

AEON VIETNAM COMPANY LIMITED

Ho Chi Minh City

20th August 2025

AEON TAN AN

THE 8TH SHOPPING CENTER OF AEON GROUP IN VIETNAM

THE 1ST AEON SHOPPING CENTER IN MEKONG DELTA

AEON Vietnam Company Limited (abbreviated as "AEON Co., Ltd.") will officially open AEON Tan An - the 8th shopping center in Vietnam of AEON Group and the 1st shopping center in the Mekong Delta region. AEON Tan An Shopping Center is scheduled to open on September 23, 2025, and officially launch on October 4, 2025.

Located in the 'New Administrative Center' of Tay Ninh province, along the Hung Vuong arterial road, adjacent to National Highway 1A, and only about 1km away from the Ho Chi Minh City - Trung Luong Expressway, AEON Tan An Shopping Center (SC) possesses a prime location, which is convenient for transportation.

AEON Tan An promises to be an indispensable highlight, bringing new vitality to the development of Long An ward and Tay Ninh province. This shopping center integrates many services, a green lifestyle, delicately combining the generosity of the river delta and the fresh, modern spirit while still being close to nature and environmentally friendly, promoting harmony with the local community.

AEON Tan An SC is not only a place for shopping and entertainment, but also an ideal destination where people naturally gather and connect daily.

Bordering provinces in the Mekong Delta and connecting with numerous residential areas nearby, AEON Tan An aims to serve not only the residents of Long An but also those from its neighbouring provinces.

KEY HIGHLIGHTS OF AEON TAN AN SHOPPING CENTER

ONE-STOP SHOPPING

- AEON Tan An shopping center is set to offer a completely new shopping experience with approximately **30 tenants, with 25 of them (more than 80%)** opening for the first time in the Mekong Delta.
- The shopping center will have a wide variety of stores, including the **General Merchandise Store AEON Tan-An, fashion, sports, books, cafes, restaurants, amusement facilities, cinemas**, and more, all in one location. This provides customers with a convenient and new shopping journey.

OPEN & GREENERY SPACES:

- AEON Tan An Shopping Center creates diverse open spaces and facilities surrounded by abundant greenery, offering customers a comfortable and relaxing environment.
- The ground floor features a Delica seating area, the second floor provides an open seating area, and an outdoor terrace offers additional space to unwind
- Around **11,000 plants** have been planted throughout the premises, bringing to life the “**Daily Community Park**” concept and inviting customers to enjoy nature as part of their everyday routine, much like visiting a park.
- Leveraging this lush greenery, the facility aims to contribute to a better future, further demonstrated by the simultaneous achievement of the **LOTUS NC V3 Environmental Building Certification**.

SMART & COMFORTABLE FACILITIES & SERVICE

- To enhance customer experience, the shopping center offers a smart and comfortable shopping environment with digital signage and e-lockers.
- Additionally, guests can enjoy complimentary services such as free parking, Wi-Fi, and amenities like baby rooms, strollers, and wheelchairs. The shopping center also includes a dedicated Kid’s play zone.

STORE CONCEPT

~ DAILY COMMUNITY PARK ~

- Embracing the concept of a "Daily Community Park," the design of AEON Tan An SC seamlessly blends a refreshing spirit with modern style. It maintains a deep connection to nature, fostering a truly eco-friendly environment.
- At AEON Tan An, every family member can discover exciting experiences, enjoy moments filled with joy in a modern shopping space, with high-standard services and diverse entertainment facilities.
- Every day at the AEON Tan An contributes to fostering love, sharing happiness, and creating a positive and vibrant community, thereby elevating the lifestyle of the local community.

