

**PRESS RELEASE: THE FIRST LARGE-SCALE SHOPPING CENTER IN BINH DUONG
NEW CITY, VIETNAM DEVELOPED BY BECAMEX TOKYU**

“SORA gardens SC” phase 1 is scheduled to open in spring 2023

Phase 1 anchored tenant will be AEON

TOKYU Corporation
BECAMEX TOKYU Co., Ltd.
AEON Vietnam Co., Ltd.

BECAMEX TOKYU CO., LTD. (hereinafter referred to as “BECAMEX TOKYU”) - a subsidiary of TOKYU Corporation (hereinafter referred to as “TOKYU”) is developing the first large-scale shopping center in Binh Duong New City, Vietnam, named “SORA gardens SC” (hereinafter referred to as “the commercial project”) in Spring 2023.

The commercial project, with a concept of “Adding color to your life” will be built in phase 1 of multiple phases commercial complexes, consist of 120,000m² of commercial space well located at the entrance of Binh Duong New City. As the economy of Binh Duong New City and Binh Duong Province continues to grow, the commercial project aims to be the new landmark of the city, cater to daily needs of residents, and become one of the largest commercial complexes in Southern Vietnam. Once completed, the commercial project will be the premier entertainment destination which consists of retail, restaurants, cinema, café, and a supermarket. This project will attract residents from all over to Binh Duong New City and elevate the city’s status as a true live-work-play destination.

The commercial project’s most significant anchored tenant is AEON which currently owns and operates 6 locations in Vietnam. AEON Vietnam will operate with a new concept of “Compact GMS” (General Merchandising Supermarket) in Binh Duong New City.

Binh Duong Province is well located adjacently north of Ho Chi Minh City and has a growing population of 2.6 million residents. Binh Duong Province is the 3rd largest recipient of foreign direct investments (FDI), only ranking behind Ho Chi Minh City and Hanoi, with approximately 4,000 FDI projects. With the increase in new factories by foreign companies, Binh Duong Province has been creating employment opportunities that are attracting more residents to the region

Since August 2012, BECAMEX TOKYU has been developing an urban project "TOKYU Garden City" (total area of 1,000 ha) in Binh Duong New City fusing the local’s culture and customs with their experience from their project "TOKYU Tama Denen Garden City" in Japan. The company is planning to operate more bus routes connecting with Ho Chi Minh City in the future, aiming to increase new immigrants and contribute to the Binh Duong New City development.



Overall perspective of the commercial

The end

For question regarding to this press release, please contact:

Mr Hirata Shuji +84-90-131-6626 (Japanese – English)

Ms Dang Thi Hong Son +84-90-231-7766 (Vietnamese – English)

【Attachment】

■ Project General Information

Project name	(Tentative name) SORA gardens SC (Phase 1)
Address	Lot C19, Hung Vuong Boulevard, Binh Duong New City, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam
Scale	2 floors (partly 4 floors)
Store composition	Compact GMS (AEON), fashion stores, cinema, café, restaurants,...
Site area	20,000m ²
Floor area	21,500m ²
Rental area	14,500m ² (AEON Vietnam Lease area 5,000m ²)
Construction	Summer 2021 (Expected)
Opening	Spring 2023(Expected)

■ Perspective image of the project



▲ Exterior image (Main Entrance)



▲ Area overall image (Bird's eye view)



▲ Spacious Entrance



▲ Creating ease to walk around

【Reference】**■ About BECAMEX TOKYU**

Company name	BECAMEX TOKYU CO., LTD.
Address	SORA gardens1, Lot C18, Hung Vuong Boulevard, Binh Duong New City, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam
Representative	General Director - Mr. Oh Dongkun
Scope of Business	Real estate investment / Real estate sales / Real estate leasing
Investment capital	8,600 billion VND
Establishment date	March 1 st 2012
Investment ratio	TOKYU CORPORATION: 65% BECAMEX IDC CORP: 35%

■ About AEON VIETNAM

Company name	AEON VIETNAM CO., LTD
Address	No.30, Bo Bao Tan Thang, Son Ky Ward, Tan Phu District, Ho Chi Minh City, Vietnam
Representative	General Director - Nishitohge Yasuo
Scope of Business	General retail
AEON Vietnam's Shopping Mall and General Merchandise Store	6 stores nationwide AEON MALL Tan Phu Celadon (Opened since January 2014) AEON MALL Binh Duong Canary(Opened since October 2014) AEON MALL Ha Noi Long Bien (Opened since October 2015) AEON MALL Binh Tan (Opened since June 2016) AEON MALL Ha Dong (Opened since December 2019) AEON MALL Hai Phong Le Chan (Opened since December 2020)
Investment capital	5,165.2 billion VND
Establishment date	October 7 th 2011

■ Achievements of TOKYU in Binh Duong New City

TOKYU has established many residential low-rise and high-rise housing in Binh Duong New City (total 1,000 ha) and commercial facilities since 2012. From 2014, a bus system was put into operation which contributed significantly to the use of public transports of the residents.



▲ Projects being developed in Binh Duong New City

< Residential >

◇ SORA gardens I

Type: Apartment (Sold Out)

Site area: 9,082m² Number of units: 406 units

Unit area: 67~105m²/unit

Number of floors: 24 floors Completion: March 2015

◇ SORA gardens II

Type: Apartment (Under-construction)

Site area: 7,948m² Number of units: 557 units

Unit area: 55~101m² /unit

Number of floors: 24 floors Completion: Spring 2021

※ Joint ventured with Mitsubishi Estate Residence.

◇ MIDORI PARK The VIEW

Type: Apartment (Sold out)

Site area: 9,087m² Number of units: 604 units

Unit area: 35~102m² /unit

Number of floors: 24 floors Completion: December 2019



▲ SORA gardens I and SORA gardens II



▲ MIDORI PARK The VIEW

◇ **MIDORI PARK The GLORY**

Type: Apartment (To be constructed from Spring 2021)

Site area: 19,000m² Number of units: 1,000 units

Unit area: 48~108m² /unit

Number of floors: 24 floors

Completion: Summer 2023 (Expected)

※ Joint ventured with NTT Urban Development



▲ MIDORI PARK The GLORY

◇ **MIDORI PARK HARUKA Terrace/HARUKA Residence**

Type: Low-rise housing (Terrace House)

Number of units: 156 units (phase 1- 3)

Unit area: 300~350m² /unit

Completion: Periodic construction since August 2017



▲ MIDORI PARK HARUKA

<Commercial>

◇ **hikari**

Type: Commercial (food court, restaurant, café, ...)

Site area: 1,600m² Number of tenants: 17

Operation: Since January 2015

◇ **MIDORI PARK SQUARE**

Type: Commercial (restaurant, café, convenient store...)

Site area: 460m² Number of tenants: 3

Operation: Since October 2019

<Transport>

◇ **KAZE SHUTTLE Bus System**

Operation scope: Thu Dau Mot City ~ Binh Duong New City

Number of routes: 6 routes and 11 lines

Operation: Periodically operated from December 2014

(Operated by BECAMEX TOKYU BUS CO., LTD.)



▲ KAZE SHUTTLE