



Confidential

2024 VIVIAN

Maison De Vivian Project HCMC VN

2024. 02.

01

CHAPTER

Contents

- Introduction
- Business Plan
- Property Development History and Status
- Project Location
- Construction Plan
- Project Expense / Construction & Sales / Capital Plan
- Secured Loan
- Cash Flow
- Document Fully Equipped for property developing
- Master Plan (2024)

1. Introduction

Since **2005** Vivian Holdings
Vivian Shium

CEO Stanley Chang

Capital 2M USD (Vivian Holdings 25%, Stanley 75%)

License

Lease, Offitel, Warehouse, Hotel, Transportation
(VSIC - 4690, 4799, 5510, 5610)

History

2005 Licensing Apartment District7

2010 Ocean Trading (Yikang 701)

2011 Export sand to Samsung Singapore

2013 Supply Office Furniture to Samsung (R&D center)

2014 Supply Dormitory Furniture to Samsung (SEV)

2016 Supply Hotel Furniture to Lotte Hanoi Hotel

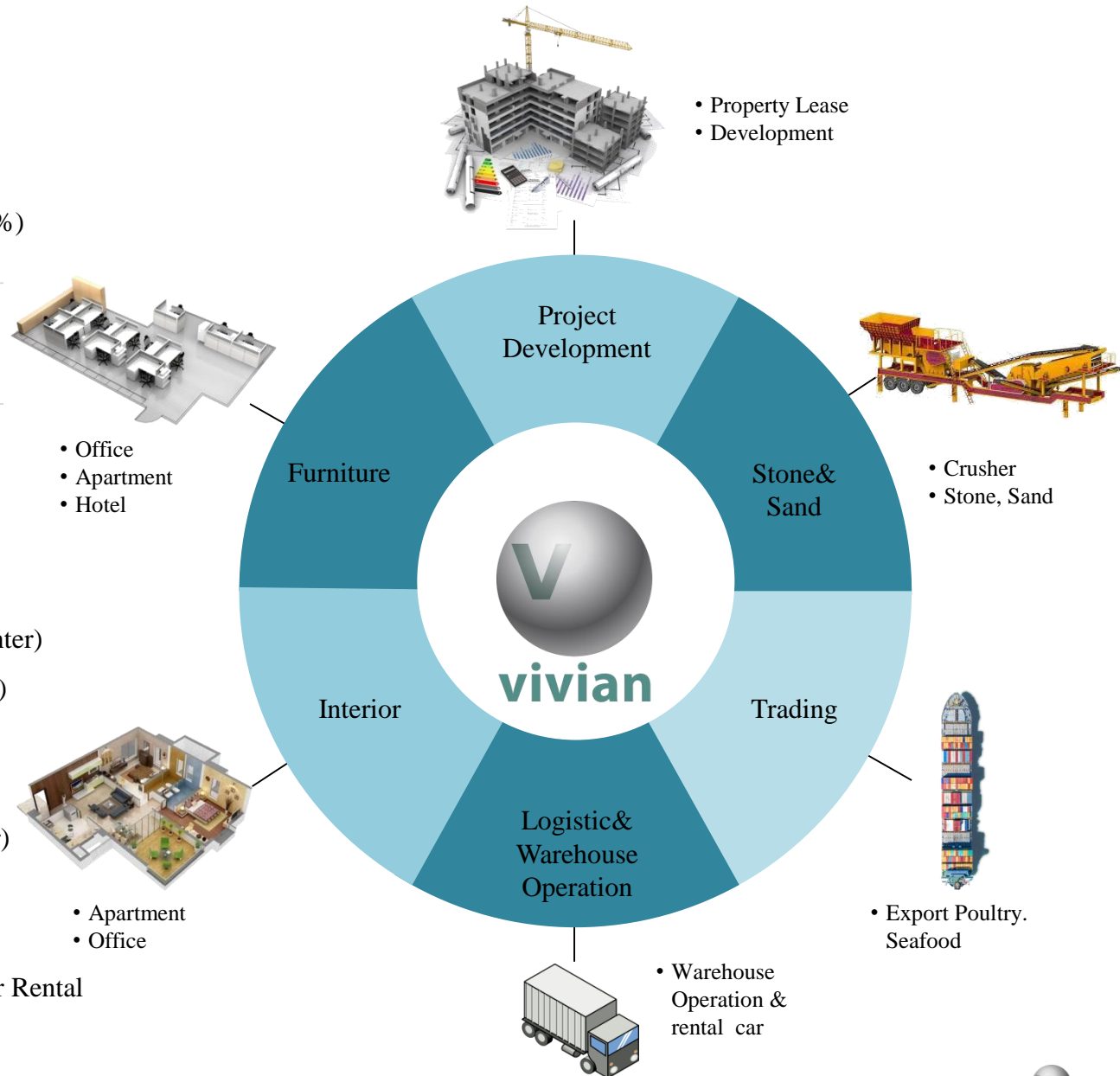
2016 Supply Office Furniture to Samsung (SEHC)

