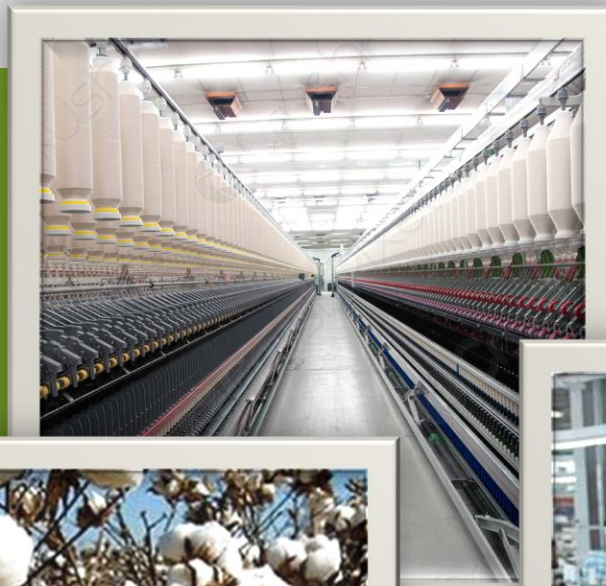


GDIZ

Textile Park



Arise IIP

- **ARISE IIP**, a leading African industrial platform developer backed by strong shareholders
- Arise is a joint venture between **Olam International Ltd.**, and **Africa Finance Corporation** focusing on development projects in Africa

Vision:

Building globally competitive industrial & logistics ecosystems in Africa

Mission:

To create 4 million jobs across Africa

- 3 world-class industrial platforms already operating or under construction: **GSEZ, PIA, GDIZ**
- Arise has successfully established an industrial park in Gabon that has contributed critically to its industrialization & improving the overall economy of the country. Top players in the industry have been setting up their plants in the park.



- Global agri-business group with strong presence in Africa
- USD 24bn turnover
- Majority owned by Temasek

- African-led multilateral financing organization (33 sovereign states)
- USD 6.6bn balance sheet

49.6%

50.4%



GSEZ

Focus on wood processing

PIA

Focus on cotton processing & logistics

GDIZ

Focus on cotton & cashew processing

Benin Overview

Benin is the largest producer of cotton seed in Africa with volumes exceeding **700,000 MT** annually. It is ranked at **9th globally** in 2020/2021 (Source: www.statista.com)



Dynamic and solid economic growth

- **+4.8% p.a.** GDP growth over 2010-2020
- Stable currency pegged to EUR



Improving doing business environment

- **Ranked 149th** worldwide (2020) and **2nd** best Doing Business ranking in West Africa
- Financial rating by **S&P's** (B + stable), **Bloomfield Investment** (A-stable) and **Fitch Ratings** (B + stable) which ranks it among the top 5 countries in Africa



Long-term steady political stability

- One of the most **stable democracies** in Africa
- **Mandela Institute Award** (2016) for good governance
- Ambitious Government Action Plan (2016-2021)



