



CORPORATE PROFILE





Aqua Marina Complex at Aqua City (Dong Nai)



VISION

NOVALAND IS THE LEADING PROPERTY DEVELOPER IN VIETNAM, WITH KEY FOCUSES ON:
RESIDENTIAL & COMMERCIAL - HOSPITALITY - INDUSTRIAL

MISSION

DEVELOPING COMMUNITY - CREATING DESTINATION - CULTIVATING HAPPINESS

CORE VALUE

EFFICIENCY - INTEGRITY - PROFESSIONALISM

NOVALAND'S OVERVIEW (1992 - 2022)

Novaland - a key role in the NovaGroup ecosystem - is a leading prestigious brand in the field of real estate investment and development in Vietnam. After 30-year of development, Novaland now processes a portfolio of nearly 50 projects including Residential and Hospitality Real Estate with a wide variety of products such as apartments, villas, shophouses, 24/24 commercial offices, Second home, branded resort villas,... in Ho Chi Minh City, satellite township, tourist resorts and entertainment complexes in Southern provinces.

1⁺ SATELLITE TOWNSHIP PROJECT

5⁺ HOSPITALITY - RESIDENTIAL REAL ESTATE PROJECTS

40⁺ RESIDENTIAL REAL ESTATE PROJECTS(*) IN KEY PRIME LOCATIONS OF HCMC

~75.000 COMPLETED AND UNDER DEVELOPMENT UNITS

350.000⁺ CUSTOMERS

 LISTED ON THE VN100 AND VN30

 ISSUANCE OF CONVERTIBLE BONDS ON THE SINGAPORE STOCK EXCHANGE

 TOP 20 CONSTITUENT STOCKS OF VIETNAM SUSTAINABLE INDEX

(*) Land bank included



Perspective of The Kingdom, NovaWorld Phan Thiet (Phan Thiet, Binh Thuan)

ESTABLISHMENT & DEVELOPMENT HISTORY



1992

Incorporated
Thanh Nhon Commercial
Company Limited

2007

Restructured
into 2 Groups

Established Novaland
Operating in
the real estate industry

Established
ANOVA Group

Operating in animal
husbandry, animal feed,
veterinary medicine,
vaccines and establishing
value chain providing high
quality, safe and nutritious
food sources

2009

Launched
Sunrise City project

2012

Launched
Tropic Garden Residence
The Prince Residence



2014

Launched
09 new projects in HCMC
Galaxy 9 Residence
Icon 56
Rivergate Residence
The Tresor Residence
Lexington Residence
Lucky Dragon Residence
Lucky Palace
GardenGate Residence
Orchard Garden

2015

Launched
11 new projects in HCMC
The Sun Avenue Residence
Golf Park Residence
Wilton Tower
Sunrise Cityview
Sunrise Riverside
Golden Mansion
Kingston Residence
Orchard Parkview
The Botanica
Richstar
The Park Avenue^(*)

2016

Launched
05 new projects
in HCMC
Saigon Royal Residence
Madison^(*)
Lakeview City
Newton Residence
Botanica Premier

Launched Initial public
offering on HOSE



2018

Launched
Azerai Can Tho Resort



Introduced
projects in HCMC

The Grand Manhattan
Victoria Village

Hospitality Real Estate
NovaHills Mui Ne
Resort & Villas
(Phan Thiet, Binh Thuan)

NovaBeach Cam Ranh
Resort & Villas
(Cam Ranh, Khanh Hoa)

Issuance of
Convertible bonds
on The Singapore
Stock Exchange (SGX)
SGX

Total Assets:
VND 69,122 billion

Charter Capital:
VND 9,373 billion

2019

Launched 04 new projects

Residential Real Estate
Palm Marina

Satellite townships
Aqua Smart Satellite City
(Dong Nai)

Hospitality Real Estate

Launched Phase 01
NovaWorld Phan Thiet
(Binh Thuan)

NovaWorld Ho Tram -
The Tropicana
(Ba Ria - Vung Tau)



Total Assets:
VND 89,979 billion

Charter Capital:
VND 9,695 billion

2020

Introduced
new subdivision
Aqua City (Dong Nai)
launched Pheonix Island



Hospitality Real Estate
NovaWorld Ho Tram
Launched: Wonderland,
Habana

Total Assets:
VND 144,536 billion

Charter Capital:
VND 9,863 billion

2021

Satellite townships
Aqua City (Dong Nai)
Launched Sun Harbor 1,
Aqua Marina Complex

Hospitality Real Estate
NovaWorld Phan Thiet
Launched: PGA Golf
36 Holes.

