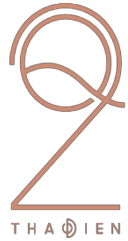




Q2 THAO DIEN





ABOUT PROJECT DEVELOPER

Leading Real Estate Company in Singapore

Fraser Centrepoint Limited (FCL) is one of the leading real estate companies in Singapore, operating real estate business in selected markets such as Singapore, Australia, UK, China and Southeast Asia.

FCL invests in, develops and manages award-winning real estate projects through its strategic business units, focusing on residential, commercial and residential real estate.

Serving customers around the world

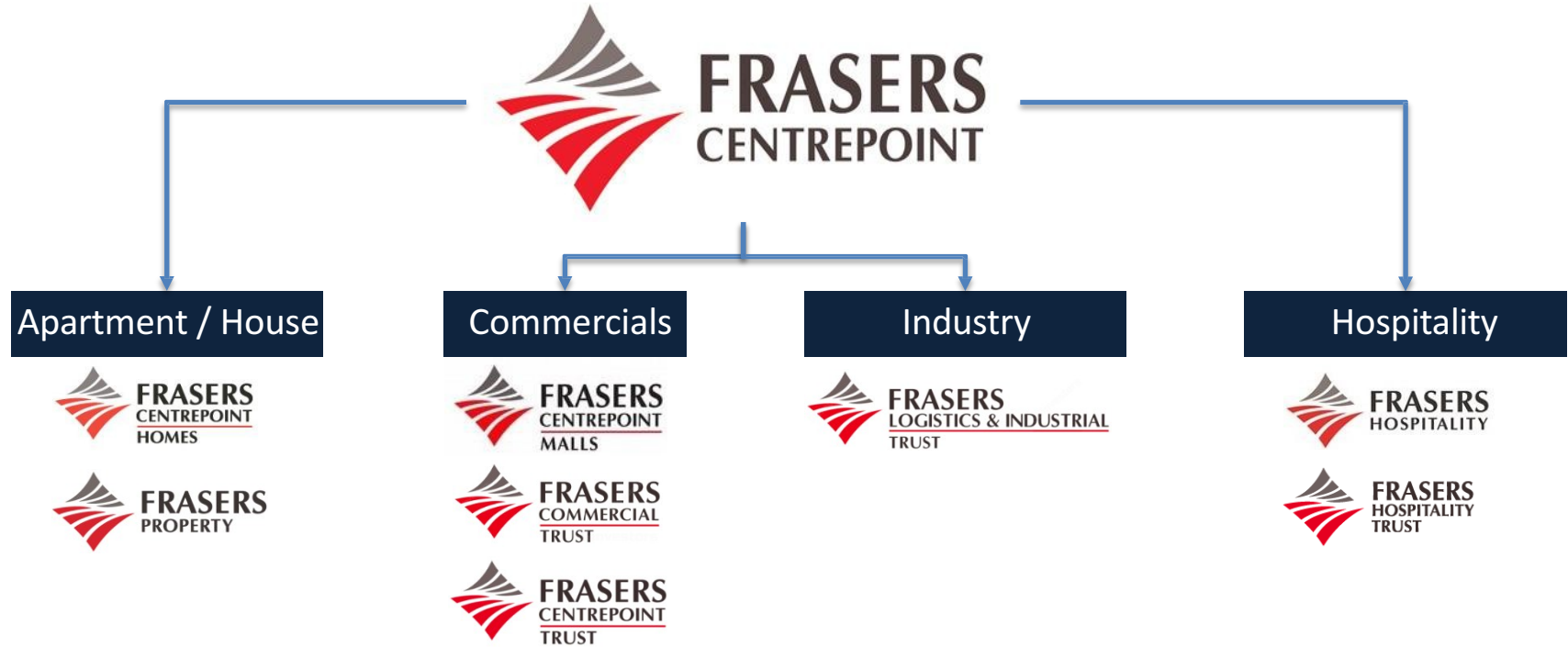
FCL is both the owner and operator of the business in the field of translation Hotel services are available in more than 80 cities throughout Asia, Australia, Europe and the Middle East. Over the years, FCL has improved its understanding of core business.

FCL is characterized by a common goal in all markets

Developing products that are useful to serve everyone. Where young people and the elderly can live, work and play together.

