

ALPHA PLUS



PLUS VALUE **PLUS HAPPINESS**



CONTENTS

03 COMPANY INTRODUCTION
Introduce about our enterprise, the value we pursue and services we bring for our customers.

11 WE CARE YOUR PROPERTY
We want our valued customer have the wonderful experiences from our Caring & Services.

15 WE CARE YOUR COMMUNITY
We want to have more utilities for the community, improve the quality of life.

19 WE CARE YOUR FAMILY
We build & support everything from children to adult, make them feel Family Center is a good-partner.

25 OUR PROJECTS
We built, we manage & we bring happiness to customer from our construction.

33 TESTIMONIALS
Customers and residents satisfaction for Alpha Plus



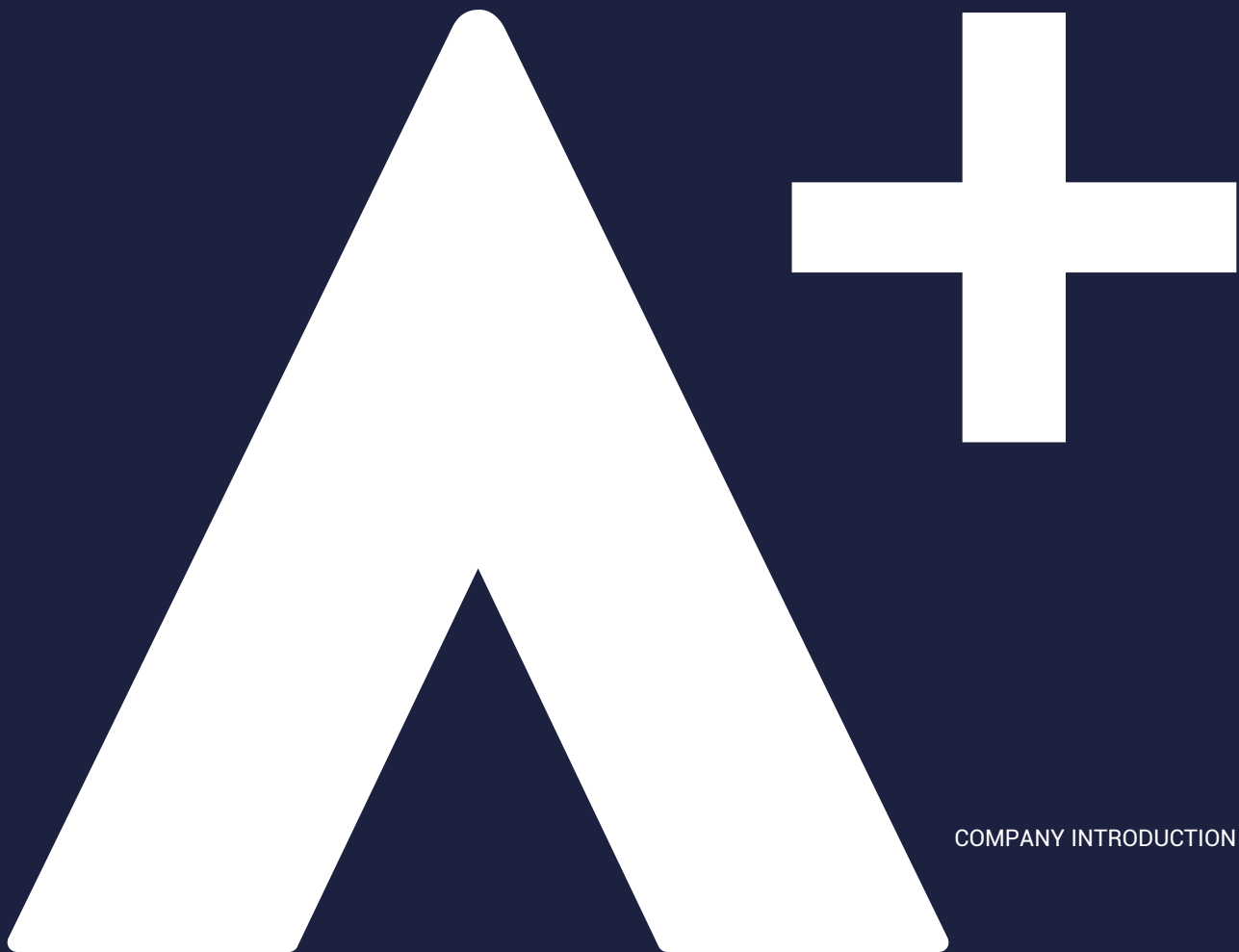
ALPHA PLUS



ABOUT ALPHA PLUS

Alpha Plus Co., Ltd, is a total solution provider that has been providing Operation management and Maintenance services throughout the country: Ho Chi Minh City, An Giang, Binh Duong, Hai Phong, Ha Long, etc. Besides, we also provide management and operation services in Food & Beverages and Commercial Services (Convenience stores). We are dedicated to customer handover, operation management, and maintenance of buildings, apartments and townhouses.

To bring the best service to customers, care to products and to be a community platform, we provide comprehensive solutions with our service brand: **ALPHA PLUS Property Management**. Together with our partners, **ALPHA PLUS** is accompanying each development by providing affordable and best services to customers.



DO YOU HAVE ANY INCONVENIENCES

IN YOUR LIVING?

- Is there any place that need caring (cleaning, protection, maintenance,...)?
- Do you have any culture that you want to share?
- Alpha Plus constantly asks to customers.
- Alpha Plus kindly solves even the smallest inconveniences for you.

WE ARE THE EXPERTS

WHO KNOW THE APARTMENT

Alpha Plus is led by a Korean chief with experience at Samsung C&T's Housing Division (Raemian), specializing in apartment construction, operation, and maintenance. Experts with various experiences are working together to create a new residential culture in Vietnam.



REASON TO CHOOSE

ALPHA PLUS

- Have knowledge and experience of property
- Promise to provide excellent quality service to customers
