



**HUNG THINH LAND**

**CREATING A PROSPEROUS LIFE**



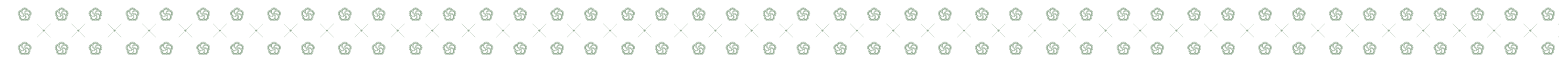


**HUNG THINH LAND**





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*"Creating a prosperous life" has been the philosophy of Hung Thinh Land for over 20 years. On the journey of pursuing this philosophy, we have always strived to bring true value real estate products with the best quality to customers. To do that, we pay special attention to every detail with the highest care throughout the value chain of product development from location selection, planning, design, construction schedule control, product assurance to customer service...*

*After over 20 years, Hung Thinh has entered a new chapter at a higher level on the development journey. This is the transition to adapt to the changes of life, and at the same time, to be ready for the next phase. Our credibility, work progress and product quality are factors of which we are very proud; and they are the motive for Hung Thinh Land to continue our steady development, job creation and contribution to the sustainable urbanization of the country."*

**Mr. NGUYEN DINH TRUNG**

Chairman of Hung Thinh Land





# I. OVERVIEW OF HUNG THINH LAND





# GENERAL INTRODUCTION



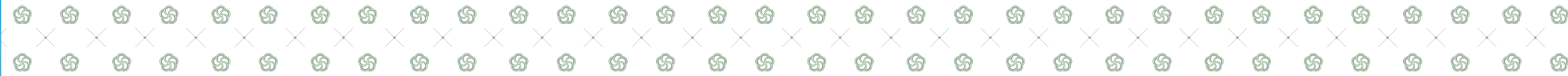
As the core member of Hung Thinh Corporation's ecosystem, Hung Thinh Land has always consistently fulfilled our mission of creating happy and prosperous communities through the development of diversified types of true - value real estate products, combined with the trend of life and global advanced technology.

After over 20 years of establishment and development, Hung Thinh Land has successfully developed 59 real estate projects, providing over 30,000 products, strongly affirming its position as a leading real estate developer in the journey of creating shared values for the community for a prosperous and sustainable life.





# GENERAL INTRODUCTION



## VISION

A leading real estate developer in the journey of creating shared values for the community for a prosperous and sustainable life.

## MISSION

Creating communities where happiness and prosperity exist through the development of diversified types of true value real estate combined with the trend of life and global advanced technology.



# GENERAL INTRODUCTION



## CORE VALUES

### UNDERSTANDING

Understanding, listening to the market, customers and partners.  
Understanding objectives and internal strengths of the companies.

### PROACTIVITY

Proactive in the real estate value chain development strategy.  
Taking initiatives in seizing opportunities and improvising to market challenges.

### SHARING

Sharing values, harmonizing stakeholders' interests (shareholders, employees, customers, partners, environment and society).

### CREATIVITY & INNOVATION

Constant creativity and innovation.  
Pioneering in applying new and intelligent solutions.

### SUSTAINABILITY

Obtain sustainable development based on true value real estate business philosophy, complying with product quality management standards.  
Contributing good and humane values to the community and society.  
Aiming at the balance between people and nature, adapting to climate change and applying environmentally friendly technology.





