

PRESS RELEASE

Press Release

July 28, 2025

Release category

Global

Nomura Real Estate Development Co., Ltd.

Large-Scale Township Development in Bac Ninh Province, Northern Vietnam Participation in the "Hong Hac City Project"

- Nomura's Largest Project in Vietnam*1: A Mixed-Use Township Development Spanning Over 10 Years -

Key points in this release

1. Launching a new long-term project based upon over 10 years of trusted partnership with the local partner company, Phu My Hung
2. Nomura's largest Vietnam operation of a mixed-use township development with a total 285 billion yen project cost*2 and about 200 hectares
3. Forging a strategic profit structure with this new long-term/stable-profit project, with short-term/high-efficiency projects traditionally operated

Nomura Real Estate Development Co., Ltd. ("Nomura Real Estate", Head office: Shinjuku-ku, Tokyo; President and Representative Director: Daisaku Matsuo) and Phu My Hung Development Corporation ("Phu My Hung") have jointly launched the "Hong Hac City Project" ("the township") in Bac Ninh, one of the leading industrial zones of Vietnam adjacent to Hanoi .

Since 2015, Nomura and Phu My Hung have maintained and strengthened a stable cooperative relationship through Vietnam's rapid economic growth. With the aim of further deepening and forging this partnership, we are now embarking on a new, large-scale, long-term development project that will span more than 10 years.

*1 Comparison of total project costs in Vietnam-based projects of Nomura

*2 1 USD = 144.02 JPY (as of May 31, 2025)



[The Rendering of the Township "Hong Hac City Project"]

NEW VALUE, REAL VALUE



NOMURA REAL ESTATE GROUP

PRESS RELEASE

1. Significance of Nomura's Engagement in This Township

This township represents a landmark for both Nomura and Phu My Hung, with Nomura's recognized development capabilities forged through continuous value creation in Japan, Vietnam, and across Southeast Asia, and Phu My Hung's outstanding track record with over 30 years of township development in Ho Chi Minh City. By leveraging the expertise of both companies, this project aims to deliver an appealing and sustainable township, with a total project cost of approximately 285 billion yen, marking the largest project in Nomura's Vietnam portfolio.

The township site is located in Bac Ninh Province, a major hub for high-tech industries. Situated approximately 20km from central Hanoi and close to National Route 17, which links key industrial zones with Hanoi, the site serves as a vital gateway to the eastern part of the capital.

In the rapidly expanding Hanoi metropolitan area, where further population growth and development are expected, Nomura aims to create a high-value community and new lifestyle for residents by comprehensively developing approximately 2,850 low-rise homes, along with parks, a clubhouse, schools, hospitals, and commercial facilities in this prime location.

Participating in this long-term project for over 10 years, we aim to solidify our profit structure in Vietnam, adding long-term/stable-profit projects to existing short-term/high-efficiency projects that Nomura has achieved.

Furthermore, by building an integrated system for housing development and sales in Vietnam, Nomura will realize a product improvement cycle that swiftly and continuously adapts to customer needs. Through these efforts, we aim to establish our unrivaled position in the Vietnamese market as well.

2. Features of the Township

The township is planned to offer approximately 2,850 residential units of detached houses (villas) as well as a variety of housing types such as semi-detached villas and townhouses.

By adopting Nomura's proposed township development concept, "Gathering Nest to Enjoy Life With Seasons," the project aims to create external spaces that allow residents to experience the four distinct seasons of northern Vietnam, as well as enjoy lush greenery and waterfront areas. Approximately 20% of the entire township will be dedicated to green spaces, ensuring that this conveniently located area provides a nature-rich environment and spaciousness.

The project is planned to offer residential lots ranging from approximately 110m² to 380m², providing spacious homes with a sense of grandeur. Nomura's expertise in high-quality development will be seen in a grand entrance and façade, embodying the exceptional value of the township.

The project will have three ZONES for planning and sales. ZONE1 will feature a French Classic style, while ZONE2 and ZONE3 will adopt different architectural styles. While ensuring a cohesive streetscape, each ZONE will showcase its unique character.



PRESS RELEASE

Drawing Nomura's proven expertise in township development in Vietnam, we are committed to thoughtful planning and shaping a vibrant community that will be treasured for generations.



[Rendering of the Property]

3. Customer Feedback

On June 14, 2025, we held the first-ever reservation-only sales launch event for this township, attracting over 300 visitors. The project, jointly developed by Nomura and Phu My Hung, received extremely positive feedback from attendees. The application rate for the first phase reached approximately 80%, with over 100 applications submitted.

