

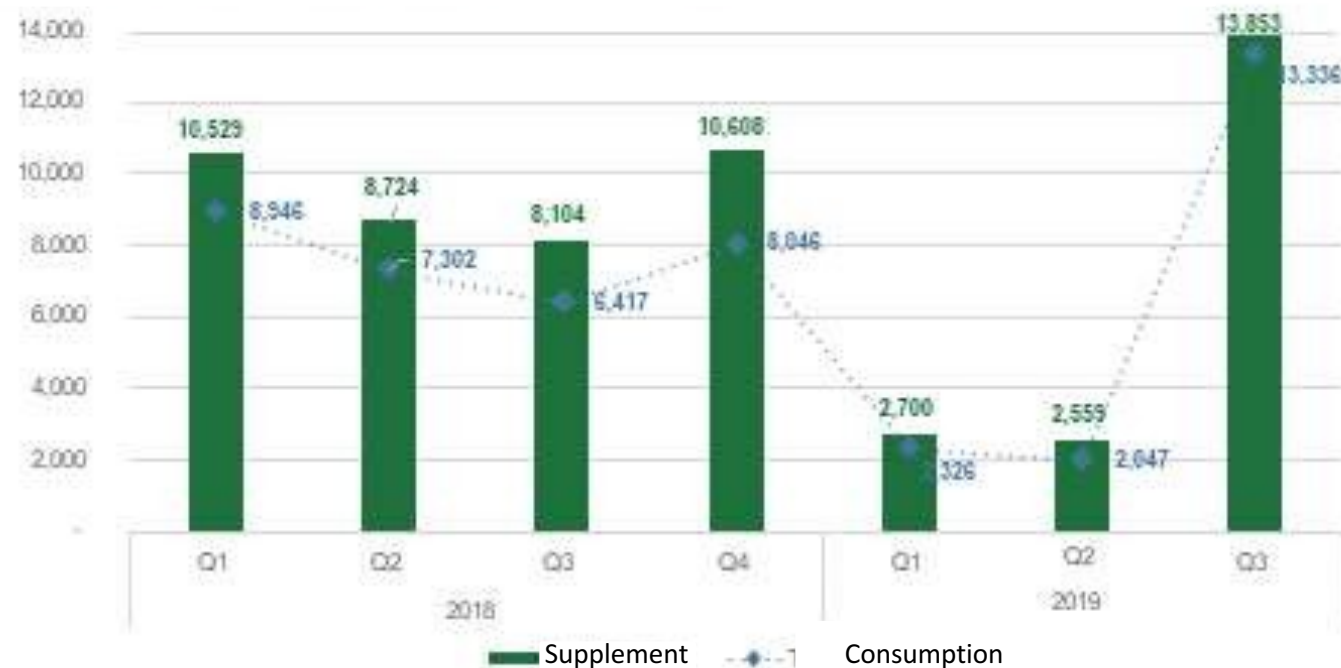
# MARKET OVERVIEW



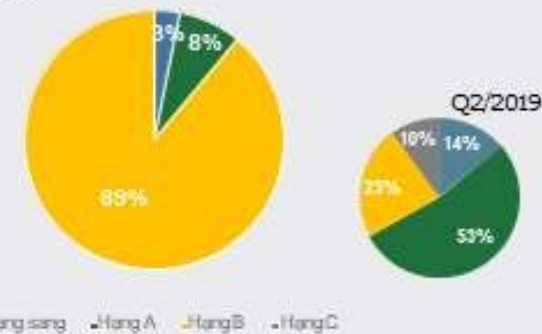
In Q3/ 2019, there were about 13,853 newly launched apartments from 8 projects (4 new projects and 4 subsequent phases of the existing projects), increasing 5.4 times compared to the previous quarter (2,559 units), and about 71% compared to the same period in 2018 (8,104 units).

The sale rate reached about 96% (13,336 units), increasing 6.5 times compared to the previous quarter (2,047 units) and 2.1 times compared to the same period last year (6,417 units).

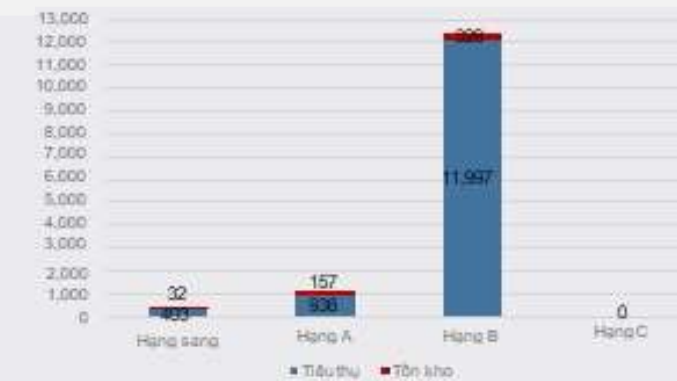
### New project's supplement and consumption quarterly



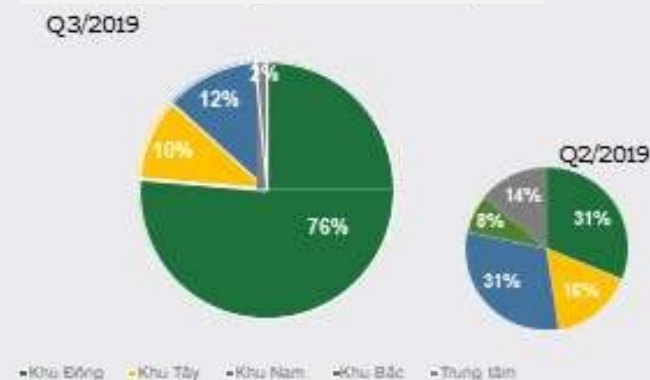
### New supplement rate by segment



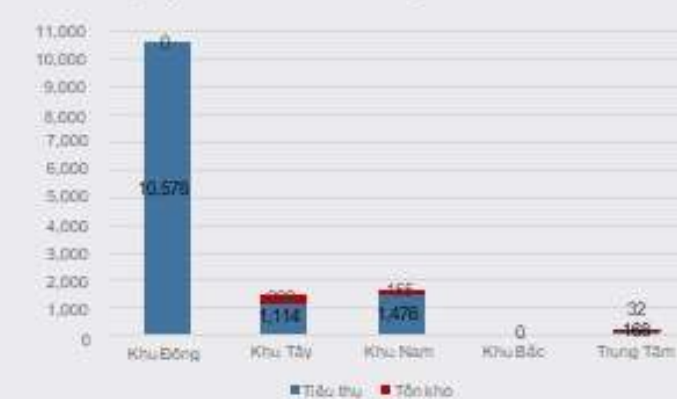
### New project's consumption by segment