2017 Export Hotel Furniture to Life Hotel(Myanmar)

2018 Construction Vivian Park (Showroom, Office)

2019 Interior Service

2024 Property development and Office Rental & Car Rental

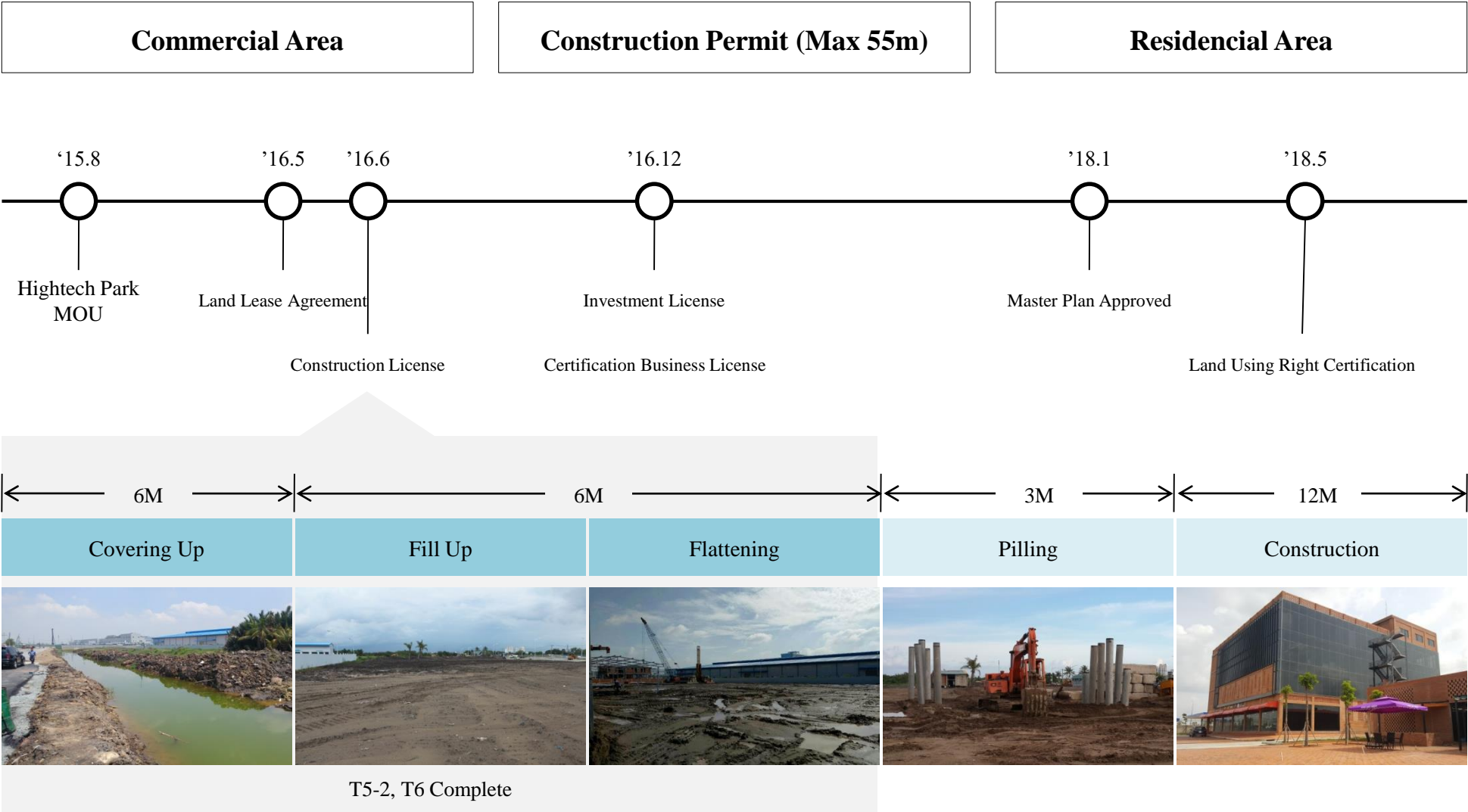


2. Business Plan

	Phase 1	Phase 2	Phase 3
Business	<ul style="list-style-type: none"> • Construction Office building • Office and Showroom • Warehouse • Restaurant 	<ul style="list-style-type: none"> • Construction Short-term stay residence • Unit Sales • Building Management • Store Lease 	<ul style="list-style-type: none"> • Construction Hotel & F&B infra (Shopping, Restaurant) • Multiplex area (movie theater, F&B, department store, etc)
Plan	<ul style="list-style-type: none"> • 2014Y ~ 2017Y (4years) • Completed 	<ul style="list-style-type: none"> • 2024 ~ 2026Y (3years) 	<ul style="list-style-type: none"> • TBD
Area	<ul style="list-style-type: none"> • Location : T5-2A • Land : 2,592m² • Building : 4,611m² 	<ul style="list-style-type: none"> • Location : T5-2B • Land: 4,032m² • Building : 1,526m² 	<ul style="list-style-type: none"> • Location : T6 • Land : 10,575m² • Building : 4,700m²
Target	<ul style="list-style-type: none"> • Samsung subsidiary company (iMarketvietnam, Yoochang) • Machine Distributors (FANUC, SINO, SMEX) • Private Company (NTC) • Software Development company (Hyundai MnSoft) 	<ul style="list-style-type: none"> • Private Investors • Samsung & Samsung Subsidiary Business man • Foreign Private Investors • University related persons • Local Vietnamese 	<ul style="list-style-type: none"> • Business Man (Samsung, Nidec, Intel, MicroSoft, Jabil, Others) • Tourist • Local Vietnamese

