

GAMUDA LAND

ambience
A GAMUDA LAND COMMUNITY


CASTLE LAND
REAL ESTATE INVESTMENT



1 Gamuda Berhad

ABOUT GAMUDA BERHAD



International Multi-Industry Group



GAMUDA BERHAD GROUP

ESTABLISHED IN **1976**

HEADQUARTERS **Malaysia**



PROPERTY
DEVELOPMENT
& COMMUNITIES

INFRASTRUCTURE
& ENGINEERING

DIGITAL
INFRASTRUCTURE
& TECHNOLOGY

RENEWABLE
ENERGY

International Multi-Industry Group

09 COUNTRIES

59 ONGOING PROJECTS

128 OFFICES



Yen So Park & Yen So Sewage Treatment Plant, Viet Nam



Stormwater Management And Road Tunnel (Smart), Malaysia



Gamuda Cove, Malaysia



75 London Wall, UK



Urban Transformation - Silicon Island, Malaysia



2 Gamuda Land

ABOUT GAMUDA BERHAD



A LEADING REGIONAL PROPERTY DEVELOPER

> **100.000** Homes Built

3.600 ha

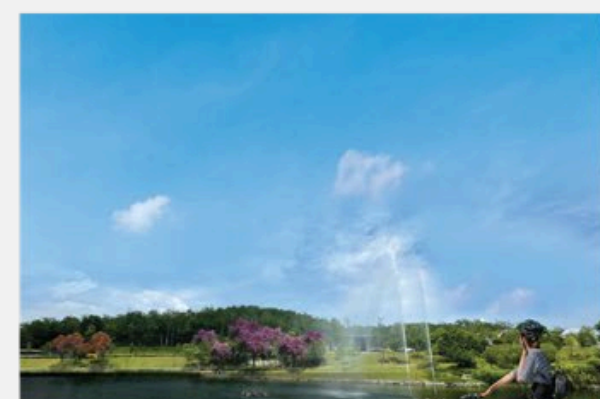
Total Land Size

22,7 billion USD

Gross Development Value (GDV)

32 Projects

Across Malaysia, Vietnam, Singapore, Australia & UK



A LEADING REGIONAL PROPERTY DEVELOPER

Global Developments



Malaysia

14

Projects

14 DEVELOPMENTS IN MALAYSIA



International

10

Projects

10 INTERNATIONAL DEVELOPMENTS



Việt Nam

08

Projects

08 DEVELOPMENTS IN VIETNAM

A LEADING REGIONAL PROPERTY DEVELOPER



Malaysia



Bandar Botanic



Gamuda Cove



Gamuda Gardens



Jade Hills



Kota Kemuning



Penang South Islands



twentyfive.7



Kundang Estates



Madge Mansions



Bukit Bantayan



HighPark Suites



Horizon Hills



Valencia



The Robertson

International

UNITED KINGDOM



West Hampstead Central



Aldgate Residential



Woolwich PBSA

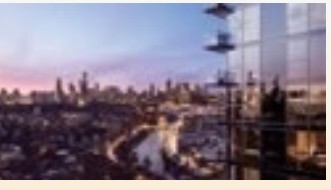


City Wharf



75 London Wall

AUSTRALIA



661 Chapel ST



Fareham



The Canopy

SINGAPORE



GEM Residences



OLÁ Residences

Viet Nam



Gamuda City, Hanoi



Celadon City, HCMC



Artisan Park, HCMC



Eaton Park, HCMC



Elysian, HCMC



The Meadow, HCMC



Springville, Dong Nai



Ambience, Hai Phong

A LEADING REGIONAL PROPERTY DEVELOPER



VIỆT NAM

Developments in Vietnam



2007



2011



2022



2023



2024



2025



2026

3 Ambience

ABOUT AMBIENCE



Hải Phòng

Thành phố của
những triển vọng vươn xa

HAI PHONG – A city of potentials



Top 1 PCI 2024

PCI ranking Top 1 nationwide (2024)
- Provincial Competitiveness Index

30 Billion USD FDI

Cumulative capital has reached over \$30 billion with more than 950 active projects from 42 countries and territories. FDI ranking Top 3 nationwide.

Top 2 GRDP growth 2025

GRDP growth above 10% for 11 consecutive years; 11,81% in 2025; rank Top 2 nationwide

Over 25,000 enterprises

Over 25,000 active enterprises, with the FDI sector contributing over 90% of the city's total export value.

7,1 Million TEUs

Top **1** in Northern Vietnam
Top **6** in Southeast Asia
Top **29** globally

Port throughput: 7,1 million TEUs - Top 1 in Northern Vietnam, Top 6 in Southeast Asia, Top 29 globally (1 TEU = 1 container 20 feet)

+305% Apartment Transactions

Apartment transactions in 2025 u +305% YDY



2,7M $\Rightarrow$ 4,66M

Hai Phong's population expanded to 4.66 million from 2.7 million as a result of the government's administrative merger by 2025.

120min $\Rightarrow$ 20min

Hanoi to Hai Phong: From 120 minutes today to just 20 minutes by 2028 via the new high-speed railway.