NovaWorld Ho Tram
Launched: Morito, Binh
Chau Onsen and Phase 01
of The Tropicana.

Launched Centara Mirage
Resort Mui Ne



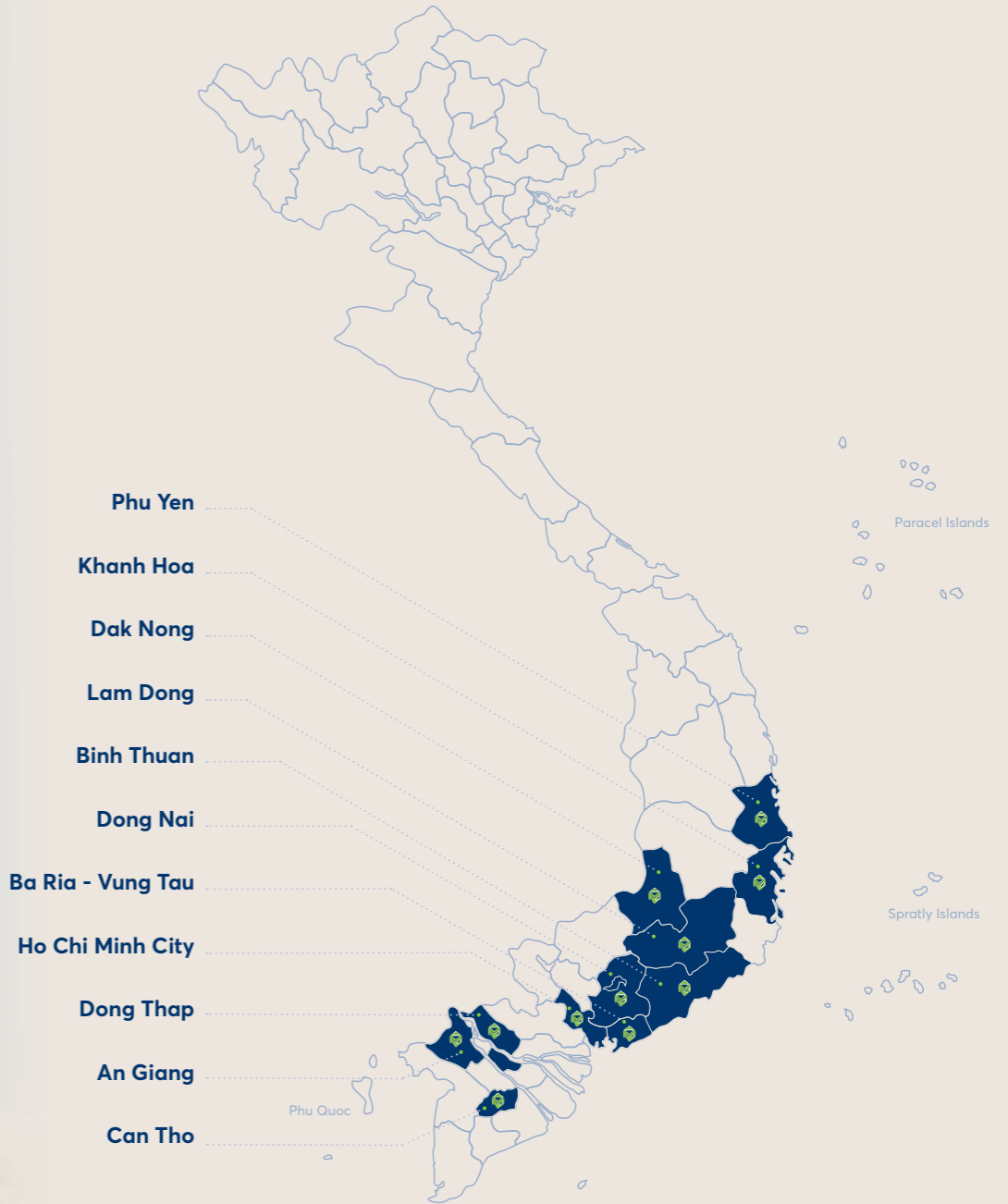
Total Assets:
VND 201,833 billion

Charter Capital:
VND 19,304 billion
(Dec 31, 2021)

(*) Co-developed project

KEY LOCALITIES FOR INVESTMENT

More and more green rubik icons will shed light upon cities and provinces with the aspiration of developing civilized communities, creating outstanding destinations and cultivating happiness for all Vietnamese people.



RESIDENTIAL & COMMERCIAL IN HCMC



Sunrise City (Dist.7, HCMC)



BUSTLING AND ATTRACTIVE HO CHI MINH CITY

Vietnam is on a stable and well-integrated economic path. The majority of the population is of working age, with the middle class growing in particular, and the number of foreign experts increasing. These set the premises for long-term and steady growth for the real estate market. Driven by its rapid urbanization speed, HCMC real estate market has become appealing to both local and international investors as an established and cultural trade and financial hub for Vietnam in particular and Southeast Asia in general.



NOVALAND - A LEADING PRESTIGIOUS PROPERTY DEVELOPER

Novaland targets middle and high-end residential segments, with properties situated in crucial locations of HCMC. Each residential property converges all 05 essential conditions: good connectivity with adequate utilities; reasonable price; proper planning and architecture; strict construction quality control and safety standards progress; high liquidity and profitability.



IMPRESSIVE PROJECTS WITH A DIVERSE PRODUCTS PORTFOLIO

