



OVERVIEW



Project	MASTERI CENTRE POINT
Developer	MASTERISE HOMES
Location	District 9, Ho Chi Minh (Nguyen Xien Street, Long Binh, District9, HCMC, Vietnam)
Area	70,783m ²
Density	25%
Number of Apt	22~39 floor - 10 Buildings/ 5,094 units
Room Type	1BR(50.7~53.5) – 3 Types 2BR(68.72~77.02) – 10 Types 3BR(95.96~100.5) – 2 Types
Price/m2 (excluded VAT)	60mil VND/m ²
Handover	Expected Q3/2022
Deposit	50mil/booking
Other	Handover condition: wall, floor and toilet, sink (including induction and oven) Luxury hotel interior concept (American company) For Vietnamese: 30 months bank interest-free loan Sale promotion : Free Management Fee within 5 years after handover

OVERVIEW



KEYS INVESTMENT POINTS

1	Masterise Homes is one of the largest developers in Vietnam that have developed Masteri Thao Dien, Masteri An Phu, and Millennium in Ho Chi Minh City. Masterise Center Point is attended by a large number of global experienced people and partners.
2	As a complex located in the most central area of Vinhomes Grand Park, has an excellent location for using and moving various facilities
3	Apartment prices in District 9 are increasing due to the consolidation of District 2, District 9 and Thu Duc.
4	Located near the industrial complex of global companies such as Samsung, Intel, ect... ,
5	All auxiliary facilities including VinSchool, Vinmec Hospital, shopping mall, shopping street, and central park are surrounding.
6	The 1st Complex - The Rainbow sold out in 17 days!

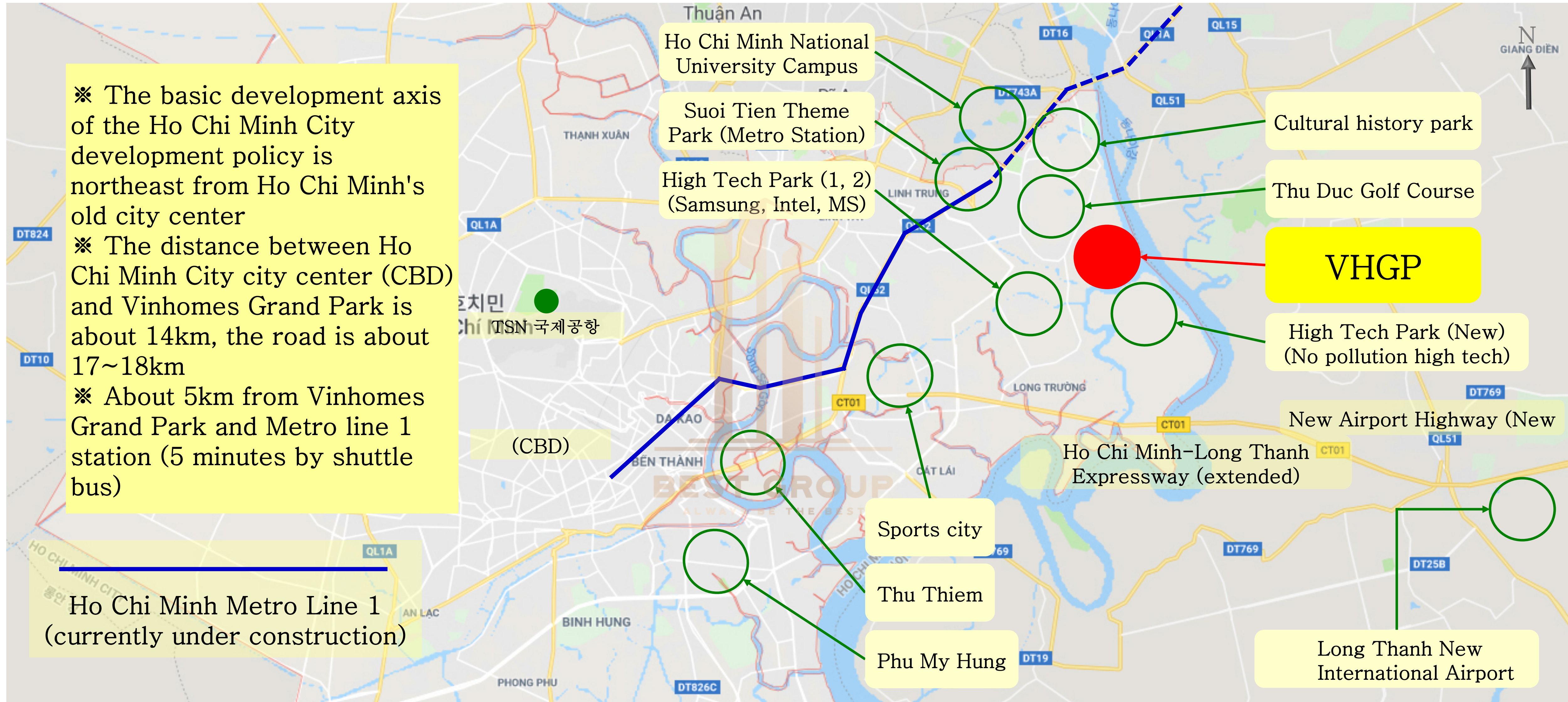
PROJECT LOCATION

※ The basic development axis of the Ho Chi Minh City development policy is northeast from Ho Chi Minh's old city center

※ The distance between Ho Chi Minh City city center (CBD) and Vinhomes Grand Park is about 14km, the road is about 17~18km

※ About 5km from Vinhomes Grand Park and Metro line 1 station (5 minutes by shuttle bus)

Ho Chi Minh Metro Line 1
(currently under construction)