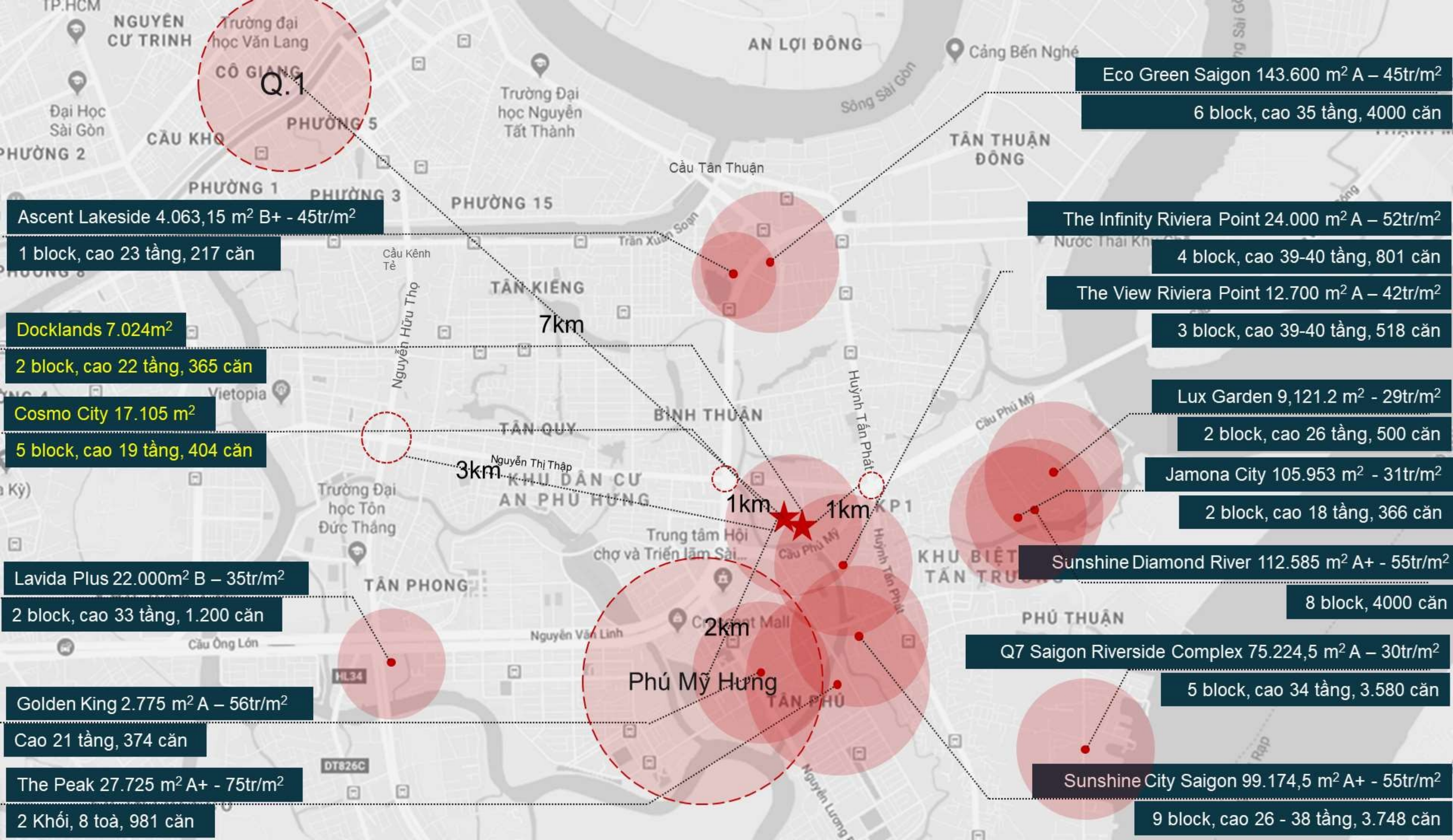


### New supplement rate by region

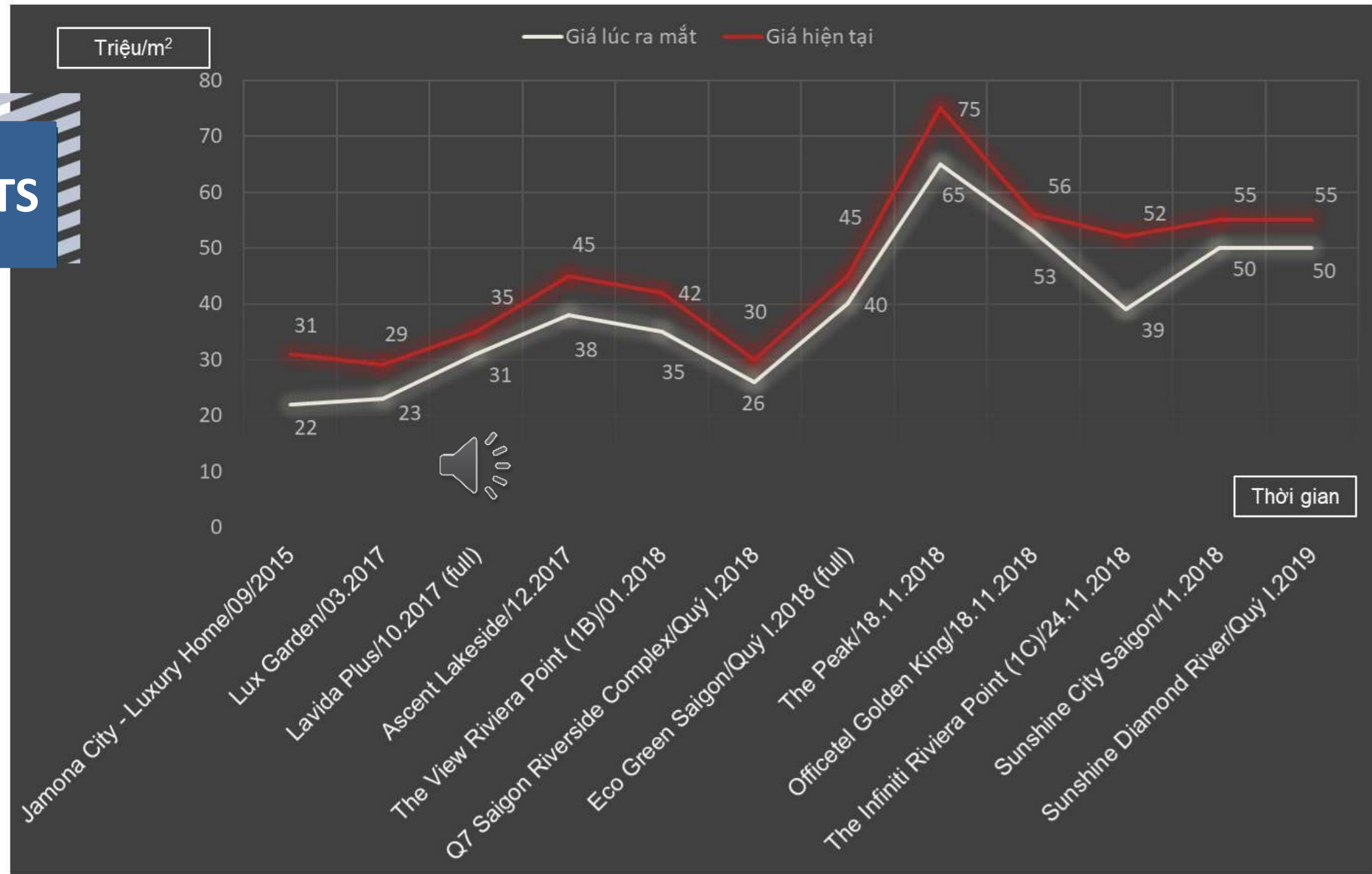


### New project's consumption by region



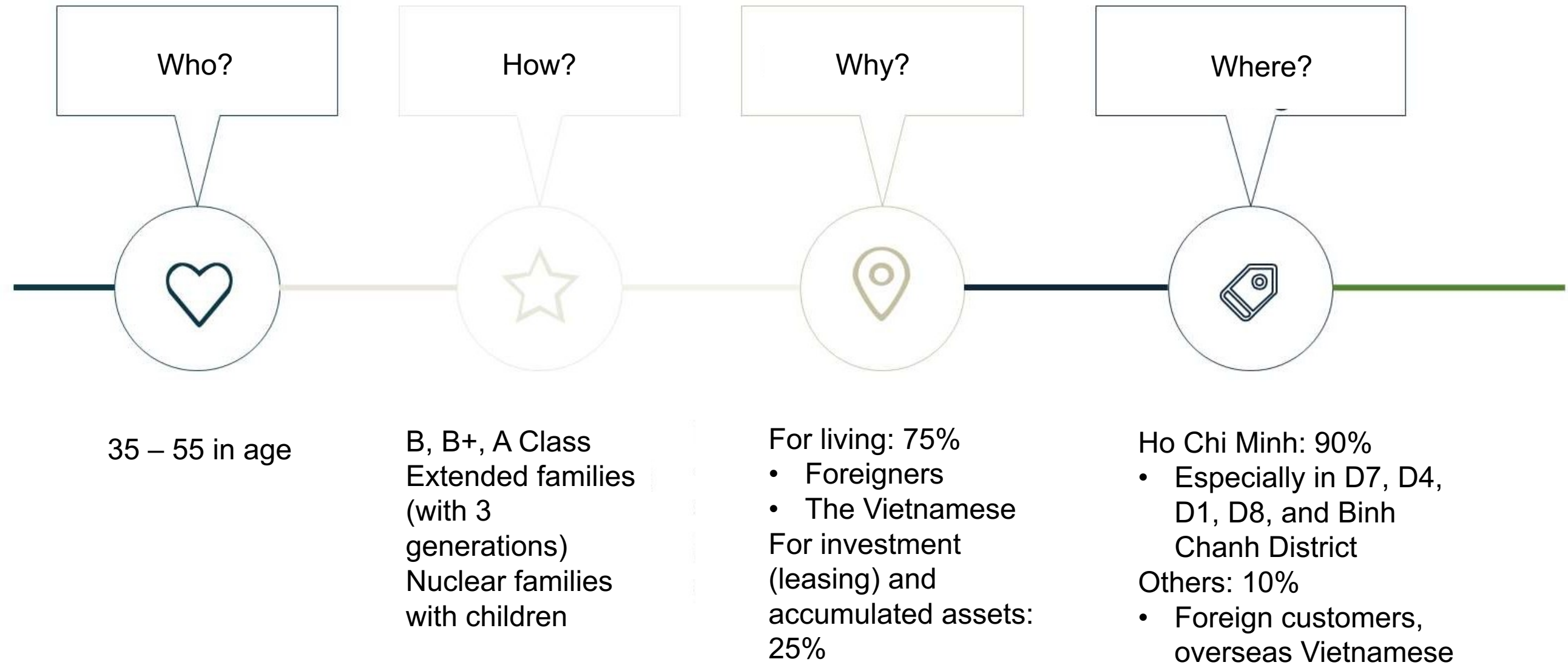


# PRICE OF PROJECTS



Source: batdongsan.com.vn

# TARGET CUSTOMER



# PROJECT DEVELOPER





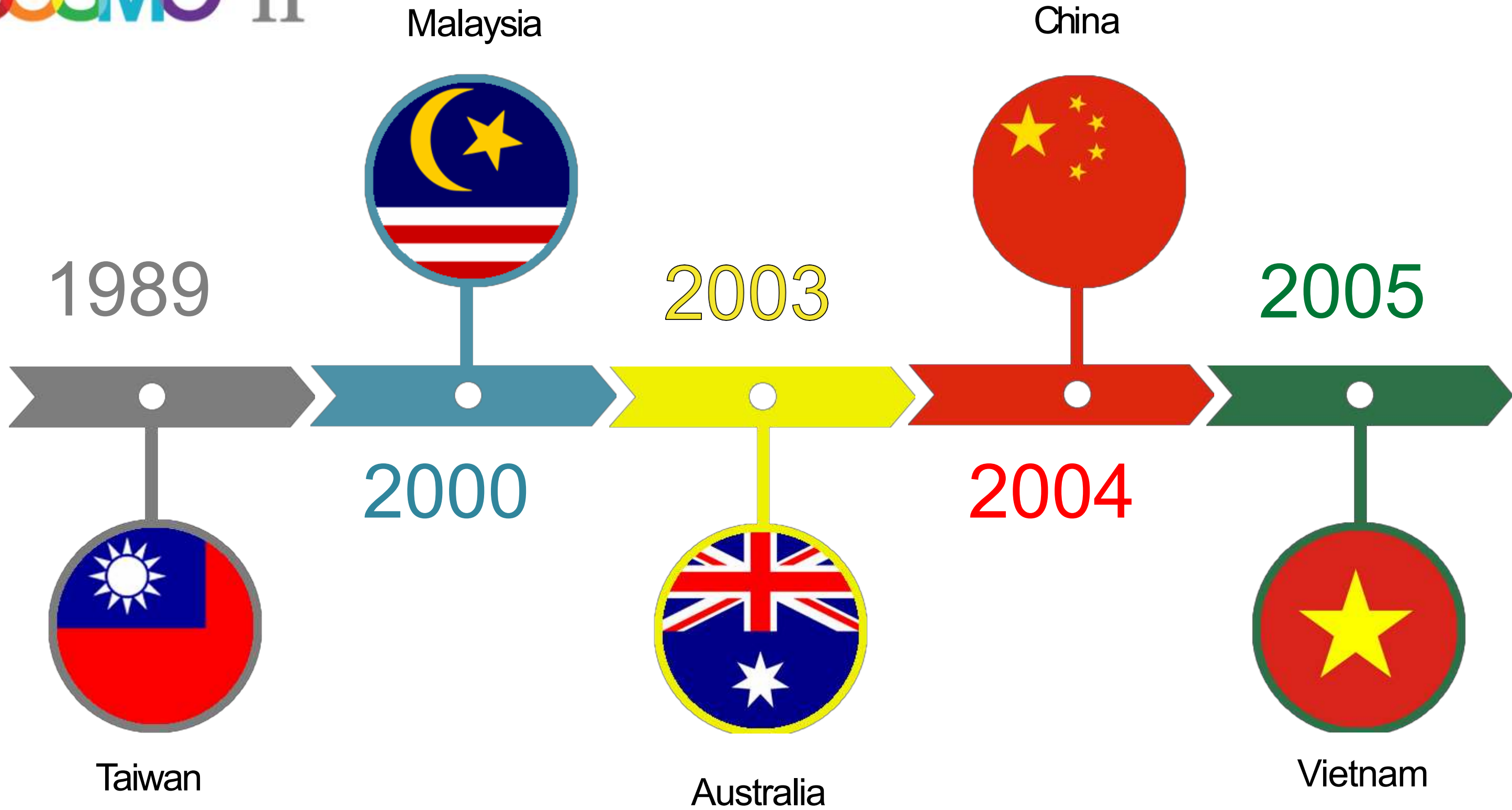
**Founded in 1989**



**Headquarter in Taiwan**

During 20 years of establishment and branding, Pau Jar Group has continuously developed and attained a great number of achievements. As a multinational real estate development corporation with the main focus on real estate construction, development and investment, Pau Jar Group has scaled up its operation to many countries such as Vietnam, Taiwan, China and Malaysia









