

LUMIÈRE

riverside

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riverside

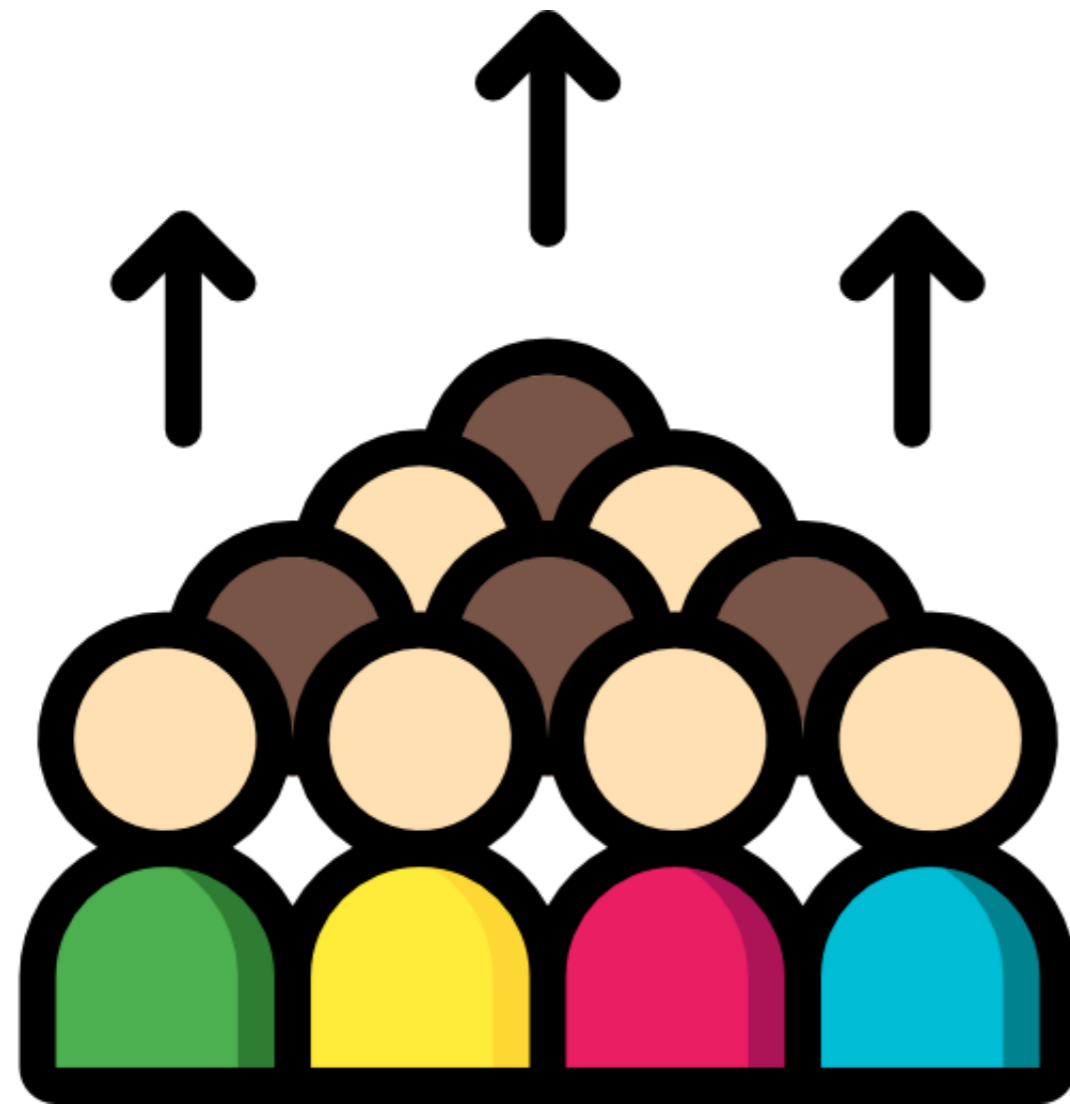
*Hình quảng cáo





LUMIÈRE
riverside

HO CHI MINH POPULATION AND APARTMENT SUPPLY STATUS



Ho Chi Minh Population : 13 million people (increase by 1 million every 5 years)

Ho Chi Minh apartment ownership rate: 7.5% (recorded in Q1/2020)

- ※ Hanoi apartment ownership rate: 12.5%
- ※ Bangkok apartment ownership rate: 20%
- ※ Hong Kong apartment ownership rate: 45%

