

**OFFICIAL LAUNCH OF “SORA gardens II” PROJECT IN BINH DUONG NEW CITY  
BECAMEX TOKYU AND MITSUBISHI JISHO GROUP JOINT VENTURE PROJECT**

BTMJR INVESTMENT LIMITED COMPANY  
BECAMEX TOKYU CO., LTD.  
MITSUBISHI JISHO RESIDENCE CO., LTD

In October 2018, BECAMEX TOKYU Co., Ltd. (hereinafter referred to as BECAMEX TOKYU) - is a subsidiary of Tokyu Group together with MITSUBISHI JISHO RESIDENCE Co., Ltd. established a joint venture "BTMJR INVESTMENT Co., Ltd." (hereinafter referred to as BTMJR) in Binh Duong Province, the Socialist Republic of Vietnam. From October 12, BTMJR will officially offer for sale of SORA gardens II apartment project well located in Binh Duong New City.

SORA gardens II consist of 24 floors with a total of 557 apartments with the top 2 floors being penthouses suites averaging 150 m<sup>2</sup>. The project also includes ground floor commercial space with the scale of about 1,700 m<sup>2</sup> to provide residents with additional dining and shopping options. SORA gardens II was developed with the idea of "Extra Life" to bring residents the most luxurious living space available in the marketplace. SORA gardens II also offers an extensive amenities package that includes a 25 meter infinity swimming pool, state of the art gym, sauna, kids play area, flower garden, and BBQ area. SORA gardens II is also the first apartment project in Binh Duong Province that implement the use of a smart home system.

At the official launch event held on October 12, customers had an opportunity to view the scale model and model unit which showcased the smart home system. There was also a virtual reality system to allow guest to view SORA gardens II in virtual reality. SORA gardens II aims to attract customers who are looking for a high quality of living that is not replicated anywhere else in Binh Duong Province. The construction of the superstructure was commenced in August 2019 and the project is on paced to be completed in the 2<sup>nd</sup> quarter of 2021.

Overview of BTMJR Joint Venture and SORA gardens II as attached document.



**Photos of sales events**



**Customers experience the VR virtual system**

**< Any questions please contact: BECAMEX TOKYU CO., LTD >**

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## ■ Overview of BTMJR

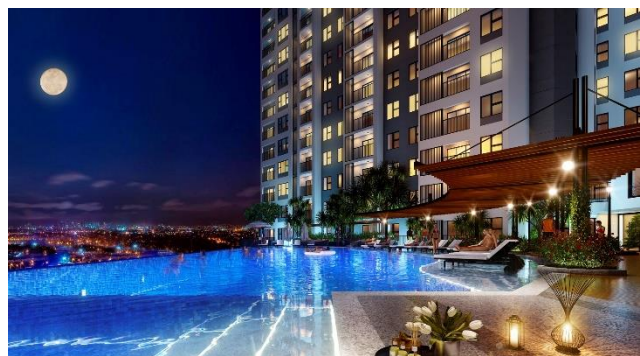
|                           |  |
|---------------------------|--|
| Name                      | BTMJR INVESTMENT CO., LTD.   |
| Address                   | Lot C17,Hung Vuong Boulevard, Binh Duong New City, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam. |
| Representative            | Mr. HIRATA SHUJI – General Director  |
| Business                  | Real estate development and leasing  |
| Charter capital           | 420 billion VND (July 2019)  |
| Founded year              | October 2018   |
| Capital contribution rate | BECAMEX TOKYU CO., LTD. 55%<br>MJR Investment Pte Ltd. (*) 45%<br>* MITSUBISHI JISHO RESIDENCE 100%              |

## ■ Overview of the project

|                   |   |
|-------------------|---|
| Name              | SORA gardens II   |
| Construction area | 7,948m <sup>2</sup>   |
| Uses              | Apartment, commercial   |
| Scale             | 24 floors (557 units)   |
| Construction time | (Foundations) From May ~ August 2019 (Completed)<br>(Superstructure) From August 2019 ~ Second quarter of 2021 (Expected) |
| Sale              | From October 2019 officially open for sale  |
| Total floor area  | 84,297m <sup>2</sup>  |
| Area apartment    | 53~108m <sup>2</sup> /unit (Except the Penthouse)   |
| Price             | Starting from 1 billion 800 million VND/ unit   |
| Investor          | BTMJR INVESTMENT CO. LTD  |
| Sales Manager     | BECAMEX TOKYU CO. LTD   |
| Construction      | Newtecons Construction Investment Joint Stock Company   |
| Design            | (Concept) PLANTEC ARCHITECTS COMPANY LIMITED<br>(Basis, details) SWA VIETNAM CO., LTD                                     |



**SORA gardens II Rendering**



**SORA gardens II Pool Rendering**