**BẢO KHANG**

ĐẦU TƯ - XÂY DỰNG - BẤT ĐỘNG SẢN

PROJECT DEVELOPER



**COOSMO II**

**SAVISTA®**

**PROJECT MANAGER**

16 - Projects for rent

40 - High-rise projects

95% - Apartment  
occupancy rate

# PROJECT INTRODUCTION

**COSMO** II

096.996.3536  
cosmo-city.vn



**Ratio: 5-7 units/ floor**

**361** High – class apartment

- 03 Blocks**
- 03 Basements**
- 19 Floors**
- 01 Shophouse floor**

**33%** Construction density

**Land Area: 1.7 Ha**  
**Building Area: 6.5 Ha**

**42** Only from million / m<sup>2</sup>

**Bare handover**



- 02 ELEVATORS
- 02 EMERGENCY EXITS
- TECHNICAL BUILDING SYSTEM
- 3 BASEMENTS FOR PARKING
  - + B1: For Big C's customers with a capacity of 72 cars - 1,240 motorcycles (free from 7am to 10pm)
  - + B2, B3: For Cosmo residents with a capacity of 451 cars - 2,307 motorcycles



# 9 GENERAL TYPES OF UTILITIES





## TRẢI NGHIỆM ĐỈNH CAO

### KHU VỰC CHÀO ĐÓN

- 1 Lối chính vào khuôn viên xanh
- 2 Lối phụ vào khuôn viên xanh
- 3 Đơn vị quản lý
- 4 Lối đi bộ ven sông
- 5 Lối đi bộ quảng trường
- 6 Lối đi bộ vườn hoa

### KHÔNG GIAN NGHỆ THUẬT

- 7 Vườn thiên thể
- 8 Hồ phun nước nghệ thuật
- 9 Bãi đá trũng nghệ thuật
- 10 Vườn nghệ thuật đường đại
- 11 Vườn ngắm sao
- 12 Vườn bonsai hướng Tây
- 13 Vườn bonsai hướng Đông
- 14 Vườn hoa di thảo
- 15 Vườn trúc Đài Loan
- 16 Khu trình diễn
- 17 Vườn hoàng gia

### TIỆN ÍCH DÀNH CHO TRẺ EM

- 36 Khu trò chơi trí tuệ
- 37 Khu vui chơi trẻ em ngoài trời
- 38 Khu vui chơi trẻ em tầng 1
- 39 Khu vui chơi trẻ em tầng 4
- 40 Sân đa năng
- 41 Phòng chơi game 4D
- 42 Khu vườn mê cung

### KHÔNG GIAN THƯ GIẢN

- 18 Café trong nhà
- 19 Pavilion thư giãn bên cạnh vườn bonsai
- 20 Pavilion thư giãn cạnh vườn trúc
- 21 Hồ bơi trên không
- 22 Hồ bơi trẻ em
- 23 Cảnh quan phong cách phương Đông
- 24 Vồng nằm
- 25 Vườn nhiệt đới
- 26 Vườn cây bốn mùa
- 27 Vườn hoa 4 mùa
- 28 Vườn kỷ hoa di thảo
- 29 Khu tản bộ
- 30 Đài triển lãm
- 31 Lối đi dạo vườn hoa
- 32 Đường hoa di bộ trên không
- 33 Khu ghế ngồi thư giãn
- 34 Chòi nghỉ dưỡng
- 35 Tiểu cảnh

### TIỆN ÍCH DÀNH CHO NGƯỜI CAO TUỔI

- 43 Khu tập dưỡng sinh trong nhà
- 44 Khu tập dưỡng sinh ngoài trời
- 45 Góc chơi cờ
- 46 Vườn tĩnh tâm - Yoga
- 47 Vườn kỷ ức



### TIỆN ÍCH CUỘC SỐNG DÂN CỬ

- 48 Spa
- 49 Quảng trường nước và ánh sáng
- 50 Phòng đọc sách
- 51 Gym - Fitness
- 52 Sân Tennis
- 53 Phòng tiếp khách
- 54 Khu vực cà phê ngoài trời
- 55 Quầy bar trong nhà
- 56 Khu ẩm thực Nam bộ
- 57 Khu vui chơi trẻ em
- 58 Khu câu cá ven sông
- 59 Phòng sinh hoạt cộng đồng
- 60 Thư viện

## 99 TIỆN ÍCH ĐẲNG CẤP

### TIỆN ÍCH Y TẾ

- 90 Phòng khám chữa bệnh nha khoa
- 91 Phòng khám y học cổ truyền
- 92 Bệnh viện Quận 7

### TIỆN ÍCH GIÁO DỤC

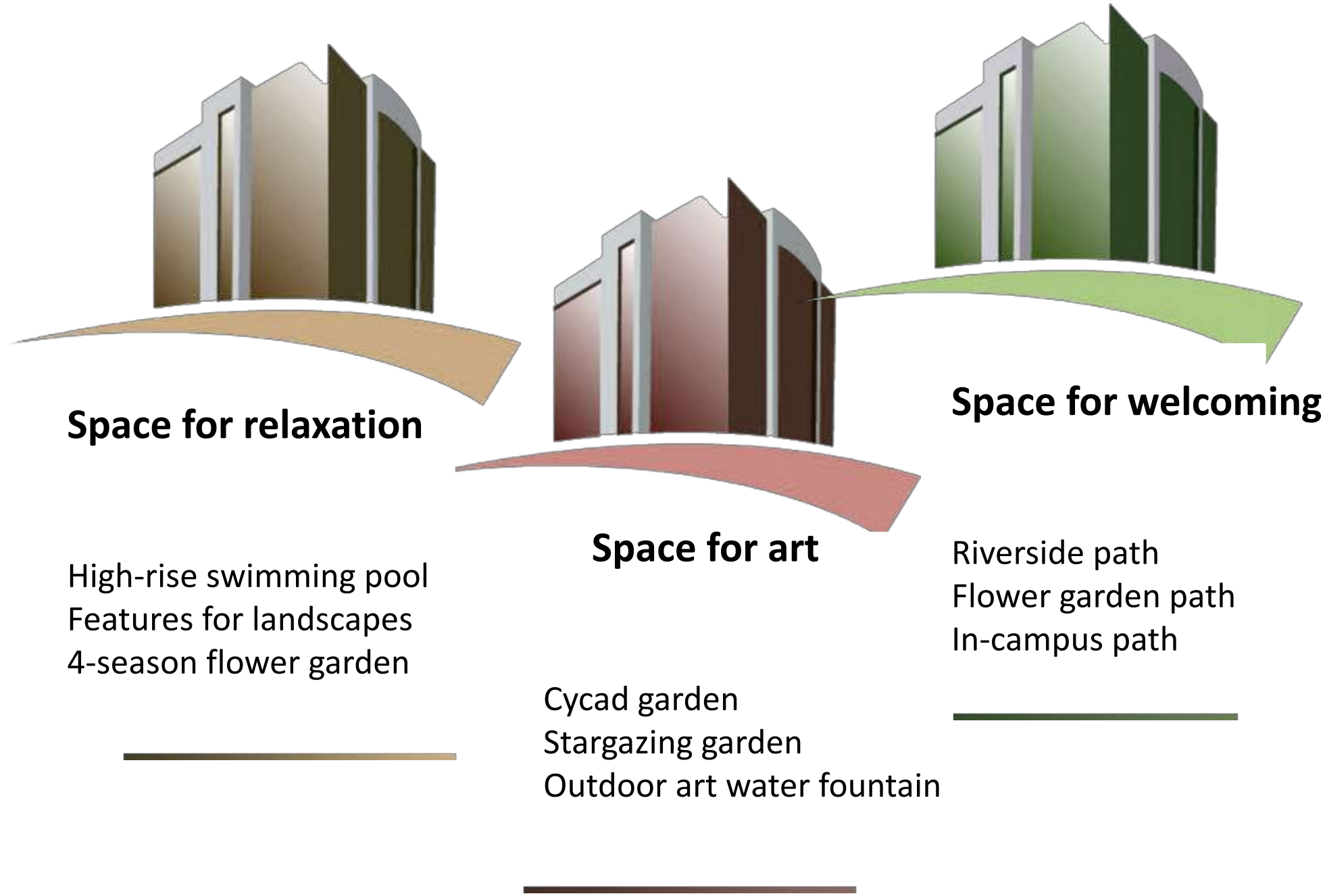
- 93 Trường học Nhật Bản
- 94 Trung tâm đào tạo thẩm mỹ
- 95 Trường quốc tế Việt Úc
- 96 Trường mầm non quốc tế Việt Úc

