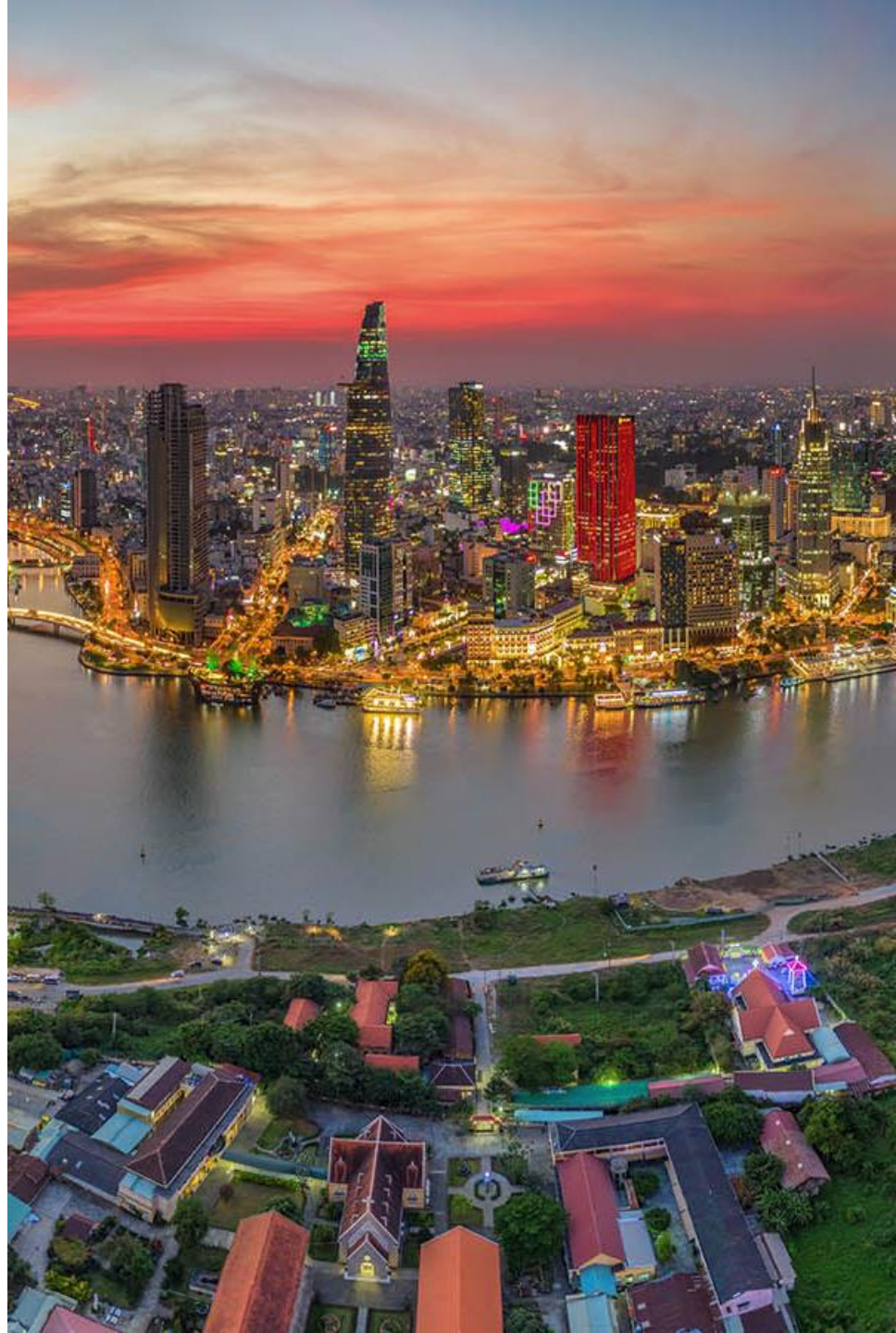


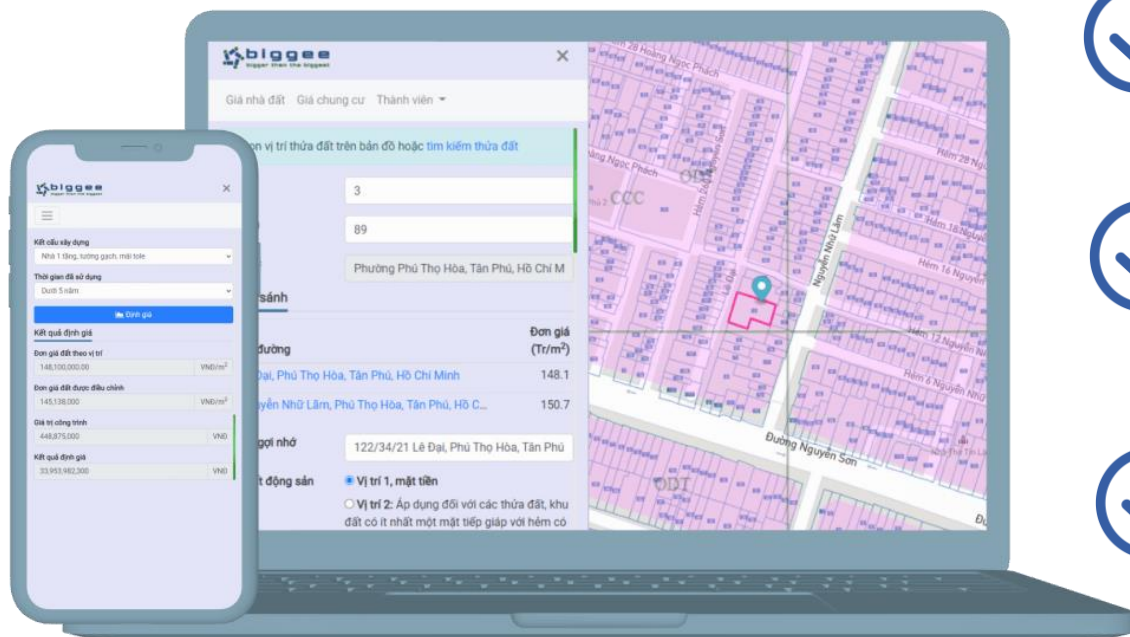


Real Estate Data-driven Platform July 2023

Biggee.vn



Improvement of the real estate transparency through digitalization with comprehensive and detailed property data



One-touch real estate valuation with real-time updated data



User-friendly features for easy data search and analysis



Unit-level search engine including address, type of sale, price, date, image...

SaaS-driven database solution for real estate professionals. The platform provides a real estate data platform that helps users to access real-time property information. We provides users with real estate price lists, market reports, price maps, and an automated valuation solution for professionals.



Real Estate Innovations Overview

7th Annual Edition —
July 2022

BIGGEE got featured in KPMG's 7th annual edition: "Real Estate Innovation's Overview 2022", among the top 20 companies that got featured in Vietnam



biggee.vn

thông tin định giá bất động sản, giá thị trường đất, định giá nhà đất, định giá chung cư, định giá căn hộ, bản đồ giá đất, bản giá đất tp hcm, bảng giá đất hà

Show more

Company	Biggee.vn
Year Founded	2017
Employees	1 - 10
HQ	Vietnam