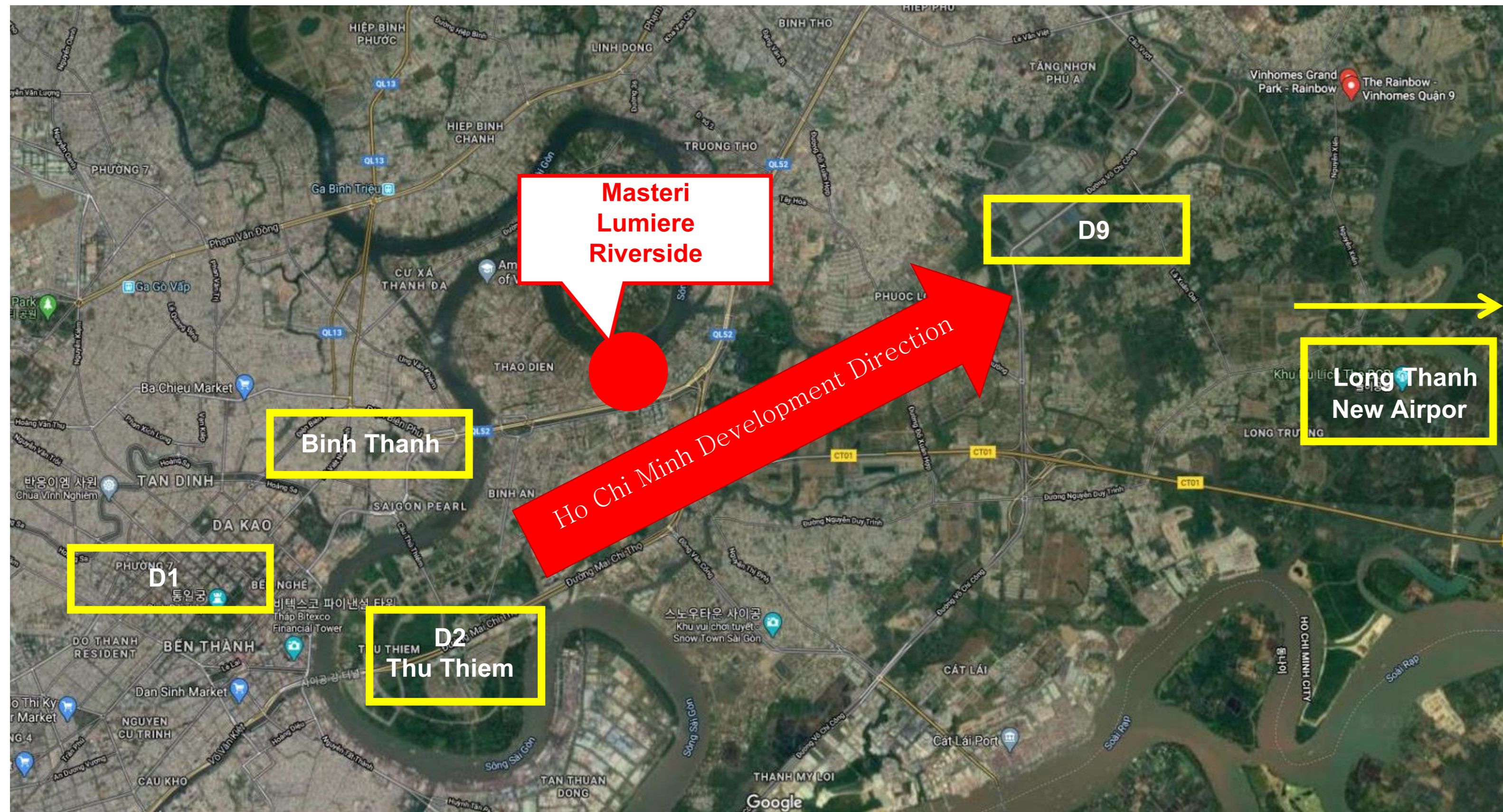


Supply ratio to demand for apartments in Ho Chi Minh in Q1 2020: 10-15%:
10-15% (2019)

