

THE METROPOLE

PRELIMINARY INFORMATION OF SONKIM LAND'S THU THIEM PREMIUM
APARTMENTS PROJECT

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THE METROPOLE

Developer:	Sonkim Land
Location:	Thu Thiem New Urban Area, Zone 1
Land area:	76,000 sqm
USP:	65% of units with river view
Scale:	5 Towers
Status:	First launch 508 units
Product mix:	Premium apartments + Shoplots
Official Booking:	May 2018 (Indicative)
Construction:	August 2018



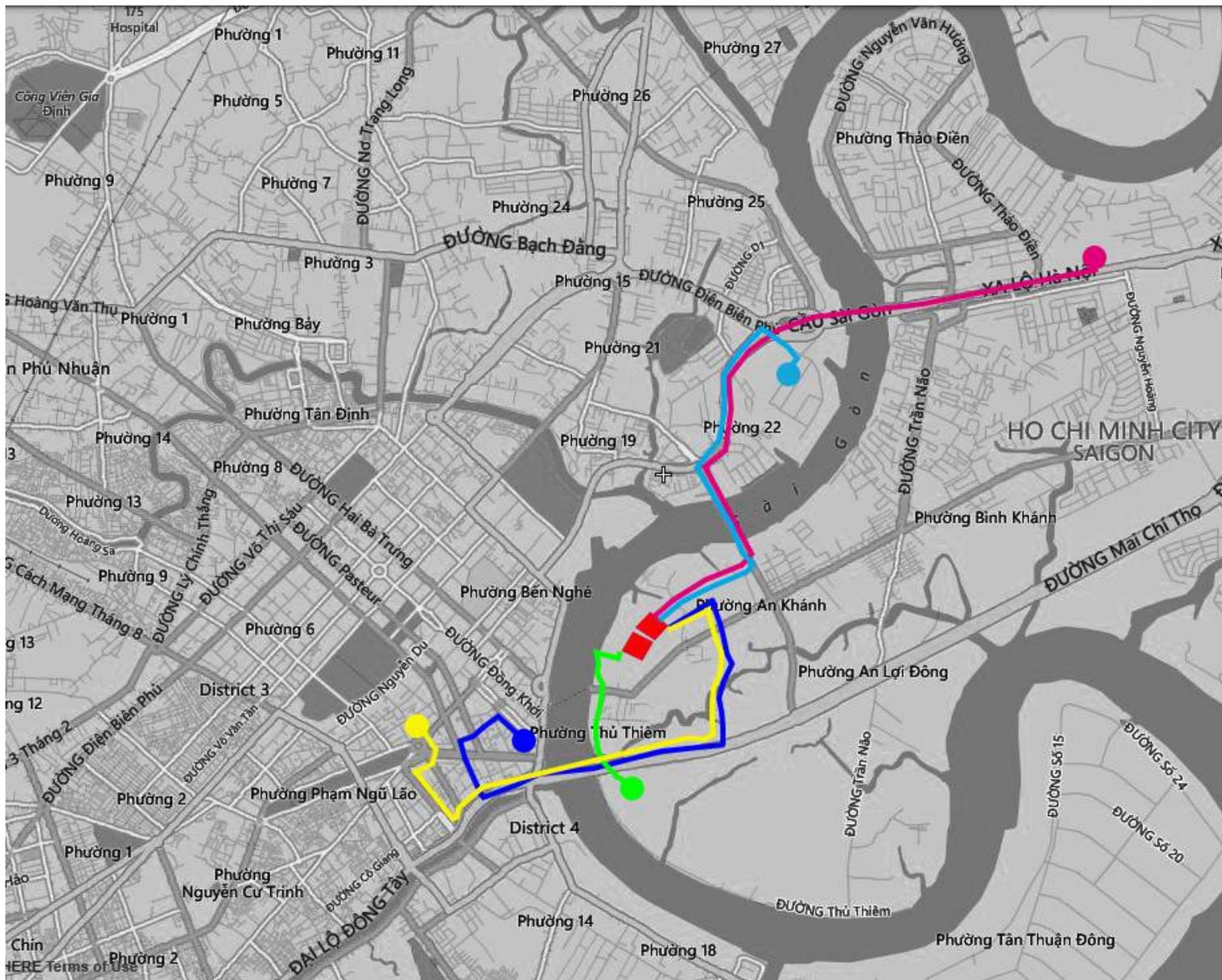
ABOUT DEVELOPER

SonKim Land is a leading real estate investment and development company based in Ho Chi Minh City, Vietnam. It has over the years build a reputation for itself as a luxury real estate developer with a focus in three key sectors: Residential, Hospitality and Office.

