

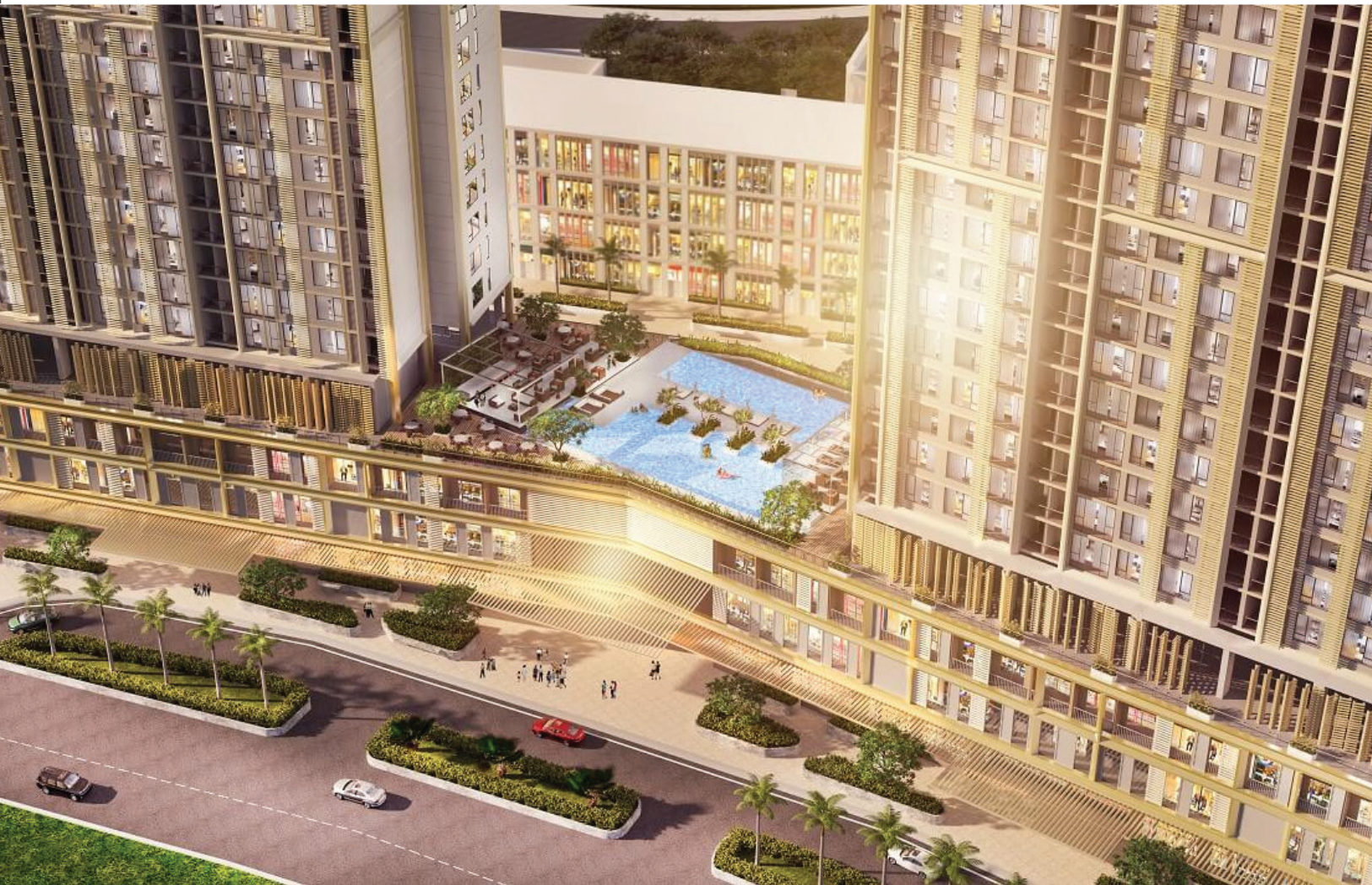
THE MATRIX ONE



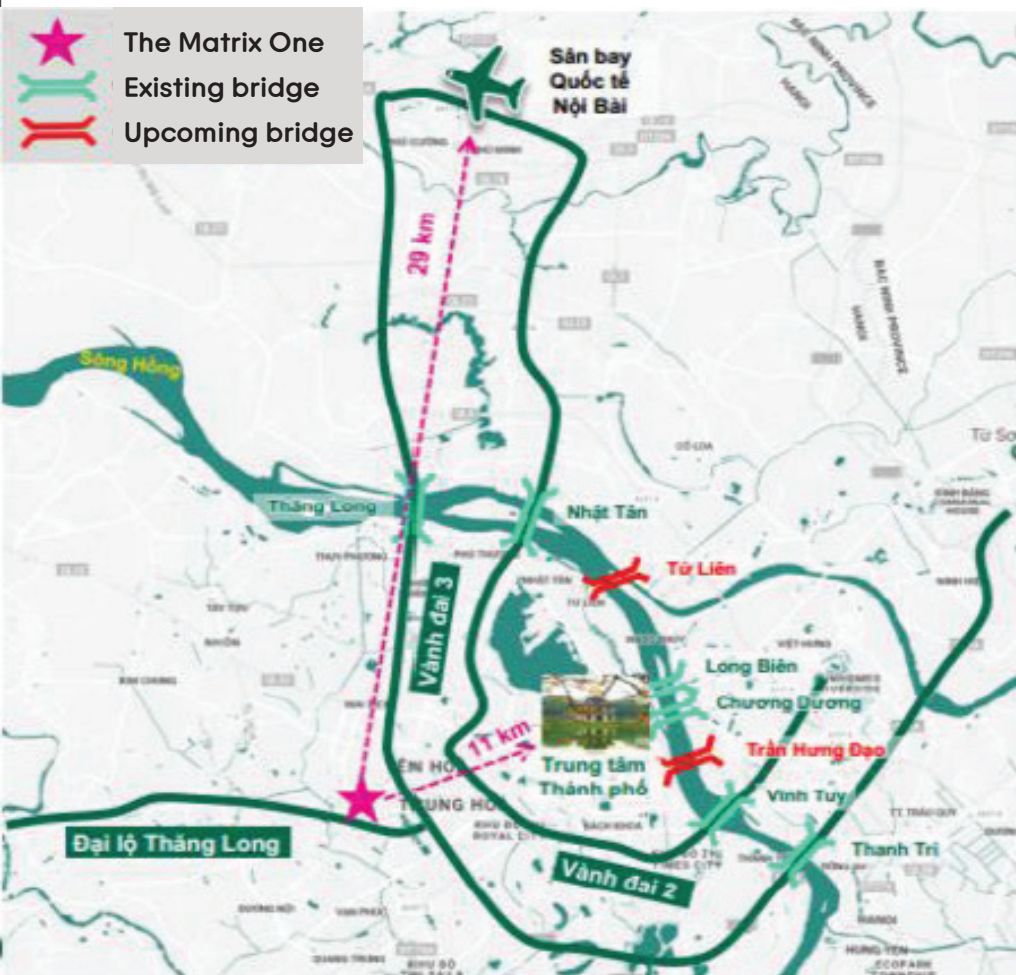
Presented by **VNK** Investment
Consultancy