Annual Revenue	--
Industry	Business and Consumer Services > Real Estate

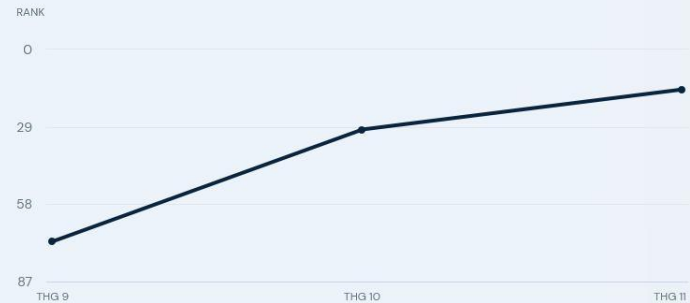
Connect this website

Total Visits	Bounce Rate	Pages per Visit	Avg Visit Duration
100.7K	26.77%	16.71	00:07:30

biggee.vn Ranking

Website ranking helps evaluate the value of a business. Over the last three months, biggee.vn's global ranking has increased from 1,049,963 to 255,180.

Category Rank Real Estate (In Vietnam)	Country Rank In Vietnam	Global Rank
--	----------------------------	-------------



Similarly ranked sites

13	123nhadatviet.com
14	rever.vn
15	biggee.vn
16	remaps.vn
17	nhachinhchu.com.vn

See top websites →



With 50K registered users, 100K visits per month, Biggee.vn is in the top 15 real estate websites (According to SimilarWeb)

Vietnam is in the top 3 of the least transparent real estate markets in Asia Pacific

Level	Composite rank 2022	Market	Composite score 2022
High	4	Australia	1.38
	10	New Zealand	1.77
	12	Japan	1.88
Transparent	14	Singapore	1.96
	16	Hong Kong SAR	1.98
	28	South Korea	2.49
	29	Chinese Taipei	2.52
	30	China – SH/BJ	2.54
	33	Malaysia	2.61
	34	Thailand	2.63
Semi	36	India	2.73
	39	Indonesia	2.86
	42	Philippines	2.91
	52	Vietnam	3.36
	55	Macao SAR	3.46
Low	64	Sri Lanka	3.67

