

Mitsubishi Estate joined the development of luxury condominium in Hanoi, Vietnam: “Maison Privée”

-- Targeting Vietnam’s first WELL for Residential Pre-Certification --

HANOI, VIETNAM - Mitsubishi Estate Co., Ltd. has participated in the development of the latest luxury condominium in Hanoi, Vietnam. “Maison Privée” (location: the well-established Ciputra Township in Tay Ho, Hanoi; site area: 0.8 ha; the number of buildings/units: 2 buildings with a total of 490 units across 35-storey) jointly with CapitaLand Development and Nomura Real Estate Development Co., Ltd. Construction is slated to commence in 3Q 2026 and scheduled for completion within 1Q 2029.

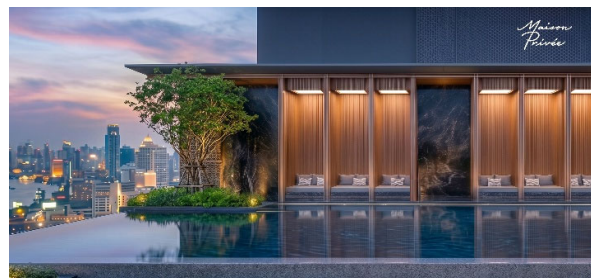
[Features of “Maison Privée”]

- The luxury condominium project, located in Ciputra, one of Hanoi’s most prestigious residential enclaves.
- The project’s total gross development value will approx. 450million US dollars (approx. 67.5 billion yen^{*1})
- Set to be Vietnam’s first pre-certified WELL for Residential development
- A variety of common facilities will be available, such as supercar garage and a rooftop pool.

Hanoi is the capital city of Vietnam and having the second largest population after Ho Chi Minh City in the south. There is a growing demand for high-quality housing due to an increasing trend toward nuclear families amid rapid population growth in recent years. The project is conveniently located Hanoi’s city center, within the well-established Ciputra Township in Tay Ho. Situated in one of Hanoi’s most prestigious residential enclaves, the development is favored by affluent local residents and expatriates. As a next-generation apartment complex designed with health and comfort in mind, it aims to improve the indoor air quality and to provide comprehensive water filtration systems that support a holistic, health-focused living experience. This project is expected to be Vietnam’s first pre-certified WELL for Residential development.



▲Maison Privée (Façade image)



▲Rooftop pool

Since 2010, we have been conducting several businesses in Vietnam for over a decade and established branches in Ho Chi Minh City and Hanoi in 2019 and 2020, the total investment amounts to over 100 billion yen so far. We will continue to respond to the diverse real estate demands in Vietnam through discerning investment in projects and by leveraging the experiences gained in Japan and Southeast Asian countries.

Notes

*1. 1USD = 150 JPY

*2. WELL Pre-Certified: The WELL Building Standard (WELL) is a performance-based system administered by the International WELL Building Institute (IWBI) in the United States, which evaluates and certifies whether buildings and spaces meet WELL standards including criteria such as how much consideration is given to human

health and comfort during the design phase prior to the building's completion.

■ About “Maison Privée”

Located in Ciputra in the west of Hanoi, “Maison Privée” will offer convenient access including approx. 20 minutes to Noi Bai International Airport and 15 minutes to the Midtown by car or motorbike. The project will consist of 2 buildings of 35 stories with a total of 490 residential units with panoramic views of Hanoi’s urban sceneries. A variety of unit types are available, ranging from two-bedroom plus to four-bedroom, with spacious duplexes spanning 400 square meters. The word “Maison Privée” originates from the French, meaning “private home”. It will also provide comfortable living spaces with facilities such as private lift lobbies, an indoor all-season pool and a rooftop pool.