THE MATRIX ONE – GENERAL INFORMATION



LOCATION & FACILITIES



THE MATRIX ONE'S TRANSPORT CONNECTIVITY

The Matrix One is located in Nam Tu Liem District, Ha Noi City.
Gross land size: 20,6 hectare

The Matrix One is in the Western Ha Noi – A new center region of the City with many government departments and offices, office buildings and residential urban areas.

Easily transport to many regions of the City and neighboring provinces.

11km away from Hoan Kiem Lake (Ha Noi's center) and 29km away from Noi Bai International Airport.

Located in the developing region of Ha Noi with many residential housing projects under construction and public works such as My Dinh Song Da Residential Urban Area, Vinhomes Green Bay, new headquarter of Ministry of Foreign Affairs, National Convention Center and My Dinh Sports Complex.

The Matrix One's location to important places of Ha Noi

	Hoan Kiem Lake	My Dinh Area	Noi Bai International Airport
Distance	11km	1km	29km
Time	35 mins	3 mins	40 mins

THE MATRIX ONE'S TRANSPORT CONNECTIVITY

The Matrix One is located in Me Tri, Chau Van Liem and Le Quang Dao Street, and also Thang Long Avenue.

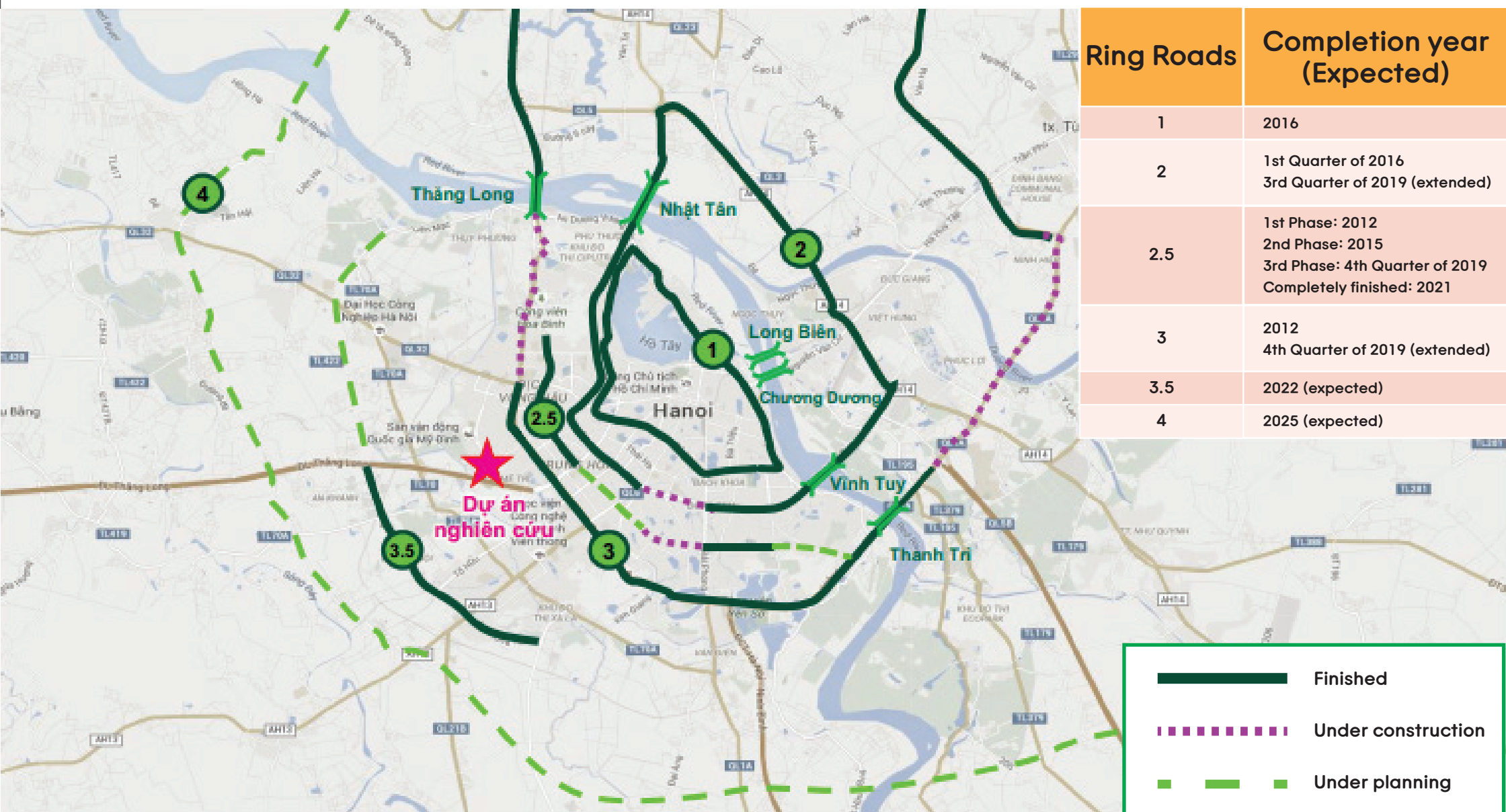
Chau Van Liem and Me Tri Street connect Pham Hung Street and Thang Long Avenue. They are two-way streets with the length of 2km and the width of 48m, from 4 to 8 lanes for motorbikes and cars. Many buildings and projects have been constructed in these streets with high traffic density.