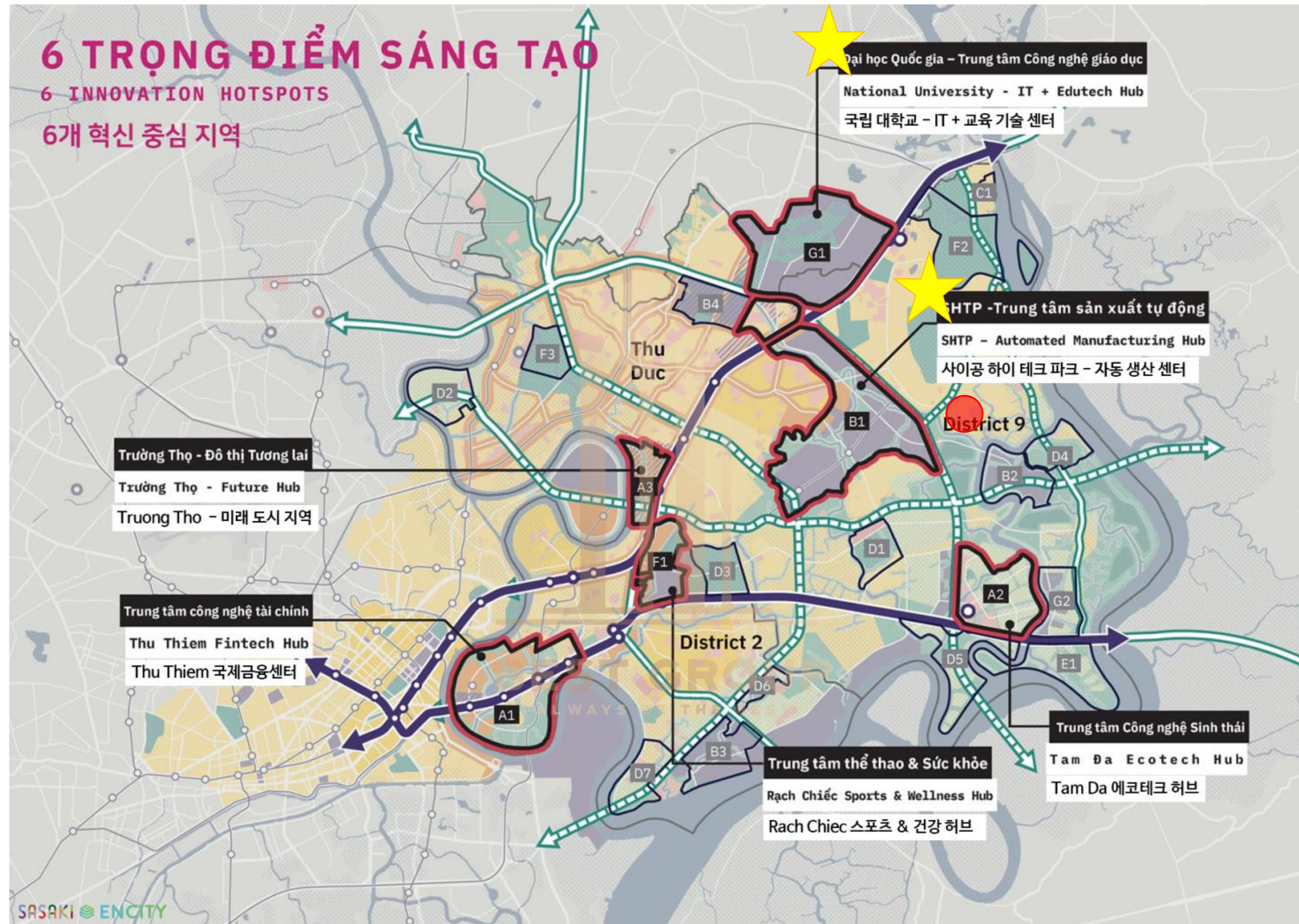


D9'S LOCATION AND INVESTMENT VALUE



- The city center of HCM is District 1, District 2 and Binh Thanh District but the direction of HCM's development is proceeding to the northeast (Toward District 9)
- Construction of Long Thanh New Airport is underway next to Vinhome Grand Park

D9'S LOCATION AND INVESTMENT VALUE



● Grand Park's Location

- D2, D9, and Thu Duc are promoted to establish a “New Thu Duc City”.
 - The population of New Thu Duc City is 1.1 million people, of which the middle class is 6% (66,000 people)
 - Thu Duc National University Complex: 4,000 lecturers and 55,000 students.
 - Saigon Hi-Tech Park Industrial Complex: 36,000 workers and 7,000 technicians
- The middle class is already formed

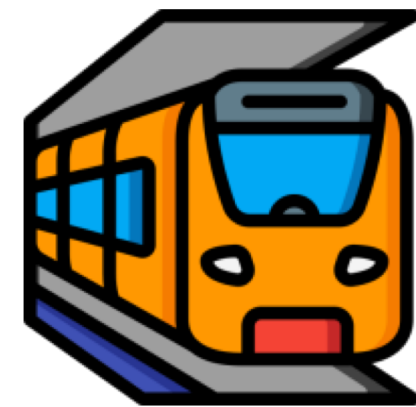
INFRASTRUCTURE CONSTRUCTION STATUS IN D9 AND EASTERN REGIONS



New Thu Duc City

- The government agrees and promotes to establish "New Thu Duc City"
- 70% of infrastructure projects are concentrated in the eastern regions

(2010~2020)



Metro Line 1

- 10 of 14 stations are located in the Eastern regions
- In April 2020, 70% of Metro Line 1 construction was completed
- Scheduled to start operating in December 2021



Ring Road 3

- In June 2020, the Ministry of Transportation and the People's Committee also promoted road construction.
- Road construction scheduled for 2021
- Road completion scheduled in 2024