3D Perspective

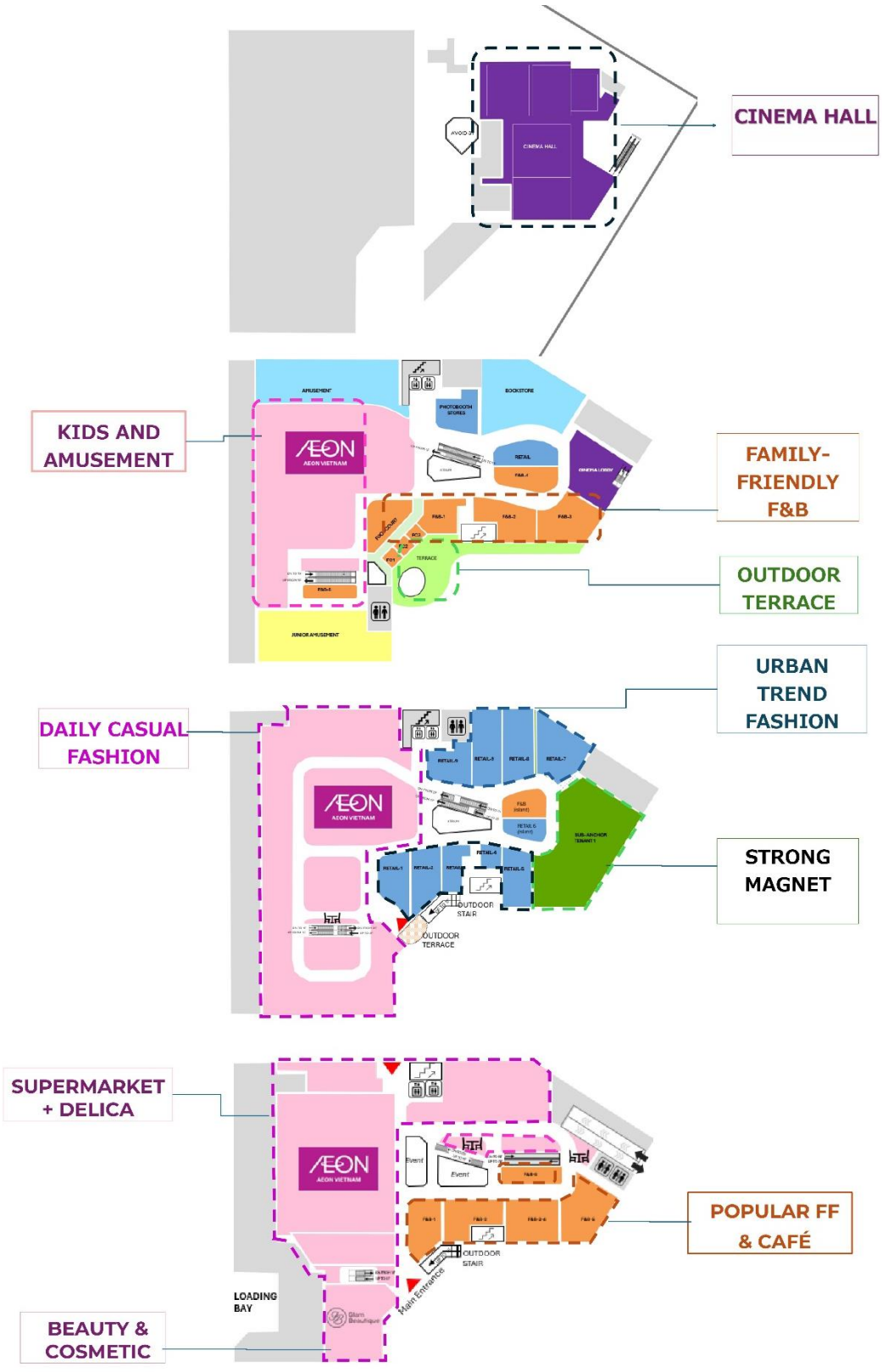


Key Visual



OVERVIEW ABOUT AEON TAN AN SHOPPING CENTER	
Store Name:	AEON Tan An Shopping Center
Address:	No. 88, National Highway 1 (Bypass), Long An Ward, Tay Ninh Province, Vietnam
Store Manager:	Mr. Phan Duc Thong
Opening Date:	23 Sep 2025
Opening Ceremony:	4 Oct 202
Number of Tenants:	Approx. 30 stores
Site Area:	Approx. 21.900 m ²
Gross Floor Area (GFA):	Approx. 26.700 m ²
Leasing Area:	Approx. 19.600 m ²
Parking (Outdoor and Basement):	Approx. 270 xe ô tô Approx. 935 xe máy
Store Structure:	4 floors (3 floors + cinema) + 1 basement
Developer:	AEON Vietnam Co., Ltd
Thời gian hoạt động:	<p>Shopping Center</p> <ul style="list-style-type: none"> • Weekday: 10 AM – 10 PM · • Weekend and holiday: 9 AM – 10 PM • Coffee shop of SC at GF: Highland and Starbuck: 8AM · • Galaxy cinema: Open 10 AM and close <p>General Merchandise Store:</p> <ul style="list-style-type: none"> • Merchandise Store: • Ground floor: 8 AM – 10 PM · • 1st floor & 2nd floor: <ul style="list-style-type: none"> – Weekday: 10 AM – 10 PM – Weekend and holiday: 9 AM – 10 PM
Holidays:	Open throughout the year
Number of Employees:	Approx. 1,000 staff, including about 500 GMS s
Residential Area Coverage:	~260,000 people within a 15-minute drive