Top 3 Central cities 2029-2030

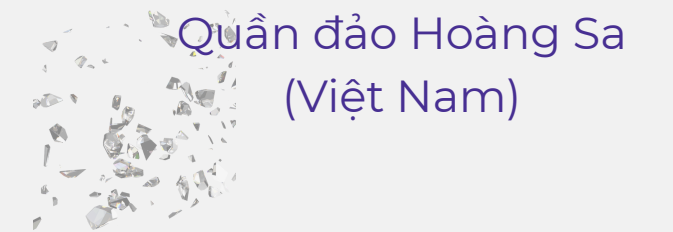
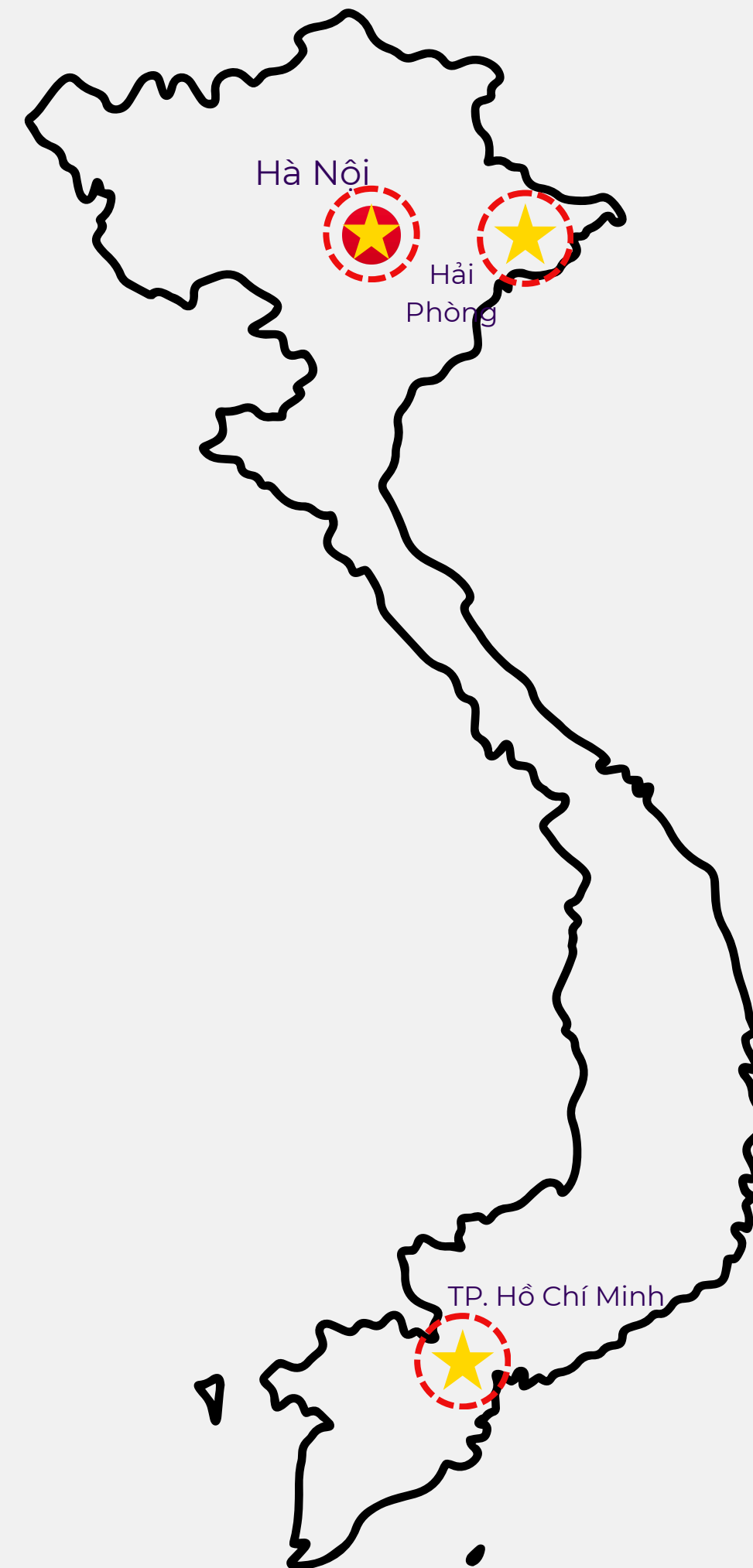
By 2029, Hai Phong is set to join the ranks of Hanoi and Ho Chi Minh City as one of the country's three key metropolitan centers.

13%-15% GRDP
growth

Annual GRDP growth rate (consistently maintaining its position among the top performers) 2028 - 2030.

5-6 Billion USD
per year

Annual new Foreign Direct Investment (FDI) inflows from 2028 onwards, focusing on chips, semiconductors, and electronics. (Current: \$3.6 billion/year)



Quần đảo Hoàng Sa
(Việt Nam)



Quần đảo Trường Sa
(Việt Nam)



43

Industrial Zones

02

Economic Zones



Over \$30 billion in registered FDI from 950+ projects, led by giants like LG (\$8.24B) and Bridgestone (\$1.2B)



LG Group (South Korea): Total investment of \$8.24 billion



BRIDGESTONE
Bridgestone (Japan): \$1.2 billion



PEGATRON

和碩聯合科技

Pegatron (Taiwan): \$800 million



ReginaMiracle
Regina Miracle (Hong Kong): \$1 billion.

Home to 50,000+ foreign experts with high rental budgets (\$1,500 - \$2,500/month), creating a massive gap in the premium apartment market.

Hai Phong – A "Magnet" for International Capital (FDI)





High-end tourism services



International Schools

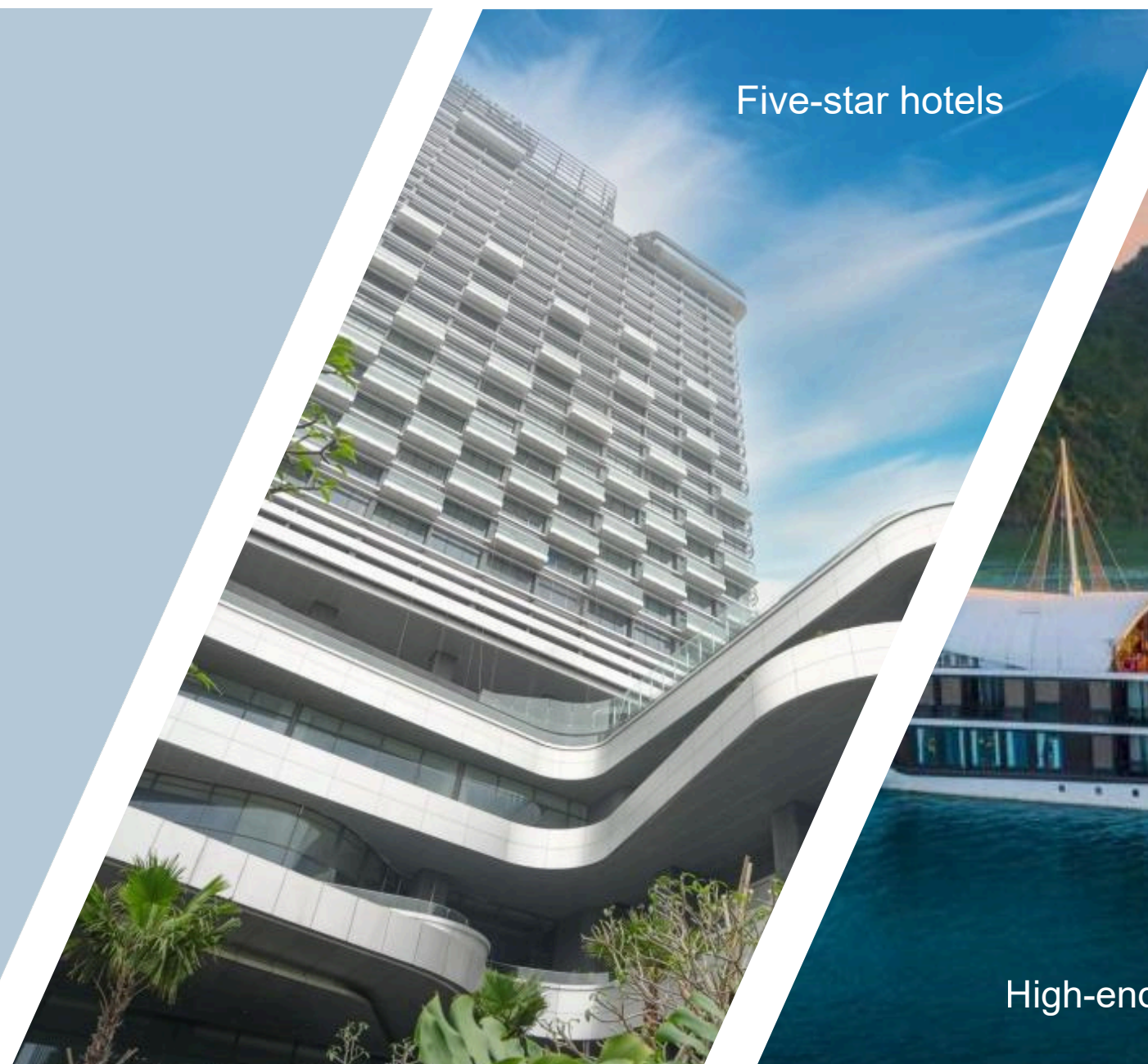


International Urban Areas



International hospitals

International-standard Infrastructure



Five-star hotels



High-end tourism services

Construction of Vietnam's first high-speed railway is about to commence

01 Vietnam's High-Speed Rail Sets Sail

Hanoi - Quang Ninh High-Speed Railway Connects Hanoi and Ha Long Bay. The China - Vietnam high-speed railway network is interconnected. The Hanoi - Quang Ninh high-speed railway is about to be constructed. In the future, it may be connected to the Nanning high-speed railway network, creating a two-hour economic circle. This line not only shortens the distance but also will activate the Red River Delta industrial belt and become the "golden channel" for China-Vietnam economic cooperation.