FCL is proud of its contribution to the cities where FCL is present; From the provision of housing to families and accommodation for travelers to efficient spaces, it is possible for businesses to thrive and commercial centers cater to the needs of the local community.

FRASERS CENTREPOINT LIMITED



- Total assets: over \$ 18.3 billion (as of March 31, 2017)
- Profit before tax 2016: more than 688 million

FCL holds many projects in all fields
82 cities in 26 countries around the world





SINGAPORE

FCL has launched a real estate market in Singapore

21,800

APARTMENTS

Equivalent $\times 1.8$ total number of luxury apartments

launched in HCMC in 2016



AUSTRALIA

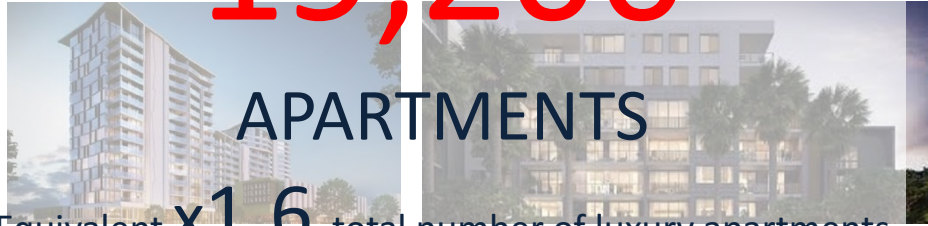


FCL has launched a real estate market in Australia

19,200

APARTMENTS

Equivalent **x1.6** total number of luxury apartments



launched in HCMC in 2016



- FCL has developed over 8,000 apartments / houses
- Three projects are being developed, including two apartment buildings and an industrial zone project



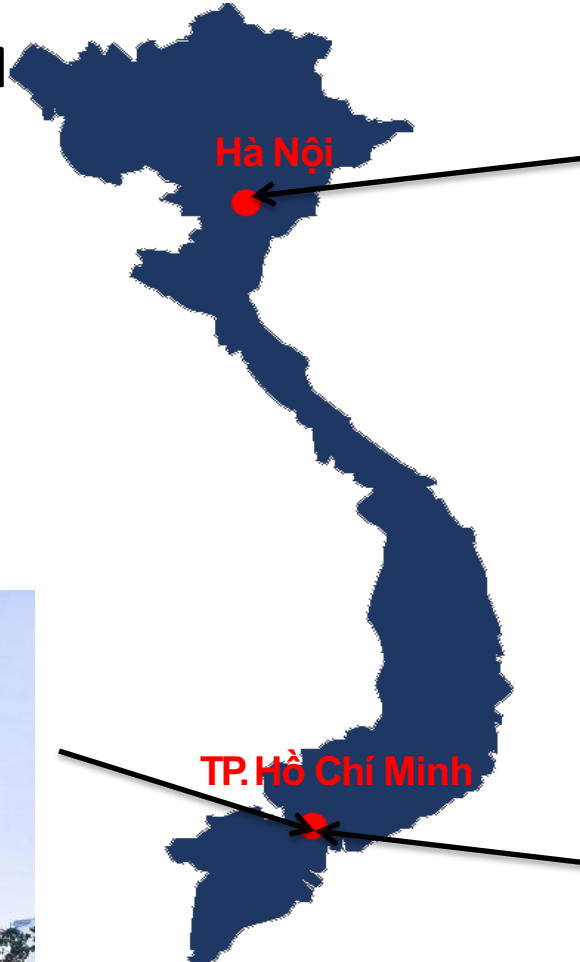
- FCL built more than 600 apartments / houses
- Currently developing 3 projects in London



- Owned 39.9% stake in Golden Land Property Development Public Company Limited
- Owning a 40% stake in TICON Industrial Connection Public Company Limited
- Cooperate with TCC Assets to develop a complex project in Bangkok

- FCL successfully acquired 86.56% of the shares by Geneba Properties N.V
- Geneba owns and manages properties in the Netherlands and Germany with a total value of 540 million Euros

PROJECTS IN VIETNAM



Frasers Suites – Tây Hồ

Mê Linh Point Tower – DIST 1



Capri by Frasers – DISTRICT 7



ĐƠN VỊ TƯ VẤN KINH NGHIỆM

Architecture (Singapore)