SƠ ĐỒ TẦNG – TTTM AEON TÂN AN



KEY FEATURES OF AEON TAN AN SHOPPING CENTER

- **4 main floors**
 - GF: AEON GMS, Event Court, F&B
 - 1F: Fashion, Accessories, Jewelry, Travel, Home Appliance and Light meal
 - 2F: Bookstore, kids' playground, food court, entertainment
 - 3F: Galaxy Cinema (1,890m²)
- **Event Court:** At the heart of the shopping center, the Event Court serves as a vibrant hub for lively festivals and meaningful community connections.
- **The Outdoor Area** offers a breezy rooftop playground where children can play freely, and families can naturally bond.
- Inside, the **AEON GMS** provides a one-stop destination for everyday essentials, thoughtfully designed for comfort and easy navigation.
- Complementing this is the **Cinema**, an immersive space where families can relax, share laughter, and create lasting memories together

OVERVIEW ABOUT TENANTS AT AEON TAN AN SHOPPING CENTER

AEON Tan An brings together a diverse mix of well-known local and international brands across fashion, dining, lifestyle, and entertainment, many of which are making their debut in the Mekong Delta region.

1. GO-TO DESTINATION FOR FASHION & ACCESSORIES

AEON Tan An offers a wide variety of shopping options, including fashion and accessories, home and lifestyle products, and books and stationery, catering to diverse customer needs

2. DIVERSE FOOD WORLD

AEON Tan An presents a vibrant dining scene with coffee and beverage chains, fast food and casual dining, flavorful Vietnamese and international cuisine, along with unique specialty snacks – offering something to satisfy every craving.

3. ENTERTAINMENT & CINEMA

AEON Tan An is set to become a premier entertainment hub in the Mekong region, featuring vibrant family-friendly indoor activities such as AEON Fantasy amusement area and one of the largest cinemas in Galaxy cinema alongside a variety of other exciting spaces waiting to be explored.

DESIGN OF AEON TAN AN – MORE THAN A SHOPPING CENTER: A NATURAL SPACE FOR DAILY LIFE

- The design concept of AEON Tan An embrace a “Park-Inspired Lifestyle”, creating a space that brings relaxation and vibrancy to everyday life, much like a park.
- By fusing greenery with urban design, the shopping center incorporates lush plants, shaded areas, and benches both indoors and outdoors to evoke the feel of a “small park.”
- Semi-outdoor terraces make the most of Vietnam’s climate, complemented by a large roof structure designed to suit both rainy and dry seasons
- Locally sourced and nature-inspired materials such as brick, wood, and bamboo from Long An and the Mekong region are used throughout, while the welcoming façade takes inspiration from a “park gate,” featuring graceful curves, wooden accents, and greenery.
- Community-oriented spaces are woven into the design, including plazas, stages, and children’s play areas located in the central court, the second-floor view deck, and inside the GMS area, fostering local events and meaningful connections. To complete the experience, there's a Cinema - a vibrant entertainment space where families can relax, share laughter, and create memorable moments.

ENRICH SHOPPING EXPERIENCE WITH SMART UTILITIES & DEDICATED SERVICES

At AEON Tan An SC, we are actively promoting initiatives to enhance shopping convenience through the integration of digital services.

- Automatic Parking
- Smart Locker by FACE
- Digital Signage in Event Court
- Baby room
- Baby Strollers
- Wheelchairs

AEON TAN AN GENERAL MERCHANDISE STORE & SUPERMARKET

AEON Tan An General Merchandise Store & Supermarket (GMS) is inspired by new trends and a more modern lifestyle, offering a culturally rich fusion of Japanese and local cuisine, enhanced shopping experiences through health-conscious products and youth fashion, and seamless convenience powered by digital technology. This is the 10th GMS of AEON in Vietnam.

AEON Tan An GMS primarily targets young families aged 25 to 39 with children from preschool to elementary school. It also caters to the Gen Z generation, born between 1997 and 2012, and attracts tourists from Tien Giang as well as neighboring provinces in the western region.