Efficient and modern logistics

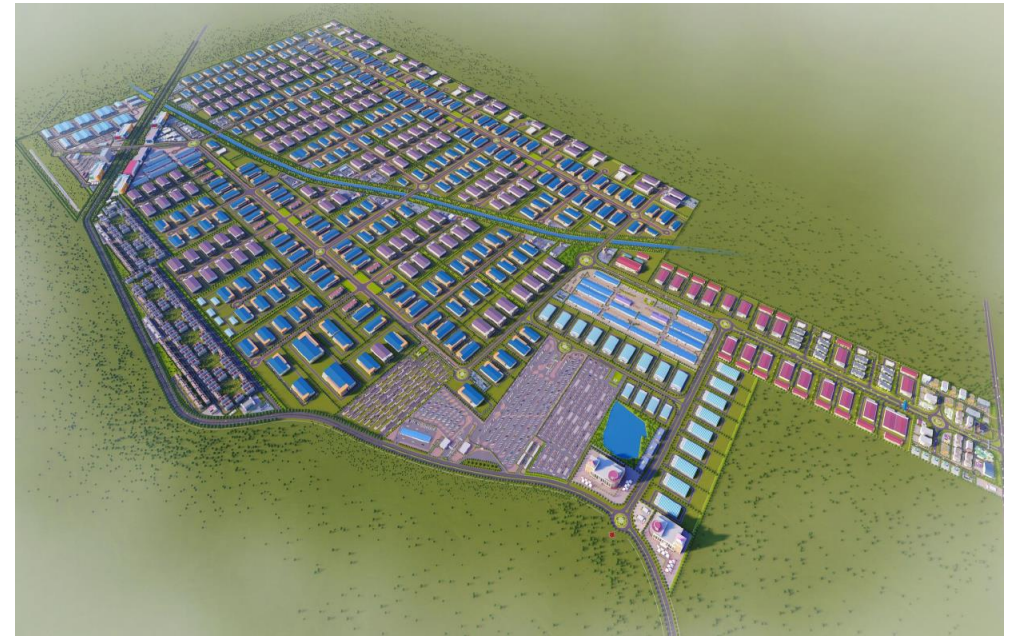
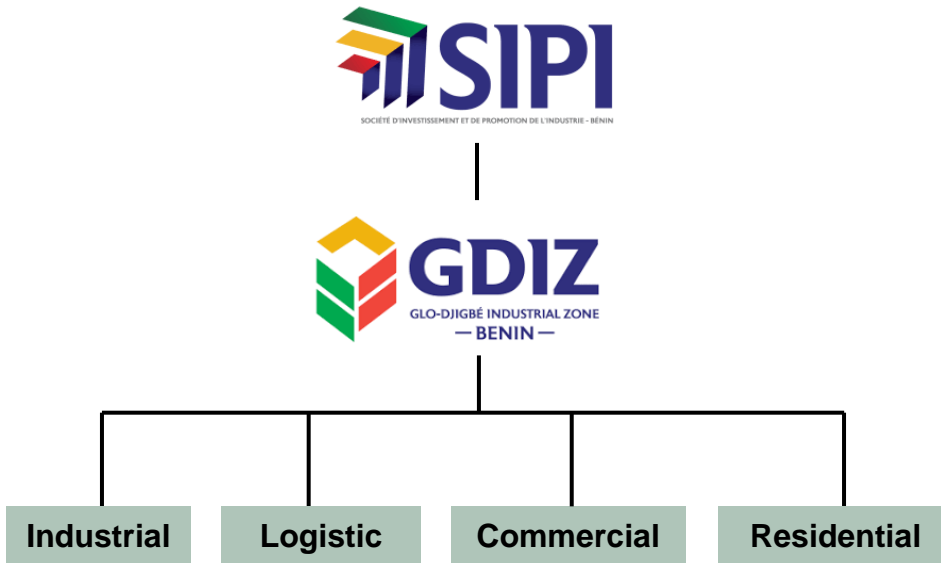
- **Best Transit Port (Cotonou Port)** conferred by Association for the Management of Ports in West and Central Africa

Fact Sheet



- **GDP (Nominal)** – US\$ 14.3 billion (2019)
- **GDP Growth** – 6.9% (2019)
- **GDP Per Capita** - \$ 1,219 (2019)
- **Foreign Direct Investment (FDI)** – US \$ 230 million (2019)
- **Greenfield Projects (Announced)** – worth US \$ 1.6 billion (2019)

Glo-Djigbé Industrial Zone (GDIZ)



- **Assured, Traceable and Competitive** access to cotton
- **Use of clean energy** (rooftop and ground-mounted solar panels, incl. storage in batteries)
- Best-in class **logistics infrastructure** and services **within the zone**
 - **Container Yard (Dry Port)** – capacity of 2000+ containers
 - **Truck Terminal** – >500 trucks in subsequent phases
 - **Warehousing Facility** – Approx. 28,000 Sq Mtr. planned

GDIZ covers a total of **1640 hectares**, planned to be developed in 3 phases –

- **Phase I** – 313 Ha
- **Phase II** – 399 Ha
- **Phase III** – 927 Ha

GDIZ Textile Ecosystem

Arise IIP will provide the following services for the GDIZ Textile Park :

- Top class **Readymade Factory Sheds** available for Garmenting Units
- Competitive Land Lease rates
- Subsidized power at **US \$ 0.08 per kWh**
- **EoDB and Technical support** to Individual Investors
- Single Window Clearance facility
- Common Facility Centers

GDIZ provides flexible investment options either in **Integrated Plants or Standalone facilities** of Spinning, Weaving, Knitting, Processing and Garmenting



