YOUR NEW NUMBER 1
BUSINESS ADDRESS
IN VIETNAM AND ASEAN

2017 WINNER
BEST OFFICE & BUSINESS DEVELOPMENT
mipim ASIA AWARDS
INTRODUCTION

Symbol of the strategic Partnership and Friendship between Vietnam and Germany

Promoting German Business, Investment and Commerce in Vietnam and with Vietnam - Gateway for ASEAN and the European Union
Deutsches Haus Ho Chi Minh City is an award-winning, pioneering, premium International Grade A office-tower

Best green and energy-efficient premium office building in Vietnam and South East Asia with LEED Platinum & DGNB Certification

The focus of the building’s concept and our identity is to offer human-centric wellness for tenants and their employees and all visitors

Cultural center and meeting point for bilateral exchange for building & fostering relationships between Vietnamese and Germans
Located in the heart of Ho Chi Minh City at 33 Le Duan Boulevard and backing on to Le Van Huu Street, adjacent to the Consulate General of the United States of America the United Kingdom and the Republic of France.

The altitude of Deutsches Haus Ho Chi Minh City is 9m a.s.l. and the highest point of the city. The strategic location of Deutsches Haus Ho Chi Minh City will simultaneously allow tenants to attract and retain top talents for their business and take full advantage of future infrastructural developments like the metro line.

Ho Chi Minh City
Future metro line 1 station

- 1 km
  - 15 minutes by foot
  - 5 minutes by car

- 850 m
  - 10 minutes by foot
  - 5 minutes by car

Tan Son Nhat International Airport

- 6.5 km
  - 19 minutes by car

850 m
10 minutes by foot
5 minutes by car

1 km
15 minutes by foot
5 minutes by car

1 km
15 minutes by foot
5 minutes by car

Tan Son Nhat
International Airport
6.5 km
19 minutes by car

THU THIEM
(New urban area)
POLITICAL MILESTONES

OCTOBER 2011

Signing Ceremony of the 1st Government Agreement

MARCH 2013

Signing Ceremony of the 2nd Government Agreement

JUNE 2014

Investment Certificate Awarding Ceremony
AWARDS

WINNER 2017
Best Office & Business Development in Asia
BEST COMMERCIAL DEVELOPMENT (VIETNAM)
Deutsches Haus Ho Chi Minh Stadt by Deutsches Haus Ho Chi Minh Stadt Ltd.

BEST OFFICE DEVELOPMENT
Deutsches Haus Ho Chi Minh Stadt by Deutsches Haus Ho Chi Minh Stadt Ltd.

SOUTH EAST ASIA PROPERTY AWARDS  
WINNER 2016
BEST GREEN DEVELOPMENT (SOUTH EAST ASIA)
Deutsches Haus Ho Chi Minh City by Deutsches Haus Ho Chi Minh Stadt Ltd – Vietnam

VIETNAM PROPERTY AWARDS  
WINNER 2016
BEST COMMERCIAL DEVELOPMENT (VIETNAM)
Deutsches Haus Ho Chi Minh Stadt by Deutsches Haus Ho Chi Minh Stadt Ltd.

WINNER 2016
Best Green Development in South East Asia

WINNER 2016
Best Commercial Development in Vietnam

WINNER 2015 & 2016
Best Office Development in Vietnam

WINNER 2015 & 2016
Best Green Development in Vietnam
The commercial Land-Use-Rights for 99 years to the Federal Republic of Germany as per Government Agreement from October 2011.

Architectural design as per parameters of the second Government Treaty from March 2013 between Vietnam and Germany.

The tender from the Federal Foreign Office of Germany for design, construction and operation of the building was awarded to the “Investor” Deutsches Haus Vietnam Invest Ltd. (Hong Kong) in July 2013.
OUR TENANTS

adidas
The Representative Office of adidas Sourcing Limited in Ho Chi Minh City

adidas
adidas Vietnam Company Limited

Apple Vietnam LLC.
AHK Vietnam/German Industry and Commerce Vietnam

BOSCH
Branch of Bosch Vietnam Co., Ltd. in Ho Chi Minh City

COMMERZBANK
Commerzbank AG - Representative Office for Vietnam, Cambodia and Laos

D&P Real Estate Services Company Ltd. (Colliers International)

Deutsche Bank
Deutsche Bank AG Vietnam

framas
framas Vietnam Ltd.

giz
Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH

GOETHE INSTITUT
Goethe-Institut Ho Chi Minh City Branch

mace
mace Vietnam Co. Ltd.