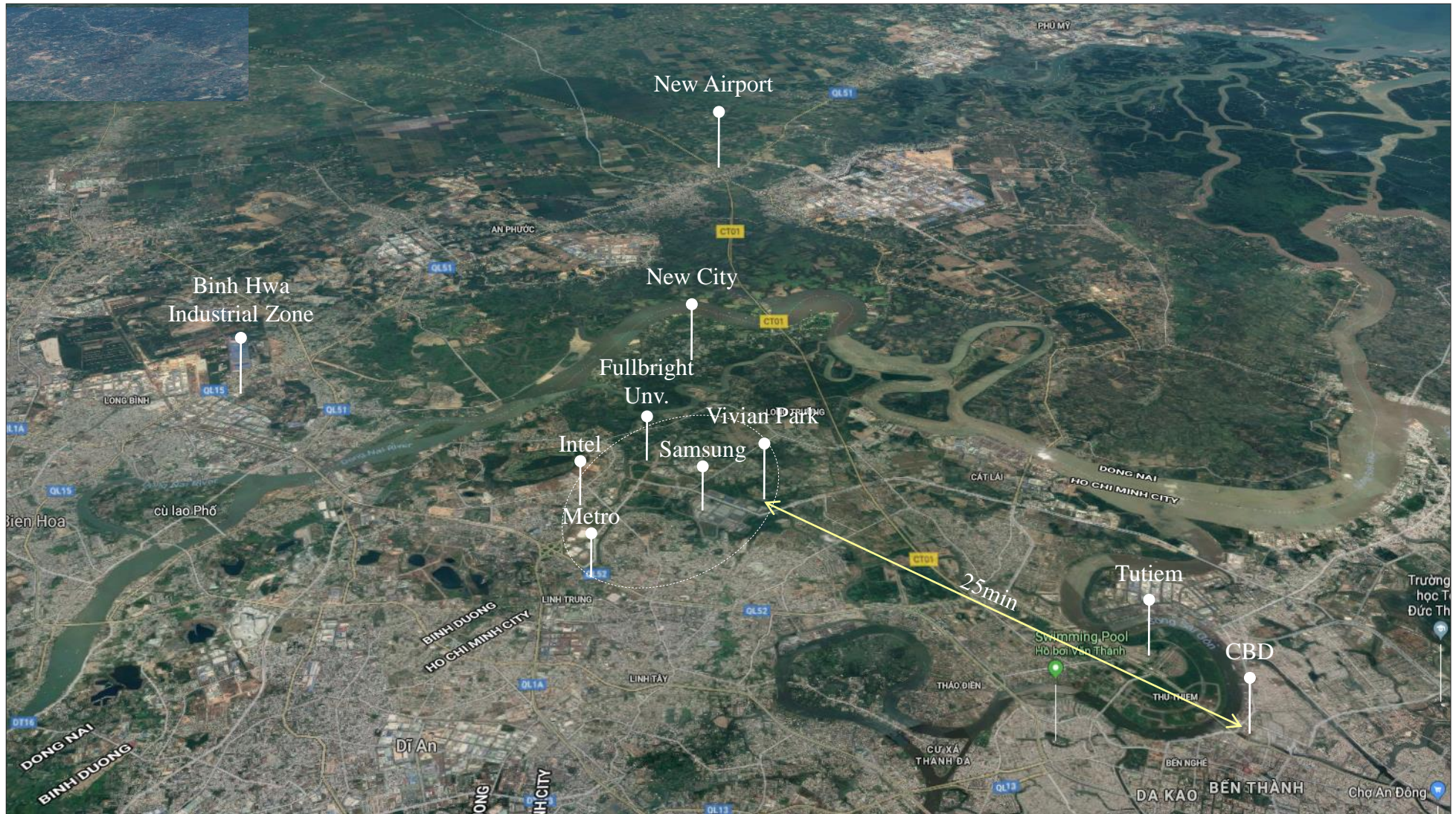
3. Property Development History and Status

- ❑ Spending 2years and 10months to complete T5-2, T-6 Area”
- ❑ Actually 4years to get license (Project Start from)



4. Project Location – (1) Centered in industrial and commercial heart of Ho Chi Minh City

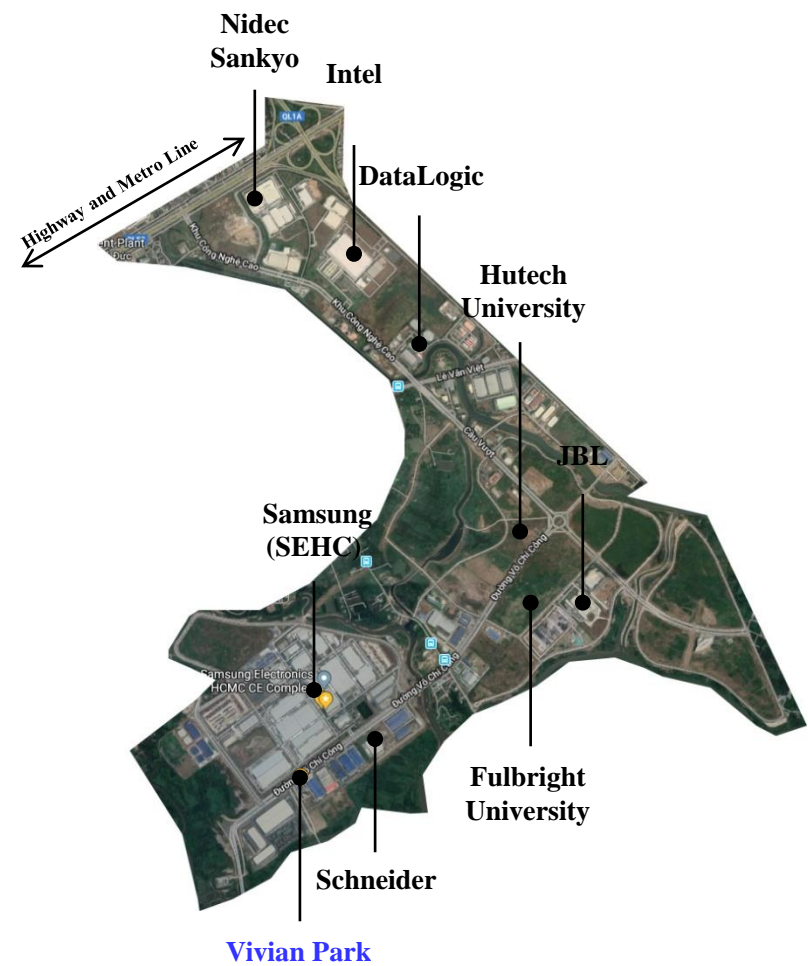
- Vivian Park Located 25 min from CBD
- Easy to access two highway