# BUSINESS LINES



## INVESTMENT

Investment  
Investment cooperation  
Real estate projects trading



## DEVELOPMENT

Township Properties  
Hospitality Properties



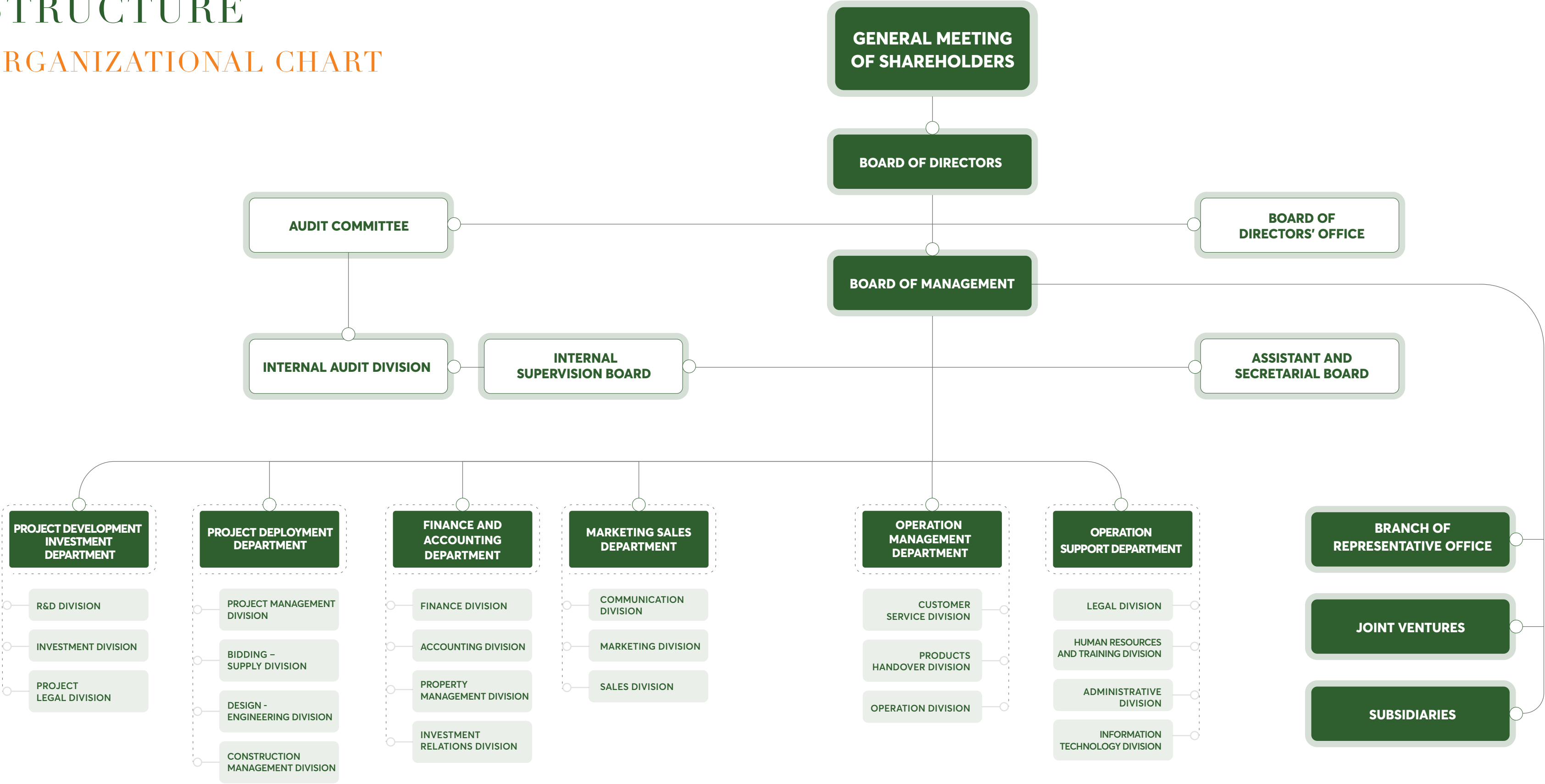
## MANAGEMENT

Property Management



# ORGANIZATIONAL STRUCTURE

## ORGANIZATIONAL CHART





# ORGANIZATIONAL STRUCTURE

# HUNG THINH LAND

## BOARD OF DIRECTOR



Mr. NGUYEN DINH TRUNG  
Chairman



Mr. VO PHUC NGUYEN  
Member Board of Directors



Mr. NGUYEN VAN CUONG  
Vice Chairman



Mr. NGUYEN NGOC HAI DANG  
Member Board of Directors



Mr. VO VAN THU  
Member Board of Directors



# ORGANIZATIONAL STRUCTURE

## HUNG THINH LAND

### BOARD OF MANAGEMENT



Mr. LE TRONG KHUONG  
General Director



Mr. VO VAN TH U  
Permanent Deputy General Director



Mr. NGUYEN TRONG BAO  
Deputy General Director



Ms. PHAM ANH THU  
Deputy General Director



Mr. NGUYEN VAN THANG  
Deputy General Director



Mr. NGUYEN NGOC HAI DANG  
Deputy General Director



# THE 20-YEAR HIGHLIGHTS OF HUNG THINH LAND

## HISTORY OF ESTABLISHMENT AND DEVELOPMENT



**2002**

Established with the name of Dong Tien Trading, Service, Consulting & Investment Co., Ltd. operating in the field of real estate brokerage and distribution.



**2007**

Hung Thinh Corporation was established.  
Expansion of the business field with the proactive strategy in real estate projects development of many segments, meeting the diversified demands of the market.



