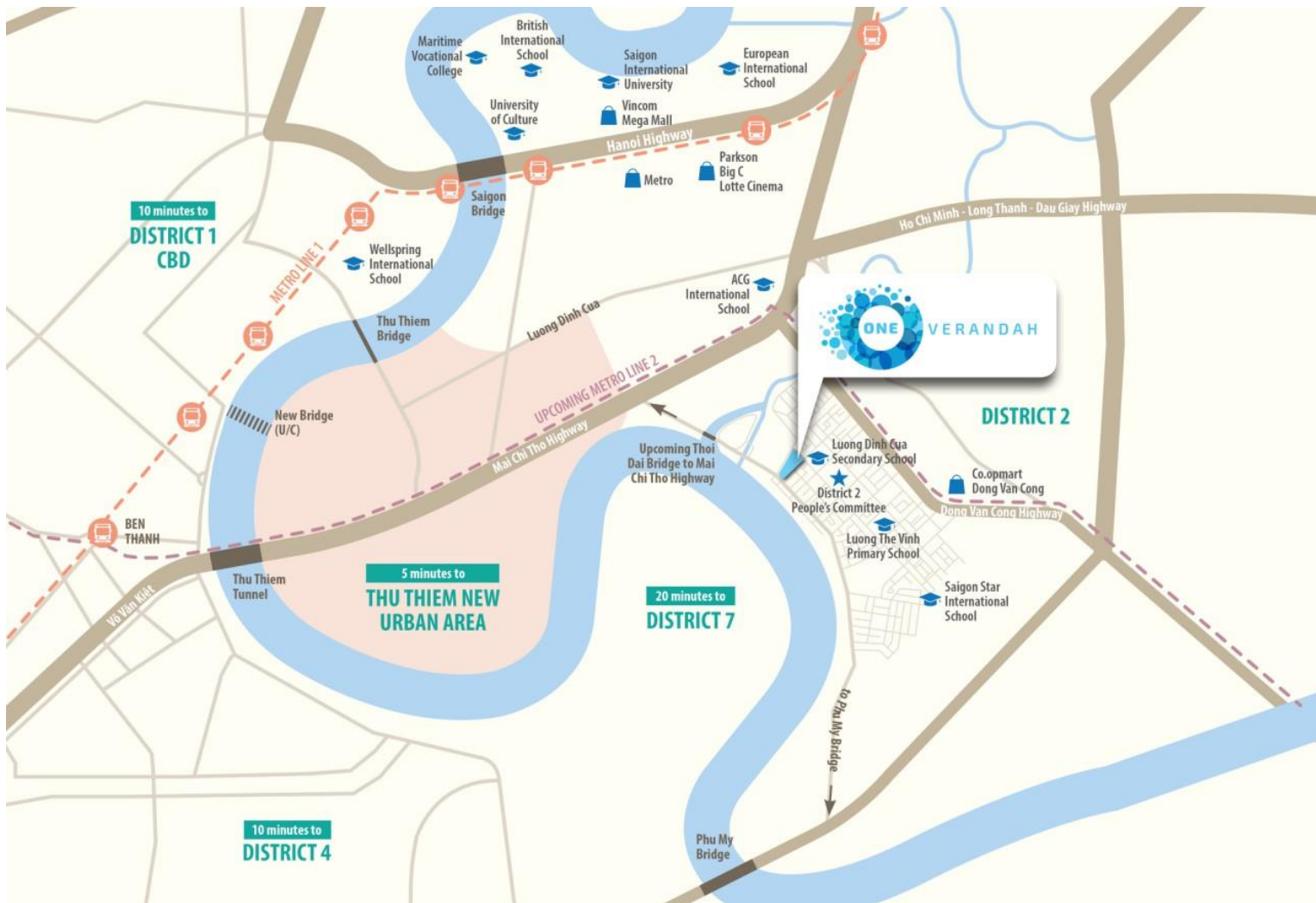




LOCATION MAP



- Located in Thanh My Loi, District 2
- 10 min to CBD via Thu Thiem Tunnel
- 20 min to District 7 & Phu My Hung Area via Phu My Bridge

SAIGON RIVER & PHU MY BRIDGE VIEW



SAIGON RIVER & CBD VIEW



DISTRICT 2 VIEW



PROJECT OVERVIEW



** Artist's impression for illustration purposes*

Site area: 1.7 ha

Parking podium (1F-2F) + entertainment deck (3F) + apartments (4F-22F)