P&T GROUP

- Established: 1868
- More than 2,000 employees operate in over 70 cities
- Design over 10 million square meters floor every year

Mechanical and electrical Engineer (Singapore)



J ROGER PRESTON (S) PTE LTD
MECHANICAL & ELECTRICAL CONSULTING ENGINEERS

- Established: 1962
- More than 600 employees in six Asian countries
- Provides services for 14 different sectors

Construction Engineering (Singapore)



- Established: 1984
- Being consultant for 46 projects in many fields in Asian countries

Construction Budgeting (Vietnam)



- More than 150 employees in 7 countries around the world
- Advised 63 projects in Vietnam, 147 projects in the world

Scenery planning (Thailand)



- Established: 2008
- Has implemented many large projects in China, Singapore, Vietnam and Middle East countries
- Typical in Vietnam: Diamond Island, Phu My Hung Midtown

Interior design (Hong Kong)



- Established: 2010
- Consulted 53 projects in Vietnam: Saigon Royal, Vinhomes Villas, Saigon Pearl, Madison, etc.



PROJECT INFO

Developer: G Homes House Development JSC

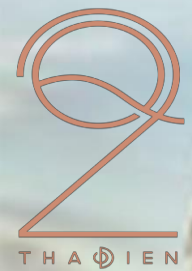
Name of project: Q2 Thao Dien

Location: Road No. 9, Road No.10, Vo Truong Toan Street, Thao Dien Ward, District 2, Ho Chi Minh City.

Area: 9,642.5 m²

Tentative complete time: 2020

Type of project: Apartments, Commercial, shophouse, Serviced apartment



PROJECT OVERVIEW

9,642.5 m²

Total area

315 units

2 buildings

32 storeys

1 basement garage

6 storey commercial space cum parking

Facility area at 6th, 13th and 14th floors

Construction plan:

315 apartments

15 shophouse

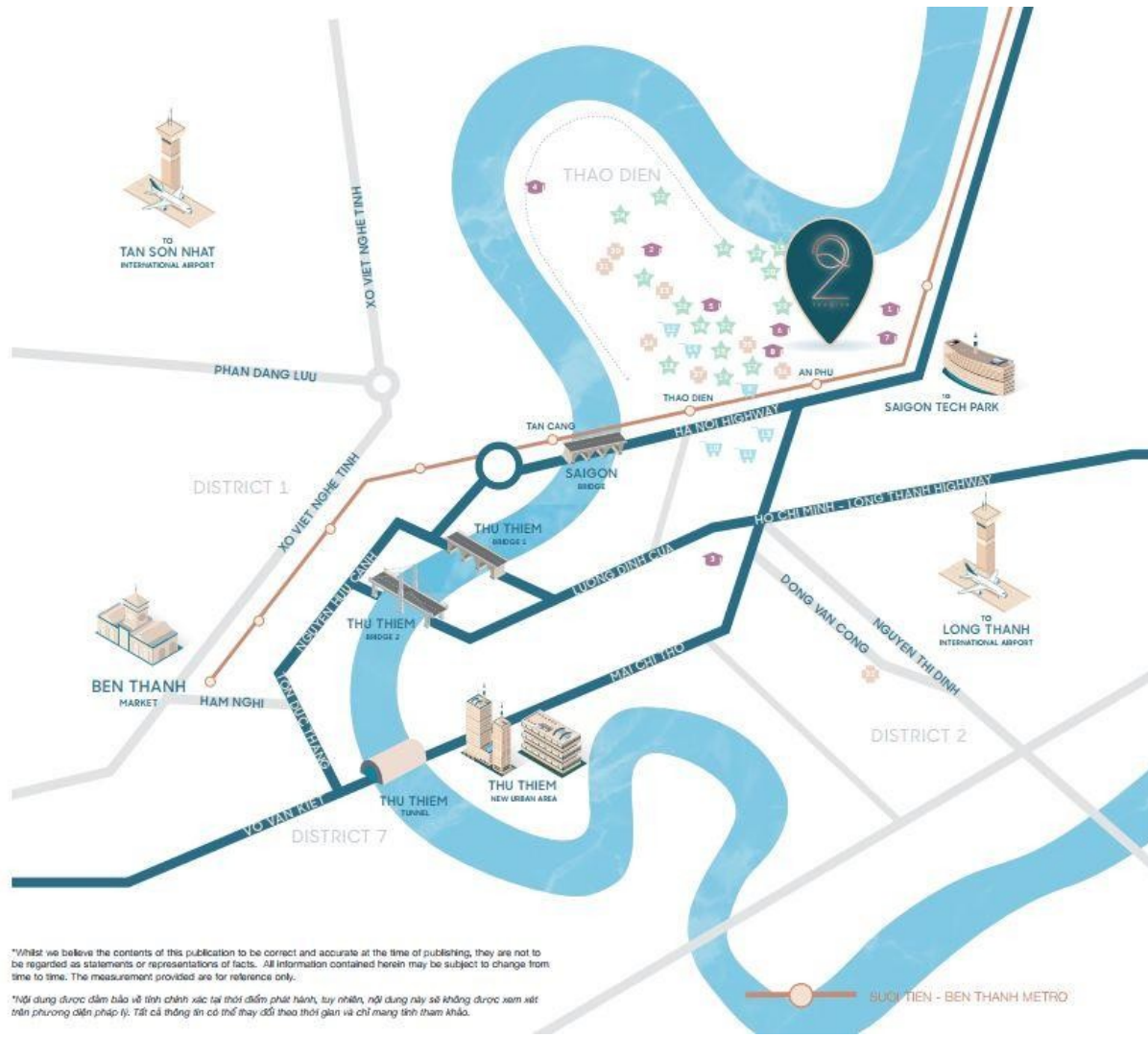
12 townhouses and 6 villas

156 serviced apartments

VỊ TRÍ

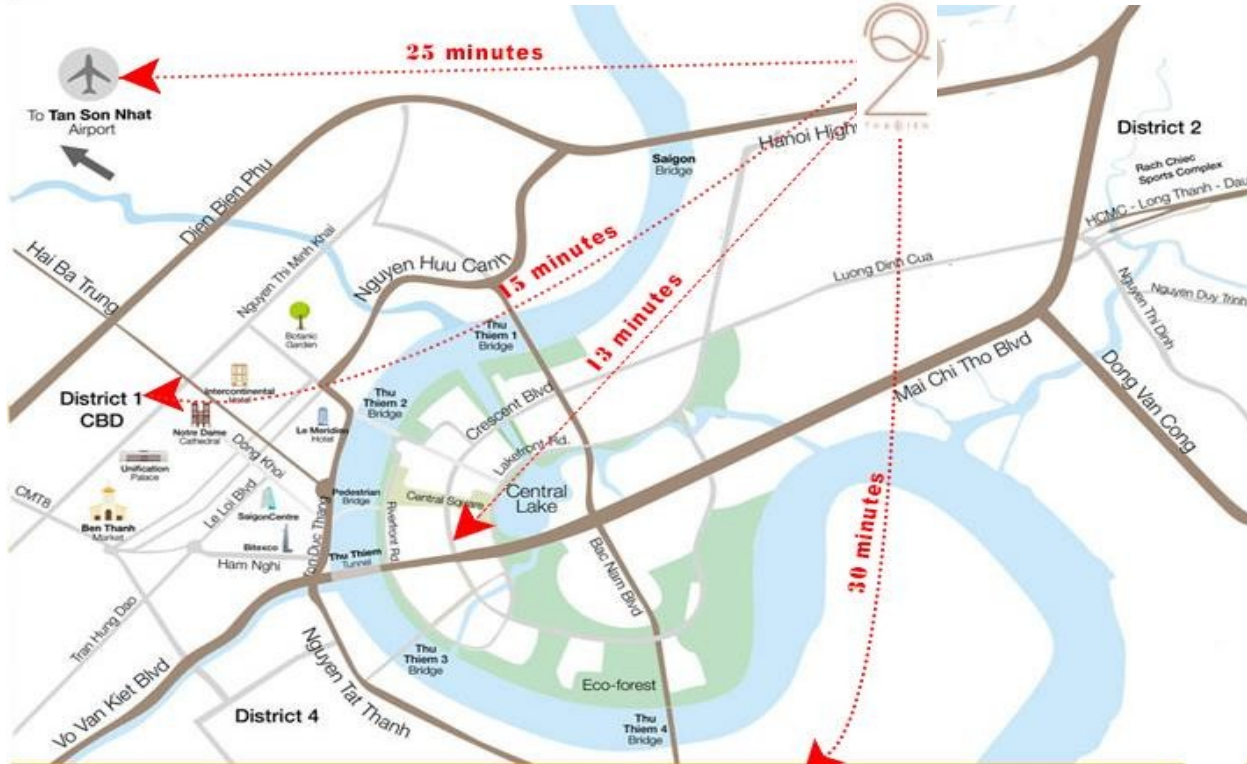
Beverly Hills của Việt Nam

Được biết đến như là nơi sinh sống của những người giàu có, nổi tiếng và có liên quan về chính trị của thành phố Hồ Chí Minh, một thế giới bao quanh bởi cây xanh với tầm nhìn ra một con sông lớn ở tất cả các phía như một phần của môi trường sống tốt bậc của bạn. Chỉ cách trung tâm thành phố Hồ Chí Minh 30 phút lái xe và cách sân bay quốc tế Tân Sơn Nhất tương đối đồng bộ, Q2 Thảo Điền chỉ cách khu thương mại mới ở Thủ Thiêm 15 phút, khiến cho người dân có thể tiếp cận được với các khu vực trọng điểm của thành phố Hồ Chí Minh.



*Whilst we believe the contents of this publication to be correct and accurate at the time of publishing, they are not to be regarded as statements or representations of facts. All information contained herein may be subject to change from time to time. The measurement provided are for reference only.

*Nội dung được đảm bảo về tính chính xác tại thời điểm phát hành, tuy nhiên, nội dung này sẽ không được xem xét trên phương diện pháp lý. Tất cả thông tin có thể thay đổi theo thời gian và chỉ mang tính tham khảo.