**2008**

Dong Tien Trading, Service, Consulting & Investment Co., Ltd. was changed to Dong Tien Investment Corporation.



**2019**

Hung Thinh Real Estate Business & Investment Corporation was changed to Hung Thinh Corporation.

The Group's efforts were focused on comprehensive restructuring of Hung Thinh Land.

Hung Thinh Land officially received the transfer of all investment, business and real estate development from Hung Thinh Group.



**2017**

Hung Thinh Real Estate Exchange Corporation was changed to Hung Thinh Land Corporation.

Property X Corporation was established specializing in real estate marketing and distribution.



**2011**

Dong Tien Investment Corporation was changed to Hung Thinh Real Estate Exchange Corporation, a member of Hung Thinh Corporation.

It is a member company, together with Hung Thinh Corporation, being in charge of development of real estate projects.



**2020**

Hung Thinh Land is currently the second largest residential real estate developer in Vietnam with 4% market share of residential real estate in the period of 2016 - the first half of 2020 (According to VCBS).

Overcoming the general impact of Covid-19 epidemic, Hung Thinh Land developed and introduced to the market over 4,500 products from 10 projects in 2020.



**2021**

Hung Thinh Land continues to provide diversified products to real customers in the mid and high-end segments, with residential accounting for 60% and hospitality accounting for 40%.

