



HOIANA

RESORT & GOLF

HOIANA RESIDENCES INFORMATION



CONTENT

- 1. HOIANA MASTER PLAN**
2. HOIANA RESIDENCES

EASY ACCESSIBILITY

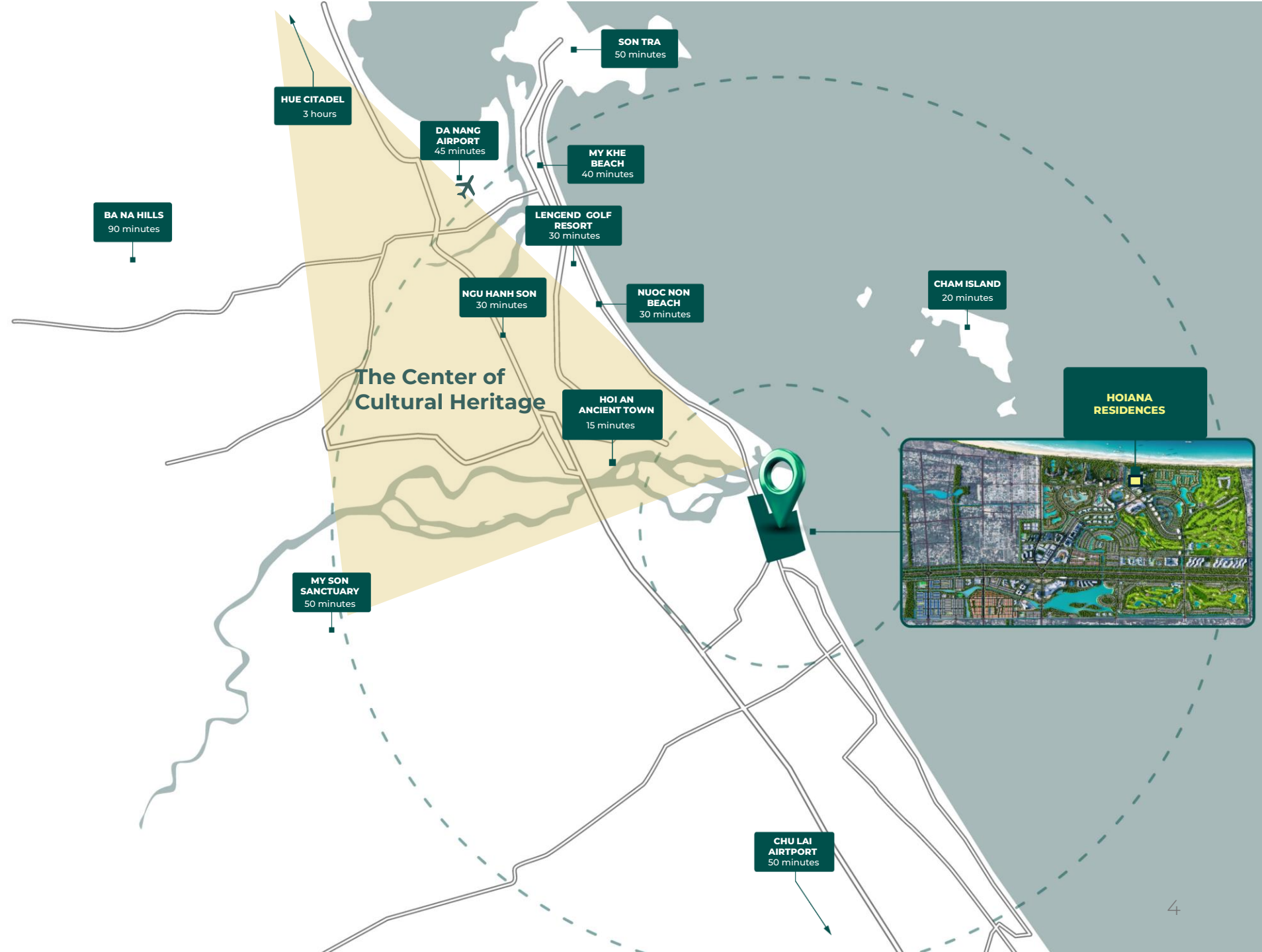
The perfect getaway from your everyday hustles and bustles, Hoiana Residences and Hoiana Resort & Golf are within a few hours flight from other major Asian cities and highly accessible from Danang International Airport, all within 45 minutes of land transport.



SEAMLESSLY CONNECTED

Nestled between the UNESCO World Heritage sites of Hoi An, Hue and Da Nang, Hoiana offers a unique and strategic location for luxury resort and residence developments.

Easily accessible to Da Nang's "must-see" destinations and nearby popular amenities.



