



BA RIA – VUNG TAU HOUSE DEVELOPMENT JSC

# POTENTIAL INVESTMENT COOPERATION

“AN IDEALLY EXQUISITE ADOBE”

STOCK CODE: HDC

[WWW.HODECO.VN](http://WWW.HODECO.VN)



## OPENING STATEMENT



## POTENTIAL INVESTMENT COOPERATION

With a mission to create sustainable value and contribute to the advancement of the local economy, we proudly stand as a pioneer in the real estate sector for 35 years, delivering innovative and high-quality projects such as The Light City, Fusion Suites Vung Tau, Ecotown Phu My, and more.

We are dedicated to delivering iconic real estate projects that elevate urban development and create valuable investment opportunities for our esteemed partners. In the upcoming mid-term and long-term strategies, we will constantly expand the development scale, launch high-potential projects in Ba Ria – Vung Tau and other key locations. Leveraging valuable supply of prime land funds, we strive to create premium living spaces and drive sustainable investment growth.



## CREATE SUSTAINABLE VALUE

# OVERVIEW

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ABOUT HODECO

II

TYPICAL PROJECTS

III

PROSPECT FOR INVESTMENT



# ABOUT HODECO





## OVERVIEW OF HODECO



Brand name        **HODECO**

Slogan:            **An ideally exquisite abode**

Listed on:        **HOSE**

Stock code:      **HDC**



## DEVELOPMENT MILESTONES



**1990**



A STATE – OWNED ENTERPRISE ESTABLISHED BY PEOPLE COMMITTEE OF VUNG TAU-CON DAO

**2001**



EQUITIZED WITH INITIAL 20 Bn SHARES . THE STATE OWNED 40%

**2007**



LISTED ON HO CHI MINH STOCK EXCHANGE WITH 81 Bn SHARES

**2008**



RECEIVED LABOR MEDAL 3

**2010**



CHARTERED CAPITAL WAS RAISED TO VND 200 Bn

**2013**



RECEIVED LABOR MEDAL 2

**2015**



CHARTERED CAPITAL WAS RAISED TO VND 411 Bn

**2019**



RECEIVED LABOR MEDAL 1  
CHARTERED CAPITAL WAS RAISED TO VND 580 Bn

**NOW**



CHARTERED CAPITAL WAS RAISED TO VND 1,783 Bn



# DESIRE TO CREATE SUSTAINABLE VALUES



## VISION

TO CREATE SUSTAINABLE VALUES



With the aspiration to pioneer the development of a prosperous society and sustainable human values, Hodeco strives to become a leading private economic group, creating a diverse real estate ecosystem, contributing to raising Vietnam's position in the international arena.



## CORE VALUES

TO CREATE "SUSTAINABLE PEOPLE"



- **Honor**
- **Elite**
- **Discipline**
- **Humanity**
- **Dynamic**



## MISSIONS

TO CREATE SUSTAINABLE BUSINESS



- ❖ **For customers:** Create quality products and services, bring the best experience, contribute to improving the quality of life.
- ❖ **For partners:** Build a trustworthy cooperative relationship, develop sustainably, and benefit both sides.
- ❖ **For investors:** Operate transparently, effectively, sustainably, enhance corporate value, and ensure optimal benefits.
- ❖ **For employees:** Create a professional, fair, dynamic, creative, and humane working environment, creating conditions for all members to develop comprehensively in terms of intelligence, spirit, and physical health.
- ❖ **For society:** Fulfill social responsibilities, contribute to socio-economic development, promote sustainable development.
- ❖ **For the environment:** Commit to using resources effectively, minimizing negative impacts on the environment, towards a green economy and sustainable development.





## MEMBER OF BOARD OF MANAGEMENT (BOM)



**Mr. Doan Huu Thuan**  
*Chairman of the BOM*



**Mr. Le Viet Lien**  
*Member of the BOM cum  
General Director*



**Mr. Doan Huu ha Vinh**  
*Member of the BOM cum Deputy  
General Director*



## MEMBER OF BOARD OF MANAGEMENT (BOM)



**Mr. Nguyen Dinh Duy**

*Non-Executive Director*



**Mr. Le Quoc Trung**

*Outside Director*



**Mr. Le Quy Dinh**

*Outside Director*



**Mr. Nguyen Tuan Anh**

*Outside Director*



## ACHIEVEMENTS



LABOR MEDAL 3  
(2008)



LABOR MEDAL 2  
(2013)



LABOR MEDAL 1  
(2020)



TOP 30 VIETNAM  
REAL ESTATE EXCELLENCE  
BRANDS  
(2008)



TOP 60 TYPICAL BRANDS –  
TRADEMARK OF VIETNAM'S  
CONSTRUCTION SECTOR  
(2018)



TYPICAL BUSINESSES OF  
THE SOUTH EAST  
(2017)



LIGHTHOUSE AWARD  
(2004, 2005, 2007, 2017 ,  
2019)



