TECHNOPARK TOWER

DEVELOPER
VINGROUP

MANAGED & LEASED BY
VINHOMES OFFICE LEASING



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* Actual photograph



*Actual photograph. The Developer is working to obtain official certification/licenses.

LEED PLATINUM

TECHNOPARK TOWER

Ha Noi, Vietnam

HAS FULFILLED THE REQUIREMENTS OF THE LEED GREEN BUILDING RATING SYSTEM CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL AND VERIFIED BY GREEN BUSINESS CERTIFICATION INC.

LEED v4

BUILDING DESIGN AND CONSTRUCTION: CORE AND SHELL DEVELOPMENT

PLATINUM

November 2021

Mahesh Ramanujam

MAHESH RAMANUJAM, PRESIDENT & CEO, U.S. GREEN BUILDING COUNCIL
PRESIDENT & CEO, GREEN BUSINESS CERTIFICATION INC.

TECHNOPARK TOWER

LEED PLATINUM

The TechnoPark Tower is designed and operated by LEED Platinum standards - the highest status in the U.S. Green Building Certification system. This office complex is also equipped with smart features comparable to those of the world's Top 10 smart buildings.









SYMBOL OF THE FINEST TECHNOLOGY

TechnoPark Tower helps to put Vietnam's name on the world's map by aiming to become a high-tech symbol - a "mini Silicon Valley". The building is developed as a smart building within a smart urban complex - Vinhomes Ocean Park, equipped with smart features comparable to the Top 10 Smart Towers in the world, namely The Edge (Amsterdam), Apple Park (California), Salesforce Tower (San Francisco), etc.

The investor is working on necessary documents and procedures to obtain official certification/licenses.



3 CORE CRITERIA

GREEN

SMART

DELIGHTED

TechnoPark Tower offers a world-class working environment, developed based on three core criteria: Green - Smart - Wellness, which are ideal for both Vietnamese and international businesses, including technology-oriented as well as sustainable enterprise.


GREEN

LEED PLATINUM

TechnoPark Tower is one of several office towers in Asia designed and operated according to LEED PLATINUM – certification – the highest level of United States Green Building Rating System. Not only providing U.S.-based green working space, the tower also inspires each employee to become more environmentally-friendly, and join hand to protect this planet



- LOCATION AND CONNECTIONS
- SUSTAINABLE DEVELOPMENT
- EFFECTIVE USE OF WATER
- ENERGY AND SPACE
- INDOOR AIR QUALITY
- MATERIALS AND RESOURCES
- INNOVATION AND CREATIVITY

