



HO CHI MINH CITY, VIETNAM





# UOA TOWER

Landlord: UOA Tower Limited Liability  
Address: No. 06, Tan Trao Street, Tan Phu Ward, District 7,  
Ho Chi Minh City, Vietnam  
Grade A Office Building  
23 Floors (1 floor of retail and 22 floors of office)  
36,465 sqm Gross Floor Area

Situated in central Phu My Hung in District 7 and forming a landmark location in a vibrant commercial area, UOA Tower benefits from being a part of the largest township in the south of Ho Chi Minh City with convenient access to the city centre and nearby industrial zones such as Long Thanh, Long An, and Mekong Delta provinces.

Developed in a strategic urban area with modern infrastructure and transportation, UOA Tower is surrounded by various facilities within walking distance such as the largest exhibition centre, shopping malls, hotels, banks, and restaurants. The district is on par with major commercial centers worldwide and is well known as the second economic center of Ho Chi Minh City.

Designed to achieve Green Mark Certified standards, UOA Tower is a new Grade A office business address located in the heart of Phu My Hung City Centre that offers the most secured system, efficient office layout, essential facilities and ample parking spaces for tenants and visitors.



The map illustrates the location of the UOA Tower (highlighted in a yellow circle) within District 7, Ho Chi Minh City. The tower is situated near the intersection of Nguyen Thi Thap and Nguyen Van Linh streets. Key landmarks and their distances from the tower are as follows:

- SAIGON EXHIBITION AND CONVENTION CENTER (SECC):** 5-MINUTE WALK
- STATE AGENCIES OF DISTRICT 7:** 3-MINUTE WALK
- CAPRI HOTEL BY FRASER:** 2-MINUTE WALK
- CRESENT MALL:** 9-MINUTE WALK
- SSIS (INTERNATIONAL SCHOOL):** 4-MINUTE DRIVE
- SCVIVO CITY:** 10-MINUTE DRIVE
- LOTTE MART:** 13-MINUTE DRIVE
- RMIT:** 11-MINUTE DRIVE
- FV HOSPITAL:** 11-MINUTE DRIVE

Major roads and highways shown include Tran Xuan Soan, Nguyen Thi Thap, Nguyen Van Linh, and the Phu My Bridge. The map also indicates the location of the Tan Trao and Tan Phu streets. A legend at the bottom right identifies the blue line as the River and the grey line as Roads/Highways. A north arrow is also present.





# BUILDING FEATURES

## NET LEASABLE AREA

Approx. 28,464 sqm

## TOTAL NO. OF FLOORS

23 Floors

- Retail: Level 1 (Approx. 946 sqm)
- Office: Level 2 to Level 23 (Approx. 27,500 sqm)
- Approx. 1,272 sqm per floor

## SECURITY

- Turnstile with controlled access
- 24/7 CCTV

## LIFTS

- 6 lifts to office floors
- 1 service lift
- 2 lifts to car park

## PARKING

- 4 basements
- >2,000 Motorcycle parking bays
- >80 Car parking bays

## PANTRY

Provision of wet pantry within the unit at predetermined area

## AC

Centralized chilled water system

Air conditioning hours

- Mon to Fri 08:00 – 18:00
- Sat 08:00 – 12:00

\*Provision of additional space for extra air conditioning compressor ledge on each typical floor

