



October 2018

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Centennial

LEGACY OF TIME

Centennial symbolizes the 100th anniversary of Ba Son, the legacy of Saigon.

Imagined and designed for the monumental grounds by the Saigon River in District 1, Centennial is destined to become an enduring landmark that engages the past heritage, present vibrancy, and future grandeur of this magnificent city.

A century ago, the Ba Son shipyard heralded an era of modernization for Saigon and became the growth engine and beating heart of Ho Chi Minh City. Today upon the same grounds, Centennial will pay homage to this remarkable legacy and set the new benchmark for meaningful and iconic developments in the city's future.

Rising above the historic land, Centennial will transform the city's skyline and become a celebration of the city's success as well as a recognition of Ho Chi Minh City's place on the world stage.

Centennial will transcend the very definition of success. It is the epitome of elegance and timeless legacy.

As Ho Chi Minh City's history flows through the Saigon River,
So will the Centennial preserve the legacy of the city's pioneers for future generations in time to come.

Centennial
Legacy of Time





Centennial
LEGACY OF TIME

Project Overview

- | | | | | | |
|----|------------------------------|--|-----|-------------------------------------|---|
| 1. | Project name: | Centennial | 9. | Residential sky amenities: | Rooftop infinity pool
Exclusive Sky Home Theater
Sky Lounge
Sky Gym
Sky Goft simulator
Kid swimming pool |
| 2. | Developer: | Alpha King Real Estate Development JSC | 10. | Other residential amenities: | Fine dining restaurant
Exclusive residential reception
Conceirge desk
Pool at ground floor
Kid pool |
| 3. | Location: | Bason area, District 1 | | | |
| 4. | Site area: | 3,558 sqm | | | |
| 5. | Project scale: | 46 floors & 3 basements including
1st-18th floor: Ascott Branded Serviced Residences
19 th floor: refuge floor, exclusive gym and contemplation deck
20 th -45 th floor: exclusive residents zone
46 th : Sky Facilities | | | |
| 6. | Residential units: | 410 | | | |
| 7. | Unit mix: | 19 th - 44 th floor: 4-8 units per floor
1 Bedroom: 56.4 – 84 sqm
2 Bedroom: 90 – 110 sqm
3 Bedroom: 155 – 188 sqm
Penthouses: 248 – 258 sqm | | | |
| 8. | Estimated Completion: | 2Q / 2020 | | | |



Centennial
LEGACY OF TIME

The Story



Centennial

LEGACY OF TIME

Rich Heritage

Ba Son is the cradle of modern civilization in Saigon, and the bastion of Saigon's heritage.

The vestige of Ba Son heritage can be traced back to 1790, where it was founded by Nguyen Anh, the emperor of the Nguyen Dynasty in Hue.

In the 1920s, Ba Son played an important role in Ton Duc Thang rise to succeed Ho Chi Minh as the President of reunified Vietnam.

Ba Son was declared a national historic monument by Vietnam's Ministry of Culture in 1993.

Today, Saigon will be developed into a national and regional landmark that will anchor Ho Chi Minh City on the World Stage while retaining the heritage that so richly defines the birthplace of Modern Saigon and the Saigon River.



Strategic Prime Location

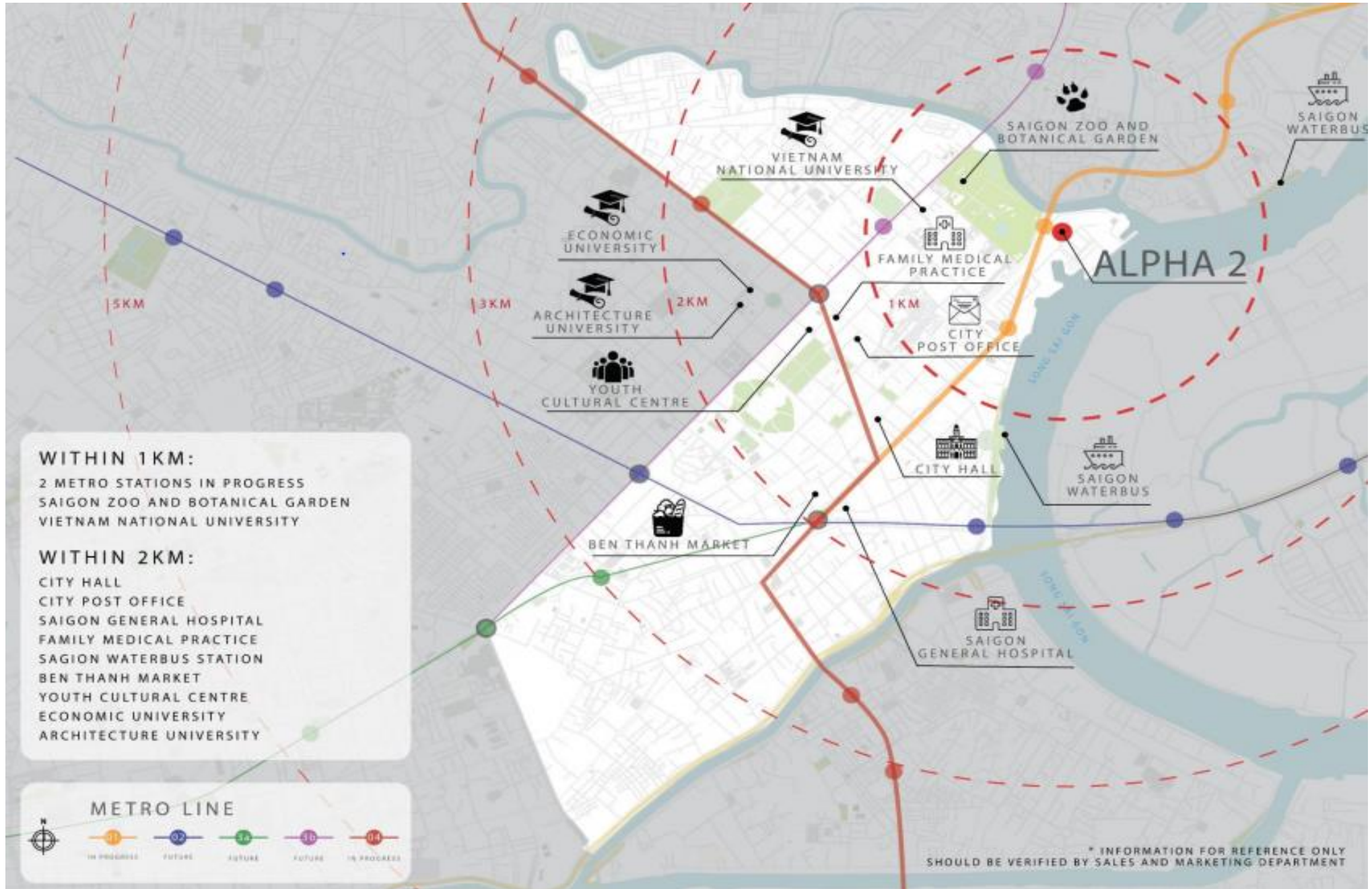
Centennial is located in the Prime District 1 of Ho Chi Minh City, along the iconic Saigon River.

