Rang Dong Textile Industrial Park, Rang Dong Town, Nghia Hung, Nam Dinh, Viet Nam

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Areas linking map of Nam Dinh City

Note
- Expressway
- Ports, airports connect
- Cities connect
- City

OVERVIEW OF NAM DINH PROVINCE

Area: 1,669 km²

Population: 1.84 million people
Labor force: 1.06 million people
Gross regional domestic product (GRDP): 84 trillion VND
Foreign direct investment (FDI): 125 projects, 3,658.1 million dollars

Major partners: FDIs
From: Singapore, Hong Kong, China, Korea, Taiwan, USA, Japan, New Zealand, Germany, etc.

Source: Nam Dinh Statistical Office, 2021
RANG DONG TEXTILE INDUSTRIAL PARK

**Location:** Rang Dong town, Nghia Hung district, Nam Dinh province

**Area:** 519.6 HA

**Industrial land area:** 322.41 HA

**Product:** Industrial Land For Lease

**Industries:** Textile and garment industries includes: Manufacture of garments, leather goods, bags, filature, textile, printing - dyeing, manufacture of accessories, packaging. Construction material industry, light industry, supporting industry, office services, other support services, etc. Preferential industries: Dyeing, filature, textile, etc.

**Duration:** Until June 30, 2065
01 INDUSTRIAL LAND
02 LOGISTICS LAND
03 WATER TREATMENT PLANT
  Total capacity: 170,000 m³/day - night
04 WASTEWATER TREATMENT PLANT
  Total capacity: 110,000 m³/day - night
05 TECHNICAL INFRASTRUCTURE LAND
  Central boiler
06 WORKERS’ ACCOMMODATION AND SERVICE AREA
  Workers’ accommodation area, supermarket, kindergarten
07 ADMINISTRATIVE AREA
  Operating Office of the Industrial Park, Security Kiosk, Post Office, Central Park
SEAWAY CONNECTIONS
- Hai Thinh Port (10 Km)
- Hai Phong Port (140 Km)
- Cai Lan Deep-water Port (200 Km)
- Nghi Son International General Port (150 Km)

ROADWAY CONNECTIONS
- Center of Nam Dinh City (55 Km)
- Center of Hanoi City (150 Km)
- Center of Ninh Binh City (40 Km)
- Center of Thai Binh City (75 Km)

AIRWAY CONNECTIONS
- Noi Bai Airport – Hanoi City (150 Km)
- Cat Bi Airport – Hai Phong City (145 Km)

1. Route connecting Nam Dinh coastal economic region with Ninh Binh - Cau Gie Expressway
2. Coastal route
4. National Highway 10
5. North - South Expressway
6. National Highway 1A
7. Nam Dinh – Lac Quan Coastal Road
INFRASTRUCTURE & UTILITIES

Electricity & Energy
- Power source: National power supply, Backup power source & renewable energy source
- Supply voltage 22kV- 35kV-110kV
- 350T/h central boiler solution

Water supply system
- Total capacity: 170,000 m³/day - night
- Water source: surface water from Day river
- Modern, advanced, sustainable and environmentally friendly technology
- Meet the standards of: QCVN 01-1:2018/BYT

Wastewater treatment system
- Total capacity: 110,000m³/day - night
- Receiving method:
  + Receiving untreated/preliminarily treated wastewater from a customer’s factory meeting the standards specified in the regulations of the Industrial Park
  + Receiving treated wastewater meeting the standards specified in Column A

Telecommunications infrastructure
- Fiber optic service
- Domestic and international Internet services
- Landline phone service, IP phone service, international roaming service
- High-speed 4G hotspots
- Cable TV service

Sustainable environmental solutions
- Solid waste treatment
- Emission treatment
- Handling noise pollution
- Renewable energy

Fire fighting system

Drainage system
SOCIAL INFRASTRUCTURE

Living Environment
Establishing an ecosystem consisting of accommodation areas, schools, hospitals, post offices, banks, human resource consulting and support centers, supermarkets - markets - commercial centers, restaurants, and food and beverage services to ensure comfort and well-being for professionals and workers working in the industrial park.

Human Resources
Minimum salary: applicable to Zone III
Population: 1.84 million people
Labor force: 1.06 million people
Bus route to Industrial Park
Accommodation areas, services for workers, officials, managers, experts and a safe living environment (with kindergartens, schools, hospitals).

Logistics
The integrated inland port system and the seaport connected to the industrial park help customers maximize their cost-efficiency.