- Improve the facilities of buildings and provide program content for residents
- Maintain warranty items of units and public areas: sooner defect-fixing will be promised by on-site manpower (365days stand-by)
- Find and cooperate with sponsors, and funding for the community's benefit
- Financial Transparency, Responsibility, and Honesty are the key factors in our successful service
- Training and improving professional skills for employee
- Professional qualifications for every employee
- Provide total solutions for customers
- Keep & improve good relationships between Investors – Residents – and the Resident Committee for the project's value



Property Operation
Management Service

Property Maintenance
Service

Development of Extra
Facilities and Benefits

Events for Residents

STRUCTURE

BUSINESS FIELD



Property Warranty Service

Property Solar Power System

Sale/ Rent

Convenience stores

Call Center

ALPHA PLUS

TOTAL SOLUTION PROVIDER

"NO MATTER WHAT YOU WANT, A+ IS READY TO HEAR YOUR VOICE. THATT IS WHY YOU SHOULD JOIN A+."



TOTAL SOLUTION PROVIDER

ALPHA PLUS PROPERTY MANAGEMENT

Alpha Plus Co., Ltd, is a total solution provider that has been providing Operation management and Maintenance services throughout the country: Ho Chi Minh City, An Giang, Binh Duong, Hai Phong, Ha Long and more. Additionally, Alpha Plus provides management and operational services in the Food and Beverage sector (service restaurants) and the Commercial sector (convenience stores).

With the aim of providing the best services to our customers, we offer comprehensive solutions, taking care of each product and serving as a foundation for the community. Together with strategic partners, Alpha Plus is dedicated to accompanying our clients on every step of their development journey by providing top-quality services at reasonable prices.



"We are trying to increase the property value of customer by various method. We are absolutely different than with normal property management company."

Ryn Younghee
Director

PLUS VALUE PLUS HAPPINESS

ALPHA PLUS

WE CARE



ALPHA PLUS

EXPERIENCE OF HAPPINESS

WE CARE YOUR PROPERTY
WE CARE YOUR COMMUNITY
WE CARE YOUR FAMILY

The core value of Alpha Plus is like a mother's heart looking at her family.
We accompany our customers for a happy experience.