Le Quang Dao Street is a two-way street connecting Le Duc Tho Street and Thang Long Avenue, 60–100m wide. Le Quang Dao Street Extended is under construction (2nd Phase), expected to be finished in 2019 with the length of 2,88km, width of 40m, connecting Thang Long Avenue and Le Trong Tan Street (Ha Dong District).

The Project is located in the West Ha Noi where is incredibly developing with a high traffic density, and a high population density also in the future. The Project's transport connectivity is great, just 1km away from Pham Hung Street - a significant street of Ha Noi.

The Matrix One's residents can easily transport to main streets with a daily high traffic density such as Chau Van Liem - Me Tri - Duong Dinh Nghe, Le Quang Dao - Le Duc Tho, Pham Hung and Thang Long Avenue.

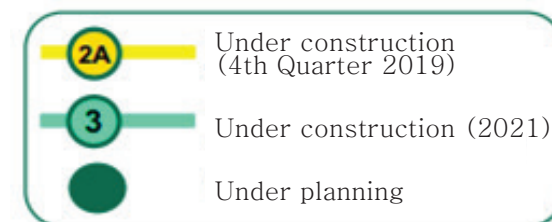




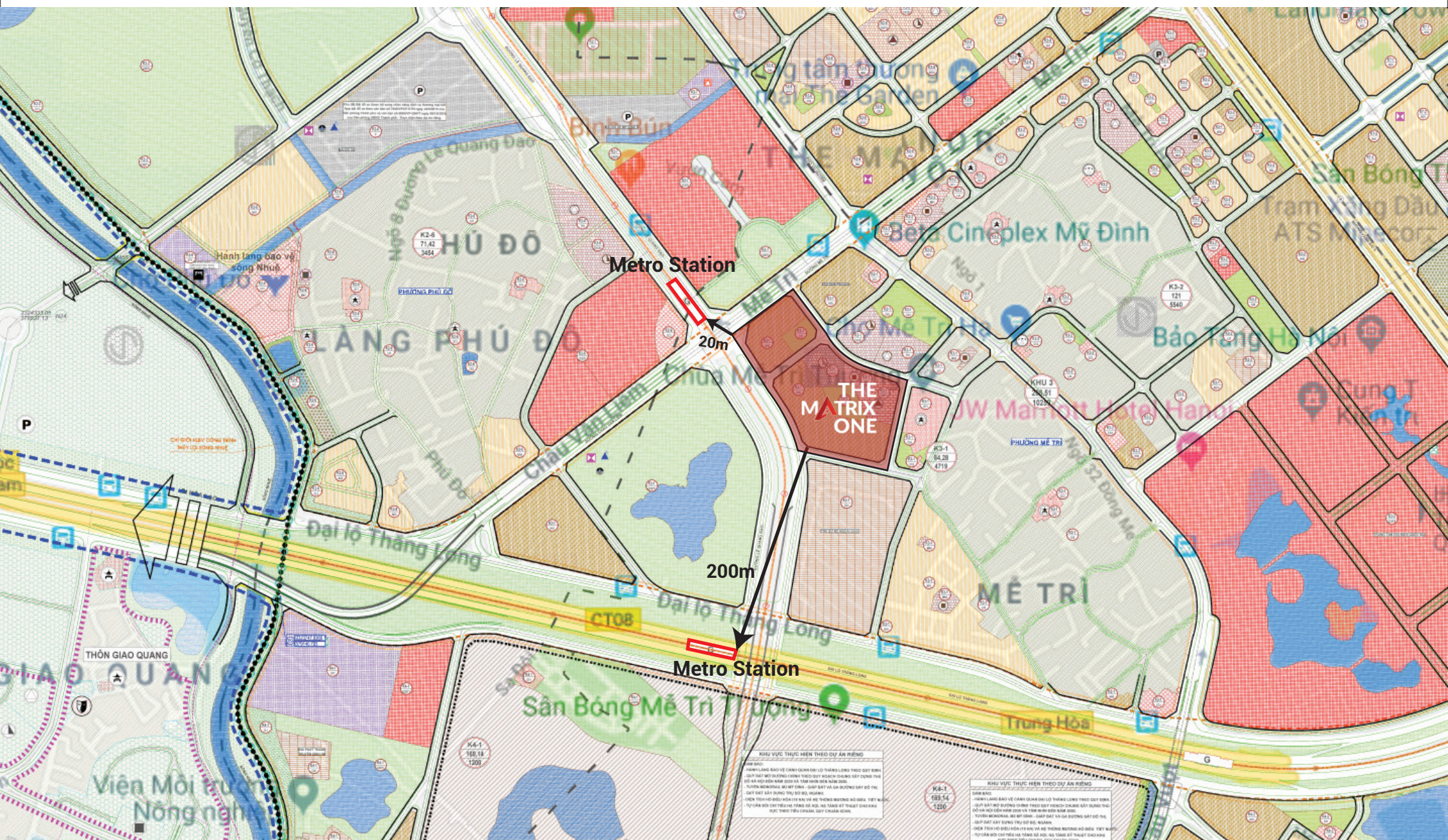
THE FUTURE METRO PLANNING



8 Metro lines in HA NOI
under the current general planning



- The Matrix One shall directly benefit from the **5th Metro Line (in red)** Van Cao - Ngoc Khanh - Lang - Hoa Lac: With the starting point from Van Cao Street, going through the 2nd and 3rd Ring Road, then Hoa Lac, and passing the 4th Ring Road (in the future); The Matrix One is adjacent to one station of the **5th Metro Line**, and this station is at the three-way intersection of Chau Van Liem Street and Thang Long Avenue.
- The **5th Metro Line is 38,4 km long**, with the total investment of **66,800 billion Vietnam dong**, being proposed to assign to **VINGROUP** for construction as a BT (Built - Transfer) project and put into operation in **2025** (Expected).

