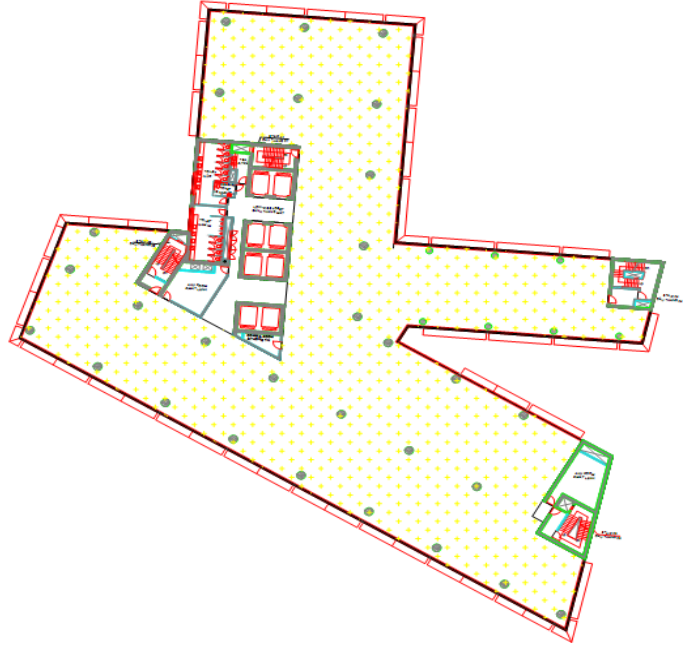


CENTREPOINT OFFICE BUILDING FACT SHEET



Location

Ease of access

106 Nguyen Van Troi Street, Ward 8, Phu Nhuan District, Ho Chi Minh City, Vietnam
A strategic location between the CBD and the international airport

Prestige

Grade

B+

Architect/ Designer

PTW, Out-2

Building contractor

Cotecons Vietnam Limited

M&E Contractor

Kurihara

Project Management

HBP Vietnam

Developer

Mapletree

Completion

Operational from end of 2009

Specification

Levels

15 office + 2 retail and 2 basements

Ceiling height

2.7m

Floor loading

600 kg/ sqm on ground floor
400 kg/ sqm on office floor

Total Net Floor Area

28,034 sqm

Net Floor Plate

2,166 sqm

Lobby

Floor - Gray Granite
Wall - Cop per Penny Alucobond Panel
Glass front

Elevators

Number

8 high speed lifts in which 2 service lifts split over high and low levels

Brand

KONE

Capacity

2,000kg each
(20 - 25 people)

Speech

2.5m/s

Special Features	Two-bank system
Lighting	
Type	High efficiency 4 x 14W T5 with Electronic Ballast
Modules	Multi Cell Aluminium Louver - Recessed
Levels	Office: 400 lux
Tenant services	
Parking	Approximately 2,500 motorbike spaces for office tenants and 80 car spaces in total
Wet pantry	Common wet pantry facilities on every floor
WC facilities	Separate restroom for handicap Separate male and female restroom facilities on each floor with highest international standard fixtures and appliance
Mechanical system	
Air-conditioning	
Type	VAV chilled water system
Capacity	4,500KW equates to less than 1:10 sqm
Control	Controlled by the building monitoring and control system to provide a consistent and stable temperature
Fire service system	Fire sprinkler outlets and fire alarm detectors throughout each floor plate
Electrical distribution	Each floor is provided with its own low voltage distribution boards with outgoing circuit breakers for tenant use Sub-metered for each tenancy
Backup power/ Capacity	2 x 1,800 kVA prime
Security system	24/7 on-site security - CCTV cameras provided in the common areas
Management	
	International standard professional company management
Tenant mix	
	Prestigious local and international companies
MDF Capacity	
PABX tyre/ capacity	
Telephone - # of lines	Distribution Frame (DF) - 50 pair per floor
Type of mobile phone signal	Improvement antenna Rosenberger booster
Satelite Receiver	Parabol and cable optic
Internet Service Provider	VNPT, Viettel, FPT, SPT
Ceiling system	Gypsum board with fire prevention glass fibre inside
Ceiling grid size	600 x 600 mm
Flooring type	Concrete floor
Window type	50 x 150 aluminium frame, grey, powder coated