WE CARE YOUR PROPERTY

PROPERTY OPERATION MANAGEMENT SERVICE

Alpha Plus regularly training the operation team to protect the customers' human life and assets, and conduct site checks head office regularly to provide the best service to customers.



Alpha Plus regularly conducts training and closely coordinates with the Project Management Board in daily operations and contractor management (such as security, cleaning, landscaping, pest control, waste collection, etc.) to ensure the safety and security of residents and their property.

This approach provides a high-quality, professional service to enhance the value of apartments and benefits the project overall, contributing to a safe, civilized, modern, and friendly living environment that meets the expectations of all residents.

WE CARE YOUR PROPERTY

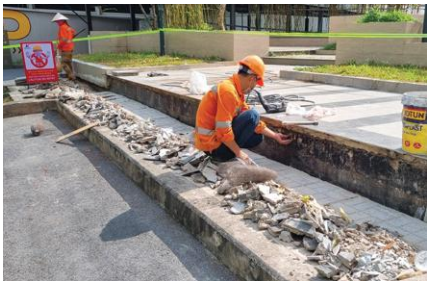
PROPERTY SYSTEM OPERATION



The team of technical experts plays a crucial role, responsible for operating the entire technical system of the project. They conduct regular inspections to maintain the system in a safe and efficient state, promptly address any arising issues, and ensure the stable operation of equipment, thereby extending the lifespan of the building's assets.

WE CARE YOUR PROPERTY

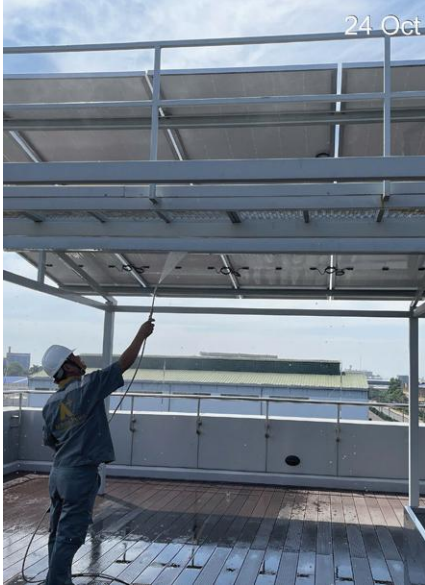
PROPERTY WARRANTY SERVICE



We provide fast and safe warranty and maintenance services for building projects, serving residents, the Management Board, and Investors. This service addresses and repairs defects and damages within a set timeframe during the building's operational use, including issues like wall cracks, wall painting, tile filling, and waterproofing.

WE CARE YOUR PROPERTY

SOLAR ENERGY SYSTEM PROVISION



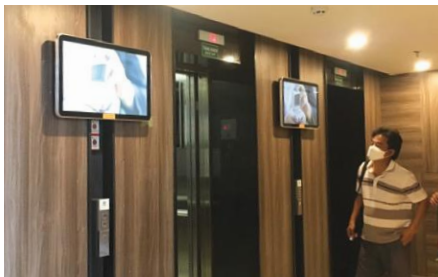
We offer trusted and professional consulting, installation, and warranty services for solar energy systems, committed to providing the highest quality solar power solutions at the best costs. Our green energy solutions, powered by solar energy, help businesses significantly reduce electricity expenses by harnessing abundant sunlight.

WE CARE YOUR COMMUNITY

DEVELOPMENT EXTRA BENEFITS

Alpha Plus is always thinking about the needs of our customers.
Alpha Plus is trying to attract various stores and ATMs for customer convenience.
We supported the food when the apartment was locked down. We decorate the apartments beautifully.
Alpha Plus' eyes and ears are always on the customer.

Finding suppliers/services to lease advertisement areas to contribute revenue for management funds: eg. minimarts (Zakka, Vinmart); Elevator LCD advertising (Chicilon, Goldsun); Taxi (Vinasun, Mai Linh), Banks, and more. Add more, working with Investors/Charity Funds to receive sponsoring for renovations, gifts, or extra facilities for residents.