Spinning



Weaving



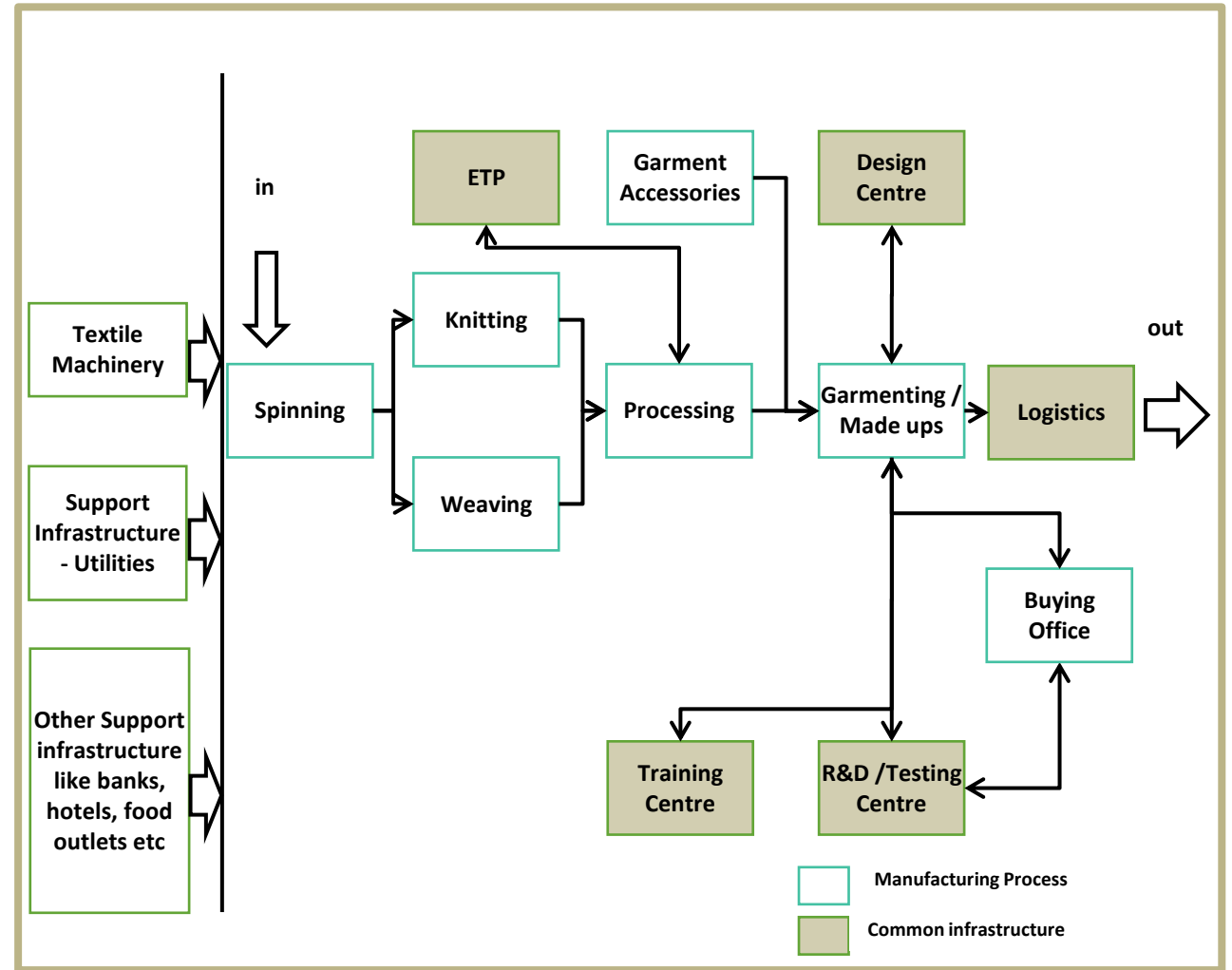
Knitting



Processing



Garmenting



Textile Park Edge



Objective is to make the Textile Park in **Compliance with the International Standards, Eco-Efficient, Sustainable with Traceability and with Low Carbon Footprints**

Raw Material (Cotton) Availability



- **19 cotton ginning plants** installed across different regions, production areas to support local processing
- Approx. **728,000 tons** of seed cotton is produced annually in Benin (FY 2020-21)



GDIZ to provide Qualitative and Sustainable Cotton



GDIZ to source cotton from **Interprofessional Cotton Association (AIC), SODECO**



Sustainable, Non-GMO, rain-fed and **100% traceable cotton** (Cotton Made in Africa label)



Socially responsible cotton, with crop rotation practices, ensuring a **fair income** to **farmers** and **local populations**

Characteristics of Benin cotton

Variety

ANG 956
OKP 768

Length

24 mm to 29.5 mm

Strength

32 Grams per Tex

Color

Fairly white to slightly creamy
Strict Low Middling White

Micronaire

Ranges from 3.8 to 4.2

Competitive Advantage

1

Abundant Cotton

- Access to high quality, abundant cotton
- GDIZ to source cotton from local aggregators
- **Sustainable, Non-GMO, rain-fed** and 100% traceable cotton (CMiA)



