Phu My Hung Ho Chi Minh City, Vietnam

MILLENNIAL TOWER



A Grade office tower located in the new urban area of Phu My Hung, the fastest growing, vibrant commercial zone in the south of Ho Chi Minh City.

Designed with minimum columns and an energy-efficient façade comprising double glazing, high ceilings, and extensive vertical greenery. Millennial Tower also features a large unique floor plate with a minimum column nearing 2,300 sqm on each level - offering a dynamic working environment that embraces workplace engagement and the concept of work-life balance.

Due for completion in 2025, Millennial Tower presents approximately 60,492 sqm of space and is set to become the largest office building in the southern area of Ho Chi Minh City.



Millennial Tower is an ultra-modern 24-storey



UOA Group 2023

MAP & ACCESSIBILITY

Millennial Tower is strategically located in the new urban area of Phu My Hung, the most vibrant commercial zone in the south of Ho Chi Minh City

Centred in the heart of Phu My Hung, Millennial Tower is held in one of the city's most enviable locations with many key city icons just minutes away.

- 2 mins walk to Capri by Fraser (100m)
- **5 mins** walk to Saigon Exhibition and Convention Center (SECC) (350m)
- 9 mins walk to From Crescent Mall (700m)
- 11 mins walk to FV Hospital (750m)
- 20 mins to CBD (5.4km)
- 28 mins to Tan Son Nhat International Airport (12km)
- 8 mins to Tan Thuan Export Processing Zone (2.5km)
- 22 mins to Cat Lai Port (8.7km)
- 30 mins to Long Hau Industrial Park (11km)
- 45 mins to Saigon Hi-tech Park (24km)





BUILDING FEATURES The building is designed to achieve a Green Mark Certification

UOA TOWER

MILLENNIAL TOWER

Green Mark Certificate

Energy Efficient

Energy efficient double-glazing façade High ceilings LED Energy Saving Lighting Efficient Water System & Fittings

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Net Leasable Area

44,487 Sqm

Approx.

Total No. of Floors:

24 Floors

Retail Level 1 & 3 (2,735 sqm)

Office

Level 4 to Level 24 (41,752 sqm) Approx. 2,300 sqm per floor Typical ceiling height: approx. 3m

Air-Conditioning

Centralised 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

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Security

24/7 CCTV

Turnstile with controlled access

Lifts

20 Lifts

14 lifts to office floors 1 lift to retail floors 1 service lift 4 lifts to car park

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Parking

4 Basement Floors

2,700 Motorcycle parking bays 80 Car parking bays

Pantry

Wet Pantry

Provision of wet pantry within the unit at predetermined area

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FACILITIES

A luxurious office building that offers an exceptional tenant experience, with various amenities and F&B services







- A variety of F&B establishments and wellness services on Level 1 and Level 3
- 24-hour security with CCTV
- Turnstile Security Pedestrian Barriers at the lobby
- Wet pantry within the unit at a predetermined area
- Flexible Split Unit Air-Conditioning with extra space for air-conditioning compressor ledge on each typical floor
- Letter Box at Level 1

MILLENNIAL TOWER GROUND FLOOR

Millennial Tower



RETAIL FLOOR



SUBDIVIDED FLOOR



OPEN FLOOR





BUILDING SPECIFICATIONS

Designed with an energyefficient façade comprising double-glazing, high ceilings and extensive vertical greenery

Total GFA	Approx. 60,492 sqm			
Net Leasable Area	Approx. 44,487 sqm (2,735 sqm for Retail and 41,75 24 Floors 4 Floors			
Number of Floors				
Basement Floor				
Ceiling Height	Retail: Floor to floor: approx. 7 Office: Floor to ceiling boards: Floor to floor: approx. 4m			
Floor Loading	2.5 kN/sqm			
Air-Conditioning	Centralised chilled water syste			
Extra Air-Conditioning Installation	Flexible Split Unit Air-Conditio conditioning compressor ledge to building management's app			
Lifts	14 Passenger Lifts - Load 1600 to Level 23 (8 lifts to low zone			
	4 Car Parking Lifts - Load 1350 Basement Levels to Level 1			
	1 Fire/Service Lift - Load 2000 No. of stops 27, from Basemen			
	1 Retail Service Lift - Load 1600 from Level 1 to Level 3			
Backup Power	100% backup based on the bu			
Wet Pantry	Within the unit at a predeterm			
Telecommunications	Telecommunications providers Broadband enabled Fiber-Optic Backbone			
	i ibei-optic backbolle			