### DỊCH VỤ MUA SẮM

- 97 Vinmart
- 98 Trung tâm mua sắm
- 99 BigC



**99 Utilities**



**99 Utilities**



**Space for residents**

Shopping Mall, Spa  
Gym-Fitness



**Space for children**

Children's swimming pool  
4D Game Room  
Park



**Space for senior residents**

Chess corner  
Nursing area  
Garden of memories



**99 Utilities**



**Shopping services**

Supermarket  
Food market  
Lotte

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**Educational services**

Vietnam-Australia School  
International School  
RMIT School

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**Healthcare services**

International Hospital  
FV Hospital  
District 7 Hospital

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**COSMO II**

Lotte + Mart

Sushi Bar

Charm Charm  
Restaurant

PMH Golf Course

SECC Exhibition Center

Sky Garden's Food Court



Crescent Mal

SC Vivo City

VIETOPIA

Phu My Hung

Utilities of nearby area

# PROJECT'S SKY VIEW





Lotte

Ton Duc Thang School

PHM entertainment and cultural area

Tam Duc Hospital

Korean School

D7 Hospital

Renaissance School

FV Hospital

Women Cultural House of D7

COSMO II

Vietnam Australia School

PMH

SECC Exhibition Center

DOCKLANDS

Luxury Villa Compound – City Land Riverside

ĐƯỜNG NGUYỄN VĂN LINH

MANULIFE BUILDING

PMH International Financial Area

D7's Administrative Center

CENTRAL JOA

VINAMILK TOWER

QUẬN 1

ĐƯỜNG NGUYỄN VĂN LINH

ĐƯỜNG NGUYỄN THỊ THẬP

CẦU PHÚ MỸ

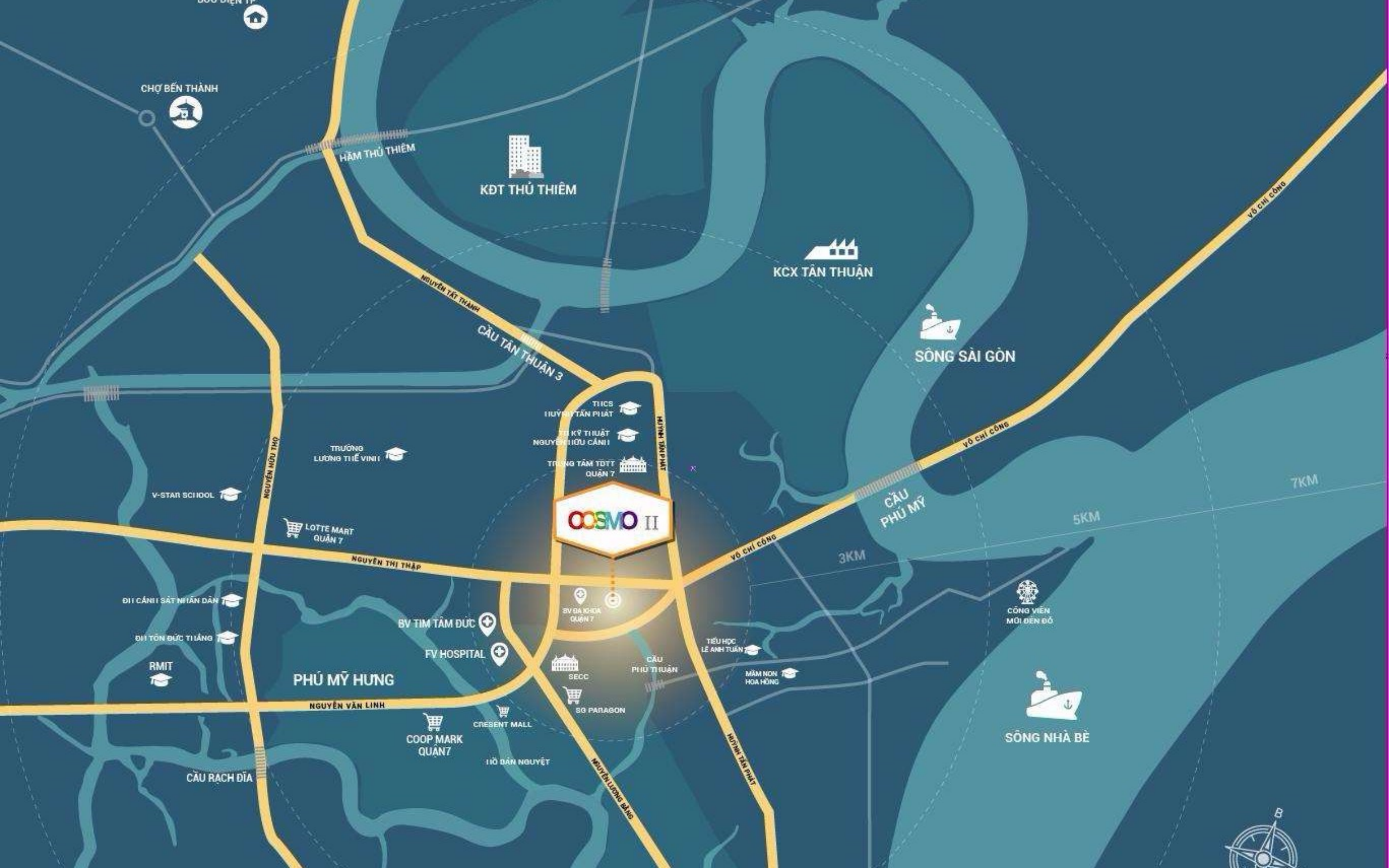
# PROJECT LOCATION



- Located in Cityland Residential Area with two fronts of Nguyen Thi Thap and one of its internal street
- Only 200m from Phu My Hung
- Next to District 7's administrative center
- Connect to the Mekong Delta through Nguyen Van Linh Boulevard
- Connect to the Southeast region through Long Thanh - Dau Giay Highway