2

Green Energy

- Access to **clean and cost competitive** power in comparison to other textile powerhouses
- **Solar panels** with storage capacities to be deployed on the roof



3

Labour Availability

- Access to **cost-competitive and large pool** of workforce
- **Flexible labor** laws for hiring workers
- Planned skill development activities in the park with Vocational Training Centre (VTC)



4

Strategic Location

- Seamless connectivity with a major Cotonou seaport and International Airport
- Lesser Shipment lead time and cost to **EU (20 days)** and **USA (25 days)**
- A new international airport of Cotonou is also planned near GDIZ



Competitive Advantage

5

Sustainability

- Sourcing of **local responsible cotton**
- Exclusive use of **renewable energy**
- Water treatment and re-use policy



6

Economic Advantage

- GDIZ's own set ecosystem to boost cotton business is further supported by Benin's **attractive corporate and tax laws**
- Exceptional **fiscal and non-fiscal benefits** granted to GDIZ, boosting hosted companies' competitiveness



7

Market Proximity

- **Agile Logistics** – export to Europe < 20 days
- **ECOWAS Trade Routes** – Benin by leveraging its unique location can profitably serve the markets of Nigeria, Burkina Faso, Ghana, Ivory Coast among others



8

Privileged Access to Key Textile Markets

- Benin enjoying strong trade agreements and a key location to export textile products

US: AGOA, GSP

EU: EBA, GSP



GDIZ Sustainability Initiatives



01

Shared Sustainability Targets and Code of Conduct across the GDIZ Textile Park



02

100% Sustainably sourced cotton under the Cotton Made in Africa (CMiA) initiative



03

Solar energy generation on-site and Natural Gas fueled plants



04

Steering Sustainable Development Goals by 2023



05

FibreTrace traceability software providing transparency across value chain



06

90-95% water reused with water treatment facility (Zero Liquid Discharge)



07

Electric and gas operated vehicle fleet



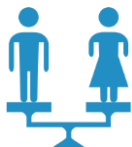
08

Circular Textiles & Waste Management by complying to GRS



09

Controlled use of chemicals and its discharge by complying to ZDHC



10

Fostering labor rights and empowering women. Skilling people by establishing Training School



11

Reporting transparency in human rights & environmental policies, operations & supply chains practices



12

Assessing Product Life Cycle and Offsetting carbon footprints by partnering with CO2logic



Comprehensive Support by GDIZ

Factory Sheds



Factory Sheds constructed by ARISE if requested

Trained Workforce



Efficient workforce from on-the-premises vocational training centre

Solar Power



Complete Operations powered with Solar Power

Marketing Support



Buyer Search Assistance from ARISE

Bonded Warehouse



Bonded Warehouse facility for Raw Material

Single Window Clearance



ARISE assisted single window clearance for all formalities

Common Facility Centre

Waste Management / CETP



Canteen Facility



Buyer-Seller Zone



Display Centre



Centralized Monitoring



R&D Lab with Equipment



Power Substation & Captive Power Plant



Workers Hostel



Telecommunication / Wifi Network



Hotel



Attractive Investment Code

Customs Duties & Taxes

- **Exemption from all customs duties** and taxes while **importing** machinery equipment, raw materials, office supplies, and other capital goods
- Simplified procedure transferring imported goods to GDIZ

Tax System

- **Exemption from all Taxes** : Corporate Taxes, Dividend Taxes, Value Addition Taxes (VAT), Capital Gains Tax, Contribution on built and underdeveloped buildings/properties
- **Refund of VAT** credits within 30 days

Withholding Tax

- 100% exemption on the Withholding Tax on all Payments (Local & International)