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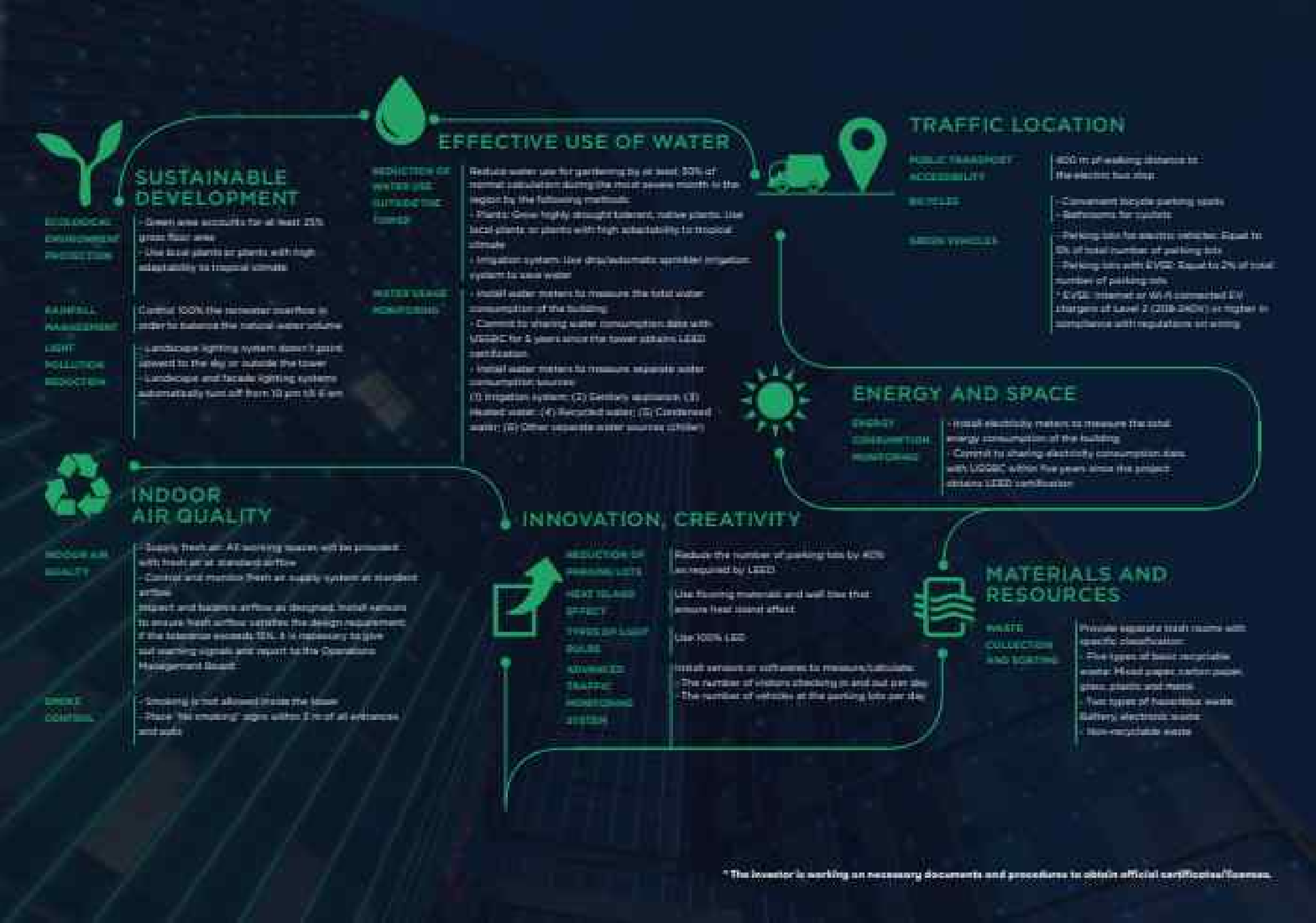

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LOW-E GLASS

The exterior is entirely covered with energy effective Low-E glass, offering an inspirational view



Greenery is planned on 3rd, 4th, 5th, 6th, 41st, 42nd, and 43rd floors, creating a "relaxing space in the air" close to nature



GREENERY





CHARGING STATIONS FOR ELECTRIC VEHICLES

Charging stations for electric vehicles and bathroom area for cyclists have also been installed in the parking lot, encouraging employees to use more environmentally friendly vehicles




TECHNOPARK TOW


SMART PILLARS
SMART SECURITY
SMART OFFICES
SMART OPERATIONS MANAGEMENT
SMART PARKING
SMART APPLICATIONS



TOP 10 UNIQUE SMART FEATURES

SMART SECURITY

- Smart security with AI Camera facilitates behavior recognition and fast data retrieval
- Facial recognition technology is applied to the access control system
- Smart fire protection system with smoke sensors helps locate the flame, sends data to the command center, and sends warning to users via application

SMART BMS CONTROL SYSTEM

- Remotely monitors and controls equipment
- Automatically operates and fits the building's needs
- Analyzes data to produce the optimal solution of operation

ENERGY EFFICIENCY & RENEWABLE ENERGY

Solar panel system produces green power

CHARGING STATIONS FOR ELECTRIC VEHICLES

Charging stations for electric cars and motorbikes help save energy and reduce environmental pollution

SMART PARKING

- Smart Parking feature makes it quicker and easier to find a parking space
- Facial and number plate recognition systems make parking lots safer
- Convenient parking fee collection system helps reduce payment processing time at entrance gate

SMART ELEVATORS

Elevators retrieve user data from the entrance and automatically stop at the destination floor. Authorized staff can hail elevators via user application for guests

SMART AIR QUALITY CONTROL & CONDITIONING SYSTEM

- Fresh air supply system automatically operates according to signals from CO2 sensors in the office
- Gas emission suction system in basements automatically operates according to signals from CO sensors there
- FCU operates in accordance with the integrated thermostat

PRE-REGISTRATION FOR VISITORS VIA APP

Pre-registration via application feature controls access to the tower, halls elevator usage and notifies receptionist of the respective company