Transit cities: Hanoi - Bac Ninh - Hai Phong - Quang Ninh

Construction begins on April 12, 2026, with planned commissioning in 2028.

Vietnam's new high-speed rail promises 30-minute trip from Hanoi to Halong Bay



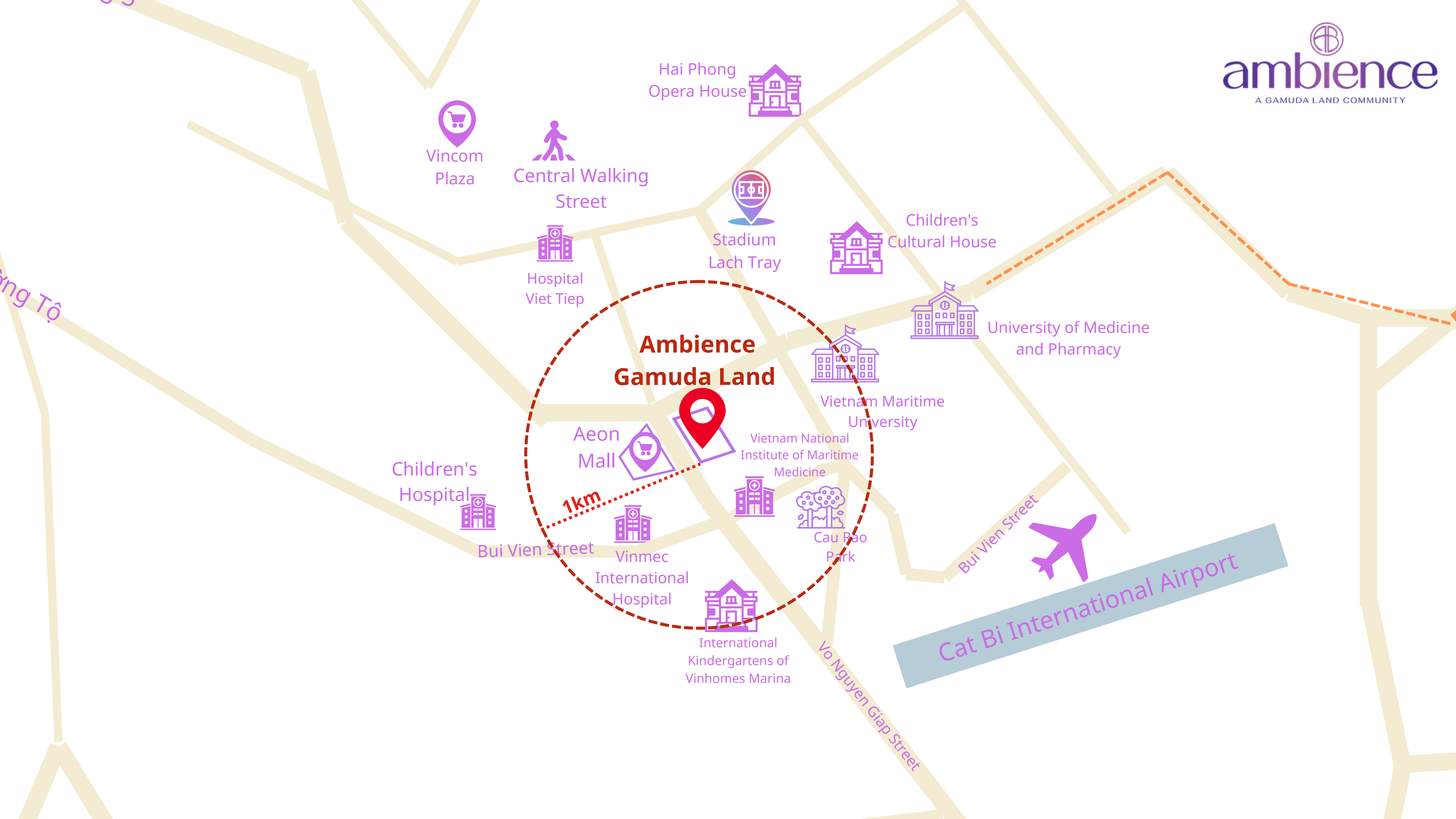
02 Rebuild the high-speed rail economic belt

- Port and Logistics Upgrades - Haiphong Port Ascends to International Hub
- Real Estate and Urban Development - New urban sub-centers will emerge around high-speed rail stations, driving real estate development. The real estate markets of cities such as Hanoi, Haiphong, and Nha Trang will benefit from the improvement of transportation convenience.
- Industrial and Economic Corridors - The Northern Triangle Area Accelerates Upgrading, Attracting Investments in Manufacturing, Logistics, and Tourism, Facilitating the Formation of an Industrial Economic Belt Centered on Hanoi, Radiating to Haiphong, Nha Trang Bay, and Hue.



Ambience is the heart of Hai Phong

The Ambience is not just a home; it is the epicenter where 50+ premium amenities converge within a 5-minute walking circle.



1-minute walk

+45 Premium amenities
under 1km

Within a 1km radius, Ambience offers access to over 45 premium amenities, highlighted by the immediate proximity of AEON MALL and Vinmec International Hospital.

50_m

Located just 50 meters (a 1-minute walk) from **AEON MALL**, the city's largest retail hub. Access to 200+ global brands, CGV Cinemas, and a massive culinary world without ever needing a vehicle.