Other Exemptions

- 100% exemption on Contract Registration / Transfer, Levies

Investor Freedom

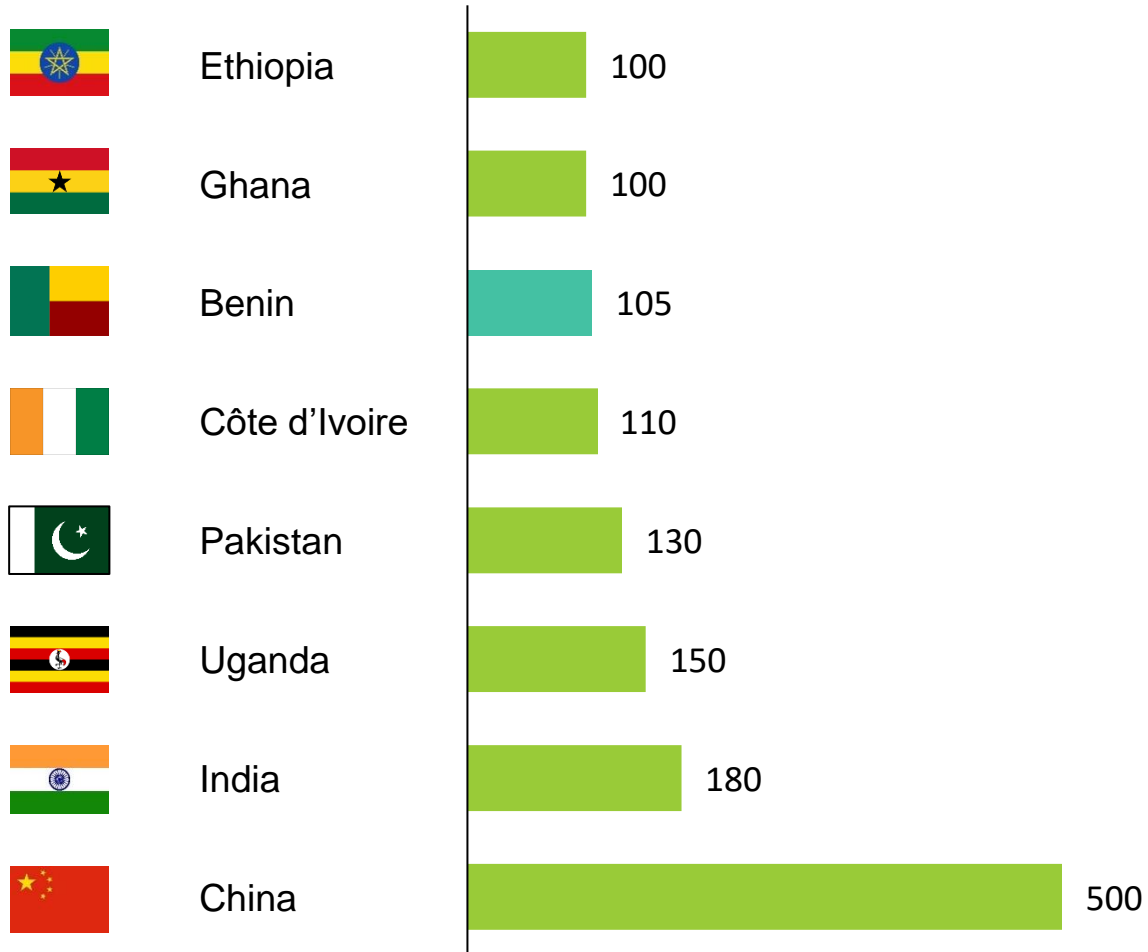
- Freedom to **Repatriate** income
- Freedom to distribute **Dividends**
- Freedom to Sale in **Domestic Tariff Area (DTA)** up to 35%
- **Freedom of Funds Transfer** through approved Financial Institutions

Investment Benefits till the Lease Period



Economical Workforce

Labor Cost Benchmark (USD / Month)



Training and Welfare Initiatives Implemented



Development of a **Skill Development Institute** (in partnership with **KFW**)