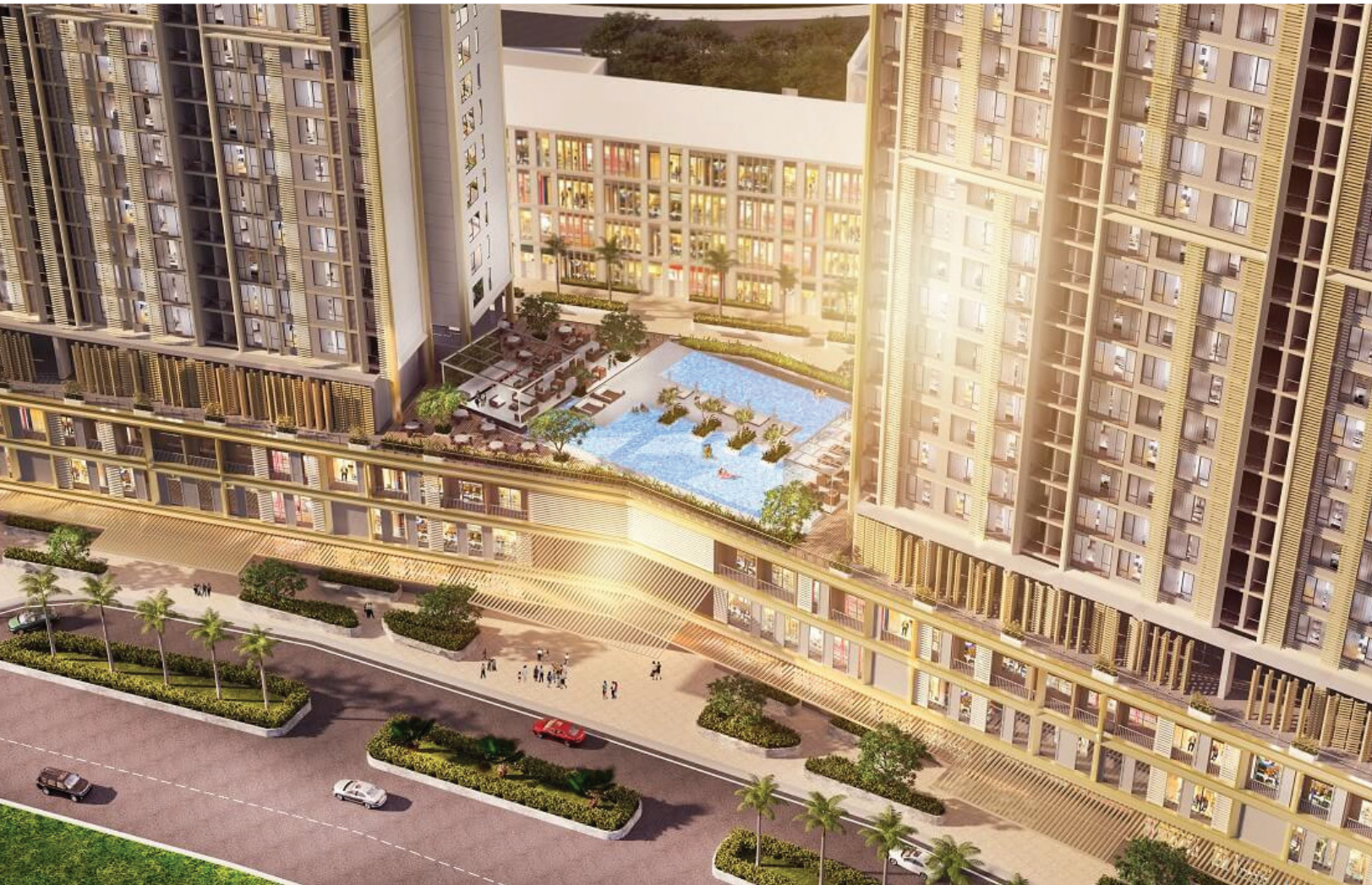


SERVICES AND FACILITIES NEARBY



No.	Name
1	New headquarter of Ministry of Foreign Affairs
2	Me Tri Secondary School
3	Vietnam-China Friendship Palace
4	People's Committee, Healthcare Center Phu Do Kindergarten
5	My Dinh National Sports Complex
6	The Garden Shopping Mall
7	Vincom Center - Pham Hung
8	Hanoi Museum
9	National Architectural Planning & Construction Exhibition
10	JW Marriott Ha Noi Hotel
11	National Convention Center
12	Big C Supermarket
13	Vincom Center Tran Duy Hung
14	Intercontinental Hotel

GENERAL PLANNING



The Matrix One Project

- Location: Me Tri Ward, Nam Tu Liem District, Ha Noi
- Gross size: 20 hectares (considered as one of a few small city in inner Ha Noi)
- Main sections:
 - 73-story building - A new iconic landmark of Ha Noi and Vietnam
 - High-rise apartments: 02 blocks with 44 stories and 1,700 apartments in total
 - Shophouses, officetels, shopping malls
 - Large-scale park and theater
 - And other facilities

Outstanding features:

1. An iconic project for the prosperous, modern and high-class living standard, shown by a 73-story building

The project owns a 73-story building which will be the tallest building in Hanoi, inspired by the symbolic flower of Vietnam – Lotus. If one-pillar Pagoda – a flower on the lotus is an unique architectural structure and a cultural symbol of the thousand-years-old Ha Noi, the 73-story building of MIKGroup will be a new symbol of materialistic lives of Ha Noi residents: prosperity reaches the world level.