INCENTIVES

• The CIT rate of 10% is applicable for 15 years, tax exemption is applicable for up to 4 years, and conditional tax reduction of 50% is applicable for up to 9 years after the tax exemption

• Import tax exemption is applicable for machinery and equipment forming fixed assets. VAT will be refunded as soon as the factory comes into operation

• Decision No. 68/QD-TTg approving the Program on development of supporting industries during 2016-2025, focusing on the fields of components, spare parts, textile, footwear, and high-tech industries with a total capital of nearly 1000 billion VND; covering promotion, administration, and improvement of the quality of human resources; transfer of new technology; and development of information website

(*) Conditionally applied
INVESTMENT PROCESS

01 02 04 03 05 06 08 09 10

AURORA IP will support Investors throughout this process

01
Signing PRINCIPLES CONTRACT OF LAND SUBLEASE

02
Applying for ENTERPRISE REGISTRATION CERTIFICATE

03
Applying for a LAND USE RIGHT CERTIFICATE

04
Applying for approval of THE INVESTMENT POLICY & THE INVESTOR and applying for THE INVESTMENT REGISTRATION CERTIFICATE

05
Signing a LAND SUBLEASE CONTRACT

06
Preparing and applying for approval of the DETAILED PLANNING

07
Completing ENVIRONMENTAL PROCEDURES (Preparing and applying for APPRAISAL AND APPROVAL OF THE ENVIRONMENTAL IMPACT ASSESSMENT REPORT and/or applying for THE ENVIRONMENTAL LICENSE)

08
Preparing and applying for appraisal and approval of the FIRE PREVENTION AND FIGHTING, BASIC DESIGN

09
Preparing and applying for appraisal and approval of the FIRE PREVENTION AND FIGHTING, CONSTRUCTION DRAWING

10
Applying for a CONSTRUCTION PERMIT
CUSTOMER SERVICES

- Professional & dedicated customer support team
- Providing support for establishment procedures including: application for investment registration certificate, application for enterprise registration certificate
- Providing support for application for approval of construction plannings and construction permit
- Providing support for other approval procedures (environmental impact assessment report, license required for operating boilers)
- Recruitment and training services
ORIENTED TO DEVELOP INTO
A GREEN – CLEAN – SUSTAINABLE
INDUSTRIAL PARK

GREEN
The industrial park is surrounded by a canal system and a 17km fence consisting of green trees instead of a concrete fence.

A nursery and a landscape lake are developed on an area of more than 5 hectares.

The green area, technical infrastructure, internal road system, and logistics areas account for nearly 35% of the total area.

CLEAN
Investing in a system collecting and treating the surface water of the Day River to help the industrial park more actively control the water supply to investors, minimizing the exploitation and use of groundwater, reducing impacts on the environment and geology.

Setting a target to recycle 60% of treated wastewater to reduce water consumption of the entire industrial park.

Prioritizing development and encouraging investors to apply energy-saving solutions, using renewable energy and environmentally friendly fuels.

Using electric vehicles to transport workers within the industrial park.

SUSTAINABLE
Aurora IP has been constantly pursuing the goal of becoming an eco-sustainable industrial park specializing in textile dyeing in Vietnam.

Forming a sustainable supply chain:
Domestically producing 1 billion meters of fabric, creating jobs for 40,000 workers.
Providing support to integrate local suppliers into the supply chain of the industrial park.

Contributing to development of a sustainable community:
Taking the lead in the programs/activities for supporting and developing the local community.
Acting as a platform to contribute billions of dollars to the state budget: Increasing the contribution of manufacturing and service industries to GDP, promoting the connection between FDI and domestic enterprises.
SIGNIFICANT EVENTS & INTERNATIONAL AWARDS

Rang Dong Textile Industrial Park (Aurora IP)
by Cat Tuong Real Estate Group Joint Stock Company

 winnings:
- Best Industrial Development
- Best Commercial Green Development
- Best Sustainable Industrial Development

Bloomberg

Aurora IP: Vietnam maintains position of leading textile and garment exporter

May 19, 2022 at 11:05 PM GMT+7

KHOME, Vietnam May 19, 2022 (Bloomberg) — Producers for the world’s textile and garment industry are expected to be brighter in 2022 and Vietnam Continues to maintain its position as a leading textile and garment exporter in its product market.

Figures from the General Department of Customs showed that in the first quarter of 2022, the country's export value of textiles and garments reached $2.64 billion, an increase of 27.6% year-over-year, making it the highest turnover in the last 10 years.

The US continued to be the largest textile and garment export market from Vietnam with a value of $920 million, followed by the EU with $549 million and Hong Kong ($530 million).

The positive signals of the market and the initial normal of the COVID-19 pandemic are expected to help Vietnam’s textile and garment industry thrive. The net export surplus of over $2.64 billion in 2022, according to Vietnam Textile and Garment Union.
It is not easy to create unique values of Rang Dong Textile Industrial Park (Aurora IP) for investors, especially in the textile and garment industries, to experience a safe and sustainable investment environment. However, we believe that with the experience of Cat Tuong Group and the preferential policies and support of Nam Dinh province, Rang Dong Industrial Park can completely meet the expectations of global investors.

MR. TRAN QUOC VIET
Founder
Chairman of the Board of Directors,
General Director of Cat Tuong Group
CAT TUONG GROUP

CREATING HUMANE SUSTAINABLE REAL ESTATE

Starting from Long An Province, until now CAT TUONG GROUP has reached out all over the country and been focusing on many potential markets such as: Binh Phuoc Province, Binh Duong Province, Hau Giang Province, Dong Nai Province, Nam Dinh Province.

Cat Tuong Group has been developing and managing a real estate portfolio including Residential real estate, Industrial real estate, and Commercial real estate with the purpose of “Creating Humane - Sustainable Real Estate.”

More than 26 projects

970 Ha Land bank:

investing more than 15,000 billion VND

in the project

offering more than 12,000 products

9 subsidiaries

200+ employees & 1000 associates