KFW



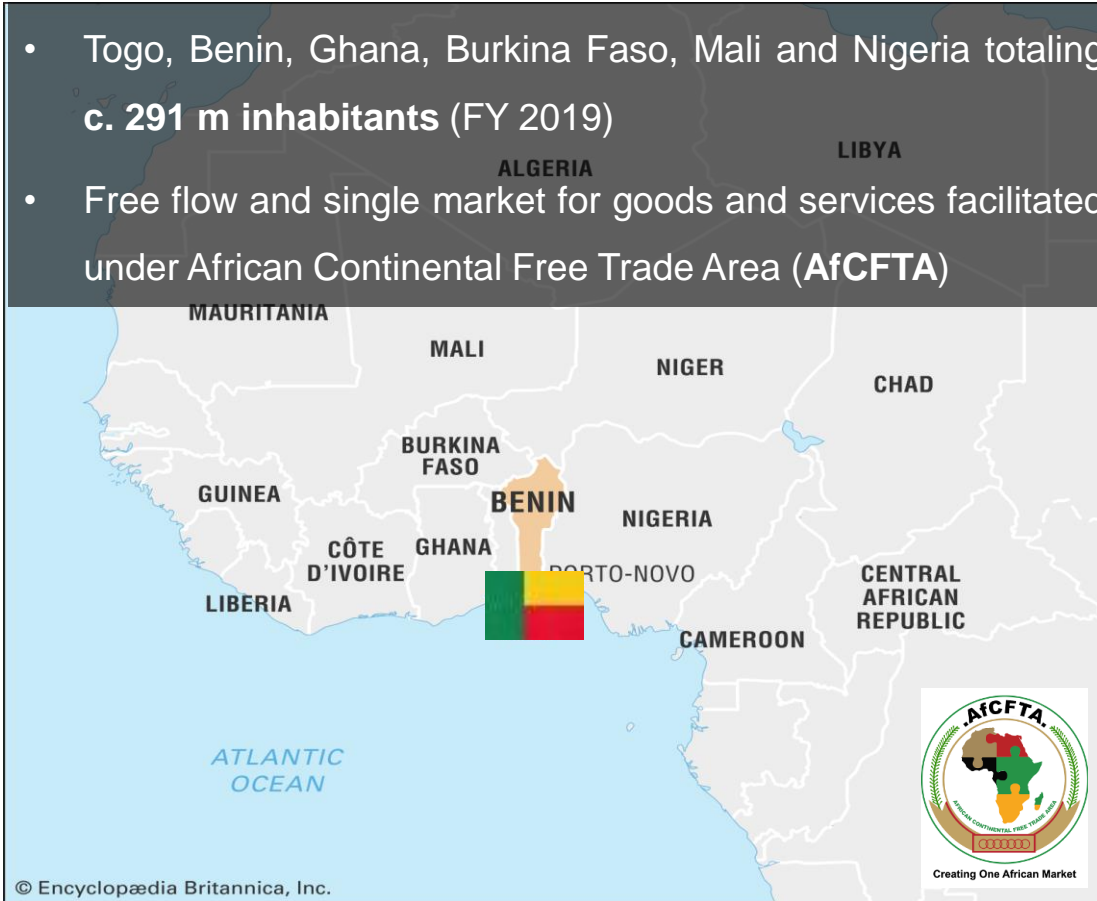
Development of affordable accommodation / housing (dormitories) in the immediate vicinity of GDIZ with basic amenities

- Benin's new labor code allows flexibility in hiring workers and expats
- Relaxed Labor Laws
- Easy facilitation of **Work visas** and **Resident cards** for the Expats

Regional Market Proximity

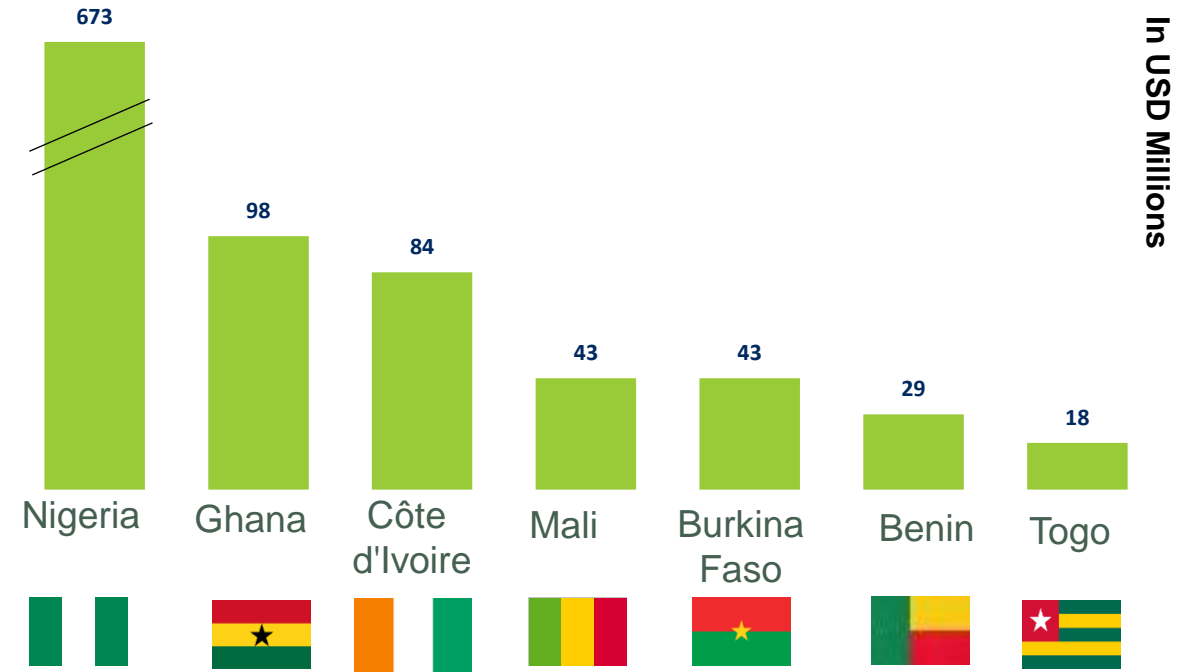
Proximity with significant regional markets...