ELEVATOR LCD ADVERTISING

We cooperate with advertising parties such as Chicilon, Goldsun to integrate advertising and commercial utilities into the elevator LCD. To provide the most modern technology experience even when you are standing in the basement.



ADVERTISEMENT FROM THE BANK

One of the essential needs of everyone is money trading. We integrate ATMs near living areas to meet the most convenient and fast.



ADDITIONAL SALES EVENT

The accompanying Sale events deployed on various occasions of the year will always be carried out as planned.

WE CARE YOUR COMMUNITY **REAL ESTATE**

With a team of experienced experts who possess in-depth knowledge of the real estate market and understand the unique needs of each resident and customer, Alpha Plus serves as a bridge between investors and customers, as well as between residents and tenants. We provide tailored solutions that meet specific objectives and requirements.

WE CARE YOUR COMMUNITY

EVENTS FOR RESIDENTS

For the resident, Alpha established many kind of meaningful Event by season.



CHILDREN'S DAY: DRAWING CONTEST

On the occasion of International Children's Day, we create contests such as drawing, to help children understand more about environmental protection, nature and stimulate creativity through pictures with attractive gifts.



WOMEN'S DAY EVENT

Activities on International Women's Day such as flower arrangement, charity donation. These activities are planned by us and make sure everything goes on in the most meaningful and perfect way.



MOON FESTIVAL EVENT

Children enjoy the most exciting and joyful Mid-Autumn Festival. The organizers often arrange creative and interesting activities such as Lion dance, Lanterns handcraft. Through the holiday, we hope this stimulate dynamism and creativity in children.



CHRISTMAS EVENT

Christmas is a big holiday of the year, we combined with a lot of many spectacular programs such as Korean Singers, Gifts with Santa Claus, Choir, Fashion shows.



TET HOLIDAY OTHER EVENTS

Condominium conference, flea market, charity donation, other holidays,...

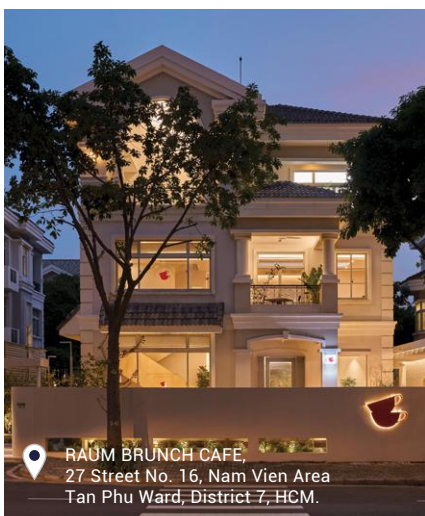
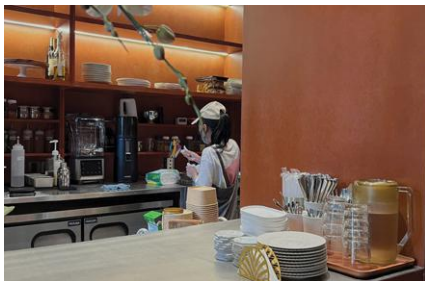
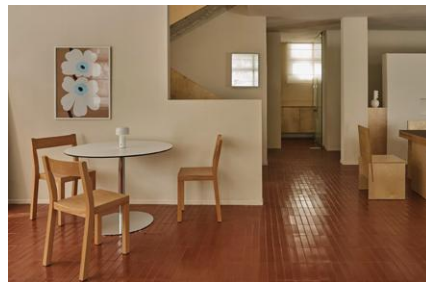
WE CARE YOUR COMMUNITY

F&B SERVICE & SPACE DESIGN

With the goal of delivering the best and most comprehensive experiences to our customers, we continually research and extend our business into Food & Beverage Service with the dream of creating spaces for people to connect with their community - enriching each individual's life through learning and sharing values and skills.

We understand that everyone needs a good space to sit, eat, drink, talk, and connect with their community. Because we believe that "Together Is Always Better."

