BLUEMARQ

INVESTOR PRESENTATION

INVESTMENT, ASSET MANAGEMENT AND REAL ESTATE DEVELOPMENT GROUP

AUG 2026

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BLUEMARQ GROUP

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01 | MACRO & MARKET INFORMATION

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RISING MARKET MOMENTUM

VIETNAM REGIONAL POWER

VISION 2030+

1 BREAKTHROUGH GROWTH, TECHNOLOGY AS THE CORE

- Double-digit GDP Growth
- High Average Income, with GDP Per Capita reaching approximately USD 8,500
- Private Sector contributes approximately 70% of GDP

2 PUBLIC INVESTMENT IN INFRASTRUCTURES DRIVES VIETNAM'S GROWTH

- 8,400 km of expressways nationwide
- North-South high-speed railway, spanning 1,541 km
- National highway system, approximately 29,795 km

3 REGIONAL FINANCIAL HUB

- Two International Financial Centers: Ho Chi Minh City and Da Nang
- Upgrade of Vietnam's Stock Market from frontier to emerging market by FTSE by Sep 2026

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RISING MARKET MOMENTUM

VIETNAM IS NO LONGER AN EMERGING MARKET IT IS A STRUCTURALLY MATURING ONE

FIVE FUNDAMENTALS THAT DEFINE AN INVESTMENT-GRADE OPPORTUNITY

GDP 2025	GDP GROWTH 2020-2025	URBANIZATION	FDI 2024	DOMESTIC MARKET
~470 US$ billion	6.5 % avg annual	38-50 % by 2035	~38 US$ billion	100 M+ population
35TH GLOBALLY	TOP 5 IN ASIA	+12 PTS IN A DECADE	3RD IN SE ASIA	MEDIAN AGE 33

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RISING MARKET MOMENTUM

MARKET SUPPLY HAS BECOME MORE ACTIVE

THE PRIVÉ IS AMONG A FEW PRIMARY LUXURY APARTMENT PROJECTS LAUNCHED IN SOUTHERN VIETNAM DURING Q3 – Q4.2025

	THE NORTH	THE CENTRAL	THE SOUTH	THE MEKONG-DELTA
Total Primary Supply	~62,413 units ~41% YoY (vs 2024: ~44,308 units)	~14,540 units ~15% YoY (vs 2024: ~12,589 units)	~40,789 units ~68% YoY (vs 2024: ~24,266 units)	~15,611 units ~169% YoY (vs 2024: ~5,808 units)
New Supply	~49,371 units ~52% YoY (vs 2024: ~32,500 units)	~7,286 units ~3% YoY (vs 2024: ~7,100 units)	~30,044 units ~147% YoY (vs 2024: ~11,738 units)	~10,617 units ~635% YoY (vs 2024: ~1,445 units)
Absorption Rate	50 - 55% ~5 pp YoY	25 - 30% ~5 pp YoY	45 - 50% ~20 pp YoY	25 - 35% 5 – 10 pp YoY

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RISING MARKET MOMENTUM

MARKET SUPPLY HAS BECOME MORE ACTIVE

Unit: VNDmn / sqm

	CONDOMINIUM	TOWN HOUSE	VILLA	SHOPHOUSE	LAND LOT
Hanoi and neighboring provinces *	**45 - 170** 20% - 30% YoY	**80 - 250** 5% - 10% YoY	**85 - 300** 5% - 10% YoY	**80 - 290** 5% - 10% YoY	**50 - 100** 15% - 20% YoY
The Central **	**32 - 115** 7% - 10% YoY	**50 - 145** 3% - 5% YoY	**50 - 210** 3% - 5% YoY	**52 - 210** 3% - 5% YoY	**15 - 80** 3% - 5% YoY
HCMC and neighboring provinces ***	**35 - 150** 15% - 25% YoY	**50 - 250** 5% - 7% YoY	**60 - 320** 5% - 7% YoY	**50 - 350** 5% - 7% YoY	**25 - 70** 5% - 10% YoY
Mekong-Delta ****	**30 - 60** 10% - 20% YoY	**30 - 90** 10% - 20% YoY	**80 - 100** 10% - 20% YoY	**30 - 75** 10% - 15% YoY	**12 - 45** 5% -10% YoY

(*) Hanoi, Hung Yen, Bac Ninh, Quang Ninh, Hai Phong
(**) Da Nang, Khanh Hoa, Gia Lai, Quang Tri

(***) Ho Chi Minh City, Dong Nai
(****) Can Tho, Ca Mau, An Giang, Vinh Long, Tay Ninh

Condo: including VAT, based on NFA
Low-rise: including VAT, based on land area

Average selling prices are recorded within a range from the lowest level (in suburban areas) to the highest level (in central urban areas)