Over 50% reduction in apartment supply in 2020

→ **Apartment prices are rising due to lack of supply**

HO CHI MINH DEVELOPMENT DIRECTION



- 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 Vinhomes Grand Park

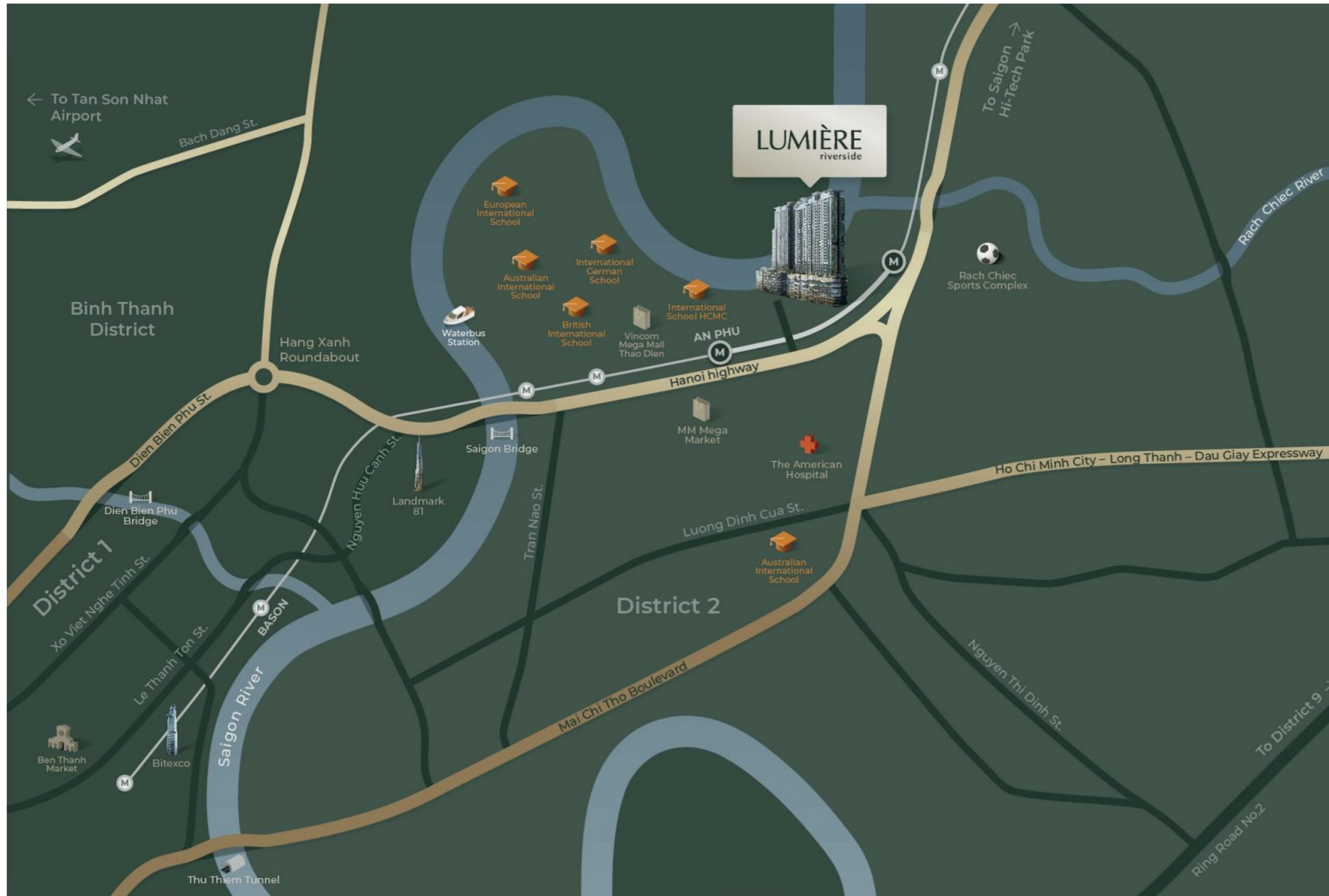
LOCATION



With the opening of Subway Line 1, real estate prices on the same line as subway stations are expected to continue to rise.

(Source: CBRE)