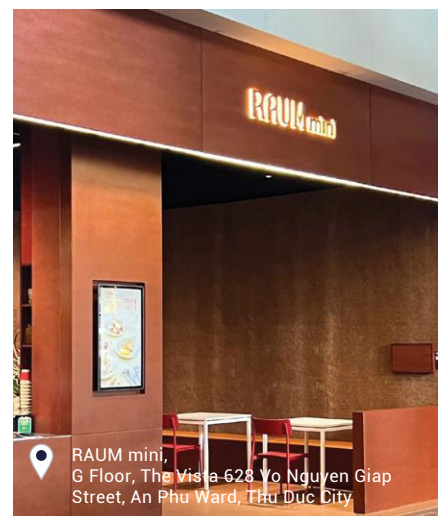
We will continue to research and constantly develop our F&B services to serve communities in Vietnam and overseas.



RAUM BRUNCH CAFE,
27 Street No. 16, Nam Vien Area
Tan Phu Ward, District 7, HCM.



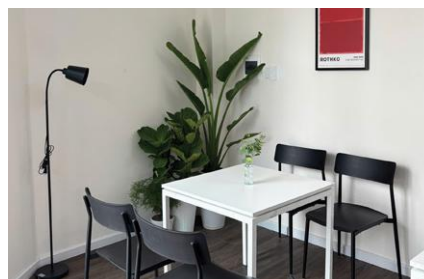
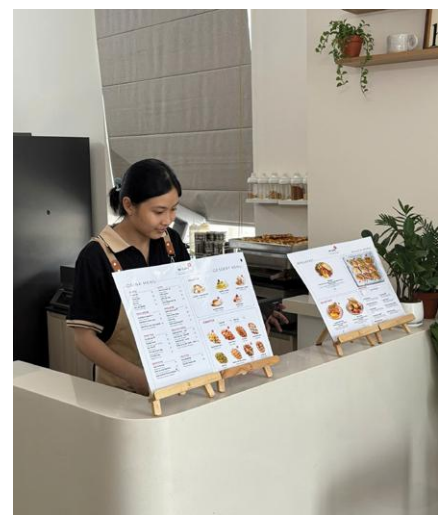
ONHUA by RAUM,
49 Street C, Nam Vien area,
Tan Phu Ward, District 7, HCM.



RAUM mini,
G Floor, The Vista 628 Vo Nguyen Giap
Street, An Phu Ward, Thu Duc City.

WE CARE YOUR COMMUNITY

COMMERCIAL - CONVENIENCE STORES



Alpha Plus contributes to finding optimal and effective solutions to enhance the value of apartments and add more amenities for the resident community at projects through model Hi Mart and Hi Cafe; helping to create a safe, modern, and friendly living environment, and make more civilized and valuable community every day.

WE CARE YOUR FAMILY

FAMILY CENTER



Alpha Family Center was established for residents especially for children and parents. We have provided many interesting programs and events for residents at Alpha Family Center.

Our Family Center has a library, a toy room for children, an open space for adults where you can study and work freely, and also has a meeting room.



VIETNAM MAP WITH

FAMILY CENTER LOCATION MARK

📍 **HO CHI MINH CITY**
Imperial Place Family Center
Nam Phuc Le Jardin Family Center

📍 **BINH DUONG**
City Tower & Luxury Residence Family Center

📍 **AN GIANG**
Diamond City - In Hi Cafe
Established in October 10, 2024

📍 **HAI PHONG**
Hera Family Center

📍 **QUANG NINH**
The Dragon Castle Hi Club



Up to now, Family Center has been present in 5 major cities and provinces in both the North and the South of Vietnam. We hope to expand more and more Family Center with large buildings, so that we can spread joy and value to everyone.

FAMILY CENTER
FACILITY



There are about 200 bilingual, useful books for children for free.



This is a free space for residents to work and study.



This is a children's playroom with a completely free air conditioner system.



FAMILY CENTER

FAMILY CENTER PROGRAMS



AFTER CLASS
PLUS VALUE, PLUS HAPPINESS

- For the resident, Alpha provide after school with advance reservation system.