Statistics by BIGGEE

66%

Duplicate information

33%

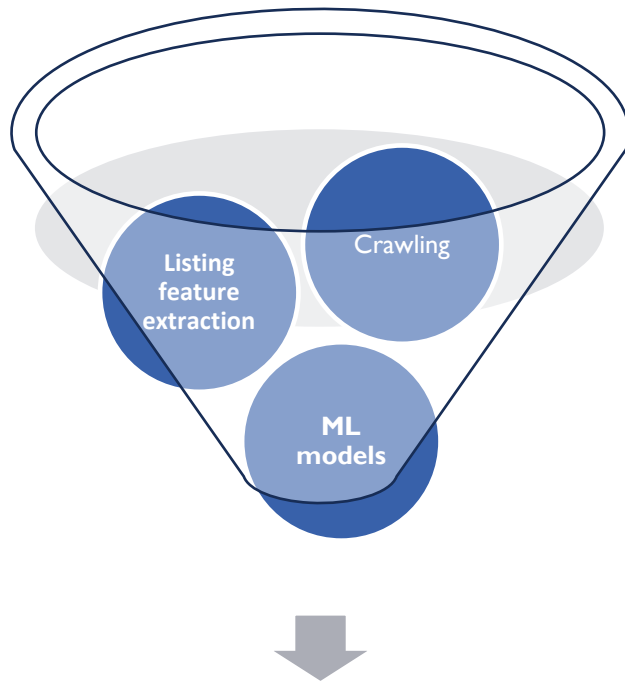
Fake listing, using incorrect images

92%

Listing with the content "home for sale by owner" is posted by brokers

Only 5% of listing from the Internet are valid, used as dataset in BIGGEE's automatic pricing model

How does BIGGEE find out 5% valid information?