A visionary coastal METROPOLIS

Developer: Hoi An South Developement LTD (HASD)

HASD is the developer of Hoiana Resort & Golf, where construction began in 2016. The company is a **100% foreign-owned entity**, with **75% of its equity held by VMS Group (Hong Kong)**. Backed by an investment commitment of approximately **USD 4 billion**, Hoiana Resort & Golf is one of Vietnam's largest integrated resort, casino, and golf developments.



Hoiana Master Plan

Hoiana is a groundbreaking approximately **1,000-hectare development** that is transforming former Quang Nam Province (now Da Nang city) into the **vibrant new coastal metropolis** of Central Vietnam. More than just a complex, Hoiana is a flourishing, all-encompassing city designed for modern luxury living.

Residents and guests enjoy seamless convenience within a self-sustaining ecosystem, where world-class healthcare, international schools, and business facilities are just moments away. Indulge in luxury shopping at the exclusive outlet mall village, savor gourmet dining, or relax at the tranquil Crystal Lagoon and championship golf courses...



HOIANA MASTER PLAN

A EXISTING AND FULLY OPERATIONAL PROJECTS

- 1 New World Hoiana Beach Resort
- 2 Hoiana Hotel & Suites
- 3 Hoiana Residences
- 4 New World Hoiana Hotel
- 5 Hoiana Shores Golf Club (18 holes)

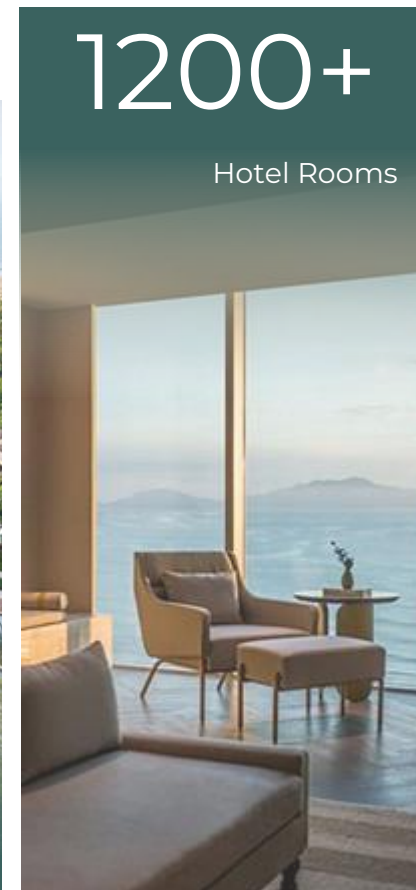
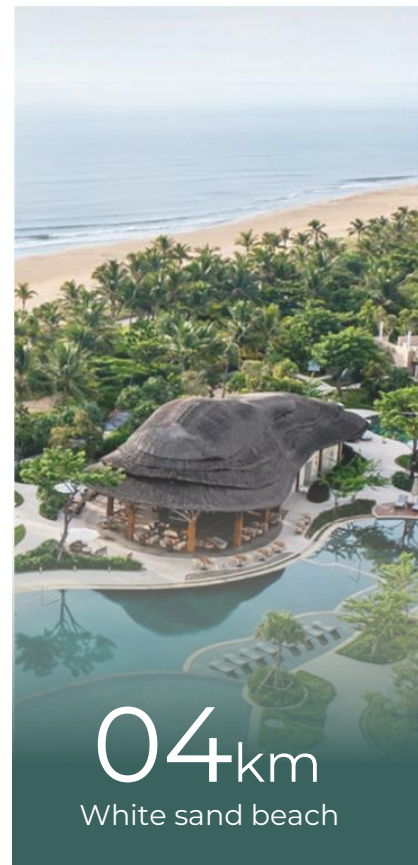
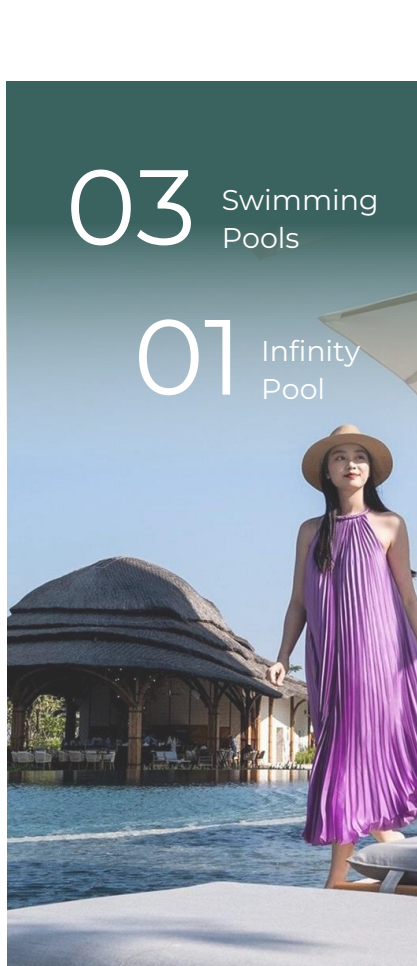
B UNDER DEVELOPMENT PROJECTS

