

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

- **NORTHERN REPRESENTATIVE OFFICE:**

HCO Building, 5th Floor, 44B Ly Thuong Kiet, Hoan Kiem, Ha Noi, Viet Nam

- **SOUTHERN REPRESENTATIVE OFFICE:**

VTP Building, 2nd Floor, 8 Nguyen Hue, Ben Nghe, District 1,
Ho Chi Minh City, Viet Nam

Phone/Fax: 022 888 56 886

Website: auroraip.vn

Email: info@auroraip.vn



AURORA
TEXTILE INDUSTRIAL PARK

AURORA
TEXTILE INDUSTRIAL PARK

all for the greens
auroraip.vn

The logo for Aurora Textile Industrial Park is positioned on the right side of the image. It features the word "AURORA" in a large, white, sans-serif font. A stylized, curved line in shades of green and yellow is integrated into the letter "A". Below "AURORA", the words "TEXTILE INDUSTRIAL PARK" are written in a smaller, white, sans-serif font. The entire logo is set against a background of a vibrant aurora borealis over a view of Earth from space.

AURORA

TEXTILE INDUSTRIAL PARK

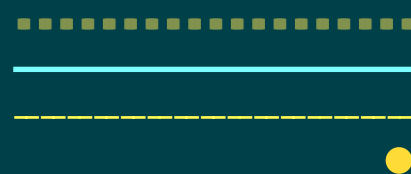
AURORA
TEXTILE INDUSTRIAL PARK

all for the greens

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

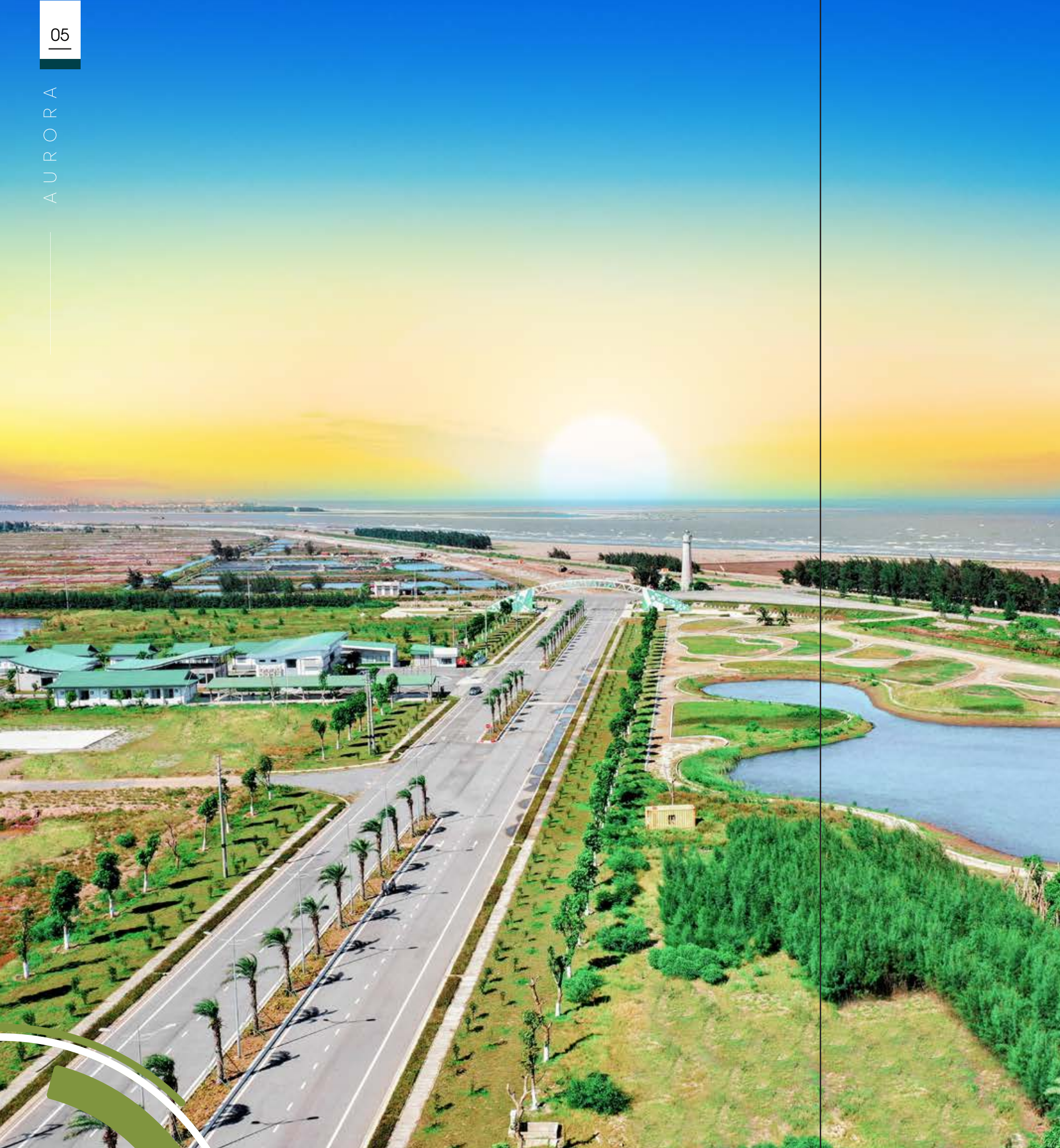
3,658.1

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



| UTILITIES

01 INDUSTRIAL LAND

02 LOGISTICS LAND

03 WATER TREATMENT PLANT

Total capacity: 170,000m³/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)