Number of units: 779 units + shophouses

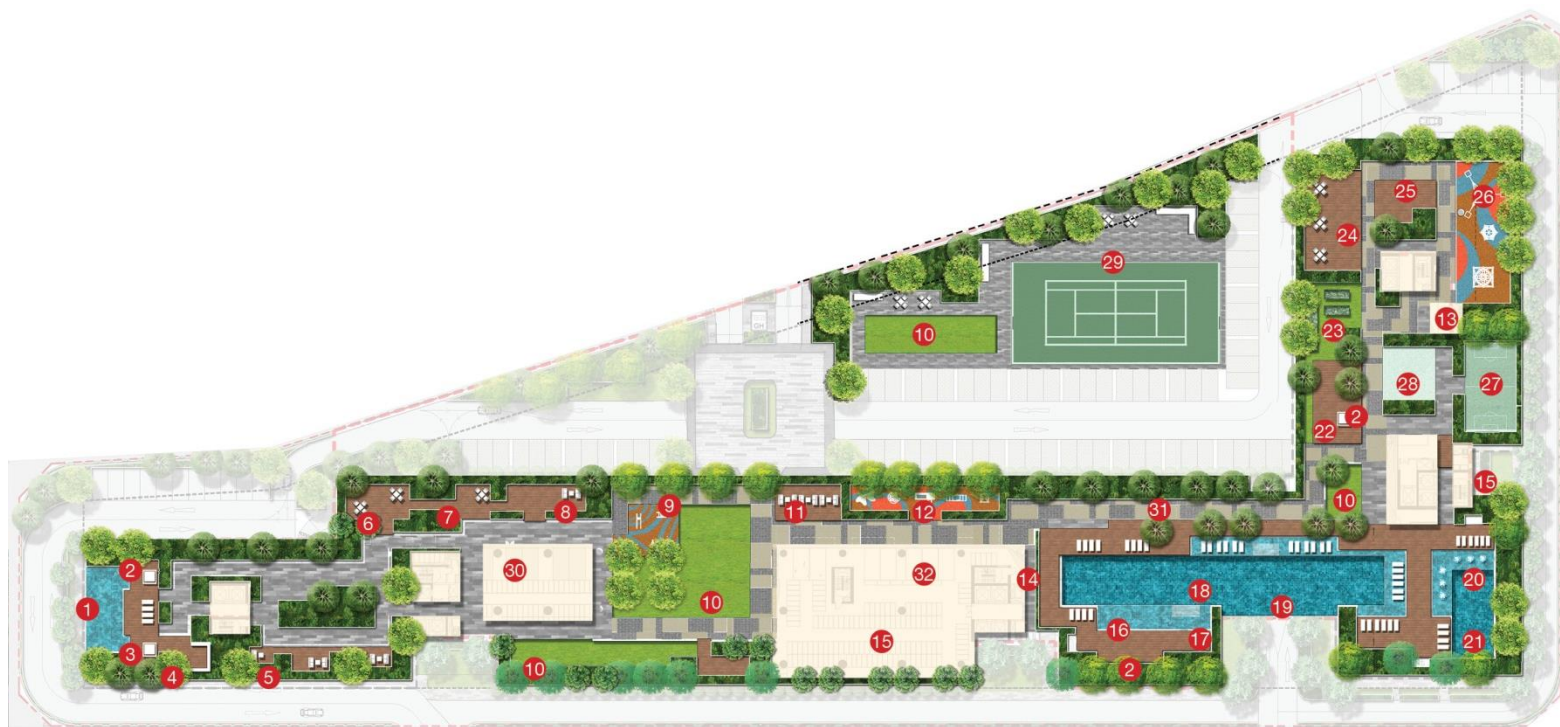




WHY ONE VERANDAH?

- A wide selection of facilities for all ages, spreading across **an 8,000 sqm entertainment deck**
- **Unblocked views** of the city and the river
- **Spacious balconies** with breath-taking views
- **Naturally ventilated apartments** with good natural daylight

MASTER PLAN



- | | | | |
|--------------------------|--------------------------------------|----------------------------|---|
| 1 Leisure pool | 9 Outdoor fitness station | 17 Jacuzzi | 25 Revitalizing area |
| 2 Relax corner | 10 Recreation lawn | 18 Olympic-style pool | 26 Kids Adventure Zone (5-12 years old) |
| 3 Observation deck | 11 Sun lounge | 19 Four Seasons pool | 27 Mini Soccer court |
| 4 Reading corner | 12 Outdoor kids zone (3-5 years old) | 20 Splash pad | 28 Basketball court |
| 5 Outdoor lobby | 13 Indoor Toddler club | 21 Kids Pool | 29 Tennis court |
| 6 BBQ Pavilion (6-8 pax) | 14 Pool deck | 22 Yoga & Meditation deck | 30 Gymnasium center |
| 7 Outdoor dining | 15 Multi-function room | 23 Herb garden | 31 Jogging track |
| 8 Party deck | 16 Aqua deck | 24 BBQ Pavilion (8-10 pax) | 32 Library |