2. A 14-hectare park(The city's public park project built by MIKGroup)

Located in a prime location where the population density is high, along with a series of architectural structures and key transport intersections, but The Matrix One still can fully enjoy the space of 14ha green park, which is a very valuable thing.

3. International Schools System

Expected the International School Ho Chi Minh City, the most famous international school in Ho Chi Minh City, shall be established nearby

4. Taking the whole view of Formula 1 Circuits

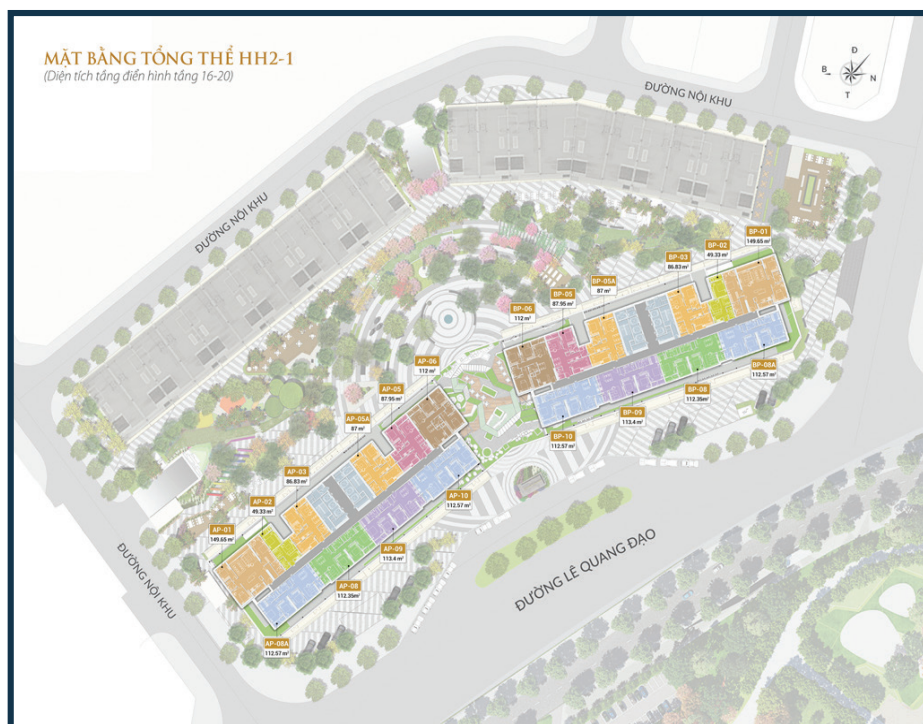
Formula 1 is a king sport towards the rich, which is a huge advantage only The Matrix One can get

GENERAL PLANNING



PROJECT AREA STATISTICS				
NO	ITEMS	LAND AREA (M2)	CONSTRUCTION AREA(M2)	NO. OF FLOOR
	GROSS LAND AREA	206,337		
I	PARKS	114,140		
II	SCHOOLS	15,756		
	HIGH SCHOOL	8,000	3,200	FROM 3 TO 5
	SECONDARY SCHOOL	4,500	1,800	
	KINDERGARTEN	3,256	1,302	
III	LOW-RISE APARTMENT	10,477		4
IV	HH1 BLOCK			
	HH1-1	6,750	3,251	44
	HH1-2	6,422	3,090	37
V	HH2 BLOCK	15,410		
	HH2-1	7,103	4,200	44
	HH2-2		3,503	5
VI	GREEN SPACE	7,382	5,390	
VII	STREETS IN THE PROJECT	27,674		
VIII	BASEMENT	553		

HH2-1 BLOCK - PRODUCT STATISTICS



NO	TYPE OF UNIT	BED	AVERAGE SIZE	NO.OF UNITS	TOTAL NO.OF UNITS	RATIO	GROSS SIZE
1	Shop Apartment	2	336.86	8	20	1.0%	7,941.72
2		3	434.92	12		1.6%	
3	Apartment	2	88.11	296	740	38.8%	76,153.16
4		3	112.68	296		38.8%	
5		3 (Dual key)	112.95	148		19.4%	
6	Penthouse	5	783.00	2	2	0.3%	1,563.50
TOTAL				762	762	100.0%	85,658.38



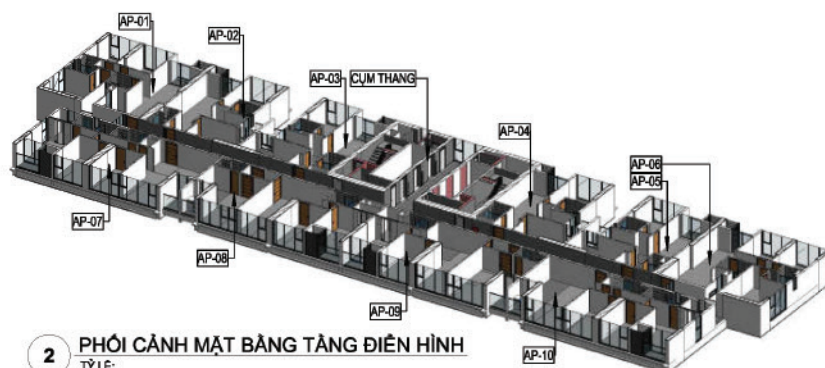
1 MẶT BẰNG TẦNG ĐIỀN HÌNH

TỶ LỆ: 1 : 300

DIỆN TÍCH SÀN XÂY DỰNG : 1408.01 m²

DIỆN TÍCH SỬ DỤNG : 1018.17 m²

AP-01	AP-04	AP-07	AP-10
AP-02	AP-05	AP-08	HÀNH LANG
AP-03	AP-06	AP-09	THANG



2 PHỐI CẢNH MẶT BẰNG TẦNG ĐIỀN HÌNH

TỶ LỆ:

BẢNG CƠ CẤU CÁN HỘ TẦNG 6-10		
CÁN HỘ	DIỆN TÍCH	SỐ LƯỢNG
AP-01	111.05 m ²	1
AP-02	87.82 m ²	1
AP-03	86.86 m ²	1
AP-04	86.86 m ²	1
AP-05	87.80 m ²	1
AP-06	111.05 m ²	1
AP-10	112.09 m ²	1
AP-09	111.27 m ²	1
AP-08	112.27 m ²	1
AP-07	112.09 m ²	1
TỔNG SỐ		10

KHU CÔNG VIÊN GIẢI TRÍ, TRƯỜNG HỌC VÀ TỔ HỢP NHÀ Ở, THƯƠNG MẠI, DỊCH VỤ
GOLDEN PLACE A, CÔNG TRÌNH: CHUNG CƯ CAO TẦNG HH2-1



AA1-01-002

APARTMENT STATISTICS

NO	05 TYPICAL TYPES OF UNITS	SIZE (m2)	NUMBER OF APARTMENTS/ FLOOR
1	CH-01, CH-06 - 3BED	111.05 - 113.8	CH-01: 2 Apartments CH-06: 2 Apartments
2	CH-02, CH-05 - 2BED	87.62 - 88.43	CH-02: 2 Apartments CH-05: 2 Apartments
3	CH-03, CH-04 - 2BED	86.51 - 90.5	CH-03: 2 Apartments CH-04: 2 Apartments
4	CH-07, CH-10 - 3BED	112.08 - 114.03	CH-07: 2 Apartments CH-10: 2 Apartments
5	CH-08, CH-09 - 3BED (Dual key)	111.59 - 114.05	CH-08: 2 Apartments CH-09: 2 Apartments

A HUGE ADVANTAGE OF THE MATRIX ONE



An apartment complex with the whole view Formula 1 Circuits in the future.

With the first international-scale event held in Vietnam - FORMULA 1 VIETNAM GRAND PRIX 2020, the project is expected to attract much more interest from homebuyers. The project is adjacent to 4/22 turning points of Formula 1 Circuits.

UNIQUE FACILITIES

Parks, lakes and sports facilities are up to 14ha. Underneath is a basement for parking and a commercial center.



UNIQUE FACILITIES



The theater is located in the area of the park, adjacent to the four intersection of Le Quang Dao - Chau Van Liem

UNIQUE FACILITIES



Inter-level international school is expected to put into operation in September 2021

INTERNAL FACILITIES



Infinity swimming pool on the 4th floor, between two blocks



Co-working Space



A grandstand designed to enjoy Formula 1 Circuits on the 23rd floor



Meditation garden





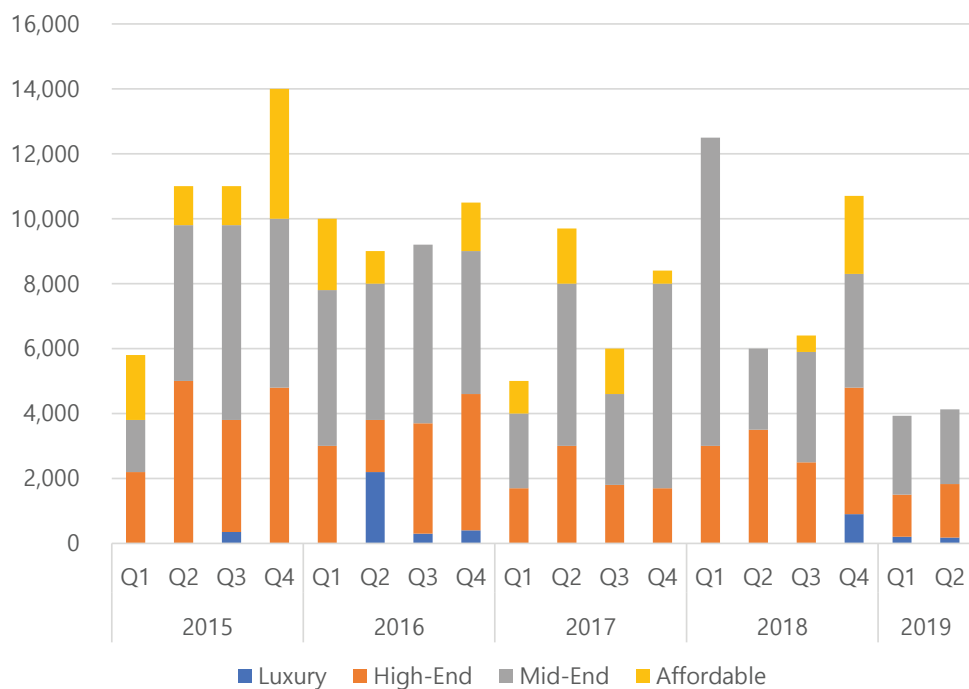
COMMUNITY OF THE ELITE, TREND CREATORS AND
MASTERS OF THEIR OWN LIVES.