## ACHIEVEMENTS



# TOP 10 FAMOUS VIETNAMESE BRANDS



2023



2024

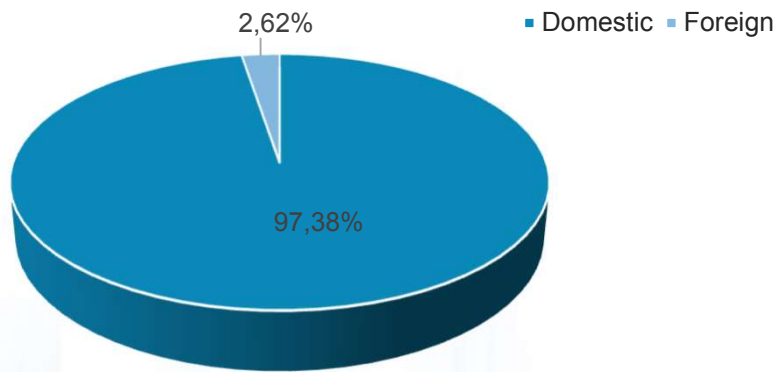
## IN THE REAL ESTATE AND CONSTRUCTION INDUSTRY



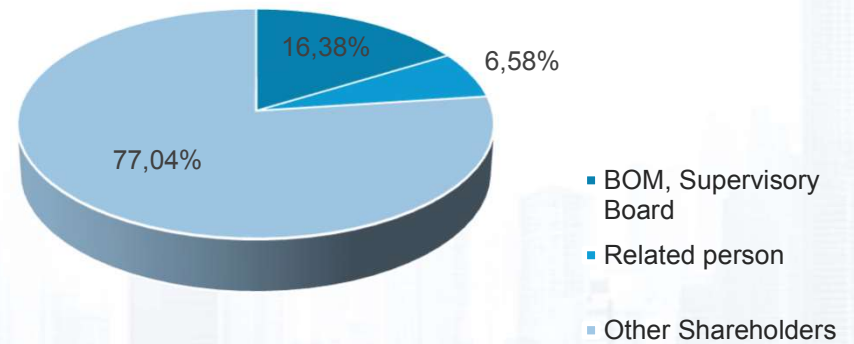
## SHAREHOLDERS STRUCTURE



### SHAREHOLDER STRUCTURE AS OF THE RATE IN THE COUNTRY AND ABROAD



### SHAREHOLDER STRUCTURE BY OBJECT



\* Data as of September 07, 2024



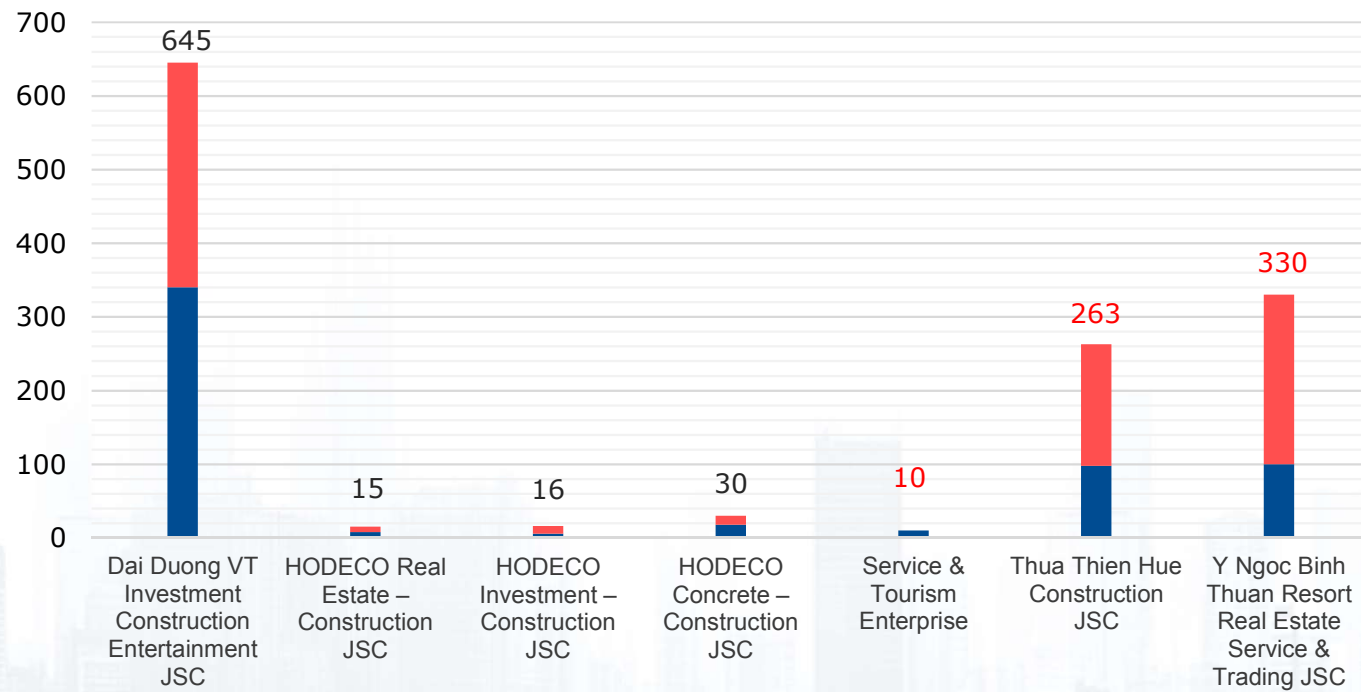
## SUBSIDIARIES, AFFILIATE COMPANY & OWNERSHIP PERCENTAGE



VND Bn

■ HODECO hold

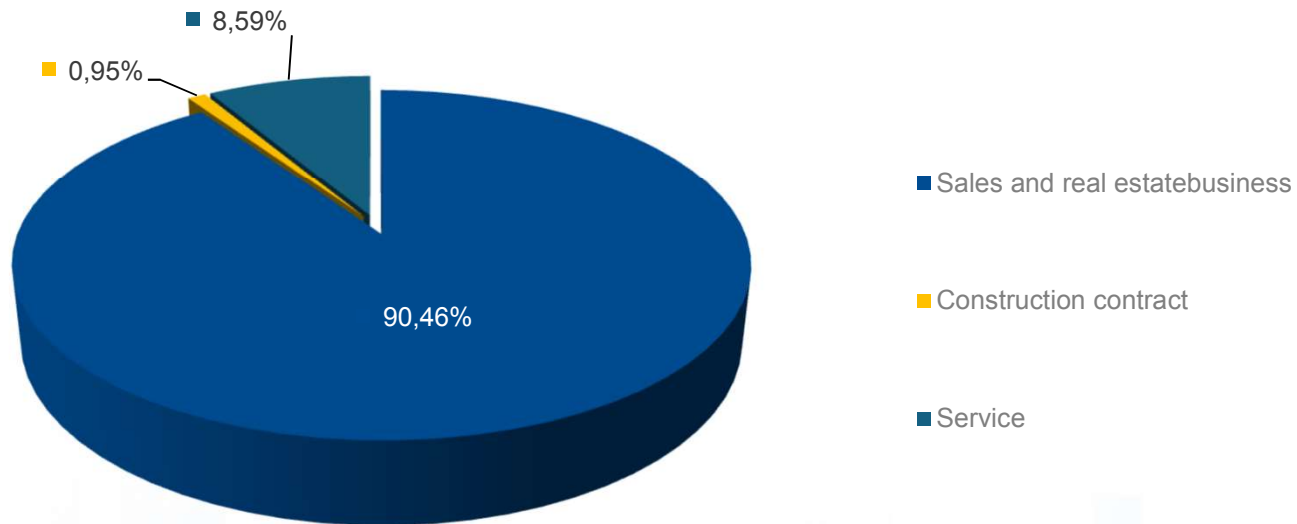
■ Other shareholders hold







## REVENUE STRUCTURE



**OVER 90% OF REVENUES** Comes from property sales and projects development.

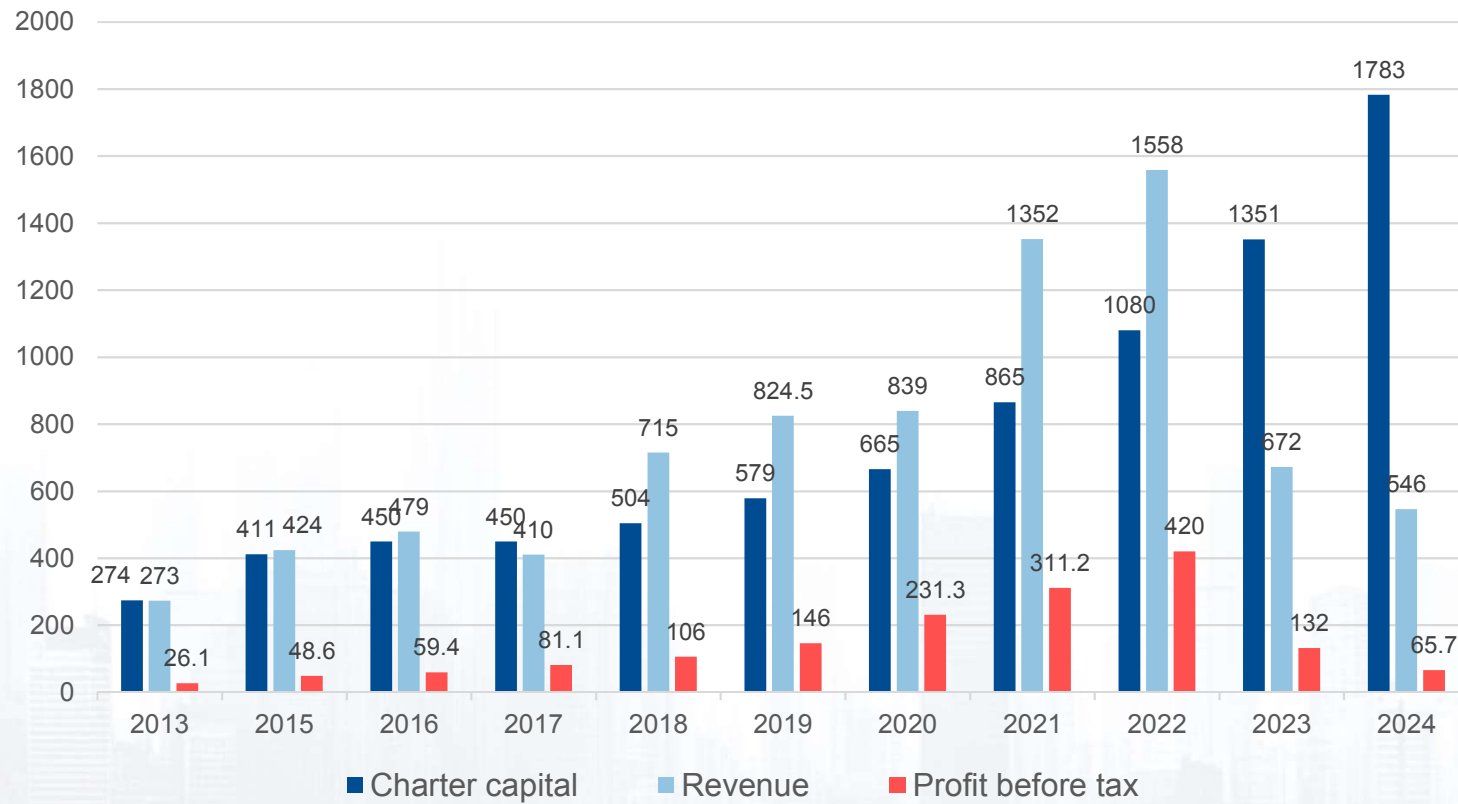
*\* Figures from 2019 - 2024*



## PARAMETERS

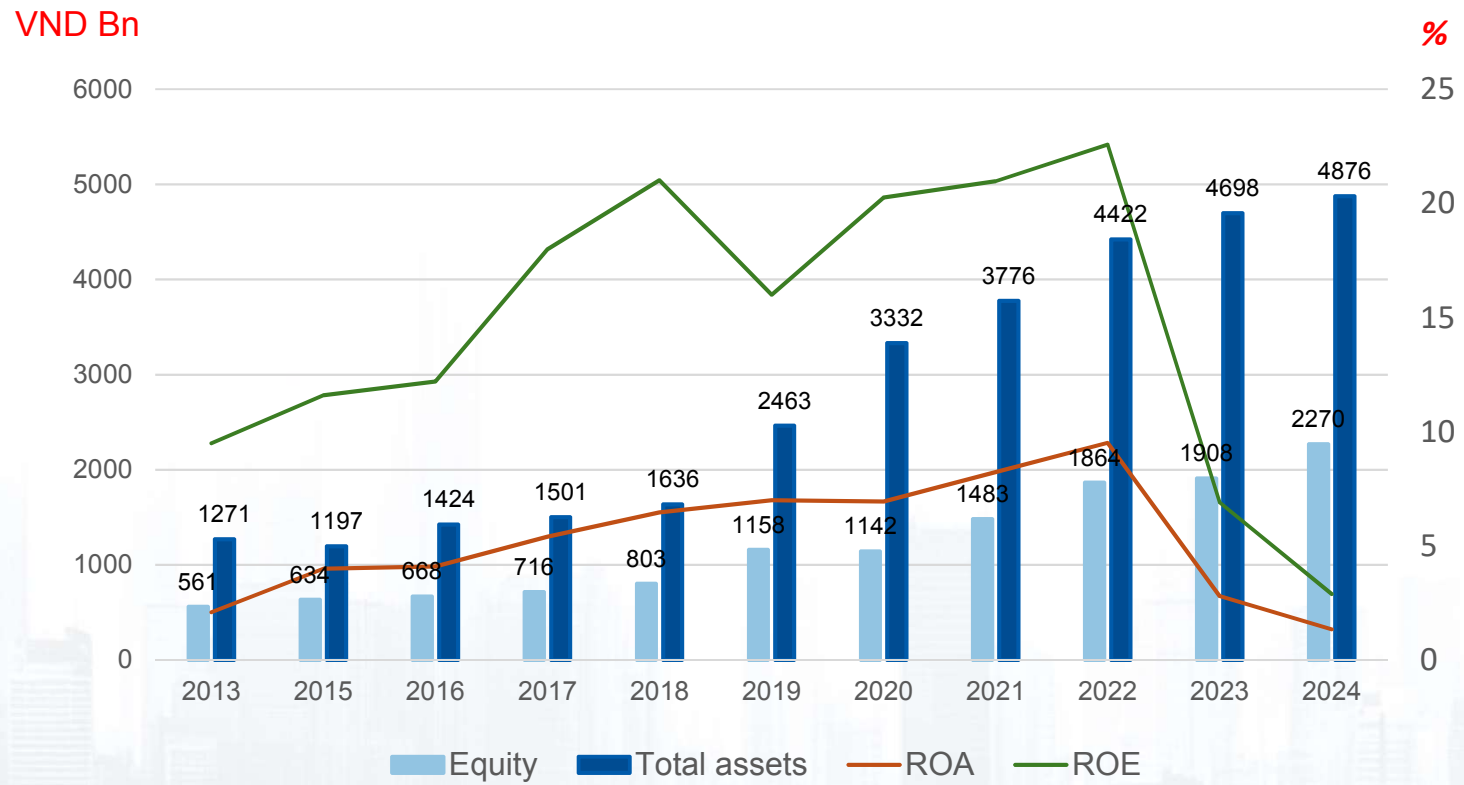


VND Bn





## PARAMETERS





# TYPICAL PROJECTS



## TYPICAL PROJECTS COMPLETED AND ONGOING



### URBAN REAL ESTATE

PROJECTS	LAND AREA (m <sup>2</sup> )	COMMENCEMENT TIME	COMPLETION TIME	TOTAL INVESTMENT (VND bn)
15 storey apartment	6.400	2002	2005	120
21 storey apartment	10.818	2006	2008	272,4
Hill 2 Residential area, Ward 10	164.560	2004	2009	256,3
Sao Mai Ben Binh residential area	25.611	2007	2011	195,4
Nam Ky Khoi Nghia apartment – Block A	2.672	2013	2015	276
Nam Ky Khoi Nghia apartment – Block B	4.038	2008	2012	314
18-storey apartment in Phu My	4.000	2009	2012	224,3
Binh An apartment	4.218	2015	2017	234,9
Binh Gia Resident apartment	3.560	2015	2017	265
Ben Dinh residential and relocation area	59.750	2003	2005	23,2
Phu My Residential Area	214.500	2005	2017	104,7