This successful event marks the beginning of a large-scale township project spanning more than ten years. We will continue to proceed with sales and development in phases going forward.



[Sales Launch Event]

NEW VALUE, REAL VALUE



NOMURA REAL ESTATE GROUP

PRESS RELEASE

4. Awards in Vietnam and Future Business Development in Vietnam

In 2019, Nomura established our local subsidiary, NOMURA REAL ESTATE VIETNAM CO., LTD. (“Nomura Real Estate Vietnam”), and has since participated in a total of 10 residential and office projects, comprising over 30,000 residential units, primarily in the Ho Chi Minh and Hanoi areas. This represents our largest overseas business presence to date. Leveraging the expertise in Japan, Nomura aims to enhance the value of a project and contribute to the development of the local real estate market.

Since December 2024, Nomura Real Estate Vietnam has been recognized with multiple awards, including “Excellent FDI Enterprise 2024 Top 10,” which selects outstanding FDI*3 companies, “Top 5 ASEAN Strong Brands” presented by the Ministry of Education and Training of Vietnam, and “Top 10 Asia Pacific Brands” awarded by a local media organization. These milestones have further strengthened our brand recognition within Vietnam.

*3 FDI: Foreign Direct Investment

	Date	Award	Organizer
1	December 2024	Excellent FDI enterprise 2024	Institute of Science for Economic and Cultural Human Resource Development
2	April 2024	Top5 ASEAN Strong Brands	Ministry of Science and Technology of Vietnam, Asia-Pacific Economic Magazine, etc.
3	April 2024	Top 10 Asia Pacific Brands	Editorial Board of Asia-Pacific Economic Magazine Cooperates, etc.



Excellent FDI enterprise 2024 Top10



Top5 ASEAN STRONG BRANDS

■ Overview of Our Business in Vietnam (Including Upcoming Projects)

	Area	Purpose	Project	Total Units	Completion
1	Ho Chi Minh	Residential	Phu My Hung Midtown	2,439	2019~
2	Ho Chi Minh	Residential	Vinhomes Grand Park Phase2	10,926	2022~
3	Ho Chi Minh	Residential	Vinhomes Grand Park Phase3	9,674	2023~
4	Hanoi	Residential	Ecopark	2,841	2023~
5	Hai Phong	Residential	Royal Island (Vu Yen) Phase 1	1,550	2024~
6	Hai Phong	Residential	Royal Island (Vu Yen) Phase 2	1,412	2025~
7	Hanoi	Residential	Hong Hac City	2,844	2026~
8	Hanoi	Residential	The Senique Hanoi	2,176	2027~
9	Ho Chi Minh	Office	Sun Wah Tower	-	1997
10	Ho Chi Minh	Office	ZEN Plaza	-	1999
Total				33,862	

NEW VALUE, REAL VALUE

 NOMURA REAL ESTATE GROUP

PRESS RELEASE

<Nomura Real Estate Vietnam Corporate Website>

In July 2025, Nomura Real Estate Vietnam launched a corporate website to showcase our track record and strengths, and to further enhance brand recognition and understanding among potential partner companies in Vietnam. Please visit the website below for more information.

URL : <https://nomura-re-vn.com/>

<Hong Hac City> Project Overview

Location	Vietnam, Bac Ninh Province
Purpose	Residential (Villas, Semi-detached, Townhouses)
Total Units	Approx. 2,850 units
Planned Development Area	198 ha
Construction Start	Construction and sales to begin June 2025
Developers	Phu My Hung Development Corporation, Nomura Real Estate Co., Ltd.