— Current road
 — Future road

- ① Route connecting Nam Dinh coastal economic region with Ninh Binh - Cau Gie Expressway
- ② Coastal route
- ③ Ninh Binh - Hai Phong - Quang Ninh Expressway
- 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

1



2

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



3

Wastewater treatment system

- Total capacity: 110,000m³/day - night
- Post-treatment wastewater standards: according to column A of QCVN 40:2011/BTNMT and QCVN 13-MT:2015/BTNMT
- 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



4

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



5

Sustainable environmental solutions

- Solid waste treatment
- Emission treatment
- Handling noise pollution
- Renewable energy

6

Fire fighting system



7

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

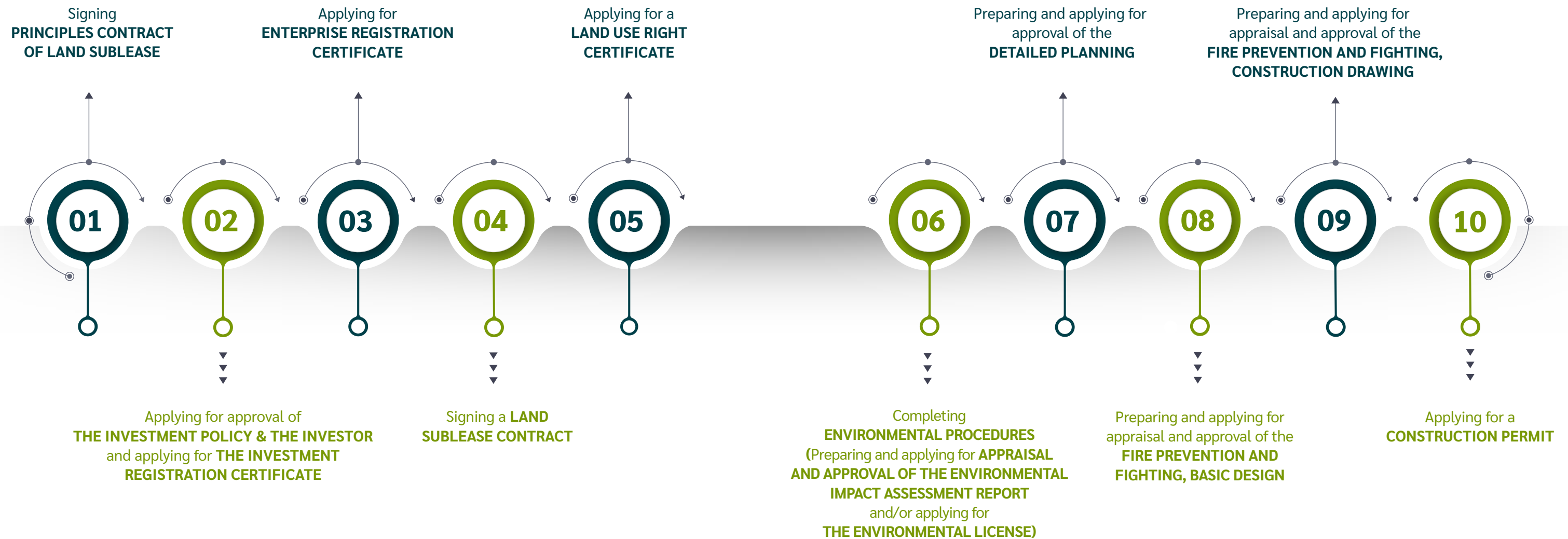
- The CIT rate of 10% is applicable for 15 years, tax exemption is applicable for up to 4 years, and conditional tax reduction of **50%** is applicable for up to 9 years after the tax exemption
- Import tax exemption is applicable for machinery and equipment forming fixed assets. VAT will be refunded 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

AURORA IP will support Investors throughout this process



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



“ 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





**CÁT TƯỜNG
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

CÁT TƯỜNG
REAL ESTATE

MỸ HẠNH ĐỨC HOÀ
CONSTRUCTION

SIPC
CÔNG TY CỔ PHẦN SIPC

CÁT TƯỜNG
THẢO NGUYÊN
CÔNG TY CỔ PHẦN ĐỊA ỐC

AURORA
TEXTILE INDUSTRIAL PARK

CÁT TƯỜNG
PHÚ HƯNG
CÔNG TY CỔ PHẦN

CÁT TƯỜNG
WESTERN PEARL
CENTRAL PREMIUM CITY

CÁT TƯỜNG
PHÚ SINH
ECO CITY

CÁT TƯỜNG
PHÚ NGUYỄN
RESIDENCE

CÁT TƯỜNG
PARK HOUSE
Green Wealthy Residence

CÁT TƯỜNG
HIỆP HÒA

THIÊN PHÚC
RESIDENCE

TAKA GARDEN
RESIDENCE PHASE

CÁT TƯỜNG
PHÚ THANH
TOWN

CÁT TƯỜNG
PHÚ NAM
TOWN

CÁT TƯỜNG
riverview
CITY

CÁT TƯỜNG
PHÚ THẠNH
RESIDENCE

CÁT TƯỜNG
PHÚ HÒA
RESIDENCE

CÁT TƯỜNG
PHÚ BÌNH
TOWN



AURORA
TEXTILE INDUSTRIAL PARK

The logo for Aurora Textile Industrial Park is located in the bottom right corner. It features the word "AURORA" in a large, white, sans-serif font. A green swoosh underline is positioned beneath the "A". Below "AURORA", the words "TEXTILE INDUSTRIAL PARK" are written in a smaller, white, sans-serif font. The entire logo is set against a dark teal background that features a close-up, high-contrast image of a textile fabric with deep folds and highlights.