100_m

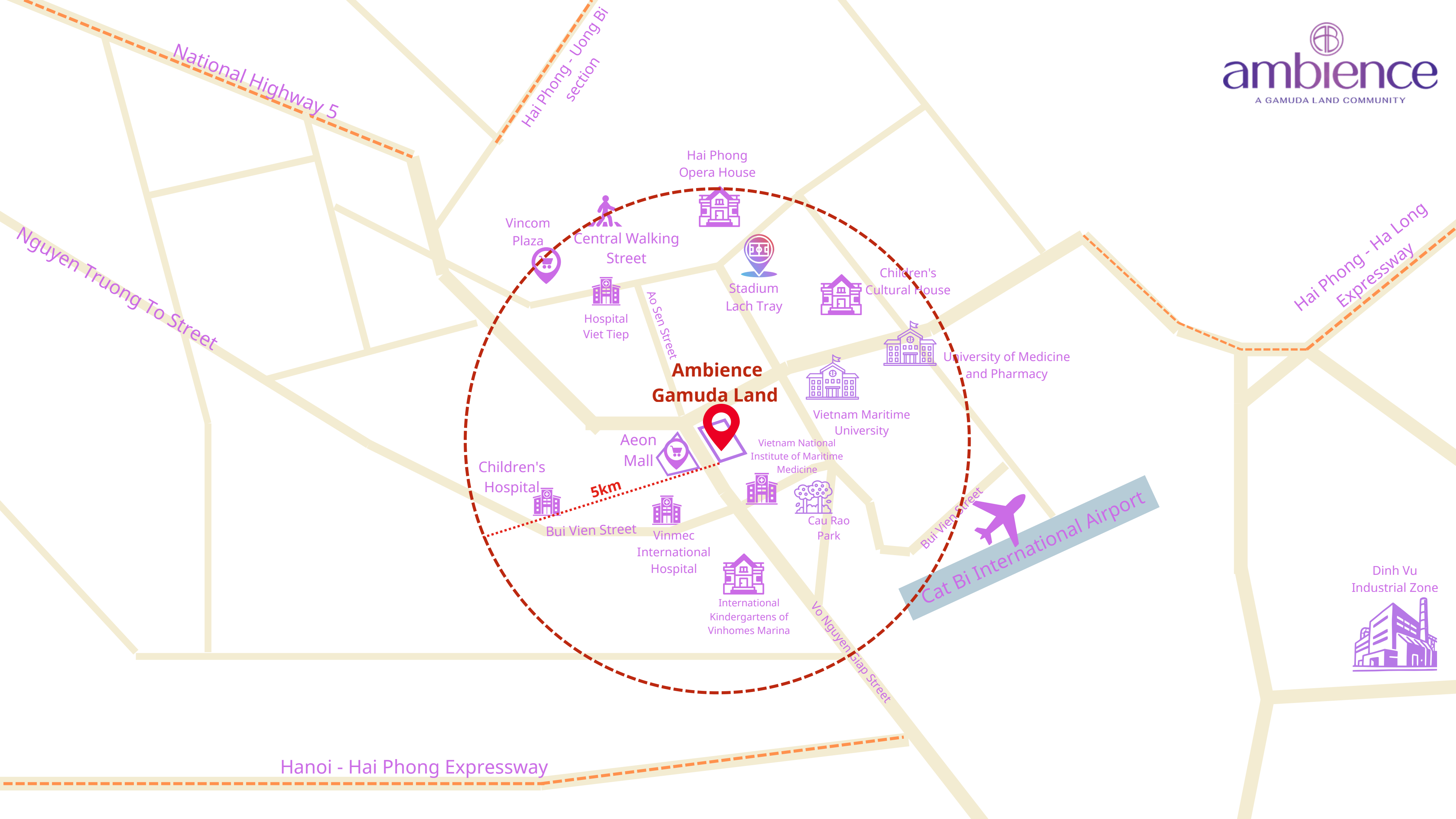
Ho Sen - Cau Rao 2 Axis (0.1km): The "Golden Route" providing direct access to the historic city center.

400_m

400m to **Vinmec International Hospital**, ensuring 5-star medical care is available in under 3 minutes.

600_m

International Kindergartens (0.6km): Located within the secure Vinhomes Marina residential area.



Infrastructure & Connectivity

0_m Strategic Frontage

Vo Nguyen Giap Boulevard (0km): The "Main Arterial Backbone" of Hai Phong, providing seamless connection between the city center and the South.

100_m

Ho Sen - Cau Rao 2 Axis (0.1km): The "Golden Route" providing direct access to the historic city center.

5,5_{km}

Cat Bi International Airport, connecting residents to global destinations.

2,5_{km}

National Highway 10, Inter-provincial axis connecting to Quang Ninh and Thai Binh.

10_{minutes}

Only 10 minutes to reach the Hanoi - Hai Phong Expressway.

12_{km}

12km to Dinh Vu Port, the industrial and logistics heart of Northern Vietnam, ideal for experts and business owners.



ambience

A GAMUDA LAND COMMUNITY



Total Site Area

11.000 m²

Building Density

43,6 %

Commercial units

50 units

Scale

37 Floors

Green Coverage

31 %

Elevators / 2 lobbies

16 elevators

Basement Levels

3 Floors

Residential units

983 units



Diverse Amenities

50 Amenities

Tầng hầm Basement

Tiện ích nội khu
Indoor

- 1. Bắc thang trung tâm
Grand Staircase
- 2. Trung tâm thương mại Atrium
Atrium by Ambience
- 3. Khu vui chơi thiếu nhi
Children play corner
- 4. Không gian cộng đồng
The Commons
- 5. Không gian sáng tạo nội dung
Creative Studio
- 6. Góc phiêu lưu
Bart Corner
- 7. Khu bar trong nhà
Self-served station
- 8. Phòng chiếu phim
Cineplex
- 9. Ghế thư giãn
Chill-out lounge

Tầng 1 Level 1

Tiện ích ngoại khu
Outdoor

- 10. Khu vui chơi Thung lũng điều kỳ
Forest valley playground
- 11. Đảo Thanh Thới
Isle of Serenity
- 12. Chòi nghỉ thư giãn
Forest pavilion
- 13. Vườn Thơ
Sensory garden
- 14. Lối An nhiên
Reflexology Walkway
- 15. Sân tập đa năng
Sport Hub
- 16. Sân Thể Thao Đa năng ngoài trời
Outdoor fitness
- 17. Góc Nghi Chấn
Serenity Deck
- 18. Trại sặc
Charismatic zone

Tiện ích nội khu
Indoor

- 19. Hòm thư cư dân
Mailroom & Parcel room
- 20. sảnh cư dân
Residence lobby

Tầng 2-3 Level 2-3

Tiện ích nội khu 2-2,5
Indoor 2-2,5

- 21. Trường mẫu giáo
Kindergarten
- 22. Phòng tập thể hình
Fitness Centre
- 23. Phòng tập Yoga
Yoga Studio
- 24. Vườn ánh dương
Grown light garden
- 25. Khu vòm cảnh
Skydeck
- 26. Không gian làm việc
The Workbay

Tiện ích ngoại khu 3
Outdoor 3

- 27. Vườn ánh dương
Grown light garden
- 28. Khu vòm cảnh
Skydeck
- 29. Không gian làm việc
The Workbay

Tầng 4 Level 4

Tiện ích ngoại khu
Outdoor

- 35. Cầu Mây
Sky bridge
- 36. Bể bơi vô cực
Infinity sky Pool
- 37. Bể trẻ em
Kid pool
- 38. Bể Jacuzzi
Jacuzzi
- 39. Chòi nghỉ
Golden Crest Pavilion
- 40. Khu thay đồ nam nữ và tủ để đồ
Male locker
- 41. Lounge Eventide
Eventide Lounge