- 6 Hoiana Luxury Beach Villa Residences
- 7 Town Centre/Entertainment Complex
- 8 Lakeside Villas
- 9 Convention Centre
- 10 Golf Villas
- 11 Hoiana Shores Golf Club (09 holes)
- 12 Lagoon Residences
- 13 Outlet Mall Street
- 14 Silver Town
- 15 Hospital
- 16 Centre Square
- 17 Commercial Complex
- 18 West Lake
- 19 New Hoi An Housing
- 20 Iconic Building



A paradise for top leisure activities with nearby

HOIANA RESORT & GOLF AMENITIES





PLAY

#1 BEST GOLF COURSE IN VIETNAM

18

Holes

7004

Yardage

71

Par

6000_{m²}

Club House

A man and a woman are smiling and looking at a slot machine screen. The man is pointing at the screen. The background shows other slot machines in a casino setting.

PLAY

The Premier Casino Destination in Vietnam

140

Table Games

200

Slot Machines



CONTENT

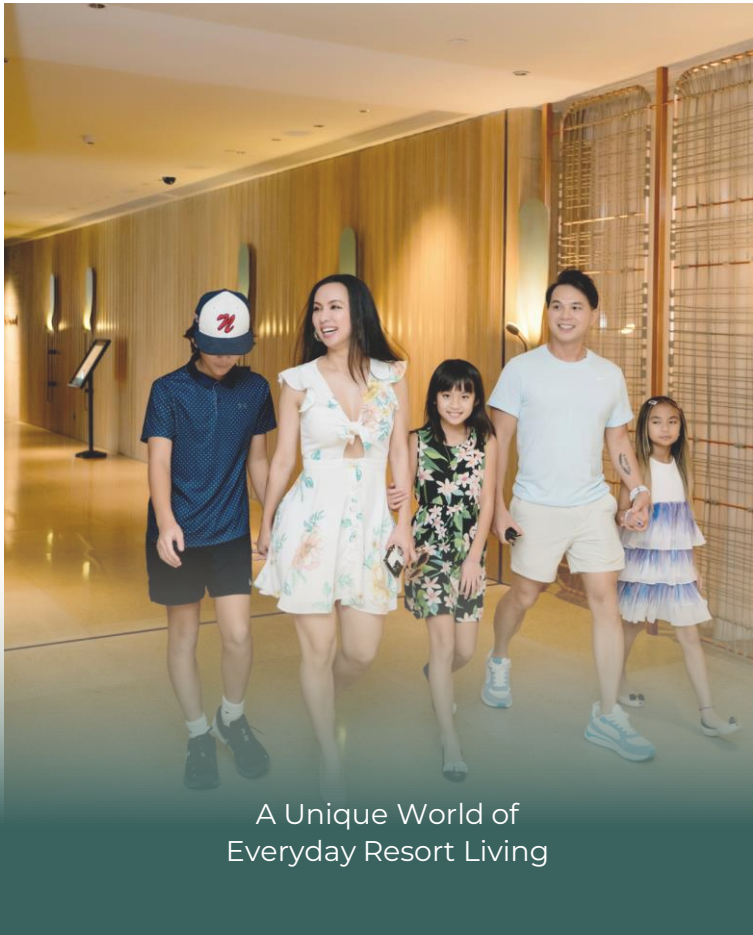
1. HOIANA MASTER PLAN
- 2. HOIANA RESIDENCES**



Hoiana Residences offers a space to settle in and stay awhile. With 270 modern studios and apartments, each with a full kitchen, laundry, and private balcony, it's a home that flows with your rhythm.

Whether you're here for a week or a season, enjoy residential privacy, premium service, and views of the sea or fairways—just minutes from Hoi An and the heart of Hoiana Resort & Golf.

WHY CHOSE HOIANA RESIDENCES?