4. Project Location – (2) Hightech Park

- Few years later total number of employees will be 80 ~ 90,000

Major Tenant (Hightech Park)



Tenant and Emplooyees (Estimated)

Contents	Counts	Employees	Tenants
Factory	46	49,200	• Samsung, Nidec, Intel, JBL, Schneider
Service	33	10,480	• Misumi, VietJet
Education	7	1,400	• Fullbright, FPT, NTT, Hutech
Total	86	61,080	

Location

- 30min from hochiminh CBD
- Close highway and Metro line
- Easy to hire well educated employees

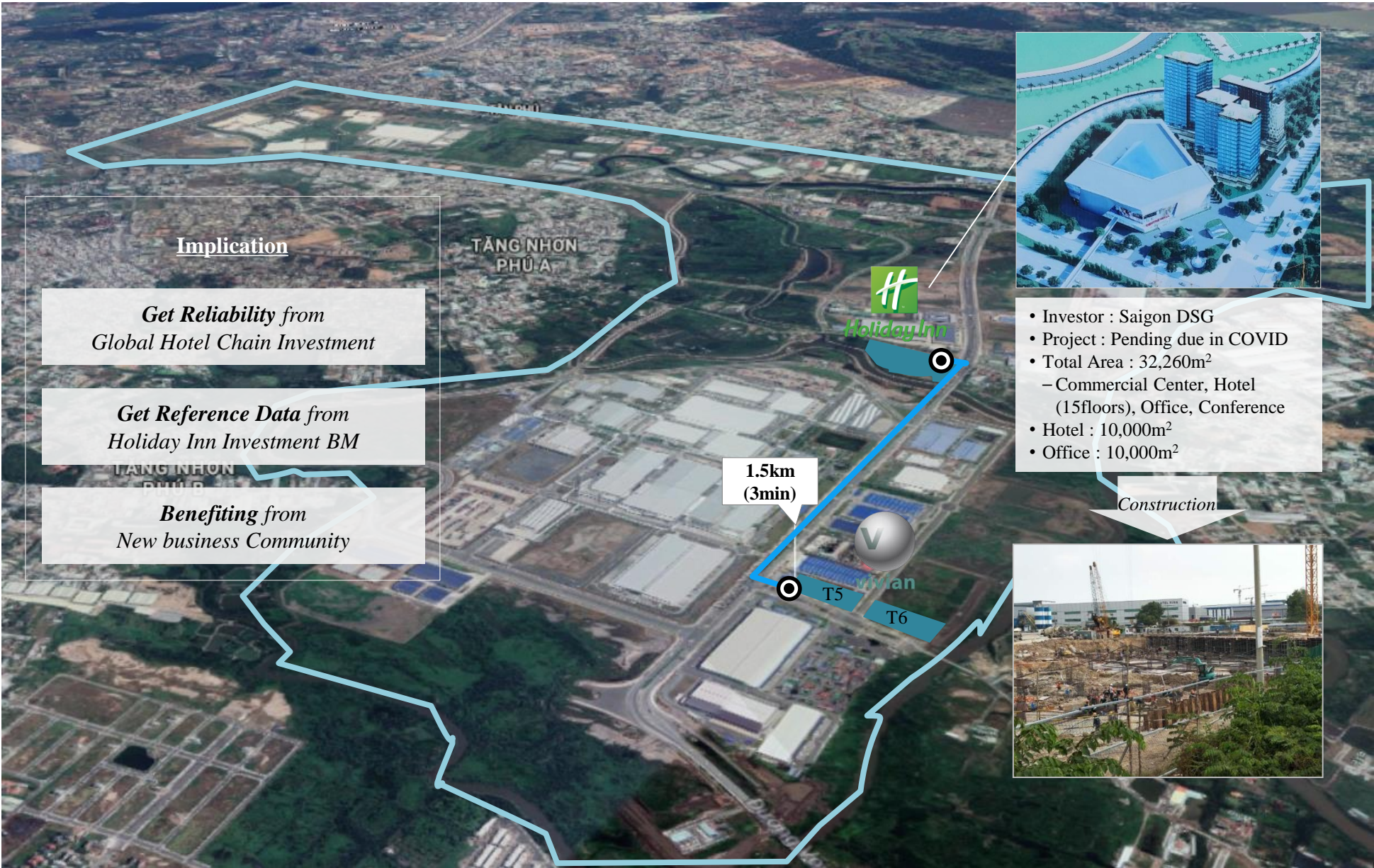
Tenants

- Samsung, Samsung Vendors, Nidec, Intel, JBL, Vietjet
- Hightechnology industry will be moved in hightech park