Surrounded by the lush green landscapes of the Saigon Zoo and Botanical Gardens, Centennial will be a picture of sophisticated tranquility.

Centennial also promise to offer unprecedented convenience, connectivity and accessibility in Ho Chi Minh City with its seamless integration with the upcoming metro line network.

Standing majestically along the historic Saigon river, Centennial is destined to be the future epicenter of District 1.

- 5 mins drive to Ben Thanh Market
- 5 mins drive to Nguyen Hue Boulevard
- 5 mins drive to Notre Dame Cathedral
- 20 mins drive to Tan Son Nhat International Airport





Breathtaking Views

Towering high above the iconic Saigon River, Centennial promise an immersive experience of Ho Chi Minh City with breathtaking sweeping views of District 1, the Saigon River, and the New Urban City Thu Thiem. Centennial view is truly *Sui Generis* and second to none. Its prime river front location ensures that the view will remain unblocked for generations to come.





Centennial

LEGACY OF TIME

Largest District 1 Integrated Development

Centennial is an architectural marvel to behold and a timeless work of art. When completed, it will be the largest single integrated development in District 1.

It is a vertically built urban district that encapsulates the work, live, and play paradigm of the next generation.

Centennial is seamlessly integrated into the upcoming metro line network as well as an expansive array of lifestyle amenities and leisure attractions.

This iconic development will be an all weather integrated development that feature world class innovations and new to market experiences which will become the quintessence of contemporary lifestyles in District 1.

Destined to redefine the skyline of Ho Chi Minh City, Centennial is the past, present, and future of Saigon.

Centennial
The Legacy of Time



A Global Address

Centennial will revolutionize waterfront living in the heart of Ho Chi Minh City by drawing upon inspirations from global waterfront destinations such as New York's Seaport District, Singapore's Marina Bay, Sydney's Darling Harbor, and Hong Kong's Victoria Dockside. It will marry timeless design with avant-garde artistic inspirations to turn the dreams of the past into reality and build a community that will rival the exclusivity of other global address.





Key Selling Points



Oasis in the City

Nestled in the midst of Ho Chi Minh City, one of the fastest growing cosmopolitan cities in the world, Centennial is a luxury, residential community like no other.

Experience the CBD with retail therapy at its best, or embark on an afternoon of outdoor activity along Saigon River.

Designed for those with an eye for style, the residences at Centennial offer contemporary, urban architecture and sleek design at every possible turn.

From the open-living floor plans with smooth lines and lush landscaping to world class amenities and luxury facilities, Centennial welcomes you to a modern world of sophistication and unparalleled comfort.

Centennial is a timeless art that spans generations, a home befitting the heights you scale, a place for extraordinary desires. Centennial is the legacy of time.





Centennial
LEGACY OF TIME

District 1

District 1 is the Central Business District (CBD) of Ho Chi Minh City, the largest city in Vietnam.

The colorful and buzzing landscape in District 1 has been a magnet for talents all over Vietnam, with great food, trendy shopping, and fun nightlife at every corner.

Life is upbeat in District 1, with the beating heart of Ho Chi Minh City pulsing through the cityscape day and night.

The landscape of District 1 is populated by Saigon's major landmarks such as the Reunification Palace, the Notre Dame Cathedral, the War Remnants Museum, the Museum of Ho Chi Minh City, Saigon Post Office, Ben Thanh Market, and many other historical buildings mixed in perfect harmony with modern skyscrapers such as the Bitexco Financial Tower and Vietcombank Tower.

A view of the evolving skyline of District 1 is a story of Saigon's journey through time from the past to the present, and is destined be the face of Ho Chi Minh city in the future.





Saigon River

Saigon River is the lifeblood of Saigon since the 17th century. In the past, before the development of the road and traffic system, people from all over Vietnam traveled to Saigon via the Saigon River for business and leisure purposes.

In the 18th century, Saigon River became well-known among those in the region as the city of Saigon became a popular trading port for China, Malaysia, the Netherlands, and Portugal.

When the French colonists built a port by the Saigon River to make it an essential stop in the trading routes between Europe and what was then "Cochinchina", the riverbanks became engaged and the city soon began to flourish. It was at this point that Saigon came to be known as "The Pearl of the Far East".

Today, Saigon River is the river of life and a major landmark in Ho Chi Minh City. On the other side of the river lies the developing district of Thu Thiem.

Centennial enjoys an eastern view of the Saigon River which capture the magical moment of the rising sun over the river and the beautiful city of Saigon every morning.