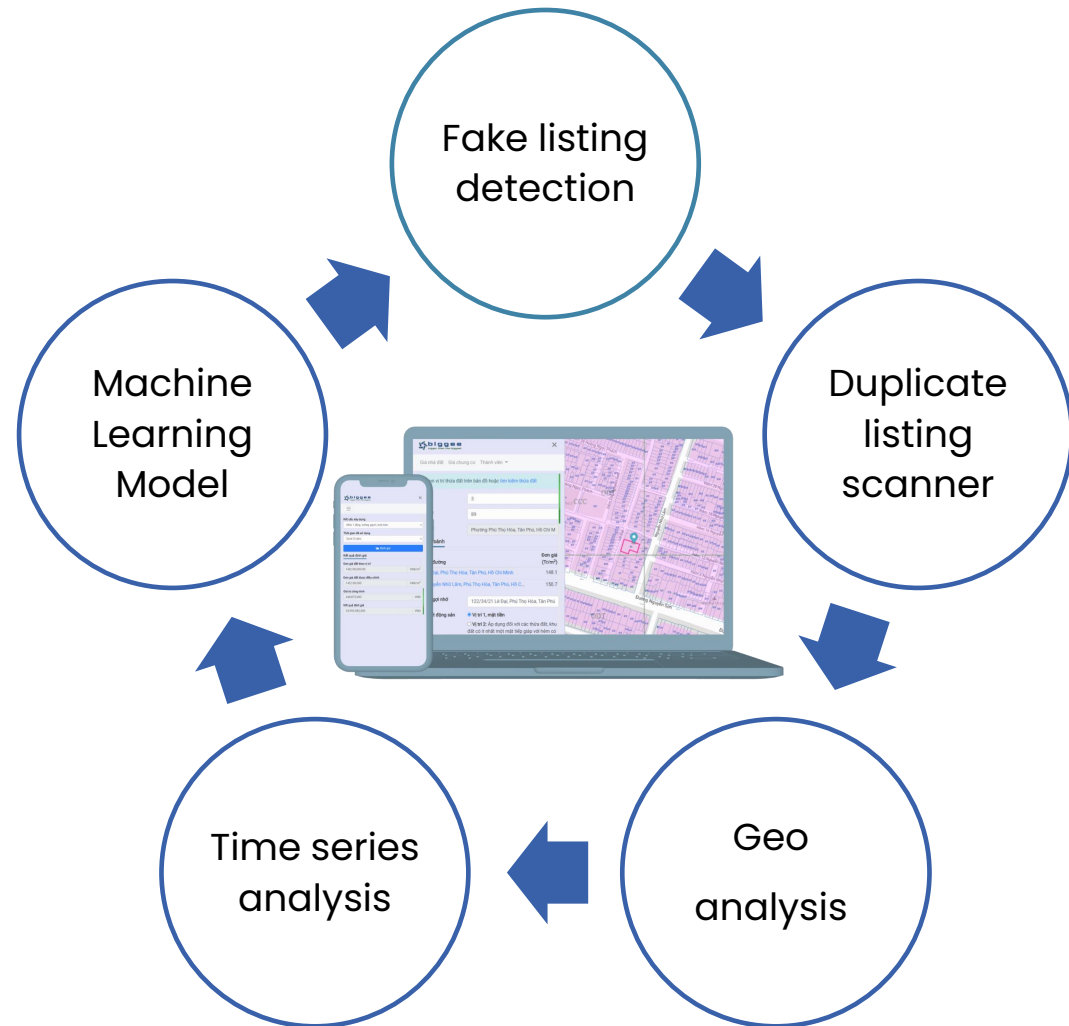
statistics, reports, price history

3 steps to improve data quality

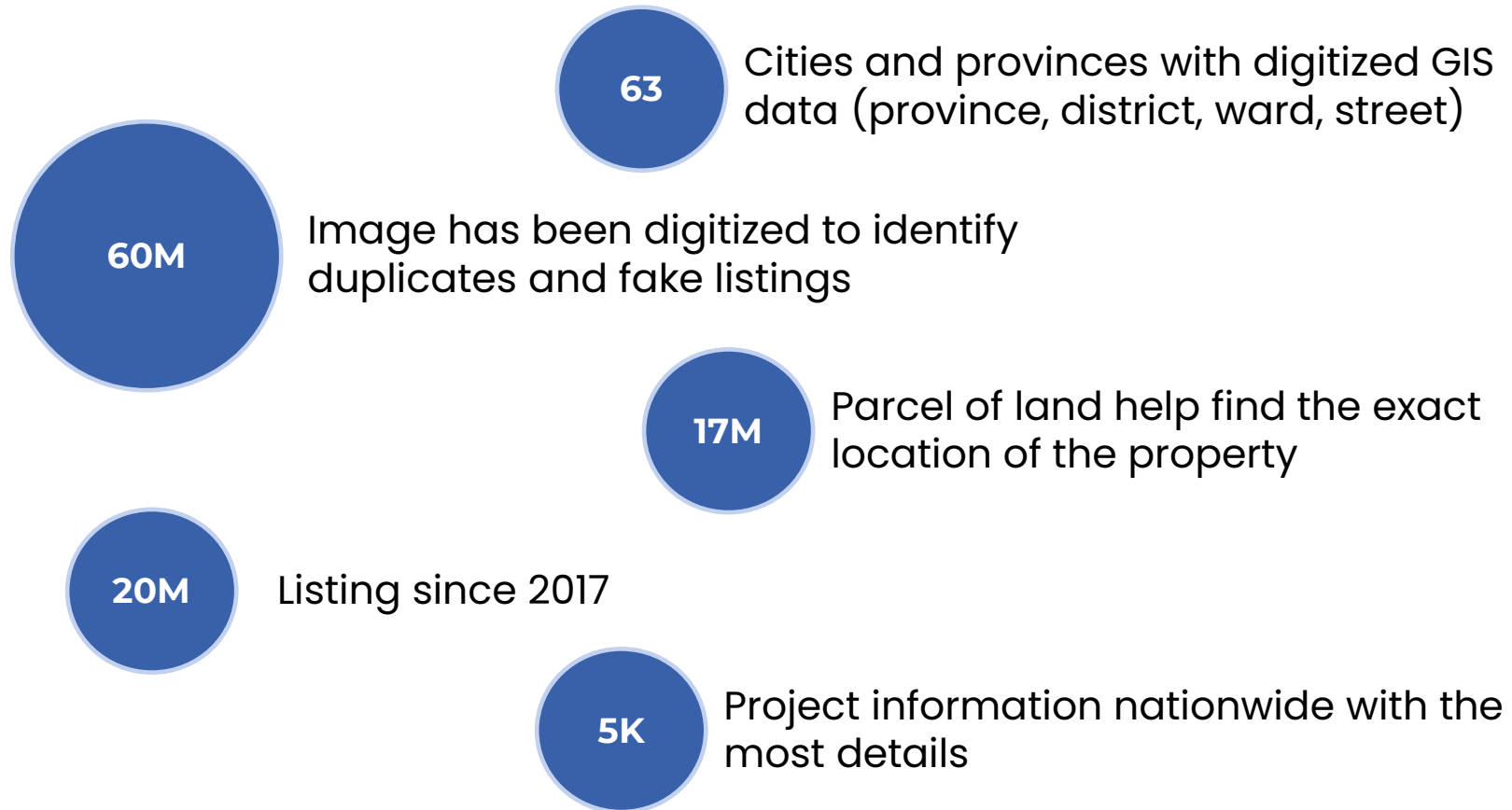
- 1** Collect and analyze data from multiple sources to ensure coverage and objectivity.
- 2** Linking data by multi-dimensional (image, location, description, features...) to identify valuable information:
 - **Linking:** Build the association matrix between all the information base on: location, images, listing feature...
 - **Grouping:** Grouping similar information based on matrix association
 - **Cleaning:** Filter out listing with outlier distribution and duplicate listing in each group
- 3** Using Machine Learning to optimize the analytical model, make appropriate predictions.

Our core technology

- ✓ Geographic Information System
- ✓ Image Retrieval System
- ✓ Text classification dataset
- ✓ Machine Learning Model
- ✓ Advanced Full-Text Search



Our database



Trusted by



PROPFIT



VNDIRECT
WISDOM TO SUCCESS



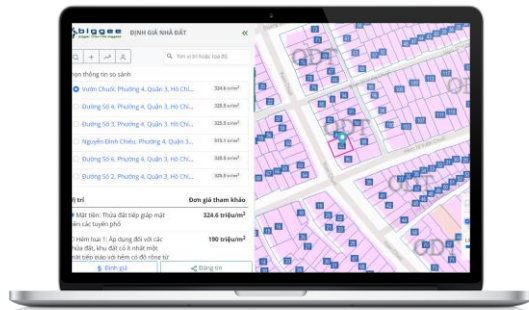
PHATDAT
CORPORATION
Real Estate Development