LOCATION

Convenient connection to all key areas of Ho Chi Minh City.

Tan Son Nhat International Airport: 25 minutes
District 1: 15 minutes
New Town Thu Thiem: 13 minutes
Phu My Hung: 30 minutes

Parkson Cantavil



MM Mega Market



Vincom Mega Mall





FACILITIES



Education

- HCMC International School (ISHCMC)
- British International School (BIS)
- Australian International School (AIS)
- American International School (TAS)
- European International School (EIS)
- EtonHouse International Kindergarten



Shopping and entertainment

- Vincom Mega Mall
- MM Mega Market
- Parkson Department Store
- Annam Gourmet Market



Restaurant & Cafe

- The Deck Saigon
- BoatHouse Restaurant
- La Villa French Restaurant
- Mekong Merchant Saigon



Medical center

- Family Medical Practice Clinic
- Phuc An Khang International Hospital
- Thao Dien health center
- European Dental Clinic



The Nassim



View THÀNH PHỐ



Gateway
Thao Dien

Masteri
An Phu



View SÔNG



View ĐÔNG



View to Saigon river with unlimited vision

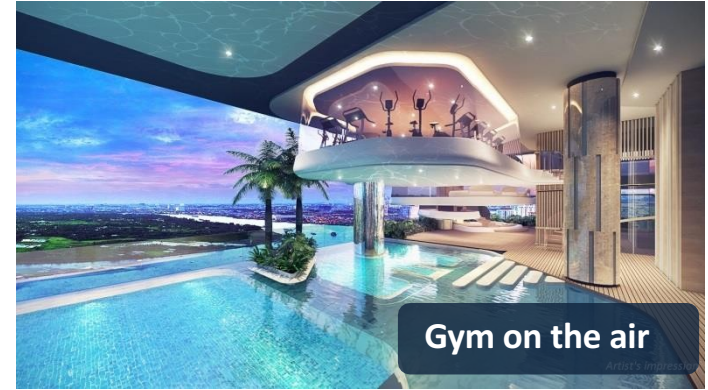
350m to Saigon River
Cách sông Sài Gòn 350m