ENGLISH CLASS



BOOK READING CLASS



CHINESE CHESS



ART CLASS



ADULT CHINESE CLASS



KID YOGA CLASS



AEROBICS & YOGA CLASS



KID DRAWING CLASS



ADULT KNITTING CLASS



TIKTOK KID DANCE CLASS



FINGER MART CLASS



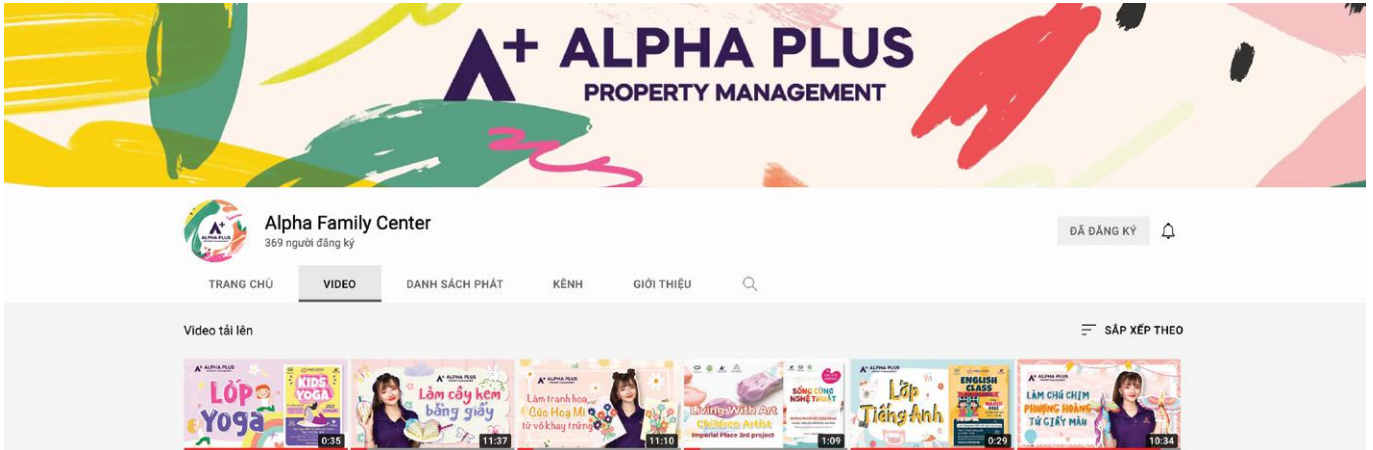
KID DANCE CLASS

FAMILY CENTER

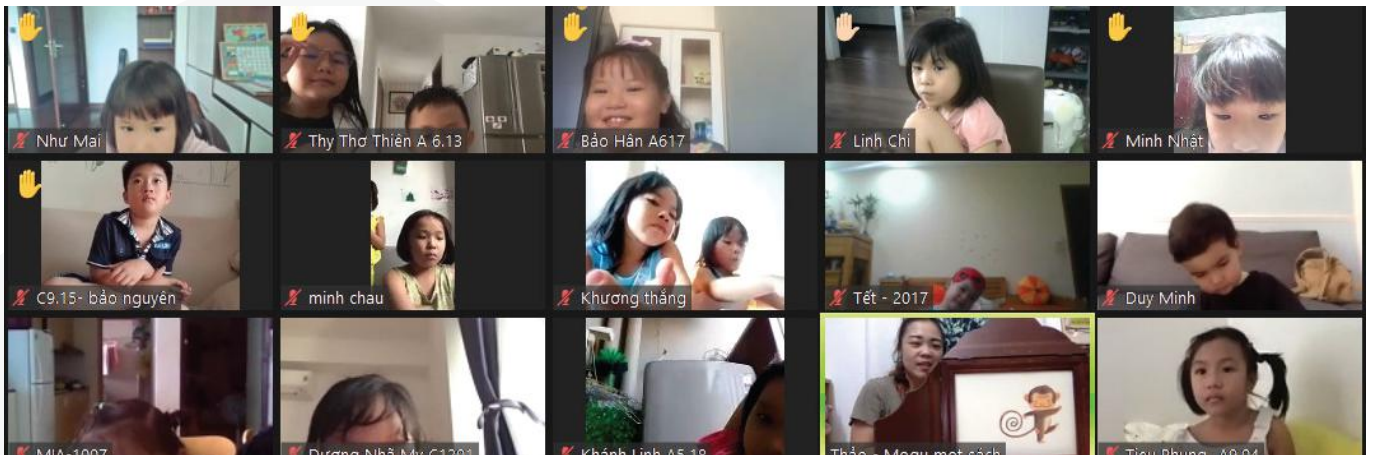
ONLINE PROGRAMS



- Alpha provide various online programs especially for children and parents.



