

PRESS RELEASE

Press Release

October 22, 2024
Nomura Real Estate Development Co., Ltd.

Release category

Global

Nomura Real Estate Joins "The Senique Hanoi" Project in 420-Hectare Township Development in Eastern Hanoi Developing approximately 2,150 residential units in three 37-story buildings

Key points in this release

1. Participating in an eastern Hanoi project comprising approximately 2,150 residential units
2. Offering comprehensive amenities and a spacious premium living environment
3. Establishing an inaugural joint venture with CapitaLand Development, the real estate development arm of CapitaLand Group

Nomura Real Estate Development Co., Ltd. ("Nomura Real Estate", Head office: Shinjuku-ku, Tokyo; President and Representative Director: Daisaku Matsuo) announced today that Nomura Real Estate is joining "The Senique Hanoi" Project ("Project") in the eastern part of Hanoi, Vietnam, in partnership with CapitaLand Development and Mitsubishi Estate Co., Ltd. ("Mitsubishi Estate"). This project marks Nomura Real Estate's first development in Hanoi and its inaugural partnership with CapitaLand Development, a division of CapitaLand Group who manages real estate investment and development across more than 40 countries globally.



[The Senique facade]

NEW VALUE, REAL VALUE



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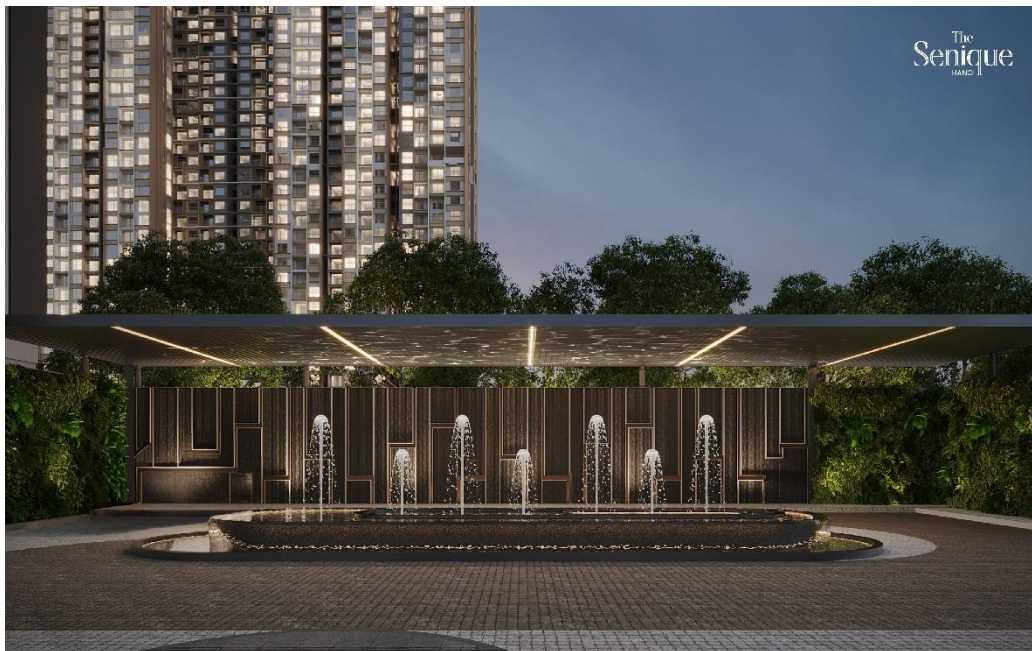
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The buildings are located in the eastern Hanoi, about 10km, 30-minute drive from the Central Business District (CBD), close to a range of attractive amenities in "Ocean City*" such as an artificial saltwater lagoon and a freshwater lake, green-rich parks, themed attractions, international schools, VinUniversity, shopping malls, medical facilities and more.

*A township project with three distinctive districts: Vinhomes Ocean Park 1, 2, and 3, developed by Vinhomes, Vietnam.