Centennial
LEGACY OF TIME

*Botanical
Gardens*

Lush
Greenery View



*Binh Thanh
District*

Rising
District View





Centennial
LEGACY OF TIME

Award Winning

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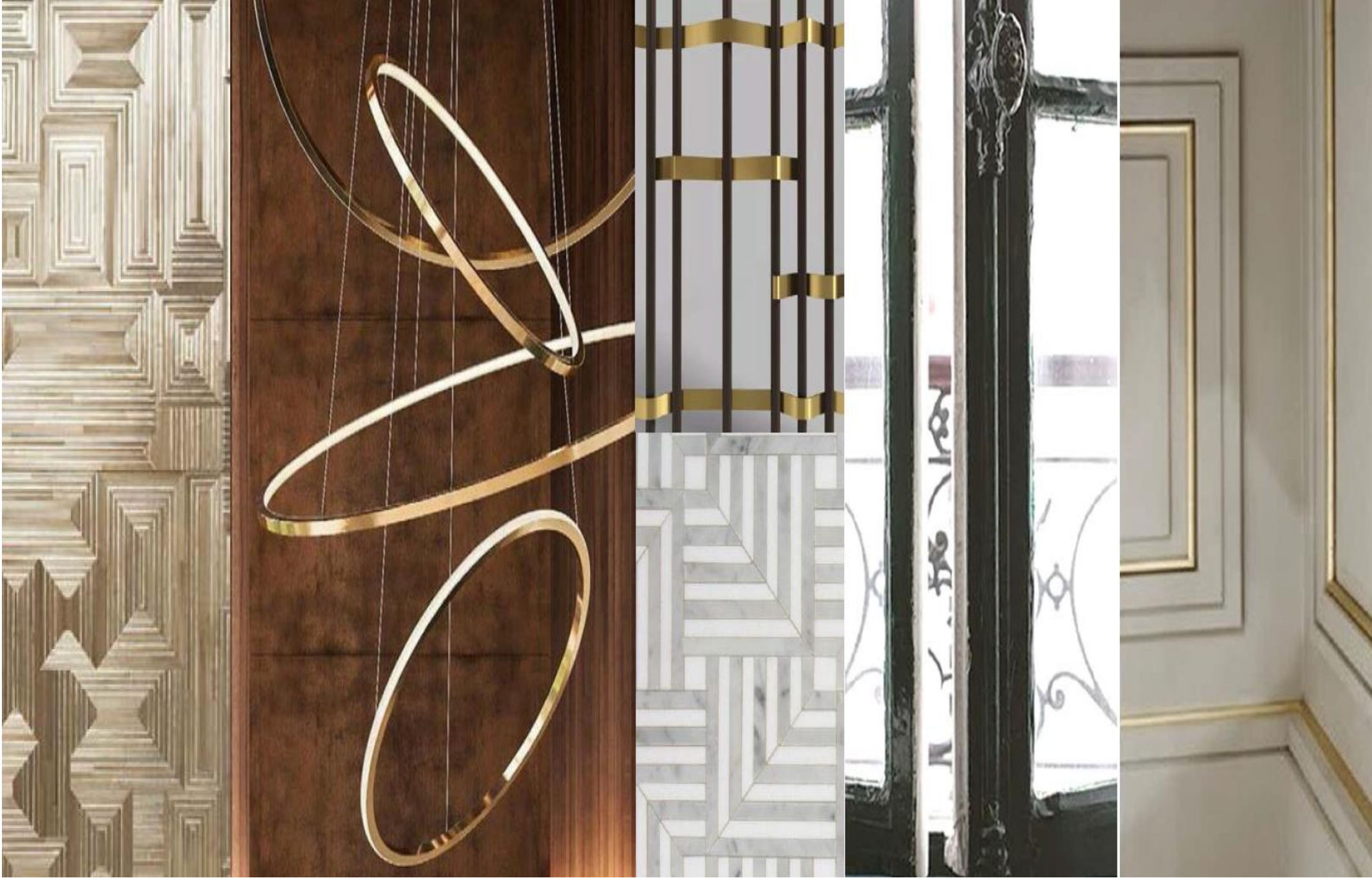
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Award Winning

International 5 Star
Hotel Grand Lobby




Centennial
LEGACY OF TIME
Award Winning

International
Design Standards



*Unparalleled
Amenities*

Arrival Court &
Drop Off





Centennial
LEGACY OF TIME

*Unparalleled
Amenities*

Exclusive Lap Pool
with Cabanas





Centennial
LEGACY OF TIME

*Unparalleled
Amenities*

All Day Dining
& Library





Centennial
LEGACY OF TIME

*Unparalleled
Amenities*

**Exclusive
Infinity Sky Pool**



*Unparalleled
Amenities*

Exclusive Resident Sky Lounge





Centennial
LEGACY OF TIME

*Unparalleled
Amenities*

Children
Playroom





Centennial
LEGACY OF TIME

*Unparalleled
Amenities*

Exclusive Golf
Simulators





LEGACY OF TIME

*Unparalleled
Amenities*

Exclusive
Sky Gym





Centennial

LEGACY OF TIME

International Quality & Design Standards

Triple Layer Low E coated strong tempered glass windows keeps out 95% of harmful sunrays and keep your home cool while offering natural non glaring lighting to minimize energy consumption.

Noise reduction walls and glass windows ensure your maximum privacy even during the nosiest of days in the Central Business District.

Three dedicated air-conditioned residential hi-speed lifts with a typical lift ratio of 2.7 connect the residential lobby and basement car park.

Only 6 to 8 units located on each level to ensure privacy for residents.

Foreign imported kitchen appliances, tiles, and sanitary equipment.

Fengshui conscious design elements for the astute home owners and investors.

Building Information Modelling (BIM) technology design to ensure quality and timely construction.





Centennial
LEGACY OF TIME

*International
Safety Standards*



Fire Refuge Floor



International Fire Safety
Standard Homes



Hi-Tech Security
Platform



Close to Top
Medical Facilities



Smart Home



Smart Lighting



Smart Air-Conditioning



Smart Intruder Detection



Smart Locks



Smart Blinds





Centennial
LEGACY OF TIME

Elite Community

Low density of between 6 to 8 apartment units per floor.

Exclusive privileges and services via Alpha King exclusive Brand Ambassador community.

Ascott community of top management and executives of Multi-National Companies (MNCs) living in the low zone creates opportunities to build new business networks and host your guests and clients in the low zone.

Lush landscaping and wide variety of exclusive amenities and facilities ensures privacy for exclusive parties.

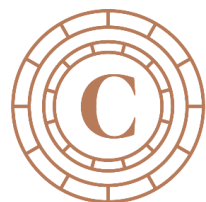
Gateway into one of the most exclusive communities of celebrities, business owners, top executives, expatriates, wealthy families, and professionals in District 1



AMBASSADOR

A World of Benefits & Privileges

Alpha King will redefine the definition of luxury homeownership in Vietnam by pioneering **more than 29 professional core services** and **over 24 exclusive lifestyle services** to exceed expectations and introduce world class property management standards to all Alpha King properties.



Centennial

LEGACY OF TIME

More than 30 Years Experience
Assets & Property Management

Over 10 Million Square Meters
Office, Retail, Residential Projects

Award Winning World Class Developments
Multiple International Design and Property Awards

The Art of Luxury



On Demand
Privileges



Quality
Assurance



Security
Assurance



Exclusive
Landscaping

World Class Property Management

Mr. Peter H.Y. Lee has over 30 Years of experience in international assets and property management. He is the member of Royal Institution of Chartered Surveyors (RICS) and International Facility Management Association (IFMA). His career spans many renowned global real estate enterprises such as Savills, CBRE, and Jones Lang Lasalle (JLL).