To launch this joint venture project, the three companies held a signing ceremony for a partnership agreement on 25th May 2026. This joint venture between the three companies in Vietnam marks the second project following ‘The Senique Hanoi’ (location: Eastern Hanoi; site area: 2.1 ha; the number of buildings/units: 3 buildings with a total of 2,152 units; commencement of construction:2024; project completion:2027)

[Overview of “Maison Privée”]

Location	Tay Ho, Hanoi, Vietnam
Site area	Approx. 0.8 ha
Project scale	2 buildings of 35 floors above ground
Primary uses	Condominiums, Shophouses
Total number of units	Condominiums: 490 units; Shophouses: to be determined
Unit size	98 m ² - 400 m ²
Total gross development value	Approx.450 million US dollars (approx. 67.5 billion yen ^{*1})
Commencement of Construction	3Q 2026
Estimated Project completion	1Q 2029
Developers	CapitaLand Development (Vietnam), Mitsubishi Estate Co., Ltd., Nomura Real Estate Development Co., Ltd.

(Reference)

■ Other residential projects in Vietnam/“Lumi Hanoi”

Located in the west of Hanoi, where multiple residential developments are underway, “Lumi Hanoi” is conveniently located including approx. 10 minutes to the New Urban area and 20 minutes to the Midtown by car or motorbike. The project will consist of 9 buildings of 29 to 35 stories with a total of 3,950 residential units, providing a variety of unit types from one to four bedrooms, and duplexes and penthouses in some of the buildings. The word “Lumi” in the project name originates from the French word “Lumière,” meaning “light.” The concept design was undertaken by Studio Milou, a design studio led by French architect Jean François Milou, who designed the National Gallery of Singapore. The project provides comfortable living spaces with over 80 common facilities, including 15 sports courts and several pools, and is expected to get EDGE certification.

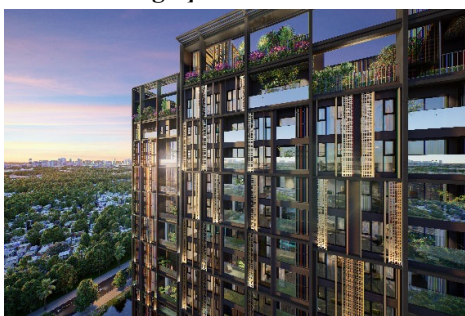
The project has already earned a high reputation for its scale and design. At the Property Guru Vietnam Property Awards 2023 held on November 10, 2023, “Lumi Hanoi” won three awards: Best High-End Condo Development (Hanoi), Best High-End Condo Architectural Design, and Best Condo Landscape Design.

Underground construction began in 2024, and residential units are scheduled for completion from 2026 onwards. Furthermore, sales of “Lumi Hanoi” have been strong, and as of May 2026, all units had been sold, ready for handover.

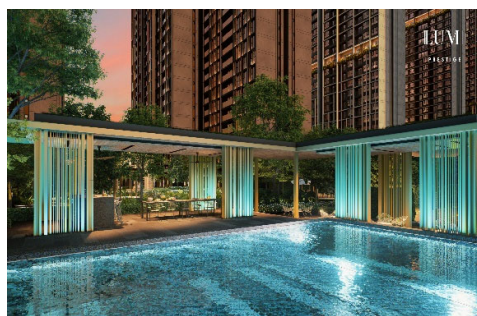
[Overview of “Lumi Hanoi”]

Location	West of Hanoi, Vietnam
Site area	Approx. 5.6 ha
Project scale	9 buildings of 29 to 35 floors above ground and 1 floor underground
Primary uses	Condominiums, Shophouses
Total number of units	Condominiums: 3,950 units; Shophouses: 60 units
Unit size	42 m ² - 410 m ²
Total gross development value	Approx. 738 million US dollars (approx. 111 billion yen ^{*1})
Commencement of Construction	2024
Project completion	2026 onward
Developers	CapitaLand Development (Vietnam), Mitsubishi Estate Co., Ltd., Far East Organization

[“Lumi Hanoi” images]



▲Lumi Hanoi (Façade image)



▲Pool

■ Other residential projects/ “The Senique Hanoi”