The development consists of three 37-story buildings primarily for condominium units ranging from 1BR to 4BR, with plans to include penthouse units up to 430 square meters. Additionally, around 10% of the total units will feature loft-style duplex apartments, making this development truly unique in the Eastern of Hanoi. The name "Senique" is a coined word combining "Sen," the Vietnamese word for lotus (Vietnam's national flower), and "Unique." The concept combines traditional Vietnamese elements with modern Western elements, embodying "the continuous fusion of Eastern and Western cultures." The high ceiling incorporates spacious premium living environment and the buildings will feature a pool, lounge, and gym with the security gates - a first for high-rise buildings within the township area. Additionally, the project aims to obtain the "EDGE Certified" environmental certification, promoting energy efficiency, water conservation, and resource-saving at the buildings.

Nomura Real Estate continuously applies "KAIZEN" (continuous improvement) approach to the development leveraging our expertise for elevating issues to improvements in each process of product planning, construction quality, and sales in Japan. Together with CapitaLand Development and Mitsubishi Estate, Nomura Real Estate aims to create more comfortable living spaces.



【The Senique Premier's Arrival Courtyard】

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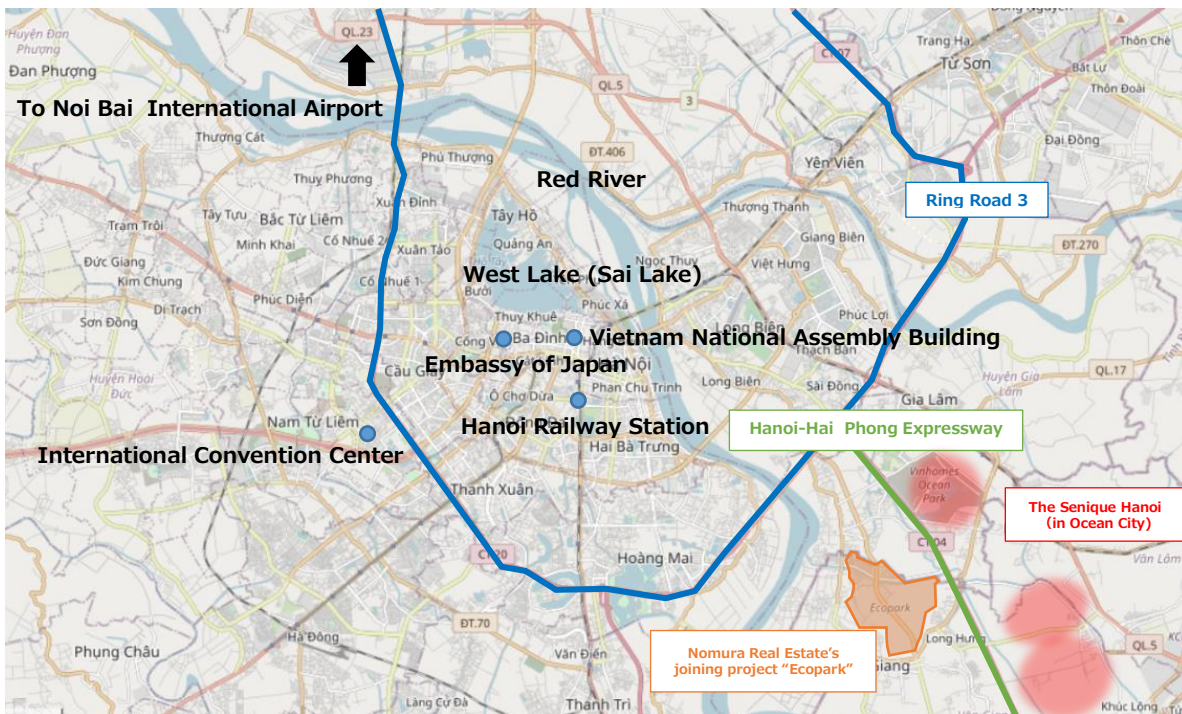
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<"The Senique Hanoi" Project>

Location	Hanoi, Vietnam
Site Area	approx. 2.1 ha
Scale	3 towers, with 1 basement level and 37 floors above ground
Purpose	Condominium, commercial shop
Total units	Approx. 2,150 condominium units
Residential space	42sq m~430sq m
Completion and Delivery	planned to be in 2027
Developers	CapitaLand Development, Mitsubishi Estate Co., Ltd., Nomura Real Estate Development Co., Ltd.