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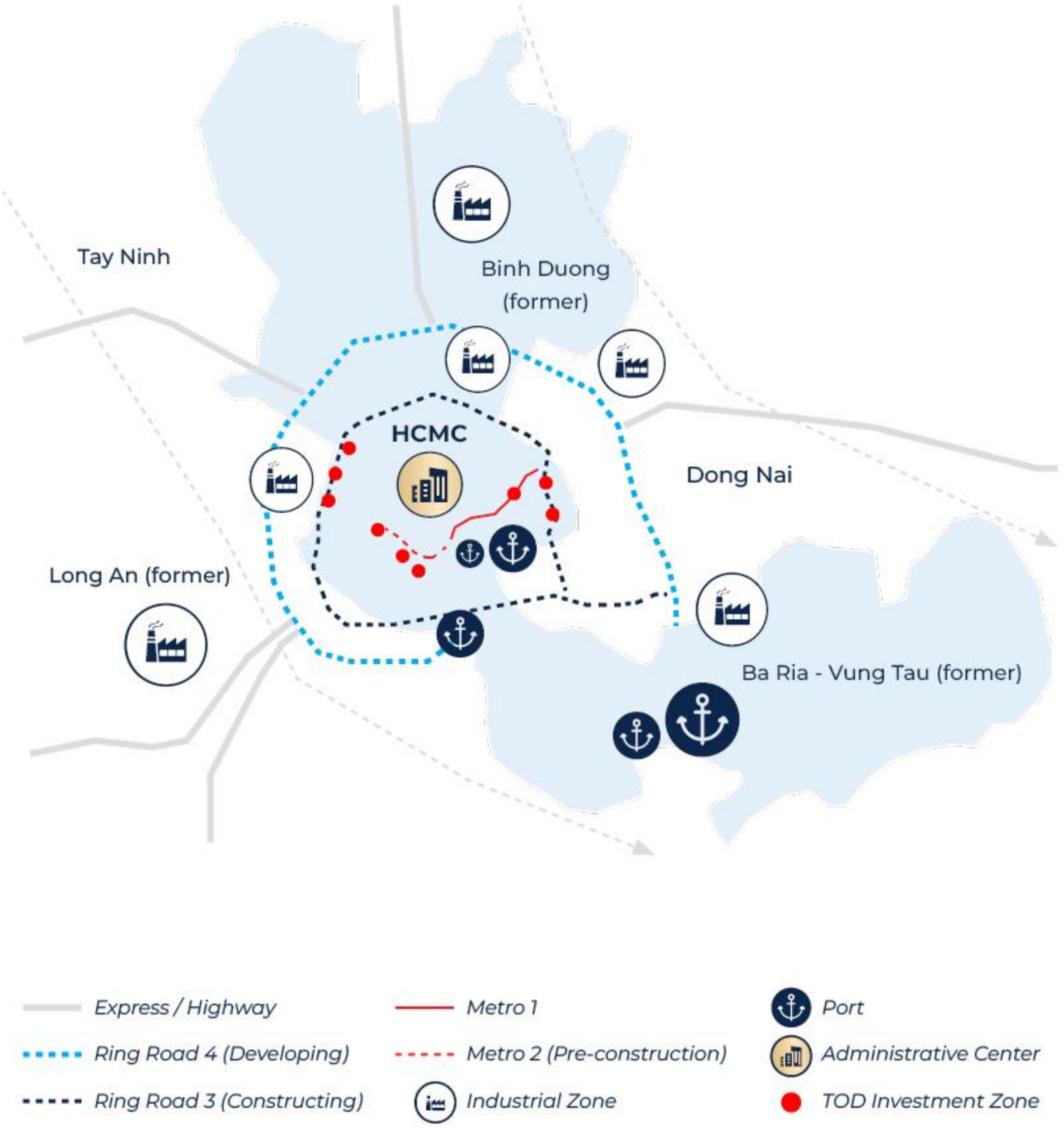
RISING MARKET MOMENTUM

HO CHI MINH CITY MEGA URBAN AREA

HCM'S GRDP ACCOUNTS FOR 25% OF THE NATIONAL TOTAL AFTER THE MERGER IN 2025

2025	HCMC	METRO MANILA	DKI JAKARTA	BANGKOK
Land area (Million km2)	6.67	0.62	0.66	1.57
Population (mn)	13.6	13.5	10.6	11.4
GRDP (bn US$)	107	141	168	230
GRDP per capita (USD)	7,867	10,444	15,849	20,175

RESHAPING THE DEVELOPMENT DIRECTION OF THE REAL ESTATE MARKET



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02 COMPANY INFORMATION

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COMPANY INFORMATION

REPOSITIONING THE STRATEGIC BUSINESS MODEL

BUILT ON A SOLID FOUNDATION - 23 YEARS OF VALUE CREATION

TRADITIONAL BUSINESS MODEL

- Brokerage services
- Real estate development

Real estate services platform

REPOSITIONED BUSINESS MODEL

- Investment
- Asset Management
- Real Estate Development
- DATXANH BRAND

BLUEMARQ is a global investment platform

ASSETS
3M+
sqm GFA pipeline

BALANCE SHEET
US$1.5B
total assets

NETWORK
4,500+
professionals

GOVERNANCE
SAP
+ Big Four audit

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COMPANY INFORMATION

EXECUTIVE SUMMARY

"An integrated real estate and investment platform focused on four core business segments across the real estate value chain, including real estate development, investment and fund management, asset management, and real estate services."

BLUEMARQ INVESTMENT

Capital raising platform, investment partnerships, investment funds, and fund management.

BLUEMARQ DEVELOPMENT

Platform for developing mid-end to high-end real estate, luxury products, TOD, CBD, and large-scale urban areas.

BLUEMARQ ASSET MANAGEMENT

Asset management and operation platform, optimizing asset value and generating recurring cash flow.

DATXANH

Real estate services brand specializing in distribution, brokerage, and property management.

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COMPANY INFORMATION

ONE OF THE LARGEST CLEAN LAND BANKS AMONG LISTED DEVELOPERS

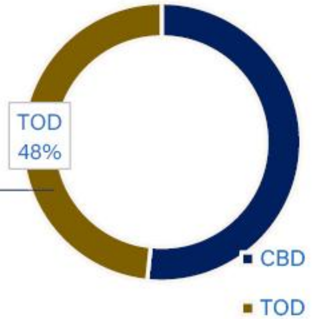
CLEAN LAND BANK, FOCUSED ON CENTRAL AREAS AND SATELLITE TOWNSHIPS WITH CONNECTING INFRASTRUCTURE

TRANSIT-ORIENTED DEVELOPMENT (TOD)

Positioned alongside key national infrastructure developments, including expressways, railways, airports, seaports, central urban expansion, and emerging satellite cities