Premier Oil Vietnam Offshore B.V.

Regus
Regus Centre (Vietnam) Ltd.

Rhenus Logistics
Rhenus Freight Vietnam LLC.

Siemens Limited Company

SIEMENS Healthineers
Siemens Healthcare Limited Company

Techtronic Industries Company Limited

VISA
Visa International (Asia Pacific) LLC. Ho Chi Minh City Representative Office

VIETBUZZ
VTP Advertising Co., Ltd.
PROJECT OVERVIEW

A+ New standard for Vietnam
1st September 2017
33 Le Duan Blvd. District 1, Ben Nghe HCMC, Vietnam
40,000m²

GRADE COMPLETION (HANOVER) ADDRESS TOTAL GFA
Active floors

25

TOTAL FLOORS

Floors

23,710.5m² *
(NLA)

20

OFFICES

Floors (Level 1 & 2)

1,544.5m² *
(NLA)

2

RETAIL, COFFEE SHOPS &
CONFERENCE CENTRE

Floors (Level 20 & 21)

2,059.8m² *
(NLA)

2

RESTAURANTS,
LOUNGE & SKYBAR

* Net Leasable Area (NLA) is subjected to the final measurement.
PROJECT OVERVIEW

LIFTS
12 lifts
8 Smart high-speed lifts, +2 Shuttle lifts, +1 Service lift, +1 Lift for Consulate General of the Federal Republic of Germany. Max. 35 sec. waiting time in peak times.

RAISED FLOORS
Load capacity 250 kg/sqm or 2.5 kN/sqm (with localize areas higher). Save costs for tenants by allowing flexibility with the usage and structure of the space. Raised floor height 100 mm.

OFFICE CEILINGS
2.75 m from raised finished floor to suspended ceiling. Armstrong’s premium mineral-fiber office ceiling raising the acoustic comfort in rooms & contributing to a good productivity. More light in the office due to white premium mineral-fiber office ceiling.

BASEMENTS
4 parking spaces for cars and motor-bikes. Up to 179 cars and 1,171 motorbikes.

AIR CONDITIONING
High performance using high efficiency chillers (targeting 131 kWh/m²/annum or 36% less than benchmark average usage).

GREEN CREDENTIALS
LEED Platinum Certificate
DGNB Certificate
BUILDING PARAMETERS

- Land area: 3,511 m²
- No. of levels: 25
- Building height: 107 m
- No. of basements: 4
- Plot ratio: 11; Efficiency Rate: 82%
- GFA above ground: 38,621 m²
- GFA under ground: 13,764 m²

BUILDING AMENITIES

- Level 1: Lobby, Retail and Coffee Shops
- Level 2: Deutsches Haus Conference Centre by Regus
- Level 3 – 5: Lower Office Floors
- Level 6: The Consulate General of the Federal Republic of Germany
- Level 7 – 14: Medium Office Floors
- Level 15 – 19: Upper-Medium Office Floors
- Level 20 – 21: Prime XXI - Steak & Seafood Restaurant and Sky XX - Garden & Lounge
- Level 22 – 25: Premium High Office Floors
- Level 26: Penthouse Office Floor
ARCHITECTURAL CONCEPT

Designed by

Prof. Dr. h.c. mult. Dipl.-Ing Architect BDA Meinhard von Gerkan

An award-winning and world renowned architect

The founding partner of gmp Architects Gerkan, Marg and Partners in Hamburg/Germany

gmp is one of the few practices with a generalist position, which takes responsibility for a project from the design idea and its realization right through to the interior design

Award-winning completed projects in Vietnam:
- “Vietnam State Award in 2012 & 2013” for the National Convention Center in Hanoi, Vietnam
- “Vietnamese National Prize for Architecture in 2014” for the National Assembly House in Hanoi, Vietnam
The Concept

The concept was derived from the requirement to create a formal expression of Germany and reflect its role as an industrial and technological leader in the architectural language.