**SYMBOL OF THE HIGH-END, HEART OF THE NEW CENTRAL BUSINESS
DISTRICT WITH A COMPLEX OF 5-STAR HOTELS, VIETNAM'S FOREFRONT
INTERNATIONAL SCHOOLS**

INSTALLMENT	AMOUNT	DUE DATE
Deposit	100.000.000 VND/ unit	Deposit Purchase Agreement (DPA)
1st Installment when signing SPA	10% of Apartment Value (VAT included) (Deposit included also)	Within ## workdays since signing DPA (expected December 2019)
Other intsallements	Expected within 24 months since November 2019	

Ho Chi Minh and Ha Noi's Apartment Supply

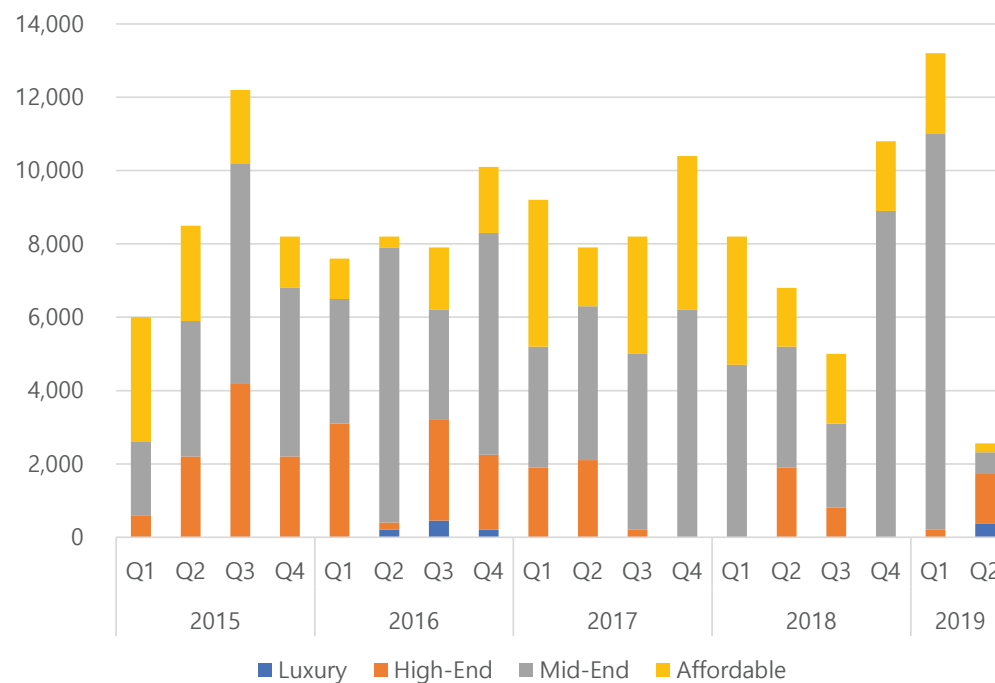
■ Ho Chi Minh City



(Source: CBRE, VNK IC)

Since 2015, high-end and luxury apartments 36.7%, mid-end 49.9%, affordable 13.4%