ACCESS CONTROL COMBINED WITH BODY TEMPERATURE MEASUREMENT AND TIMEKEEPING

Access control system uses state-of-the-art facial recognition technology, integrated with body thermometer and timekeeping features

THE SMART BUILDING IN A SMART CITY

Connects with various utilities of the smart city such as electric buses, information on traffic, environment, and other utilities



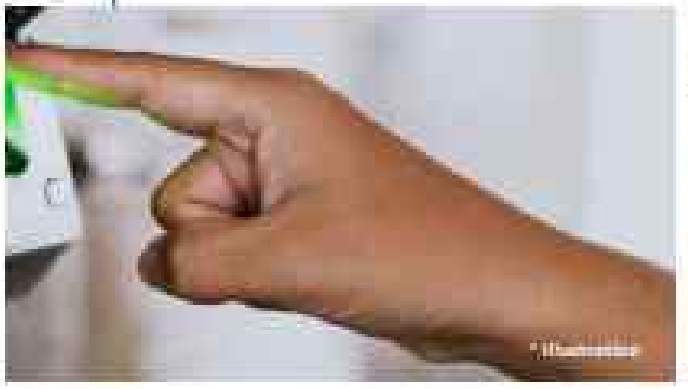
* Illustration. The building is operated as decided by the Management Board from time to time.

HEALTHY WORKING ENVIRONMENT

The tower's fresh air supply and air conditioning systems are automatically operated and adjusted through signals from the air quality sensors that are sent to the command center, thus supplying the finest air.



Access control system uses state-of-the-art facial recognition technology, integrated with body thermometer and timekeeping features, ensuring health during the pandemic.

