

December 15th, 2025
Nomura Real Estate Development Co., Ltd.

Release category : Global

Nomura's Vietnam Subsidiary Wins "Best International Partner Developer" at PropertyGuru Asia Property Awards

– One of Asia-Pacific's largest real estate awards,
recognizing outstanding real estate developers, projects, and business leaders –

Keypoints in this release

1. Nomura's local subsidiary, Nomura Real Estate Vietnam, received top honors in two categories at one of Asia's largest real estate awards.
2. Highly recognized Nomura Real Estate Vietnam's extensive local business development and ongoing sustainable initiatives, earning it multiple awards to date.
3. KOMOREBI in Royal Island won top prize in Wellness Residential Development category.

Nomura Real Estate Development Co., Ltd. ("Nomura Real Estate", Head office: Minato-ku, Tokyo; President and Representative Director: Daisaku Matsuo) proudly announce that our local subsidiary, NOMURA REAL ESTATE VIETNAM CO., LTD ("NREV"), received the "Best International Partner Developer" award in the developer category that recognizes outstanding real estate developers in the Asia-Pacific region*1 at the "PropertyGuru Asia Property Awards" held in Bangkok, Thailand, on 12 December 2025.

At the same time, the "KOMOREBI" of the large-scale township development project "Royal Island (Vu Yen)", in which NREV participates locally, was honored with the "Best Wellness Housing Development" award for exemplary projects, marking top prizes in two categories.

*1 Asia-Pacific region: including Australia, Indonesia, Malaysia, the Philippines, Singapore, Thailand, Vietnam, and others.



[Scenes at PropertyGuru Asia Property Awards ceremony on December 12, 2025]

1. PropertyGuru Asia Property Awards and overview of the accolades

The “PropertyGuru Asia Property Awards” is one of the largest and most prestigious awards programs in the region, recognizing outstanding residential and commercial real estate projects across Asia. It brings together leading real estate companies and projects from a wide range of fields, including architecture, development, design, interior design, and environmental and sustainable construction, to determine the top winners from countries and markets throughout the Asia-Pacific region, including Australia, Indonesia, Malaysia, the Philippines, Singapore, Thailand, and Vietnam.

[Official website] <https://www.asiapropertyawards.com/en/>

< Award Details >

■ Best International Partner Developer

NREV, our local subsidiary established in 2019, has focused its activities mainly in the Ho Chi Minh City and Hanoi areas, participating in a total of 10 projects: 8 for-sale residential projects with more than 30,000 units in total and 2 office projects. Its wide-ranging business activities were highly evaluated in comparison with other foreign developers, leading to this award.

To date, NREV has also received multiple awards, including “Excellent FDI enterprise 2024, 2025, in two consecutive years, which selects outstanding FDI^{*2} companies, and “ASEAN STRONG BRAND 2025,” organized by the Ministry of Education and Training of Vietnam, recognizing the results of its ongoing business development activities in the local market.

*2 FDI (Foreign Direct Investment): Overseas direct investment

	Date	Award	Organizer
1	December 2024	Excellent FDI enterprise 2024	Institute of Science for Economic and Cultural Human Resource Development
2	April 2024	Top5 ASEAN Strong Brands	Ministry of Science and Technology of Vietnam, Asia-Pacific Economic Magazine, etc.
3	April 2024	Top 10 Asia Pacific Brands	Editorial Board of Asia-Pacific Economic Magazine Cooperates, etc.
4	September 2025	Excellent FDI enterprise 2025	Institute of Science for Economic and Cultural Human Resource Development
5	October 2025	PropertyGuru Asia Property Awards in Vietnam	PropertyGuru Group

[NREV Official Website] <https://nomura-re-vn.com/>

■ Best Wellness Housing Development

Within the “Royal Island (Vu Yen) Project,” the largest township development in Hai Phong City, Vietnam, the “KOMOREBI” is a neighborhood whose exterior incorporates essential Japanese design elements, and its concept design was created by Kengo Kuma & Associates, led by world-renowned architect Kengo Kuma.

The award recognizes its iconic exterior design and the fact that the district’s shared park is the first in Vietnam to obtain “SITES precertification,” the international landscape and sustainability rating system. In addition, the introduction of spa-style bathing facilities in the common areas carefully considering residents’ comfort and health, was highly valued.

*3 “SITES” is an international certification system originating in the U.S. that specializes in landscapes, and this project is the first in Vietnam to obtain its pre-certification.



[KOMOREBI]

[Scenes from opening event of spa facility]

2. Our Business Development in Vietnam

In Vietnam, we have participated to date in a total of 10 residential and office projects, with approximately 30,000 residential units, mainly in the Ho Chi Minh City and Hanoi areas, making it the largest overseas business base among the countries where Nomura Real Estate operates. Going forward, we will continue to position Vietnam as one of our priority markets, promoting residential and office businesses centered on these two cities and delivering added value to customers and local communities.

■ Overview of Our Business in Vietnam (Including Upcoming Projects)

	Area	Purpose	Project	Total Units	Completion
1	Ho Chi Minh	Residential	Phu My Hung Midtown	2,439	2019~
2	Ho Chi Minh	Residential	Vinhomes Grand Park Phase2	10,926	2022~
3	Ho Chi Minh	Residential	Vinhomes Grand Park Phase3	9,674	2023~
4	Hanoi	Residential	Ecopark	2,841	2023~
5	Hai Phong	Residential	Royal Island (Vu Yen) Phase 1	1,550	2024~
6	Hai Phong	Residential	Royal Island (Vu Yen) Phase 2	1,412	2025~
7	Hanoi	Residential	Hong Hac City	2,844	2026~
8	Hanoi	Residential	The Senique Hanoi	2,176	2027~
9	Ho Chi Minh	Office	Sun Wah Tower	-	1997
10	Ho Chi Minh	Office	ZEN Plaza	-	1999
Total				33,862	

[Reference]

In pursuit of our 2030 Vision, "Be a 'Life & Time Developer' as never seen before", the Nomura Real Estate Group has announced a new management plan in April 2025. This group-wide initiative reflects our unwavering commitment to maximizing both happiness among people and abundance for society.

<Overview of the three-year plan>

Basic policy		We will establish both high profit growth and high asset and capital efficiency by appropriately managing our balance sheet while realizing sustainable growth and striving to expand business volume across the entire Group.	
Business policy	Mainstay business	In the housing sales and office businesses, we will enhance our product planning capabilities and service capabilities while further strengthening alliances in the development, service, and management sectors as well as build a robust position.	
	Focus areas	We will focus on the following five businesses to achieve sustainable growth.	
		1	Focus investment in growth businesses (rental housing, hotels, senior housing, logistics facilities)
		2	Introduce investor funding in the development and leasing businesses
		3	Strengthen collaboration within the Group and with the Nomura Group
		4	Take measures aimed at expanding the future profit of the overseas business
5	Accelerating growth through strategic investment (M&A)		

*3 The three-year plan is based on our long-term management policy, outlining the key business initiatives and strategies we will focus on.

Note: For details on the management plan, please see the following section.

https://www.nomura-re-hd.co.jp/english/ir/pdf/plan2025_presen_en.pdf