This project is located in the east of Hanoi. It enjoys a range of attractive amenities in Ocean City including an artificial saltwater lagoon and a freshwater lake, green parks, themed attractions, international schools, a university, shopping malls, and medical centers. The project consists of 3 buildings of 37 floors above ground. In addition to the residential units with one to four bedrooms, some duplexes and penthouses will also be developed. The word “Senique” in the project name was coined by combining the words “Sen” and “unique” with the former meaning of the Vietnam’s national flower “lotus” in Vietnamese, representing the continuous interaction and mutual influence of Eastern and Western cultures within Hanoi. Equipped with common facilities, such as 50-metre pool, gym, co-working spaces and playgrounds for children, the project is scheduled to get EDGE certification.

Underground construction began in the 2024 and residential units are scheduled for completion in 2027. Furthermore, sales of “The Senique Hanoi” have been strong, and as of May 2026, all units had been sold.

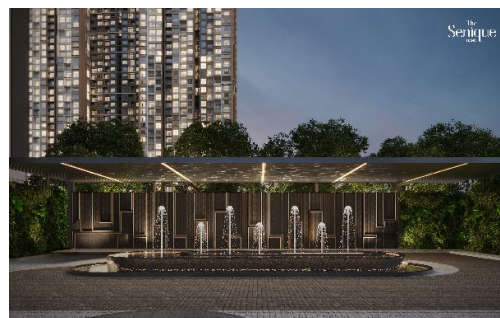
[Overview of The Senique Hanoi]

Location	East of Hanoi, Vietnam
Site area	Approx. 2.1 ha
Project scale	Three buildings of 37 floors above ground
Primary uses	Condominiums, Shophouses
Total number of units	Condominiums: 2,152 units; Shophouses: 24 units
Unit size	42 m ² - 430 m ²
Total gross development value	Approx. 450 million US dollars (approx. 67.5 billion yen* ¹)
Commencement of Construction	2024
Project completion	2027
Developers	CapitaLand Development (Vietnam), Mitsubishi Estate Co., Ltd., Nomura Real Estate Development Co., Ltd.

["The Senique Hanoi" images]



▲ The Senique Hanoi (Façade image)



▲ Entrance

[MAP]



▲ Project locations

■ **Mitsubishi Estate Group's major projects in Vietnam (The properties highlighted have been sold)**

Name of city	Asset type	Property name	Project name	Commencement of Construction	Construction completion	Project partners
Ho Chi Minh City	Office	Riverbank Place	11,800 m ² (Gross Floor Area)		2014 *Acquired in 2017	-
	Condominium	Parc Spring	402 units	2010	2014	CapitaLand Vietnam, GIC
		The Krista	344 units + 4 shophouses	2014	2017	
		Kris Vue	128 units + 3 shophouses	2015	2017	
	Condominium / Retail	Vista Verde	1,152 units	2014	2020	
Hanoi	Condominium	Seasons Avenue	1,300 units	2015	2018	
		Lumi Hanoi	3,950 units + 60 shophouses	2024	2026	CapitaLand Vietnam, Far East Organization
		The Senique Hanoi	2,152 units + 24 shophouses	2024	2027	CapitaLand Vietnam, Nomura Real Estate Development Co., Ltd.
Binh Duong New City	Condominium	SORA Gardens II	557 units	2019	2021	BECAMEX TOKYU
Tay Ninh Province	Logistics facilities	Logicross Nam Thuan	62,900 m ² (Gross Floor Area)	2024	2025	-
Hai Phong	Logistics facilities	Logicross Hai Phong	88,300 m ² (Gross Floor Area)	2024	2025	Mitsui O.S.K. Lines, Ltd.

< For inquiries from the press regarding this matter >

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* This release is distributed to: The Ministry of Land, Infrastructure, Transport and Tourism Press Club; and the Ministry of Land, Infrastructure, Transport and Tourism Construction Specialty Publication Press Club