

Press Release

May 26, 2026
Nomura Real Estate Development Co., Ltd.

Release category : Global

Participation in “Maison Privée,”

a 490-Residence Luxury Condominium in Hanoi’s Prestigious “Ciputra” Township
– Developing a high-specification residential offering in a rare prime location,
aiming to achieve Vietnam’s first WELL pre-certification for residential –

Key points in this release

1. Our first entry in central Hanoi, in a rare prime location within “Ciputra”, the city’s prestigious residential area with excellent convenience and a rich living environment.
2. High-rise luxury residential project that pairs elevated specifications with the aim to obtain the Vietnam’s first health and well-being precertification for homes.
3. Joint venture with CapitaLand Development to expand our premium high-rise residential segment and further broaden our value-creation domains.

Nomura Real Estate Development Co., Ltd. (“Nomura Real Estate”, Head office: Minato-ku, Tokyo; President and Representative Director: Daisaku Matsuo) is pleased to announce that we have decided to participate in “MAISON PRIVÉE” (“the Project”), together with CapitaLand Development Vietnam (“CLD”, Head office: Singapore) and Mitsubishi Estate Co., Ltd. (“Mitsubishi Estate”, Head office: Chiyoda-ku, Tokyo; Representative Corporate Executive Officer, President & Chief Executive Officer: Atsushi Nakajima). The project is a high-end for-sale residential development to be built within the Ciputra township (“the Township”) in Hanoi, Vietnam.

In connection with the launch of this joint venture project, the three companies held a partnership agreement signing ceremony on May 25, 2026. This project represents the second joint development undertaken by the parties in Vietnam, following *The Senique Hanoi* (2,152 residential units), located in eastern Hanoi, for which construction commenced in 2024 and is scheduled for completion in 2027.



["Maison Privée" exterior perspective]



[Signing ceremony]

1. Project Location

Building on solid economic growth and a growing population in Hanoi, the capital of Vietnam, large-scale township developments have been progressing from the city fringe to the suburbs, and we have already participated in several for-sale residential projects, primarily in these newly developed areas.

Located approximately 15 minutes by car from Hanoi's city center and around 20 minutes from Noi Bai International Airport, the Township enjoys an exceptionally rare location within central Hanoi, where new development opportunities are limited. Developed based on an international-standard master plan formulated in the 1990s, it features offices and one of Hanoi's largest shopping malls and is also distinguished by having the highest ratio of green space of around 30% among existing townships.

Within this Township, the Project occupies one of the few centrally located sites designated for high-rise residential use, offering excellent views over expansive surrounding greenery and residential neighborhoods. In addition, it boasts outstanding convenience, with UNIS Hanoi, one of only two United Nations international schools in the world, located within walking distance, as well as a planned underground station on Hanoi Metro Line 2. Highly regarded by affluent households, diplomats and expatriates, the area is recognized as one of Hanoi's most prestigious residential districts.

2. Property Features

The project is a high-rise condominium comprising two towers with 35 floors above ground and a total of 490 units. From common areas to private living space, every detail is defined by premium specifications and finishes befitting a luxury residential development. The project presents a diverse portfolio: from 2-bedroom units spanning 98 square meters, to penthouse units of approximately 400 square meters, as well as a suite of rare and exclusive amenities, including a dedicated supercar garage, an indoor swimming pool, and a rooftop pool that overlooking the cityscape of Hanoi.

With wellness-led design at its core, the project is set to be the first project in Vietnam to achieve "WELL for Residential Pre-Certification¹". In recent years, interest in not only environmental performance but also in physical and mental well-being has been rising among affluent households

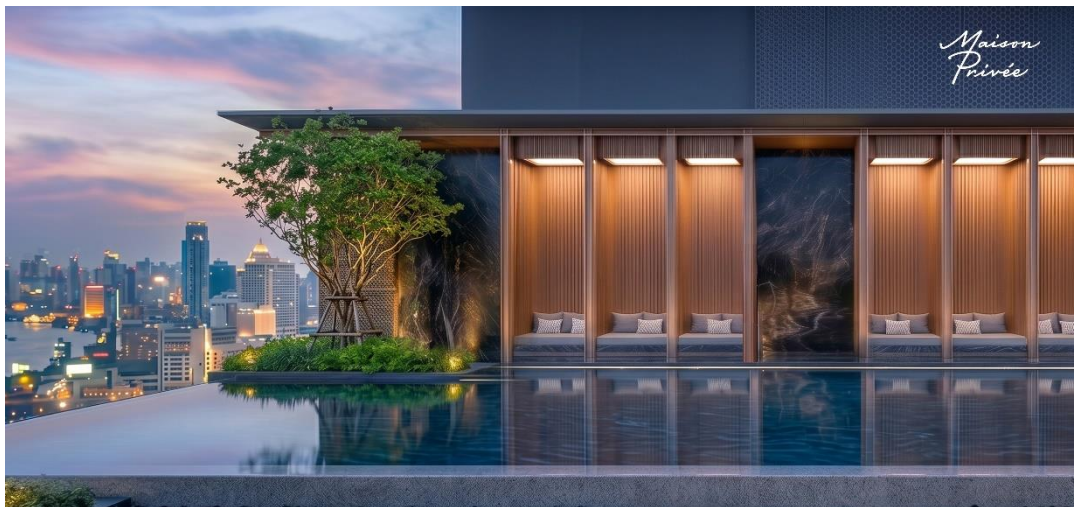
in Vietnam, and in response, the project incorporates features such as enhanced indoor air quality measures and comprehensive water filtration systems throughout the entire building to promote residents' health and comfort.