FACILITIES

SIX@Q2

- Gym room on the air
- Sunday Morning Yoga Room
- Typical helical steps
- Adult swimming pool
- Children's pool
- Water play area
- Landscape
- Relaxing lake
- Massage area
- Aquatic therapy
- Relaxing chairs under water
- obstacle overcome playground
- Children's play area
- BBQ area and outdoor party
- Stage
- Game table
- Multi-purpose sports center



Gym on the air



50 meters long
infinity pool

Disclaimer: Some images are for illustrative purposes only, not actual images of the project

FACILITIES

- Bar
- The Hanging Gardens
- Entertainment corner
- Reading area
- Chess area
- Outdoor reading corner
- Mini library
- Meditation area
- Bird Club

ONE-TREE
@Q2



Khuyến cáo: Một số hình ảnh chỉ mang tính chất minh họa, không phải hình ảnh thật của dự án



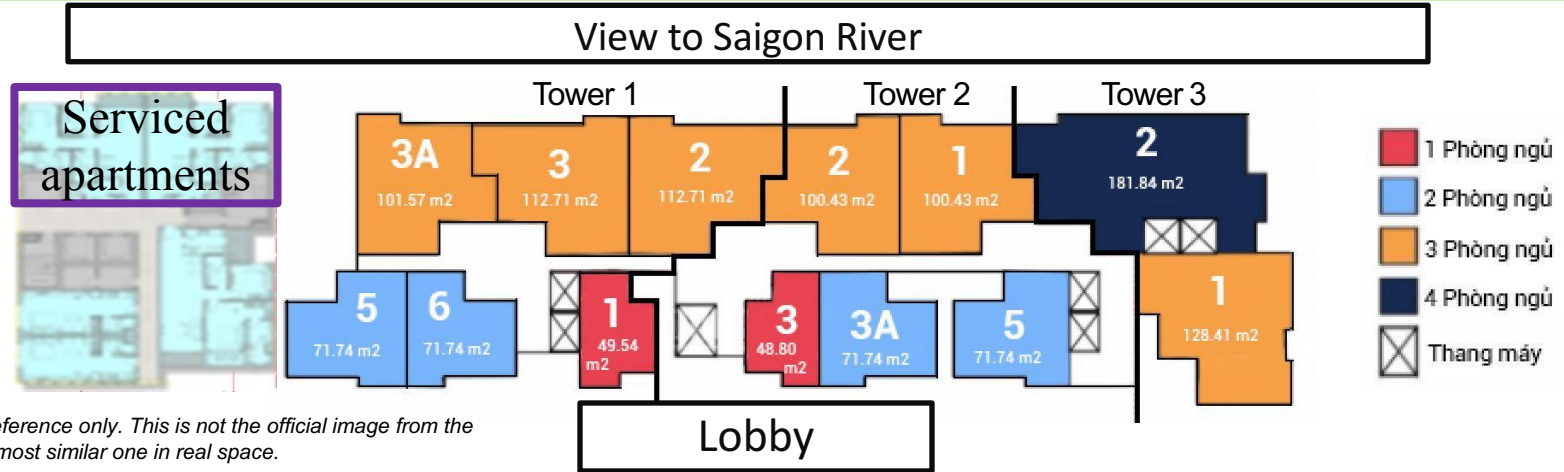
FLOOR PLANS

Interior design for detailed customers

Every detail in creating the perfect living space has been carefully considered. Q2 Thao Dien will surely meet the expectations of even the most sophisticated customers by the great taste in the exquisite products. From luxury furnishings and design equipment to excellent workmanship, each apartment at Q2 Thao Dien will bring you romance.

1 & 2 bedrooms apartment : view to Masteri An Phu project and Hanoi Highway

3 BRM & 4 BRM Apartment : unlimited vision to the Saigon River



Pictures are for reference only. This is not the official image from the Owner but is the most similar one in real space.

Hướng Bắc



View Sông



Xa lộ Hà Nội, đường Metro số 1

TÒA 1

TÒA 2

TÒA 3

CĂN HỘ SANG TRỌNG



- 1 Phòng ngủ
- 2 Phòng ngủ
- 3 Phòng ngủ
- 4 Phòng ngủ
- Thang máy

MẶT BẰNG TẦNG

Khuyến cáo: Hình ảnh chỉ mang tính tham khảo. Đây không phải hình chính thức từ Chủ đầu tư mà là một hình phối gần giống nhất theo mặt bằng thật.