Prior to joining Alpha King, Mr Peter Lee is the Director and General Manager of Shui On Land Group Property Management Company. He was in charge of all Shui On Land Group China projects in five major China cities, overseeing a portfolio of more than 10 million square meters, including Xin Tian Di HUBS, retails, office building and residential projects where he lead a team of more than two thousand colleagues to win multiple international awards for Shui On Land.



Ascott Profile

30

YEARS
INDUSTRY
EXPERIENCE

70,000 Units
500 Properties
120 Cities
4 Continents

Top 10 Corporate Clients

Market Leading Portfolio of Corporate Clients that active operations and are aggressively expanding their operations in Ho Chi Minh City, Vietnam

Corporate Clients	Industry
Embassies of OECD Countries	Government & NGOs
Amdocs	Information & Communications Technology
Standard Chartered Bank	Financial Institutions
Samsung	Consumers
Bank of Tokyo-Mitsubishi UFJ	Financial Institutions
Toyota	Consumers
Qantas Airways	Consumers
BNP Paribas	Financial Institutions
Hitachi	Consumers
Citigroup	Financial Institutions



THE ASCOTT LIMITED
Best Serviced Residence Group - Asia Pacific

Travel Weekly Asia 2017 Readers' Choice Awards
(won for the 2nd consecutive year)



ASCOTT THE RESIDENCE
Most Popular Serviced Apartment Brand

ThePaper.cn & YRD Investment Development
Committee



ASCOTT THE RESIDENCE
Best Serviced Residence Brand in Asia-Pacific

Business Traveller Asia-Pacific Awards 2017 (won for
14th consecutive year)



THE ASCOTT LIMITED
Corporate Housing Provider of the Year

Forum for Expatriate Management APAC Expatriate
Management & Mobility Awards 2017



ASCOTT THE RESIDENCE
**2016-2017 Best Service Apartment Operator
of Asia**

CRECC Haikou Summit 2017 Asia-Pacific Hotels
Cooperation Forum



SOMERSET SERVICED RESIDENCE
Vietnam's Leading Serviced Apartment Brand

World Travel Awards 2017 (won for the 5th
consecutive year)



THE ASCOTT LIMITED
Asia's Leading Serviced Apartment Brand

World Travel Awards 2017 (won for the 2nd
consecutive year)

12 Years

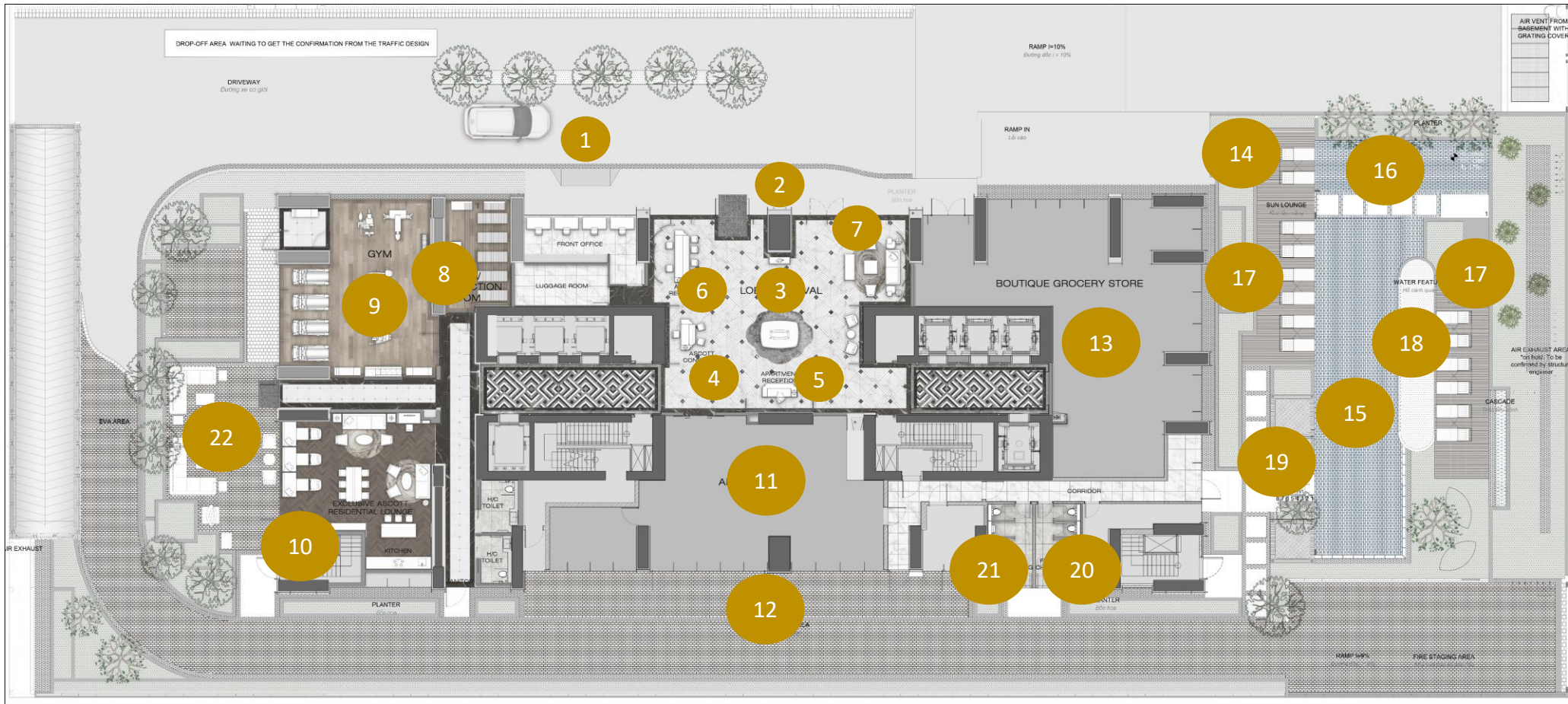
Excellence in
Serviced Residences Management
Experience in Ho Chi Minh City

WHY ASCOTT?