Its growth is due in part to her openness to seek out and establish strategic partnerships with industry leaders globally. The likes of HongKong Land, Hamon Developments and Bankinvest have collaborated with Sonkim Land to launch high-end projects that have gain recognition through international property awards.

Their philosophy is to harness light and space to build transformational homes, retail environments and office space, in order to create world-class living and working spaces for Vietnam's upmarket property buyers.





from The Metropole

to Bitexco Financial Tower - 14 mins

to Empire 88 Tower - 5 mins

to Ben Thanh Market - 10 mins

to Landmark 81- 10 mins

to Masteri Thao Dien - 14 mins

Once Thu Thiem Bridge 2 is put into operation, traveling times are expected to be halved***

NEIGHBOURHOOD AMENITIES

THE METROPOLE is located in Zone 1 within Thu Thiem New Urban Area. Part of the core center of Thu Thiem's 8 functional areas.

Zone 1 is designed to be a high density multi-functional commercial center where the tallest towers are planned along Crescent Boulevard and Central Square, with height gradually decreasing nearer to the Saigon River.

Key neighbourhood landmarks near THE METROPOLE includes a world-class convention centre, opera house, hotel, museum, the largest green walking boulevard with a pedestrian bridge crossing Saigon River connecting to the historic downtown.



PRODUCT MIX

PHASE 1: TO LAUNCH 3 TOWERS (Plot 1-16)

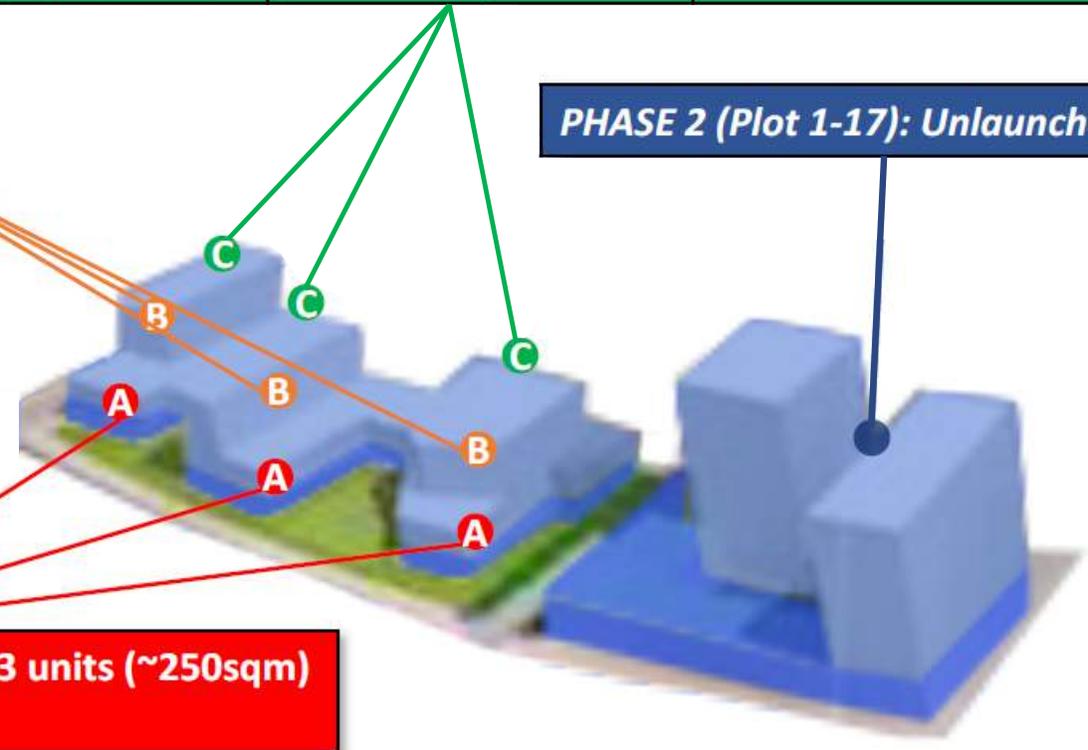
Indicative price: USD 3,700 psm(VAT not included)