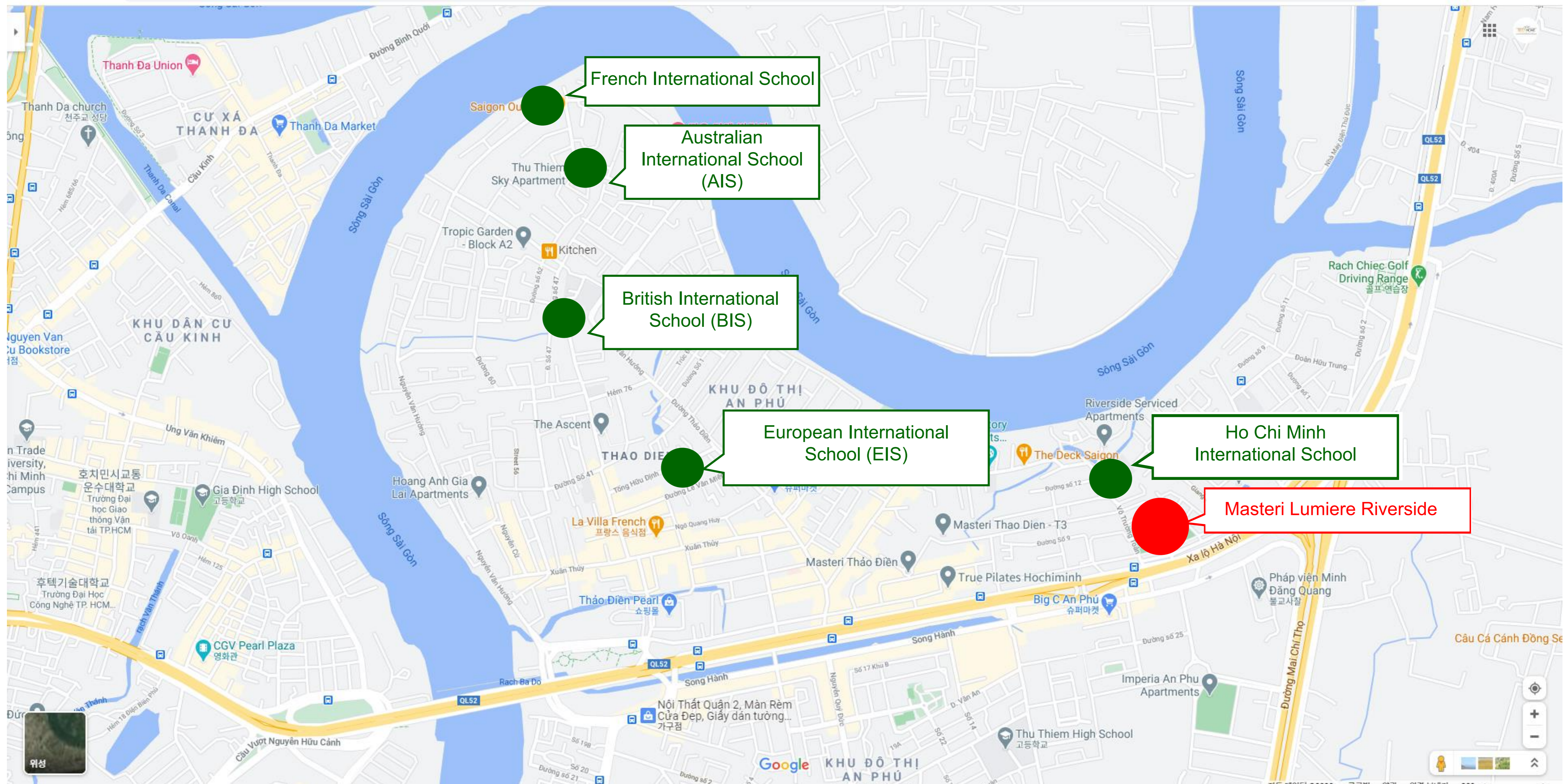
LOCATION



- 1 minute: International schools such as ISIS, BIS, and prestigious private and public schools
- 2 minutes: An Phu Metro Station (about 600m), Rach Chiec Metro Station (about 700m), Vincom Mega Mall Thao Dien
- 10 minutes: City Center - District 1
- 15 minutes: Tan Son Nhat International Airport, Vung Tau - Binh Duong - Dong Nai Expressway

→ **The last new sales project remaining in the station area of Thao Dien and An Phu**

LOCATION



OVERVIEW

LUMIÈRE riverside



Project	Masteri Lumiere Riverside
Developer	(MASTERISE HOMES
Location	628A Hanoi highway, District 2, HCMC, Vietnam)
Area	1.9ha
Density	30%
Number of Apt	2 Buldings (36F, 44F), 1,030 units
Room Type	1~3Bed/ Duplex/ Penthouse/ Shophouse 1BR: 49~52m ² 2BR: 68~77m ² 3BR: 92~113m ² Duplex/ Penthouse: 99~256m ²
Price/m2	~ 4,000~5,000\$/m ²
Handover	2023/ 2Q
Deposit	200 mil/ booking
Amenities	BBQ, shopping mall, swimming pool, community rooms, spa, gym, kindergarten, park, children's playground, etc.
Other	Free Management Fee within 5 years after handover

OVERVIEW



KEYS INVESTMENT POINTS

- ▶ 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.
- ▶ An excellent location as the last project to be sold in the An Phu - Thao Dien station area
- ▶ Project price to rise due to commercialization of Ho Chi Minh Metro Line 1
- ▶ It is the best school district where prestigious international and private schools are gathered, and the surrounding commercial infrastructure enables stable rental profits.
- ▶ This is the last new sale project in An Phu - Thao Dien station area, and apartments can be paid in installments.

