Mapletree Profile: Creating Value in Asia

Mapletree is a leading Asia-focused real estate development, investment and capital management company headquartered in Singapore and wholly-owned by Temasek Holdings*

QUICK FACTS

- 1,600 employees
- 7 countries
- 15 cities
- US$21.8 billion of assets owned and under management
  - commercial, retail, logistics, industrial and mixed-use
- S$7.5 billion of funds under management in 4 public REITs and 5 private real estate funds
- 70 awards and accolades
  - investment and capital management, building excellence, business sustainability and service experience

* Temasek Holdings is an investment company with a portfolio value of S$215 billion (US$172 billion) in March 2013.
Presence: US$1.0 Billion Commitment

Mapletree considers Viet Nam an important emerging market in Asia given its competitive cost structure, stable political environment and large and growing population.

With expected long term demand for real estate needs in Viet Nam, Mapletree will continue to grow its business in Viet Nam to support its valued investors, partners and tenants and to tap on growth opportunities.

Commercial & Residential

Saigon South Complex
HO CHI MINH CITY

CentrePoint
HO CHI MINH CITY

Residential Project
HO CHI MINH CITY

Pacific Place
HANOI

Industrial & Logistics

Mapletree Business City
BINH DUONG

Mapletree Logistics Centre
VSIP 1, BINH DUONG

Mapletree Logistics Park
VSIP 2, BINH DUONG

Mapletree Logistics Park
VSIP BAC NINH
A STRATEGIC HEART OF SAIGON

- Grade B+ Office Space
- Reputation Int’l Tenants
- Convenience Retail Space
- Auxiliary Services
  - Retail Banking /ATMs
  - Coffee shop
  - Conveniences Store
  - Car showroom
106 Nguyen Van Troi, Phu Nhuan District, Ho Chi Minh City, Vietnam

Main connection street between CBD & Int’l Airport

10 minutes driving to International Airport & 15 minutes driving to Central Business District

Walking distance to International 5 star hotel
## OFFICE SPECIFICATIONS

<table>
<thead>
<tr>
<th>General Information</th>
<th>Grade B+</th>
<th>An international standard: <em>Central air-con with chiller system, raised floor, access/toilets for handicap, common floor wet pantry, fire lift, 100% power backup, centralized building management system</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>106 Nguyen Van Troi, Phu Nhuan District, HCMC</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Grade B+ office space quality with certain convenience retail</td>
<td></td>
</tr>
<tr>
<td>Level</td>
<td>Ground floor retail; 15 office floors and 2 Basements</td>
<td></td>
</tr>
<tr>
<td>NLA</td>
<td>28,034 sqm</td>
<td></td>
</tr>
<tr>
<td>Floor plate</td>
<td>2,166 sqm</td>
<td></td>
</tr>
<tr>
<td>Completed in</td>
<td>End of 2009</td>
<td></td>
</tr>
<tr>
<td>Lifts</td>
<td>8 KONE high-speed lifts in which 2 service lifts split over high and low levels</td>
<td></td>
</tr>
<tr>
<td>Back-up power</td>
<td>Full back-up with 2 Mitsubishi gen-sets of total KVA 3,600</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>2 basements</td>
<td></td>
</tr>
<tr>
<td>Air-con</td>
<td>Centrally controlled VAV Air Conditioning System</td>
<td></td>
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<tr>
<td>Fire fighting</td>
<td>International standard with hose reels, smoke detectors, sprinklers, 3 to 4 fire exits</td>
<td></td>
</tr>
<tr>
<td>Management</td>
<td>International standard, Central Building Management system (BMS)</td>
<td></td>
</tr>
<tr>
<td>Security</td>
<td>24/7 with manned security and CCTV monitoring</td>
<td></td>
</tr>
</tbody>
</table>
TYPICAL FLOOR PLATE

Nguyen Trong Tuyen str.

Nguyen Van Troi str.

Aviation School
WHY CENTREPOINT OFFICE?

- Strategic location, short distance to CBD & to Int’l Airport
  
  *Main street connected Int’l Airport & CBD*

- Established high-profile Tenants mix (please see appendix)

- Efficient floor layout
  
  *Ceiling height 2.7 meters*
  
  *Sun Louvers – Reduce solar heat gain*
  
  *Excellent level of natural light*
  
  *Separated electric meter for each unit*

- Flexible lease terms and available areas customized to Tenant’s office plan

- International Management Standard

- Reliable Landlord (Temasek’s company – Mapletree)
• Cleaning of common area
• Lighting of common area
• Gardening and landscaping
• Operating of the parking area, toilets and other Building facilities in common areas
• Operating of air-conditioning plant chilled water
• Maintenance and repairs of the Building equipment and facilities
• Garbage and waste disposal
• Operating of the Building during Business hours from 8:00am – 6:00pm
• 24/7 security service
## APPENDIX – TENANTS AT CENTREPOINT

<table>
<thead>
<tr>
<th>Category</th>
<th>Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banks and Financial Institutions</td>
<td>HSBC Bank, ANZ Bank, TechcomBank</td>
</tr>
<tr>
<td>Pharmaceutical Cor.</td>
<td>Bayer, Merck</td>
</tr>
<tr>
<td>Research Company</td>
<td>Nielsen</td>
</tr>
<tr>
<td>IT &amp; Software Firms</td>
<td>Capgemini, NTT Data, FPT ERP/ FPT IS</td>
</tr>
<tr>
<td>Others</td>
<td>Li &amp; Fung, Kimberly Clark, TUV, Toyota, Toyo, Endress Hauser, Cargo Partner, Kurihara, … and more</td>
</tr>
</tbody>
</table>
**APPENDIX – RETAIL**

**Description**
- Convenience 24/7 shop & ATM
- Mix of local and international brands

**Tenants**
- HSBC
- ANZ
- TechcomBank
- Subaru
- Family Mart Conveniences Store
- Highland Coffee
- Phuc Long Café
QUESTIONS & ANSWERS

CONTACT US FOR MORE INFORMATION!

CentrePoint - Nguyen Vu Investment JSC
106 Nguyen Van Troi, Phu Nhuan District, HCMC, Vietnam
Ms. Huynh Thi Thanh Truc – cellphone: 090 784 7684
htruc@centrepoint.com.vn OR info@centrepoint.com.vn