Floor Plans

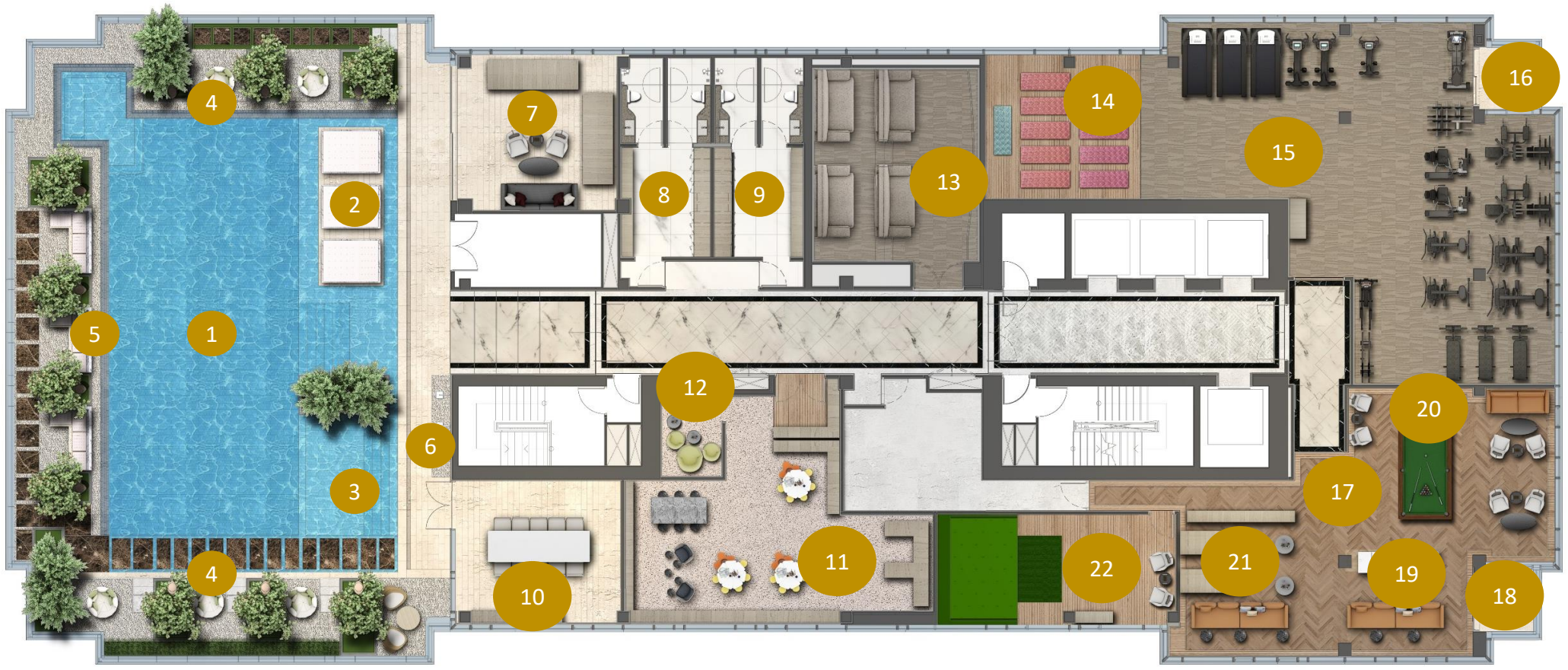
- | | | | |
|----------------------------------|---------------------------------------|-------------------------------|--------------------------|
| 1. Arrival Court & Drop Off Area | 7. Welcome Lounge | 13. Gourmet Convenience Store | 19. Family Cabanas |
| 2. Grand Entrance | 8. Ascott Yoga Studio | 14. Outdoor Showers | 20. Female Changing Room |
| 3. Arrival Lobby | 9. Ascott Gymnasium | 15. Ground Floor 25m Lap Pool | 21. Male Changing Room |
| 4. Concierge | 10. Ascott Residence Lounge | 16. Children Pool | 22. BBQ Garden |
| 5. Residences Reception | 11. All Day Dining Gourmet Restaurant | 17. Poolside Sun Lounges | |
| 6. Ascott Reception | 12. Alfresco Dining Area | 18. Water Feature | |