Digital transformation solution for banking



01

Risk Reduction



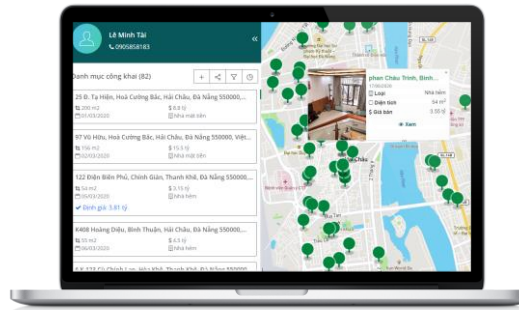
Minimize subjective factors when making decisions, easy to verify information



Real estate big data

02

Process Digitalization



With nationwide data coverage, valuation process and property data will be digitized 100%



Multi-dimensional data verification

03

Real-time reporting



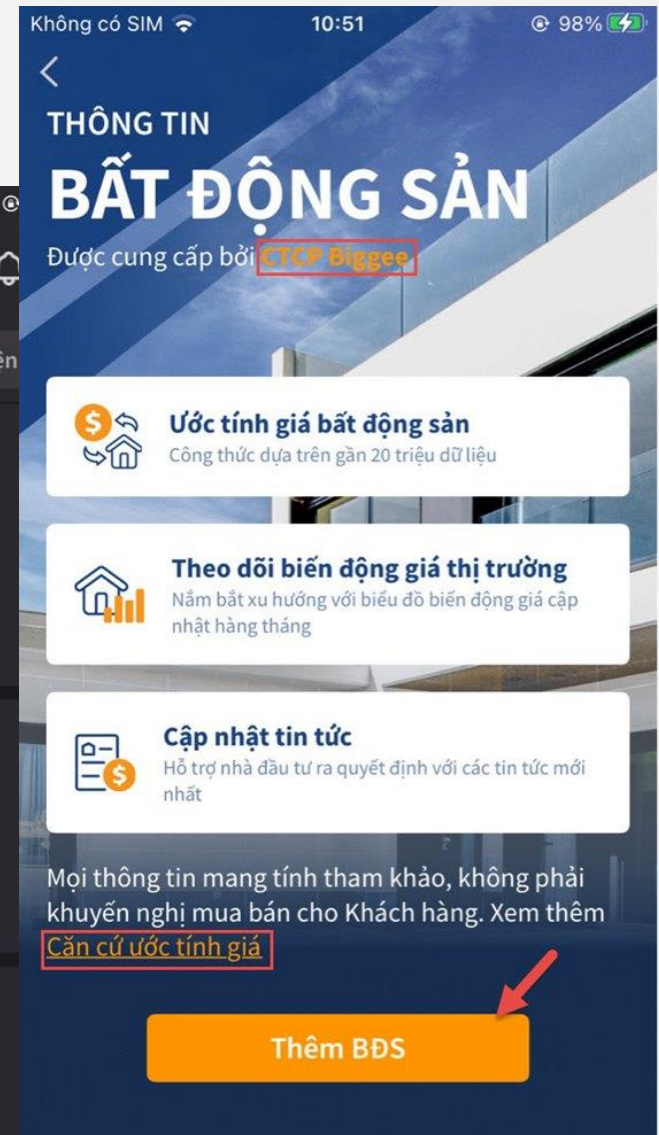
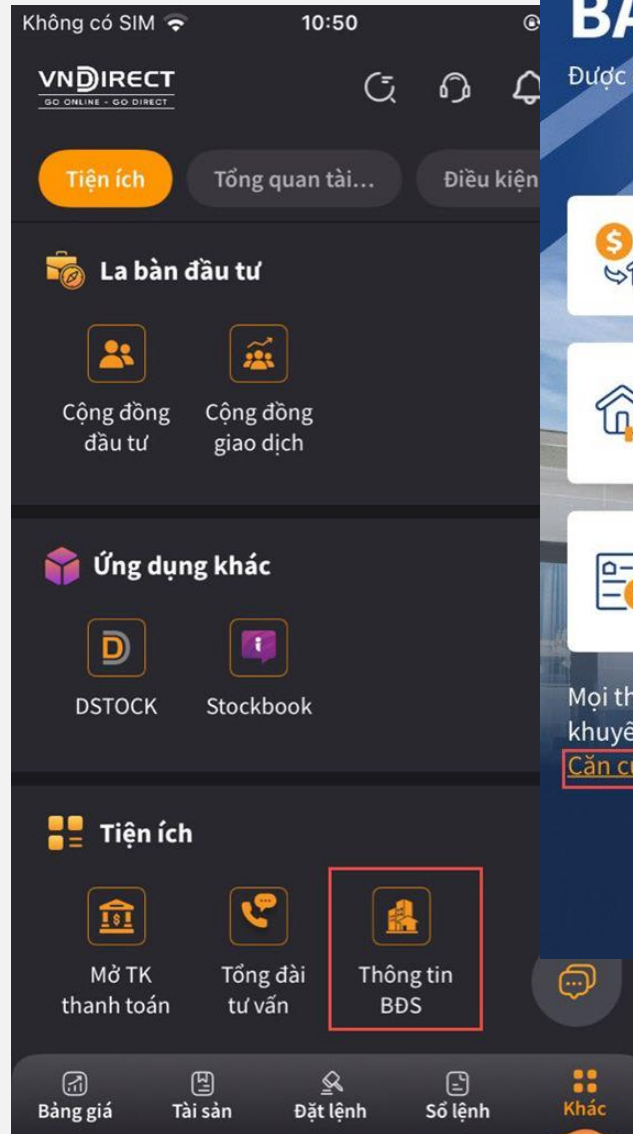
Easily generate reports and alerts, especially with geographical features



