



**WATERPOINT**  
RIVERSIDE COMMUNITY

The image shows a close-up of a green leaf with a complex network of veins. The veins are a light green color, contrasting with the darker green of the leaf's surface. The veins form a dense, interconnected pattern that covers the entire area. The lighting is even, highlighting the texture and structure of the leaf's vascular system.

...because life is to be enjoyed!



**04** Nam Long Group



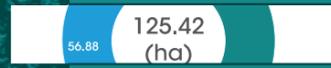
**06** Long An Location



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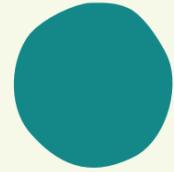
**16** Masterplan



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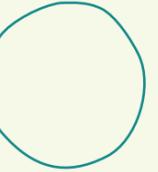


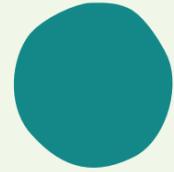
Nam Long Group is one of the leading local township developers in Vietnam with a proven track record spanning 20 years in real-estate development.

The group was founded in 1992 and its strategic shareholders include ASPL (Ireka) fund listed on the London Stock Exchange, Goldman Sachs, and VAF Mekong Capital, a leading foreign private equity fund. Its market broadly cover Ho Chi Minh City and the outlying Mekong Delta suburbs of Long An and Can Tho with a total land bank of up to 567ha.

Moving forward, Nam Long aims at positioning itself as a trusted brand in township development, to build better communities for life as well as ensure a high return on investment for shareholders, partners and customers alike.

Established in June 2011, Nam Long VCD was created as a separate legal entity to fulfill the objective of developing the Waterpoint project in Long An province.





## The next satellite city to the south

Long An province recently offers more investment opportunities for local and foreign investors thanks to its great advantage of location. Strategically located next to Ho Chi Minh City and at the gateway to the Mekong Delta, the province belongs to the Vietnam Southern key economic zone, playing a strategic role in Vietnam's economic development. Long An also enjoys water source from the Mekong and Vam Co Dong rivers, making it an ideal place to develop

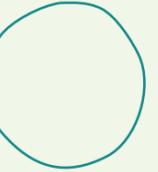
waterside community living and recreational activities.

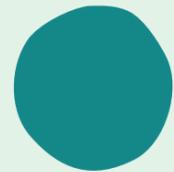
At the crossroads of key transportation routes nestles Waterpoint – a new township project developed by Nam Long VCD.

The development enjoys all the advantages of Long An province and is potential to be the next satellite city to the South as an integral part of Ho Chi Minh City expansion plan.



It is located on the bank of Vam Co Dong river and just 30km from the CBD of HCM City.





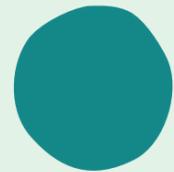
**i** Long An  
Location

With the completion of Ring Road 4 fronting the project (expected in 2017), Waterpoint will be located next to one of the most important transport hubs in Southern Vietnam.

Long An  
Location

10





**Long An**  
Location

With the completion of Ring Road 4 fronting the project (expected in 2017), Waterpoint will be located next to one of the most important transport hubs in Southern Vietnam.

The location provides great accessibility to its future residents with:

Direct access to Ho Chi Minh City  
- Trung Luong highway

Direct access to the navigable Vam Co Dong river - over 5km of water frontage

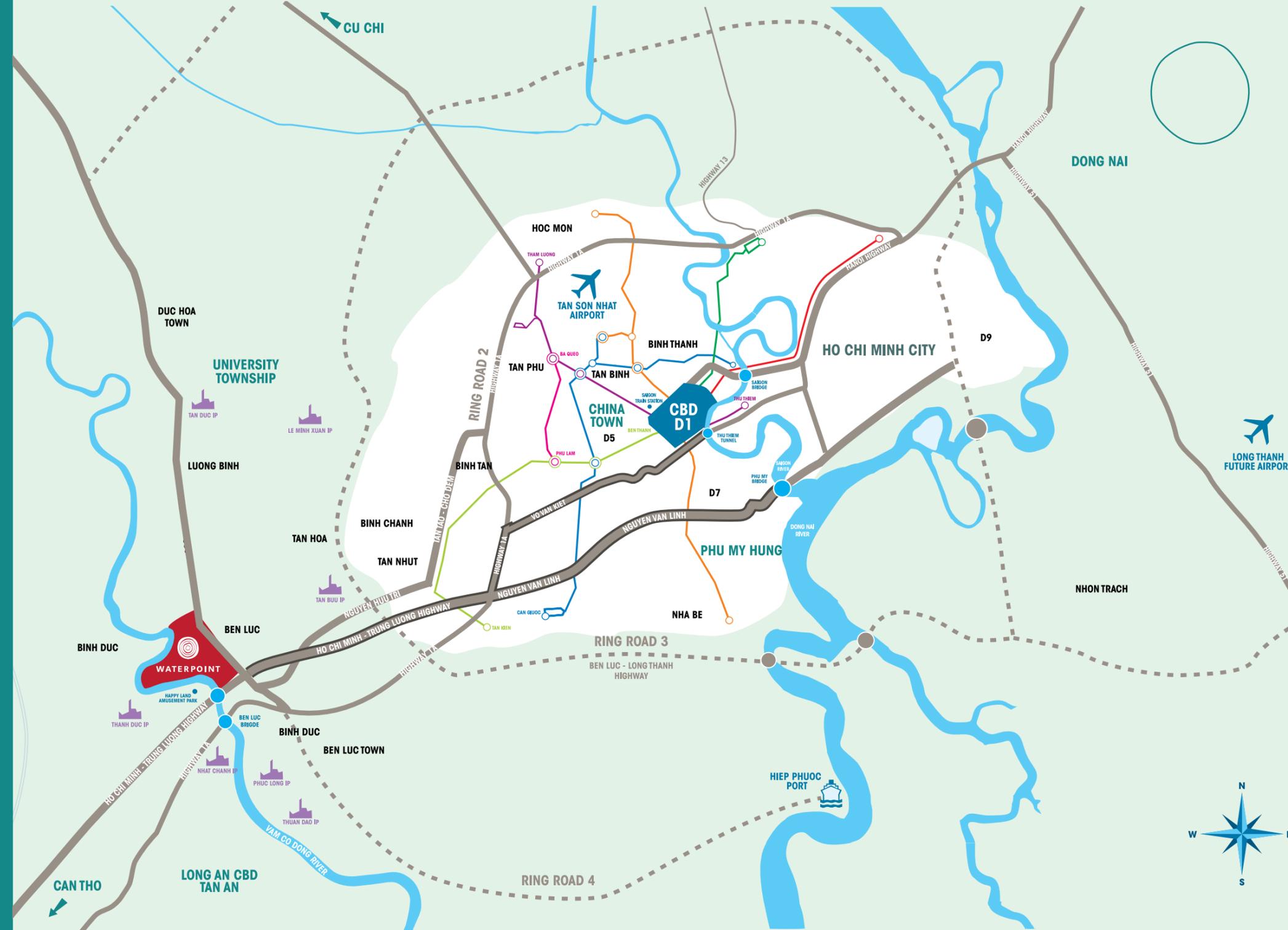
Ho Chi Minh City's District 1  
only 45 minutes drive by car via East-West highway (Vo Van Kiet Boulevard) to Ho Chi Minh City - Trung Luong highway

Phu My Hung Township in District 7  
only 28km/30 minutes drive by car via Saigon South Boulevard (Nguyen Van Linh) to Ho Chi Minh City - Trung Luong highway

	CBD HO CHI MINH CITY
	MAIN ROADS & HIGHWAYS
	MAIN CONNECTION TO CBD
	RING ROAD
	METRO LINE
	INDUSTRIAL ZONE

WATERPOINT TO CAN THO	= 100KM
WATERPOINT TO CBD DIST 1	= 30KM / 45 min
WATERPOINT TO PHU MY HUNG	= 28KM / 30 min





## Open, green and refreshing

With a variety of public facilities Waterpoint allows people to live a safe, easy and comfortable community life along the scenic Vam Co Dong river.

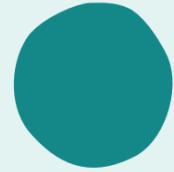


Surrounded almost completely by the Vam Co Dong river, Waterpoint is a beautiful peninsula, providing an open, green and refreshing living environment to its future residents. This is an ideal place for those who want to escape from the city's hustles and bustles and enjoy a countryside, waterfront atmosphere. Its great location allows the development to create a blend of open natural spaces and city living.

On a daily basis, the residents can picture themselves in a broad range of resort-like and alfresco activities. Strolling on a beautiful waterside walkway, biking on lush green cycling paths, enjoying spacious swimming pools with stunning river views, playing golf or boating at the marina, everyday is bound to be fulfilled with fun, happiness and satisfaction.

With all these advantages and offerings, Waterpoint will lead the trend of moving to suburban areas, where families have more space to grow and enjoy life whilst still having easy access to the city via a convenient highway.





## Living and enjoying life by the river

Inspired by the Vam Co Dong river and natural surroundings, the development is named Waterpoint – Riverside Community with the aspiration to create a new waterfront lifestyle on the outskirts of Ho Chi Minh City.