<"The Senique Hanoi" Area>



Future Business Development in Vietnam

Nomura Real Estate has identified international expansion as a key growth driver in its medium to long-term strategy with ambitious targets for its global operations: By the fiscal year ending March 2031, Nomura Real Estate plans to invest approximately 550 billion yen in overseas business ventures, and within this timeframe, Nomura Real Estate aims to boost its international profit contribution, targeting 15% or more of total profits from overseas operations.

Currently, Nomura Real Estate has been engaged in eight residential and office projects in Vietnam, primarily in Ho Chi Minh City and Hanoi, encompassing approximately 30,000 residential units. This represents the company's largest overseas market among countries where it operates. Nomura Real Estate will maintain its focus on Vietnam as a key business country, continuing to advance residential

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and office development projects aimed at delivering added value to customers and local communities centering on the two cities.

[References]

Profile of CapitalLand Development

Company Name	CapitalLand Development (Vietnam)
Office	Hanoi: Floor 30, Tower 1, Capital Place, 29 Lieu Giai Str., Ngoc Khanh Ward, Ba Dinh District, Hanoi Ho Chi Minh City: Floor 17, Deutsches Haus Ho Chi Minh, 33 Le Duan Str., Ben Nghe Ward, District 1, HCMC
Company HP	https://www.capitaland.com/vn
Business Activities	<p>CapitalLand Development (CLD) is the development arm of the CapitalLand Group, with a portfolio worth S\$21.3 billion as of 30 June 2024. CLD's well-established real estate development capabilities span across various asset classes, including integrated developments, retail, office, lodging, residential, business parks, industrial, logistics and data centers.</p> <p>CLD (Vietnam) oversees and grows CLD's investment and development business in Vietnam, one of CLD's core markets where it has built an extensive presence over 30 years. CLD (Vietnam)'s portfolio comprises one SOHO development, two integrated developments, and over 18,000 quality homes across 18 residential developments. Its strong expertise in master planning, land development, and project execution has won numerous accolades including Asia Pacific Property Awards, PropertyGuru Asia Property Awards, PropertyGuru Vietnam Property Awards and Golden Dragon Award.</p>

Profile of Mitsubishi Estate Co., Ltd.

Company Name	Mitsubishi Estate Co., Ltd.
Headquarter	Otemachi Park Building, 1-1, Otemachi 1-chome, Chiyoda-ku, Tokyo
Company HP	https://www.mec.co.jp/en/
Projects in Vietnam	The development of condominiums in Vietnam began in 2010. Since then, we have established local subsidiaries in Ho Chi Minh City (2019) and Hanoi (2020) to enhance and deepen the business of offices, commercial facilities, and residential properties.



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[References] Nomura Real Estate's business operations in Vietnam

"Vu Yen Project (Royal Island)" (Hai Phong City/Development of approximately 1,550 units/Participation in 2024)

<https://www.nomura-re-hd.co.jp/cfiles/engnews/n2024090200371.pdf>

"Ecopark Project" (Hanoi area/ Development of approximately 3,000 units/ Participation in 2020 and 2023)

<https://www.nomura-re-hd.co.jp/cfiles/engnews/n2024082900370.pdf>

"Grand Park Project" (Ho Chi Minh City/More than total 20,000 units in the 2nd&3rd phases/ Participation in 2020 and 2023)

<https://www.nomura-re-hd.co.jp/cfiles/engnews/n2023121100347.pdf>

This material is an English translation of Japanese announcement made on August 14., 2024, by Nomura Real Estate Development Co., Ltd.