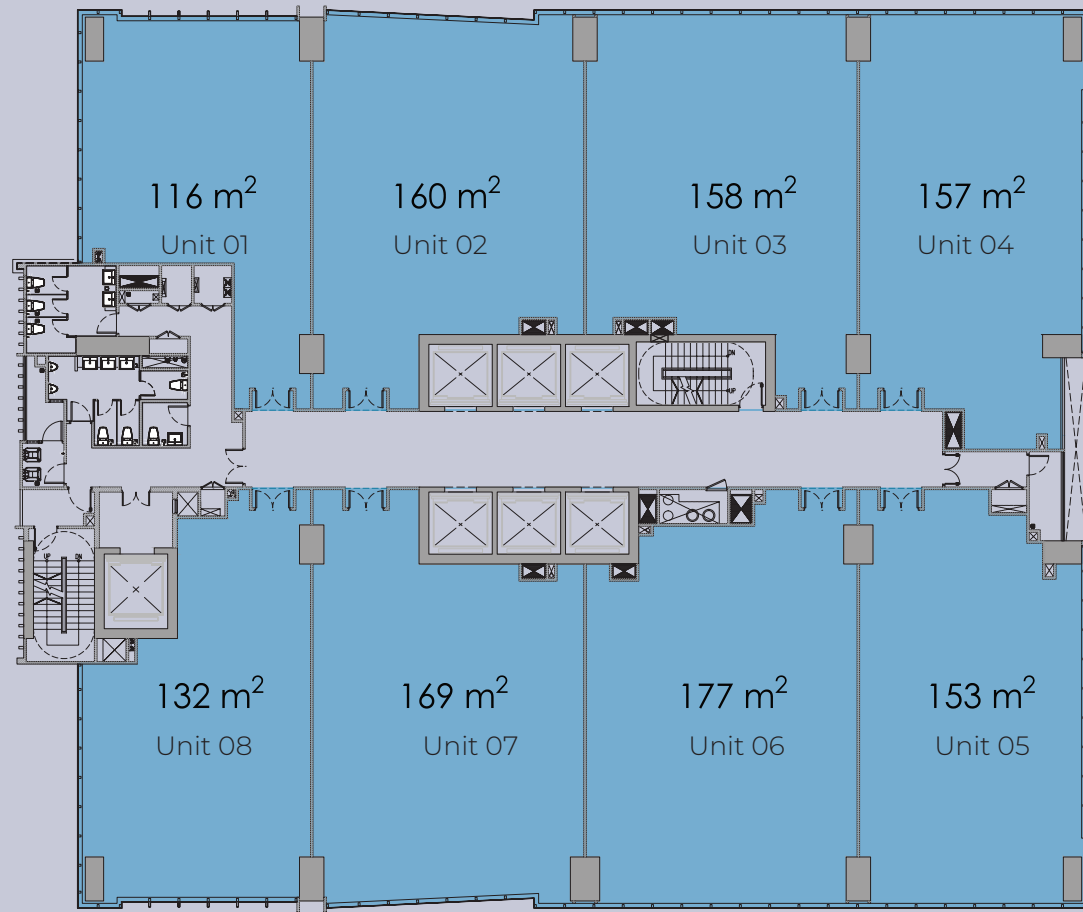




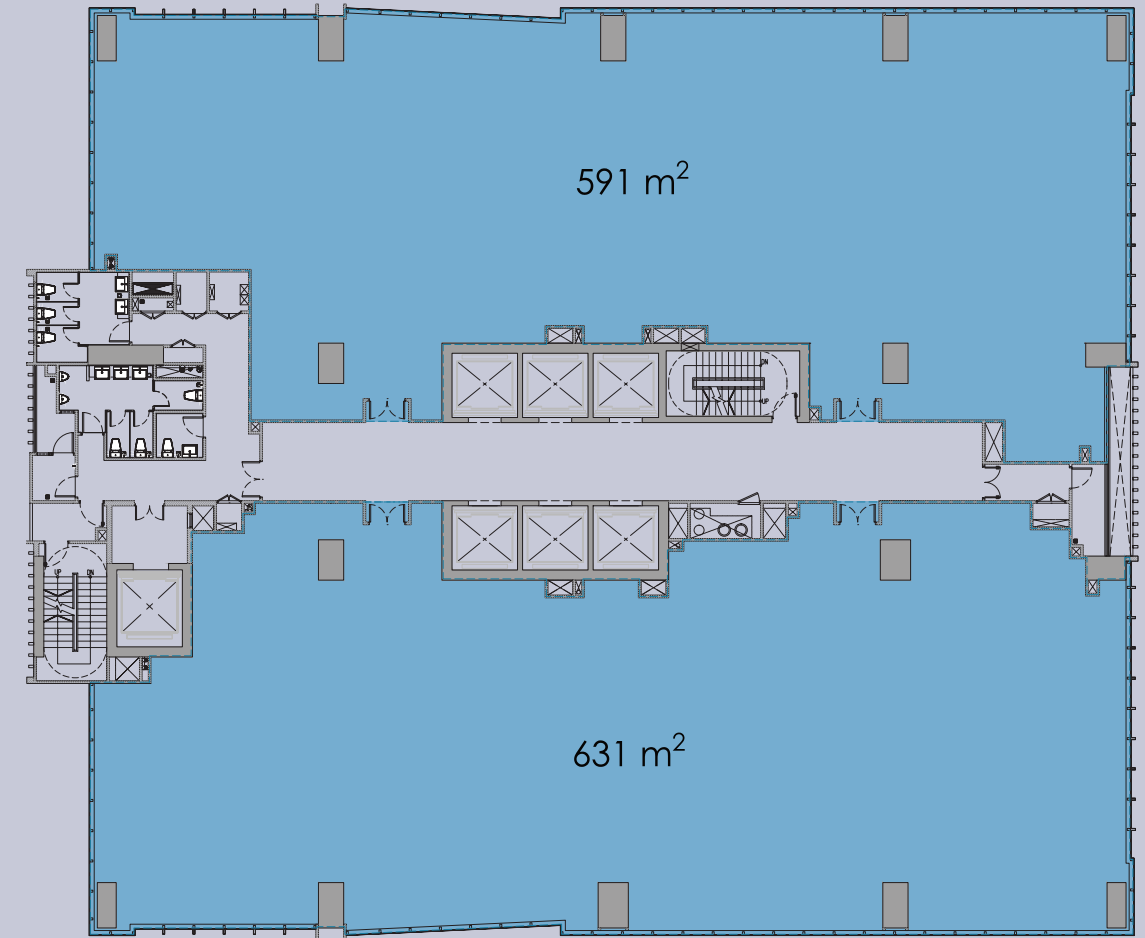
- TEST-FIT OF TYPICAL OPEN FLOOR PLAN —



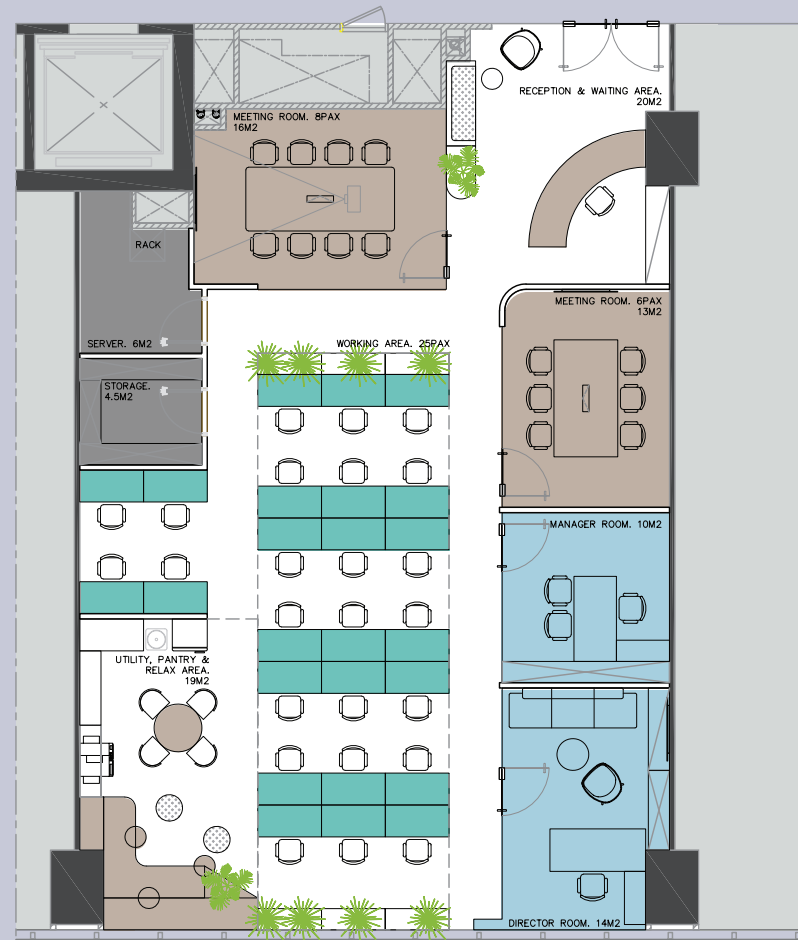




TYPICAL SUBDIVIDED FLOOR PLAN

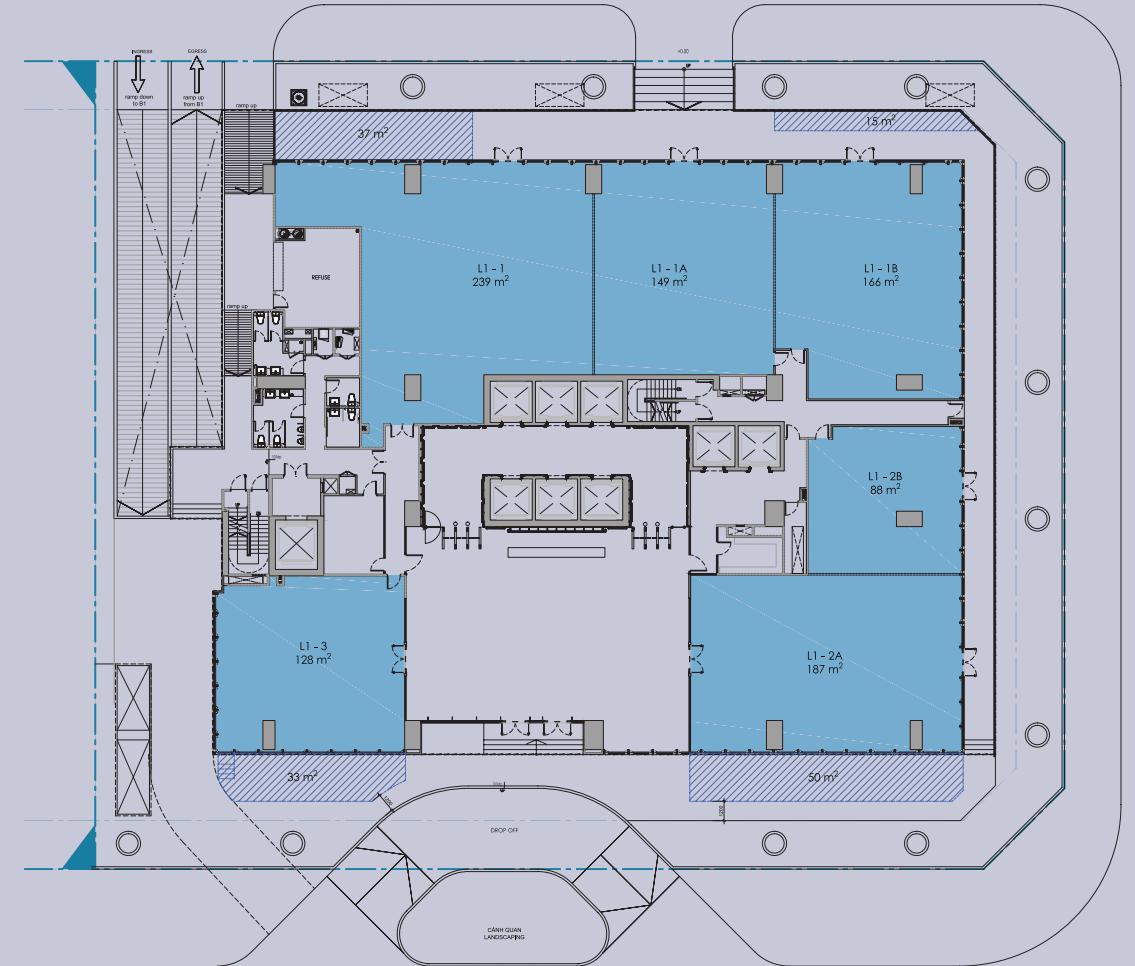


TYPICAL HALF FLOOR PLAN



Designed by 4K INTERIORS

TEST-FIT OF UNIT 06 - 177SQM



LEVEL 1/ RETAIL





## FACILITIES

- 24-hour security with CCTV
- Turnstile security pedestrian barriers at the lobby
- Designed to achieve Green Mark Certified standards
  - Wet pantry within the unit at predetermined area
- Flexible split unit air conditioning with extra space for air conditioning compressor ledge on each typical floor
  - Ample parking space in basements





# BUILDING SPECIFICATIONS

Total GFA	Approx. 36,465 sqm
Net Leasable Area	Approx. 28,464 sqm (964 sqm for Retail and 27,500 sqm for Office)
Number of Floors	23 floors
Basement	4 floors
Ceiling Height	Retail: Floor to floor: approx. 6m Office: Floor to ceiling boards: approx. 3m Floor to floor: approx. 4m