Tiện ích nội khu
Indoor

- 42. Phòng tập nhảy
Dance Studio
- 43. Phòng xông hơi
Steam & Sauna
- 44. Sảnh khu thể thao
Fitness lobby
- 45. Vườn treo
Vertical garden
- 46. Đường dạo bộ
Cloudwalk
- 47. Aurelia Lounge
Aurelia Lounge

Tầng 18 Level 18

Tiện ích ngoại khu
Outdoor

- 48. Rạp phim ngoài trời
Starlight Cinema
- 49. Tổ An Yên
Urban Nest
- 50. Khu tiệc nướng
BBQ area
- 51. Đài quan sát
Twilight Vista
- 52. Chòi nghỉ thư giãn gia đình
Sunset Spot
- 53. Vườn chân mây
Skyline Garden



31% Green Coverage



EDGE Green Building Certificate

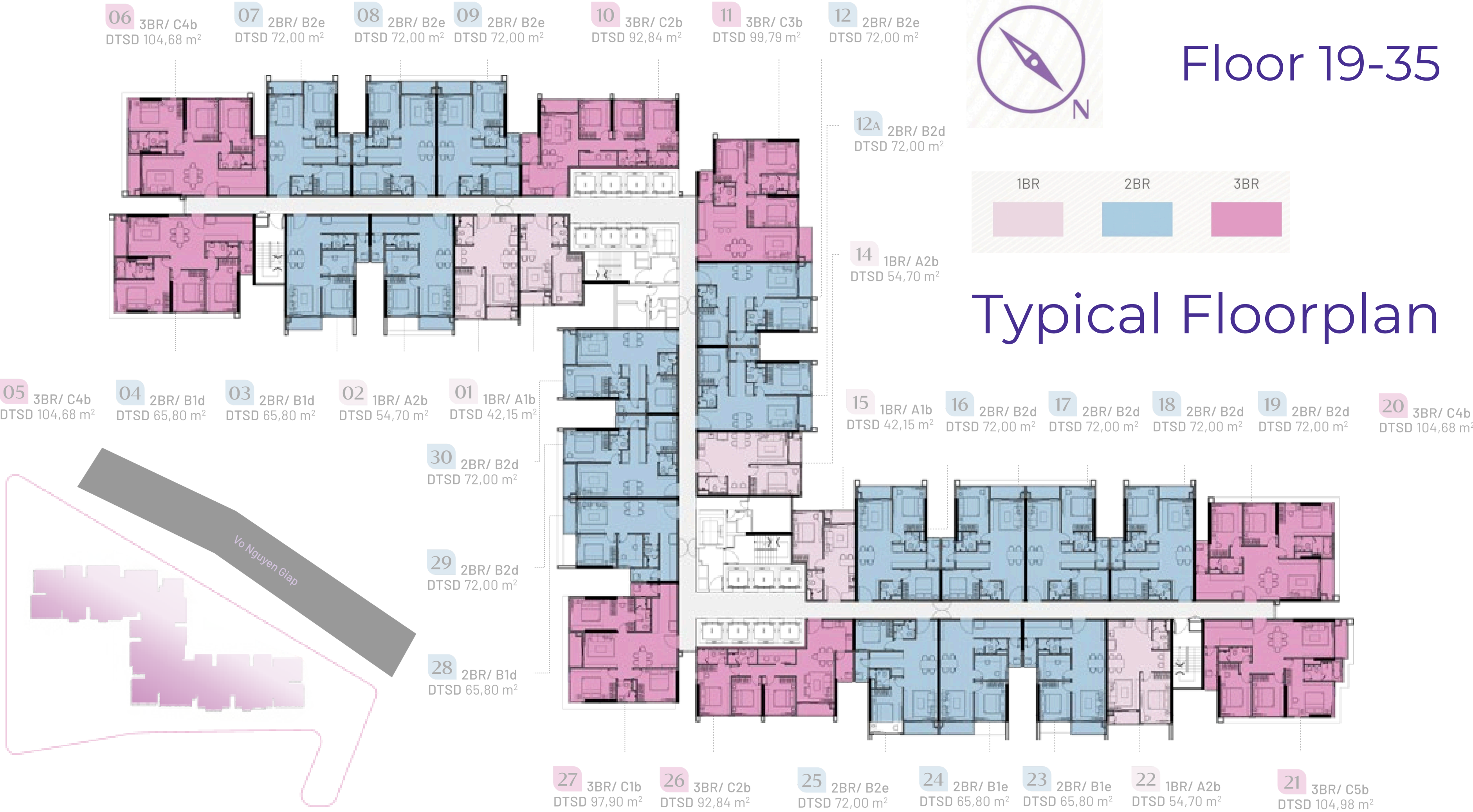




Floor 19-35



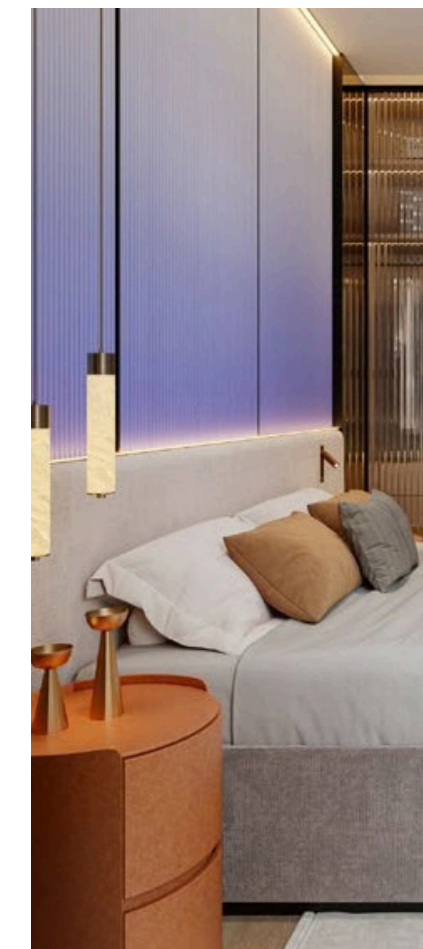
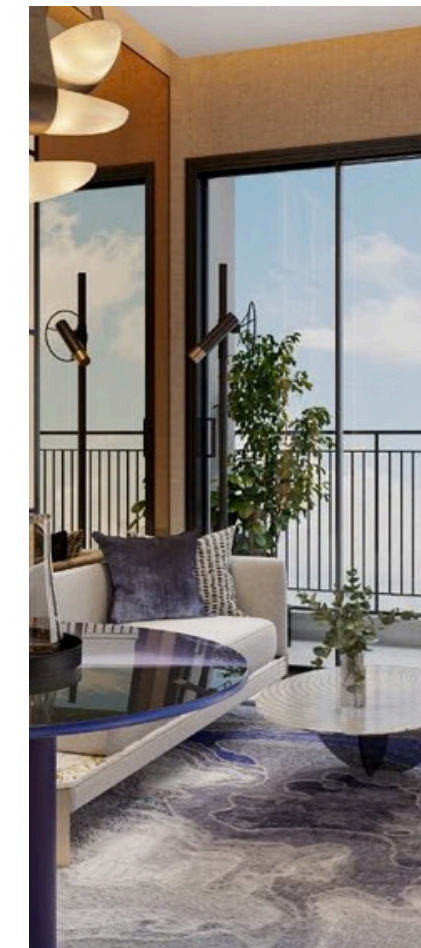
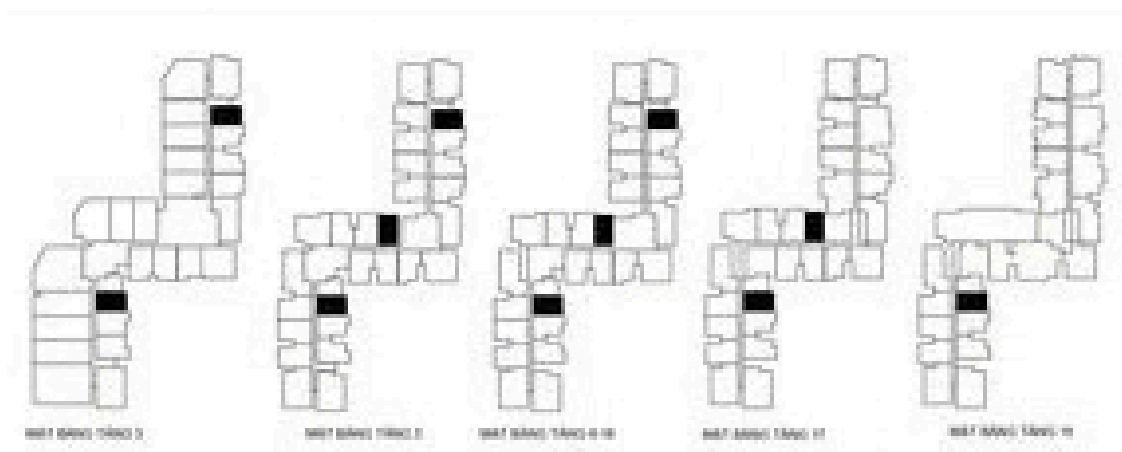
Typical Floorplan