TYPICAL FLOOR LAYOUT



LEGEND



1-BEDROOM



2-BEDROOM



3-BEDROOM

Floor 05 - 07

TYPICAL FLOOR LAYOUT



LEGEND



Floor 08 - 18



TYPICAL UNIT LAYOUTS



1BR

GFA: 55 – 59 sqm
NFA: 50 – 53 sqm

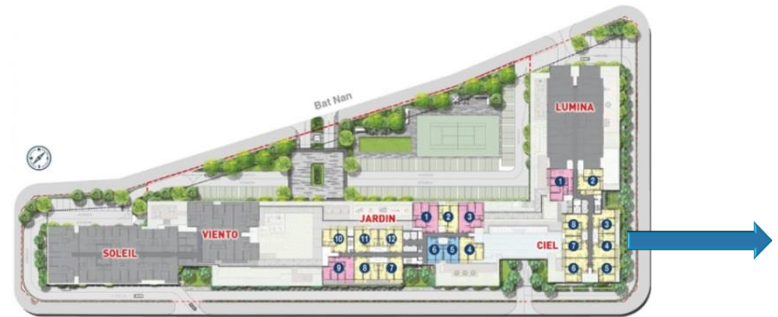


TYPICAL UNIT LAYOUTS



2BR

GFA: 77 – 82 sqm
NFA: 70 – 74 sqm



TYPICAL UNIT LAYOUTS



3BR

GFA: 107 – 108 sqm
NFA: 98 – 101 sqm



HANDOVER CONDITIONS

- Fully furnished
- Fire rated timber door
- Air Conditioning: for all bedrooms, living rooms & dining rooms
- Laminated timber floor for all bedrooms
- Wardrobes for all bedrooms with laminated finish
- Intercom System
- Fully finished kitchen:
 - Top and bottom cabinet
 - Full kitchen countertop
 - Sink and faucet
 - Kitchen hob & hood
- Fully finished bathrooms
- Power back-up for common areas
- Smart Lock



Disclaimer:

All statements and representations are believed to be correct but shall not be regarded as statements of fact and shall not constitute any warranty by the developer and/or its agents. All visual representation, models, show units illustrations, photographs, art renderings and other graphic representation and reference are intended to portray only artistic impressions of the unit or of the development and cannot be regarded as handover conditions.

PAYMENT SCHEME

INSTALLMENT	ESTIMATED TIME	AMOUNT	REMARK
	Booking Fee (non-refundable)	VND 100,000,000	
1	Sign Booking Agreement (15 working days after Booking Fee)	10%	Included 10% VAT deduct VND 100 million deposit
2	Completion of foundation Sign Sales & Purchase Agreement (SPA)	10%	Included 10% VAT
3	3 months after signing SPA	5%	Included 10% VAT
4	6 months after signing SPA	5%	Included 10% VAT
5	9 months after signing SPA	5%	Included 10% VAT
6	12 months after signing SPA	5%	Included 10% VAT
7	15 months after signing SPA	5%	Included 10% VAT
8	18 months after signing SPA	5%	Included 10% VAT
9	TOP	45%	Included remain VAT of total contract value & 2% Sinking Fund
10	Pink book issued	5%	

BANK GUARANTEE – HOME FINANCING

Banker's Guarantee



Home Financing



ABOUT MAPLETREE

Mapletree is a leading real estate development, investment and capital management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

Mapletree currently manages four Singapore-listed real estate investment trusts (REITs) and six private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, the United Kingdom (UK) and the United States (US).

As at 31 March 2017, Mapletree owns and manages S\$39.5 billion (~ VND 660,000 billion) of office, retail, logistics, industrial, residential, corporate housing / serviced apartment, and student accommodation properties.

The Group's assets are located across 12 economies globally, namely Singapore, Australia, China, Germany, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam.



MAPLETREE IN VIETNAM

In Vietnam, Mapletree owns and manages mPlaza Saigon and is currently developing the 4.4-hectare mixed-use development Saigon South Place in District 7 of Ho Chi Minh City in phases including Mapletree Business Centre, a grade A office tower, SC VivoCity, a multi-experiential destination mall; RichLane Residences, a premier residential tower; and Oakwood Residence Saigon, a premier serviced apartment tower. The Group also owns and manages CentrePoint, an office building with a retail podium in Ho Chi Minh City; Pacific Place, a mixed-use development in Hanoi; and three logistics parks located in Binh Duong and Bac Ninh; and Mapletree Business City @ Binh Duong - an industrial and business park development. For more information, please visit

www.mapletree.com.sg





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The end

THANK YOU

