



PRESENTATION



***YOUR NEW NUMBER 1
BUSINESS ADDRESS
IN VIETNAM AND ASEAN***



BEST OFFICE & BUSINESS DEVELOPMENT

mipim[®]
ASIA AWARDS





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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

LOCATION

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



POLITICAL MILESTONES

OCTOBER 2011

MARCH 2013

JUNE 2014

Signing Ceremony of the 1st
Government Agreement



Signing Ceremony of the 2nd
Government Agreement



Investment Certificate
Awarding Ceremony



AWARDS



WINNER 2017
Best Office & Business Development in Asia



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

INVESTORS/ DEVELOPERS



BERND DIEDEL

Co-Chairman,
Shareholder 33,3%



HORST GEICKE

Chairman,
Shareholder 33,3%



HORST J. PUDWILL

Co-Chairman,
Shareholder 33,3%

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



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)

DAAD

German Academic Exchange Service DAAD Branch Office



Deutsche Bank AG Vietnam



framast Vietnam Ltd.

giz

Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH



Goethe-Institut Ho Chi Minh City Branch



mace Vietnam Co. Ltd.



Premier Oil Vietnam Offshore B.V.



PTT Polymer Marketing Company Limited

Regus

Regus Centre (Vietnam) Ltd.



Rhenus Freight Vietnam LLC.

SIEMENS

Siemens Limited Company



Siemens Healthcare Limited Company



Techtronic Industries Company Limited

VISA

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



VTP Advertising Co., Ltd.

PROJECT OVERVIEW

A+	New standard for Vietnam	1st	September 2017	33	Le Duan Blvd. District 1, Ben Nghe HCMC, Vietnam	40,000	m ²
GRADE		COMPLETION (HANDOVER)		ADDRESS		TOTAL GFA	



25
TOTAL FLOORS

Active floors

20
OFFICES

Floors
23,710.5m² *
(NLA)

2
RETAIL, COFFEE SHOPS &
CONFERENCE CENTRE

Floors (Level 1 & 2)
1,544.5m² *
(NLA)

2
RESTAURANTS,
LOUNGE & SKYBAR

Floors (Level 20 & 21)
2,059.8m² *
(NLA)



* 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 localized 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