## TYPICAL PROJECTS COMPLETED AND ONGOING

### URBAN REAL ESTATE



### NGOC TUOC HILL 2 VILLA AREA

SITE AREA: 25 ha

TIMELINE: 2019 - 2030

**LOCATION** Ward 8, Vung Tau city

**DEVELOPMENT** Villa: 80.667,1 m<sup>2</sup>  
Resettlement house: 7.648,7 m<sup>2</sup>  
High-rise buildings: 6.770 m<sup>2</sup>



**TOTAL INVESTMENT**

**VND 570 bn**





## TYPICAL PROJECTS COMPLETED AND ONGOING

### URBAN REAL ESTATE



### ECOTOWN PHU MY

SITE AREA: 63.515,3 m<sup>2</sup>

RESIDENTIAL LAND AREA: 39.465,4 m<sup>2</sup>

TIMELINE: 2018 - 2028

<b>LOCATION</b>	Phu My Town
<b>DEVELOPMENT</b>	320 Semi-detached houses, 14-storey Apartment 19-storey Apartment



**TOTAL INVESTMENT**

**VND 497 bn**



## TYPICAL PROJECTS COMPLETED AND ONGOING

### URBAN REAL ESTATE



### ECO HOME 1

SITE AREA: 3.767,5 m<sup>2</sup>

FLOOR AREA: 25.661,93 m<sup>2</sup>

COMMERCIAL FLOOR AREA: 17.488 m<sup>2</sup>

TIMELINE: 2024 - 2026

**LOCATION** Phu My Town  
**DEVELOPMENT** 340 apartments



**TOTAL INVESTMENT**

**~ VND 320 bn**



## TYPICAL PROJECTS COMPLETED AND ONGOING

### URBAN REAL ESTATE



### RESIDENCY AT WESTERN SIDE OF 3/2 STREET



PHỐI CẢNH DỰ ÁN KHU NHÀ Ở PHÍA TÂY ĐƯỜNG 3/2

**TOTAL INVESTMENT VND 689 bn**

SITE AREA: 63.347 m<sup>2</sup>

RESIDENTIAL LAND AREA: 41.593 m<sup>2</sup>

TIMELINE: 2011-2027

**DEVELOPMENT** 73 Semi-detached houses  
112 villas

**LOCATION** Ward 10, Vung Tau City



## TYPICAL PROJECTS COMPLETED AND ONGOING

### URBAN REAL ESTATE



### THE LIGHT CITY

SITE AREA: 49,2 ha

PHASE1: 27,2 ha      PHASE 2: 22 ha

SALEABLE AREA: 12,67 ha

TIMELINE: 2019 – 2029 (phase 1), 2027 – 2035 (phase 2)

**LOCATION**      Ward 12, Vung Tau City

#### DEVELOPMENT

##### Phase 1:

490 Semi-detached houses  
213 villas  
400 apartments

##### Phase 2:

220 villas  
1700 apartments

#### TOTAL INVESTMENT

**VND 2.756 bn**





## TYPICAL PROJECTS COMPLETED AND ONGOING URBAN REAL ESTATE



### 20-STOREY APARTMENT ON THONG NHAT STREET



TOTAL INVESTMENT **~VND 536 bn**

TIMELINE 2024 - 2030

**DEVELOPMENT** Height: 20 floors (Basement: 1-3 floors, tower floor: 20 floors)  
Building density of basement : 67%

SITE AREA: 2.641,1 m2 (residential land: 1.745 m2)

STATUS: Transferred the project to the affiliated company.

**LOCATION** Ward 3, Vung Tau City





## TYPICAL PROJECTS COMPLETED AND ONGOING

### URBAN REAL ESTATE



### VILLAS ON TRAN PHU STREET



#### TOTAL INVESTMENT

**VND 450 bn**

SITE AREA: 13.287,2 m<sup>2</sup>

STATUS: Preparing for investment

**DEVELOPMENT** 24 villas

**LOCATION** Ward 5, Vung Tau City

**TIMELINE** 2025 - 2031





## TYPICAL PROJECTS COMPLETED AND ONGOING

HOSPITALITY REAL ESTATE



### FUSION SUITES VUNG TAU



PHỐI CẢNH DỰ ÁN FUSION SUITES VŨNG TÀU

TOTAL INVESTMENT **VND 551 bn**

SITE AREA: 1.968 m<sup>2</sup>

SALEABLE AREA: 1.079,3 m<sup>2</sup>

TIMELINE: 2017 - 2019

**DEVELOPMENT** 99 Tourist apartments  
71 Hotel rooms  
Services floors

**LOCATION** Ward 2, Vung Tau City



## TYPICAL PROJECTS COMPLETED AND ONGOING

### HOSPITALITY REAL ESTATE



### DAI DUONG TOURISM AREA - ANTARES



#### TOTAL INVESTMENT

**VND 8.447 bn**

SITE AREA: 86.660,3 m<sup>2</sup>

TIMELINE: 2019 - 2026

#### DEVELOPMENT

Hotels, Villas; Beach Restaurant; Beach Bar;  
Gym-Yoga Area; Beach wedding Center;  
Indoor entertainment services, Golf Course  
huts, Night Marketing Huts

**LOCATION** Ward 11, Vung Tau City



## TYPICAL PROJECTS COMPLETED AND ONGOING

### MIXED-USE REAL ESTATE



### HODECO SEAVILLAGE



#### TOTAL INVESTMENT

**VND 198,313 bn**

SITE AREA: 2,585 ha

TIMELINE: 2023 - 2030

**DEVELOPMENT** 39 Semi-detached houses with 5 floors  
(about 175 m<sup>2</sup>/lot)  
01 high – rise building  
02 commercial and tourist service hotel  
apartments