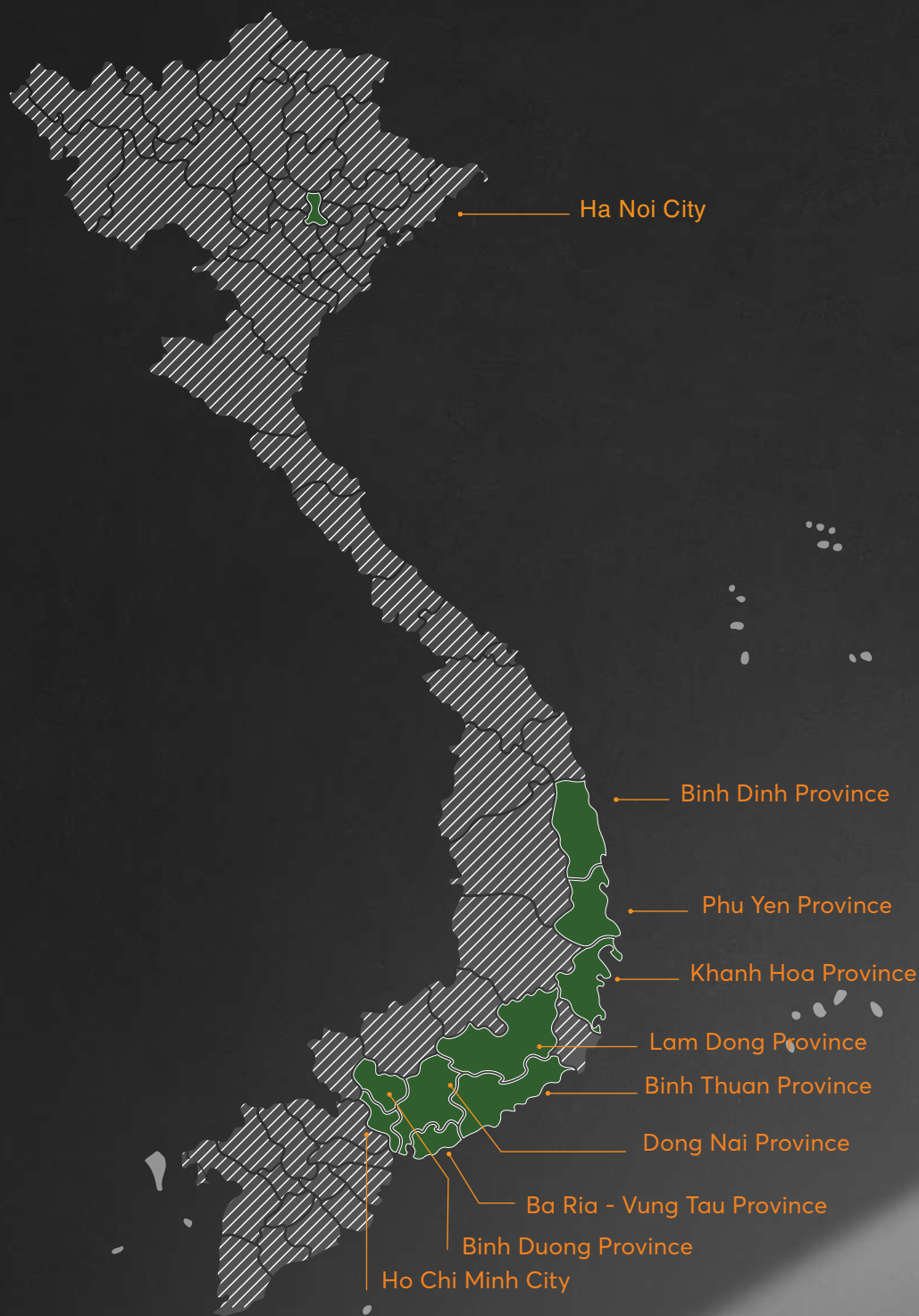
In 2021, Hung Thinh Land achieved impressive business results with nearly 5,100 products introduced to the market.





# THE 20-YEAR HIGHLIGHTS OF HUNG THINH LAND

## PROJECTS MAP



### HA NOI

Ha Noi Melody Residences

### BINH DINH

MerryLand Quy Nhơn  
Richmond Quy Nhơn  
Grand Center Quy Nhơn  
Quy Nhơn Melody

### KHANH HOA

New Galaxy Nha Trang  
Golden Bay 602  
Cam Ranh Mystery Villas  
Golden Bay

### LAM DONG

Hung Thinh Villas

### BINH THUAN

Sentosa Villa

### DONG NAI

Bien Hoa Universe Complex  
Bien Hoa New City  
Angel Island

### BA RIA - VUNG TAU

Ho Tram Complex  
Vung Tau Pearl  
Vung Tau Melody  
FiveSeasons Homes - Vung Tau Central Beach

### BINH DUONG

Lavita Thuan An  
New Galaxy

### HO CHI MINH

Saigon Garden Riverside Village  
Saigon Mystery Villas  
Q7 Saigon Riverside Complex  
9View Apartment  
Q7 Boulevard  
Sky Center  
Citizen.TS

Moonlight Centre Point  
Moonlight Residences  
Moonlight Boulevard  
Moonlight Park View  
Moonlight Avenue  
Richmond City  
Lavita Garden  
Lavita Charm  
Saigon Mia  
Florita