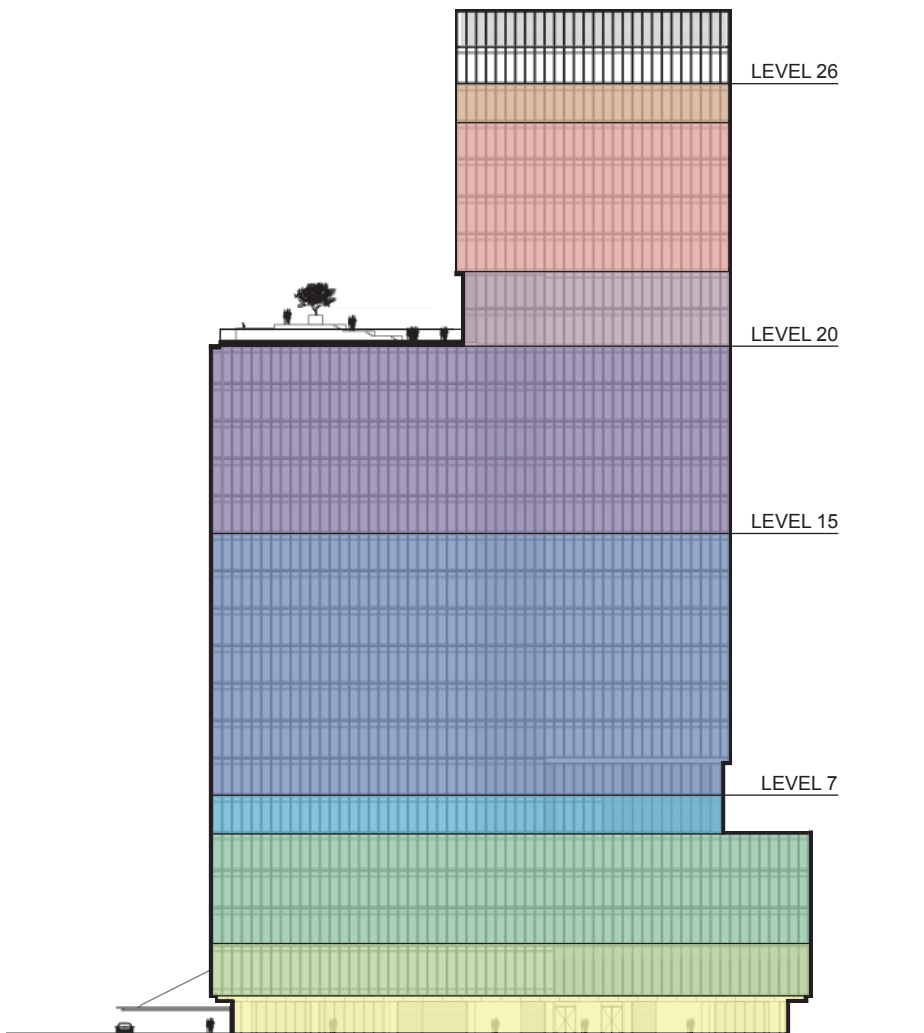
FLOOR FUNCTIONS

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

DOUBLE-SKIN FAÇADE	LED LIGHTING & CONTROL	HIGH PERFORMANCE AIR CONDITIONING SYSTEM
INTEGRATED BUILDING AUTOMATION	ENERGY-EFFICIENT COMPONENTS	WATER EFFICIENT SYSTEMS & SANITARY / FITTINGS
PURIFIED DRINKING WATER	FIRE & LIFE SAFETY	SITE LOCATION

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



USGBC LEED Platinum



DGNB Certificate



Distinction "EnEff" of the Federal Ministry of Economics and Technology of Germany as the very first building globally

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

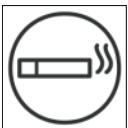
Requirement of multinationals and an emerging feature in new buildings regionally

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



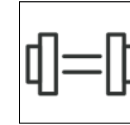
Bicycle Racks

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

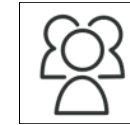
Reduces the need for motorbike parking in the future





SPEED.FIT Fitness Centre

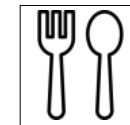
Premium-boutique fitness facilities on level 3, ensuring that "wellness" needs are met for tenants



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

TOP BUSINESS DESTINATION

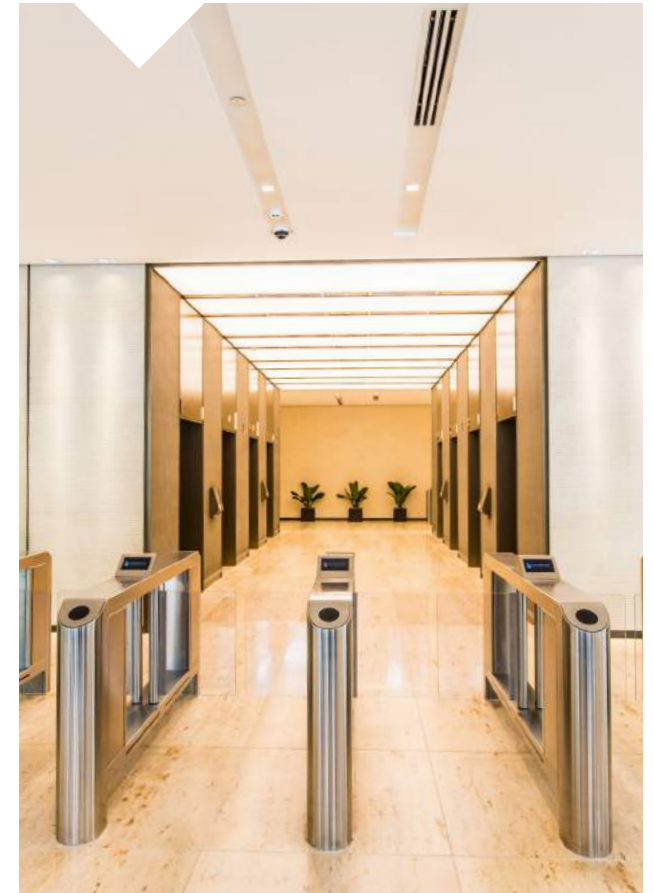


LARGEST MEDIA WALL

The largest 328 inch (H 7m x W 4,5m)
indoor multi-media wall
in an office building in Vietnam