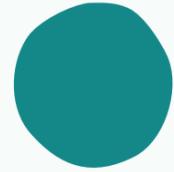
The brand name is further complimented by the logo. A ‘Slice of life tree’ with rings shows the sustainability of the place as well as a safe and green community where families can

relax and enjoy a comfortable life by the waterside. Circles depict growth, longevity and are also inspired by a water drop and its ripple effect on the water’s surface, representing a new lifestyle by the river. The lines also communicate the idea of a fingerprint as well. It symbolizes something human and unique that no one else can own, a project that really understands people’s needs.



With the statement “...because life is to be enjoyed!”, the whole identity system of Waterpoint township definitely speaks for itself as the place for working, living and enjoying life by the river.





## With nearly 9097 dwellings, the total development value is about \$US 5 billion.

Waterpoint is a 355ha, self-contained, low-density, waterfront development in the outskirts of Ho Chi Minh City, Vietnam. Situated in a prime location alongside the Vam Co Dong river, Waterpoint is an excellent place to build up a new riverside community and redefine the concept of living in the suburban areas. It provides an airy fresh green environment where people can live to the fullest in harmony with nature

while modern comforts are just within walking distance.

The masterplan makes the best use of its 5km river frontage to create unparalleled waterfront living with outdoor recreational activities. In addition, other unique water features such as public marina and canal systems are put in place to further enhance the waterfront development theme. Beside, green feature is also extended

with a 9-hole golf course at the heart of the development and lush landscaping scattered all over the place.

Waterpoint aims at setting a new benchmark for township development in Vietnam. The project will ultimately provide homes for more than 30,000 people over a development period of 15 years.



Nearly 97% of the total 355 ha has been compensated. The remaining area will be settled by 2013.

The land has been filled to level 2.4m+ for an area of 96 ha to kick-start the first development phase.

Homes for more than **30,000** people

**5 billions** Total value

**9097** dwellings

**15 years** Developments



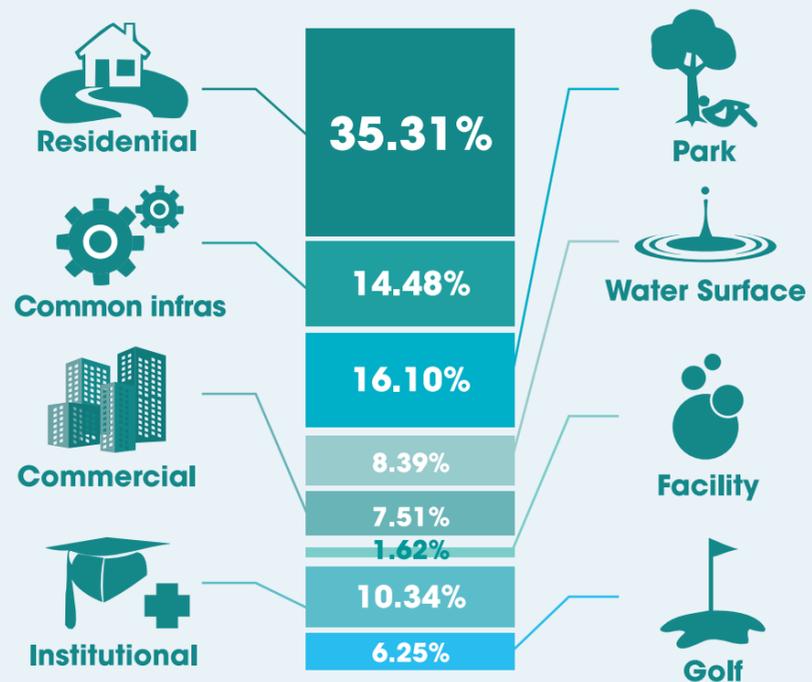
# WATERPOINT

## All in one destination

Waterpoint is designed to be an all-in-one destination, where people can live their life to the fullest among a refreshing green environment. It facilitates people's life with a variety of well-blended components to offer them a truly living experience and a modern yet nature-oriented lifestyle.

Masterplanned by Conybeare Morrison International of Australia, a leading global architectural consultancy firm.

1/500 planning and infrastructure are designed by Codinach (Spain) and Aurecon (New Zealand) respectively with the aim to build up a sustainable development and a healthy living environment.