AREA B: Residential Apartments	1 Bedroom	95 units (~60sqm)
	2 Bedrooms	307 units (~100 sqm)
	3 Bedrooms <i>*Some are dual-key units with river view</i>	106 units (~140sqm)
1br: about USD 250k (all inclusive)		3brs: about USD 580k (all inclusive)
2brs: about USD 415k (all inclusive)		

AREA C: Highest Floor	Penthouses	5 units (~300sqm)
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PHASE 2 (Plot 1-17): Unlaunched

AREA A: Commercial	Shophouses	33 units (~250sqm)
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Disclaimer: This building design is not an actual illustration of the project. It is included only to provide a very basic idea of the project concept.

APARTMENT SAMPLE TYPES

1 BEDROOM DESIGNS OF DEVELOPER'S PAST PROJECTS

Gateway Thao Dien
GFA: 51 - 60 sqm



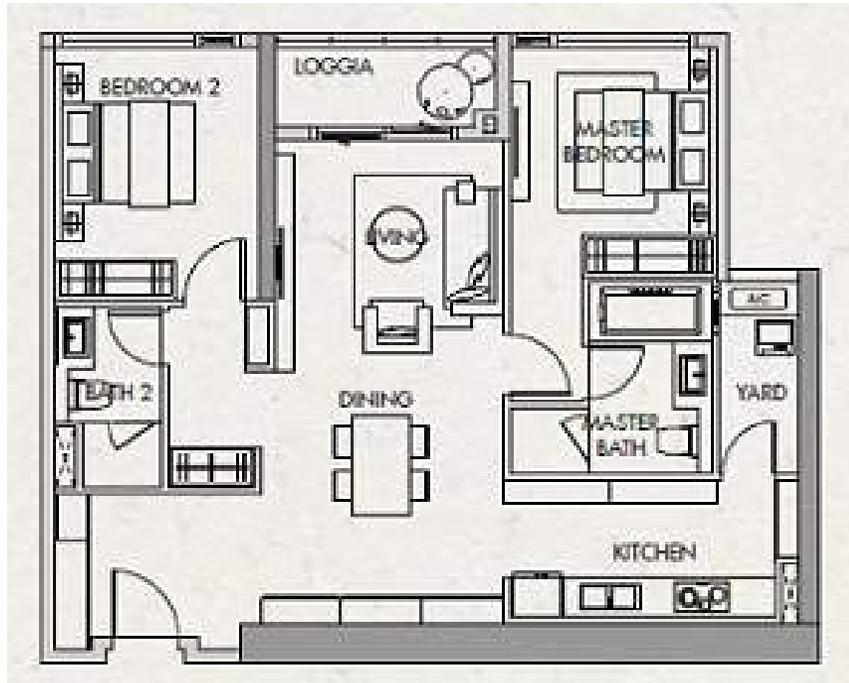
The Nassim
GFA: 55 sqm



APARTMENT SAMPLE TYPES

2 BEDROOM DESIGNS OF DEVELOPER'S PAST PROJECTS

Gateway Thao Dien
GFA: 89 - 102 sqm



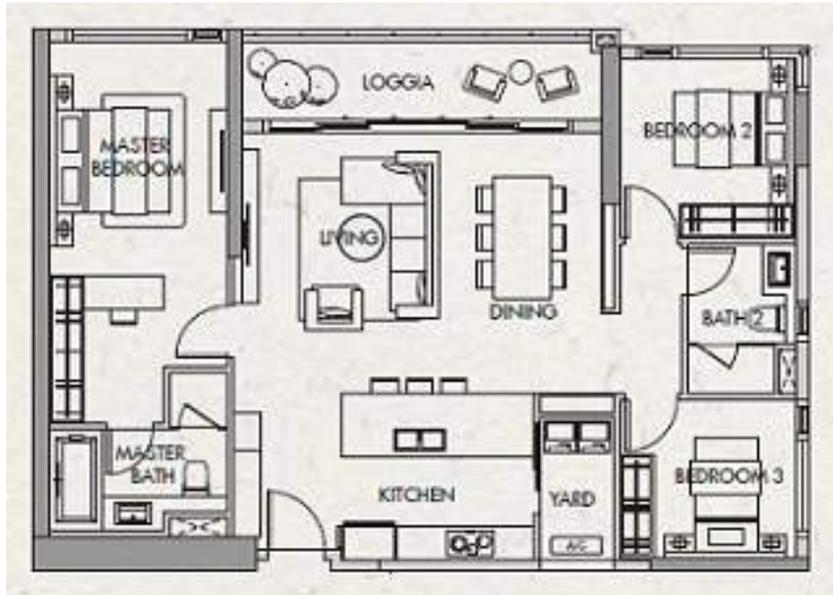
The Nassim
GFA: 84 sqm



APARTMENT SAMPLE TYPES

3 BEDROOMS DESIGNS OF DEVELOPER'S PAST PROJECTS

Gateway Thao Dien
GFA: 121 - 133 sqm



The Nassim
GFA: 135.45 sqm

CAPITAL APPRECIATION UPSIDES – infrastructure completion

Thu Thiem 2 Bridge, started construction in 2015 and is expected to be put into operation on 30 April 2018, after 38 months of construction. The bridge will link the main streets of Ton Duc Thang / Le Duan in District 1 (HCMC'S downtown), to an arterial road dubbed the Crescent Boulevard (Route R1) in District 2 (Thu Thiem New Urban Area). This is expected to contribute to further appreciation of land values in the neighborhood causing the values of real estate to reach a new high.