Expected sales revenue

US$1.8 BN

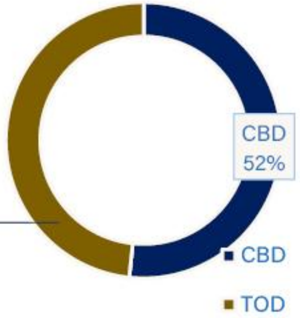


CENTRAL BUSINESS DISTRICT (CBD)

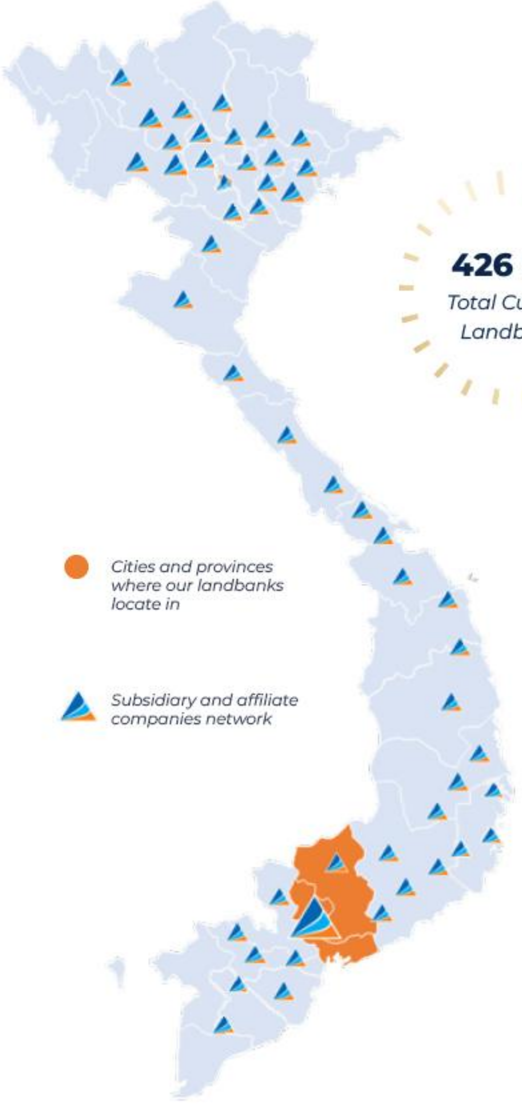
- Focus on Residential Real Estate that Meets Genuine Housing Demand
- Focus on the Mid-to-High-End Real Estate Segment
- Focus on the Customer Segment Aged 25 - 50

Expected sales revenue

US$4.5 BN



22 PROJECTS
2025 - 2038



426 HA
Total Current Landbank

738 HA
Total Current GFA

78,728 UNITS
Total number of Products

- *Expected sales revenue calculated on NFA of 12 projects scheduled for execution in 2025 - 2030*
- *Average selling price: USD 1,900/sqm for TOD projects and USD 4,500/sqm for CBD projects, excluding future price appreciation*

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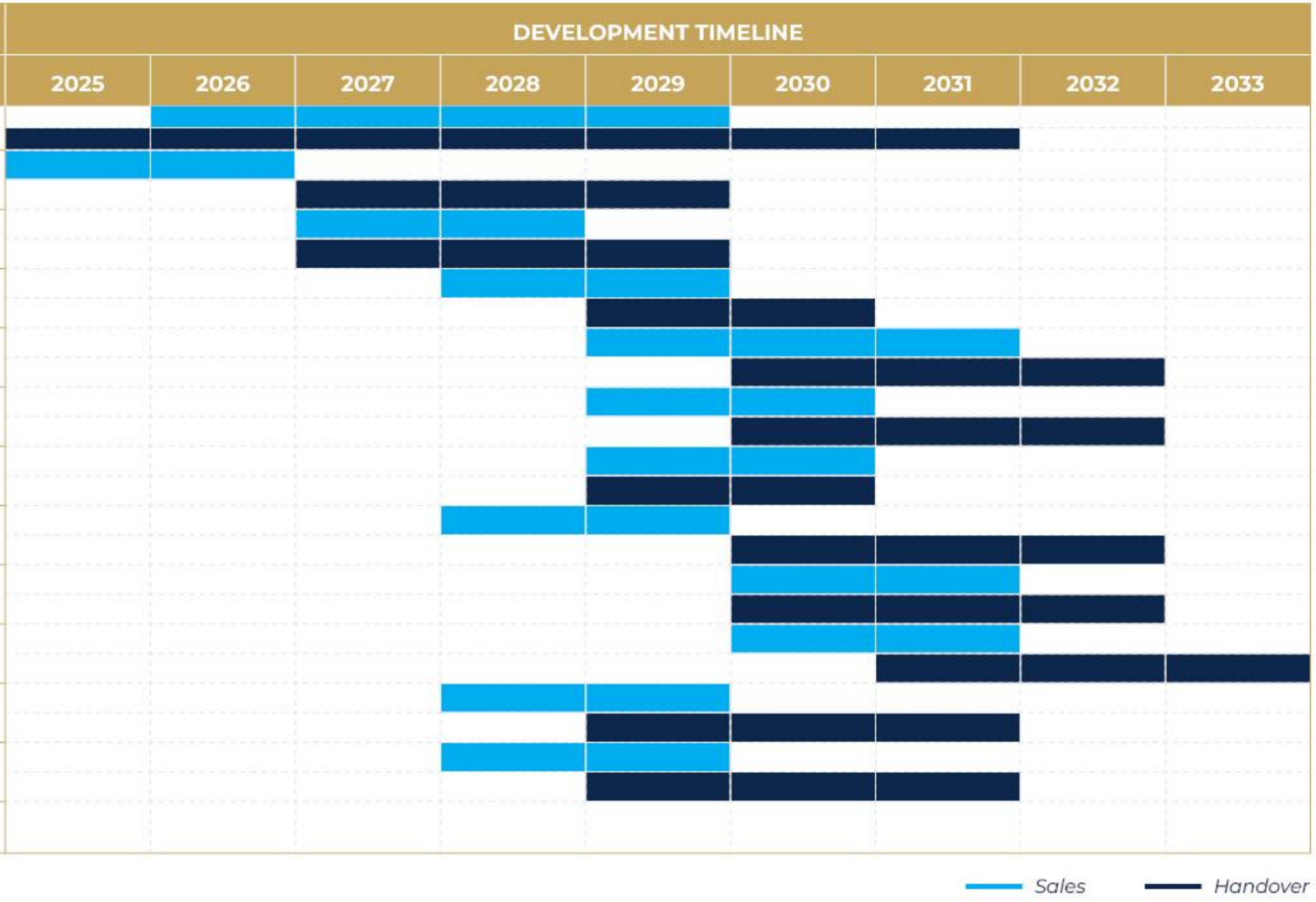
COMPANY INFORMATION