Main road

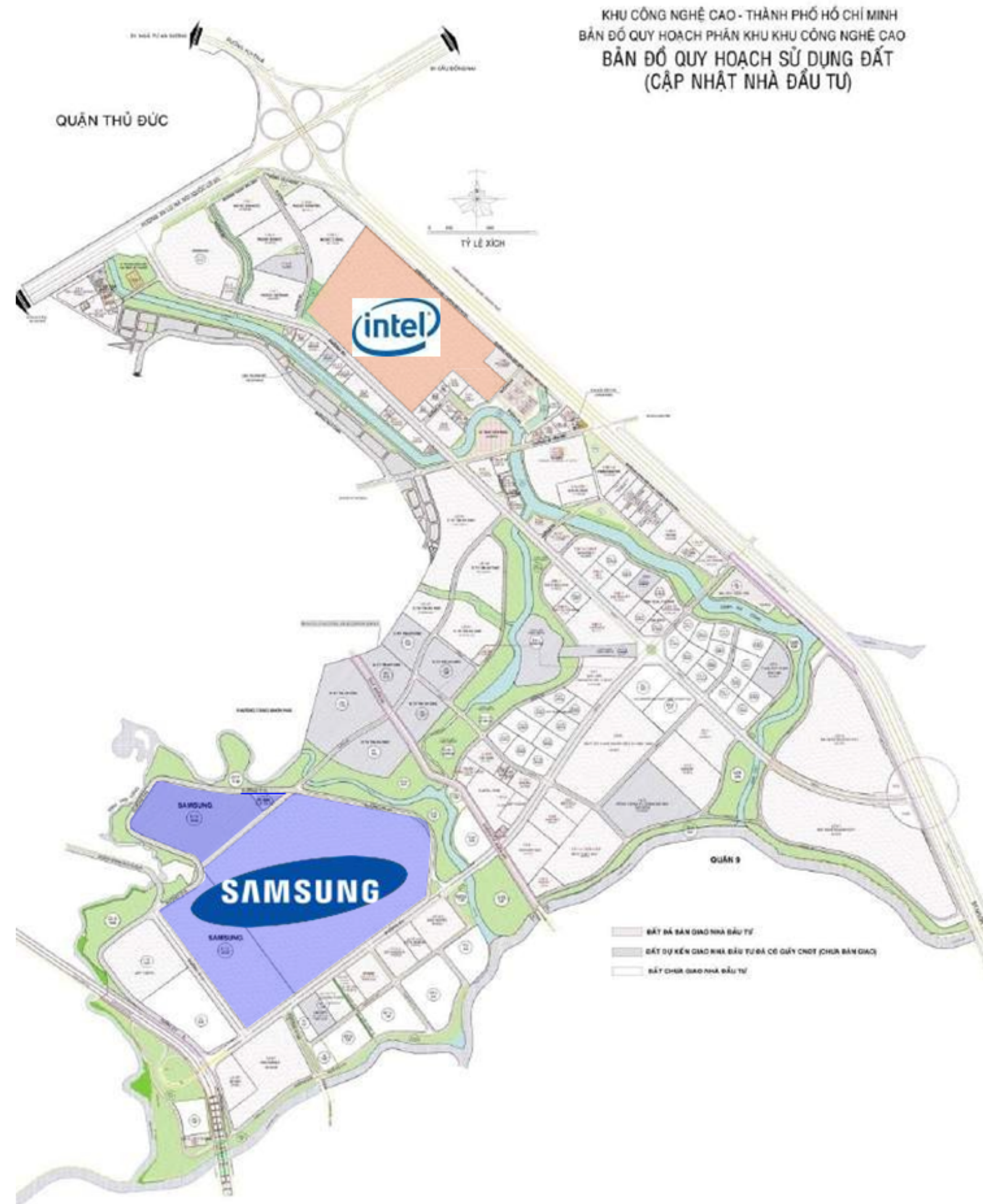
- 2021-2025: 5 main roads are scheduled to be completed in D9
- September 2020: scheduled to construct Long Dai Bridge , D9.



Eastern terminal

- August 2020: Completion

ABOUT SAIGON HIGH-TECH PARK



Saigon High-Tech Park

- ▶ Total investment from 2002 to 2017: 7 billion dollars
 - + Value creation: \$10 billion
 - + Responsible for 30% of HCMC's total FDI exports
 - + Create 10% of HCMC GDP
 - + Total: 127 projects, 54% executed
 - + Total number of employees: 40,000

- ▶ Global companies : Samsung, Intel, Nidec, Jabil, Sonion, Sanofi, FPT, Nipro, Datalogic,
 - Samsung: 2016 – \$2B USD – number of employees: 11,000
 - Intel: 2006 - \$1B USD – number of employees: 4,000

SALES PRICE AND RENTAL COMPARISON VINHOMES GOLDEN RIVER/ VINHOMES CENTRAL PARK



<Vinhomes Golden River>

Original Price	\$3,500 ~ \$6,000/m ²
Current Price	\$6,000 ~ \$8,000/m ²
Rental	2BR – \$1,000 ~ \$1,200 3BR - \$1,700 ~ \$1,800