CAPITAL APPRECIATION UPSIDES – centrally master-planned urban area

Housing prices in Thu Thiem are currently trading at 30 to 35 percent lower than District 1. Other current day similar comparisons include Shanghai where housing prices in Pudong are 43 percent higher than Puxi (current CBD), and Bonifacio in Manila where prices are catching up with Makati. Over time, we expect similar trends to take place in Thu Thiem. Once completed, Thu Thiem, being planned as the new financial center in HCMC, will propel Ho Chi Minh City into the most modern metropolis, along the same level with Shanghai, Manila, Bangkok and Jakarta.



RENTAL YIELD FORECAST

BASED ON VINHOMES GOLDEN RIVER DIRECTLY ACROSS THU THIEM BRIDGE 2

TYPE	GFA	FLOOR	VIEW	PRICE (USD)
1br	63	5	Bitexco / CBD	1,200
1br	56	7	Bitexco / CBD	1,297
1br	50	<10	Thu Thiem / River	1,121
2br	79	<10	Bitexco / CBD	1,519
2br	75	<10	Thu Thiem / River	1,541
2br	73	15	Binh Thanh District	1,629
3br	109	27	Thu Thiem / River	3,215
3br	120	<15	Thu Thiem / River	2,995
3br	121	<10	Binh Thanh District	2,843

DAILY RATE FORECAST

BASED ON VINHOMES GOLDEN RIVER DIRECTLY ACROSS THU THIEM BRIDGE 2

BED	BATH	PRICE (USD)	MONTHLY*** (USD)
1br	1	65 /night	1,462
1br	1	63 /night	1,417
2br	2	69 /night	1,552
2br	2	72 /night	1,620

Monthly yield is calculated taking an estimate of 75% occupancy each month***

PROJECT ROLLOUT TIMELINE

NOTE: BASED ON EARLY ESTIMATIONS - SUBJECT TO CHANGE AT ANY TIME





VNK Investment
Consultancy



www.vnkic.vn



info@vnkic.vn



(+84) 966 913 131