**LOCATION** Ward 10, Vung Tau City





# PROSPECT FOR INVESTMENT



## PROSPECT FOR INVESTMENT



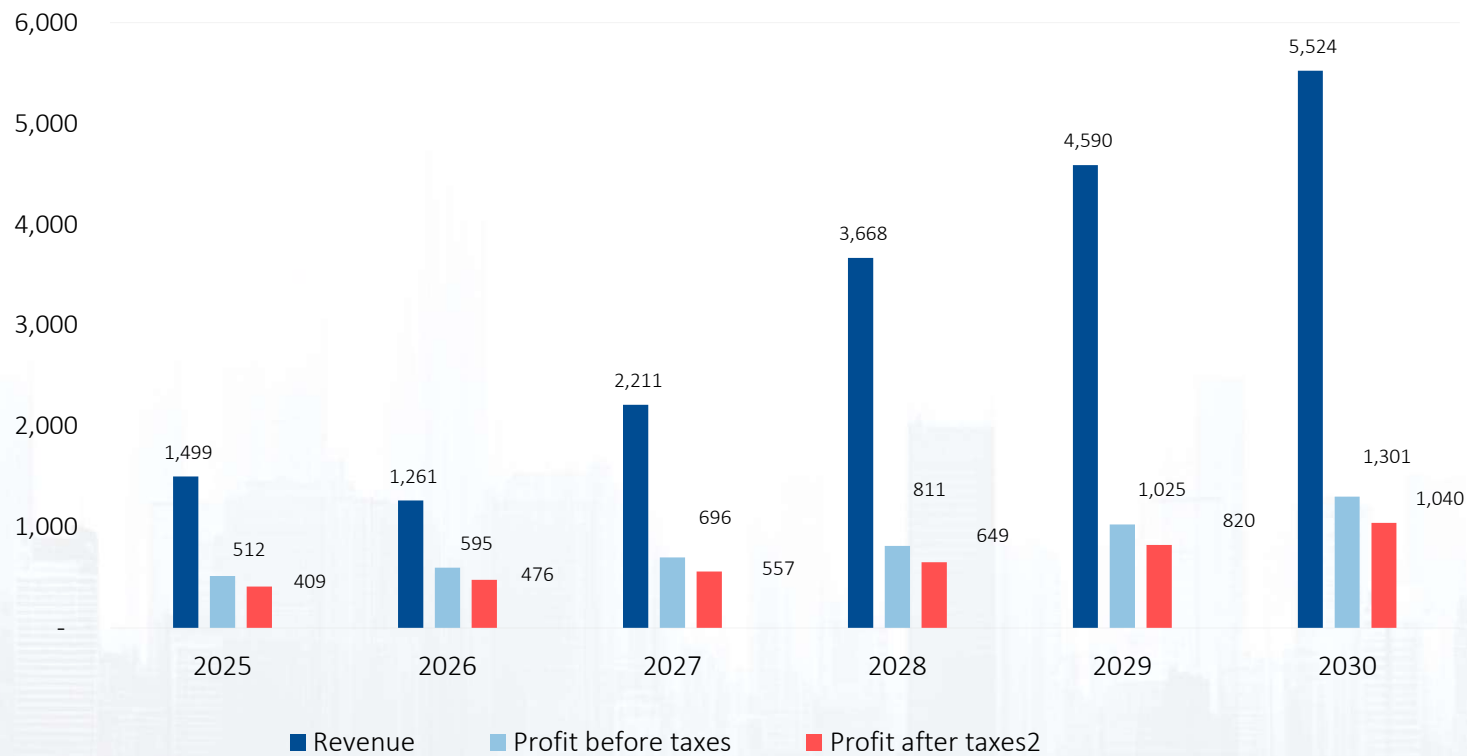


## BUSINESS EFFICIENCY IS BEING IMPROVED CONTINUOUSLY



### PROJECTED BUSINESS GROWTH 2025 - 2030

VND Bn





## THE COMPANY OWNS MORE PRIME LAND FUND IN BA RIA –VUNG TAU



### ➔ LAND FUN

LAND FUN	Project Name	Ownership	Land area (m2)
	PHUOC THANG	100%	543.331
	ANTARES ISLAND	44,2%	86.660,3
	HODECO SEAVILLAGE	55,5%	25.850
	20-STOREY APARTMENT ON THONG NHAT STREET	100%	2.641
	WONDERLAND PROJECT	100%	2.344.600
	VILLAS ON TRAN PHU STREET	100%	13.287
	LONG DIEN URBAN AREA PROJECT	100%	360.000
	CO MAY RESIDENTIAL HOUSING PROJECT	100%	280.000



## THE COMPANY OWNS MORE PRIME LAND FUND IN BA RIA –VUNG TAU



### PROJECTS FOR RENT

PROJECT FOR RENT	<b>HODECO Plaza Apartment</b>	Rentable area (m2): 1.022,15	Area has been leased (m2): 1.022,15
	<b>Maxim Restaurant, Huu Nghi Restaurant, Water park (Belong to the land fund of Vung Tau City Trade Center)</b>	Rentable area (m2): 18.866	Area has been leased (m2): 18.866
	<b>Service Area - Binh An Apartment</b>	Rentable area (m2): 831	Area has been leased (m2): 609
	<b>Block A – Nam Ky Khoi Nghia Apartment</b>	Rentable area (m2): 3.637,5	Area has been leased (m2): 832.7
	<b>Block B – Nam Ky Khoi Nghia Apartment</b>	Rentable area (m2): 110	Area has been leased (m2): 110
	<b>Binh Gia Resident Apartment</b>	Rentable area (m2): 1.056	
	<b>The Light City</b>	Rentable area (m2): 894,8	





# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



- Category: Urban real estate
- Location: BR-VT
- Land area: 54,33 ha
- Estimated timeline: 2024 -2035

## PHUOC THANG URBAN AREA PROJECT



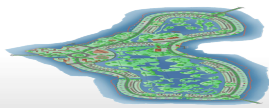
- Category: Urban real estate
- Location: BR-VT
- Land area: 44 ha
- Estimated timeline: 2024 - 2035

## CO MAY URBAN AREA PROJECT



- Category: Urban real estate
- Location: BR-VT
- Land area: 40,83 ha
- Estimated timeline: 2023 -2030

## LONG DIEN URBAN AREA PROJECT



- Category: Hospitality real estate
- Location: BR-VT
- Land area: 234,46 ha
- Estimated timeline: 2024 - 2040

## WONDERLAND PROJECT



- Category: Hospitality real estate
- Location: Binh Thuan
- Land area: 8,62 ha
- Estimated timeline: 2024 - 2030

## PHAN THIET GOLDEN STONE SEA PROJECT



- Category: Hospitality real estate
- Location: BR-VT
- Land area: 44,19 ha
- Estimated timeline: 2024 - 2035

## NAM CON SON ECO-TOURISM RESORT



# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## PHUOC THANG URBAN AREA PROJECT



### TOTAL INVESTMENT

**VND 1.497 bn**

SITE AREA: 54,33 ha

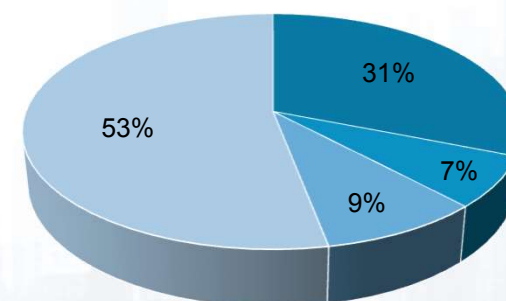
TIMELINE: 2024 - 2035

**DEVELOPMENT** Building an ornately and urban. Aiming for investment construction for housing, trading, services and entertainment,...