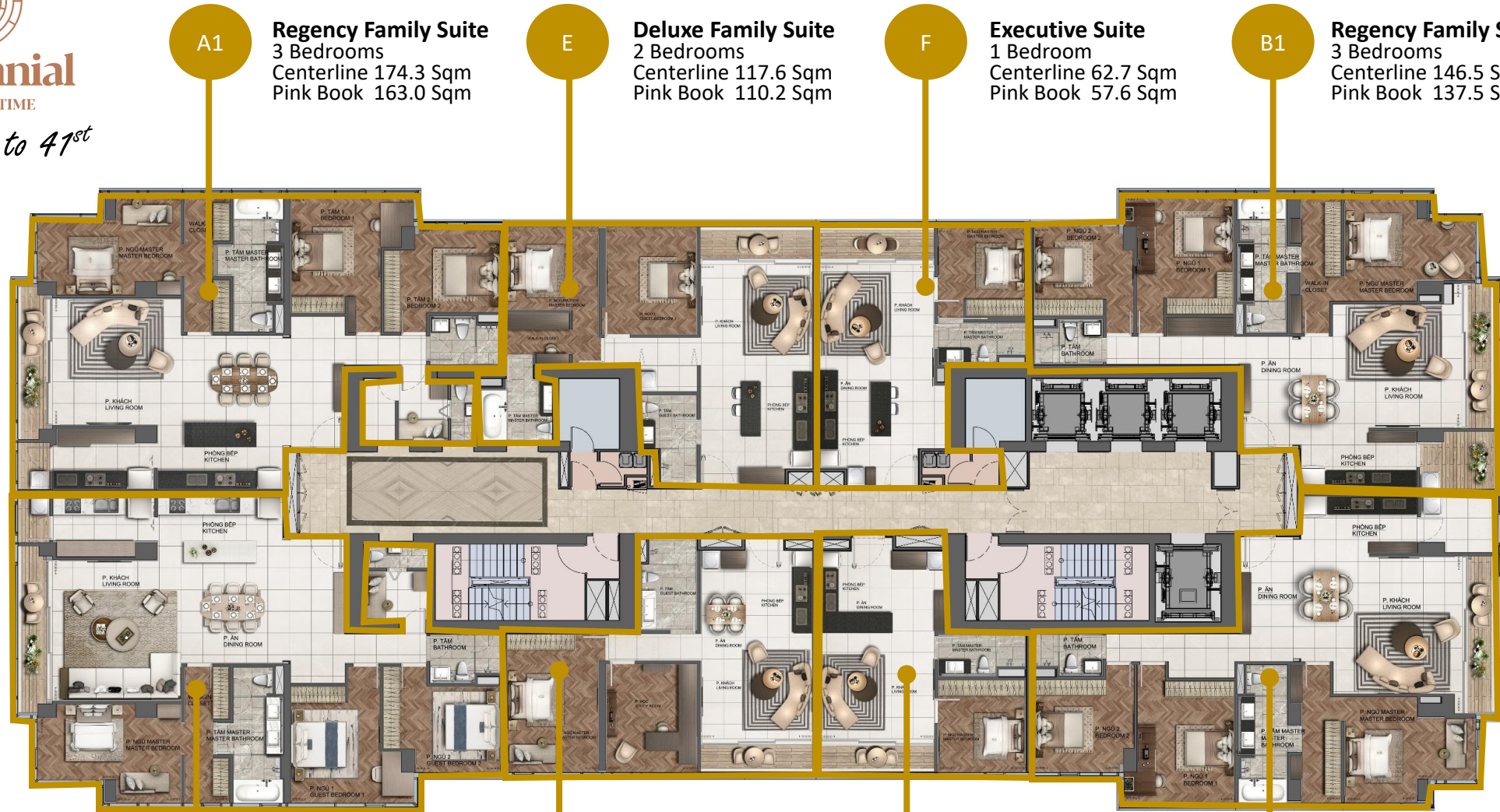




Centennial
LEGACY OF TIME
Reception Level

- 1. Sky Pool
- 2. Warm Jacuzzi
- 3. Kids Sky Pool
- 4. Poolside Sky Lounges
- 5. Poolside Sun Lounges
- 6. Rain Showers
- 7. Sky Hammack Deck
- 8. Female Washroom & Changing Room
- 9. Male Washroom & Changing Room
- 10. BBQ Area
- 11. Children Playroom
- 12. Sky Theatre (Kids)
- 13. Screening Room
- 14. Yoga Studio
- 15. Sky Gymnasium
- 16. Meditation Room
- 17. Sky Lounge
- 18. Observation Deck
- 19. Snacks Bar
- 20. Billiard Table
- 21. Darts Zone
- 22. Golf Simulator Lounge