A Unique World of
Everyday Resort Living



Hands-Free, Mind-Free Living
with 5-Star Hospitality Standards



Limited supply within one of the
biggest integrated resort in Vietnam



OVERALL INFORMATION

A Home away From Home

- Kitchenware
- Washing & Drying Machine
- Spacious configuration
- 24/7 state-of-the art gym
- 24/7 mini mart
- Renowned local spa & coffee
- Access to garden pool & mini water slide
- Endless Entertainment Hub

Room types	Total	Area (sqm)
Studio Room	1	48
One-bedroom	6	66-73-90
Two-bedroom	13	116-117-118-120-121
Total	20	2,041

LIVE FULLY

Hoiana Residences offers world-class facilities designed to enrich every aspect of your lifestyle:

LEVEL 1



Spa



Fitness center



Restaurant & café



Family swimming pool with mini water park









24/7 convenience store



ON-SITE AMENITIES

ENTERTAINMENT HUB

-  KTV
-  Billiards / Football / Darts
-  Bowling
-  Golf simulator / Mini golf
-  Multi-sport area
-  Kid Games Area



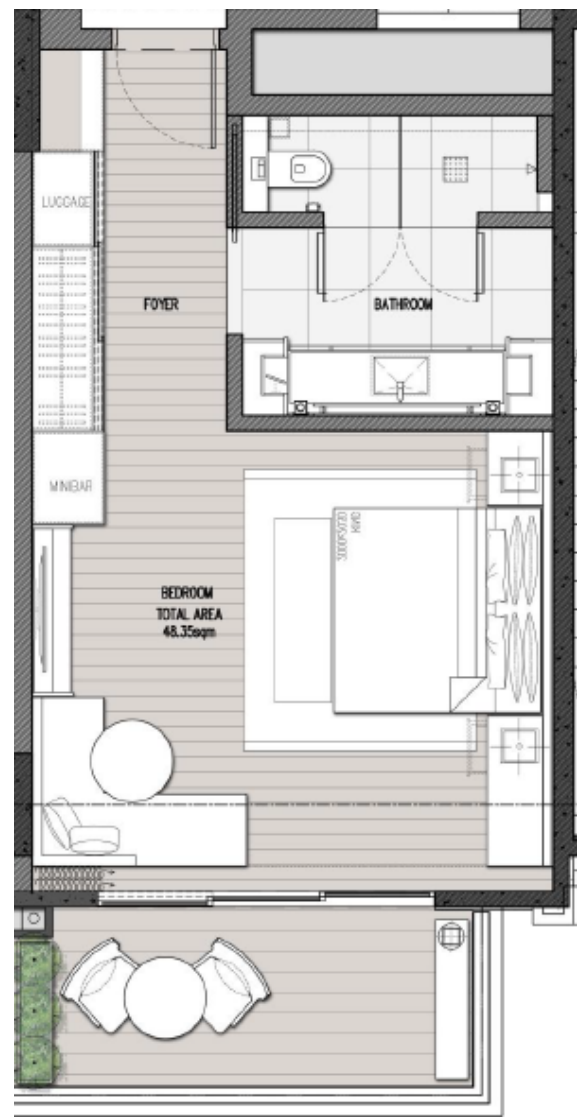
FREE PARKING LOT





STUDIO





Function Area	
Bedroom	01
Bathroom	01
Living area	01
Total Net Area	48m2

**Only one unit left*



ONE BED ROOM

HOIANA

ONE BEDROOM



ONE BEDROOM – TYPICAL LAYOUT (TYPE A)



Function Area	
Bedroom	01
Walk-in closet	01
Bathroom	01
Living	01
Dining	01
Open Kitchen	01
Total Net Area	66-73m2

ONE BEDROOM – TYPICAL LAYOUT (TYPE B)



Function Area	
Bedroom	01
Walk-in closet	01
Bathroom	01
Living	01
Dining	01
Open Kitchen	01
Total Net Area	90m2