Customized entrance security with proven,
compatible access control technology



SECURITY SPEED GATES

DEUTSCHES HAUS CONFERENCE CENTRE

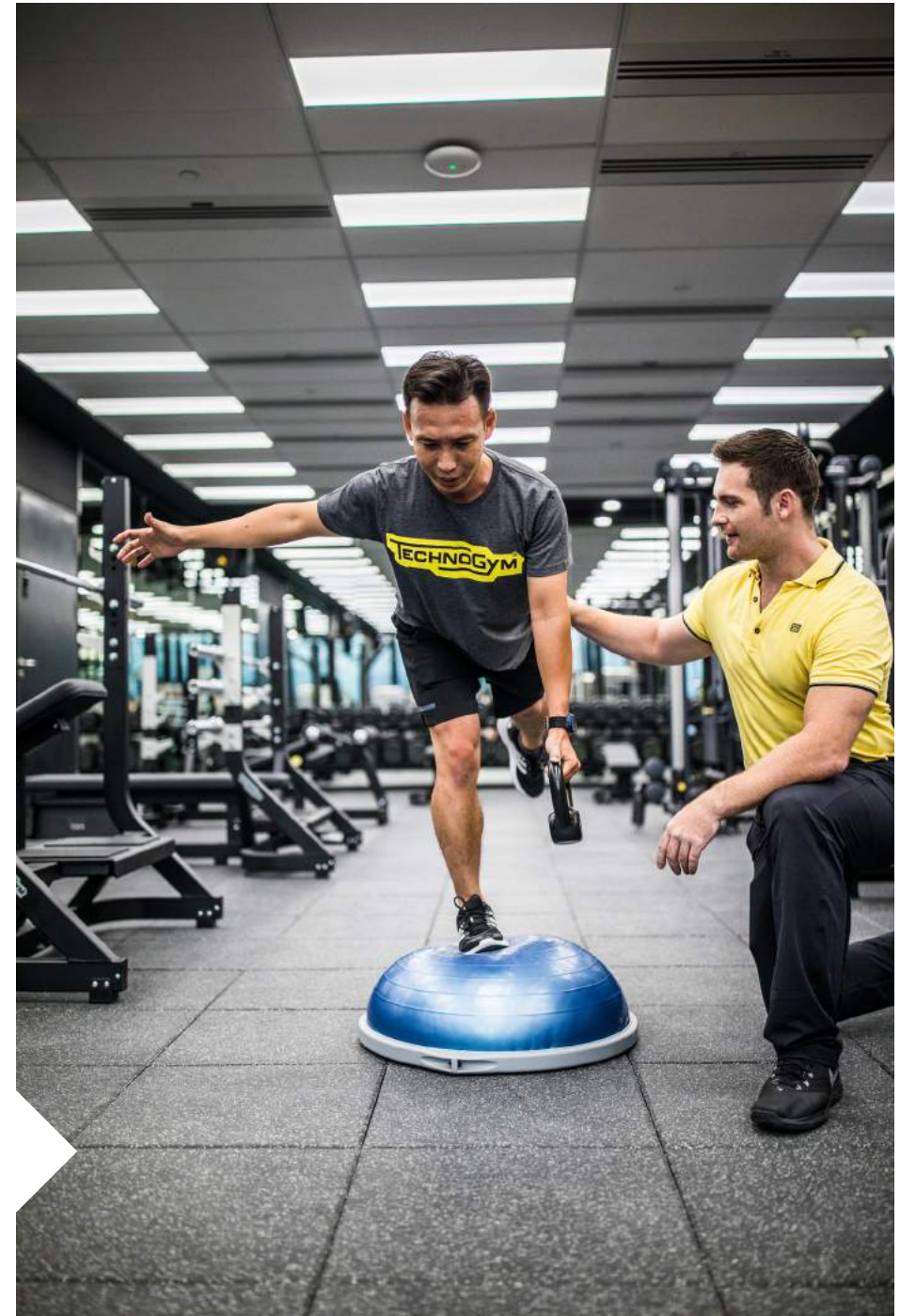
Deutsches Haus Conference Centre managed by Regus are multifunctional event-, exhibition-, and conference spaces from 42m² to 196m² or up to 200 people that tenants & external companies can make use of for their convenience