Employees

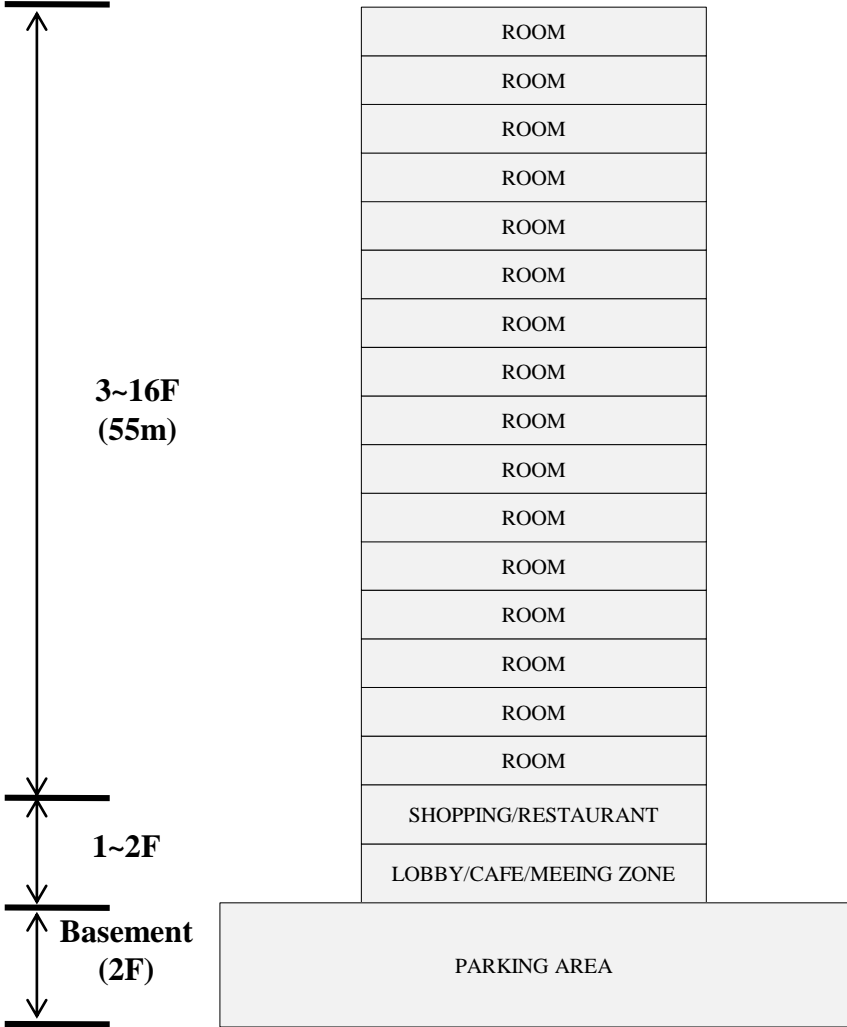
- Many famous university move in hightech park and a few year later, number of employees(including student) will be increased

4. Project Location – (3) Reference (Holiday Inn Hotel)



5. Construction plan (Maison De Vivian)

(1)Service Residence (28,448m²)



(2)Project Partners (Expected)

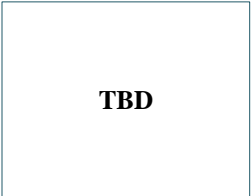
Construction

- Basement and Ground floor structure
- Subsidiary of CC1 (Vietnam National Construction company)
- Reference : Landmark 81



Architectural design

- TBD (Bidding)



Interior Furniture

- Bed, Dinning Table, Office Table, Kitchen, etc
- Bathroom hardware, Lighting equipment
- Reference: Lotte Hotel, Lift Hotel, Samsung etc



Home Appliances

- TV, Aircon, Refrigerator, Washing M/C, Vacuum Cleaner, etc
- Samsung subsidiary company
- No1 MRO supplier (Sales Revenue 2.9B\$)



Legal Adviser

- Local Adviser



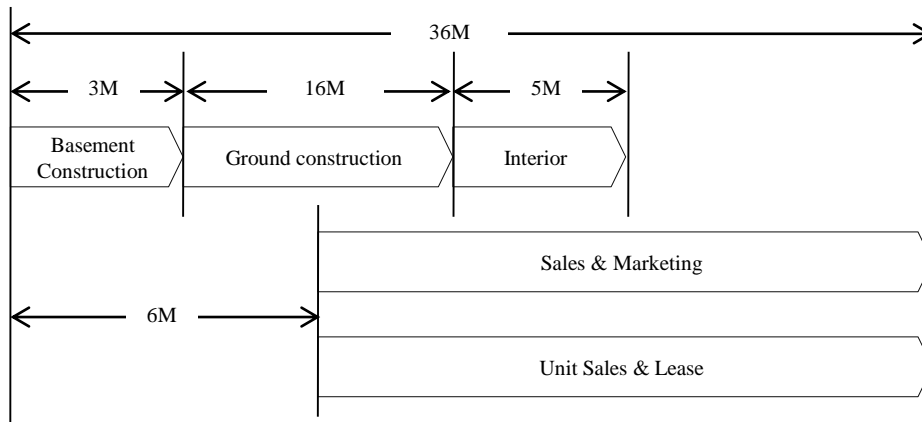
6. Project Expense /Construction & Sales / Capital Plan