**Only one unit left*



TWO BEDROOM

HOIANA

TWO BEDROOM



HOIANA

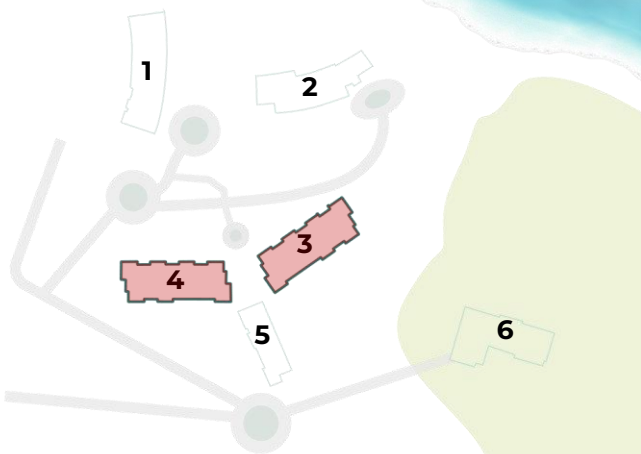
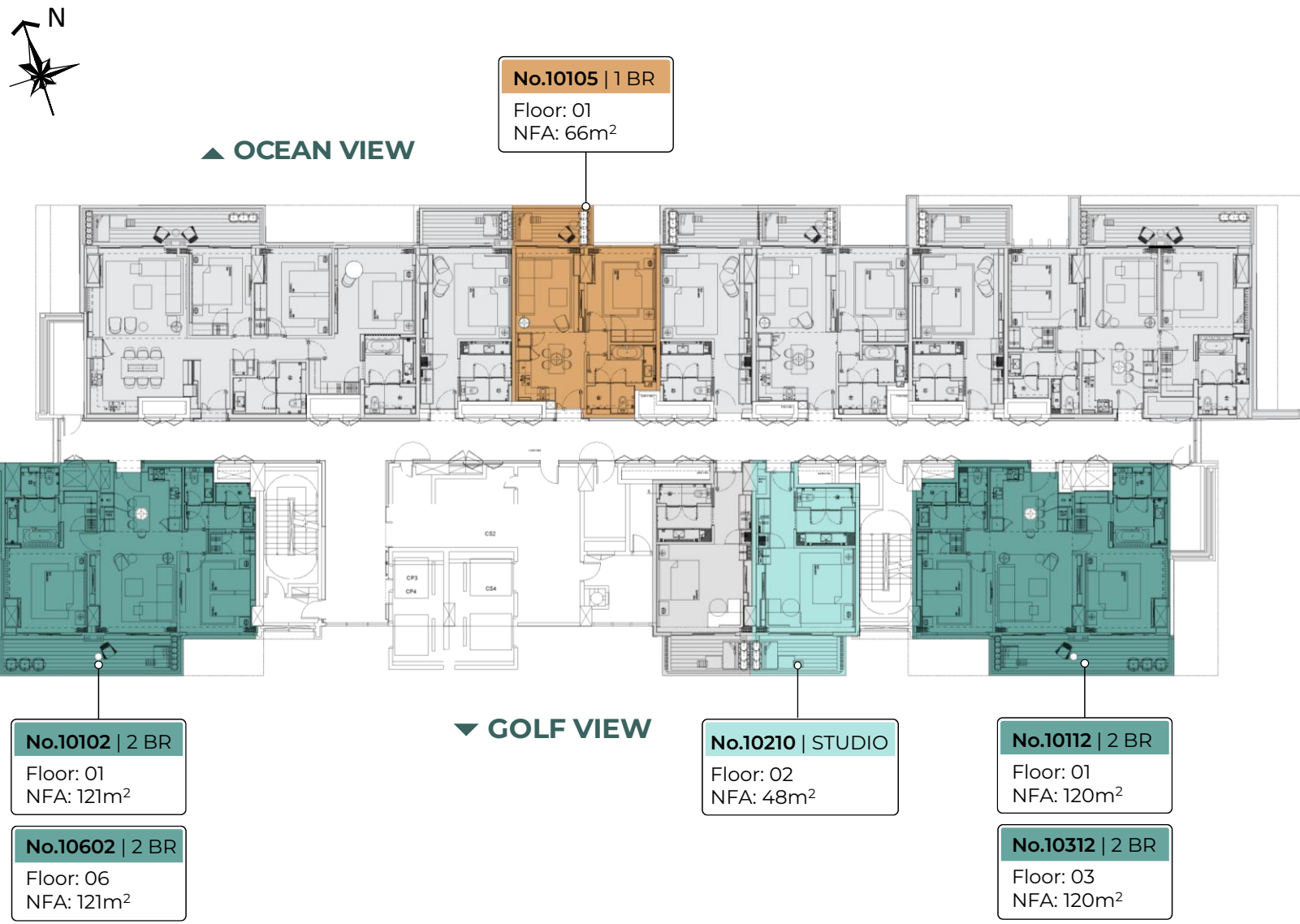
TWO BEDROOM – TYPICAL LAYOUT



Function Area	
Bedroom	02
Walk-in closet	02
Bathroom	02
Living	01
Dining	01
Open Kitchen	01
Total Net Area	116-117-118-120-121m2