Floor Loading	2.5 kN/sqm (~255 kg/sqm)
Air Conditioning	Centralized chilled water system (DAIKIN)
Extra Air Conditioning Installation	Flexible split unit air conditioning with extra space for air conditioning compressor ledge on each typical floor (subject to building management's approval)
Lifts	HITACHI <ul style="list-style-type: none"><li>• 6 Passenger Lifts, load 1,600 kg, speed 3 m/s, from Level 1 to Level 23</li><li>• 2 Car Park Lifts, load 1,350 kg, speed 1.5 m/s, from Basements to Level 1</li><li>• 1 Fire/Service Lift, load 2,000 kg, speed 3 m/s, from Basements to Level 23</li></ul>
Backup Power	02 Genset 2x1500 kVA (KOHLER), 100% backup for building's requirement
Wet Pantry	Within the unit at predetermined area
Telecommunications	• Telecommunications providers: VNPT, FPT, Viettel, SPT <ul style="list-style-type: none"><li>• Broadband enabled</li><li>• Fibre-optic backbone</li></ul>



# ABOUT UOA GROUP

UOA Group is one of the leading property development groups with vast experience in property development, construction, property investment and hospitality.

United Overseas Australia Ltd (UOA Ltd) was founded in 1987 and subsequently listed on Australian Securities Exchange with an earnest objective: to develop and invest in high quality properties that would be recognised as the hallmark of distinction.

By leading the way in engineering excellence and exceptional build integrity, our strong commitment and unwavering passion have culminated in the creation of distinctive properties that are built with quality, form and function.

In 1989, the group based its headquarters and business operations in Kuala Lumpur, Malaysia. The group achieved monumental milestones with the listing of UOA Ltd on Singapore Exchange in 2008 and its development arm, UOA Development Bhd on Bursa Malaysia in 2011.

Over the past three decades, the group has become one of the most respected and reputable property investment and development groups, successfully delivering many prime commercial and residential properties with an outstanding track record of quality properties completed ahead of schedule.

UOA is also recognised as the largest commercial real estate developer in Kuala Lumpur - providing over 1,000,000 sqm of office space options. This remarkable achievement has led to its growing reputation as the preferred commercial office space provider for major multinational corporations.

The group strives to achieve new benchmarks year after year, and accolades by local as well as international award bodies have proven these efforts and footprints of excellence.

## THE EDGE MALAYSIA TOP PROPERTY DEVELOPERS AWARDS 2020



## THE EDGE BILLION RINGGIT CLUB AWARDS 2020



## FROST & SULLIVAN ASIA PACIFIC BEST PRACTICES AWARDS 2020



## THE ALL-STAR TOP RANKED DEVELOPERS AWARDS 2018



# CORPORATE MILESTONES





## PORTFOLIO - RESIDENTIAL

### DESA GREEN (TAMAN DESA, KL) | GDV: RM650 MILLION | COMPLETION YEAR: 2016

Three blocks of residential units in a freehold development that encapsulates the makings of a modern living experience.