### Work

Business park, commercial center, and exhibition center

### Residence

A variety of house types (villa, townhouse, apartments)

### Shopping

Commercial center and various retail spaces

### Entertainment

Country club, golf course, public marina, and cultural center

### Health care

Hospital and meditation center

### Leisure

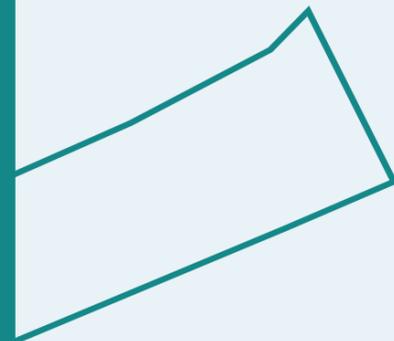
Park, outdoor space, restaurant, coffee shops, and cultural center

### Study

University, international schools, and public schools

### Religion

Church and pagoda





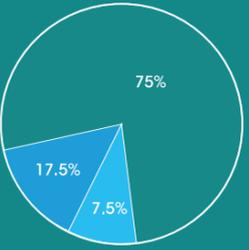
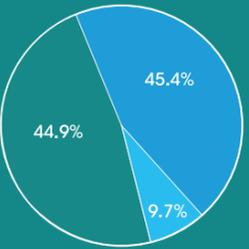
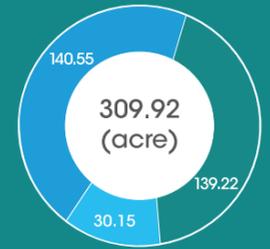
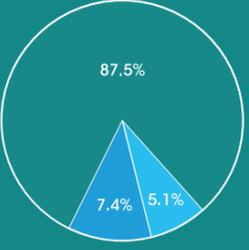
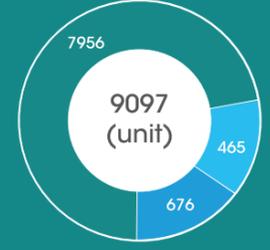
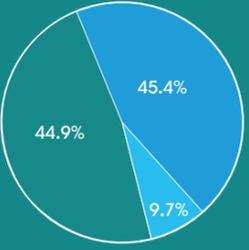
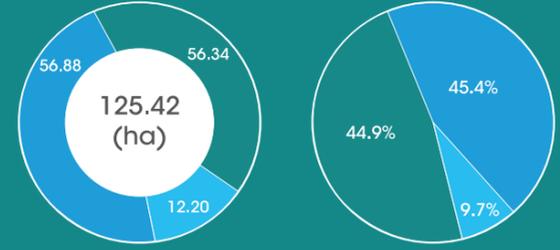
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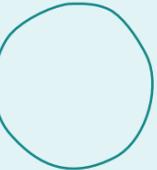


## MASTER PLANNING INFORMATION

Masterplan 1/2000 approval was obtained in 2010. Investment certificate was issued in 2011. Land use fee has been paid for 191 ha, for which a land use certificate has been obtained.



The central area is an intended 9-hole practising golf course and driving range and it is subject to approvals of the authorities.



## Wide range of facilities to fulfill every aspect of life

Education



Overtime, facilities and amenities are gradually added on to provide all the necessities for the residents' day-to-day life, entertainment and relaxation. Focusing on the concept of waterfront and community

Health



living, it offers a wide range of facilities to fulfill every aspect of life. The development plan of these amenities opens great opportunities for secondary developers in association with Nam Long VCD to build up each

Retail



part of the township. Apart from natural features, Waterpoint township will facilitate people's lives with different areas for education, health, entertainment, retail, business and community.

Business

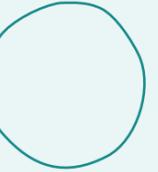
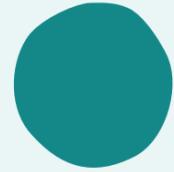


Community



Entertainment

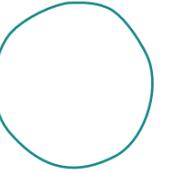




## Fully enjoy a wide range of sports

The spacious waterfront country club offers a wide range of sports and services for outdoor day-long activities. The residents can fully enjoy their days with a restaurant, decent coffee

shop, Olympic-type swimming pool, outdoor amphitheatre, mountain climbing wall, soccer field, basketball court, futsal field, and tournament-suited tennis court.



Nam Long VCD welcomes partners to join various co-development opportunities in a flexible investment structure.

## A flexible investment structure

For co-master developers, Nam Long VCD is seeking for a strategic partner with a track-record of township development experience at the equity level for developing the entire township.

The opportunities are also available for secondary developers who are interested in a partnership to develop a specific part of the township, including residential, commercial and institutional precincts.





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Deputy Managing Director

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The project information in this material may be subject to change as the project evolves and/or depending upon the decision of relevant authorities.



**NAM LONG**