Thien Nam Apartment  
Melody Residences  
91 Pham Van Hai  
8X Dam Sen  
8X Rainbow  
8X Thai An  
8X Plus

*\* And some other projects under development*





# THE 20-YEAR HIGHLIGHTS OF HUNG THINH LAND

## ACHIEVEMENTS & AWARDS

### UNDERSTANDING AND FLEXIBILITY

Understanding and flexibility have been the guideline for Hung Thinh Land to attain outstanding achievements. During 20 years of establishment and development, we have been honored with many prestigious awards, helping to affirm the competency, credentials, and the right direction of the Company in the journey of sustainable development.









## II. DEVELOPMENT STRATEGY





# HUNG THINH CORPORATION'S ECOSYSTEM

Hung Thinh Corporation is one of the leading real estate companies in the trend of ecosystem development, helping the group to have an outstanding development with multiple distinct competitive advantages in the Vietnam market.

Meeting the diversified demands of many customers and ecosystems. Hung Thinh Corporation has expanded into several fields:

- Real estate development
- Investment and investment cooperation
- General contractor and construction
- Real estate distribution
- Technology for ecosystem and real estate transaction - Platform

In which, Hung Thinh Land is the core of Hung Thinh Corporation - in charge of the whole field of investment, business, and development of real estate projects. Taking advantage of the ecosystem's efficiency, Hung Thinh Land has achieved many proud achievements, aiming to build a prestigious real estate brand, affirming its leading position in the Vietnam market.

A COMPREHENSIVE, OPTIMAL, AND SUSTAINABLE ECOSYSTEM





# HUNG THINH LAND'S DEVELOPMENT STRATEGY

## PHASE 1

Before 2019

1

Focused on single-use residential properties development in Ho Chi Minh City and surrounding areas, creating home for many Vietnamese customers.

## PHASE 2

2019 - 2027

2

Hung Thinh Land continues to promote its internal force in housing development in Ho Chi Minh City and key centers in the Southern provinces and cities and expands to populated areas. At the same time, the company also focuses its resources on developing resort real estate, taking full advantage of and maximally combining the potential of tropical climate, landscape and position of Vietnam to welcome international visitors, expand the opportunity to own the second home for Vietnamese people.

## PHASE 3

From 2027

3

Based on the ecosystem strength of Hung Thinh Corporation, Hung Thinh Land aims to develop sustainable township regions with the following main focus:

- Residential properties
- Hospitality properties
- Fields for economic development (renewable energy, high-tech industrial park, logistics center...)

Accordingly, Hung Thinh Land aims to improve and expand groups of customers, increase the ability to impact and create value, help improve the life quality of Vietnamese people, contribute to promote the strong development of the local economy.



# HUNG THINH LAND'S DEVELOPMENT STRATEGY (2022-2027)



MAINTAINING THE LEADING POSITION	SCALING UP	TRANSFORMATION AND BEYOND
----------------------------------	------------	---------------------------

Maintaining the position of the leading reputable real estate developer in the mid and high-end segments.



Expansion of scale and land fund through M&A strategy with the following main criteria:

- Location with existing connectivity, infrastructure, and high added value potential in the future.
- In line with both the product diversification development strategy and the actual demands of the market.
- Clear and transparent legality.



Digital transformation, and resources optimization together with the combination of the improvement and complete restructuring of Hung Thinh Group's ecosystem to build and promote business development.



Hospitality real estate with various scales in provinces and cities whose strengths lie in nature and infrastructure connectivity is a new development direction of Hung Thinh Land. To meet the diversified demands in residential, business, investment, resort... Hung Thinh Land provides the market with many product lines, such as villas, tourism apartments, and shop houses... In addition to the contribution to a modern, comfortable, and multi-experienced lifestyle, and improvement of physical and mental wellness with sustainable added value over time, this product line also builds attractive destinations, and contribute to tourism and socioeconomic development of the local provinces.



# SUSTAINABILITY



Develop diversified real estate products with outstanding quality based on market demand, following with the current trend, to optimize the values to customers.