CHỢ BẾN THÀNH



HÀM THỦ THIÊM

KĐT THỦ THIÊM



KCX TÂN THUẬN



SÔNG SÀI GÒN



CẦU TÂN THUẬN 3

COSMO II

TRƯỜNG TIỂU HỌC TÂN PHẤT



TRƯỜNG TIỂU HỌC NGUYỄN HỮU CĂN



TRUNG TÂM TDTT QUẬN 7



TRƯỜNG LƯƠNG THẾ VINH



V-STAR SCHOOL



LOTTE MART QUẬN 7



NGUYỄN THỊ THẬP

ĐIỂM CÁN BỘ SẮT MIỄN DÂN



ĐIỂM TÔN ĐỨC THẮNG



RMIT



PHÚ MỸ HƯNG

BV TIM TÂM ĐỨC



FV HOSPITAL



BV ĐA KHOA QUẬN 7



TIỂU HỌC LÊ ANH TUẤN



MẦM NON HOA HỒNG



CÔNG VIÊN MỚI ĐEN ĐỎ



SÔNG NHÀ BÈ



3KM

5KM

7KM



# PAYMENT METHODS



Bao Khang Construction Investment Co., Ltd would like to express our sincere thanks to our partners ("Real Estate Agencies") for trusting and cooperating with us in distributing apartments at the Cosmo City project of Pau-jar group in Vietnam.

Bao Khang Company would like to send you the payment method of COSMO II Project (Block F, G, H).

## PAYMENT SCHEDULE

Intallment	Standard	Early Payment 40%	Early Payment 50%	Note
Depost	100 million	100 million	100 million	Sign DPA
1st: Sign SPA	30% (include Deposit)	40% (include Deposit)	50% (include Deposit)	within 7 days from signing DPA
1nd	2%	1%	0%	
3th	2%	1%	0%	
4th	2%	1%	0%	
5th	2%	1%	0%	
6th	2%	1%	0%	
7th	2%	1%	0%	
8th	2%	1%	0%	
9th	2%	1%	0%	
10th	2%	1%	0%	
11th	2%	1%	0%	
12th	20%	20%	20%	Within 1month from 11th payment
13th	15%	15%	15%	Within 1month from 12th payment
14th	10%	10%	10%	Receive Handover Notice
15th	5% + 2% MF	5% + 2% MF	5% + 2% MF	Within 6 months from 14th payment
Discount		2%	3%	

# CONSTRUCTION PROGRESS



- On March 1st 2020 officially constructed the first floor.
- In February, 2021, officially top-off
- In October, 2021 officially handed over all 3 blocks
- In May 2022, handed over Pink Books to customers.