01 Bedroom

NSA	Unit Percentage
42–55 m²	16 %

Ideal choice for investors and the younger generation

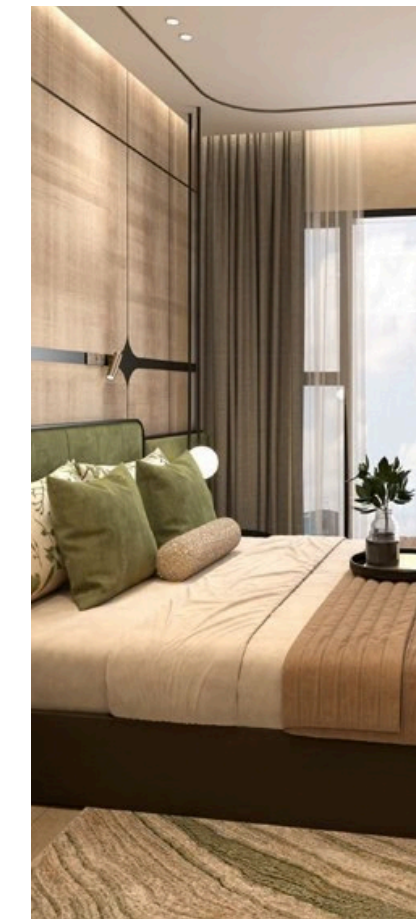
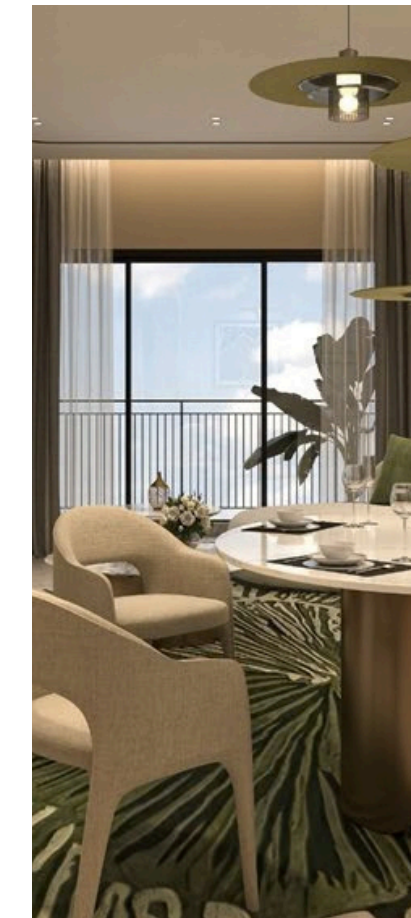
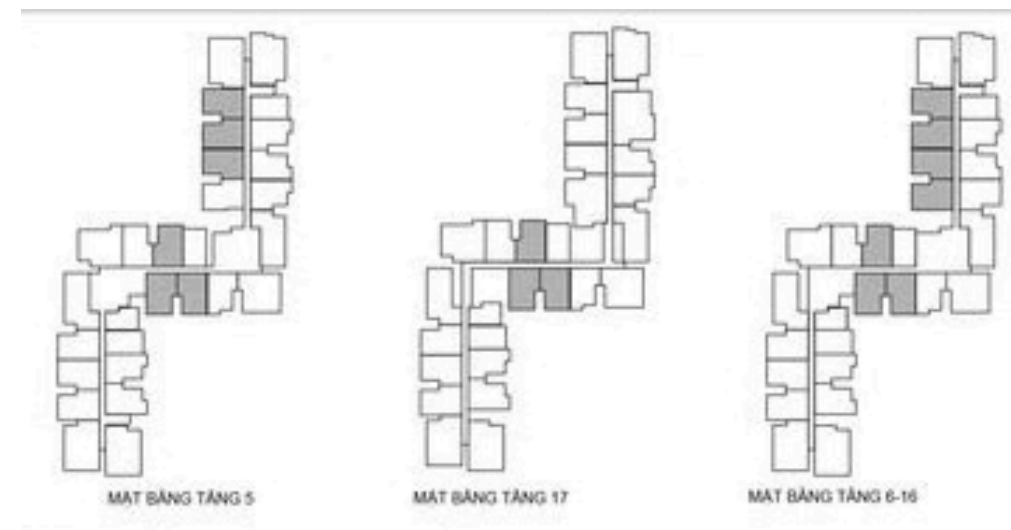