<Vinhomes Central Park>

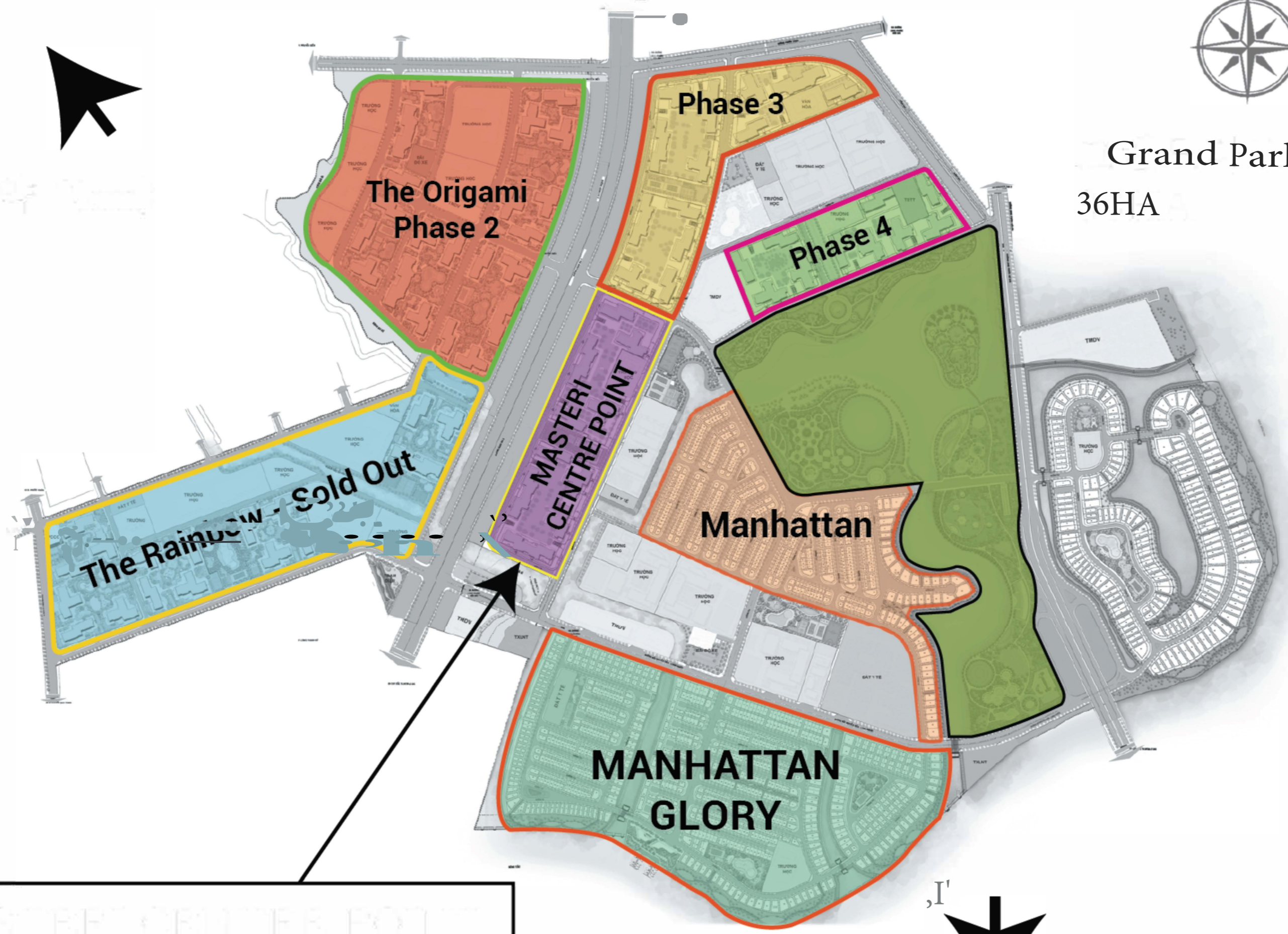
Original Price	\$1,800 ~ \$2,500/m ²
Current Price	\$3,200 ~ \$3,500/m ²
Rental	2BR – \$900 ~ \$1,100 3BR - \$1,300 ~ \$1,500

LAYOUT VINHOMES GRAND PARK

Thu Duc Golf Course ~ 2km



Grand Park
36HA



Saigon high-tech industrial 1
(Samsung)
(~ 2.5km/5-10 minutes by car)

Villa Complex
(Manhattan) and
Grand Park

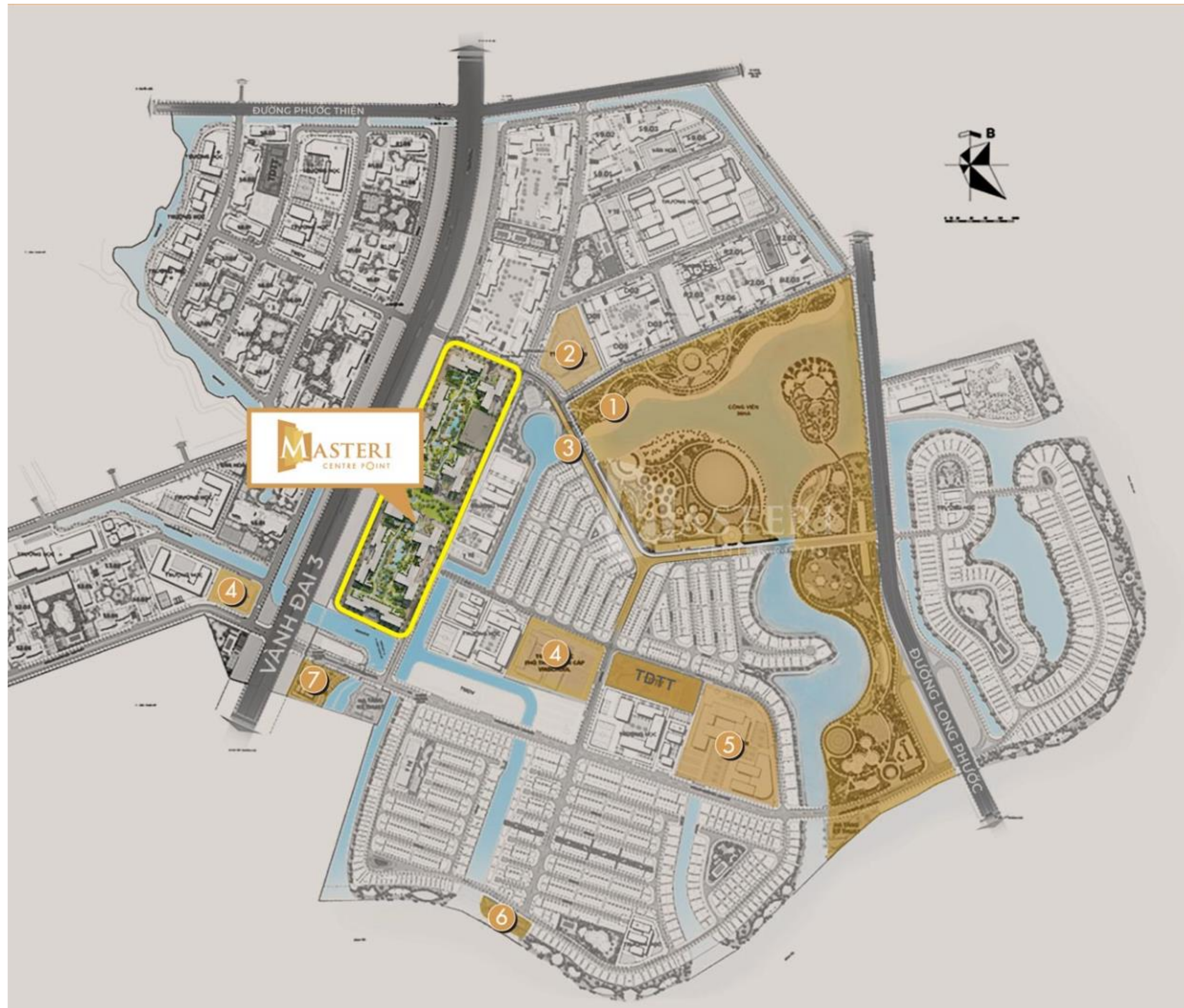
MASTER! CENTRE POINT

Saigon high-tech industrial 2

MASTERI CENTER POINT SITE



SURROUNDING FACILITIES



1. Grand Park 36ha
2. Vincom Mega Mall
3. Manhattan Shophouse - Shopping Street
4. Vinschool (Kingarden ~ High school)
5. Vinmec
6. Manhattan Glory Marina
7. 45 Floor Office Building