OVERVIEW ABOUT AEON TAN AN GMS	
Store Name:	AEON Tan An General Merchandise Store & Supermarket
Address	No. 88, National Highway 1 (Bypass), Long An Ward, Tay Ninh Province, Vietnam
Store Manager of AEON Tan An GMS:	Mr. Phan Duc Thong
Floor Area:	Approx. 13.000 m ²
Selling Area:	8,750 m ²
Opening Hours:	Ground floor: 8 AM – 10 PM 1st floor & 2nd floor: <ul style="list-style-type: none"> Weekday: 10 AM – 10 PM Weekend and holiday: 9 AM – 10 PM
Holidays	Open throughout the year
No of Employees:	Approximately 500 employees

STORE CONCEPT OF AEON TAN AN GMS

~ INSPIRED BY NEW TRENDS, MORE MODERN LIFESTYLE ~

CULTURAL FUSION STORE

AEON Tan An GMS offers diverse cuisine at the Delica counter, enhancing its sushi selection with a full range of products and dedicated display corners for party sushi, individual sushi, and premium variations. Japanese staples such as bento, tempura, udon,

and oden are preserved to introduce new tastes, while local favorites like noodles, phở, and bún riêu maintain their traditional flavors. New trends such as a salad bar and fresh bread are also introduced to spark customer curiosity, with standout items including sushi combos, salmon bento, udon, salad bar selections, bread, and Korean cream puffs.

ENHANCE YOUR EXPERIENCE AND LIFESTYLE

The store emphasizes ready-to-cook, organic, and healthy products, alongside sports-related items, and strengthens the presence of TOPVALU, MYCLOSET, and HÓME CÓORDY brands, creating a one-stop weekend shopping destination for families

TECHNOLOGY COMBINED WITH DIGITAL

The GMS brings advanced conveniences such as facial recognition smart lockers, electronic shelf labels on the first floor, semi self-checkout counters, automatic kiosks, and automated parking, ensuring a modern and seamless shopping experience.

FEATURES OF AEON TAN AN GMS

The Most Diverse Food Zone in Long An



At GMS AEON Tan An, we offer a wide variety of high-quality products to meet customers' essential daily needs. We continue to focus on convenient product groups that give us a competitive edge, such as our popular Ready-to-cook and Ready-to-eat salad options.

Our chilled zone highlights top-quality produce, including Organic, GlobalGAP, and imported vegetables. We've set up a dedicated GE Chiller corner to showcase our TOPVALU vegetables, emphasizing the unique procedure behind our private brand. Additionally, we focus on categories not typically found in wet markets, such as Salmon, Sashimi, and Frozen Seafood

The First AEON Self-Service Food Court in Long An

With a space of 750m² and 188 seats, the Delica counter is designed as a culinary destination for all generations. Our menu features a variety of highlights, including a new hotpot selection inspired by the flavors of the Mekong Delta, with Sweet and Sour, Thai, and Seafood Sweet Hotpot sets available in a price range of 69,000 to 179,000 VND. We also introduce a fresh Salad Bar and trendy Korean Style Rolls.



Customers can still enjoy AEON's signature items, such as a wide selection of sushi, sashimi, onigiri, and mini Kimbap, alongside a drink menu with expanded toppings. The counter also offers a variety of fresh bakery items, including soufflés, pancakes, taiyaki, muffins, and pizza..

AEON's Private Brand "Topvalu"

C We will offer a vast selection of over 1000 items from AEON's private brand, Topvalu.

This includes products imported directly from Japan as well as items specifically developed and designed by AEON Vietnam, which have become popular across ASEAN countries. The range features local specialties like mango and jackfruit chips, cashew nuts, and macadamia nuts, making them ideal for both personal enjoyment and as souvenirs. All Topvalu products are developed with customer feedback and environmental considerations in mind, ensuring a commitment to safety and quality.



Kids Area

We will offer a comprehensive and diversified assortment of products tailored to every stage, from babies and kindergarten-age children to teens. The full range of categories covers all essential needs, including apparel, furniture & bedding, towels, feeding supplies, milk & powder, diapers, and toys. To complete this family-focused experience, a free indoor playground will be available, creating an engaging space where children can enjoy themselves while family's shop.

Soft Line

The soft line section at GMS AEON Tan An offers a diverse range of key apparel items to suit all generations. For women, the collection spans a variety of styles, from basic and casual wear to more youthful and feminine fashion. Men can find a comprehensive selection that includes smart-casual, everyday casual, essential basics, and business attire.

The area also features dedicated sections for innerwear, comfortable home wear, and accessories. By focusing on trendy items at affordable prices, the store ensures that every customer can find stylish and high-quality clothing for any occasion.