### LE YUAN RESIDENCE (KUCHAI LAMA, KL) | GDV: RM450 MILLION | COMPLETION YEAR: 2014

A freehold residence featuring resort style living condominiums with a stunning man-made beach.

### SCENARIO@NORTH KIARA HILLS (KEPONG, KL) | GDV: RM800 MILLION | COMPLETION YEAR: 2013

A freehold residence comprising two high-rise condominiums and 44 link villas amidst a landscape of natural greenery.

### SETAPAK GREEN (SETAPAK, KL) | GDV: RM199 MILLION | COMPLETION YEAR: 2013

A 26-storey condominium residence featuring 445 distinctive units amidst lush foliage and verdant surroundings.

### PLAZA MENJALARA (BANDAR SRI MENJALARA, KL) | GDV: RM96 MILLION | COMPLETION YEAR: 2009

A signature development that epitomises the finest of apartments, shops and office suites in Bandar Menjalara.

### PRIMA SETAPAK MIXED DEVELOPMENT (SETAPAK, KL) | GDV: RM308 MILLION | COMPLETION YEAR: 2008

A self-contained mini township that encompasses five blocks of condominiums and commercial shop lots.

### VILLA YARL (TAMAN YARL, KL) | GDV: RM40 MILLION | COMPLETION YEAR: 2006

45 bungalows and link bungalows with private swimming pools in a gated and guarded community.

## PORTFOLIO - COMMERCIAL

### UOA BUSINESS PARK (GLENMARIE, SHAH ALAM) | GDV: RM1.0 BILLION | COMPLETION YEAR: 2016

A 10-acre freehold commercial development comprising 11 blocks of 14 and 16-storey office towers with seamless accessibility and connectivity.

### BINJAI 8 (LORONG BINJAI, KL) | GDV: RM393 MILLION | COMPLETION YEAR: 2013

A 40-storey SOHO development comprising 310 units of premium executive serviced suites located in the vicinity of the internationally acclaimed Kuala Lumpur City Centre (KLCC).

### KEPONG BUSINESS PARK (KEPONG, KL) | GDV: RM200 MILLION | COMPLETION YEAR: 2011

35 units of commercial bungalows with 22 exclusive designs in a strategic industrial location.

### MENARA UOA BANGSAR (BANGSAR, KL) | VALUATION: RM776 MILLION | COMPLETION YEAR: 2009

Comprising two towers of Grade A offices and three floors of retail shops, Menara UOA Bangsar is directly connected to Bangsar LRT Station via a pedestrian link bridge.

### WISMA UOA DAMANSARA I & II (DAMANSARA HEIGHTS, KL) | VALUATION: RM362 MILLION | COMPLETION YEAR: 2007

A 13-storey prime office building (UOA I) and a 16-storey Grade A office building (UOA II) located prominently at the heart of Kuala Lumpur's established decentralised business district of Damansara Heights.



Villa Yarl



The Park Residences - Bangsar South



South Link Lifestyle Apartments\*



Desa Green



Le Yuan Residence



Scenaria@North Kiara Hills



## PORTFOLIO - MIXED USE

### BANGSAR SOUTH | GDV: RM10 BILLION

#### The Goodwood Residence | GDV: RM600 million | Completion Year: 2022

A multi-generational high-rise residential development, designed to deliver practicality and comfort with its premium lifestyle serviced apartments.

#### South Link Lifestyle Apartments | GDV: RM550 million | Completion Year: 2021

A 57-storey freehold property comprising serviced apartments that are complemented by a myriad of amenities and conveniences.

#### The Sphere | GDV: RM174 million | Completion Year: 2018

A vibrant lifestyle hub encompassing an exciting spectrum of restaurants, cafés and retail outlets with a modern atmosphere.