TOWER 1

Floor plans | Level 1 - 12



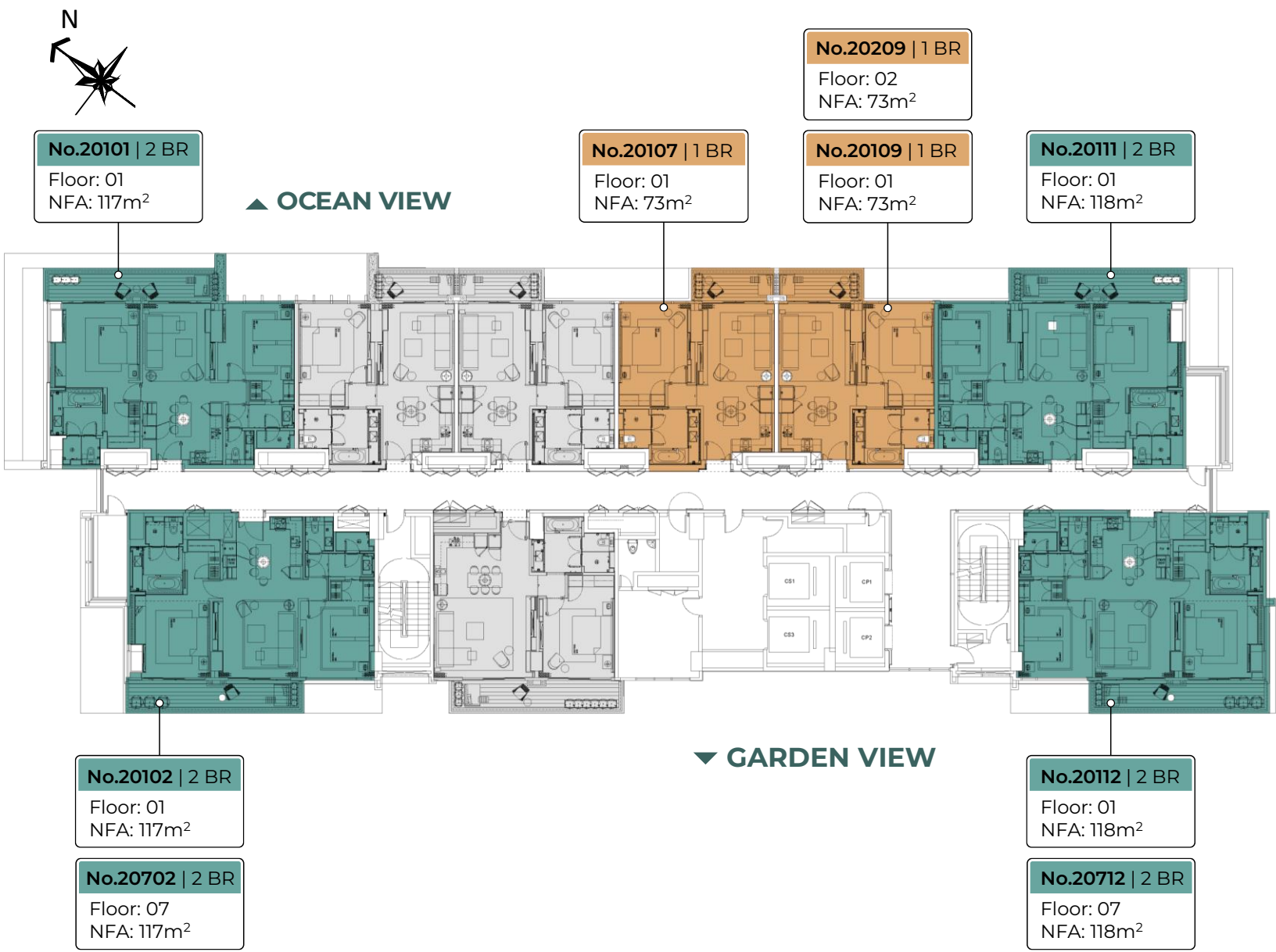
LEGEND

- 1. New World Hoiana Beach Resort
- 2. Hoiana Hotel & Suites
- 3. **Hoiana Residences (Tower 1)**
- 4. **Hoiana Residences (Tower 2)**
- 5. New World Hoiana Hotel
- 6. Hoiana Shores Golf Club (18 holes)

Sold Available

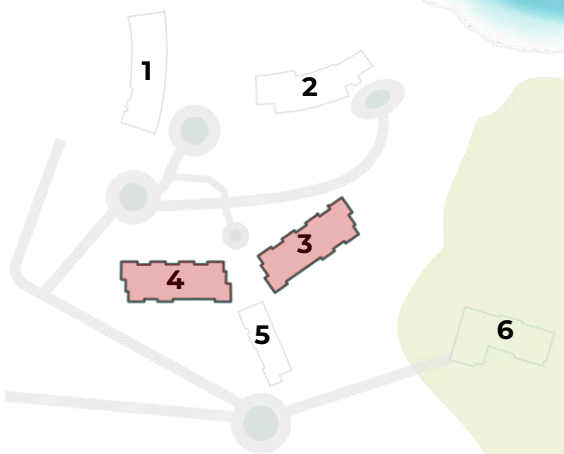
1 BR 2 BR STUDIO

NFA
Net Floor Area



TOWER 2

Floor plans | Level 1 - 12



LEGEND

- 1. New World Hoiana Beach Resort
- 2. Hoiana Hotel & Suites
- 3. Hoiana Residences (Tower 1)
- 4. Hoiana Residences (Tower 2)
- 5. New World Hoiana Hotel
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Sold Available