Housewares handed over from famous brands



Handover conditions

Typical and luxury apartments: **Basic finished**

Penthouse: Unfurnished handover

Kitchenware BOSCH/ HAFELE or equivalent



Bathware DURAVIT/ KOHLER/ HANS GROHE/ HAFELE or equivalent

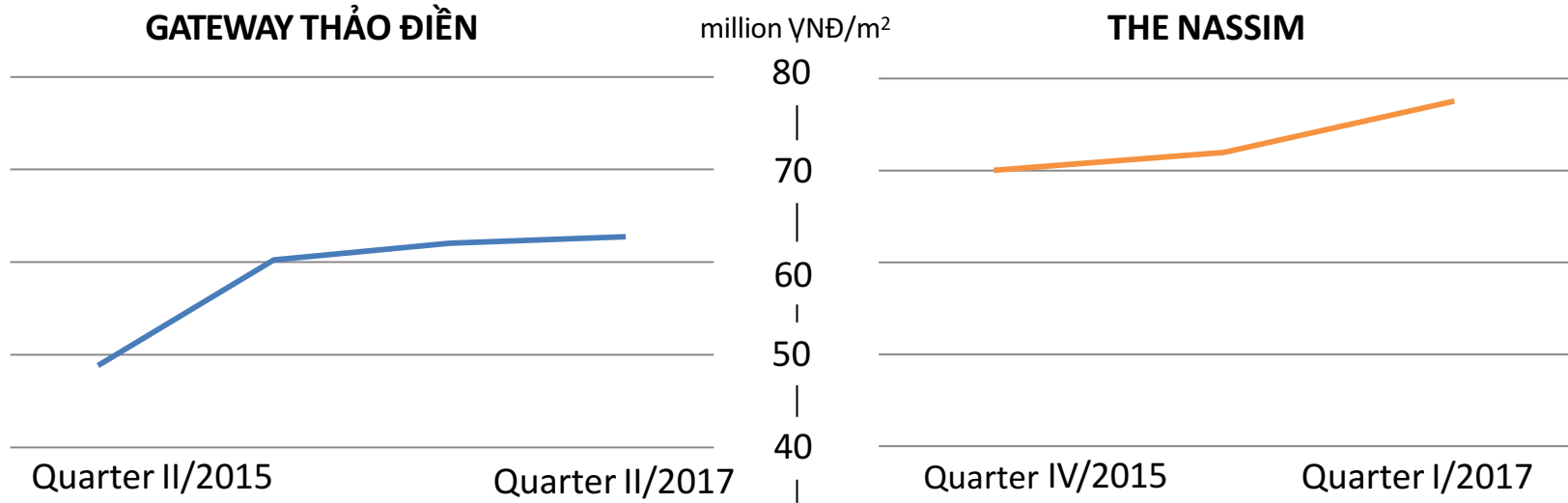


APARTMENT STATISTICS & PRICE INDEX

Type	Quantity	Area(m ²)	Clearance area (m ²)	Price (VND billion)
1 BRM	46	50	45	3.50
2BRM	94	72	65	5.04
3 BRM	116	100 – 112	92 – 104	7 – 7.84
3 luxury BRM with separate lift	24	128	120	8.96
4 luxury BRM with separate lift	24	180	167	12.60
Penthouse áp mái 1	2	90	83	6.30
Penthouse áp mái 2	4	129	117	9.03
Penthouse	5	230 - 400	210 – 370	16.10 – 28