Transparency & Confidentiality

Case Study

Biggee helps customers digitize real estate assets on VNDirect's DGO application



Case Study



BIGGEE helps real estate project investor analyze the selling price of products

GIÁ ĐẤT TẠI KHU VỰC TRUNG TÂM TP HCM

Giá đất tại khu vực trung tâm TP HCM có vùng giá dao động lớn, ngoài phụ thuộc vào các yếu tố cạnh tranh của lô đất, yếu tố "chủ lô đất" (tiềm lực tài chính, thanh khoản, nhu cầu bán) góp phần vào quyết định giá cuối cùng.

Tham khảo giá thị trường

Các yếu tố cốt lõi ảnh hưởng đến giá đất khu vực trung tâm TP HCM:

- Chủ lô đất quyết định giá cuối
- Vị trí lô đất
- Quy mô và kích thước lô đất
- Lợi thế tạo dòng tiền từ lô đất

Khu vực Trung tâm TP HCM	Nguồn thông tin Online (các trang định giá trực tuyến/ các trang đăng bán nhà đất)	Nguồn thông tin từ Môi giới/Sale phân khúc nhà đất trung tâm TP HCM
Cách Mạng Tháng 8	<ul style="list-style-type: none">• Quận 1: ~ 582.3 - 890.7 tr/m²• Quận 3: ~ 413.8 - 600.5 tr/m²	<ul style="list-style-type: none">• 700 tr - 1.2 tỷ/m²
Tôn Đức Thắng, Q1	<ul style="list-style-type: none">• ~ 764.9 - 1,069.2 tr/m²	<ul style="list-style-type: none">• 700 tr - 1 tỷ/m²
Trần Bạch Đằng, Thủ Thiêm, Q2	<ul style="list-style-type: none">• 257.4 - 320 tr/m²	<ul style="list-style-type: none">• n/a
Đường Cô Giang, Q1	<ul style="list-style-type: none">• 411.4 - 621.4 tr/m²	<ul style="list-style-type: none">• 450 - 650 tr/m²
Đường Nguyễn Đình Chiểu, Q3	<ul style="list-style-type: none">• 522.5 - 716.1 tr/m²	<ul style="list-style-type: none">• 600 - 800 tr/m²



Nghiên cứu & xác định giá bán dự án 239 CMT8 - R&D/Phat Dat Realty - 11/2022

Nguồn R&D/Phat Realty, Trang web định giá nhà đất (datatrans.com, Biggee Real Estate Data-driven Platform (Biggee.vn))