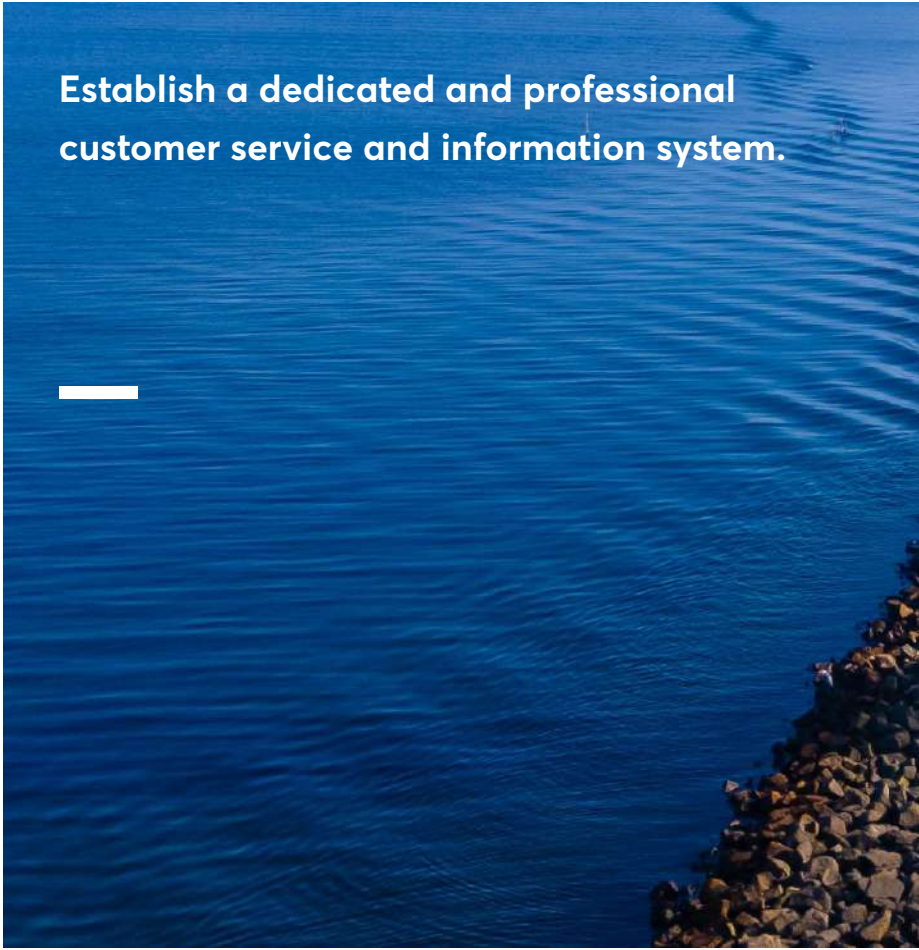
Grow the land bank through M&A activities.



Select the investment and development of business projects in an effective way, ensuring safe and strong financial health.



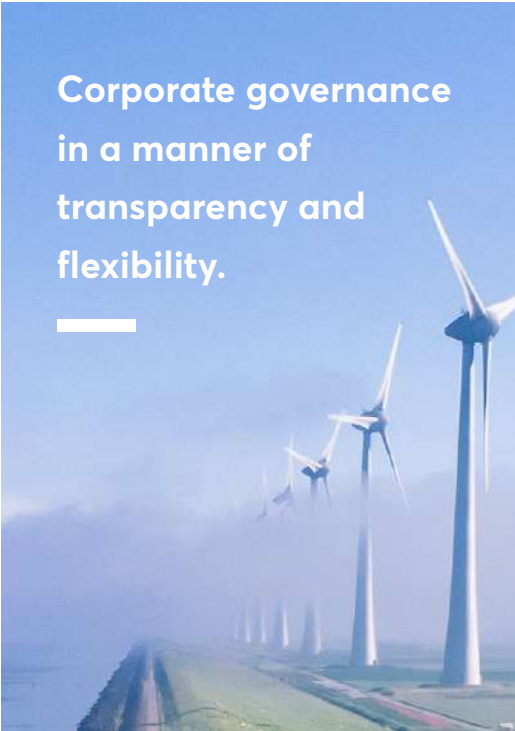
Establish a dedicated and professional customer service and information system.