02 Bedroom

NSA | Unit Percentage

65-75 m² | 54 %

A perfect haven for young families with 1-2 children



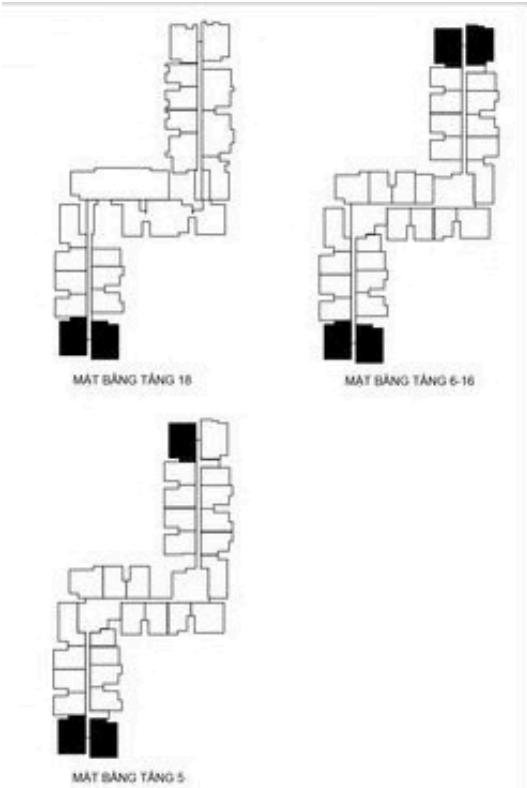
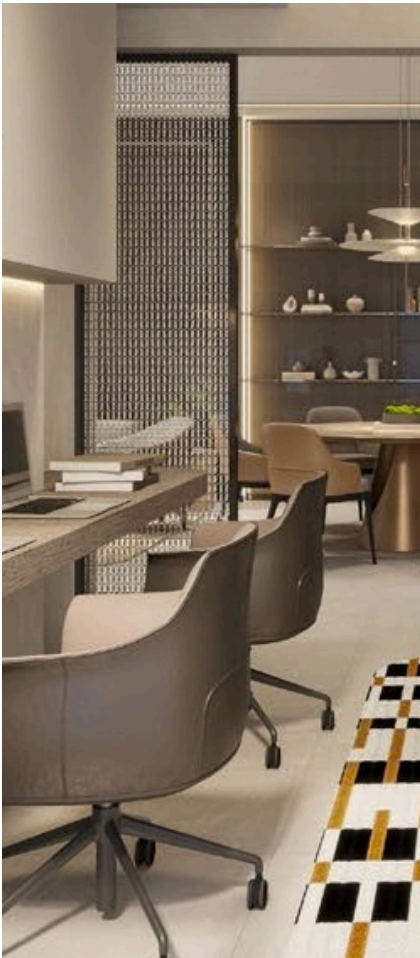
03 Bedroom

NSA

Unit Percentage

97-106 m² | 25 %

A spacious home tailored for multigenerational living



Duplex Penthouse

NSA

130-413 m²

Unit Percentage

3 %

A striking double-height design for those who embrace openness & individuality



Second Floor



First Floor



E3

D1

Garden Collection

NSA

Unit Percentage

100-231 m²

2 %

The signature residence of Ambience, a “floating garden” for those who cherish a lifestyle in harmony with nature



HANDOVER SPECIFICATIONS

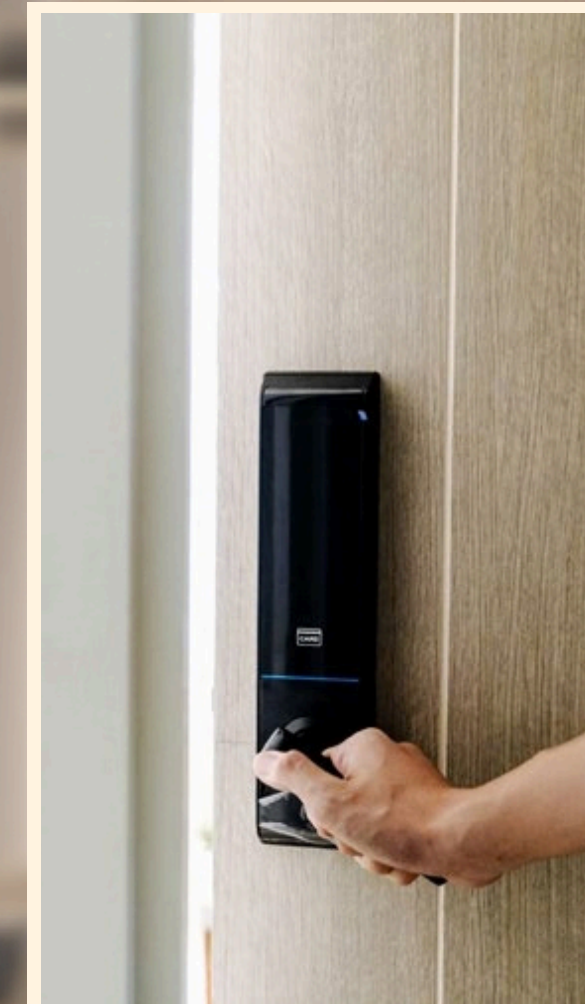
1. Contemporary
2. Premium-quality
3. Reputable brands
4. Sophisticated



Wood Flooring
(**Dongwha, Inovar**)



Sanitary Ware
(**Grohe, Toto**)



Smart Locks (**Yale, Philips, Kaadas**)



Air Conditioning
(**Daikin, Mitsubishi**)



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Payment Schedule

STANDARD PAYMENT - DISCOUNT 3%

Installment	Payment date	%	Accumulative
1	Sign SPC (6/2026)	10%	10%
2	Within 3 months from SPC (9/2026)	10%	20%
3	Within 3 months from stage 2 (12/2026)	10%	30%
4	Within 6 months from stage 3 (6/2027)	10%	40%
5	Within 6 months from stage 4 (12/2027)	10%	50%
6	Within 3 months from stage 5 (3/2028)	10%	60%
7	Within 3 months from stage 6 (6/2028)	10%	70%
8	Handover (7/2028)	25%	95%
9	Pink Book (10/2028)	5%	100%

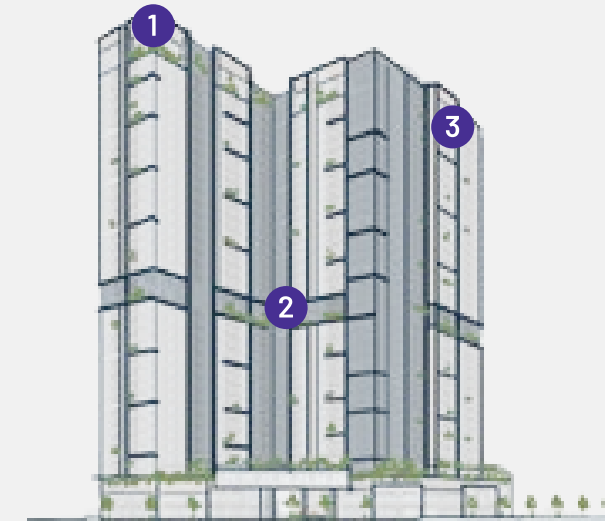
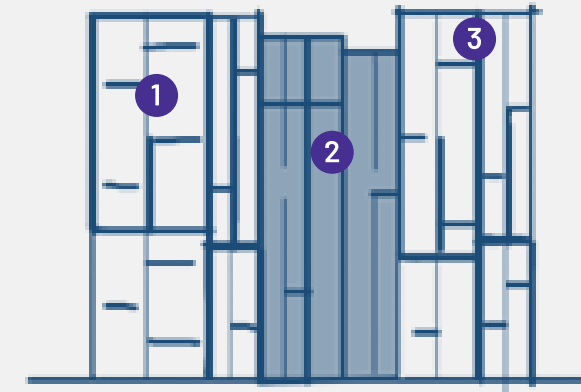
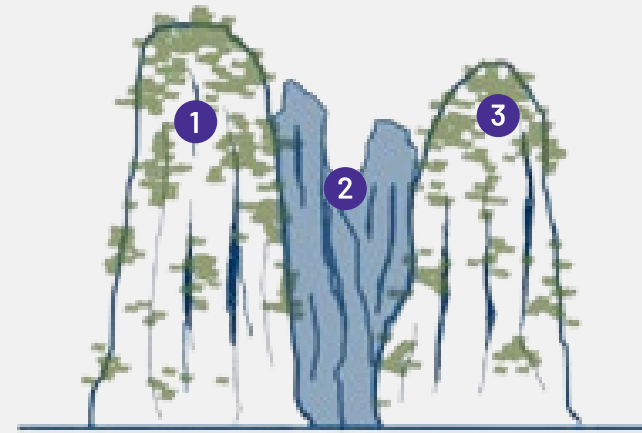
SLOW PAYMENT - DISCOUNT 1%