39

NGHIÊN CỨU VÀ XÁC ĐỊNH GIÁ BÁN DỰ ÁN 239 CMT8 TP HCM

Tháng 11/2022

Phòng R&D - Phát Đạt Realty

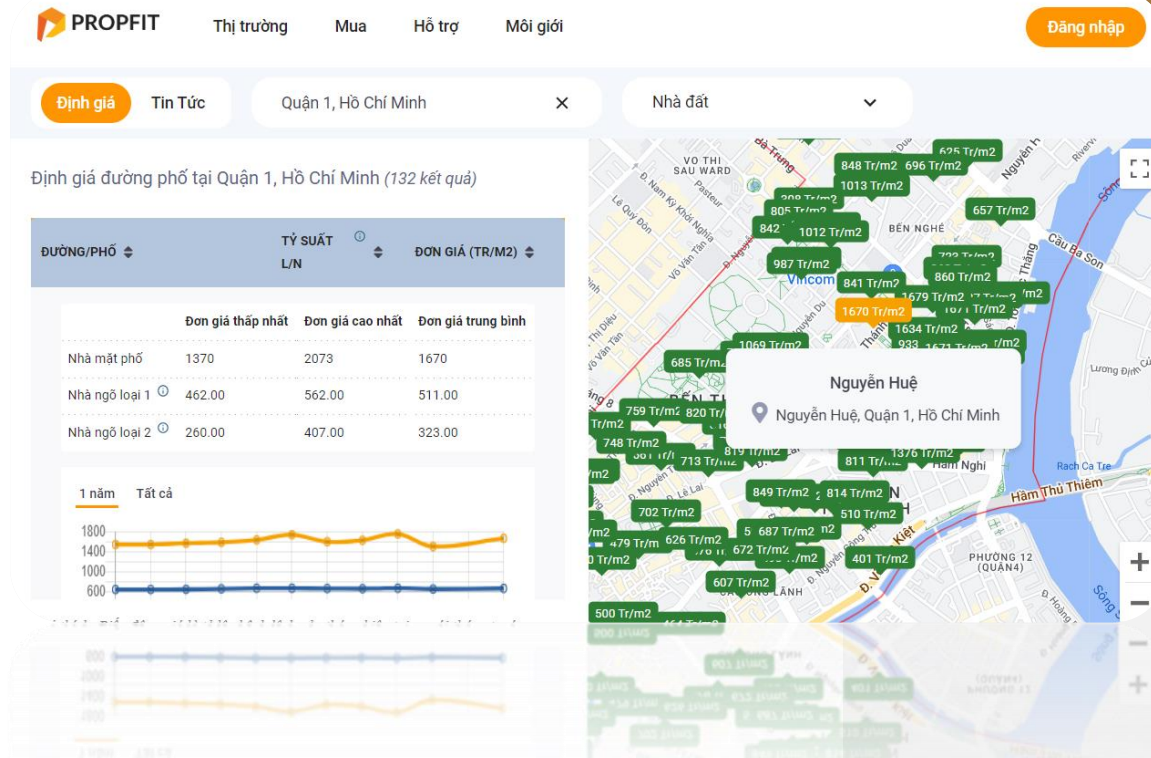
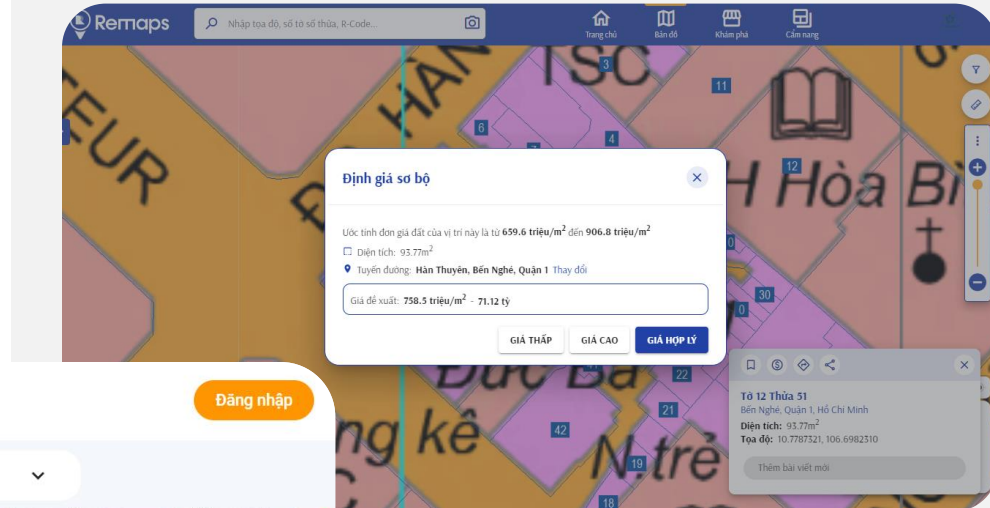


PHATDAT
CORPORATION
Real Estate Development

Case Study



Customers using BIGGEE's data integration solution can focus their resources on the core business model



Case Study

BIGGEE vs Scientific Research

Using GIS to analyze factors affecting the apartment price. Case study: neighborhood of Ho Chi Minh Metro (line 1) (by Tien Nguyen Thi - HCMUT): <https://lnkd.in/gcs9xstm>



Using GIS to analyze factors affecting the apartment price.

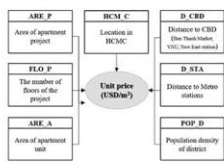
Case study: neighborhood of Ho Chi Minh Metro (line 1)

Nguyen Thi Cam Tien, Luu Dinh Hiep, Le Thi Dung
Center for Geoinformatics, Technology and Geographic Information System
Ho Chi Minh City University of Technology

ABSTRACT

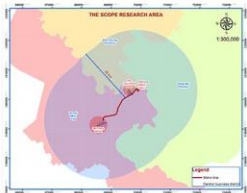
This study will explore the affecting price of the apartment where the research scope covers a 20km radius from Metro line 1. The data collected includes information about 300 units of apartments from Biggee.vn website and the local authority. The six variables are discovered to be affecting the apartment price after screening and standardizing the data with ArcGIS Pro. The price maps generated as a result of this study are used to visualize the unit price distribution of apartments in HCMC and the surrounding area. It will also assist property managers and home buyers in making informed decisions regarding apartment investments.