OVERALL FACILITIES PLAN



Garden of the Future

- | | |
|---------------------------|-------------------|
| 1. Water Cascade | 6. Event Plaza |
| 2. Outdoor Kid Playground | 7. Greenery Fence |
| 3. Reading Area | 8. Green Lawn |
| 4. Wellness Zone | 9. BBQ Area |
| 5. Thematic Pavillion | |

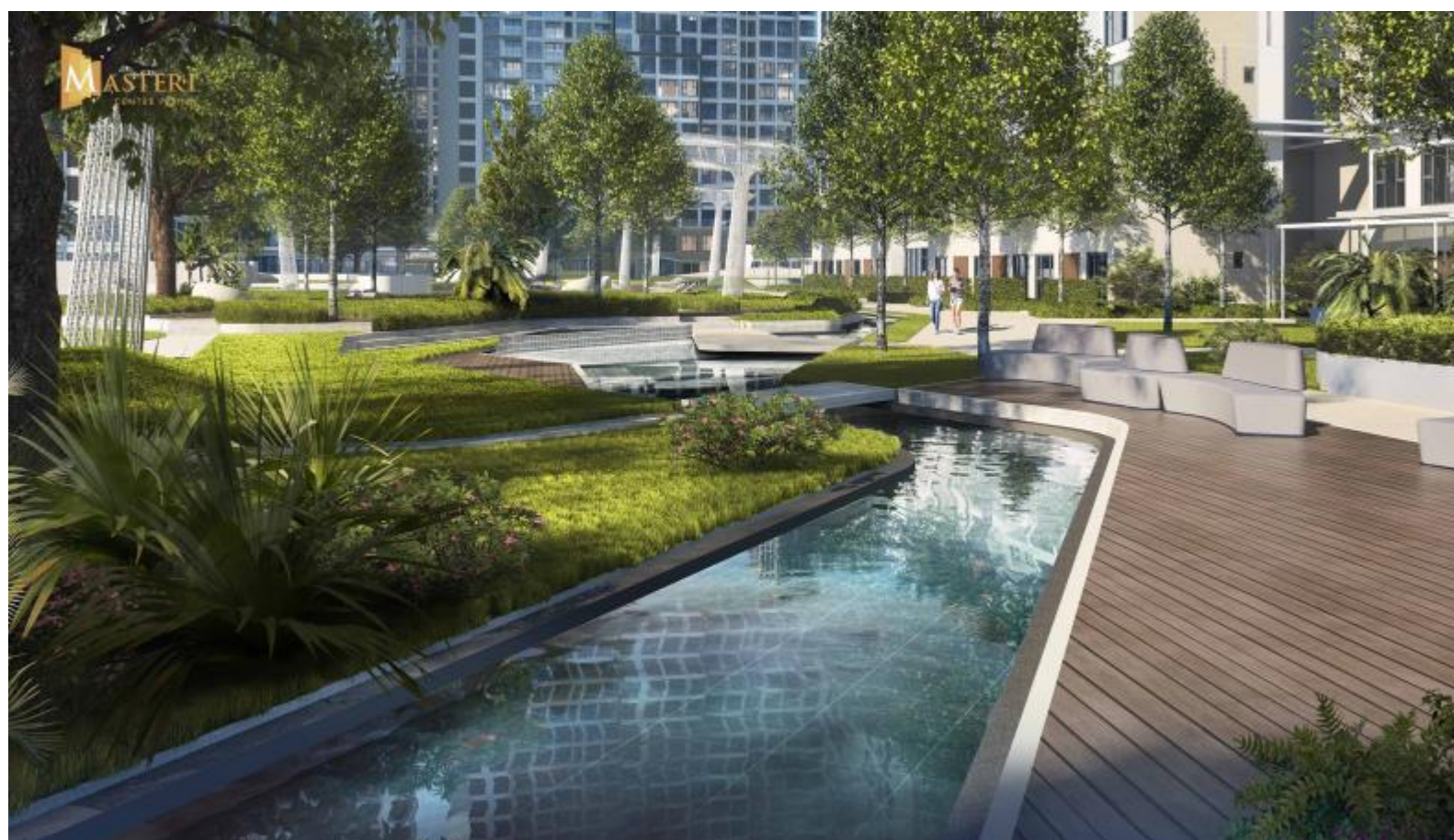
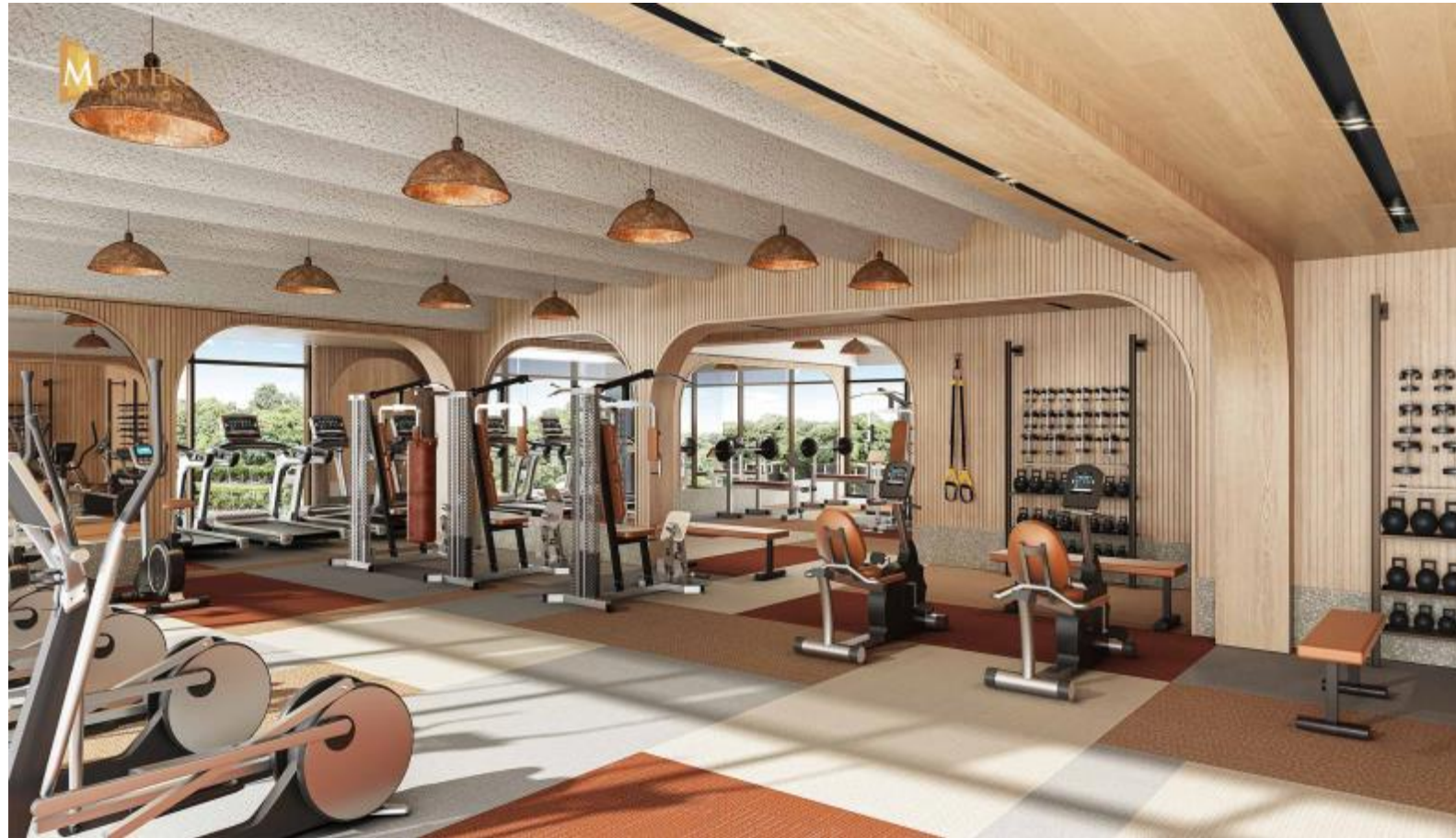
'Spaceship' Swimming Pool