ONE OF THE LARGEST CLEAN LAND BANKS AMONG LISTED DEVELOPERS

PROJECT PIPELINE SCHEDULED FOR EXECUTION DURING THE PERIOD 2025 - 2030

PROJECT INFORMATION			
NO.	PROJECT	TYPE	GFA (SQM)
1	Gem Sky World	TOD	431,970
2	The Privé	CBD	380,946
3	Ngoc Khanh	TOD	80,069
4	DXH Park View	TOD	295,266
5	DXH Park City	TOD	499,237
6	Gem City Q9	CBD	310,801
7	Opal CitiView	TOD	153,261
8	Miracle Land	CBD	30,147
9	Oasis City	CBD	31,980
10	Gem Premium	CBD	359,460
11	2ha An Son	CBD	281,548
12	Saigon River Bien Hoa	CBD	166,119
Total GFA			3,020,804



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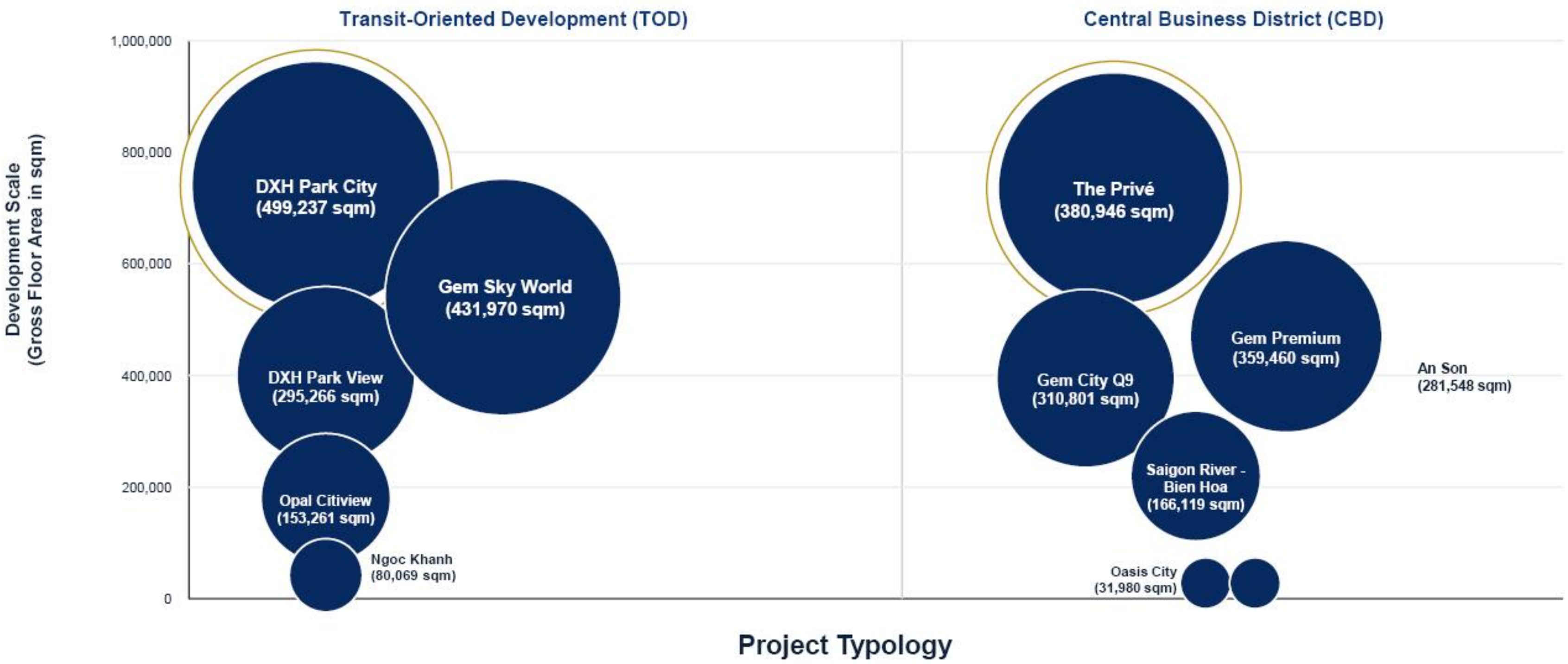
A MASSIVE, DE-RISKED PIPELINE OF 12 CBD AND TOD MEGA-PROJECTS GUARANTEES OVER 3,000,000 SQM OF GROSS FLOOR AREA