OVERVIEW

WEST

- 44F
- Office: 6F
- Shophouse: 2-3F
- Parking Lot:
Basement 2F ~
Above ground 4F



EAST

- 36F
- Office: 3F
- Shophouse: 2F
- Parking Lot:
Basement 2F ~
Above ground 3F

GENERAL LAYOUT

Saigon River View

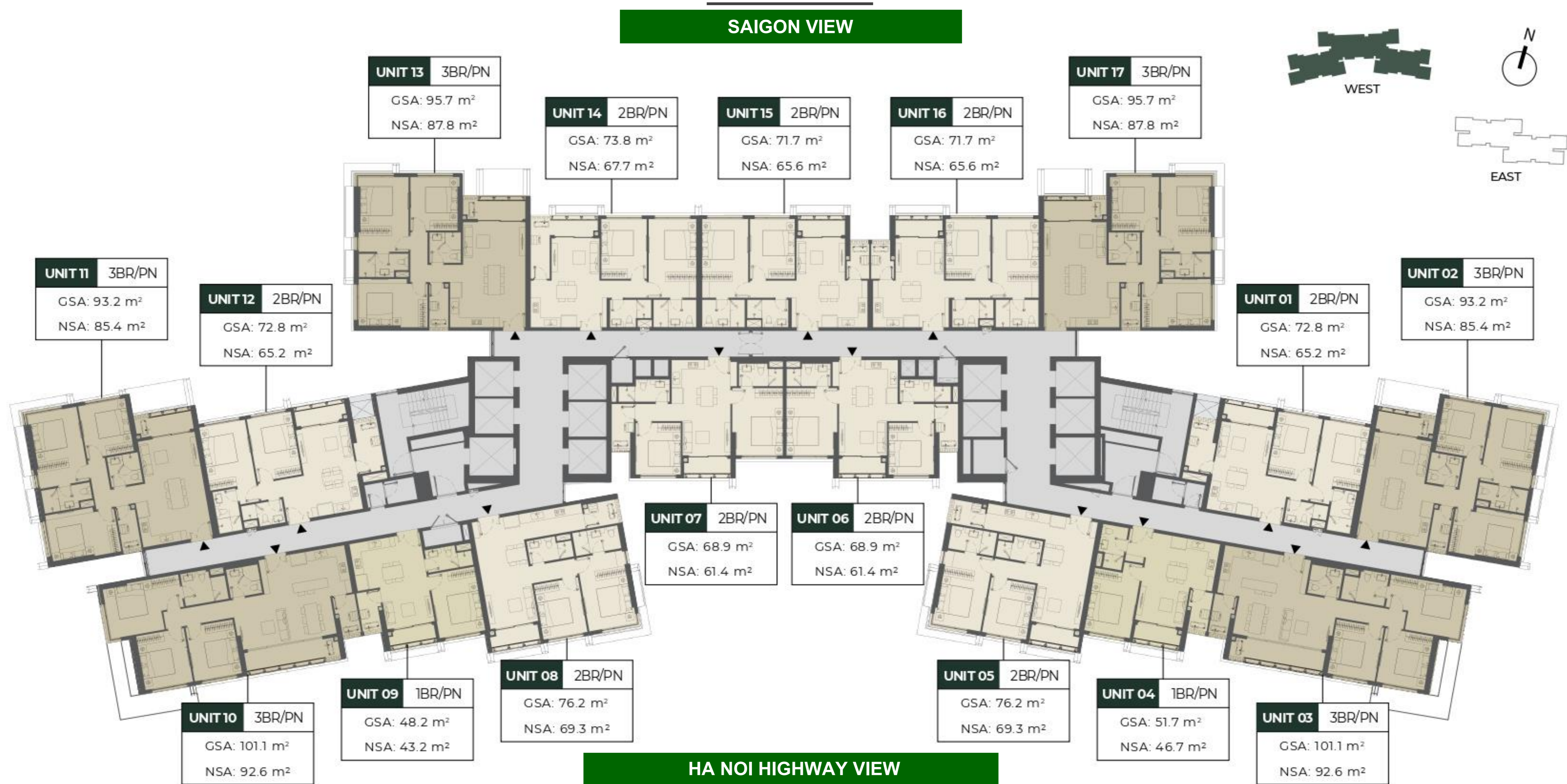


Lumiere WEST

Lumiere EAST

HA NOI Highway View

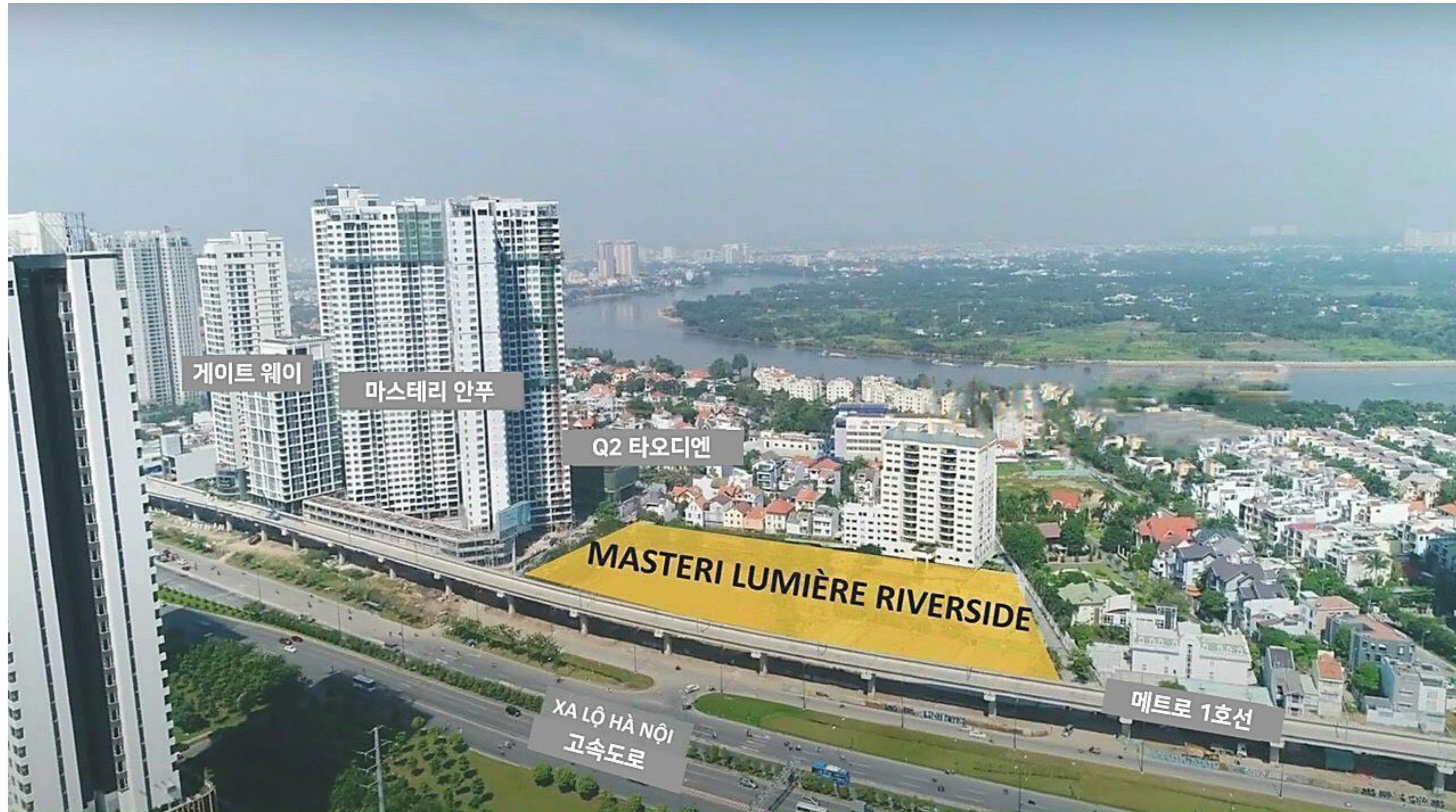
LAYOUT (WEST)



LAYOUT (EAST)