A1
Regency Family Suite
3 Bedrooms
Centerline 174.3 Sqm
Pink Book 163.0 Sqm

E
Deluxe Family Suite
2 Bedrooms
Centerline 117.6 Sqm
Pink Book 110.2 Sqm

F
Executive Suite
1 Bedroom
Centerline 62.7 Sqm
Pink Book 57.6 Sqm

B1
Regency Family Suite
3 Bedrooms
Centerline 146.5 Sqm
Pink Book 137.5 Sqm

C1
Regency Family Suite
3 Bedrooms
Centerline 178.0 Sqm
Pink Book 166.3 Sqm

G
Deluxe Family Suite
2 Bedrooms
Centerline 85.7 Sqm
Pink Book 78.8 Sqm

H
Executive Suite
1 Bedroom
Centerline 59.6 Sqm
Pink Book 54.1 Sqm

D
Regency Family Suite
3 Bedrooms
Centerline 151.5 Sqm
Pink Book 142.6 Sqm





Centennial

LEGACY OF TIME

Level 42nd to 44th

PH1
Ambassador Penthouse
3 Bedrooms
Centerline 201.7 Sqm
Pink Book 188.8 Sqm

J
Deluxe Family Suite
2 Bedrooms
Centerline 117.6 Sqm
Pink Book 110.2 Sqm

PH2
Royal Sky Villas
3 Bedrooms
Centerline 162.4 Sqm
Pink Book 154.1 Sqm



PH3
Ambassador Penthouse
3 Bedrooms
Centerline 197.1 Sqm
Pink Book 184.7 Sqm

K
Meritus Family Suite
2 Bedrooms
Centerline 109.2 Sqm
Pink Book 102.7 Sqm

PH4
Royal Sky Villas
3 Bedrooms
Centerline 167.4 Sqm
Pink Book 158.9 Sqm

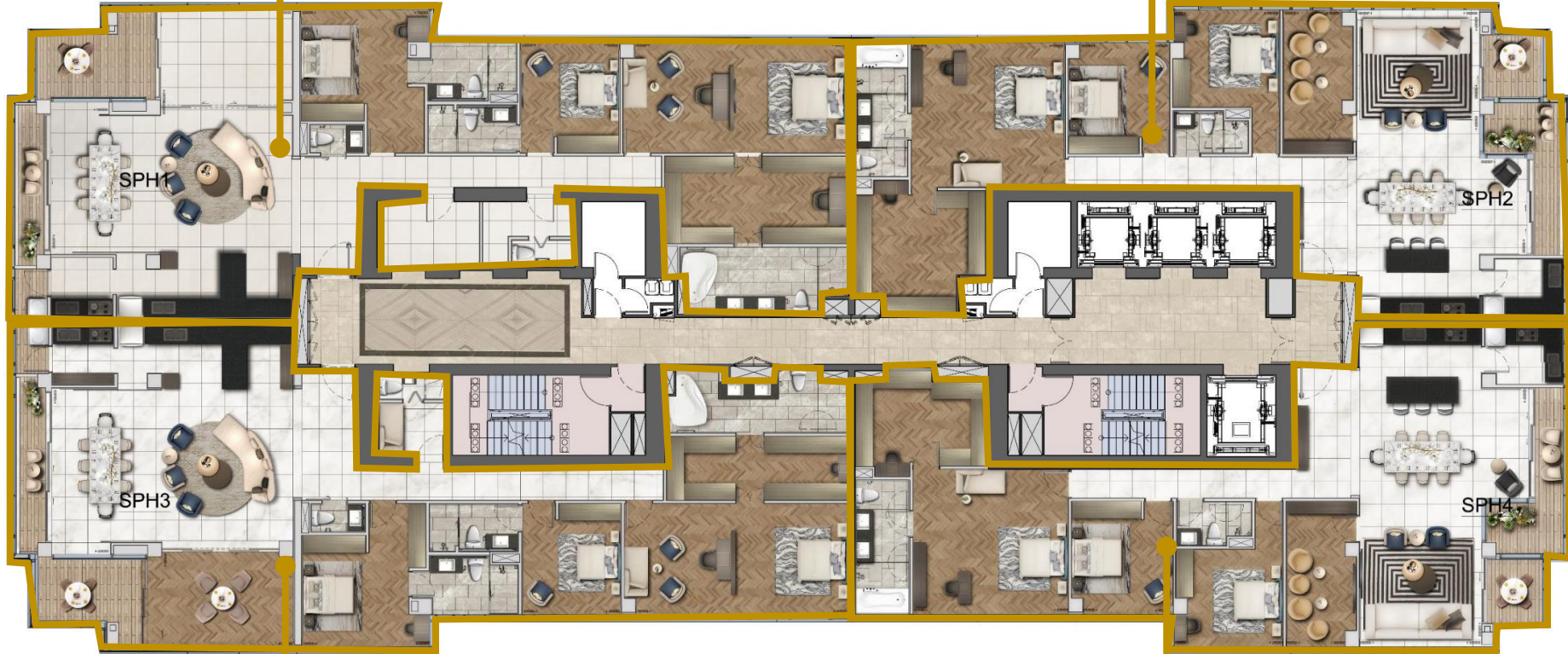


SPH1

Presidential Suite
3 Bedrooms
Centerline 273.8 Sqm
Pink Book 257.8 Sqm

SPH2

Presidential Suite
3 Bedrooms
Centerline 208.7 Sqm
Pink Book 198.6 Sqm



SPH3

Presidential Suite
3 Bedrooms
Centerline 264.1 Sqm
Pink Book 249.0 Sqm

SPH4

Royal Sky Villas
3 Bedrooms
Centerline 210.7 Sqm
Pink Book 200.3 Sqm



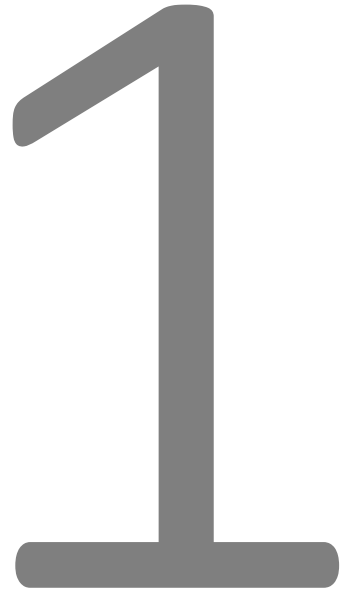


Layout Plans


Centennial
LEGACY OF TIME
Level 20th to 41st

Unit Type F

Executive Suite
1 Bedroom
Centerline 62.7 Sqm
Pink Book 57.6 Sqm



Bedroom

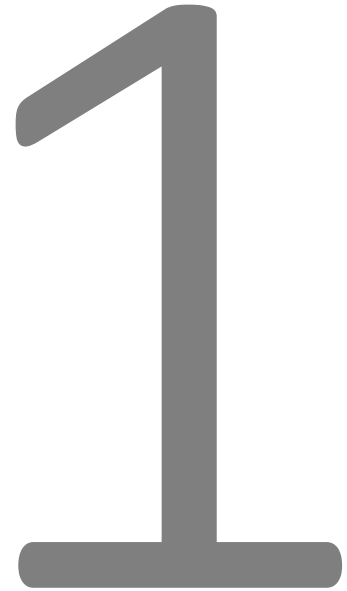