YOUTUBE CHANNEL



ZOOM MEETING

FAMILY CENTER

OUR PROJECTS

BUILDING MANAGEMENT PROJECT



OUR PROJECTS

BUILDING MANAGEMENT PROJECT



IMPERIAL PLACE HO CHI MINH CITY, VIETNAM

Status: Ongoing operation
Project: Apartment
Unit: 1,115 Units
Facilities: Gym, Swimming Pool, Badminton Court, Playground, BBQ Garden, Picnic Garden, Shophouse



NAM PHUC DISTRICT 7, VIETNAM

Status: Ongoing operation
Project: Apartment
Unit: 241 Apartments + Shophouses
Facilities: Swimming Pool, Gym, Yoga, Multi Purpose Room, Kid's Library +Meeting Area, Green walkway, Reading lounge, Intercom system, Lobby with ID system



LUXURY RESIDENCE BINH DUONG, VIETNAM

Status: Ongoing operation
Project: Apartment
Unit: 417 Units
Facilities: Swimming Pool, Gym, Playground, BBQ Garden



CITY TOWER BINH DUONG, VIETNAM

Status: Ongoing operation
Project: Apartment
Unit: 527 Units
Facilities: Outside Exercise Facilities, Playground, BBQ Garden, Shophouse



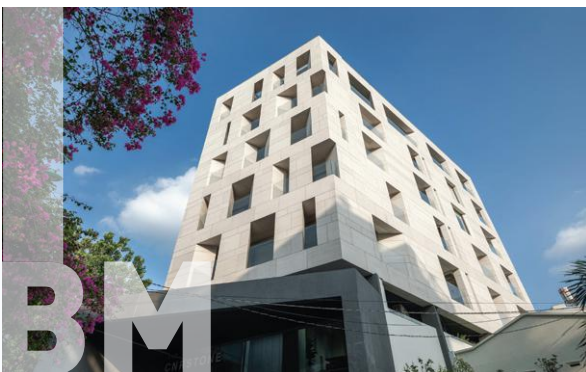
HERA HAI PHONG, VIET NAM

Status: Ongoing operation
Project: Apartment
Unit: 1,397 Units
Facilities: Swimming Pool, Gym, Playground, BBQ Garden, Picnic Garden, Observatory Deck, Jogging Track, Shophouse



THE DRAGON CASTLE QUANG NINH, VIETNAM

Status: Ongoing operation
Project: Apartment
Unit: 1288 Apartment, Shophouse, Duplex
Facilities: Infinity Swimming Pool, Gym, Yoga, Rooftop Garden-city view, Multi Purpose Room, Hi-Lounge, Kid's Library +Meeting Area, Green walkway, Reading lounge, Ocean Water Playground, BBQ Garden, Shophouse, Lobby with Face ID system



CNRSTONE PHU NHUAN, HO CHI MINH CITY, VIETNAM

Status: Ongoing operation
Project: Office building
GFA: 2,500^m²
Floor: 8F
Facilities: Office, Lobby, Parking lot and Solar generating system



DAT OFFICE HO CHI MINH CITY, VIETNAM

Status: Ongoing operation
Project: Office building
GFA: 6,000^m²
Project: 9F, B1F
Facilities: Office, Lobby, Parking lot and Solar generating system