12 OUT OF 27 PROJECTS SCHEDULED FOR EXECUTION IN 2025 - 2030



TOTAL GFA

3,020,805

sqm

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STANDING OUT AS A COMPELLING CYCLICAL PLAY IN THE COMING YEARS

POSITIVE CURRENT FINANCIAL RESULTS

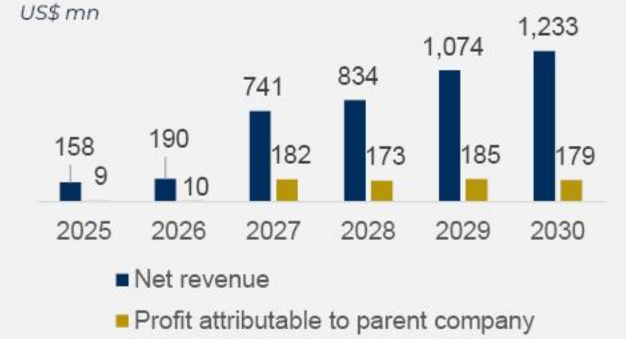
REVENUE
US$ 1,233 MN
Target for FY2030

NET PROFIT
US$ 179 MN
Target for FY2030

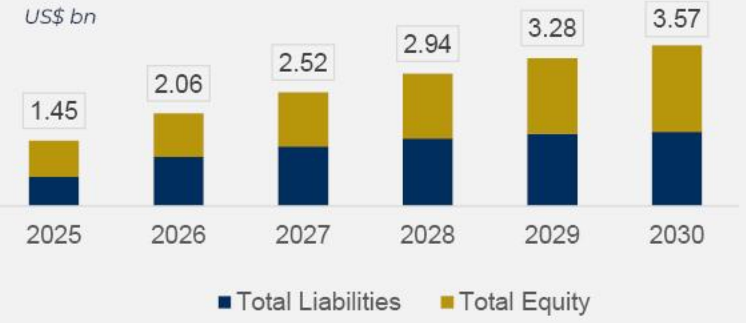
≤ 0.50
Target D/E over the long term

50%
Average Gross profit

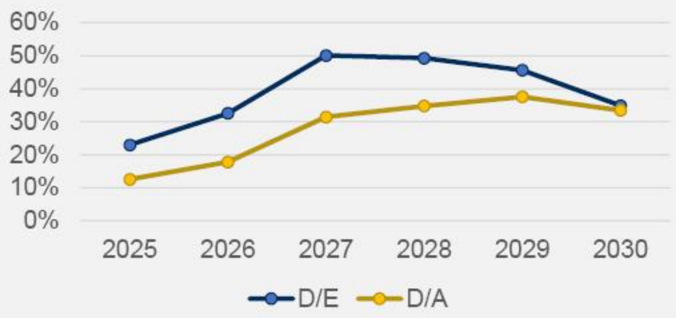
REVENUE AND PROFIT GROWTH POTENTIAL



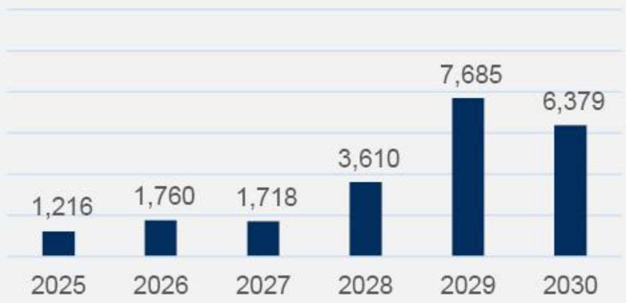
BALANCE SHEET GROWTH POTENTIAL



SUSTAINABLE EXPANSION DRIVEN BY PRUDENT LEVERAGE UTILIZATION



PROJECT DEVELOPMENT ENSURES A CONSISTENT ANNUAL PRODUCT PIPELINE(*)



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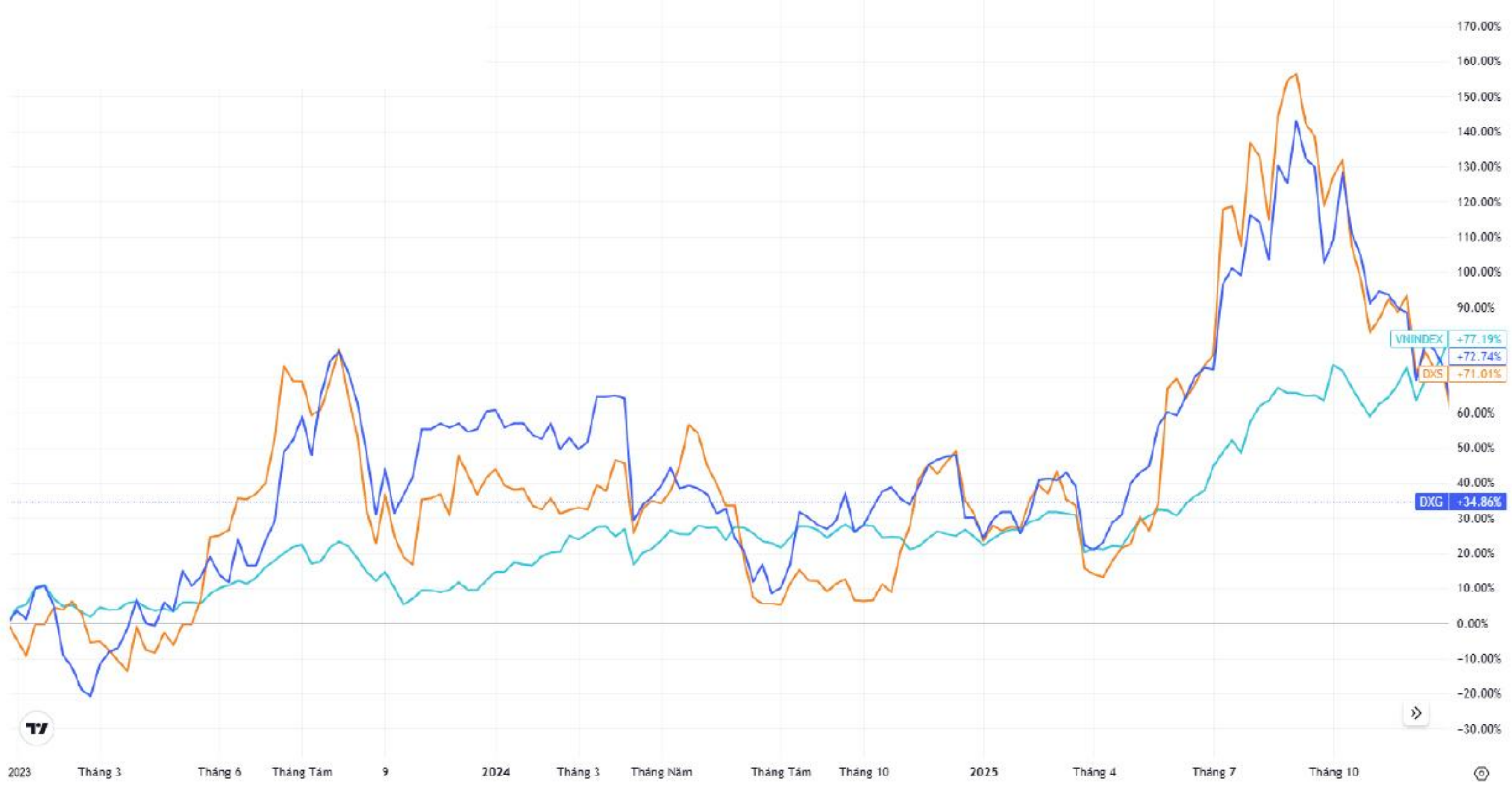
BLUEMARQ HAS SIGNIFICANT GROWTH POTENTIAL

