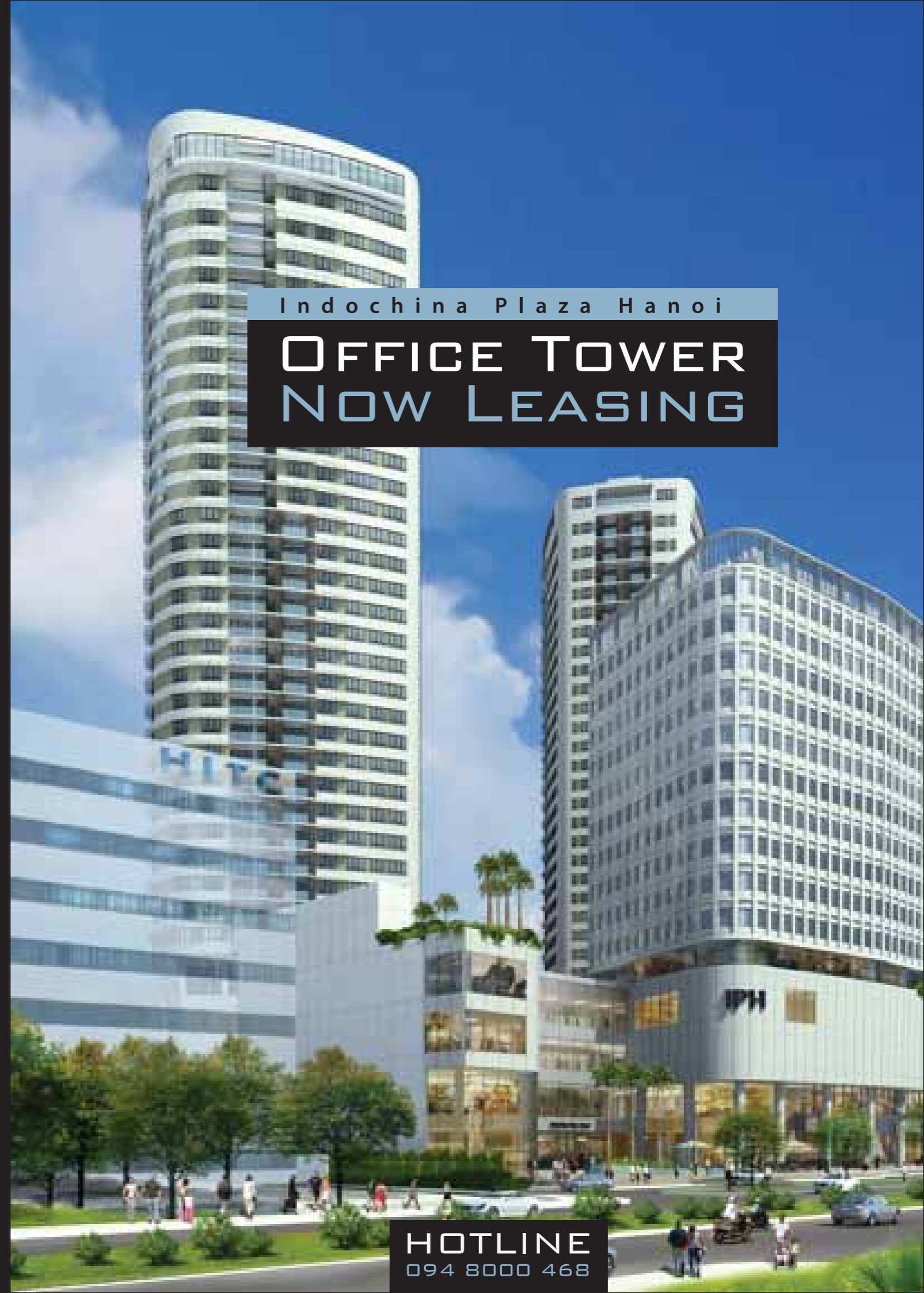


IPH INDOCHINA
PLAZA HANOI

239 Xuân Thủy, Quận Cầu Giấy, Hà Nội
www.indochinaplazahanoi.com

DISCLAIMER