752 sqm for Office)

7m

: approx. 3m

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oning with extra space for airge on each typical floor (subject proval)

0 kg, speed 3 m/s, from Level 1 e and 6 lifts to high zone)

50 kg, speed 1.5 m/s, from

0 kg, speed 3 m/s, ent Levels to Level 23

00 kg, speed 3 m/s,

uilding's requirements

nined area

rs: VNPT, FPT, Viettel, SPT...

ABOUT UOA GROUP

UOA Group specialises in developing high-quality real estate projects with a focus on improving its customers' lifestyle

ABOUT UOA GROUP

UOA Group is a leading property group 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.

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

FROST & SULLIVAN

THE ALL-STAR TOP RANKED DEVELOPERS AWARDS 2018



Corporate Milestones

UOA Group crossed another milestone by listing its key investment properties in a REIT (Real Estate Investment Trust) on Bursa Malaysia with an effective interest of 48%.

UOA Group achieved monumental milestone by listing its development arm, UOA Development Bhd on Bursa Malaysia with a RM3.10 billion market capitalisation.



UOA Development Bhd named as a winner of The All-Star Top Ranked Developers Award by StarProperty.my Awards.



UOA Tower, Vietnam accorded the Best Office Development Award at PropertyGuru Vietnam Property Awards.



1987	2005	2008	2011	2012	2018	2020
United Overseas Ltd was founded subsequently lis Australian Secu Exchange in 198 a market capital of AUD 1 million.	d and sted on rities 38 with lisation	United Overseas Australia Ltd obtained secondary listing on Singapore Exchange.		Award Ceremony and Dinner Breiter 2. 2021 (September Forber Breiter Constantion of the Section o		UOA Development Bhd was honoured with the Growth Excellence Leadership Award for Property Development by Frost & Sullivan for the fourth time.

UOA Development Bhd

achieved recognition for Forbes Asia's 200 Best Under A Billion List and The Edge Malaysia Notable Achievement Award.



UOA Development Bhd selected as the award recipient for Highest Return On Equity Over Three Years (for the fifth consecutive year), and Highest Returns To Shareholders Over Three Years (for the third time) under the RM3 billion and above market capitalisation category at The Edge Billion Ringgit Club Awards.



2022



UOA Development Bhd conferred The Edge Malaysia Top Property Developers Awards for the ninth time, and named as the award recipient of the Best In Quantitative Attributes category for the fifth consecutive year. Its flagship integrated city development, Bangsar South, was also honoured as the first development to be accorded The Edge Malaysia Excellence In Place Regeneration Award.





PORTFOLIO

Residential

ASTER GREEN RESIDENCE (SRI PETALING, KL) | GDV: RM250 MILLION | COMPLETION YEAR: 2022

A freehold residential development comprising 440 units in a low density living environment with lush landscape.

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.

SCENARIA@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.

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.





Scenaria@North Kiara Hills



PORTFOLIO

Commercial

BAMBOO HILLS (JALAN IPOH, KL) | COMPLETION YEAR: 2022

A 16-acre purpose-built food lifestyle concept development with 11 unique dining pavilions surrounded by bamboo landscapes and a nature-inspired ambience.

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.





PORTFOLIO

Mixed Use

BANGSAR SOUTH | GDV: RM10 BILLION

(as The Goodwood Residence, South Link Lifestyle... The Horizon are all part of the Bangsar South development)

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 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.

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.

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.

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.







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, and 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.











(REAL ESTATE INVESTMENT TRUST)

UOA REIT

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 RM1.72 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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