1 BR 2 BR

NFA
Net Floor Area

RENTAL POOL PROGRAM

- Standard Rental Pool period: 5 years
- In case the Lessee participant wants to withdraw from the Rental Pool, the Lessee has to inform 9 months in advance and must have joined the RP for at least 2 years.
- The Lessee joining the RPP will be entitled to receive 80% of profit.
- Profit will be paid twice a year.
- Enjoy Hoiana Premium Loyalty Program.
- The Lessee per Operating Year shall limit to fifteen (15) points in maximum in any year which may then be allocated into different seasons based on the formula below:

- If the RPP Lessee does not use up the total of 15 points per operating year, the unused points will be added to only one following operating year.
- When the Lessee books the room under the free vouchers, the booking needs to be submitted 30 days in advance.
- Depending on how many bedrooms the Hotel Apartment has, there will be an occupancy limit on each respective hotel apartment; each additional guest will be charged according to the Resort's policy.
- If the Hotel Apartment is not available during the requested period of the Lessee, the Operator shall endeavor to provide another apartment of similar standard, subject to availability.

Season	Point per night	No. of night in maximum
Holiday Period	2	7.5
High Season	1.5	10
Shoulder Season	1	15
Low Season	0.5	30

RENTAL POOL PROGRAM

The Lessee are allowed to use double points of their own hotel apartment to upgrade for one higher class (based on season). Example for shoulder season as below:

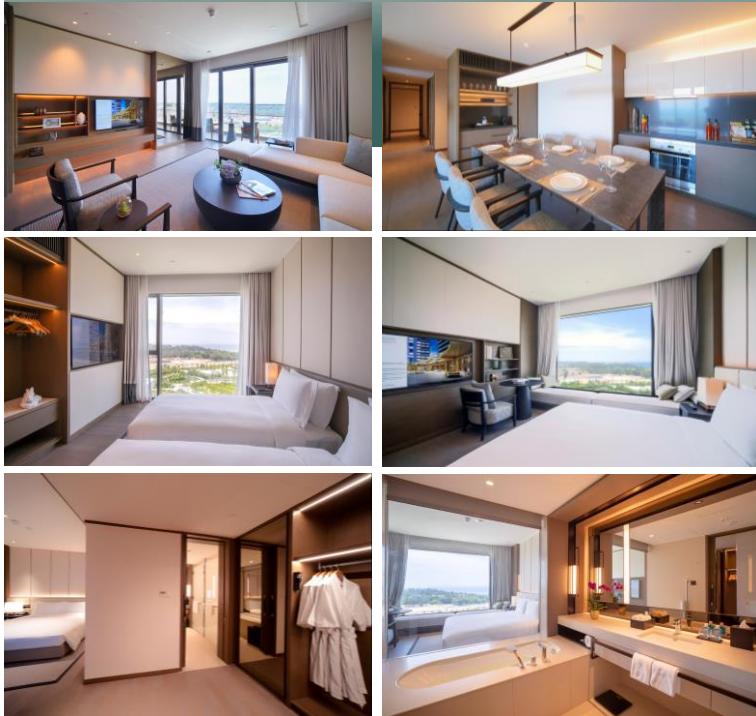
SHOULDER SEASON	1 NIGHT AT STUDIO	1 NIGHT AT 1-BEDROOM	1 NIGHT AT 2-BEDROOM	1 NIGHT AT 3-BEDROOM
Point of Studio Type	1	2	2.5	3
Point of 1 Bedroom Type	0.5	1	2	3
Point of 2 Bedroom Type	0.3	0.5	1	1.5
Point of 3 Bedroom Type	0.3	0.3	0.7	1