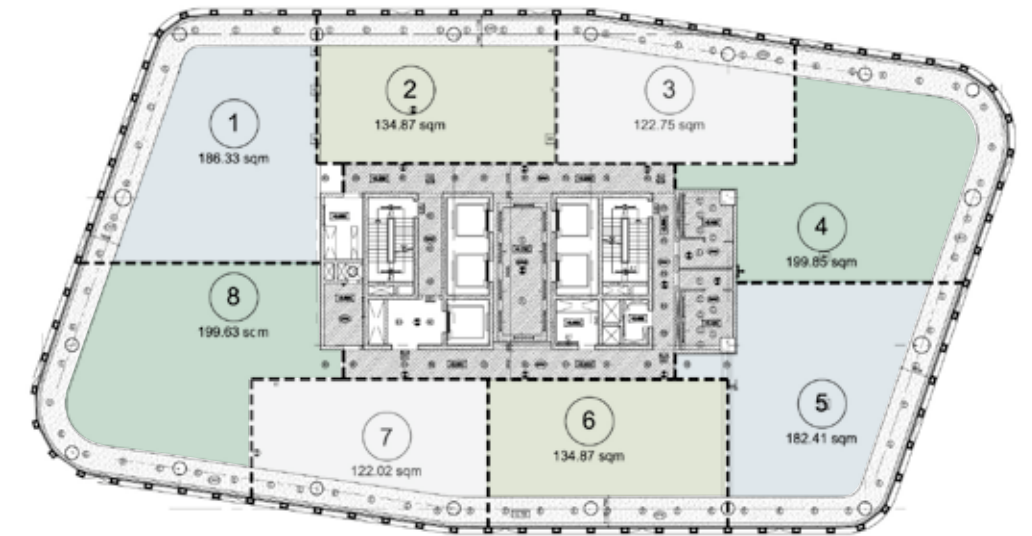
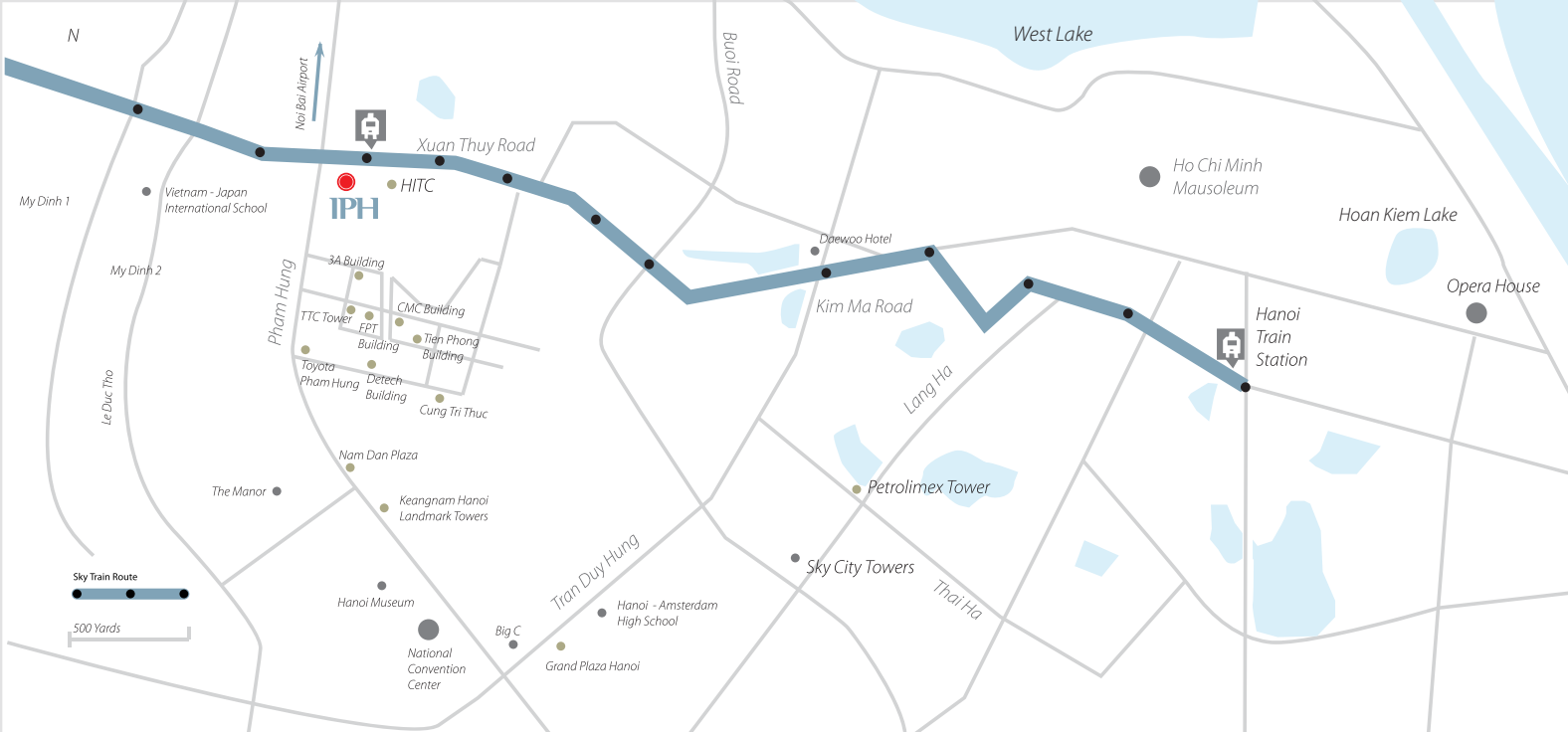
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TYPICAL 8 - UNIT FLOORPLATE