Installment	Payment date	%	Accumulative
1	Sign SPC (6/2026)	10%	10%
2	Within 3 months from SPC (9/2026)	5%	15%
3	Within 4 months from stage 2 (1/2027)	5%	20%
4	Within 5 months from stage 3 (6/2027)	7,5%	27,5%
5	Within 3 months from stage 4 (9/2027)	5%	32,5%
6	Within 4 months from stage 5 (1/2028)	5%	37,5%
7	Within 5 months from stage 6 (6/2028)	7,5%	45%
8	Handover (7/2028)	50%	95%
9	Pink book (10/2028)	5%	100%

*** The timeline above is estimated, and the specific milestones may vary depending on the actual situation.

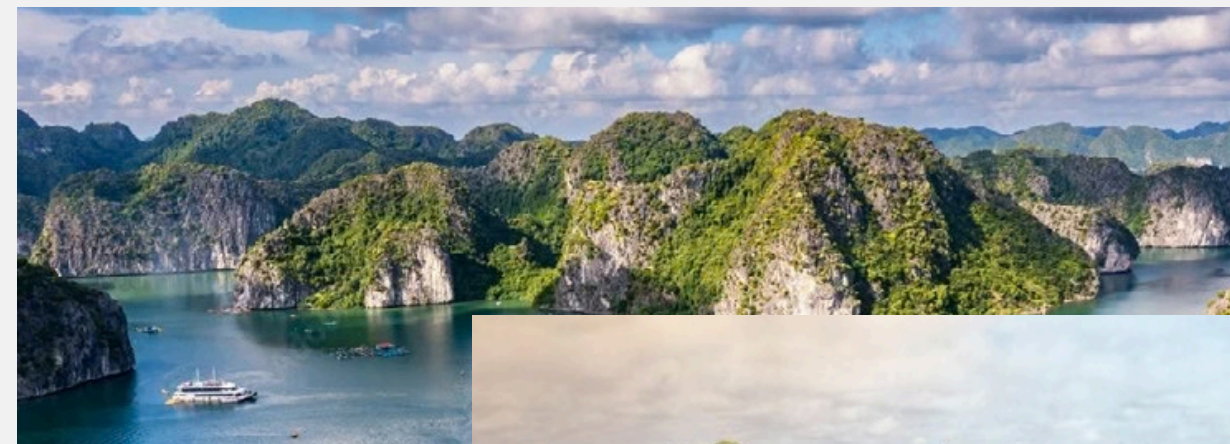


Facade Inspiration



LAN HA BAY - The Source of Design Language

- ① Natural Cliff
- ② Caves & Grottos
- ③ Lush Vegetation



AMBIENCE — Where Life Thrives Anew



Best Condo Development
(Northern Vietnam)

Best Mixed-Use
Development

Best Lifestyle Commercial
Development

Best Condo
Architecture Design

KOHLER.
PRESENTS



PropertyGuru
Vietnam
Property Awards

WINNER

BEST CONDO
DEVELOPMENT
(NORTHERN
VIETNAM PROVINCES)

Ambience
by Gamuda Land Vietnam

2025

KOHLER.
PRESENTS



PropertyGuru
Vietnam
Property Awards

WINNER

BEST LIFESTYLE
COMMERCIAL
DEVELOPMENT

Ambience
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2025

KOHLER.
PRESENTS



PropertyGuru
Vietnam
Property Awards

WINNER

BEST MIXED USE
DEVELOPMENT

Ambience
by Gamuda Land Vietnam

2025

KOHLER.
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PropertyGuru
Vietnam
Property Awards

WINNER

BEST CONDO
ARCHITECTURAL DESIGN

Ambience
by Gamuda Land Vietnam

2025

AMBIENCE • Where Life Thrives Anew



VALUES THAT DEFINE AMBIENCE



Golden
Location

International
Investor

EDGE-
Certified Design

Synchronized
Amenities

Diverse
Products

Upside
Potential

Flexible
Payment
Schemes

Signature
Product

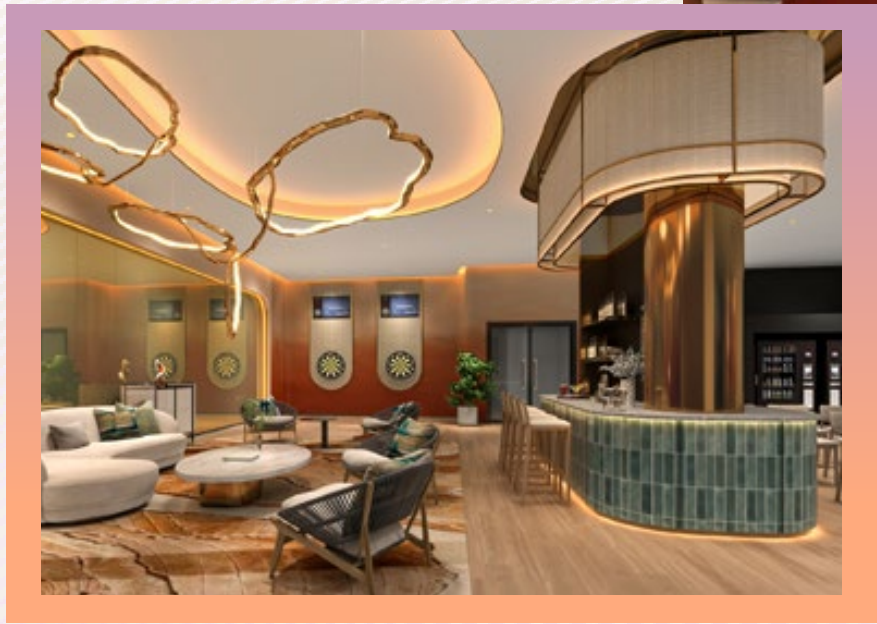




Every home whispers a story within

Every city holds a soul of its own









GAMUDA LAND



THANK YOU!

CASTLE LAND COMPANY LIMITED

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