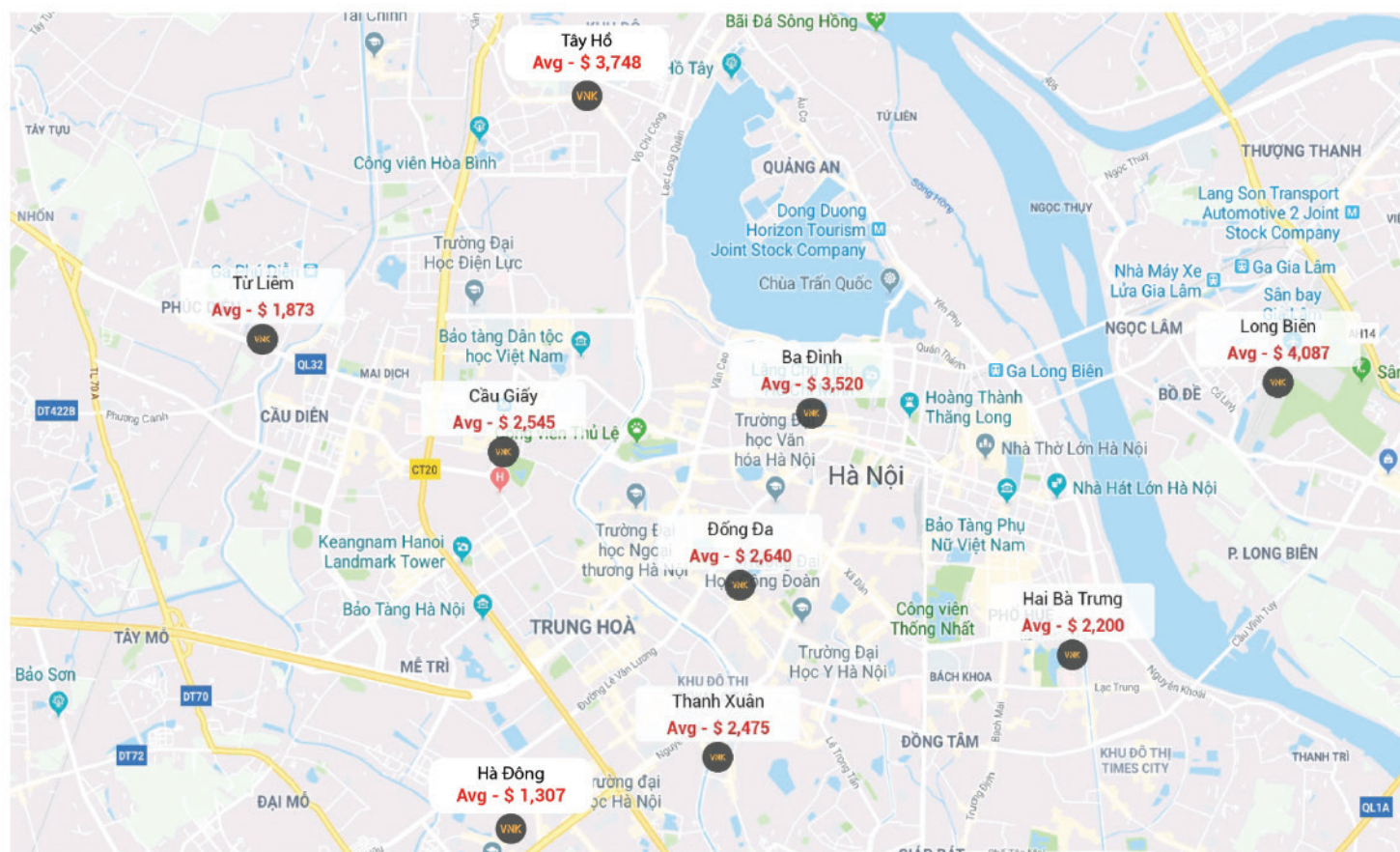
■ Ha Noi City



(Source: CBRE, VNK IC)

Since 2015, high-end and luxury apartments 17.9%, mid-end 56.5%, affordable 25.6%

Ha Noi

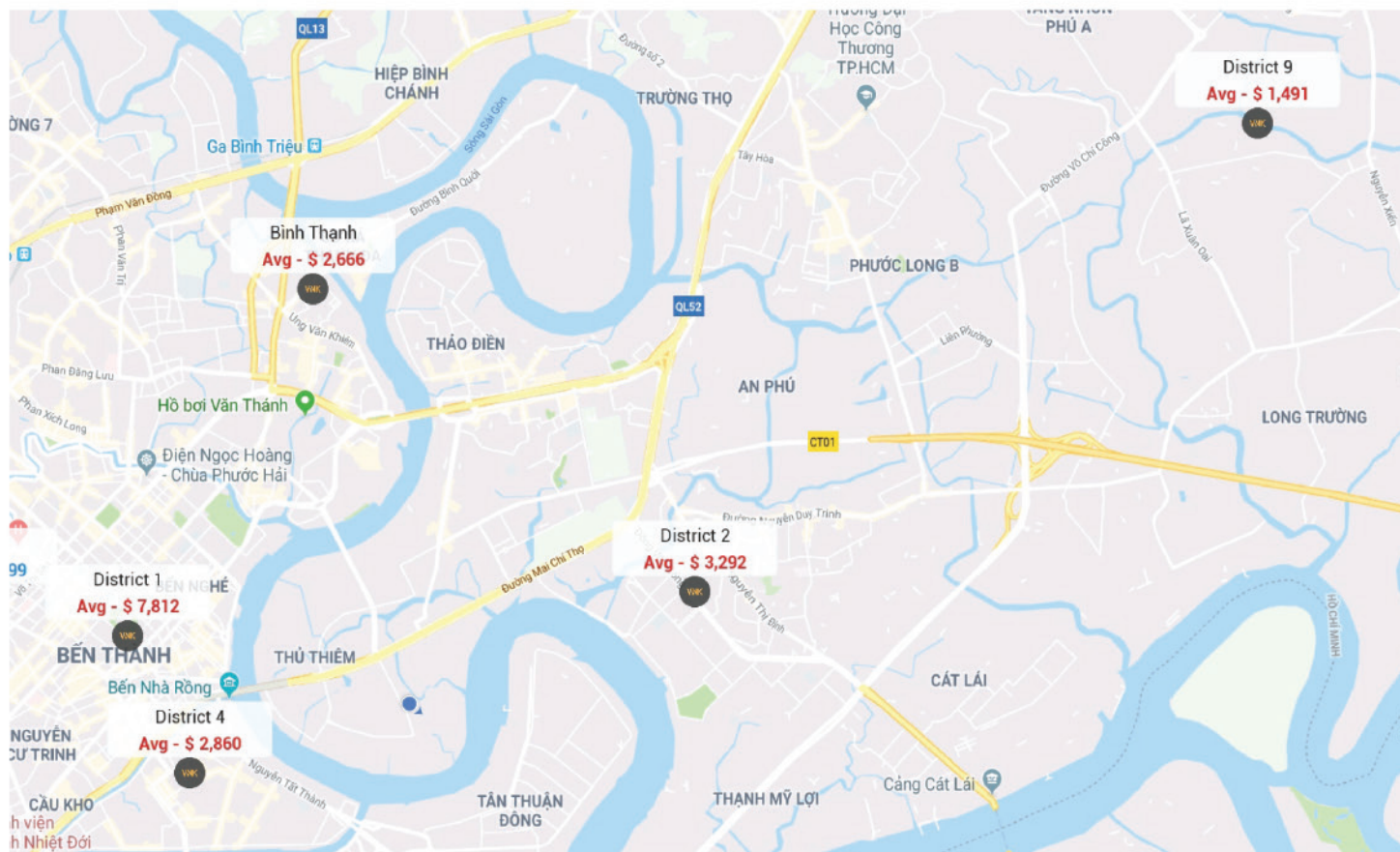


Tay Ho District: **Avg - \$3,748**

Hai Ba Trung District: **Avg - \$2,200**

Ha Dong District: **Avg - \$1,307**

Ho Chi Minh



District 1: Avg - \$7,812

District 2: Avg - \$3,292

Binh Thanh District: Avg - \$2,666

District 9: Avg - \$1,491



- **Head Office:** 3rd Floor, No.30 Nguyen Co Thach Str, Sala New City, Dist. 2, HCM City, VN

- **Korea Branch:** Two IFC (International Financial Center) 12F #1201, 10, Gukjegeumyung-ro Yeongdeungpo-gu, Seoul, Republic of Korea

- **Hanoi Branch:** 1807B Charmvit Tower, 117 Tran Duy Hung, Cau Giay, Ha Noi, VN



www.vnkic.com



(+84) 966 913 131



info@vnkic.vn