- Togo, Benin, Ghana, Burkina Faso, Mali and Nigeria totaling **c. 291 m inhabitants** (FY 2019)
- Free flow and single market for goods and services facilitated under African Continental Free Trade Area (**AfCFTA**)



... currently supplied with large textile imports (USD Million)

Regional textile imports exceeding **USD 1.4 Billion** in 2019



Source : ITC Trademap, TTS Analysis

Trade Marketability

Advantageous trade agreements with key export markets

United States



European Union



Benin



AGOA¹, GSP²



EBA³, GSP⁴



Bangladesh



EBA, GSP



India



GSP



Indonesia



GSP



Pakistan



GSP



Vietnam



GSP



China

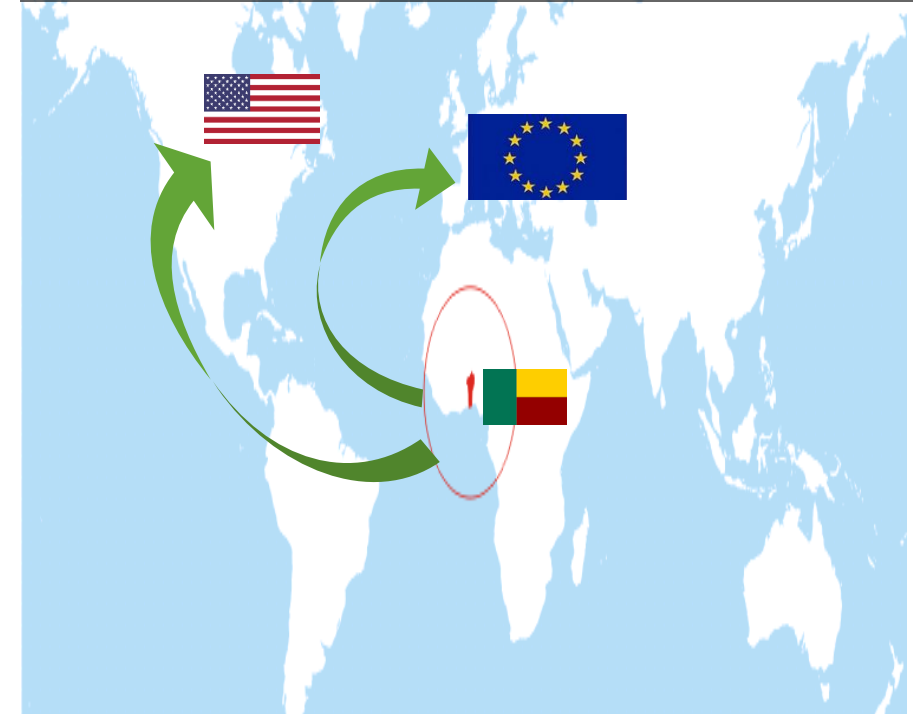


GSP

AGOA & EBA removing **all duties & quotas** on a wide range of textile products

Strategic location to supply Europe

- Geographical proximity and lesser shipment lead time : **EU (<20 days)** and **USA (<25 days)**
- **GDIZ** to Cotonou Seaport distance is **>30 Kms**



Tariff Advantage

Textile Customs Duties for US Market



Product	Benin	Bangladesh	China	India	Turkey	Vietnam	Sri Lanka
Cotton Yarn	0%	8.60%	8.60%	8.60%	8.60%	8.60%	8.60%
Cotton Woven Fabric	0%	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%
Polyester Woven Fabric	0%	14.90%	14.90%	14.90%	14.90%	14.90%	14.90%
Cotton Knit Fabric	0%	10.00%	10%	10%	10%	10%	10%
Polyester Knit Fabric	0%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Cotton Knit Apparel	0%	16.50%	16.50%	16.50%	16.50%	16.50%	16.50%
Polyester Knit Apparel	0%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%
Cotton Woven Apparel	0%	19.70%	19.70%	19.70%	19.70%	19.70%	19.70%
Polyester Woven Apparel	0%	26.90%	26.90%	26.90%	26.90%	26.90%	26.90%