- | | |
|--------------------------|---------------------------|
| 1. Swimming Pool
50m) | 5. Sun bathing Area |
| 2. Special Jacuzzi | 6. Kid's swimming
Pool |
| 3. Relax Seats | 7. Greenery Walkway |
| 4. Lawn Terrace | |

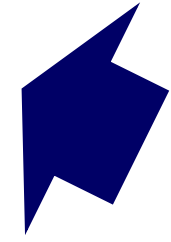
Premium Indoor Amenities

- | | |
|--------------------|--------------------------|
| 1. Drop - off Area | 5. Community Hall |
| 2. Premium Lobby | 6. Indoor Kid Playground |
| 3. Premium Lounge | 7. Gym |
| 4. Business Center | 8. Shophouse |

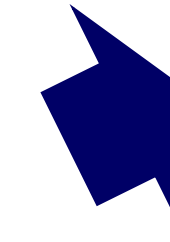
FACILITIES



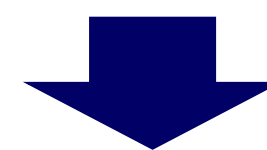
TYPICAL LAYOUT



1st Phase - Rainbow View

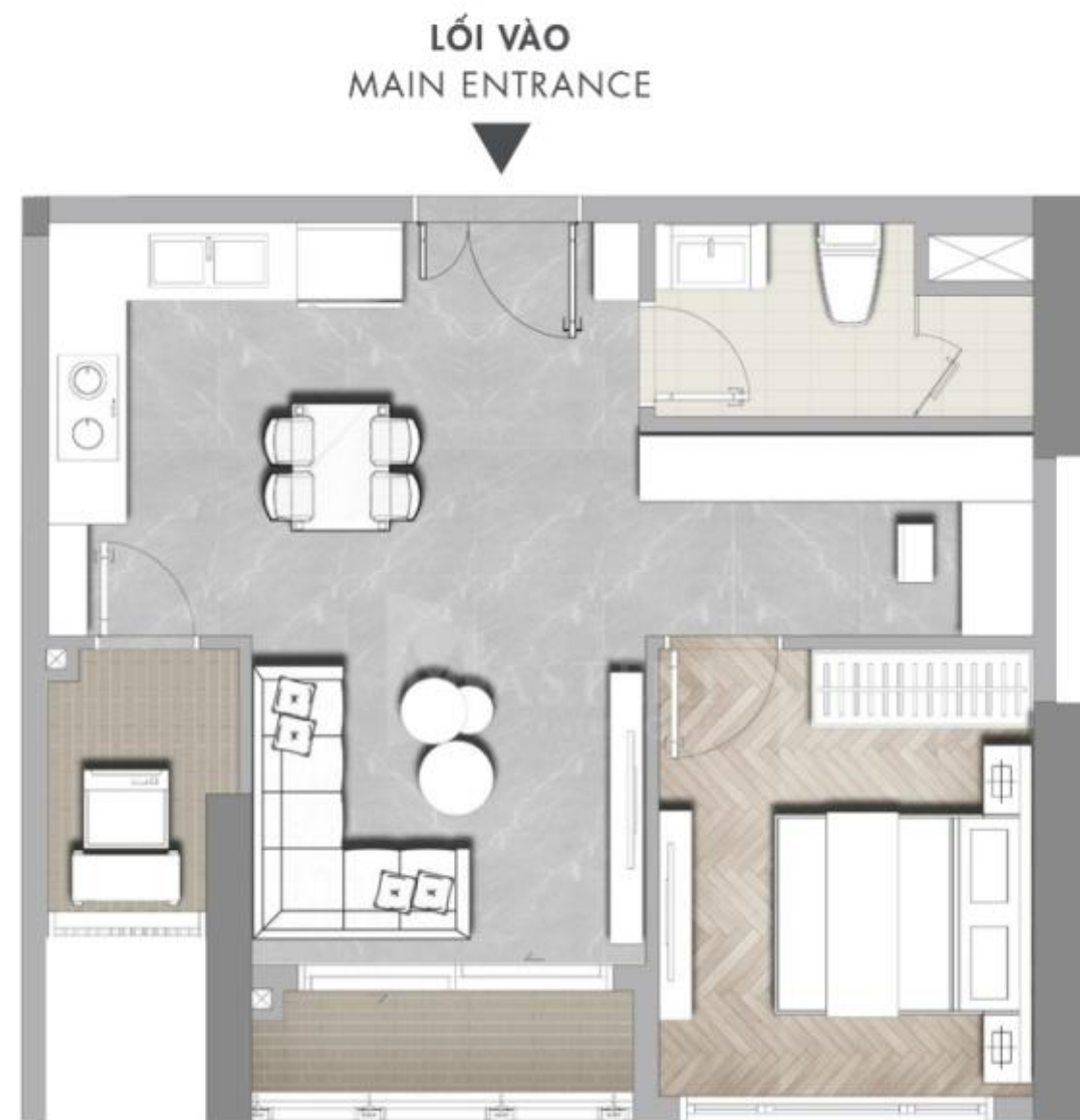


2nd Phase - Origami View



Villas Complex (Manhattan) and Grand Park View/ School and Vincom Mega Mall

LAYOUT (1 BEDS)



1 PN / BR LOẠI / TYPE 1

GSA: 50.07 - 53.94 m²

NSA: 45.49 - 49.21 m²



1 PN / BR LOẠI / TYPE 2

GSA: 50.07 m²

NSA: 45.49 - 45.58 m²



1 PN / BR +

GSA: 51.20 - 54.33 m²

NSA: 46.62 - 49.83 m²

LAYOUT (2 BEDS)



2 PN / BR LOAI / TYPE 1

GSA: 72.17 - 76.31 m²

NSA: 65.36 - 70.56 m²



2 PN / BR LOAI / TYPE 2

GSA: 72.12 m²

NSA: 66.09 - 66.56 m²

LAYOUT (2 BEDS)



2 PN / BR LOAI / TYPE 3

GSA: 66.81 - 76.15 m²

NSA: 60.83 - 69.14 m²



2 PN / BR LOAI / TYPE 4

GSA: 79.98 m²

NSA: 72.54 m²

LAYOUT (2 BEDS)



2 PN / BR LOẠI / TYPE 5

GSA: 73.91 m²

NSA: 67.23 - 68.11 m²



2 PN / BR LOẠI / TYPE 6

GSA: 76,15 m²

NSA: 69,14 - 69,39 m²

LAYOUT (2 BEDS)



2 PN / BR LOAI / TYPE 7

GSA: 72.7 - 73.91 m²

NSA: 66.58 - 68.66 m²



2 PN / BR LOAI / TYPE 8

GSA: 69.07 - 70.50 m²

NSA: 62.57 - 64.39 m²

LAYOUT (2 BEDS)