SPEED.FIT *TECHNO GYM*

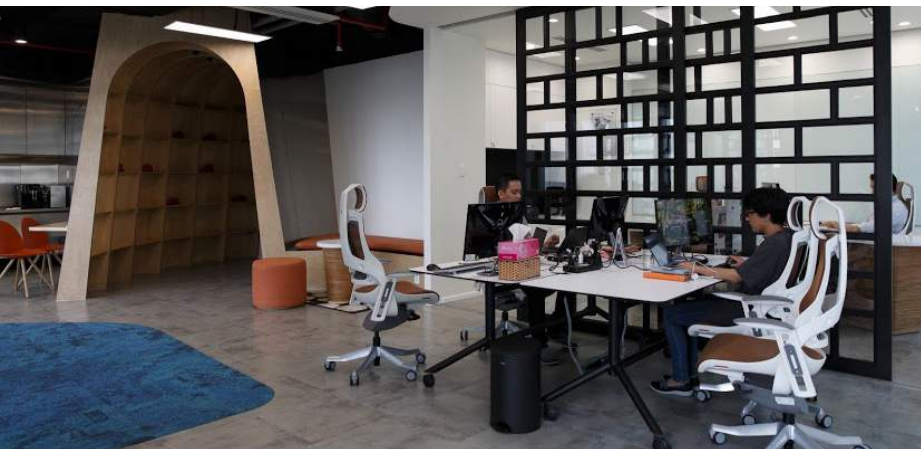
Premium-boutique fitness facilities, ensuring that wellness needs are met for tenants, their employees and visitors





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)

***PREMIUM
OFFICES***

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



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

2017

OCTOBER 2016

Completion of shell construction with a
height of 107m and a total area of 38.621m²

DECEMBER 2016

Installation of the elevators

BUILDING SPECIFICATIONS

CATEGORY	SPECIFICATIONS
Overall GFA	40,000 sqm
Total Net Leasable Area	30,000 sqm
Net Leasable Area per Floor	Approx. 1,500 sqm/floor
Number of Levels	25 levels and 4 basements
Design Style	Column free with central core
Building Management	Integrated Building Management System (IBMS)
Backup Power	100% of the building for 24 hours
Air Conditioning	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

CATEGORY	SPECIFICATIONS
Load Capacity (Raised Floor)	From 2.5 kN/sqm to 5 kN/sqm (subject to localized areas)
Clear Height (Raised Floor)	2.75 m from raised finished floor to suspended ceiling
Floor	Fully raised flooring, 100 mm
Lifts	<p>12 Lifts – ThyssenKrupp including:</p> <ul style="list-style-type: none"> • Office lift: 8 high-speed lifts with destination control for low zone from level 1 to level 12 & high zone from level 14 to level 24, in which 2 designated high-speed lifts for 2 office levels on level 25 & 26 go down to basement 3 • Shuttle lift: 2 lifts from basement 4 to level 2 • Fire/service lift: 1 lift from basement 4 to level 26 • 1 lift from level 1 to level 6 separated for German Consulate General
Speed Gates	Customized entrance security with proven, compatible access control technology
Illumination	500 Lx (International Grade A+ office standard)
Parking	179 parking spaces for cars and more than 1,171 parking spaces for motorbikes in the basements

BUILDING SPECIFICATIONS

CATEGORY	SPECIFICATIONS
For Air Conditioning System	3 x 427 RT chillers for office floors
For Power	<ul style="list-style-type: none">• 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



DEUTSCHES HAUS
HO CHI MINH CITY

OFFICE

33 Le Duan Blvd.
Ben Nghe Ward, District 1
Ho Chi Minh City, Vietnam

contact@deutscheshausvietnam.com
www.deutscheshausvietnam.com

**HOTLINE FOR
LEASING INQUIRIES**

Tel.: +84 (0) 981 982 838 or
Tel.: +84 (0) 28 3827 5665