**China has additional duty rates for T&A exports to USA (15% – 25%)*

Textile Customs Duties for Europe Market



Product	Benin	Bangladesh	China	India	Turkey	Vietnam	Sri Lanka
Cotton Yarn	0%	0%	4.00%	4.00%	0%	0%	0%
Cotton Woven Fabric	0%	0%	8.00%	8.00%	0%	0%	0%
Polyester Woven Fabric	0%	0%	8.00%	8.00%	0%	0%	0%
Cotton Knit Fabric	0%	0%	8.00%	8.00%	0%	0%	0%
Polyester Knit Fabric	0%	0%	8.00%	8.00%	0%	0%	0%
Cotton Knit Apparel	0%	0%	12.00%	9.60%	0%	8.00%	0%
Polyester Knit Apparel	0%	0%	12.00%	9.60%	0%	8.00%	0%
Cotton Woven Apparel	0%	0%	12.00%	9.60%	0%	8.00%	0%
Polyester Woven Apparel	0%	0%	12.00%	9.60%	0%	9.00%	0%

Source : Market Access Map

Upcoming Plants in GDIZ – Plant 1,2 & 3

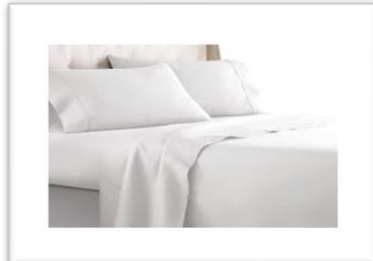
In Total 3 Nos. Plants with the capacities...1 Home Textile Plant + 2 Knit Plants

Unit # 1



Towels

Capacity:
16 m pcs p.a



Bed linen Sheet Sets

Capacity:
1.8 m sets p.a



Bottom Weights

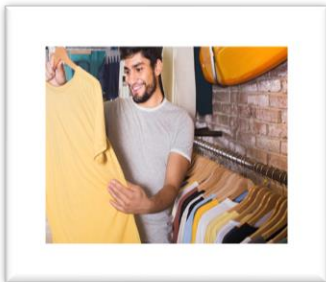
Capacity:
3.5 m pcs p.a



Shirts

Capacity:
3.5 m pcs p.a

Unit # 2 & 3



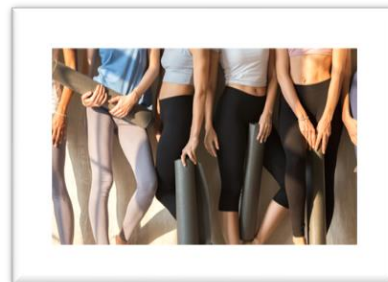
Round Neck T-Shirt

Capacity:
16.8 m pcs p.a



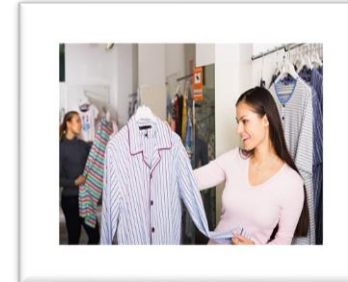
Polo T-shirt

Capacity:
16.8 m pcs p.a



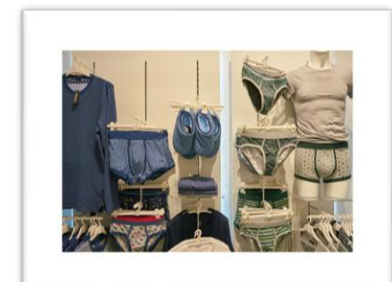
Leggings

Capacity:
4.2 m pcs p.a



Nightwear

Capacity:
4.2 m pcs p.a



Undergarments

Capacity:
6.3 m pcs p.a

A Message from the Founder & CEO



ARISE Integrated Industrial Platforms (IIP) aims to foster sustainable and profitable industrialization across Africa. Therefore, we place **Environmental, Social and Governance (ESG)** concerns alongside cost-competitiveness at the core of our corporate strategy and operations.

The **GDIZ Textile Park** will fully embody this vision by generating a strong positive impact in terms of environmental footprint and social benefits while offering cost-competitive infrastructure allowing tenants to achieve strong profitability.

This “new-generation” Textile Park will indeed **source traceable and sustainable cotton** and use chemical-control measures to process garments while being fully powered by **affordable solar energy**. The Park will engage with all relevant stakeholders and ensure fair revenues for local communities as a part of its sustainable initiatives.

These initiatives are a compelling illustration of our commitment to generate **positive environmental and social impacts** while remaining highly cost-competitive.

Sustainability and cost-competitiveness will remain a constant and priority consideration for **GDIZ Textile Park** as it looks to become a benchmark for sustainable industrial development in the West African Region.

Gagan Gupta
Founder and CEO, ARISE



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