**LOCATION** Ward 12, Vung Tau City

### LAND USE STRUCTURE

- Transport area
- Green area & sport
- Public area
- Main buildings area

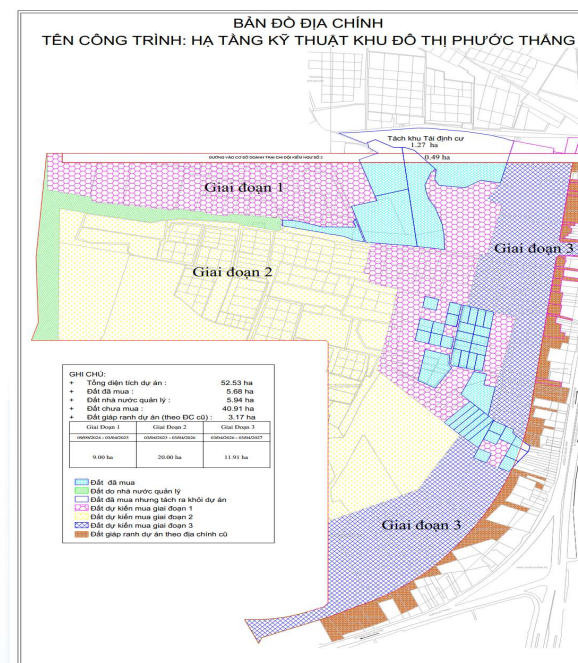




# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## PHUOC THANG URBAN AREA PROJECT

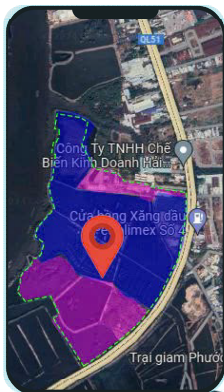




# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## CO MAY URBAN AREA PROJECT

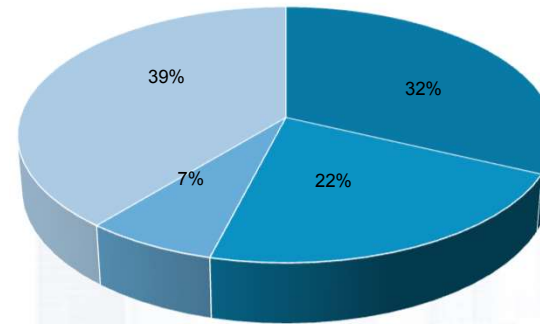


### LOCATION

- Ward 12, Vung Tau City, BR-VT province



### LAND USE STRUCTURE



- Transport area
- Green area
- Public area
- Main buildings area

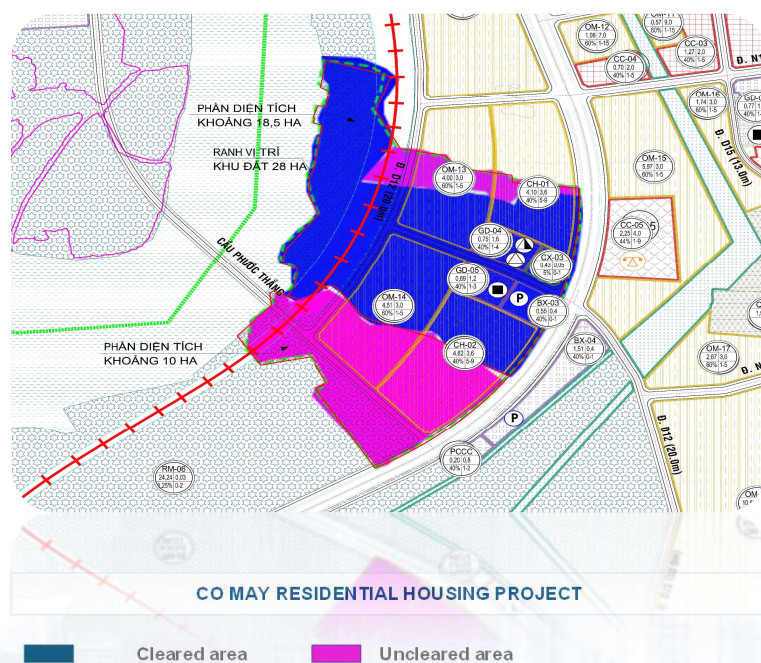




## PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



### ➔ CO MAY URBAN AREA PROJECT



#### PROJECT SIZE

- Estimated area: 44 ha.

#### PROJECT DEPLOYMENT PROGRESS:

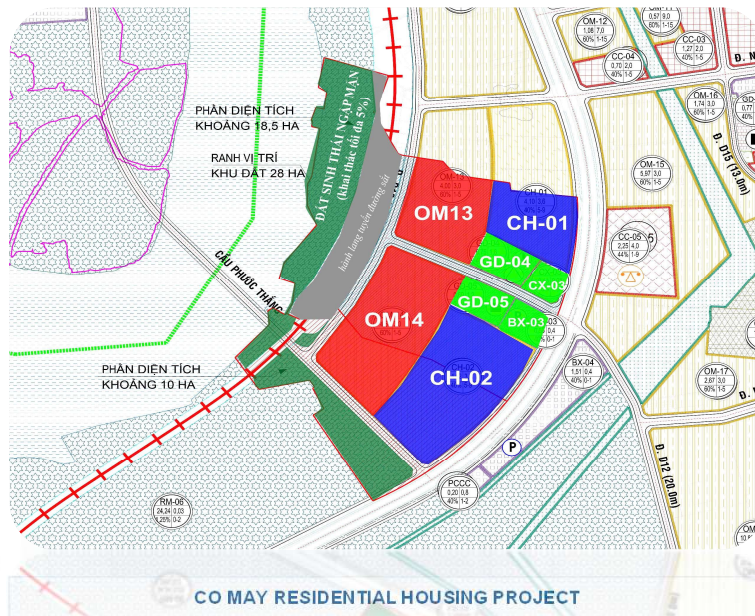
- Land clearance and receiving transfer of land use rights in progress.
- Registration of the Annual Land Use Plan is in progress.
- No investment procedures and 1/500 ratio planning have been established yet.



# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## ➔ CO MAY URBAN AREA PROJECT



### PLANNING INFORMATION:

- Estimated area: 28 ha.
- Planning information: In the cleared area:
  - Residential land for apartment buildings (CH-01 và CH02): 35.895 m2.
  - Residential land for low-rise houses and villas (OM13-OM14): 42.686 m2.
  - Infrastructure, public services, green area land: 91.768 m2. In which: Mangrove ecological land: 35.907 m2. Railway land: 24.298 m2.



## PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



**CO MAY RESIDENTIAL HOUSING PROJECT**







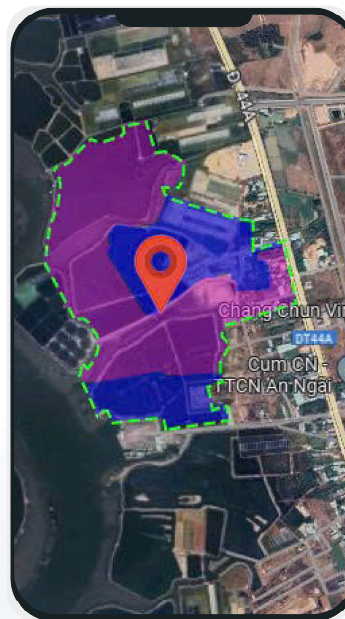
# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## LONG DIEN URBAN AREA PROJECT

### LOCATION

- Located in An Ngai commune, Long Dien district, BR-VT province.
- Located on Highway 44A
- One side is adjacent to Co May River



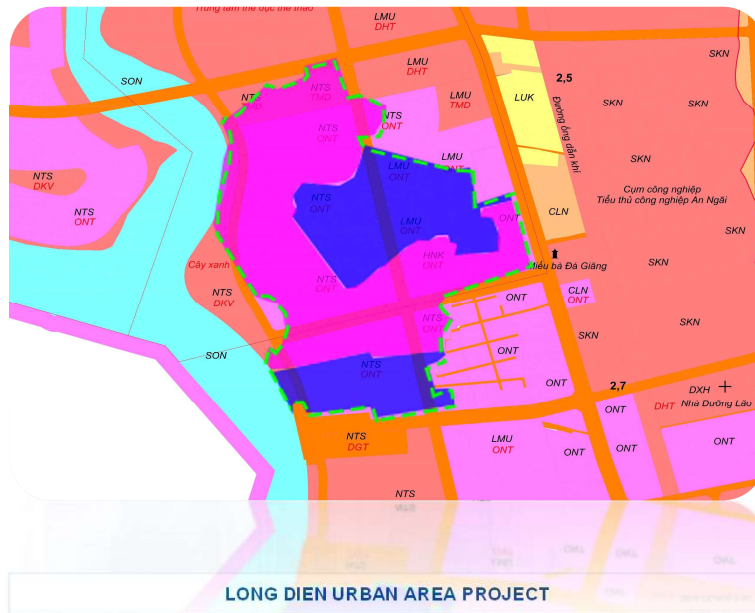




# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## LONG DIEN URBAN AREA PROJECT



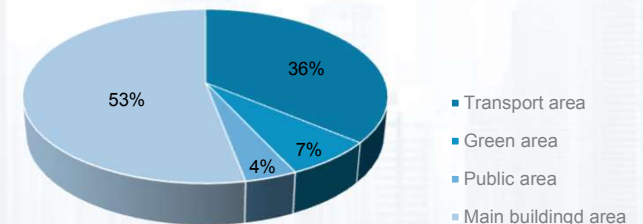
### PROJECT SIZE

- Estimated area: 40,83 ha.

### PROJECT DEPLOYMENT PROGRESS:

- Land clearance and receiving transfer of land use rights in progress.
- Registration of the Annual Land Use Plan is in progress.

### LAND USE STRUCTURE

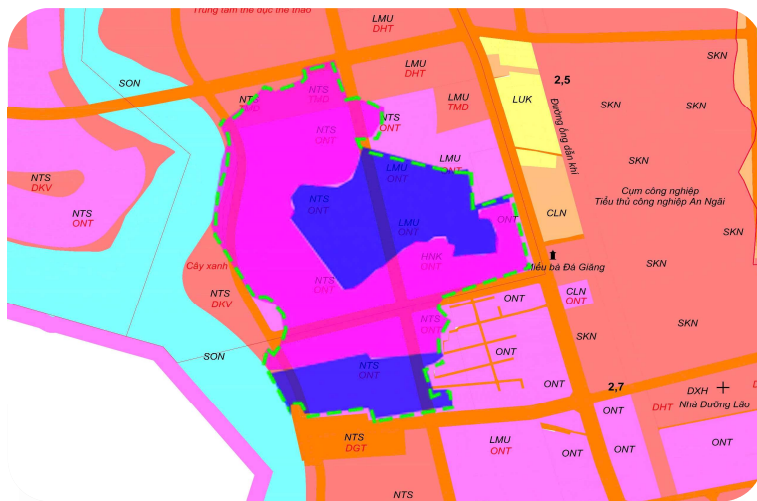




# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## ➔ LONG DIEN URBAN AREA PROJECT



LONG DIEN URBAN AREA PROJECT

-  Transport area
-  Commercial & Service Land
-  Land for public amusements parks
-  Residential Land

### DEVELOPMENT

Villas, detached houses, apartments, green area, sports area, educational area, medical area,...

TIMELINE: 2023 -2035

### TOTAL INVESTMENT

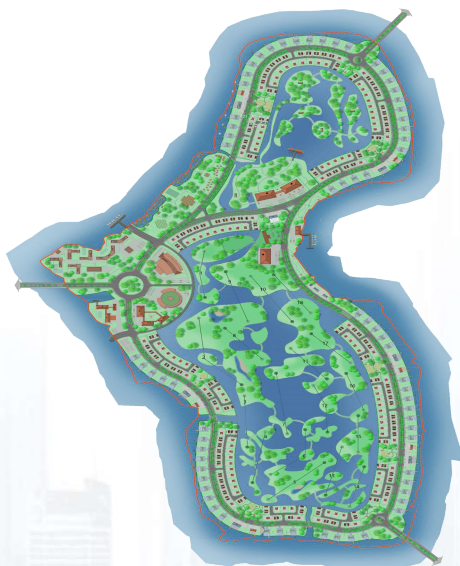
**VND 2.466 bn**



# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## WONDERLAND PROJECT



**LOCATION** Ward 12, Vung Tau City  
*(An island surrounded by 3 rivers)*

**SITE AREA** 234,46 ha

**DEVELOPMENT** Vilaas, nursing homes/villas/resorts. Eco resort, commercial area, greenhouse flower garden, riverside food court, golf course, mangrove eco-tourism area.

**TIMELINE** 2024 - 2040

**TOTAL INVESTMENT**

**VND 4.753 bn**





## PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



### PHAN THIET GOLDEN STONE SEA PROJECT



**LOCATION** Belongs to Ke Ga cape, Tan Thanh commune, Binh Thuan province  
Current status of the area in the coastal area of Ke Ga, and the direction overlooking the Ke Ga lighthouse

**PROJECT SIZE** 8,62 ha

**DEVELOPMENT** Hotels, Villas; Restaurant; Lounge; Gym-Yoga building; Kid Club; Beach Club.

**TIMELINE** 2024 - 2030

**TOTAL INVESTMENT**

**VND 1.396,4 bn**



# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## PHAN THIET GOLDEN STONE SEA PROJECT



Strong transportation connectivity to industrial zones, airports, and tourist areas will drive robust economic and trade growth in the future.





# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## PHAN THIET GOLDEN STONE SEA PROJECT



### EXISTING LAND USE

<b>SITE AREA</b>	8,62 ha
<b>DENSITY</b>	25%
<b>MAXIMUM HIGH</b>	18m

	<b>DÂN CƯ HIỆN TRẠNG</b> EXISTING RESIDENTIAL
	<b>ĐẤT CÁT</b> SAND
	<b>ĐẤT SỎI ĐÁ</b> SOILD
	<b>CÂY XANH</b> GREEN SPACE
	<b>ĐÁ</b> STONE

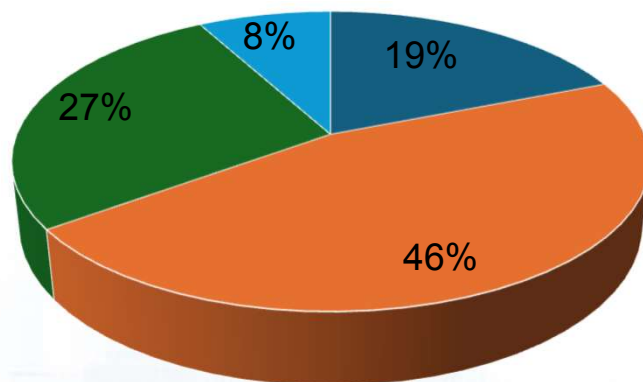




## PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



### PHAN THIET GOLDEN STONE SEA PROJECT



#### LAND USE STRUCTURE

- Transport area
- Green-Lake area
- Main buildings area
- Auxilliary buildings area

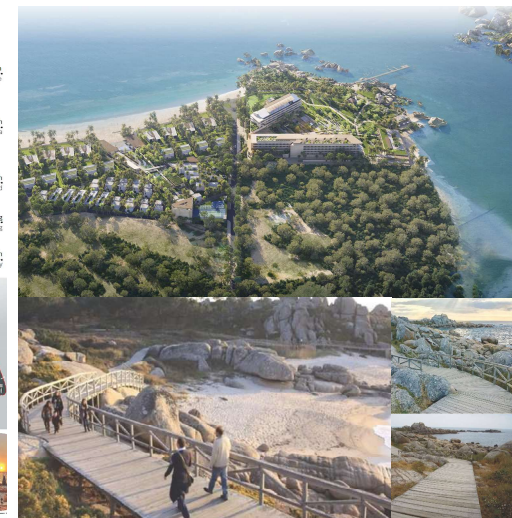


# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## PHAN THIET GOLDEN STONE SEA PROJECT

\* Planning concept



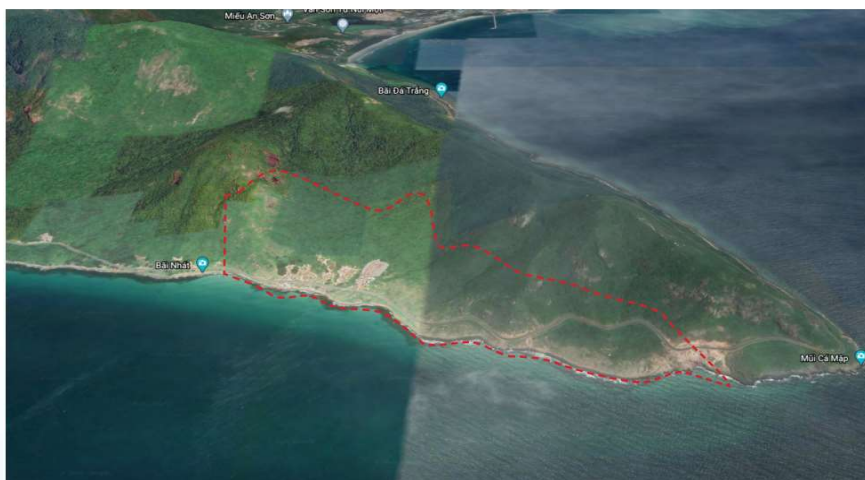
\* Internal amenities



# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## NAM CON SON ECO-TOURISM RESORT PROJECT



**LOCATION** Bai Nhat – Ben Dam belongs to sub-area 60, Con Dao National Park, Con Dao district, ba Ria – Vung Tau Province

**SITE AREA** 44,19 ha

**DEVELOPMENT** Luxury resort villas, spa-gym-yoga area, restaurants conference area, cinema, kidzone, beach club,...

**TIMELINE** 2024 - 2035

**TOTAL INVESTMENT**

**VND 545.2 bn**



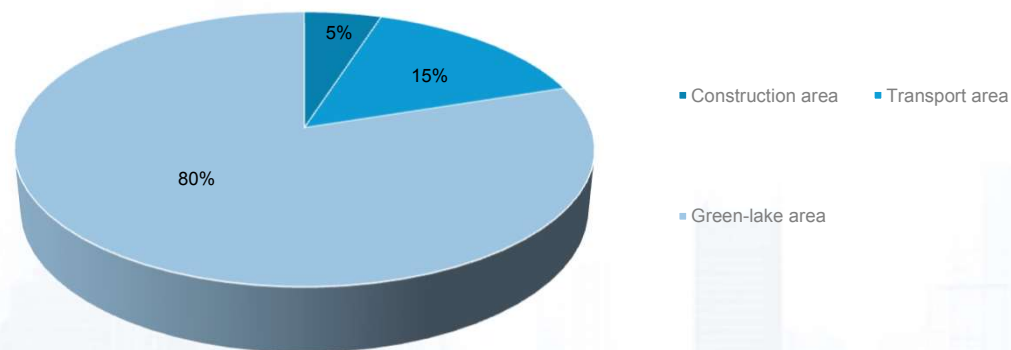


# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## NAM CON SON ECO-TOURISM RESORT PROJECT

### LAND USE STRUCTURE







# PROSPECT FOR DEVELOPMENT FROM POTENTIAL PROJECT IN MID-TERM AND LONG-TERM



## NAM CON SON ECO-TOURISM RESORT PROJECT



SKOOL ACADEMY | Master Plan Concept - Map location



- 1 Drop Off
- 2 Reception Building
- 3 Lagoon
- 4 Hillside Center
- 5 Auditorium (Cinema)
- 6 Meeting Room
- 7 Gym/ Sauna/ Hammam
- 8 Kids Club
- 9 Tennis / Badminton
- 10 Outdoor Chess
- 11 All Day Dining
- 12 Staff Canteen
- 13 Olympic Pool
- 14 Watersport Facilities
- 15 Staff Accommodation
- 16 BOH
- 17 Technical House
- 18 HOD, EAM, GM rooms
- 19 Storage
- 20 Jetty
- 21 Bridge



# BA RIA – VUNG TAU HOUSE DEVELOPMENT JOINT STOCK COMPANY

## THANK YOU!



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