# **GUARANTEE BANK**



**COOSMO** II



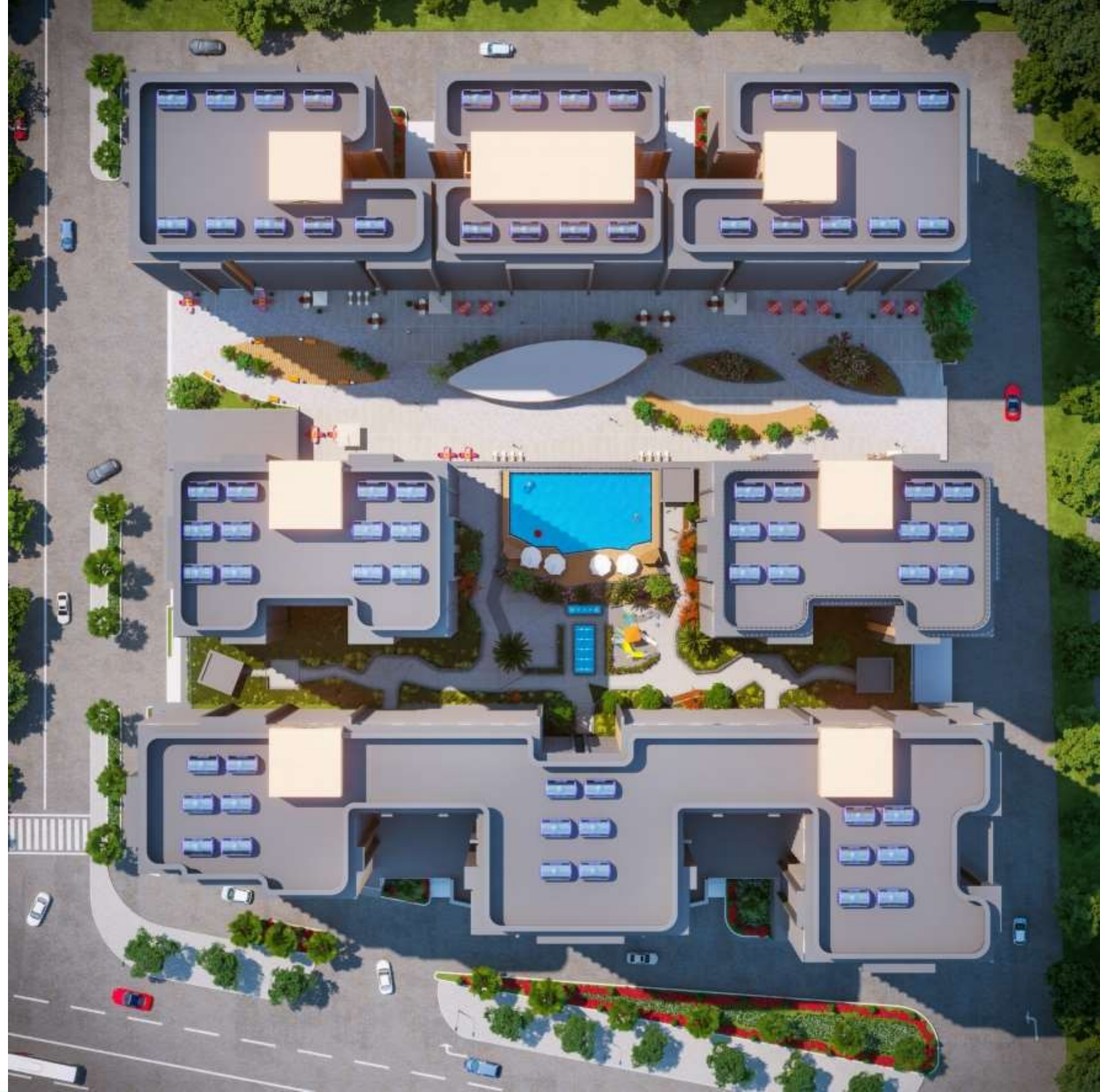
**Shinhan Bank**



**Vietcombank**



# TYPICAL FLOOR PLAN





# COOSMO II



LUX H

LUX G

LUX F



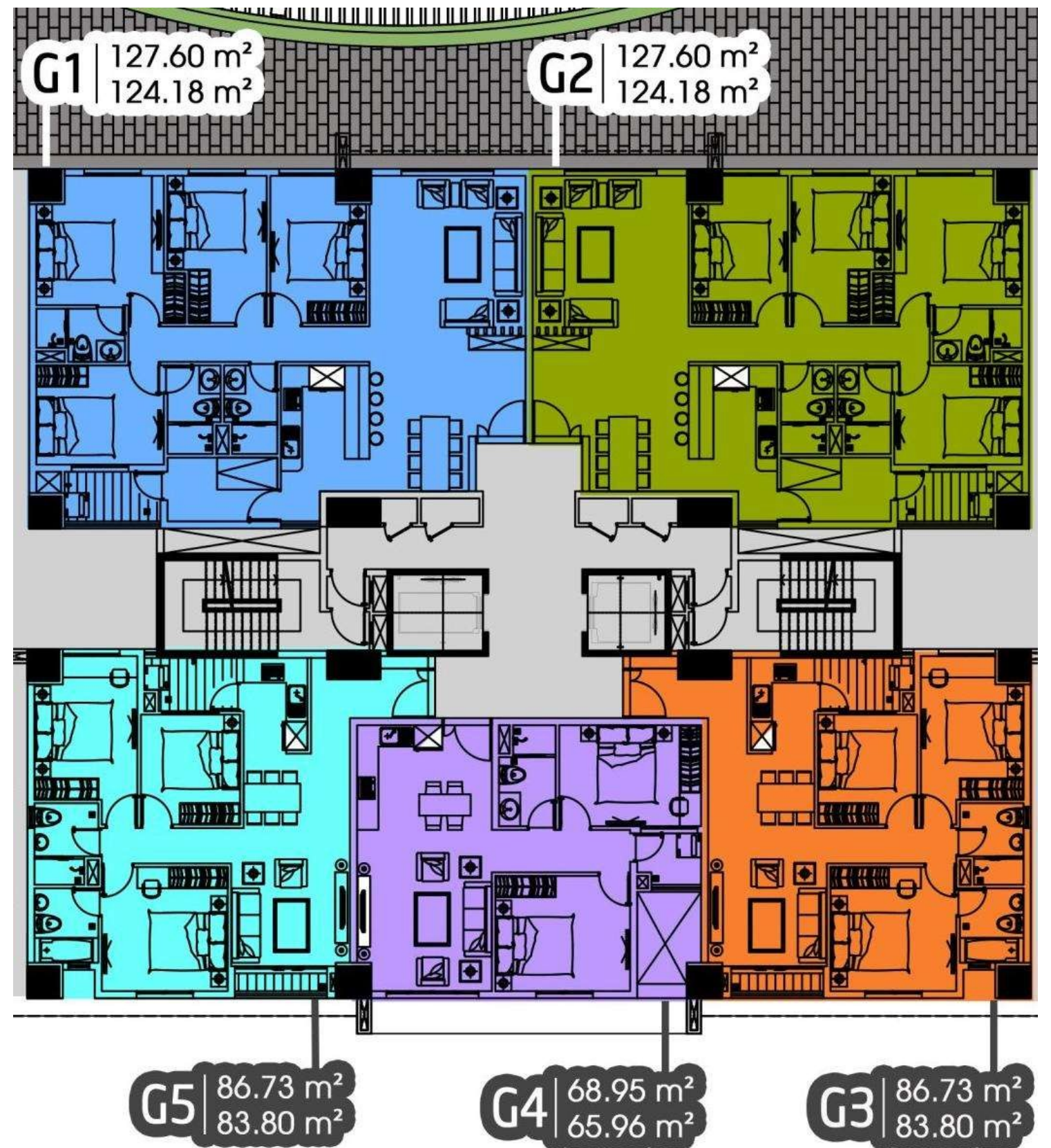
## Block Lux H:

- 4 apartments of 2 BR/ floor
- 2 apartments of 3 BR/ floor
- 1 apartment of 4 BR/ floor



## Block Lux G:

- 1 apartment of 2 BR/ floor
- 2 apartments of 3 BR/ floor
- 2 apartments of 4 BR/ floor



### Block Lux F:

All apartments have bedrooms with windows embracing full natural light



# **TYPICAL APARTMENT PLAN**



## Master Plan



## Apartment Size in Detail

Living room & Dining Room	53.25 m <sup>2</sup>	Bath room 1	3.55 m <sup>2</sup>
Bedroom 1	13.84 m <sup>2</sup>	Bath room 2	3.55 m <sup>2</sup>
Bedroom 2	10.72 m <sup>2</sup>	Bath room 3	3.39 m <sup>2</sup>
Bedroom 3	10.52 m <sup>2</sup>	Room for house keeper	5.58 m <sup>2</sup>
Bedroom 4	10.08 m <sup>2</sup>	Loggia	4.32 m <sup>2</sup>

G1- G2      4 BEDROOMS - 127.60 m<sup>2</sup>



## Master Plan



## Apartment Size in Detail

Living room & Dining Room	33.98 m <sup>2</sup>	Bath room 1	3.82 m <sup>2</sup>
Bedroom 1	12.43 m <sup>2</sup>	Bath room 2	3.78 m <sup>2</sup>
Bedroom 2	11.81 m <sup>2</sup>	Balcony	1.82 m <sup>2</sup>
Bedroom 3	8.68 m <sup>2</sup>	Loggia	4.31 m <sup>2</sup>

G5- G3      3 BEDROOMS      - 86.73 m<sup>2</sup>



## Master Plan



## Apartment Size in Detail

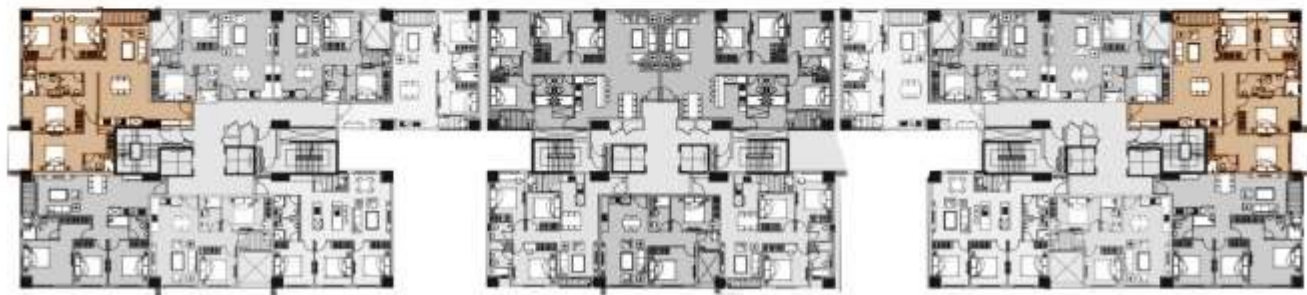
Living room & Dining Room	32.86 m <sup>2</sup>	Bath room 1	4.2 m <sup>2</sup>
Bedroom 1	11.4 m <sup>2</sup>	Loggia	2.75 m <sup>2</sup>
Bedroom 2	12.35 m <sup>2</sup>		