By maximizing the value of its coveted location and combining premium product specifications with a wellness-focused design concept, the project will be offered as a premier luxury residential development.

*1 an international certification program for residential properties that prioritize health and well-being



["Maison Privée" Entrance Gate]



["Maison Privée" Infinity Pool]

3. Significance of Our Participation and Future Business in Vietnam

Driven by robust economic growth and rapid urbanization, Vietnam has seen a steady increase in its affluent population, and demand for high-quality housing in Hanoi continues to rise. In this context, the project represents our first condominium development in the city center of Hanoi, occupying one of its most sought-after locations, and is our most premium high-rise condominium project in Vietnam to date.

In Japan, Nomura Real Estate has accumulated extensive expertise in product planning and quality control through a diverse portfolio of high-quality residential projects, including the "Proud" condominium series. Since entering the Vietnamese market in 2015, we have also participated in a

total of twelve residential and office projects (totaling over 30,000 residential units), deepening our understanding of local lifestyles, culture and business practices. We position this project as a flagship opportunity to fully leverage the know-how we have cultivated both in Japan and overseas across all phases, from design and product planning to sales and marketing.

This project follows The Senique Hanoi project and marks our second joint development with CLD and Mitsubishi Estate, further strengthening our partnership. Building on the insights gained through such collaborations, we will continue to broaden our development scope and enhance our capabilities in Vietnam, while striving to deliver comfortable, high-quality living environments for local communities.

■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	Residential	Celesta Gold	420	2027~
10	Hanoi	Residential	Maison Privée	490	2029~
11	Ho Chi Minh	Office	Sun Wah Tower	-	1997
12	Ho Chi Minh	Office	ZEN Plaza	-	1999
Total				34,772	

< Nomura Real Estate Vietnam Corporate Website >

Nomura Real Estate Vietnam launched a new corporate website in July 2025 to showcase our track record and strengths, and to enhance brand recognition and understanding among potential partner companies in Vietnam.

Please visit our website: <https://nomura-re-vn.com/>

< “MAISON PRIVÉE” Project Overview >

Location	Hanoi, Vietnam
Use	For-sale residential
Total number of units	490 units
Planned site area	0.8 hectares
Completion / handover	2029
Developers	CapitaLand Development (Vietnam), Mitsubishi Estate Co., Ltd., Nomura Real Estate Development Co., Ltd.

Note: The above information is based on the current plan and is subject to change without prior notice.

[Reference] Overview of Partner Companies

Company name	CapitaLand Development (Vietnam)
Head 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
Website	https://www.capitaland.com/vn
Business overview	CapitaLand Development is the development arm of CapitaLand Group, with a portfolio value of S\$17.8 billion as of 31st March 2026. Its development portfolio spans: residential, retail, office, lodging, business parks and logistics facilities. In Vietnam, one of its core markets, it has been active in investment and development for 30 years in SOHO, integrated development and more than 19,000 quality homes across 20 residential projects. CLD has been collaborating with Nomura Real Estate since 2024 through The Senique Hanoi project.

Company name	MITSUBISHI ESTATE CO., LTD.
Head office	Otemachi Park Building, 1-1-1 Otemachi, Chiyoda-ku, Tokyo
Website	https://www.mec.co.jp/en/
Business overview	Mitsubishi Estate began jointly developing condominium projects in Vietnam in 2010. To further expand its business scale, the company established local subsidiaries in Ho Chi Minh City in 2019 and in Hanoi in 2020, and has since been promoting and deepening development projects across offices, retail facilities and residential properties. Mitsubishi Estate has been collaborating with our company since 2024 through The Senique Hanoi project.

<Area Map of the Project>