RENTAL POOL PROGRAM

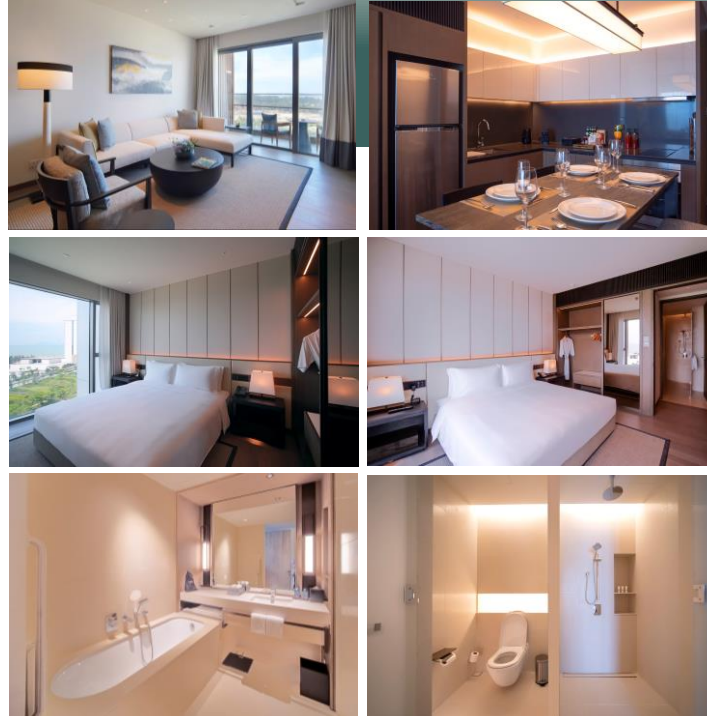
1. Rental Revenue	<p>Rental Revenue = $\frac{\text{Total gross revenues of all the same apartment types}}{\text{Total area of all the same apartment types}} \times \text{Area of the apartment type.}$</p> <p>In which:</p> <ul style="list-style-type: none"> Total gross revenues shall be the gross revenues from rental of apartments of the same type participating in the Rental Pool in 6 months operation. Total area of all hotel apartments shall be the total floor area of all apartments of the same type participating in the Rental Pool in 6 months operation. Area of the apartment type is the area of the participated apartment as stated in the Long-Term Lease Agreement.
2. Rental Expenses	
2.1 Breakfast	[*] VND per guest per night
2.2 Cost of Apartment Rent	15% of Rental Revenue
2.3 General & Administration Expenses	10% of Rental Revenue
3. Gross Rental Profit	Rental Revenue less Rental Expenses
4. FF&E Reserved Fund	3% of Rental Revenue
5. Management Fee	$\$3/\text{m}^2/\text{month} \times \text{Apartment Area}$
6. Rental Returns	Gross Rental Profit of the Apartment less FF&E Reserve Fund less Management Fee
7. Rental Returns	
7.1 Operator's Rental Return	20% of Net Rental Profit
7.2 Lessee's Rental Return	80% of Net Rental Profit, subject to personal income tax and, if any, other taxes

Hands-Free, Mind-Free Living **WITH 5-STAR HOSPITALITY STANDARDS**

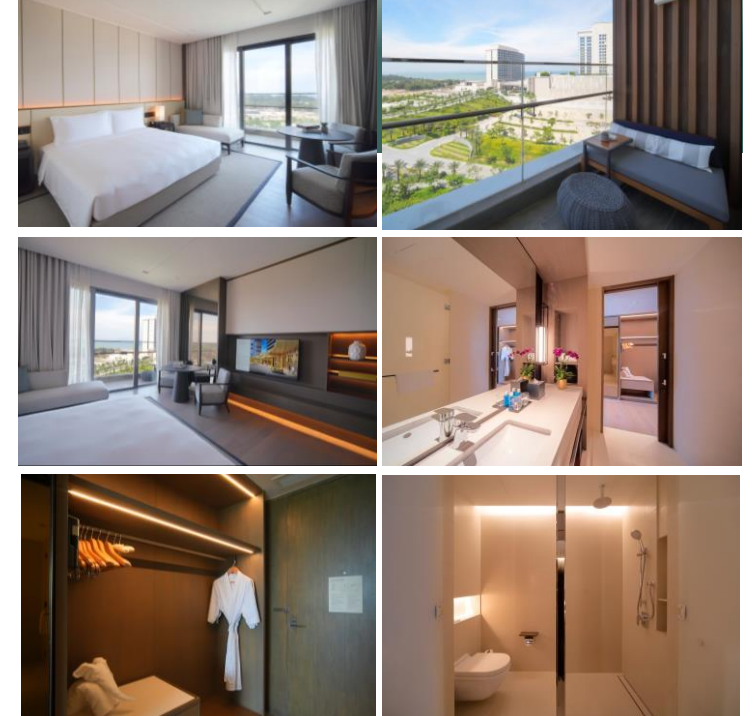
02 BEDROOM



01 BEDROOM



STUDIO



Handover Condition: Fully furnished with OS&E