Novaland has accumulated a portfolio of 40+ residential properties(*) throughout the course of its 30-year history, including high-rise residential and buildings (apartment, officitel, commercial lot townhouse) and urban projects (low-rise, high-rise and commercial projects, etc.). We have not only added over 30,000 units to HCMC's residential supply, but also improved the city's quality of life and aesthetics.

(*) Land bank included

■ Under development projects

THE CENTRAL

THE GRAND MANHATTAN DISTRICT 1

Co Giang Ward, District 1, HCMC
Products: Condo complex - Hotel

INTERNATIONAL STANDARDS WITH SAIGON VIBES

The Grand Manhattan offers perfection of space and connectivity. This is where you can stay in touch conveniently and being able to easily access all of the city's symbolic landmarks.

Designed to become the pride of successful owners, The Grand Manhattan offers an experience that can be found nowhere else.



THE EASTERN

VICTORIA VILLAGE^(*) THU DUC CITY

Thanh My Loi Ward, Thu Duc City, HCMC
Products: Apartments - Villas



(*) Co-developed project

■ Under development projects

THE WESTERN

THE PARK AVENUE(*)

DISTRICT 11

Ward 15, District 11, HCMC

Products: Apartments - Offices - Shophouses



(*) Co-developed project

■ Completed Projects

THE CENTRAL



THE EASTERN



THE SOUTHERN



THE WESTERN





Perspective of Aqua City (Dong Nai)

I SATELLITE TOWNSHIP REAL ESTATE

AquaCity

SMART ECOLOGY SATELLITE TOWNSHIP
IN THE EAST OF HO CHI MINH CITY

Aqua City is the particular satellite township project, which is invested and developed in eco-smart satellite township model by Novaland Group. This project is expected to become the metropolis's top livable area in the East of Ho Chi Minh City and put into operation in 2023, thanks to smart planning and a synchronized utility system.