#### VE Hotel & Residence | Completion Year: 2016

A 4-star hotel designed to meet the needs of modern-day travellers, striking a balance between convenience, effortless connectivity and affordability.

#### The Vertical Corporate Towers | GDV: RM1.0 billion | Completion Year: 2016

Two 40-storey corporate office buildings – UOA Corporate Tower and The Vertical Corporate Tower B - positioned adjacent to the notable 6-acre lake garden landscape in Bangsar South.

#### The Vertical Business Suites | GDV: RM700 million | Completion Year: 2015

Two business towers that offer intelligently sized individual office suites designed to accommodate the spatial and operational requirements of small and medium enterprises.

#### The Horizon | GDV: RM1.2 billion | Completion Year: 2013

Situated within the MSC Malaysia Cybercentre at Bangsar South, these 22 blocks of 10 to 20-storey boutique offices come with a private lobby, driveway and exclusive naming rights.

#### UNITED POINT (KEPONG, KL) | GDV: RM 1.5 BILLION | COMPLETION YEAR: 2020

An all-encompassing lifestyle address with a balanced combination of 3 residential blocks, a 4-storey retail boulevard and welcoming green landscapes.

#### SENTUL POINT (SENTUL POINT, KL) | GDV: RM 1.5 BILLION | COMPLETION YEAR: 2021

A freehold development comprising 3 blocks of suite apartments complemented by commercial retail shops/offices within the surrounding of a vibrant neighbourhood.

#### KOMUNE LIVING & WELLNESS (CHERAS, KL) | COMPLETION YEAR: 2022

A freehold development that houses a co-living hotel, senior living facilities, and a medical wellness centre which collectively offers comprehensive health, wellness and care services for better community living.



UOA Business Park



The Sphere - Bangsar South



Binjai 8



The Horizon - Bangsar South



United Point



## PORTFOLIO (INTERNATIONAL) – AUSTRALIA & VIETNAM

### EAST BANK (EAST PERTH, WESTERN AUSTRALIA)

East Bank is an exciting boutique-sized development on the Eastern Gateway to the vibrant reborn city of Perth. Designed by Zuideveld Marchant Hur architects, it comprises 70 units of 1 & 2-bedroom apartments featuring spacious designs, generous balconies and courtyards as well as landscaped communal decks for outdoor dining and relaxing.

### UOA BUSINESS PARK (LEEDERVILLE, WESTERN AUSTRALIA)

UOA Business Park is situated in Leederville, 2.5km from the Perth Central Business District (CBD) on an approximately 47,000 square feet site boasting immediate access to arterial roads, freeway networks, public transport, the Oxford Street retail, café and entertainment precinct. It is also within easy reach to excellent education, recreational and parkland facilities. UOA Business Park has favourable development potential with future planning to suit a mix of high density redevelopment with commercial, retail, hotel, short stay and residential options.

### UOA TOWER (PHU MY HUNG, HO CHI MINH CITY, VIETNAM)

UOA Tower is a 23-storey commercial building that is strategically located in Phu My Hung, an iconic and award-winning urban development in District 7 of Ho Chi Minh City, Vietnam. Surrounded by quality amenities, services and infrastructure in a thriving modern and international community, it is set to become the preferred choice for urban office space.



## UOA REIT (REAL ESTATE INVESTMENT TRUST)

UOA's investment strategy is to invest in good investment grade commercial and residential assets in prime, high return growth areas. The group is also a majority unit holder, long-term strategic partner and investor of UOA REIT, which is listed on Bursa Malaysia.

UOA REIT is established with the objective to own and invest in real estate and real estate-related assets used, or predominantly used, for commercial purposes, whether directly or indirectly, through the ownership of single-purpose companies with wholly owned real estate. Managed by UOA Asset Management Sdn Bhd, UOA REIT owns a RM1.74 billion portfolio of six prime commercial properties, namely UOA Centre, Wisma UOA II, Wisma UOA Damansara, Wisma UOA Damansara II, Menara UOA Bangsar and UOA Corporate Tower.





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