

**JOINT VENTURE PROJECT BETWEEN TOKYU GROUP AND MITSUBISHI ESTATE GROUP**  
**VIETNAM LEADING CONSTRUCTION COMPANY NEWTECONS TO START CONSTRUCTION OF**  
**SUPERSTRUCTURE OF “SORA gardens II” PROJECT IN BINH DUONG NEW CITY**

BTMJR INVESTMENT LIMITED Co., Ltd.  
 BECAMEX TOKYU CO., Ltd.  
 MITSUBISHI ESTATE RESIDENCE CO., Ltd.

In October 2018, BECAMEX TOKYU Co., Ltd. (hereinafter is referred to as BECAMEX TOKYU), a subsidiary of Tokyu Group, and MITSUBISHI ESTATE RESIDENCE Co., Ltd. (hereinafter is referred to as MITSUBISHI ESTATE RESIDENCE) established a joint venture called BTMJR INVESTMENT Co., Ltd. (hereinafter is referred to as BTMJR) to develop SORA gardens II located in Binh Duong New City, Vietnam. BTMJR has since completed the foundation and started to construct the superstructure of SORA gardens II apartment project.

SORA gardens II consists of 24 floors with approximately 560 apartment units and ground floor commercial spaces. In April 2019, a VIP introduction event was held for foreigners looking to purchase SORA gardens II. The event was oversubscribed with tremendous interest and a lucky draw was held to allocate the foreign ownership quota of 30% of the units in the project. It is anticipated that SORA gardens II will be officially opened for sale, to the general public, in October 2019. In addition, the project is expected to be completed and handed over to owners in the 2<sup>nd</sup> quarter of 2021.

SORA gardens II was developed with the concept of “extra life” to provide future residence with the most luxurious living experience in Binh Duong Province. The project’s design is a unique “X” shape providing spectacular views from majority of the units and includes an attractive amenities package of an infinity swimming pool (25 meter), sauna, gym, flower garden, guest room, and BBQ area.

Newtecons Investment Construction Joint Stock Company, who is the main construction contractor of SORA gardens II, is a subsidiary of Coteccons Group, a leading construction company in Vietnam. In May 2019, Newtecons started to construct the foundation of SORA gardens II. As such, all aspect of construction of SORA gardens II will be managed by Newtecons. SORA gardens II is also the first apartment project of Newtecons in Binh Duong Province.

In addition, at the ceremony to commence the construction of the superstructure of SORA gardens II, Mr. Furukawa Takashi, International Sales Manager of Tokyu Group, made a welcoming speech on behalf of BTMJR. Mr. Takashi greatly appreciated the development achievements of Becamex Tokyu Co., Ltd. in the past 7 years in Binh Duong New City. At the same time, Mr. Takashi expects and trusts that Newtecons will ensure “quality, progress, and safety throughout the construction process.”

Additional information about BTMJR Joint Venture and “SORA gardens II” project is provided below:



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## ■ Overview of BTMJR INVESTMENT Co., Ltd.

Company Name	BTMJR INVESTMENT Co. Ltd.
Project Address	Lot C17, Hung Vuong, Binh Duong New City, Hoa Phu Ward, Thu Dau Mot, Binh Duong Province, Vietnam
Representative	Mr. Shuji Hirata – General Director
Business	Real Estate Development for Sale and Lease
Charter Capital	420 Billion VND (July 2019)
Establishment Date	October 2018
Capital Contribution Ratio	BECAMEX TOKYU CO., Ltd. 55% MJR Invesment Pte Ltd.(*) 45% * MITSUBISHI ESTATE RESIDENCE 100% owned

## ■ Project Overview

Name of Project	SORA gardens II
Construction Area	7,948m <sup>2</sup>
Purpose	Apartment and Commercial
Project Scale	24 floors (approximately 560 apartments)
Construction Time	Foundation May - July 2019 (completed) Superstructure August 2019 – 2 <sup>nd</sup> Quarter 2021 (Expected)
Official Sales Date	From October 2019 (Expected)
Total Floor Area	84,297m <sup>2</sup>
Apartment Area	55 - 101m <sup>2</sup> /unit (Expected) With exception the Penthouse on the top floor
Average Selling Price	\$123,000 USD/unit (estimated)
Developer	BTMJR INVESTMENT Co., Ltd.
Sales Company	BECAMEX TOKYU Co., Ltd.
Construction Company	Newtecons Investment Construction Joint Stock Company
Design Company	PLANTEC ARCHITECTS COMPANY LIMITED SWA VIETNAM CO., Ltd.

## ■ Project rendering and actual picture of the construction site as of July 2019