ANGIANG DIAMOND CITY AN GIANG, VIETNAM

Status: Ongoing operation

Project: Townhouse

Unit: 1662 Units, 50ha

Facilities: Park, Playground, Fountain, Sport facilities



THAO NGUYEN VILLA DISTRICT 9, VIETNAM

Status: Ongoing operation

Project: Villa

Unit: 115 Units, 6.8ha

Facilities: Park, Tennis court, Swimming pool

OUR PROJECTS

CS WARRANTY PROJECT



OUR PROJECTS

CS WARRANTY PROJECT



CNRSTONE PHU NHUAN, HO CHI MINH CITY, VIETNAM

Status: Ongoing operation
Project: Offices
Floor: 8 floors



SKY9 HO CHI MINH CITY, VIETNAM

Status: Ongoing operation
Project: Apartment
Unit: 1,222 Units
Facilities: Swimming pool, Gym, Playground, BBQ Garden, Shophouse



DIAMOND CITY AN GIANG, VIETNAM

Status: Ongoing operation
Project: Townhouse
Site area: 35ha



FIRST HOME BINH HOA AN GIANG, VIETNAM

Status: Ongoing operation
Project: Townhouse
Unit: 637 Units
Facilities: Park, Playground, Shophouse



DAT OFFICE
HO CHI MINH CITY, VIETNAM

Site Area: 6000m²
Project: Offices
Floor: 9 floors, B1F



N.H.O GALLERY
PHU NHUAN, HO CHI MINH CITY, VIETNAM

Site Area: 450m²
Investor: NHO
Construction Time: 2022
Type of Project: Customer experience center



ITM 1
BINH DUONG, VIETNAM

Status: Ongoing operation
Project: Factory
Site area: 28,000m²



ITM 2
BINH DUONG, VIETNAM

Status: Ongoing operation
Project: Factory
Site area: 10,000m²



MOORIM VINA
VUNG TAU, VIET NAM

Status: Ongoing operation
Project: Factory
Site area: 10,000^m2



NOVAS EZ
BA RIA, VUNG TAU, VIETNAM

Status: Ongoing operation
Project: Factory
Site area: 20,018^m2



NGAN HIEP TOURISM AREA HO TRAM
BA RIA, VUNG TAU, VIET NAM

Status: Ongoing operation
Project: Tourism Area



DONGYANG E&P
DONG NAI, VIETNAM

Status: Ongoing operation
Project: Factory
Site area: 24,737^m2

OUR CUSTOMER'S

TESTIMONIALS



PHẠM THỊ DUY HẢI - LUXURY RESIDENCE

"Beautiful design, nice front desk. Service of enthusiastic management board. Clean hygiene. Much better than the surrounding projects."



NGUYỄN VĂN TÁM - CITY TOWER

"The facilities for the children are very good, the newly opened Family Center is very necessary for the children. Alpha+ worked very well, organizing activities for the children very conscientiously."



ĐẶNG THỊ BÍCH THỦY - IMPERIAL PLACE

"I have never seen a management board as good as Alpha+. The programs are great. Peace of mind for your children's work, study and entertainment."



TRẦN THANH ANH TUYỀN - CITY TOWER

"Good security, far from industrial zones, civilized community, suitable environment for children to develop. The management fee is low compared to the area."



NGUYỄN THỊ THANH TRIỀU - LUXURY RESIDENCE

"Hopefully, in the future, more people will know and experience Alpha+ projects with quality beyond the price."



LÔI NGUYỄN HÙNG - LUXURY RESIDENCE

"Neatly designed, spacious, good security, with magnetic card and safe indoor car park, with a park for children."



NGUYỄN VĂN PHI - HERA

"Management Board take care resident, help and support customers very enthusiastically."



THÂN VĂN CHIẾN - HERA

"The whole staff is always enthusiastic, supportive and creates a good and joyful environment so that the residents feel comfortable."



NGUYỄN THỊ THANH THẢO - IMPERIAL PLACE

"Korean design, airy, modern. Many facilities for kids. Good management."



NGUYỄN HỮU HẢI - IMPERIAL PLACE

"My family is fully satisfied with the new life in Imperial Place. Our living standard has significantly improved. There are many facilities for kids. Management Board worked well."





alphapluspm.com

CÔNG TY TNHH ALPHA PLUS

13-15A Nguyễn Thị Huỳnh, Phường 8, Quận Phú Nhuận, TP.HCM P +84 2835 352 330 F +84 2835 351 705