KORAL
INVESTMENT

KORAL BAC GIANG INDUSTRIAL CLUSTER DEVELOPMENT INVESTMENT JOINT STOCK COMPANY

Head Office: Kiosk B14, Ngoc Van Market Project, Dong Trong Hamlet, Ngoc Thien Commune, Bac Ninh Province, Vietnam

Northern Representative Office: 180 Trieu Viet Vuong, Hai Ba Trung Ward, Hanoi, Vietnam

Southern Representative Office: 30–32 Yersin, Ben Thanh Ward, Ho Chi Minh City, Vietnam

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NGOC VAN INDUSTRIAL CLUSTER

Bac Ninh is a province located in the Red River Delta region, playing a role as one of the key industrial and high-tech centers in Northern Vietnam. With a strategic geographical location, situated along the Con Minh – Hanoi – Hai Phong – Quang Ninh Economic Corridor; adjacent to Hanoi Capital, Hai Phong, Lang Son, Quang Ninh, and Thai Nguyen; together with a well-synchronized transport infrastructure system and a rapidly developing network of industrial area, Bac Ninh continues to be an attractive destination for both domestic and foreign investors. Following the administrative merger, Bac Ninh will assume a greater role and position, with its economic scale ranking 5th nationwide;

In the 2026–2030 period, Bac Ninh is oriented to develop into a high-tech industrial center, a smart urban area, and a leading locality in digital transformation, in which the digital economy is targeted to account for approximately 45% of GRDP, thereby creating a driving force for sustainable economic growth.

Total area: 4,718.6 km^2
Population: Approximately 3.6 million
GRDP growth rate: 13.85% (highest nationwide)
Labor force: 1.1 million people of working age
Investment attraction: In 2025, total FDI inflows exceeded USD 18.5 billion (in equivalent investment capital), ranking 3rd nationwide

(Statistics for 2025 – compiled from multiple sources)

NGOC VAN INDUSTRIAL CLUSTER

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OVERVIEW

Ngoc Van Industrial Cluster is strategically located within the key economic development corridor of Bac Ninh Province and is positioned to become an ideal destination for both domestic and international investors

Investor: Koral Bac Giang Industrial Cluster Development Investment Joint Stock Company

Area: 66 hectares

Location: Ngoc Thien Commune, Bac Ninh Province

Product: Subleasing of industrial cluster infrastructure; subleasing of land use rights within the industrial cluster that has been invested in and developed with technical infrastructure

Lease term: 50 years

CONNECTION LOCATION

Ngoc Van Industrial Cluster enjoys convenient connectivity to national and provincial roads, providing easy access to expressways and creating a significant advantage for regional trade and transportation

INVESTMENT-ATTRACTING INDUSTRIES

TEXTILE MANUFACTURING

ELECTRICAL EQUIPMENT MANUFACTURING

MECHANICAL MANUFACTURING

FOOD PRODUCTION AND PROCESSING

ELECTRONICS AND SEMICONDUCTOR MANUFACTURING

RUBBER AND PLASTIC-BASED MANUFACTURING

GARMENT

SUPPORTING INDUSTRIES

PAYMENT SCHEDULE

NO	RATIO	CONDITIONS OF DEPOSIT/PAYMENT
01	**DEPOSIT 10%**	Immediately upon signing the Deposit Agreement / Principle Agreement
02	**FIRST PAYMENT 10%**	Within 60 days from the date of signing the Deposit Agreement, or upon Party A's compensation and site clearance plan for the Industrial Cluster Project being approved, whichever occurs first;
03	**SECOND PAYMENT 10%**	Within 180 days from the date of signing the Deposit Agreement, or upon Party A being granted a land lease decision for the Industrial Cluster Project by the competent state authority, whichever occurs first
04	**THIRD PAYMENT 10%**	Within 210 days from the date of signing the Deposit Agreement, or upon Party A obtaining the Construction Permit for the Industrial Cluster Project from the competent state authority, whichever occurs first;
05	**FOURTH PAYMENT 60%**	Within 280 days from the date of signing the Deposit Agreement, or upon Party A notifying Party B of the eligibility to sign the Principle Agreement, whichever occurs first;
06	**FIFTH PAYMENT 5%**	Upon Party A issuing the Certificate of Land Use Rights for the Land Plot. Deduction of 5% of the deposit amount;

TECHNICAL INFRASTRUCTURE AND UTILITIES

1. ELECTRICITY & ENERGY

- Power source: National grid, backup power & renewable energy
- Power infrastructure via 110/35/22kV substations



2. WATER SUPPLY SYSTEM

- Total capacity: 2,000 m³/day–night
- Water source: Surface water from Thuong River
- Clean water pipeline system to factory fence boundary