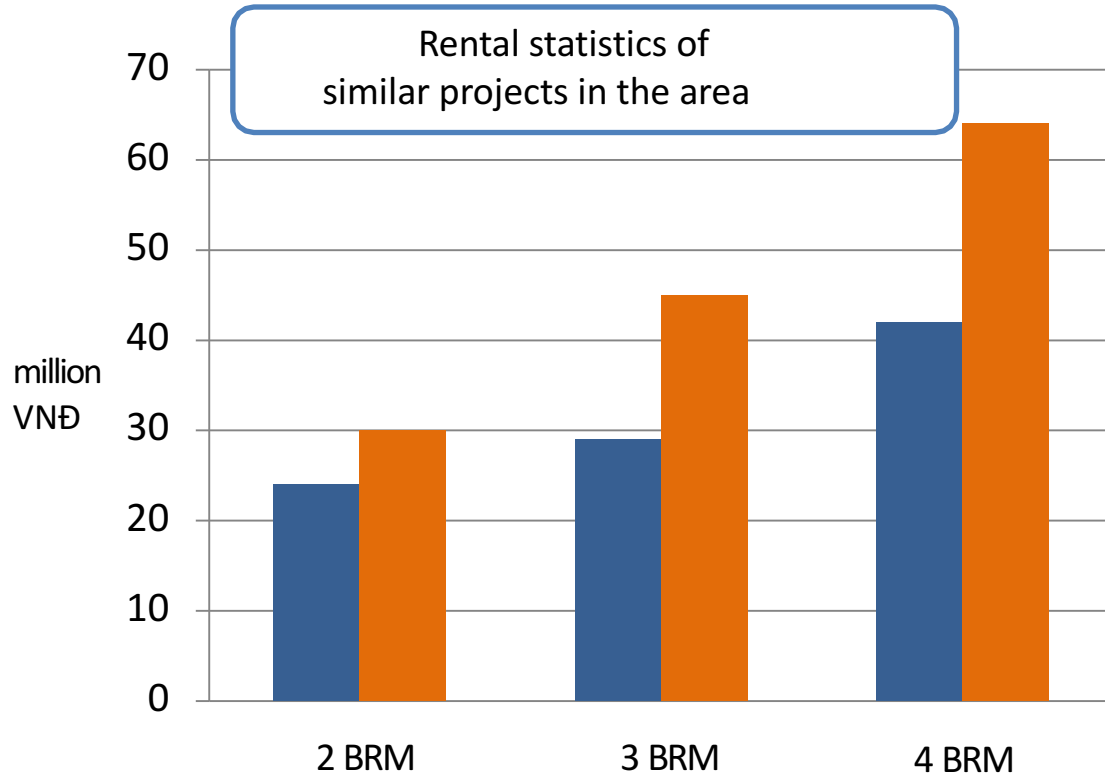
Expected price of Q2 Thao Dien from 65 to 75 million VND per square meter.

FORECAST ENDORSEMENT PROFIT



- Q2 Thao Dien belongs to the luxury segment in District 2, similar to the Gateway Thao project and the Nassim. There is a very strong price increase with these two projects, which are about 15% -20% in a short period of time.
- With the same quality and condition, Q2 Thao Dien has great potential to achieve similar potential profitability.

FORECAST RENT-OUT PROFIT



Take rental price index of equivalent projects in the area (such as The Estella and The Vista), along with the expected selling price of Q2 Thao Dien, the rental income at the time of Q2 Thao Dien is approximately:

- **7.33%** for 2 BRM Apartment
- **6.69%** for 3 BRM Apartment
- **5.84%** for 4 BRM Apartment

Conclusion

The expected handover of The Gateway to Thảo Điền and The Nassim apartments boost rental price in the area, This shows that the average rental income of Q2 Thao Dien at 6% - 7% - only a low estimate at the moment. Thus, we assume that the actual profit from Q2 Thao Dien will be higher

WHY Q2 THAO DIEN SPECIAL?

1. International investors with strong potential

2. Good location in the luxury real estate

3 BRM, 4 BRM Apartment river view with unlimited vision

International-class facilities: international schools, luxury restaurants

Experienced consultants, proven expertise

High quality apartment, worthy

Good investment opportunities based on actual statistics from market research

Projects in the same segment in the area either sold out or nearly sold out, not available longer

Other projects will be launched until 2018

The Nassim: sold out

D'Edge: also a gate Thao Dien Gateway: only a few apartments

Special benefits for customers deposit early, into guest V.I.P and invited to V.I.P Event of the Owner.

PAYMENT SCHEDULE

Period	Time	% payment
1	From the sale opening until signing the contract (expected in 1/2018)	30%
2	From the date signing of the contract to the handover (expected in 2020)	20%
3	Handover apartments and keys	45%
4	Pink book (1 year after handover)	5%

Note: This is a payment schedule based on our estimates and is subject to change at the discretion of the Owner.

PROJECT PROGRESS