2 PN / BR LOẠI / TYPE 9

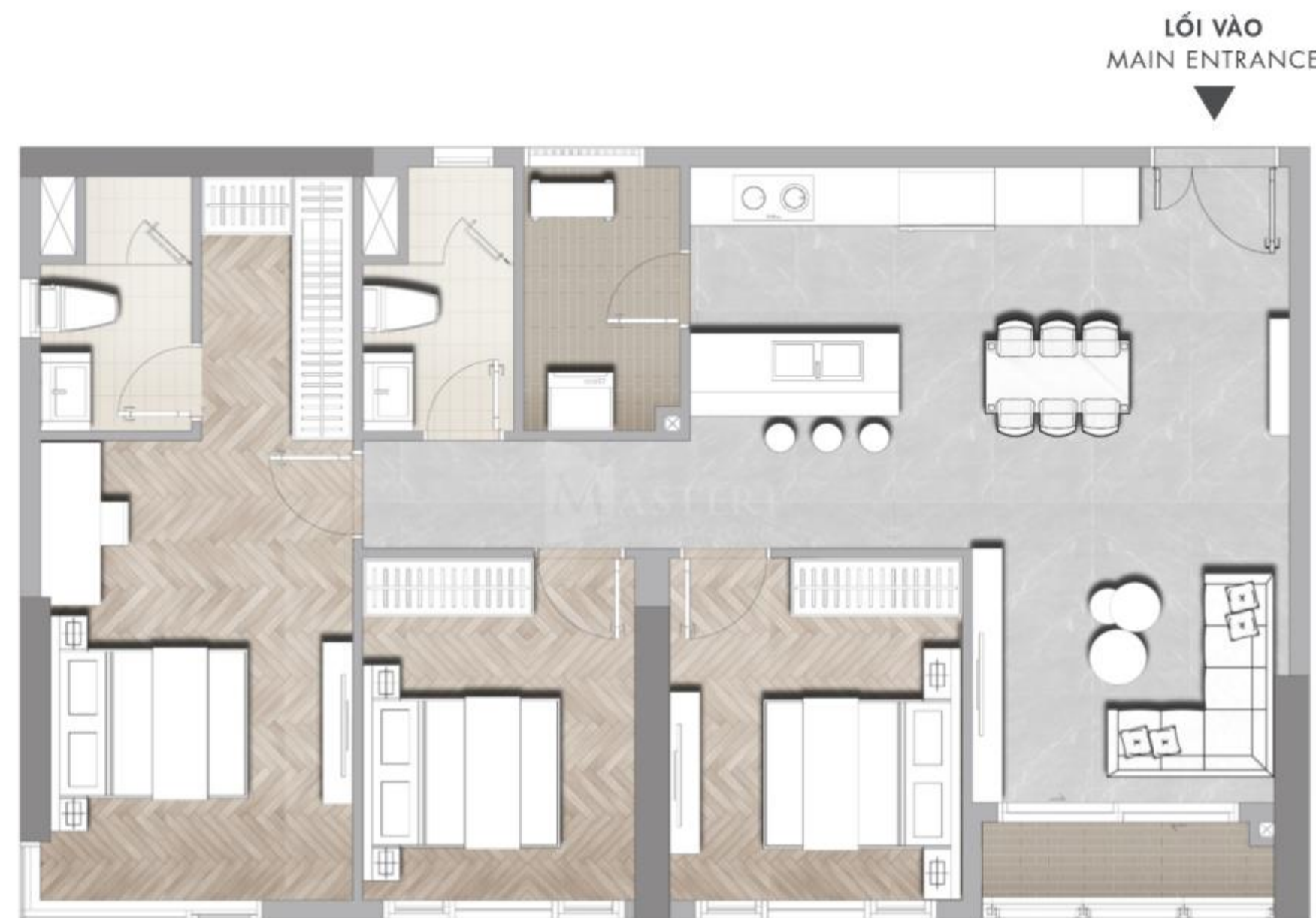
GSA: 72.74 m²
NSA: 65.96 - 65.99 m²



2 PN / BR LOẠI / TYPE 10

GSA: 66.81 - 67.31 m²
NSA: 61.01 - 61.44 m²

LAYOUT(3 BEDS)



3 PN / BR LOẠI / TYPE 1

GSA: 95.86 - 100.03 m²

NSA: 87.80 - 92.55 m²

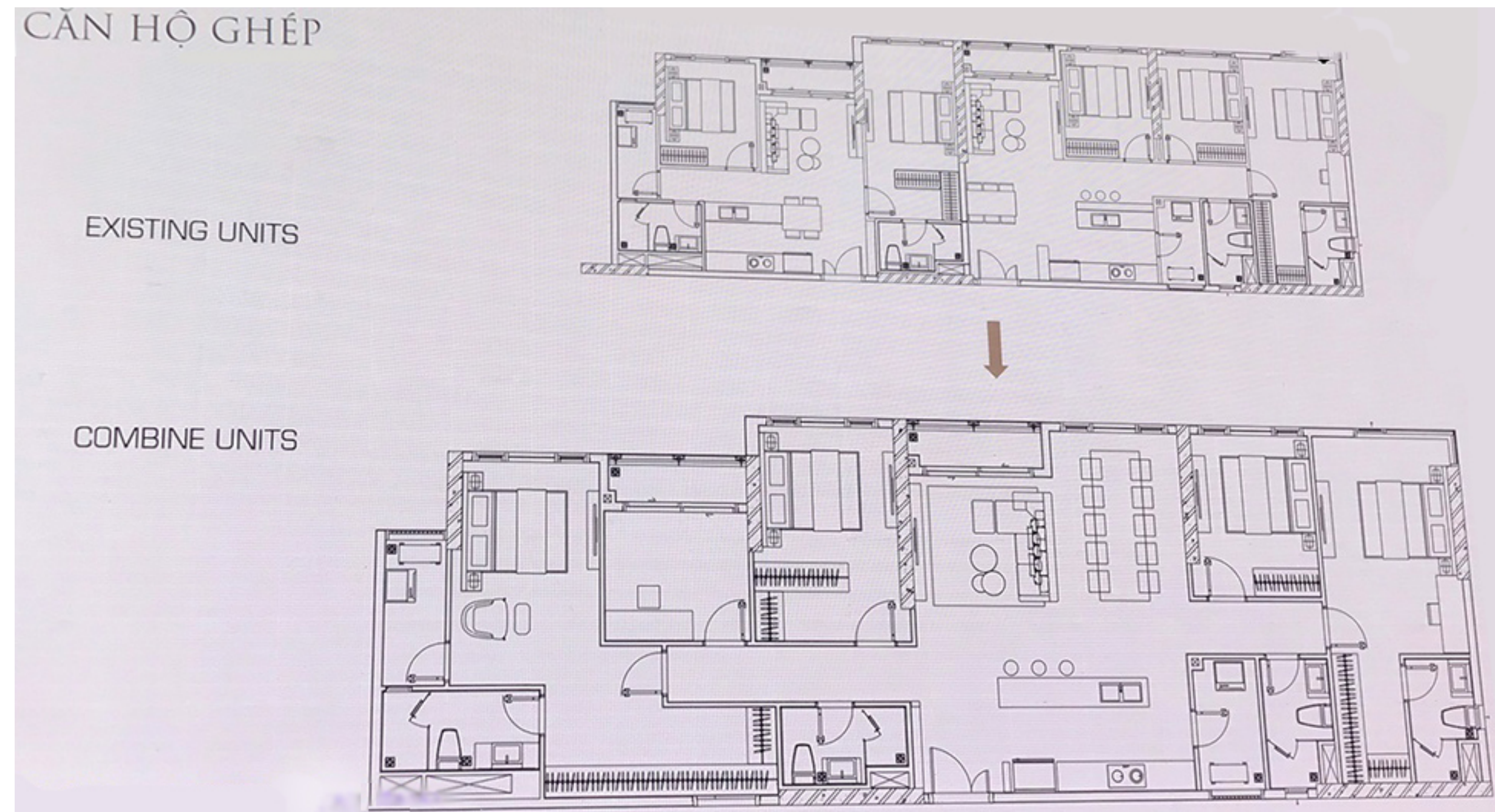


3 PN / BR LOẠI / TYPE 2

GSA: 94.69 - 97.45 m²

NSA: 87.01 - 90.47 m²

LAYOUT (Combine Units)



Có thể đập thông tường nếu mua 2 căn hộ liền kề
(Optional for clients who want a large area of house, such as upper-class
Vietnamese people)

PAYMENT SCHEDULE

No	Payment Date	Installment	Early Payment	Loan Payment (Interest 0% untill handover)	
				Client payment	Bank payment
	Aspiration Registration Form	50,000,000	50,000,000	50,000,000	
1	Within 07 days from ARF	10% (Include Deposit)	100% (Include Deposit)	10% (Include Deposit)	
2	60 days from 1st installment	10%		10%	
3	60 days from 2nd installment	10%		10%	
4	15 days from 3rd installment				70%
	90 days from 3rd installment	10%			
5	90 days from 4th installment	10%			
6	90 days from 5th installment	10%			
7	90 days from 6th installment	10%			
8	Handover	25%+ VAT+ 2% MF	2% MF	2% MF	
9	Pinkbook	5%			
	Discount Policy	0%	7.5%		0%

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