

VINGROUP JOINT STOCK COMPANY



THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness



Hanoi, 5 April 2016

REPORT ON PROJECT STATUS AND DEVELOPMENT PROGRESS IN 2015

Respectfully submitted to: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS

A. PROJECTS IN HANOI

1. VINHOMES GARDENIA – AN “URBAN GREEN CITY” PROJECT

1.1 PROJECT OVERVIEW

- **Project location:** Cau Dien Ward, South Tu Liem District, Hanoi.
- **Site area:** 17.6ha
- **Components:**
 - 3 high rise residential buildings for sale
 - 20 low rise blocks for sale
 - 3 schools (K-12).
 - 1 shopping mall.
- **Total investment:** VND4.9 trillion
- **Vingroup’s effective interest as of December 31, 2015 in the Project:** 93.06%

1.2 DEVELOPMENT PROGRESS

The project is currently under construction for the underground of the high-rise buildings and the infrastructure for the remaining areas.

2. VINHOMES RIVERSIDE 2 URBAN TOWNSHIP – 96 HECTARES IN LONG BIEN DISTRICT, HANOI

2.1 PROJECT OVERVIEW

- **Project location:** in Phuc Dong and Viet Hung Wards of Long Bien District, Hanoi (adjacent to the existing Vinhomes Riverside Ecology Urban Township).
- **Site area:** approximately 96 ha
- **Investment purpose:** to build a premium ecological residential and commercial complex connected with the existing Vinhomes Riverside.
- **Key components:** Villas, garden villas, and schools
- **Total investment:** approximately VND4.9 trillion
- **Vingroup’s effective interest as of December 31, 2015 in the Project:** 100%

2.2 DEVELOPMENT PROGRESS

- Hanoi People's Committee has approved and assigned Vingroup to create master Plan, develop business plan and make investments in this Project in return for the BT project to build the overpass from the Vinh Tuy Bridge to the Nga Tu So Intersection over Ring Road No.2.
- Hanoi People’s Committee has also approved adjustment to the 1/500 master plan of the project.
- Site clearance is in progress.

3. METROPOLIS HANOI MIXED USE PROJECT

3.1 PROJECT OVERVIEW

- **Project location:** HH Lot, Pham Hung Street, Me Tri Ward, South Tu Liem District, Hanoi.
- **Site area:** approximately 2.4ha.
- **Investment purpose:** to build a premium office, residential and commercial complex.
- **Key components:** Officetel, residents, schools
- **Total investment:** approximately VND4.8 trillion
- **Vingroup's effective interest as of December 31, 2015 in the Project:** 98.36%

3.2 DEVELOPMENT PROGRESS:

- Currently, we are applying for approval to adjust the Master Plan to bring our products more in line with the market.

4. VINHOMES CENTRAL PARK

4.1 PROJECT OVERVIEW

- **Project location:** 720A Nguyen Huu Canh, Ward 22, Binh Thanh District, HCMC.
- **Site area:** Approximately 42.2 ha
- **Investment objective:** to develop a multi-function urban township with a modern and comprehensive technical and social infrastructural system. Key components include: public facilities, parks, residential areas, retail and commercial spaces, offices, officetel, internal transportation system, and other urban infrastructure.
- **Project components:**
 - 6 high-rise residential blocks ranging from 38 to 50 floors;
 - 11 high-rise residential blocks of 38 to 50-floor towers featuring apartments and officetel;
 - The Landmark81, at 81 floors, is going to be Vietnam's highest building;
 - A luxury villa complex;
 - K-12 schools by Vinschool;
 - Vinmec International Hospital;
 - 3 basements of 450,000 sqm in GFA, of which 45,000 sqm is for retail and commercial services
 - A central green park of approximately 14 ha
- **Total investment:** approximately VND37.7 trillion
- **Vingroup's effective interest as of December 31, 2015 in the Project:** 74.68%

4.2 DEVELOPMENT PROGRESS

- The construction is on track, with the exception of some components being even ahead of schedule;
- All buildings are being constructed, the tallest of which is on floor 40. As for Landmark 81 Tower, boundary wall, foundation piles within and outside of the Tower and basement structure were completed. The whole project (excluding Landmark 81 Tower) will be completed by the end of 2017 whereas the highlight tower is scheduled to be launched in Q4/2018
- Vinmec Central Park International Hospital was opened in December 2015.
- One school was completed and the rest are being built.
- The project infrastructure and green park have been through around 40% of the total workload.

5. VINHOMES HAI PHONG:

5.1. PROJECT OVERVIEW:

- **Project location:** Thuong Ly Ward, Hong Bang District, Hai Phong Province.
- **Site area:** approximately 78.5 ha.

- **Investment objective:** to build a modern urban area with comprehensive infrastructure, creating harmonious living conditions close to nature but still carry the image of a dynamic urban area.
- **Key components:**
 - Hotel, mall, services
 - Low rise blocks
 - Public facilities and commercial services
- **Total investment:** approximately VND4.9 trillion
- **Vingroup's effective interest as of December 31, 2015 in the Project:** 99.01%

5.2. DEVELOPMENT PROGRESS

With legal investment procedure having been completed, Vingroup is getting ready to start on infrastructure construction.

6. THE BEN DOAN PREMIUM SERVICE PROJECT (VINHOMES DRAGON BAY)

6.1. PROJECT OVERVIEW:

- **Project location:** Hong Gai Ward, Ha Long City, Quang Ninh Province
- **Site area:** The total area is 68.5ha as stated in the master plan. The area invested by Vingroup takes up approximately 8.7 ha, in which the mixed-used, high-rise development (hotel, mall, office, apartment etc.) accounts for 4.8ha, shophouse development 3.9ha .
- **Investment objective:** to build a new tourism landscape that hosts premium services (hotels, malls, offices, apartments) and high quality shophouse, which maintains consistency with the cultural characteristics of the region's coastal ecosystem, contributing to the economic development of the region. The project aims to create jobs for local people and improve the quality of high-end tourism services to attract international visitors.
- **Key components:**
 - Hotel, mall, office, apartment
 - Shophouse
 - Park
 - Transportation system
- **Total investment:** VND12.0 trillion
- **Vingroup's effective interest as of December 31, 2015 in the Project:** 100%

6.2. DEVELOPMENT PROGRESS

Currently, Phase 1 of the project consisting of infrastructure and shophouses has obtained Investment Licence. Vingroup is getting ready to start with the construction work.

In addition to the aforementioned projects, Vingroup plans to open another 20 malls and 19 shophouse projects in Hanoi, HCMC and 16 other provinces nation-wide in 2016. We shall report in a timely manner to the Shareholders.

VINGROUP JOINT STOCK COMPANY

To:

- As stated above;

- Vingroup Archives

(signed)

Duong Thi Mai Hoa
Chief Executive Officer

Note: This document can be modified and revised as necessary to submit to the AGM for approval