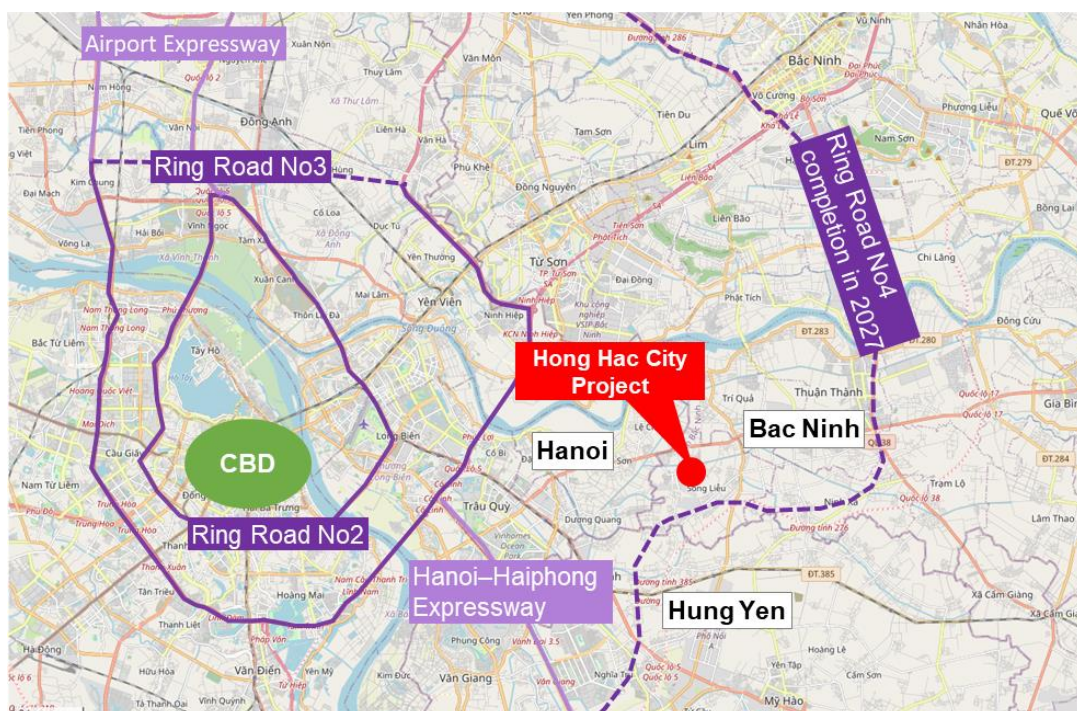
Note: the above information is based on current plans and is subject to change.

< About Phu My Hung >

Company Name	Phu My Hung Development Corporation
Headquarters	23rd floor, Phu My Hung Building, 08 Hoang Van Thai, Tan Phu Ward, District 7, HCMC
Website	https://phumyhung.vn/en/
Business Overview	Phu My Hung Development Corporation is a real estate company that began investing in and developing Ho Chi Minh City in 1993. After obtaining development approval in the same year, the company has continued to develop, maintain, and operate infrastructure in District 7 of Ho Chi Minh City. Guided by its corporate philosophy of “Wherever we invest, we ask not what we can take away but what we can leave behind,” Phu My Hung has transformed the area into an international luxury residential district and has contributed to Vietnam for 32 years.



PRESS RELEASE



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

"Vu Yen Project (Royal Island)" (Hai Phong City/Development of approximately 3,000 units/Participation in 2024)

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

<https://www.nomura-re-hd.co.jp/cfiles/engnews/n2024121900382.pdf>

"The Senique Hanoi Project" (Hanoi area / Development of approximately 2,150 units/ Participation in 2024)

<https://www.nomura-re-hd.co.jp/cfiles/engnews/n2024102200372.pdf>

NEW VALUE, REAL VALUE



NOMURA REAL ESTATE GROUP

PRESS RELEASE

“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>

[Reference]

In pursuit of our 2030 Vision, "Be a 'Life & Time Developer' as never seen before", the Nomura Real Estate Group has announced a new management plan in April 2025. This group-wide initiative reflects our unwavering commitment to maximizing both happiness among people and abundance for society.

<Overview of the three-year plan>

Basic policy	We will establish both high profit growth and high asset and capital efficiency by appropriately managing our balance sheet while realizing sustainable growth and striving to expand business volume across the entire Group.		
Business policy	Mainstay business	In the housing sales and office businesses, we will enhance our product planning capabilities and service capabilities while further strengthening alliances in the development, service, and management sectors as well as build a robust position.	
	Focus areas	We will focus on the following five businesses to achieve sustainable growth.	
		1	Focus investment in growth businesses (rental housing, hotels, senior housing, logistics facilities)
		2	Introduce investor funding in the development and leasing businesses
		3	Strengthen collaboration within the Group and with the Nomura Group
		4	Take measures aimed at expanding the future profit of the overseas business
5	Accelerating growth through strategic investment (M&A)		

*3 The three-year plan is based on our long-term management policy, outlining the key business initiatives and strategies we will focus on.

Note: For details on the management plan, please see the following section.

https://www.nomura-re-hd.co.jp/english/ir/pdf/plan2025_presen_en.pdf

This material is an English translation of Japanese announcement made on July 28, 2025, by Nomura Real Estate Development Co.,

NEW VALUE, REAL VALUE



NOMURA REAL ESTATE GROUP