STRONG CONNECTIVITY

- Frontage of Huong Lo 2 Street, 60m right-of-way
- The focal point connecting inter-regional traffic routes Route 51 – Ho Chi Minh City Expressway – Long Thanh – Dau Giay
- 20 minutes to HCMC's central business district or Long Thanh International Airport

COMPLETE PLANNING

- Large scale of nearly 1.000ha
- Water surface area: 385ha
- Construction density: less than 30%
- Distribution of green green landscape infrastructure, traffic & internal utilities: nearly 70%



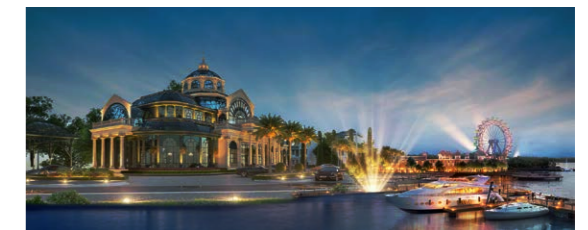
Perspective of Aqua Sport Complex - the multi-purpose sports hall



Perspective of Aqua Marina - the complex of square



Perspective of a riverside villa corner at Phoenix Island



Perspective of Garden Palace

I HOSPITALITY



① **NovaWORLD**
HO TRAM - HABANA ISLAND

② **NovaWORLD**
HO TRAM - WONDERLAND

③ **NovaWORLD**
HO TRAM - MORITO

④ **NovaWORLD**
HO TRAM - THE TROPICANA

⑤ **NovaWORLD**
HO TRAM - BINH CHAU ONSEN

NovaWORLD HO TRAM

NovaWorld Ho Tram is a high-class entertainment and leisure complex with the large-scale of nearly 1,000 hectares, stretching along the 30 kilometers coastal line from Loc An to Binh Chau, only taking 90 minutes from Ho Chi Minh City and 60 minutes from Long Thanh International Airport. NovaWorld Ho Tram is divided into ten divisions that take advantage of the pristine natural beauty and nearby forest terrain, creating favorable conditions for the development of valuable Second home products and high-class utility chains, bringing international experience to the tropical city of Ho Tram.



The seafront Shophouses at The Tropicana



Binh Chau Hot Spring

NEW UTILITY - BINH CHAU HOT SPRING AT NOVAWORLD HO TRAM

Binh Chau Hot Spring is a brand-new service at the Binh Chau Onsen - Nova World Ho Tram, boasting Southeast Asia's largest mineral pool and more than 30 different varieties of hot mineral baths. Binh Chau hot spring, which uses natural mineral mud with numerous health benefits, adds to the collection of high-class facilities at NovaWorld Ho Tram by bringing many resort values.



Perspective of NovaWorld Phan Thiet (Binh Thuan)

NovaWORLD
PHAN THIET

The project, which spans 1,000 hectares and stretches for 7 kilometers along the coastline, offers a wide range of Second home products, including resort townhouses, resort villas, PGA Golf villas, shophouses, and hundreds of international facilities. NovaWorld Phan Thiet will be an appealing, bustling, cheerful, and safe destination for the international community, making Phan Thiet the world-class destination of M.I.C.E tourism, wellness tourism, and healthcare destination.

GOLDEN POSITION WITH THOUSANDS OF POTENTIALS

- 15 minutes from Phan Thiet City
- 20 minutes from Phan Thiet Airport
- 1 hour 40 minutes from Ho Chi Minh City via Ho Chi Minh City - Dau Giay - Phan Thiet Highway

COASTAL MEGA CITY - TOURISM - WELLNESS

- Scale of 1,000ha
- Total investment of up to \$5 billion USD
- Hundreds of high-class utilities



The living space at PGA Golf Villas is covered with green space and a 360-degree view of the exclusive PGA golf course



Perspective of The Kingdom



Centara Mirage Resort Mui Ne - NovaHills Mui Ne (Mui Ne, Binh Thuan)



Perspective of NovaBeach Cam Ranh Resort & Villas (Cam Ranh, Khanh Hoa)



NovaHills Mui Ne Resort & Villas has officially operated under the Centara Mirage Resort Mui Ne brand since July 2021.