Establish and develop a network of reputable partners and suppliers in the spirit of win-win.



Corporate governance in a manner of transparency and flexibility.



Keep the mindset toward the community, take utmost responsibility of shareholders, employees, partners, society and the environment.




Implement new technologies that are efficient and environmentally friendly.



Constant innovate and promote creativity.



Reinforce corporate culture, keeping “Understanding” and “Flexibility” as the core values.



Develop and protect of the brand of the company and products.





# SUSTAINABLE DEVELOPMENT STRATEGY

## CORPORATE SOCIAL RESPONSIBILITY

Sharing is always the spirit and core value of Hung Thinh Corporation in general and Hung Thinh Land in particular. It is the "For a prosperous community" philosophy we have been tirelessly pursuing for over 20 years.





# SUSTAINABLE DEVELOPMENT STRATEGY

## CORPORATE SOCIAL RESPONSIBILITY



Ms. Dang Thi Ngoc Thinh - President and Mr. Nguyen Dinh Trung - Chairman of Hung Thinh Group offered 500 charity houses to the provinces: Quang Nam, Quang Ngai, Binh Dinh, Phu Yen, Khanh Hoa.



Award of 2 billion VND to Vietnam women's national football team.



Hung Thinh Corporation contributed 50 billion VND to the Government's Covid-19 vaccine fund.



Mr. Nguyen Dinh Trung presented the 10 billion VND token at the program "The arms of Vietnam – Saigon."



Hung Thinh Land presented the 150 billion VND token to Binh Dinh Sports JSC, the owner of Topenland Binh Dinh football club.



Hung Thinh Land sponsored 100 billion VND to the national women's football team and developed the young women's team aiming at the World Cup.



Hung Thinh Land sponsored 100 billion for training high-quality tourism human resources in Binh Dinh Province.



Mr. Nguyen Dinh Trung - Chairman of Hung Thinh Corporation presented charity houses in Binh Dinh province.



Hung Thinh Corporation presented Covid-19 prevention equipment and devices to areas.



### III. KEY PROJECTS





# MERRYLAND QUY NHON

Located on Hai Giang peninsula – Quy Nhon City, with a terrain “Leaning on the mountain and Facing the sea”, MerryLand Quy Nhon is a world-class smart commercial tourist peninsula city with an area of 695 hectares. The project features many product lines, such as hospitality apartments, Bizhouses, hill villas, beach villas, hotels, and resorts...With high-class facilities systems such as water music square; international standard golf course, amusement park, amusement service area, venue for conferences, seminars, and folklore festivals...MerryLand Quy Nhon is set to become a new multi-experience destination, contributing to raising Quy Nhon’s position on Asia’s and the world’s tourism map.

**Location** : Hai Giang peninsula,  
Nhon Hoi economic zone,  
Quy Nhon City, Binh Dinh.

**Total area** : 6,950,000 m<sup>2</sup> (695 hectares)



Tropical Wonders





# ANGEL ISLAND

With an area of over 204 hectares, Angel Island is located on Nhon Phuoc island - Nhon Trach - Dong Nai, and is 20 minutes from District 1, Ho Chi Minh City by waterway. The project is 100% surrounded by the Dong Nai River with a rich natural ecosystem. Angel Island is developed according to the isolated island urban model, with variety of product lines of private residence, shophouses, villas and apartments. The project is synchronously planned with most of the area used for green space and utilities to bring out the living experience of ecology - class - comfort.