With contributions from key projects such as The Privé and Gem Sky World during the upcoming 2026 - 2029 period, BLUEMARQ is expected to deliver USD 2.8 bn in revenue and USD 550 mn PATMI, thereby strengthening its position in the stock market and delivering substantial returns for investors.



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03 APPENDIX HIGHLIGHT PROJECTS

GEM CITY

- Planning Area: **60,707 m2**
- Maximum number of floors: **35**
- Site coverage: **40%**
- Plot ratio: **8.4**
- Population: **6,500**

GEM CITY

- Planning Area: **60,707 m2**
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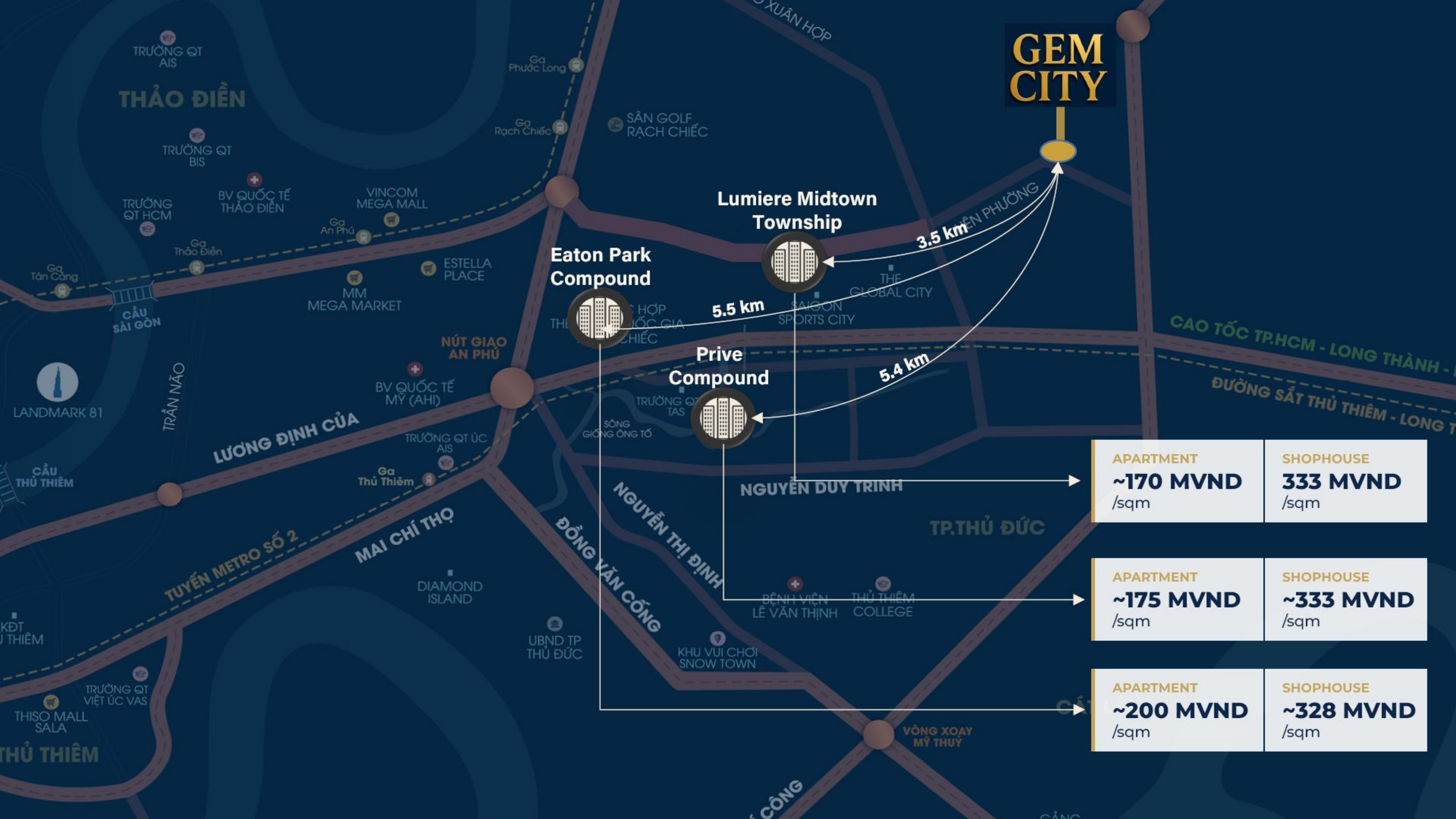
GEM CITY
Lumiere Midtown Township
Eaton Park Compound
Prive Compound
3.5 km
5.5 km
5.4 km
APARTMENT
~170 MVND
/sqm
SHOPHOUSE
333 MVND
/sqm
APARTMENT
~175 MVND
/sqm
SHOPHOUSE
~333 MVND
/sqm
APARTMENT
~200 MVND
/sqm
SHOPHOUSE
~328 MVND
/sqm
THẢO ĐIỀN
TRƯỜNG QT AIS
TRƯỜNG QT BIS
TRƯỜNG QT HCM
BV QUỐC TẾ THẢO ĐIỀN
VINCOM MEGA MALL
Ga Phước Long
Ga Rạch Chiếc
SÂN GOLF RẠCH CHIẾC
Ga An Phú
Ga Thảo Điền
Ga Tân Cảng
CẦU SÀI GÒN
ESTELLA PLACE
MM MEGA MARKET
THE GLOBAL CITY
SAIGON SPORTS CITY
NÚT GIAO AN PHÚ
BV QUỐC TẾ MỸ (AHI)
LANDMARK 81
TRẦN NÃO
LƯƠNG ĐỊNH CỦA
TRƯỜNG QT ÚC AIS
TRƯỜNG QT TAS
SÔNG GIỒNG ÔNG TỐ
CẦU THỦ THIÊM
Ga Thủ Thiêm
CAO TỐC TP.HCM - LONG THÀNH
ĐƯỜNG SẮT THỦ THIÊM - LONG
NGUYỄN DUY TRINH
TP.THỦ ĐỨC
MAI CHÍ THỌ
TUYẾN METRO SỐ 2
ĐỒNG VĂN CỐNG
NGUYỄN THỊ ĐỊNH
DIAMOND ISLAND
BỆNH VIỆN LÊ VĂN THỊNH
THỦ THIÊM COLLEGE
UBND TP THỦ ĐỨC
KHU VUI CHƠI SNOW TOWN
TRƯỜNG QT VIỆT ÚC VAS
THISO MALL SALA
THỦ THIÊM
VÒNG XOAY MỸ THUỶ