(1)Project Expense

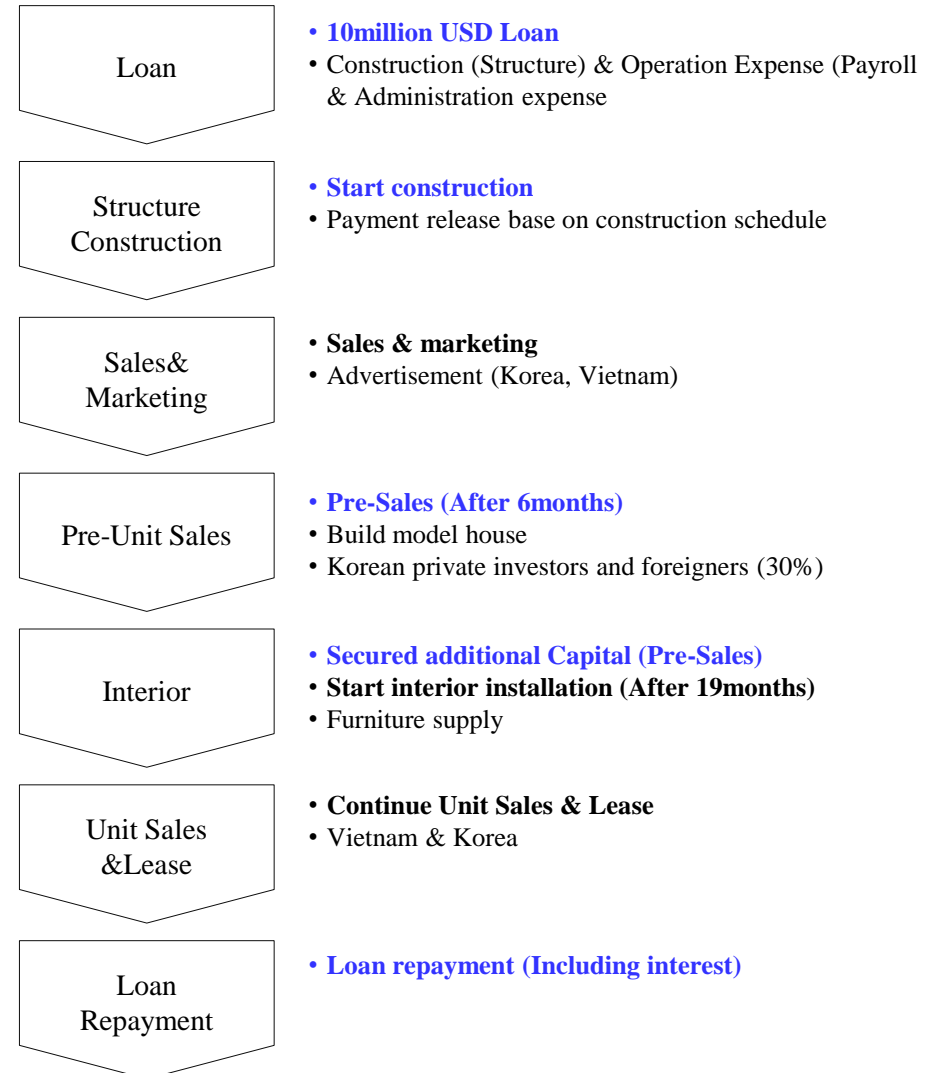
(K USD)

Contents	Projection1	Projection2	Remark
Land (Value)	6,169		Owned
Construction	5,922	5,922	Loan
Operation Cost	4,000	4,000	Loan
Interior	8,545	8,545	
Marketing Expense	4,224	4,224	
Total	28,861	22,692	

(2)Construction & Sales Plan (3years)



(3)Capital Plan



7. Secured Loan

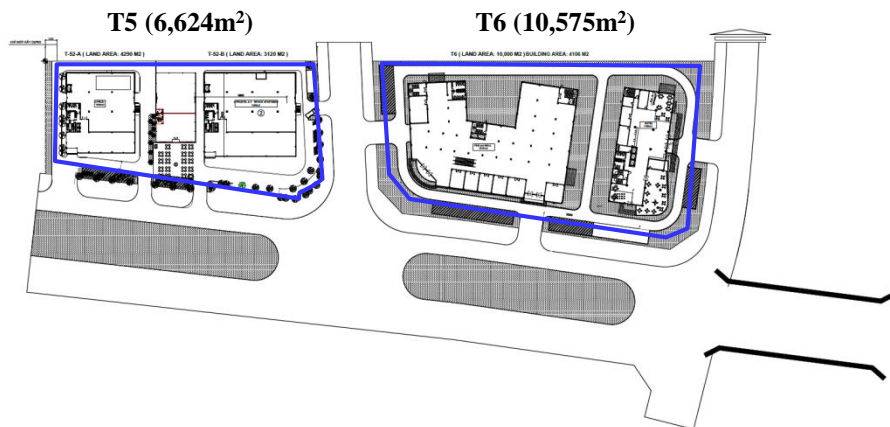
(1) Asset Value

(K USD)

Contents	Detail	2020Y	2023Y	2024Y
Land (T5,T6)	17,199m ²	34,398	37,837	42,998
Building (GFA)	4,611m ²	6,000	6,300	6,615
Others	Car & Trucks	114	92	70
Total		40,512	44,229	49,682

□ Land Value (17,199m²)

- 2,500 USD/m² (30M VND)
- Commercial Area (Hotel, Short-term stay, Showroom, Office, Restaurant License)
- Market Survey (Lien Phuong Street, 5min from here) : Commercial Area 5,000 USD/m², House Area 2,500 USD/m²
- Many Chinese company moving in to vietnam. Land price keep increasing