RESEARCH MODEL



LITERATURE REVIEW

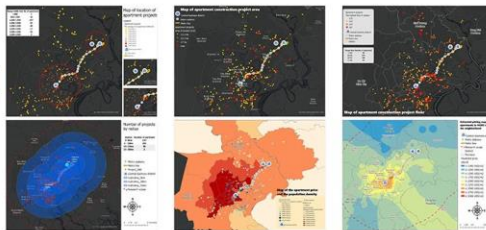
1. Background of commercialized apartments
 - Law on housing and Detailing and guiding the implementation of a number of articles of the Housing Law
 - National technical regulation on apartments
2. Factors affecting the apartment price
 - Location
 - Project scales (Project area, the number of floors)
 - Apartment characteristics
3. Research model and methods
 - GIS - Hedonic pricing model
 - Regression method (OLS)
 - GIS method



INTRODUCTION

1. "Exorbitant" price of houses
 2. Subjectivity in the real estate valuation process
- ↓
- Factors affecting the apartment price
- ↓
- Make the informed decision (managers, developers, and home buyers)
- In this topic, to visualize the analyzed results in more reality, GIS (Geographic Information System) technology is used. This topic will focus in-depth on the impact of location, properties of apartments, and construction projects on the prices of surrounding apartments by using GIS.

Descriptive statistical table					Summary of Variable Significance and Multicollinearity				
Variables	Unit	Min	Max	Mean	Variable	% Significant	% Negative	% Positive	VIF
PRICE	USD/m²	487.57	3,840.61	1,646.93	HCMC	100.00	00.00	100.00	1.54
ARE_P	m²	2,400.00	685,000.00	41,064.51	FLO_P	100.00	00.00	100.00	1.09
FLO_P	Floor	5	50	22.70	ARE_A	100.00	00.00	100.00	1.18
ARE_A	m²	45	167.85	76.38	POP_D	92.98	00.00	00.00	1.54
HCMC	Category	0	1	0.88	D_CBD	87.72	100.00	00.00	4.50
D_CBD	km	0.81	37.56	6.71	D_STA	80.70	94.74	05.26	4.49
D_STA	km	0.11	18.27	4.81	ARE_P	21.05	84.21	15.79	1.07
POP_D	Per/km²	1,928.00	42,041.00	14,256.96					



Correlation matrix									
	Ln(PRICE)	Ln(ARE_P)	Ln(FLO_P)	Ln(ARE_A)	HCM_C	D_CBD	D_STA	Ln(POP_D)	
Ln(PRICE)	1.00								
Ln(ARE_P)	0.00	1.00							
Ln(FLO_P)	0.37	0.17	1.00						
Ln(ARE_A)	0.33	0.04	-0.07	1.00					
HCM_C	0.48	0.02	-0.13	0.36	1.00				

IJHMA
14,5

1100

the authors did not extract the data from an official database. However, this unique set of transaction prices is the most reflective of the market and yet available to the authors at the time of this study. The property data came from townhouse data for 12 districts in HCMC in 2018 and 2019. This data includes sale prices and structural characteristics of 274 attached units such as lot size, the width of the house front and floor area.

Figure 2 shows the average sales prices of a townhouse across 12 districts in Ho Chi Minh City from June 2018 to June 2019 reported by Biggee.vn, a website based in Ho Chi Minh City which provides real estate information. The general trend of average sales prices moved upward in the period, marked by the highest rate of 25% increase in District 10 housing prices. However, sales prices of townhouses in District 5 and Go Vap District slightly dropped in early 2019 and returned to the price level recorded as in the second half of 2018. When compared with the sample, 88% of the transaction prices in this research are within the range of the average market price by the district. Approximately 8% of townhouses are from District 5 and appear to have transaction prices slightly less than the average market price for the district. Meanwhile, 4% of the townhouses are in District 9 and reported transaction prices significantly higher than the average district market price (20%).

5.2 Historic preservation data

The historic preservation data were provided by the Center of Architectural Research at the Ho Chi Minh City's Department of Planning and Architecture near the end of 2019. As a relic or building receives the title of the city's historical or cultural heritage,

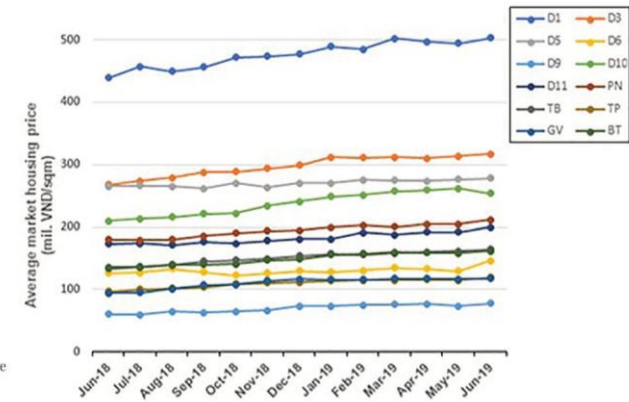


Figure 2.
Movement of average sale prices of townhouses in 12 districts of Ho Chi Minh City during June 2018-June 2019

Notes: The chart shows movement of average sales prices of townhouses across districts (different colors) of the city during 2018-2019. The data was downloaded from <https://biggee.vn/> in July 2020

The external impacts of historic landmarks and buildings on townhouse prices in Vietnam (by Doan Nguyen - UEH):
<https://lnkd.in/gkNB2WTA>





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- VCCI, 09 Dao Duy Anh, Dong Da, Ha Noi



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