G4      2 BEDROOMS      - 68.95 m<sup>2</sup>





## Master Plan



H1 - F4      4 BEDROOMS   - 133.24m<sup>2</sup>

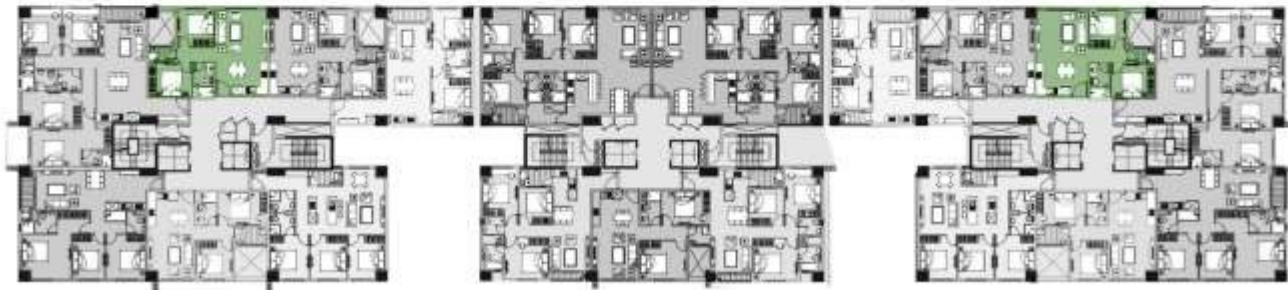


## Apartment Size in Detail

Living room & Dinning Room	48.91 m <sup>2</sup>	Bath room 1	3.24 m <sup>2</sup>
Bedroom 1	11.85 m <sup>2</sup>	Bath room 2	4.2 m <sup>2</sup>
Bedroom 2	12.4 m <sup>2</sup>	Bath room 3	3.07 m <sup>2</sup>
Bedroom 3	14.19 m <sup>2</sup>	Room for house keeper	4.4 m <sup>2</sup>
Bedroom 4	20.02 m <sup>2</sup>	Loggia	1.98 m <sup>2</sup>



## Master Plan



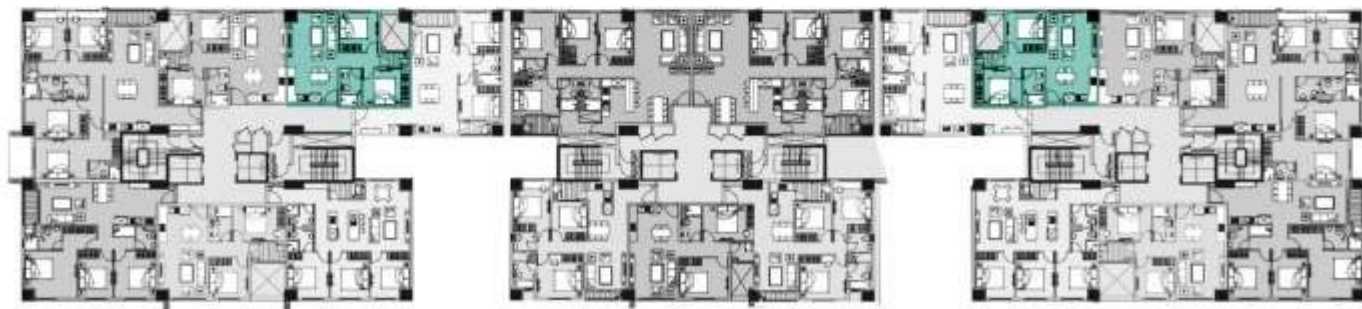
## Apartment Size in Detail

Living room & Dining Room	34.64 m <sup>2</sup>	Bath room 1	4.28 m <sup>2</sup>
Bedroom 1	9.45 m <sup>2</sup>	Loggia	2.78 m <sup>2</sup>
Bedroom 2	10.44 m <sup>2</sup>		

H2- F3      2 BEDROOMS      - 66.88 m<sup>2</sup>



## Master Plan



H3- F2      2 BEDROOMS   - 63.67 m<sup>2</sup>



## Apartment Size in Detail

Living room & Dining Room	31.56 m <sup>2</sup>	Bath room 1	4.28 m <sup>2</sup>
Bedroom 1	9.45 m <sup>2</sup>	Loggia	2.78 m <sup>2</sup>
Bedroom 2	10.44 m <sup>2</sup>		

## Master Plan



## Apartment Size in Detail

Living room & Dinning Room	40.74 m <sup>2</sup>	Bath room 1	4.56 m <sup>2</sup>
Bedroom 1	9.6 m <sup>2</sup>	Loggia	2.82 m <sup>2</sup>
Bedroom 2	10.85 m <sup>2</sup>	Balcony	4.04 m <sup>2</sup>

H4- F1

2 BEDROOMS - 77.21 m<sup>2</sup>



## Master Plan



## Apartment Size in Detail

Living room & Dining Room	41.7 m <sup>2</sup>	Bath room 1	3.53 m <sup>2</sup>
Bedroom 1	11.43 m <sup>2</sup>	Bath room 2	3.53 m <sup>2</sup>
Bedroom 2	11.1 m <sup>2</sup>	Loggia	3.52 m <sup>2</sup>
Bedroom 3	10.65 m <sup>2</sup>		

H5- F7      3 BEDROOMS      - 91.58 m<sup>2</sup>



## Master Plan



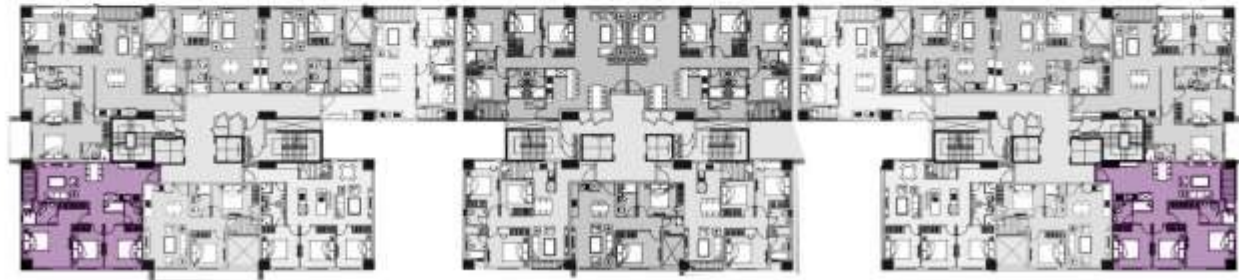
## Apartment Size in Detail

Living room & Dinning Room	31.24 m <sup>2</sup>	Bath room 1	4.04 m <sup>2</sup>
Bedroom 1	11.27 m <sup>2</sup>	Loggia	4.23 m <sup>2</sup>
Bedroom 2	9.75 m <sup>2</sup>		

H6- F6      2 BEDROOMS      - 65.70 m<sup>2</sup>



## Master Plan



H7- F5      3 BEDROOMS   - 98.31 m<sup>2</sup>



## Apartment Size in Detail

Living room & Dining Room	36.53 m <sup>2</sup>	Bath room 1	4.04 m <sup>2</sup>
Bedroom 1	20 m <sup>2</sup>	Bath room 2	4.25 m <sup>2</sup>
Bedroom 2	10.26 m <sup>2</sup>	Balcony	4.02 m <sup>2</sup>
Bedroom 3	12.5 m <sup>2</sup>		

# MODEL HOUSE











**THANK YOU !**