INDOCHINA PLAZA HANOI PROPERTY FACT SHEET - COMMERCIAL OFFICE TOWER

Location	
Ease of access	239 Xuan Thuy, Cau Giay, Hanoi At the intersection of Xuan Thuy Road with Pham Van Dong and Pham Hung Streets, the gateway to Hanoi's new urban area
Prestige	
Concept	Developed by Indochina Land, Vietnam's premier luxury property developer, and a world class design team of international designers, IPH comprises Grade A office facilities flanked by twin residential towers set above a four story retail podium overlooking a central open air plaza
Grade	A
Architect/ Designer	PTW Vietnam, Gravity Partnership Hong Kong, Benwood Studio Shanghai
Building contractor	Coteccons Vietnam Ltd.
Developer	Indochina Land
Appearance	The buildings are curvaceous and sleek, creating a distinctly contemporary aesthetic and an iconic landmark presence which will anchor IPH as Hanoi's most desirable new address
Completion	Q1-2012
Specifications	
Levels	15 (11 office + 4 retail and 2 basements)
Ceiling height	2.7 m
Floor plate	1,364sqm (net) for typical levels (6-15) and 704sqm (net) for non-typical level (5)
Floor loading	Level 5: 408kg/sqm (or 4kPa) Level 6-15: 306kg/sqm (or 3kPa)
Total Gross Floor Area	17,164sqm (inc. Level 1 entrance lobby, 332sqm inside retail podium)
Total Net Floor Area	14,484sqm (exc. Level 1 lobby area)
Minimum Leasable Area	122 sqm
Lobby	
	SKK finish to wall at lobby area, painted finish to corridors Adding cove light feature to lift lobby
Elevators	
Number	4 high speed elevators and 1 goods lift
Brand	Schindler
Capacity	1600 kg each
Speed	4 m/s
Corridors	Central common corridor for multi-let floor plates
Standard width	1.75 m
Office interiors	
Layout shape	A defined scope to split the floor plates for up to 08 flexible unit configurations, varying in size from 122 sqm to 200 sqm
Doors	Door openings measure 1.0 x 2.1m
Window	Double glazed windows for maximum thermal and acoustic performance
Floors	Powerfloated concrete finish in the offices with 600 x 600mm homogenous tiles in the common corridor

Ceiling	Suspended ceilings in open plan office areas and common corridors adjacent to the core 110mm wide solid ceiling structures incorporating wire security screens and sound proof insulation along possible inter-tenancy divisions 600 x 600 x 10mm ceiling tiles with plasterboard perimeter edge Cement flat sheet ceiling in common corridors adjacent to core
Drywall	Slab to slab, acoustically insulated steel stud dry wall partitions Wire security screens and sound proof insulation above the ceiling line
Lighting	
	Abundant natural light Recessed fluorescent lighting within areas where there are ceiling tiles Recessed white compact luminaries within plasterboard perimeters Recessed compact fluorescents in central common corridors
Lighting level	600 x 600 mm recessed fluorescent fittings and emergency lights throughout each floor plate
Tenant services	
Parking	Approximately 100 car parking spaces for office tenants and 1,600 motorbike spaces in total
Kitchenette	Modern pantry facilities on every floor
WC facilities	Separate male and female restroom facilities on each floor with highest international standard fixtures and appliances
Mechanical systems	
Air-conditioning	Building Management System
Ventilation	HVAC
Fire service system	Fire sprinkler outlets and fire alarm detectors throughout each floor plate
Electrical distribution	Electricity is distributed via perimeter skirting ducts and skirting ducts at each end of the core Size of skirtings: 200 x 30 mm Electrical distribution from the core to the tenancies via the ceiling space Droppers are provided at select perimeter columns within each tenancy
Backup power/Capacity	Main electrical distribution board is provided in the technical riser All tenants shall submit to the building management agents for the loading requirement and kWh/meter shall be borne by the tenant
Security system	24/7 on-site security - CCTV cameras provided in the lift lobby areas Emergency paging and announcement speakers throughout the entire floor plate
Management	
	International standard professional company management
Tenant mix	
	Prestigious local and international companies
Special Features/ Added Value	
	IPH is a fully integrated lifestyle community, connecting complementary residential, retail, and commercial facilities in a dynamically designed mixed-use development. With iconic contemporary design and extensive facilities, IPH will offer a unique working environment within the Grade A standard Office Tower Committed developer, Indochina Land is Vietnam's premier developer of luxury properties Flexible leasing terms and flexible use of space, designed to accommodate a wide variety of tenant needs



For leasing enquiries, contact Savills Vietnam
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