With its striking architectural design and prominent location in Ho Chi Minh City, Deutsches Haus Ho Chi Minh City will be a flagship of the Federal Republic of Germany.

The design takes into account the underlying urban development conditions and planning specifications of the site.

Its striking presence unites high technical qualities with transparent elegance.

Deutsches Haus Ho Chi Minh City presents itself to the city as a transparent and inviting building, the façade of which reflects German technology. In addition, the double façade serves to emphasize the energy-saving structure under the climatic conditions of Vietnam.
ENERGY EFFICIENCY OF THE BUILDING

The double-skin façade allows for a highly effective sun shading louver outside of the thermal envelope of the high rise building. This will strongly increase the comfort inside the rooms.

High daylight transference through a transparent and clear glazing of the outer building skin which minimizes the usage of electric light by bringing sunlight without heat deep into the rooms.

This energy-efficient façade system is unique to the region and will create a milestone for future building developments.

The first office building in Vietnam that generates with a rooftop solar photovoltaic system electricity.
These features make Deutsches Haus Ho Chi Minh City a pioneer focused on energy efficiency and employee wellness and sets a new benchmark in Vietnam.
**PREMIUM SERVICES**

**Premium Office Ceiling and Raised Floors**
Premium mineral-fiber office ceiling raising the acoustic comfort in rooms and contributing to a good productivity

More light in the office due to white premium mineral-fiber office ceiling

Requirement of multinationals and an emerging feature in new buildings regionally

Saves costs for tenants and ensures flexibility and mobility

**High Quality Drinking Water**
Centralized water treatment system will provide filtered and purified drinking water throughout the buildings pantry taps making plastic bottled drinking water unnecessary and obsolete

**Smoking Area only outside the building**
Ensures health, safety and fire prevention

**Bicycle Racks**
Provided with “hotel style” changing facilities and monthly bike servicing on basement level 1

Inline with the “greenness” concept and will suit the “wellness campaign” of occupiers, and the commitment of Deutsches Haus Ho Chi Minh City to the environment

Reduces the need for motorbike parking in the future
SPEED.FIT
Fitness Centre
Premium-boutique fitness facilities on level 3, ensuring that “wellness” needs are met for tenants.

Conference Rooms, Communal Area & Exhibition Centre
Deutsches Haus Conference Centre managed by Regus is located on level 2.
Multifunctional event-, exhibition-, and conference spaces from 42m² to 196m² or up to 200 people that tenants and external companies can make use of for their convenience.

Restaurants, Coffee Shops & Take-Away
Premium lifestyle-restaurants Prime XXI - Steak & Seafood Restaurant and Sky XX - Garden & Lounge with indoor and outdoor seating on level 20 & 21, featuring the largest outdoor terrace in Ho Chi Minh City.
Coffee Shops located at the foyer on level 1 and at the gallery on level 2.
Provide a useful area for tenants convenience to eat, drink, meet and relax.

Driver Lounge
Fully furnished facility including TV, toilets and showers, kitchenette and lockers on basement level 3.
Ensures a safe and comfortable environment for drivers.
Located in the heart of Ho Chi Minh City, which allow tenants to attract and retain top talents for their business.
LARGEST MEDIA WALL

The largest 328 inch (H 7m x W 4.5m) indoor multi-media wall in an office building in Vietnam

SECURITY SPEED GATES

Customized entrance security with proven, compatible access control technology
Deutsches Haus Conference Centre managed by Regus are multifunctional event-, exhibition-, and conference spaces from 42m² to 196m² or up to 200 people that tenants & external companies can make use of for their convenience.
Premium-boutique fitness facilities, ensuring that wellness needs are met for tenants, their employees and visitors.
Premium lifestyle-restaurants Prime XXI - Steak & Seafood Restaurant and Sky XX - Garden & Lounge featuring the largest outdoor terrace in Ho Chi Minh City