3. WASTEWATER TREATMENT SYSTEM

- Total capacity: 1,100 m³/day–night

4. DRAINAGE SYSTEM

5. TELECOMMUNICATIONS INFRASTRUCTURE SYSTEM

- Fiber optic services
- Domestic and international internet services
- Fixed-line telephone services, IP telephony services, international roaming
- Cable television services



6. FIRE PREVENTION AND FIREFIGHTING

PROJECT SCHEDULE

1st PHRASE

IMPLEMENTATION OF THE 30HA PART

01

QI/2024 - QIV/2024:

+ Environmental Impact Assessment Report
+ Feasibility Study Report
+ Site Clearance

QI/2025 - Q IV/2025:

+ Site Clearance
+ Construction of technical infrastructure (including centralized wastewater treatment plant)
+Attracting investors into production and business activities

2nd PHRASE

IMPLEMENTATION OF THE 36HA PART

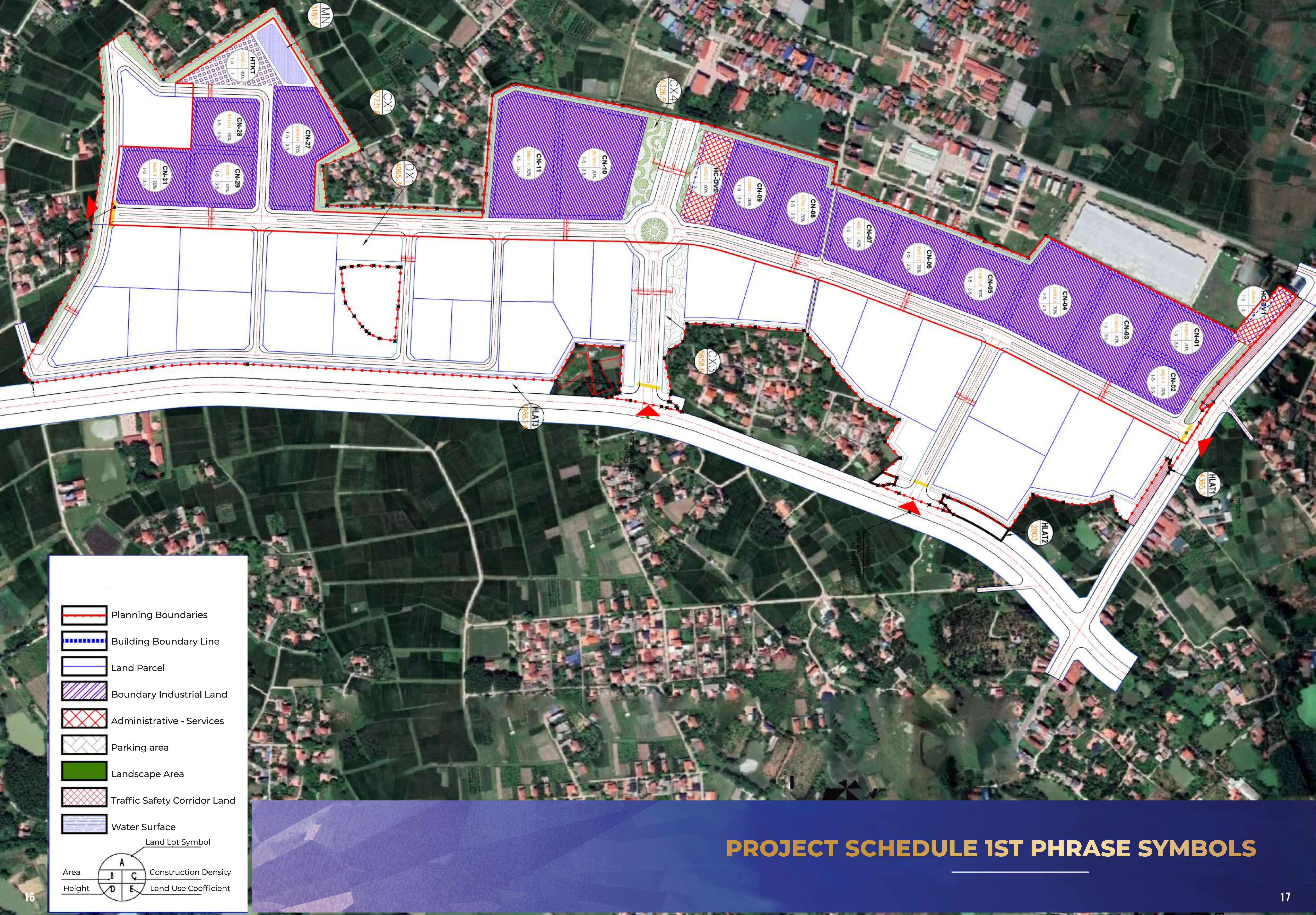
02

QI/2026 - QIV/2026:

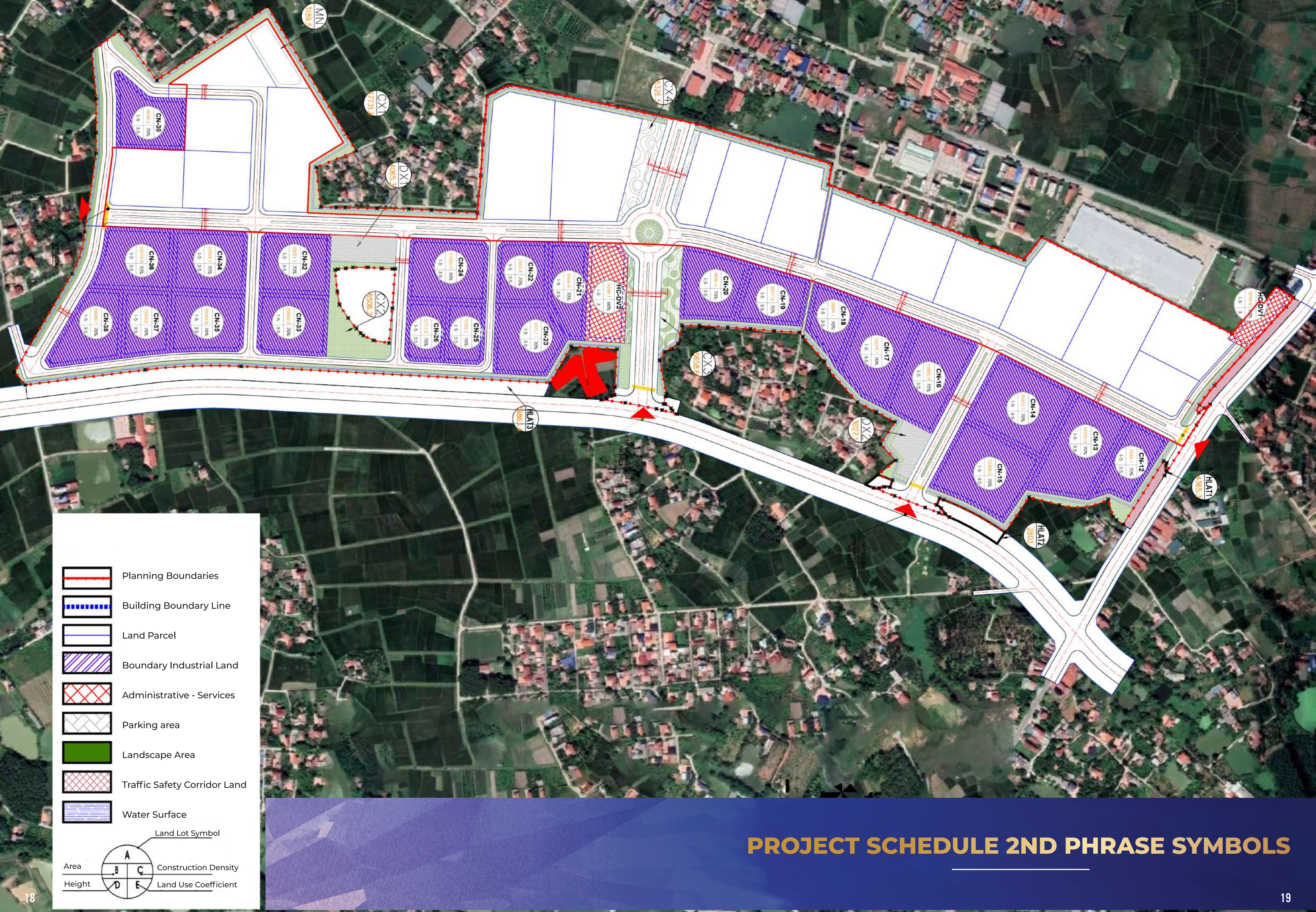
+ Environmental procedures, construction...
+ Site Clearance
+ Technical infrastructure construction

QIV/2026:

+ Complete the entire project and move into operational exploitation



PROJECT SCHEDULE 1ST PHRASE SYMBOLS



PROJECT SCHEDULE 2ND PHRASE SYMBOLS

PROJECT OWNER

PHUCDONG

ACD

SLIME

ESTUARY
PREMIER RESIDENCES

SMART
Where smart meets art

CONTACT INFORMATION

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