HÓME COÓRDY



HÓME COÓRDY is AEON's lifestyle brand, dedicated to offering customers a comfortable and enriched life through a wide variety of home furnishing and household products, including bedding, furniture, dining and kitchenware, laundry and bath items, and towels. Covering an area of over 400m² at AEON Tan An, the HÓME COÓRDY section is designed to showcase high-quality products,

recognized for their trusted quality and timeless yet simple designs that can seamlessly harmonize with any interior style. It aims to provide customers with a convenient lifestyle through quality products and attentive service.

FEATURES OF SPECIALTY STORES OF AEON VIETNAM

Supporting Beauty and Health: "Glam Beautique"



Within a spacious area of approximately 500m², Glam Beautique – Health & Beauty Care Store embodies the latest trend of health & Beauty lifestyle where "TRUE BEAUTY COMES FROM WITHIN." This dedicated space offers a comprehensive

beauty and wellness experience, starting with a makeup zone featuring a full range of brands from Korea, Japan, and China. In the Beauty & Perfume world, customers can explore a wide selection of products, while a full-service Pharmacy and an N&O (Natural & Organic) corner cater to health and natural wellness needs.

B To further enhance the experience, the store provides valuable services, including a Beauty counter with complimentary skin analysis and a dedicated Health Check Station where customers can check their blood pressure, weight, and body mass index.

MYCLOSET



MYCLOSET is a specialty store designed as a dedicated fashion destination for Gen Z, specifically customers aged 15 to 27. The store curates a diverse range of styles, from modern street style and urban casual wear to a delicate feminine aesthetic. The space is built around the key message, "Make your mark on the latest fashion trends,". MYCLOSET is building a unique fashion market where young

shoppers can express their individuality and define their own style.

SPORT & ACTIVITY



The "Sports & Activity" area is designed as a one-stop shop to serve all local customers' needs, reflecting the increasing trend in sports participation. We are focused on providing a comprehensive selection of gear for popular fitness activities such as gym workouts, yoga, walking, and running. Additionally, we cater to specific sports with a strong focus on equipment for football, badminton, and pickleball. Our core strengths lie in our

extensive sportswear and shoe categories, offering a wide range of options specifically for fitness and jogging enthusiasts.

SERVICES AT AEON TAN AN GMS

OMNI-CHANNEL SHOPPING AT AEON

In addition to in-store shopping, where you can check and try on products, you can also shop via various methods such as shopping on phone, online shopping via AEON ESHOP – our Ecommerce channel. We provide services to make shopping more convenient, especially for bulky or heavy items and on rainy days. Customers can also buy AEON Tan An products on Grab, Shopee Food, making it more convenient.



MUA SẮM ĐA KÊNH CÙNG AEON

Siêu thị Online của AEON Việt Nam
Truy cập ngay website:
www.AEONESHOP.com

HOTLINE ĐẶT HÀNG **1800 888 699**

MUA SẮM TẠI **GrabMart** MUA SẮM TẠI **Shopee Food**

GIAO NHANH TẬN NHÀ

Không ngại thời tiết

Mua sắm tại nhà

Không phải xếp hàng

More Convenient and Enjoyable Shopping Experience



C We aim to create a more convenient and enjoyable shopping experience for every customer with:

- Self-ordering kiosks (SOK)
- Semi-self-cashiers (SSC) for a faster process.

Dedicated services with an aim to provide outstanding experience for customers

- AEON WAON program & Kids Club Card Benefits
- Free delivery.
- Free gift-wrapping with Japanese style & multi choices of wrapping paper designs
- Free smart lockers
- Other related services: dry ice machine for fresh food preservation
- VAT refund for foreigners/ tourists



Continuing in-store sustainable activities



At AEON Tan An GMS, AEON Vietnam continues to implement initiatives that encourage customers and employees to adopt sustainable consumption practices and reduce single-use plastic products.

For example, a Greenline counter and a direct discount of 1,000 VND per transaction are offered to customers who do not use single-use plastic bags or who bring their own bags when shopping at AEON.

FLOOR MAP: OVERALL MODEL BY FLOORS

Ground Floor:

- Perishable products, Grocery, D&D and NFHBC products at Supermarket
- Delica Area, AEON Bakery
- Health and beauty care products in Glam Beautique

First Floor:

- Garment products, shoes, bags, accessories for ladies and men
- HÓME CÓORDY area
- Household

Second Floor:

- Baby, Kids
- Amusement

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