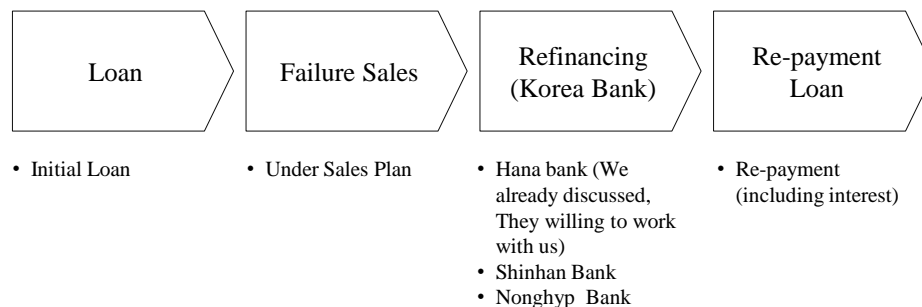


(2) Project Sales Plan

(K USD)

Contents	Area(m ²)	Amount	Remark
Unit Sales & Lease	21,364	43,050	
Rent & Lobby	3,048	-	Monthly
Management	24,416	-	Monthly
Sales (30%)		12,915	Plus Above

(3) Refinancing

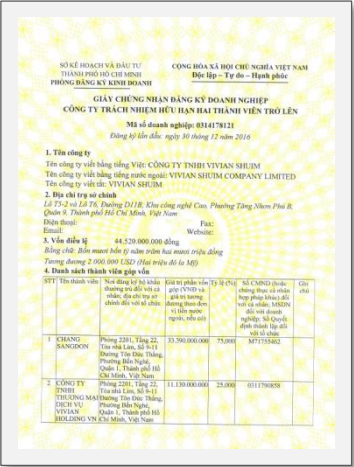


8. Cash Flow

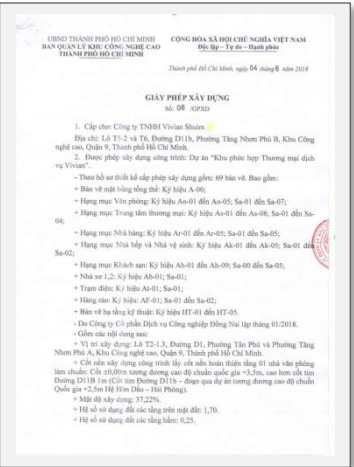
(K USD)								
Type	Contents	Project Plan	Amount	2024Y	2025Y	2026Y	2027Y	Remark
Cash In	loan drawdown	10,000	10,000	10,000	-	-	-	
	Rental	9,050	1,650	-	-	600	1,050	Continue
	Units Sales	34,000	34,000	-	5,200	13,800	15,000	
	Other Service		-	-	-	-	-	
		53,050	45,650	10,000	5,200	14,400	16,050	
Cash Out	Construction	14,318	14,138	3,500	6,000	4,638	-	
	Operating Expense	3,000	3,000	500	1,200	1,200	100	Including Salary
	Sundry Expense	1,000	1,000	200	400	400	-	
	Environment impact statement	50	50	50	-	-	-	
	Firefighting statement	50	50	-	-	50	-	
	Other expense	50	50	50	-	-	-	
	Model House operation	350	300	-	15	180	105	
	Advertisement cost	1,292	2,100	-	550	850	700	
	Sales commission	2,583	2,040	-	312	828	900	
	Loan repayment	10,000	10,000	-	-	-	10,000	
	Loan Interest	3,000	2,750	-	-	-	2,750	
		35,692	35,478	4,300	8,477	8,146	14,555	
Profit		17,358	10,172	5,700	- 3,277	6,254	1,495	Before Tax



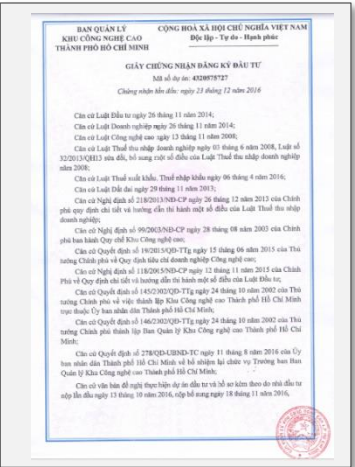
9. Document Fully Equipped for Property developing



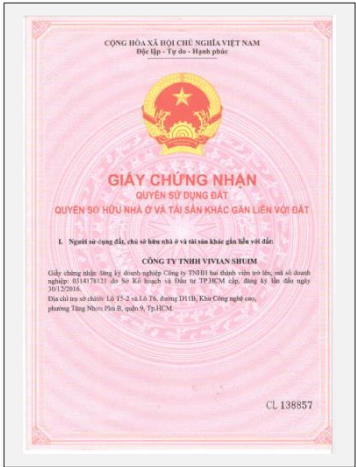
(Business License Certification)



(Construction License)