ORIENT PEARL SAIGON
Location: **District 7, HCMC**
Planning Area: **10,874.7 m2**
Maximum number of floors: **27**
Site coverage: **40%**
Plot ratio: **7.6**

ORIENT PEARL SAIGON

- Location: **District 7, HCMC**
- Planning Area: **10,874.7 m2**
- Maximum number of floors: **27**
- Site coverage: **40%**
- Plot ratio: **7.6**

OPAL CITYVIEW

- Location: **Thu Dau Mot, HCMC**
- Planning Area: **9,614 m2**
- Maximum number of floors: **36**
- Site coverage: **46%**
- Plot ratio: **12.8**

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OPAL
CITYVIEW

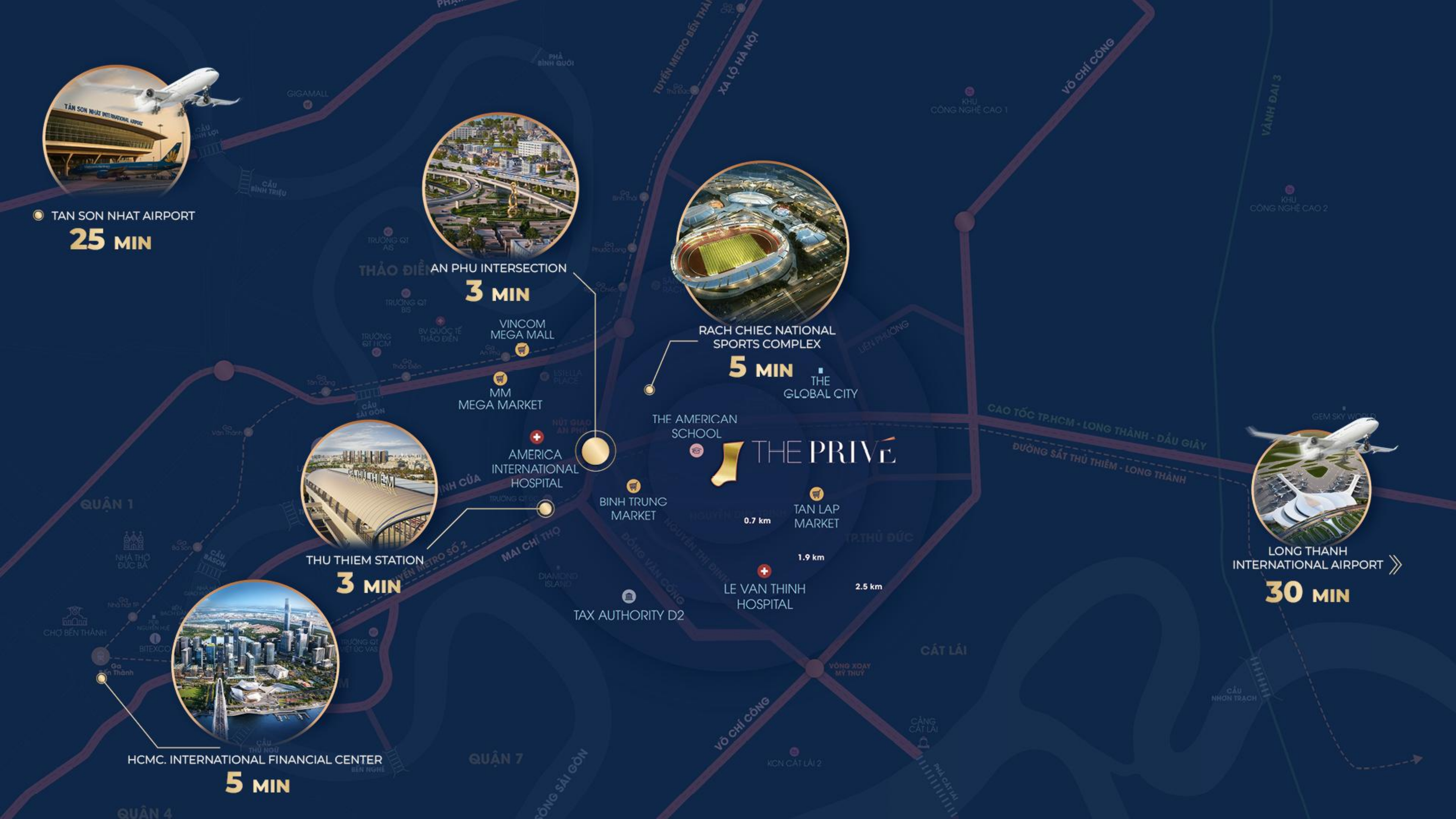
Located on the highly trafficked National Highway 13. This is considered the lifeline of Binh Duong in general and Thu Dau Mot in particular, providing connectivity to neighboring provinces.