**PRIME XXI - STEAK & SEAFOOD**

**SKY XX - GARDEN & LOUNGE**
Actual Floor Plan (before Fit-Out)

Premium Office (after Fit-Out)
TIMELINE

APPROVAL

- Investment Certificate on 21st June 2014
- Construction Permit on 9th October 2014

OCTOBER 2014
Site work and piling started

NOVEMBER 2015
Completion of the 4 basements for parking with a total area of 13,764m²

DECEMBER 2015
Start of superstructure development

2015

APRIL 2015
The final phase of piling and building the slurry walls

OCTOBER 2015
Groundbreaking Ceremony
DEUTSCHES HAUS
HO CHI MINH CITY

**NOVEMBER 2016**
Topping Out Ceremony

**SEPTEMBER 2017**
Completion and commissioning of the building on 1st September 2017

**2016**

**OCTOBER 2016**
Completion of shell construction with a height of 107m and a total area of 38,621m²

**DECEMBER 2016**
Installation of the elevators

**2017**
# BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall GFA</td>
<td>40,000 sqm</td>
</tr>
<tr>
<td>Total Net Leasable Area</td>
<td>30,000 sqm</td>
</tr>
<tr>
<td>Net Leasable Area per Floor</td>
<td>Approx. 1,500 sqm/floor</td>
</tr>
<tr>
<td>Number of Levels</td>
<td>25 levels and 4 basements</td>
</tr>
<tr>
<td>Design Style</td>
<td>Column free with central core</td>
</tr>
<tr>
<td>Building Management</td>
<td>Integrated Building Management System (IBMS)</td>
</tr>
<tr>
<td>Backup Power</td>
<td>100% of the building for 24 hours</td>
</tr>
</tbody>
</table>
| Air Conditioning                   | • Water-cooled chillers, Air conditioning capacity inside premises: 115 W/m²  
                                         • High performance using high efficiency chillers (targeting 131 kWh/m² per annum or 36% less than the benchmark average usage) |
| Curtain Wall                       | • Special double-skin building façade with a sun-shading louver in between, minimizing any external noise and heating  
                                         • Highly energy-efficient  
                                         • Also acts as a day lighting control |
<table>
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<tr>
<td>Load Capacity (Raised Floor)</td>
<td>From 2.5 kN/sqm to 5 kN/sqm (subject to localized areas)</td>
</tr>
<tr>
<td>Clear Height (Raised Floor)</td>
<td>2.75 m from raised finished floor to suspended ceiling</td>
</tr>
<tr>
<td>Floor</td>
<td>Fully raised flooring, 100 mm</td>
</tr>
<tr>
<td>Lifts</td>
<td>12 Lifts – ThyssenKrupp including:</td>
</tr>
<tr>
<td></td>
<td>• Office lift: 8 high-speed lifts with destination control for low zone from level 1 to level 12 &amp; high zone from level 14 to level 24, in which 2 designated high-speed lifts for 2 office levels on level 25 &amp; 26 go down to basement 3</td>
</tr>
<tr>
<td></td>
<td>• Shuttle lift: 2 lifts from basement 4 to level 2</td>
</tr>
<tr>
<td></td>
<td>• Fire/service lift: 1 lift from basement 4 to level 26</td>
</tr>
<tr>
<td></td>
<td>• 1 lift from level 1 to level 6 separated for German Consulate General</td>
</tr>
<tr>
<td>Speed Gates</td>
<td>Customized entrance security with proven, compatible access control technology</td>
</tr>
<tr>
<td>Illumination</td>
<td>500 Lx (International Grade A+ office standard)</td>
</tr>
<tr>
<td>Parking</td>
<td>179 parking spaces for cars and more than 1,171 parking spaces for motorbikes in the basements</td>
</tr>
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## BUILDING SPECIFICATIONS

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<tr>
<td>For Air Conditioning System</td>
<td>3 x 427 RT chillers for office floors</td>
</tr>
</tbody>
</table>
| For Power                       | • 2 main line medium voltage feeders (22kv) from local power grid  
• 2x 2000 KVA and 1x 1600 KVA dry type transformers in basement 1  
• 3 stand-by generators with capacity of 2x 2000 KVA and 1x 1600 KVA each as backup for 100% of the building’s requirements including tenant normal usage |