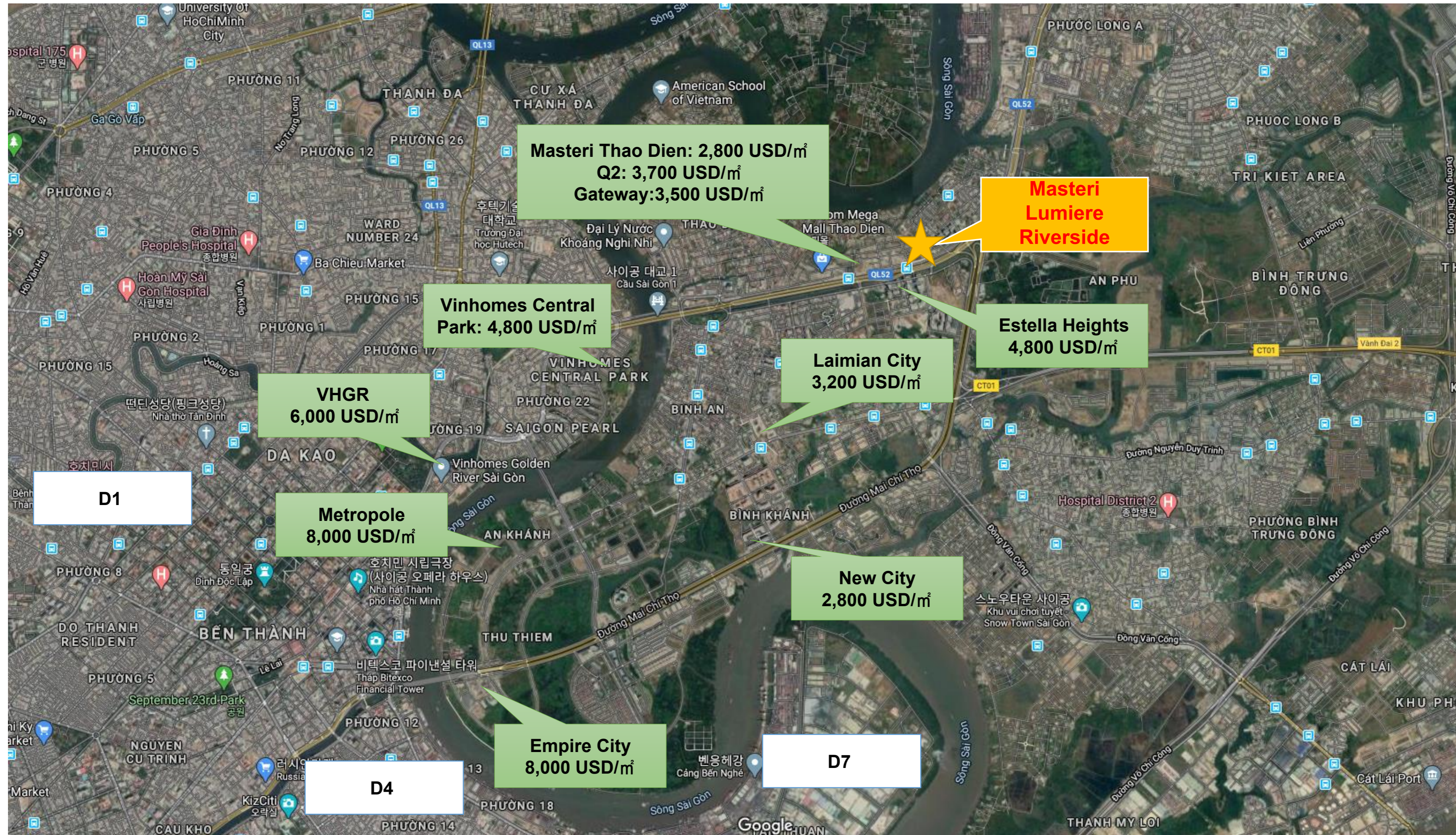
SURROUNDING PROJECT



SURROUNDING PROJECT



SURROUNDING PROJECT



INTERNAL FACILITIES



MASTERI LUMIERE RIVERSIDE VIEW



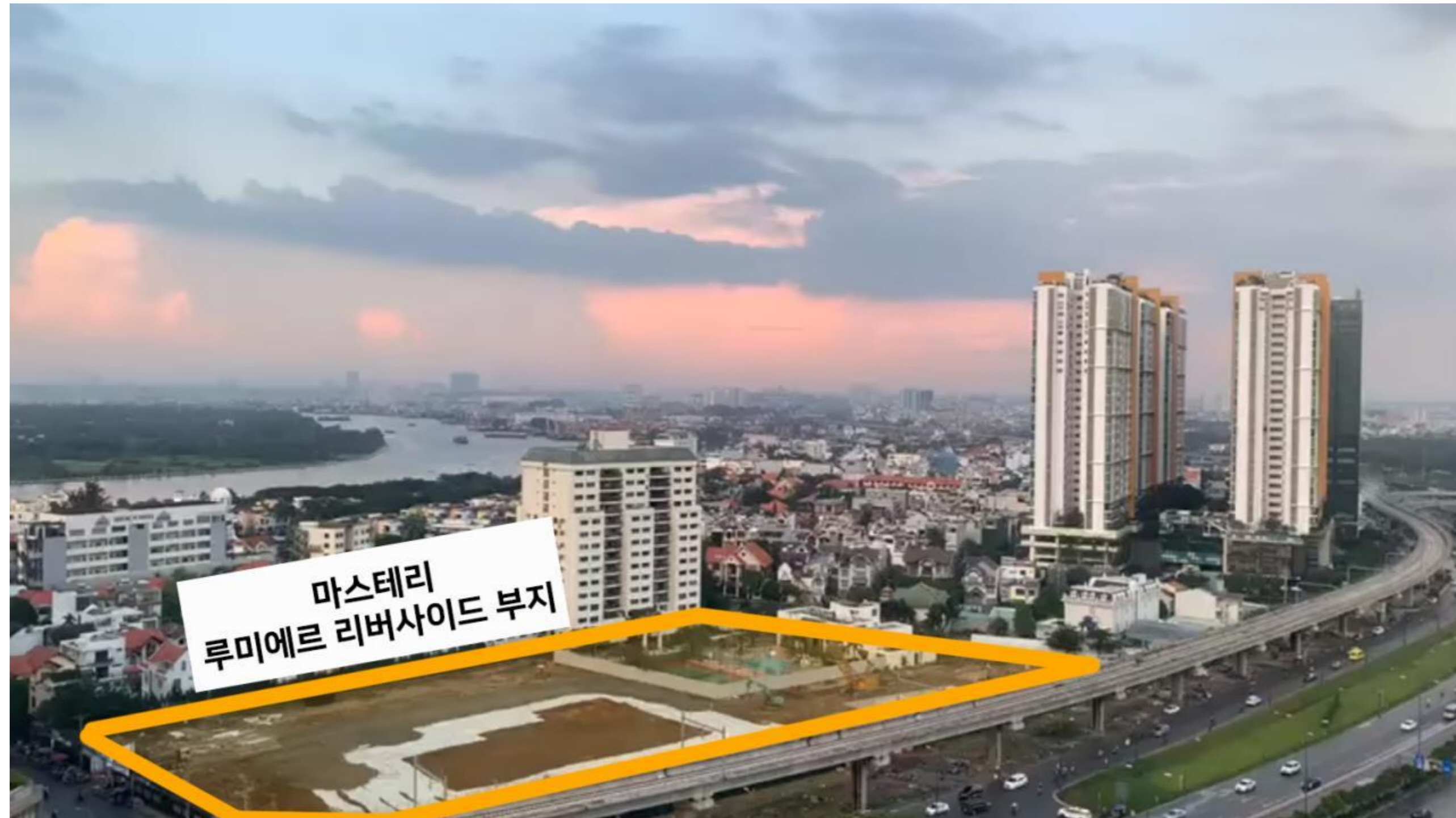
<Central Park - LM - 81 & City View>

MASTERI LUMIERE RIVERSIDE VIEW



<SAI GON RIVER VIEW >

MASTERI LUMIERE RIVERSIDE SITE (11/14)



Currently, the site has been organized, and heavy equipment such as cranes has been put in for the construction.

PAYMENT SCHEDULE

No	Payment schedule	Standard Payment	Accelerated payment	Payment schedule with supporting interest rate of 0%	
				by own capital	Disbur sed by the bank
	Advance Amount	200,000,000	200,000,000	200,000,000	
1	Within 07 days from the signing date of Registration Form	10% (Included Advance Amount)	100% (Included Advance Amount)	10% (Included Advance Amount)	
2	Within 60 days from the due date of 1st installment	10%		10%	
3	Within 60 days from the due date of 2rd installment	10%		10%	
4	Within 15 days from the due date of 3rd installment				70%
	Within 60 days from the due date of 3rd installment	10%			
5	Within 60 days from the due date of 4th installment	10%			
6	Within 60 days from the due date of 5th installment	10%			
7	Within 60 days from the due date of 6th installment	10%			
8	Pursuant to Apartment Handover Notice	25%+ VAT+ 2% MF	2% MF	2% MF	
9	Pink book	5%			
	Discount	0%	5%		0%

VNK Investment Consultancy



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