Possessing the advantage of natural hilly terrain and a seafront landscape, Centara Mirage Resort Mui Ne has more than 600 detached villas that are adjacent to the mountain with sea views and designed in a Spanish Mediterranean style with high-range internal facilities, such as a central pool cluster, a 250-meter-long swimming pool, a 1,000-seat event center, a sea sports club, international restaurants, a high-quality spa system, and an observation tower that is over 100 meters high.



Centara Mirage Resort Mui Ne has been in operation since July 2021



Centara Mirage Resort Mui Ne - NovaHills Mui Ne



Perspective of NovaBeach Cam Ranh Resort & Villas



Perspective of Mediterranean architecture



NovaBeach Cam Ranh Resort & Villas, which is a charming cross-ocean masterpiece that possesses spectacular pure nature and the quintessence of romantic Mediterranean architecture, is located along Nguyen Tat Thanh Street, stretching along 350 meters of sea road at Bai Dai and is only 5 minutes by car from Cam Ranh International Airport.

NovaBeach Cam Ranh Resort & Villas is a blend of classic and modern, quiet and vibrant, combining a beautiful view of the coast covering from the beach up the hillside, thereby creating a unique resort destination at Bai Dai center.

I SUSTAINABLE DEVELOPMENT



Novaland donated 100 billion VND to the Covid 19 Vaccine fund

With the vision of "Being the leading real estate developer in Vietnam in Residential & Commercial, Hospitality, Industrial" we are committed to doing business responsibly and implementing a sustainable development strategy in alignment with the 17 Sustainable Development Goals of the United Nations, as well as continuously updating international practices and trends in the fields of environment, society and governance.

Mr. Bui Xuan Huy - Chairman of Novaland Group

900+ BILLION VND FOR CSR ACTIVITIES

Pioneering sustainable development activities with the community and promoting corporate social responsibility has been a cultural beauty enlightened since the early days of the Novaland's establishment. Novaland's social programs focus on four main areas: Education, Health, Social Security, and Community Development.



Novaland constructed and handed over the Covid-19 Resuscitation Area of the 2nd Field Hospital in HCMC



Novaland joined hands to help community overcome the Covid-19 pandemic, deploying a "0-Dong Supermarket"



Novaland sponsored Teacher Nhe scholarship has supported thousands of impoverished students in Long Khanh A and Long Khanh B Commune (Hong Ngu Dist., Dong Thap Province).



Novaland accompanied Lam Dong Province to achieve the goal of planting 50 million trees in project "Green Up Vietnam - Million trees" for a brighter life.

NOVALAND'S REAL ESTATE CENTER NETWORK



Ho Chi Minh City

NOVALAND GALLERY

2Bis Nguyen Thi Minh Khai Street, Da Kao Ward, District 1, HCMC

NOVALAND NGUYEN VAN TROI REAL ESTATE CENTER

74 Nguyen Van Troi Street, Ward 8, Phu Nhuan District, HCMC

NOVALAND BEN VAN DON REAL ESTATE CENTER

39 Ben Van Don Street, Ward 12, District 4, HCMC

NOVALAND BINH KHANH SHOWROOM

26 Mai Chi Tho Avenue, Binh Khanh Ward, Thu Duc City, HCMC

Ba Ria - Vung Tau

NOVALAND HO TRAM REAL ESTATE CENTER

Beach Street Ap Binh Hai, Binh Chau Commune, Xuyen Moc District, Ba Ria - Vung Tau Province

Dong Nai

NOVALAND DONG NAI REAL ESTATE CENTER

Aqua City Project, Long Hung Commune, Bien Hoa City, Dong Nai Province

Binh Thuan

NOVALAND PHAN THIET REAL ESTATE CENTER

Tien Thanh Commune, Phan Thiet City, Binh Thuan Province

Hanoi

NOVALAND HOAN KIEM HANOI REAL ESTATE CENTER

65 Ngo Thoi Nham Street, Pham Dinh Ho Ward, Hai Ba Trung District, Hanoi

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