Location : Dong Nai  
Total area : 2,040,000 m<sup>2</sup> (204 hectares)



ANGEL  
ISLAND  
*The Saigon Eye*





# FIVESEASONS HOMES - VUNG TAU CENTRAL BEACH

Five Seasons Homes is a hospitality real estate product brand of Hung Thinh Land. It is developed according to the model of a complex of tourist apartments - hotels - commerce, service & entertainment, forming a chain of projects stretching along the beautiful sea road in Vietnam. Five Seasons Homes increases the opportunities for ownership of the second home, meeting the demands on improvement of quality of life, safety and wellness for many Vietnamese families.

As the cornerstone project for the Five Seasons Homes brand, Five Seasons Homes - Vung Tau Central Beach not only inherits the beauty from the unique position located on the high hillside and the "panorama" view overlooking the blue sea, the project also possesses the "golden" values that nourish life from the balance, connecting people with nature, and enhancing family bonds.

**Location** : 300 Phan Chu Trinh, Ward 2  
Vung Tau City, Ba Ria - Vung Tau Province

**Total area** : 11.577 m<sup>2</sup>



Happy season  
*For Vietnamese*





# SAIGON MIA

Saigon Mia is located in Trung Son area - which is considered as a “green peninsula” in the heart of the City. It is also the leading busy area associated with the general development of Saigon South urban area. Possessing a rare location with 3 sides viewing the river and adjacent to the high-class culture - entertainment complex, Saigon Mia offers residents a fresh and top-class life.

**Location** : Road 9A, Trung Son Residential Area,  
Saigon South New Urban Area,  
Ho Chi Minh City

**Total area** : 15.126 m<sup>2</sup>





# CAM RANH MYSTERY VILLAS

Cam Ranh Mystery Villas is a perfect place at Bai Dai - one of the most beautiful and pristine shores in Vietnam. The project is a flawless combination of enchanting natural beauty with a world-class utility system. All villas at Cam Ranh Mystery Villas have their private swimming pool and view of the breathtaking Bai Dai beach.

Cam Ranh Mystery Villas is one of the first resort villa projects, pioneering in revealing the tourism potential of Cam Ranh Bay. The project was officially put into operation on April 1st, 2022 by the Wyndham Garden brand.

**Location** : Lot D14b, Cam Ranh Northern Peninsula  
Tourist Area, Cam Hai Dong Ward  
Cam Lam District, Khanh Hoa Town

**Total area** : 127,000 m<sup>2</sup> (12.7 hectares)





# Q7 SAIGON RIVERSIDE COMPLEX

At the heart of the crowded urban area of District 7, Saigon Riverside Complex possesses a beautiful location by the blue river where the air nourishes and circulates, bringing advantage and luck to every home.

The project is a harmonious combination between the terrain and modern utility chain, bringing a deluxe living space, creating a happy and prosperous community.

**Location** : Dao Tri Street, Phu Thuan Ward,  
District 7, Ho Chi Minh City

**Total area** : 77,355 m<sup>2</sup>





# IV. STRATEGIC PARTNERS





# OUR PARTNER NETWORK

As one of the leading real estate developers in Vietnam, Hung Thinh Land is constantly looking to grow our partner network to utilize the strengths of corresponding parties toward the objectives of business growth and sustainability.

## STRATEGY CONSULTING



## PLANNING & DESIGN

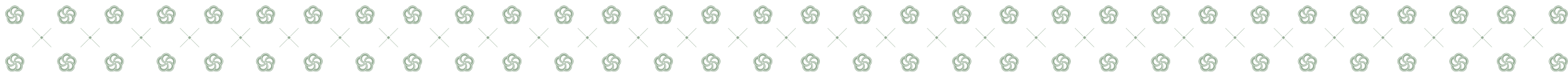


## MANAGEMENT & OPERATION





# STRATEGIC PARTNERS



## TECHNOLOGY - TOURISM - EDUCATION



## FINANCIAL ORGANIZATION







**HUNG THINH LAND**

**HUNG THINH LAND JOINT STOCK COMPANY**

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