Convenient location connecting with Ho Chi Minh City, Thu Dau Mot city and industrial parks along Thuan An city (Vsip, Viet Huong,...) through National Highway 13.

THE PRIVÉ

- Land Area: **6.7 Ha** (including riverside park)
- Construction Area: **16,910 m²**
- Construction Density: **25%**
- Total Towers: **12 Floors: 33 - 35 floors**
- Total Units: **3,175 units**
- Total Basement Floor Area: **42,626 m²**
- Gross Floor Area: **336,647 m²**

30 phút
TP. DĨ AN
25 phút
VÀNH ĐAI 3
10
2025
02
2026
TP. BIÊN HOÀ
30 phút
07
2026
SÂN BAY QUỐC TẾ
TÂN SƠN NHẤT
25 phút
TAN SON NHAT AIRPORT
KHU CÔNG NGHỆ CAO 1
XA LỘ HÀ NỘI
VÀNH ĐAI 2
THANH ĐA
20 phút
THẢO ĐIỀN
10 phút
NGÃ BA CÁT LÁI
7 phút
NÚT GIAO AN PHÚ
5 phút
THE PRIVÉ
TP. THỦ ĐỨC
TUYẾN METRO SỐ 2
ĐƯỜNG SẮT THỦ THIÊM - LONG THÀNH
CAO TỐC TP. HCM - LONG THÀNH - DẦU GIÂY
TP. LONG KHÁNH
50 phút
TP. SÂN BAY QUỐC TẾ
LONG THÀNH
SÂN BAY QUỐC TẾ
LONG THÀNH
30 phút
TP. PHAN THIẾT
2 giờ
LONG THANH INTERNATIONAL AIRPORT
QUẬN 1
15 phút
CBD
THỦ THIÊM
10 phút
PHÚ MỸ HƯNG
20 phút
CÁT LÁI
10 phút
QUẬN 4
20 phút
SÔNG SÀI GÒN
NHƠN TRẠCH
TP. TÂN AN
SALES ABSORPTION RATE
100%
Phase 1
CONSTRUCTION PROGRESS
FLS. 20TH-21ST
Phase 1



TAN SON NHAT AIRPORT
25 MIN
AN PHU INTERSECTION
3 MIN
RACH CHIEC NATIONAL SPORTS COMPLEX
5 MIN
THE GLOBAL CITY
VINCOM MEGA MALL
MM MEGA MARKET
THE AMERICAN SCHOOL
THE PRIVÉ
AMERICA INTERNATIONAL HOSPITAL
BINH TRUNG MARKET
TAN LAP MARKET
0.7 km
1.9 km
2.5 km
THU THIEM STATION
3 MIN
LE VAN THINH HOSPITAL
TAX AUTHORITY D2
LONG THANH INTERNATIONAL AIRPORT
30 MIN
HCMC. INTERNATIONAL FINANCIAL CENTER
5 MIN
CAO TỐC TP.HCM - LONG THÀNH - DẦU GIÂY
ĐƯỜNG SẮT THỦ THIÊM - LONG THÀNH
THẢO ĐIỀN
QUẬN 1
QUẬN 7
QUẬN 4
CÁT LÁI
VÕ CHÍ CÔNG
XA LỘ HÀ NỘI
MAI CHÍ THỌ

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HIGHLIGHT PROJECTS

AMENITIES

The Privé is designed in a luxury resort style, with low construction density, most of the area is dedicated to green space and internal facilities. Project has +100 large amenities, arranged throughout the internal areas and around the project campus, future residents will enjoy the privilege of living like at a 5-star resort hotel

Outdoor Sports Facilities

1 km Riverside Walking Trail & Park

5 Fine Dining Lounges

3 International-Standard Gym Facilities

4 Outdoor BBQ Areas

3 Saltwater Swimming Pools – 3,000 sqm

Children’s Playground

Karaoke Room

ARCHITECTURE INSPIRED

The Privé is designed in a luxury resort style, characterized by low construction density, with a significant portion of the area dedicated to green spaces and internal amenities.

THANK YOU

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