众牧设计表现
TEL: 周13818366334 QQ: 47527517
TEL: 马13818493561 QQ: 27305407



Unit Type H

Executive Suite
1 Bedroom
Centerline 59.6 Sqm
Pink Book 54.1 Sqm

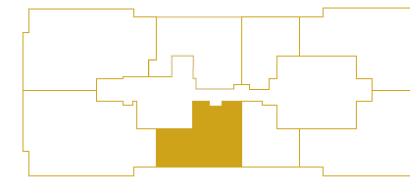


Bedroom



Unit Type E

Deluxe Family Suite
2 Bedrooms
Centerline 117.6 Sqm
Pink Book 110.2 Sqm



2

Bedroom



Unit Type G

Deluxe Family Suite
2 Bedrooms
Centerline 85.7 Sqm
Pink Book 78.8 Sqm



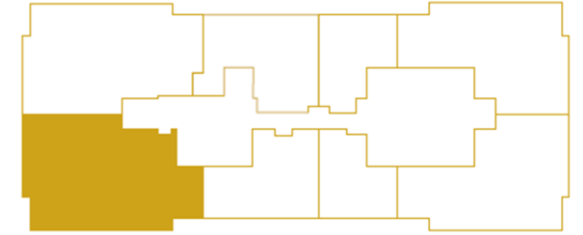
2

Bedroom



Unit Type C1

Regency Family Suite
3 Bedrooms
Centerline 178.0 Sqm
Pink Book 166.3 Sqm



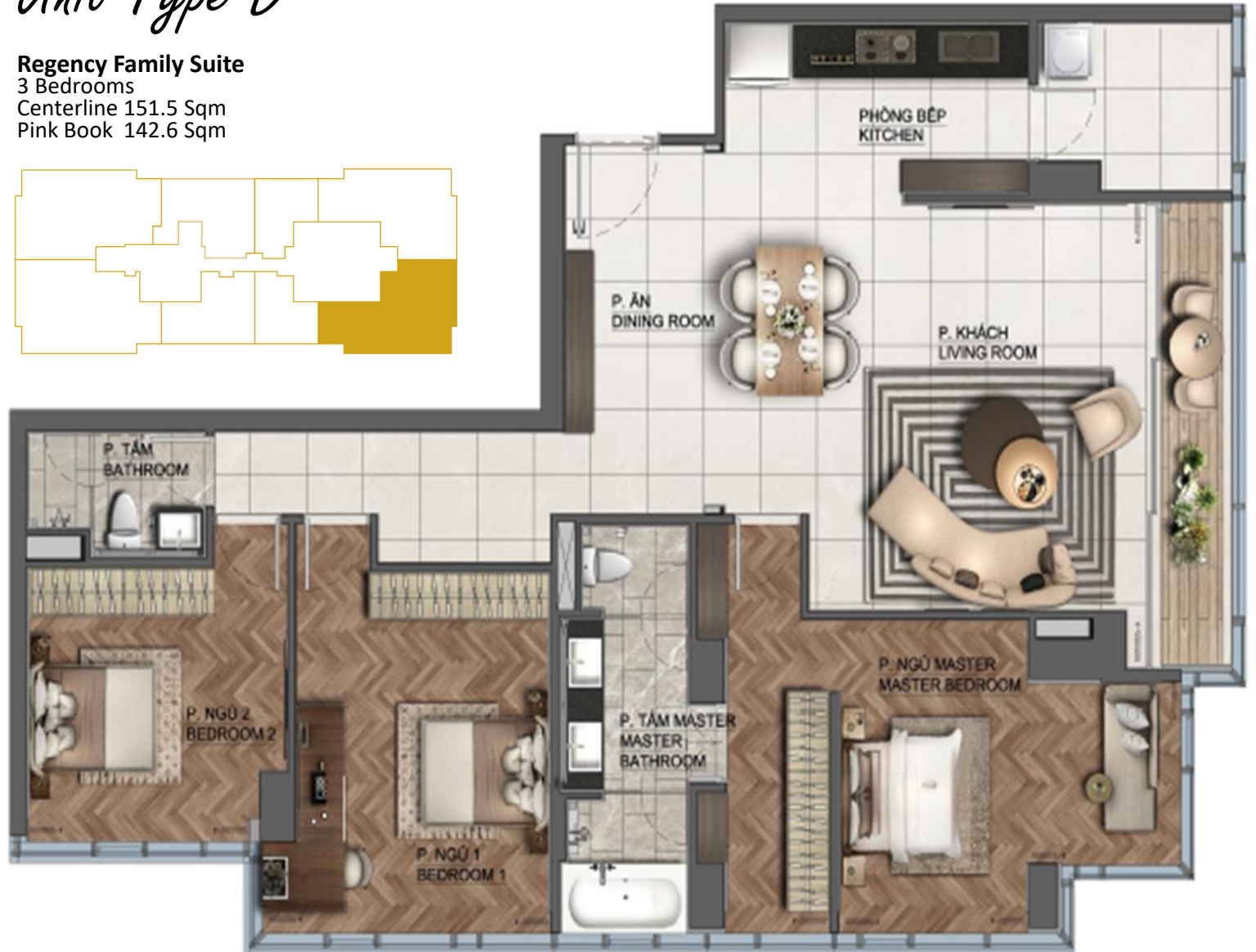
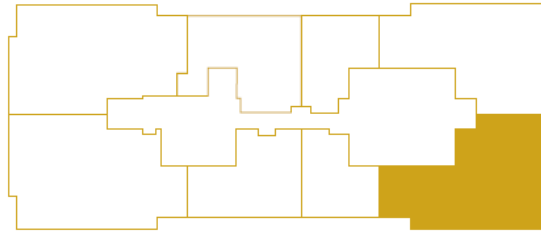
3

Bedroom



Unit Type D

Regency Family Suite
3 Bedrooms
Centerline 151.5 Sqm
Pink Book 142.6 Sqm



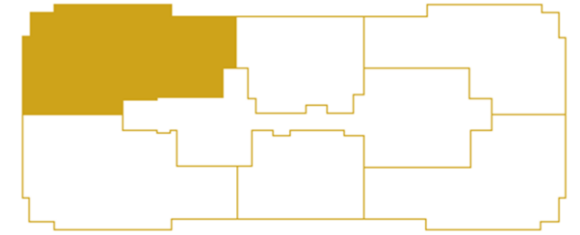
3

Bedroom



Unit Type J

Deluxe Family Suite
 2 Bedrooms
 Centerline 117.6 Sqm
 Pink Book 110.2 Sqm



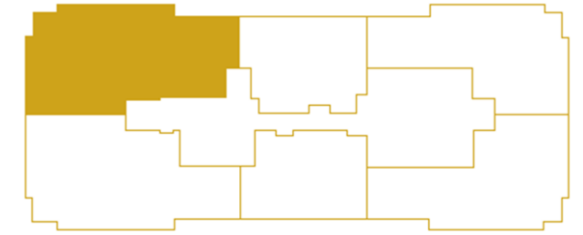
2

Bedroom



Unit Type K

Meritus Family Suite
2 Bedrooms
Centerline 109.2 Sqm
Pink Book 102.7 Sqm



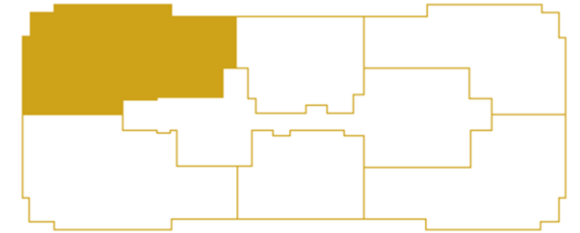
2

Bedroom



Unit Type Ptt1

Ambassador Penthouse
3 Bedrooms
Centerline 201.7 Sqm
Pink Book 188.8 Sqm



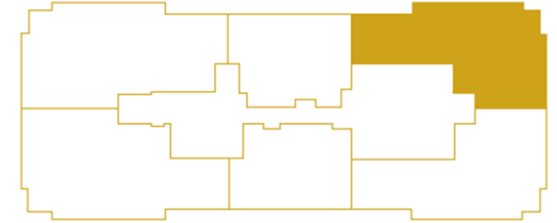
3

Bedroom



Unit Type PH2

Royal Sky Villas
3 Bedrooms
Centerline 162.4 Sqm
Pink Book 154.1 Sqm



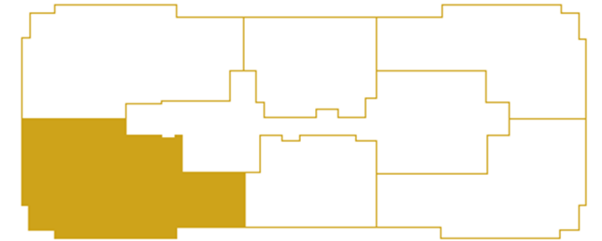
3

Bedroom



Unit Type P43

Ambassador Penthouse
3 Bedrooms
Centerline 197.1 Sqm
Pink Book 184.7 Sqm



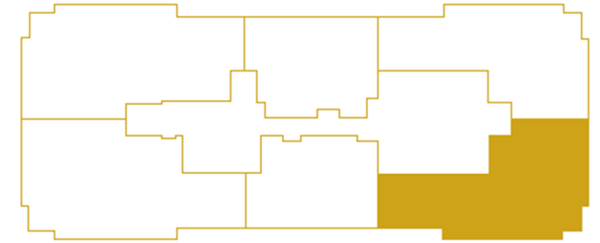
3

Bedroom



Unit Type P44

Royal Sky Villas
3 Bedrooms
Centerline 167.4 Sqm
Pink Book 158.9 Sqm



3

Bedroom





Payment Schedule



Frequently Asked Questions



Appointment



Sales Advice



Sales Proposal