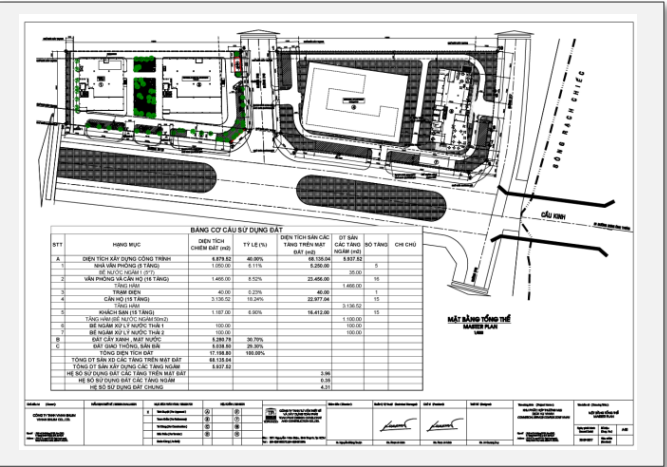


(Investment Registration Certification)



(Land Using Right Certification)

(Master Plan)



Aerial view of the Samsung Hitech Park development in Binh Duong, Ho Chi Minh City. The image shows various buildings and infrastructure with labels: Aureumaex Precision Plastics Co., LTD, Office & Cen Academy, Restaurant, Residence & Office & commercial, Data Centre 40MW, Hotel, Oil Station, Gym, and Depot Transim Hitech Park. Roads shown include Đường D18, Đường D17, Đường D2, Đường Võ Chí Công, and Đường Ông Thìn.

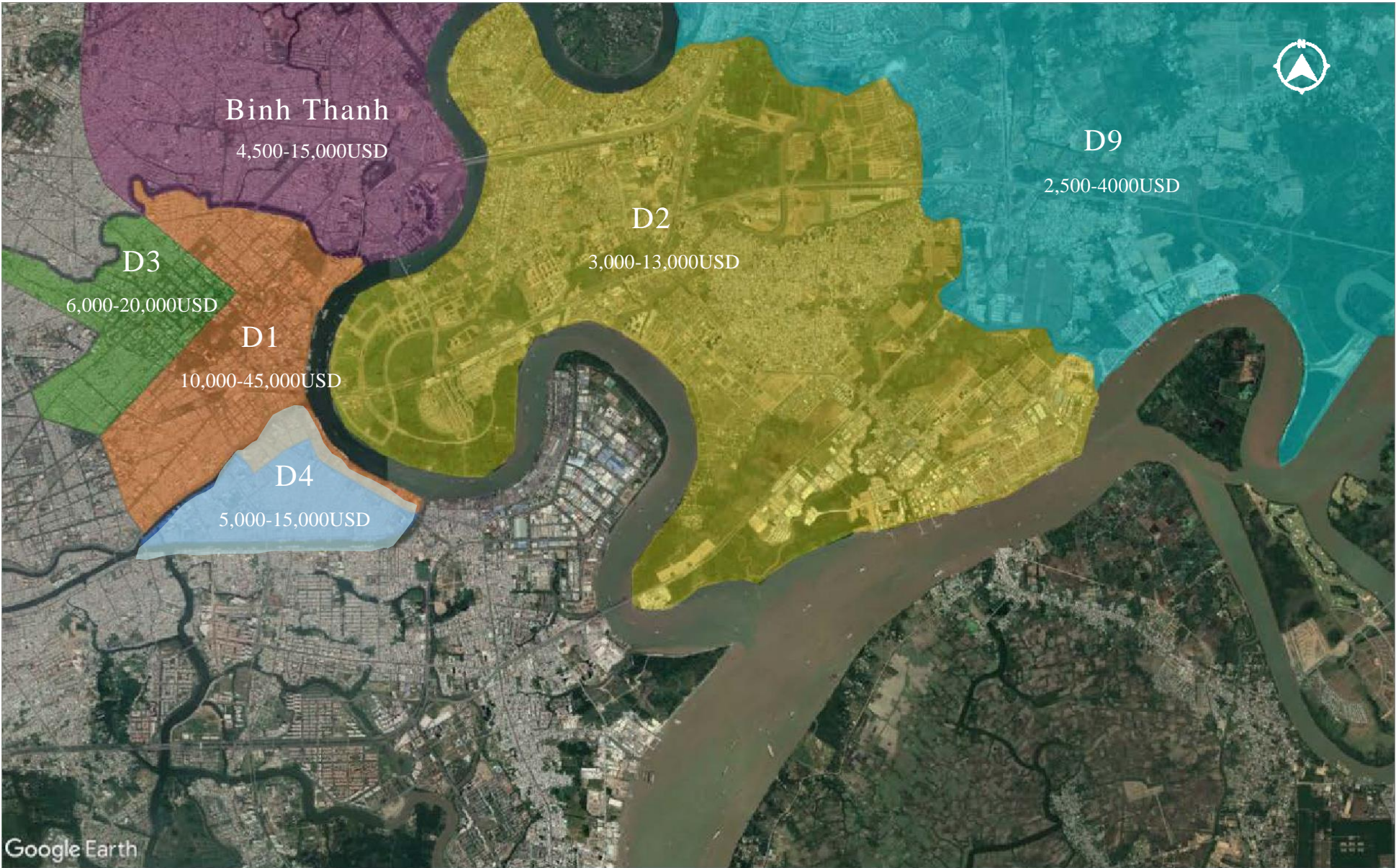
02

CHAPTER

Appendix

- Market Survey
- Furniture Supplying Reference

App#1. Market Survey



App#2. Furniture Supplying Reference

- Lotte Hanoi Hotel, Sheraton Hotel Hochiminh, Life Hotel Myanma, Samsung Hanoi, Samsung Hochiminh, iMarketvietnam, Etc
- Hotel Furniture, Office Furniture, Dormitory Furniture, Auditorium Chair, Training and Conference Room Furniture, Etc