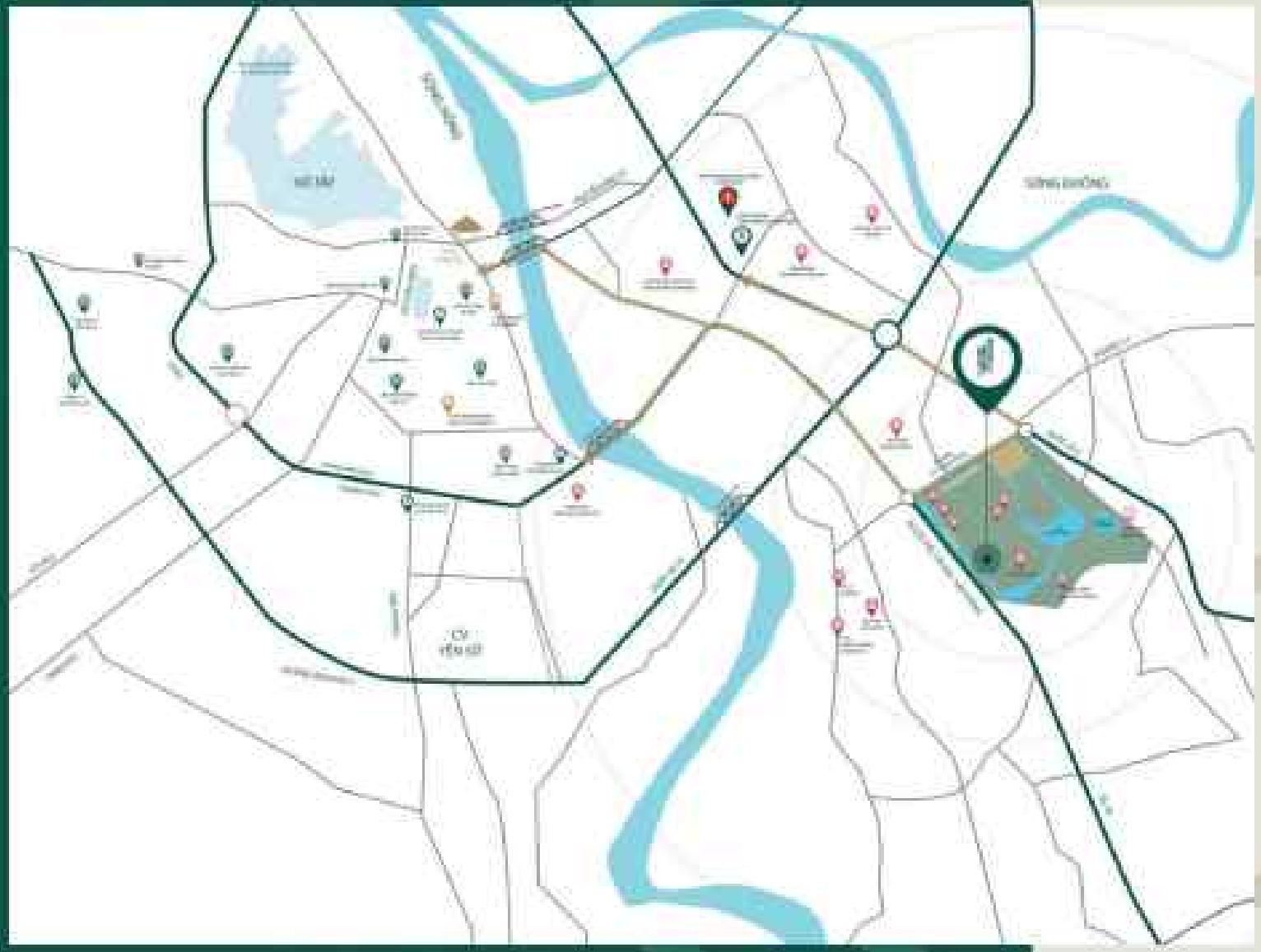








* Actual photograph



PRIME TRAFFIC LOCATION

It takes only 15-25 minutes to the center of Hanoi, 35 minutes to Noi Bai Airport; TechnoPark tower is directly linked to key national routes and surrounding industrial parks in Bac Ninh, Hung Yen, Hai Duong, and Hai Phong

GOVERNMENT OFFICE
DEPARTMENT
ENTERPRISE

BANK

SCHOOL

HOSPITAL

WORLD-CLASS

OPERATION BENCHMARK



* Actual photographs



ON-SITE UTILITY SYSTEM

IN AN "ALL-IN-ONE" BUSTLING MEGA CITY

With all of the smart city's and Vingroup ecosystem's benefits, TechnoPark Tower provides tenants with a convenient working environment, meeting all daily life demands such as shopping at Vincom Mega Mall and shophouses, commuting by Vinbus electric bus system, having healthcare at Vinmec International Hospital, and enjoying scenic view at the heart of the city.













* Actual photograph



* Actual photograph



*Illustration. The building is operated as decided by the Management Board from time to time

SPECIFICATIONS

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No. of stories	45 floors and 3 basements (Offices are located from 2nd to 45th floors)
Ceiling height of office for lease	At least 2.7 m
Net leasable area (NLA)	~117,000m²
Net floor area (GFA)	~2,700 m²
Floor area	Saleable area: 1,369.8 m2~4,060.8 m2/floor Typical floor area: 3,581.9 m2/floor
Ceiling / Wall	Gypsum ceiling / drywall finished by the building's standard
Floor	Smooth screed floor
WC	Separate male and female WCs on each floor / Bathroom on B1 basement

RECEPTION HALL

The reception hall covers an area of 551 m² with luxurious design and premium materials including: Concealed gypsum ceiling, moisture-resistant bare plywood, ceramic tiles, galaxy granite, marble tiles.

ELEVATORS

Quantity	24 high speed elevators
Brand	Schindler
Capacity	2,000 kg/elevator
Speed	3.5 m/s and 5 m/s
Lobby	Width: 2.2 m

*Specifications can be adjusted by the Developer according to the building's design or actual operation from time to time, but LEED's strict criteria shall remain guaranteed



KEY PLAN

TYPICAL FLOOR PLAN LAYOUT

F 21 - 39

All information in this document is correct at the time of publication and is subject to change without notice.
Drawing specifications are estimated only.
The official specifications of each unit will be stipulated in the document signed between the Developer and the Customer.

TECHNOPARK TOWER

ASPIRATION TO AN **INTELLECTUAL & ELITE VIETNAM**





* Actual photograph

MANAGED AND LEASED BY

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Official information and commitment will be prescribed in the Lease Agreement.
The building's management, operation and business comply with the Management Board's regulations.
Information, photographs and utilities in this brochure are only relative and subject to changes by the Developer from time to time to ensure compliance with the Project's planning and actual construction.