



A PROPERTY DEVELOPMENT PROJECT

A 46.59 ha residential area in Bien Hoa City, Dong Nai Province, Vietnam

Duration: 5 years

Total investment: VND 931 bil

Total revenue: VND 1,462 bil

WHY VIETNAM?

A stable and improving macro-economic environment

- Impressive economic performance: GDP growth of 5.3 percent since 1986, second in Asia to China.
- Very low unemployment: at around 3.3 in the last 10 years
- Robust y-o-y growth of FDI
- Rapid urbanization
- Growing and young population
- Shrinking family size

WHY VIETNAM PROPERTY MARKET?

The property market is peaking back to its glory days.

- Robust q-o-q growth in residential sales and office leasing, absorption rate at an average of 20% and occupancy rate of more than 80%.
- The Government to further encourage foreign property ownership from July 1, 2015.

WHY TAN BUU?

A vigorous satellite city

In the next 10 years, to accompany the development of HCMC – an economic conglomerate with a population of over 20 millions

Provision of high living standard:

- to local middle and upper class
- to people working in Dong Nai and Binh Duong

A vital traffic connectivity and transportation interchange

1. City: One of the biggest projects in Bien Hoa City
2. Land: along the ring road number 3, metro station Suoi Tien, high way My Phuoc-Tan Van
3. Rail: Bien Hoa National Railway Station is 3km away; Metro Station is being built 3km away
4. River: Dong Nai River port is in the neighborhood
5. Airport: Long Thanh International Airport is 20km away

To boost the local economy: to create thousands of jobs to local people

To improve infrastructure with a sophisticated system of sewage, waste and water treatment

LAND USAGE

Type of land	Percent/total land	Area (ha)
Residential land	38.30%	23.30
In which saleable land	90%	20.97
relocation and social housing	10%	2.33
Commercial area (shopping malls, markets and super markets, hotels, office buildings, ...)	3.00%	2.80
Public facilities (schools and universities, cultural houses, Governmental offices, ...)	2.00%	0.93
Park and green, water surface	29.20%	7.92
Road system and technical infrastructure	29.20%	11.65
Total	100.00%	46.59

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DEVELOPMENT COSTS

No.	Item	Cost (VND bil)
1	Designing and legal consultation fee	60
2	Compensation and relocation: Q3 & Q4 2017	178
3	Land Use Right fee	189
4	Building	277
5	Equipment	25
6	Management and other consultation fee	37
7	Interest Expense	105
8	Provisions	60
	Total	931

REVENUE

- Selling price: Land: VND 6-8 mil /sqm; House: VND 1.5 – 2 bil/unit
- Sold out by end of 2022 with total revenue of VND 1,462 bil, total expenses of VND 931 bil, hence total profit of VND 531 bil.

PROJECT TIMELINE

