

January 16<sup>th</sup>, 2026

Dear press agency

AEON MALL Co., Ltd.  
AEONMALL Vietnam Co., Ltd.

## **Decision to open "AEON MALL Tran Bien" in Tran Bien Ward, Dong Nai Province, southern Vietnam**

AEONMALL Vietnam Co., Ltd. (hereinafter referred to as "the Company") has decided to open "AEON MALL Tran Bien" (tentative name) (hereinafter referred to as "the Mall") in Tran Bien Ward, Dong Nai Province, Socialist Republic of Vietnam.

Dong Nai Province, where the mall will be developed, is situated to the northeast of Ho Chi Minh City and has continued to grow as one of the leading industrial hubs in southern Vietnam. In recent years, the development of ring roads and expressways has significantly improved connectivity with Ho Chi Minh City, thereby accelerating business attraction and urban development across the province.

The mall is located in a large-scale development area in Tran Bien Ward, Dong Nai Province, adjacent to Ho Chi Minh City. Residential developments are expected to be implemented in phases, contributing to a gradual increase in population. In addition, the site benefits from excellent transportation accessibility, being located at the intersection of major arterial routes such as National Highway 1A and the Ring Road. This strategic location provides convenient access from Ho Chi Minh City as well as from the central urban areas of Dong Nai Province, and offers strong potential to function as a commercial hub attracting customers from a wide catchment area.

The Company is currently operating in the southern area (Ho Chi Minh city), the northern area (Hanoi and Hai Phong city), and central Vietnam (Hue city). Moving forward, we aim to establish a stronger business foundation in Vietnam by promoting expansion into regional cities. Through these efforts, we will contribute to the realization of government policies, the attraction of Japanese companies, and regional urban development in Vietnam, a country experiencing sustainable economic growth.

### ■Overview

- Mall Name : AEON MALL Tran Bien (tentative name)
- Location : Tran Bien Ward, Dong Nai Province, Vietnam
- Site Area : Approx. 101,000 m<sup>2</sup>

\* Details regarding the opening schedule, facility overview, store area, tenant composition, and other specifics will be announced once confirmed.

## ■ Development in Vietnam

	Mall Name	Opening Date	Site Area (m <sup>2</sup> )	GFA (m <sup>2</sup> )	GLA (m <sup>2</sup> )	Parking (Cars)
■	The Southern Area					
1	AEON MALL Tan Phu Celadon	11 January 2014	~ 70,000	~ 116,000	~ 82,000	~ 3,300
2	AEON MALL Binh Duong Canary	1 November 2014	~ 62,000	~ 70,000	~ 49,000	~ 1,700
3	AEON MALL Binh Tan	1 July 2016	~ 47,000	~ 114,000	~ 60,000	~ 2,000
4	AEON MALL Tran Bien (tentative)	—	~ 101,000	—	—	—
■	The Central Area					
1	AEON MALL Hue	21 September 2024	~ 86,000	~ 138,000	~ 51,000	~ 2,100
2	AEON MALL Da Nang Thanh Khe	Summer 2026	~ 14,600	~ 30,000	~ 21,000	~ 450
■	The Northern Area					
1	AEON MALL Long Bien	28 October 2015	~ 96,000	~ 120,000	~ 72,000	~ 2,300
2	AEON MALL Ha Dong	5 December 2019	~ 98,000	~ 150,000	~ 74,000	~ 2,900
3	AEON MALL Hai Phong Le Chan	14 December 2020	~ 93,000	~ 158,000	~ 70,000	~ 2,600
4	AEON MALL Thanh Hoa	Second half of 2026	~ 105,000	~ 120,000	~ 52,000	~ 2,500
5	AEON MALL Ha Long	Second half of 2026	~ 91,000	~ 120,000	~ 54,000	~ 2,400