



SUNSHINE CITY
SAIGON

S8 - S9



Sunshine City Saigon
Give children a true childhood



Children's childhood is like a magical book, in which a world with so many wonderful and loving things is waiting for children to discover.

That book will start with fairytales mothers tell their children late at night. In such stories, there is a gentle girl named Tam; there is a Cinderella eager to attend a festival; there are gardens sparkling with the rainbow of elves; and there is a maze with Sinbad's treasure island.

Over time, that book will be thicker as it is keeping memories filled with parents' love for their children.

Sunshine City Saigon – Together with you to create a brilliant childhood for our children.



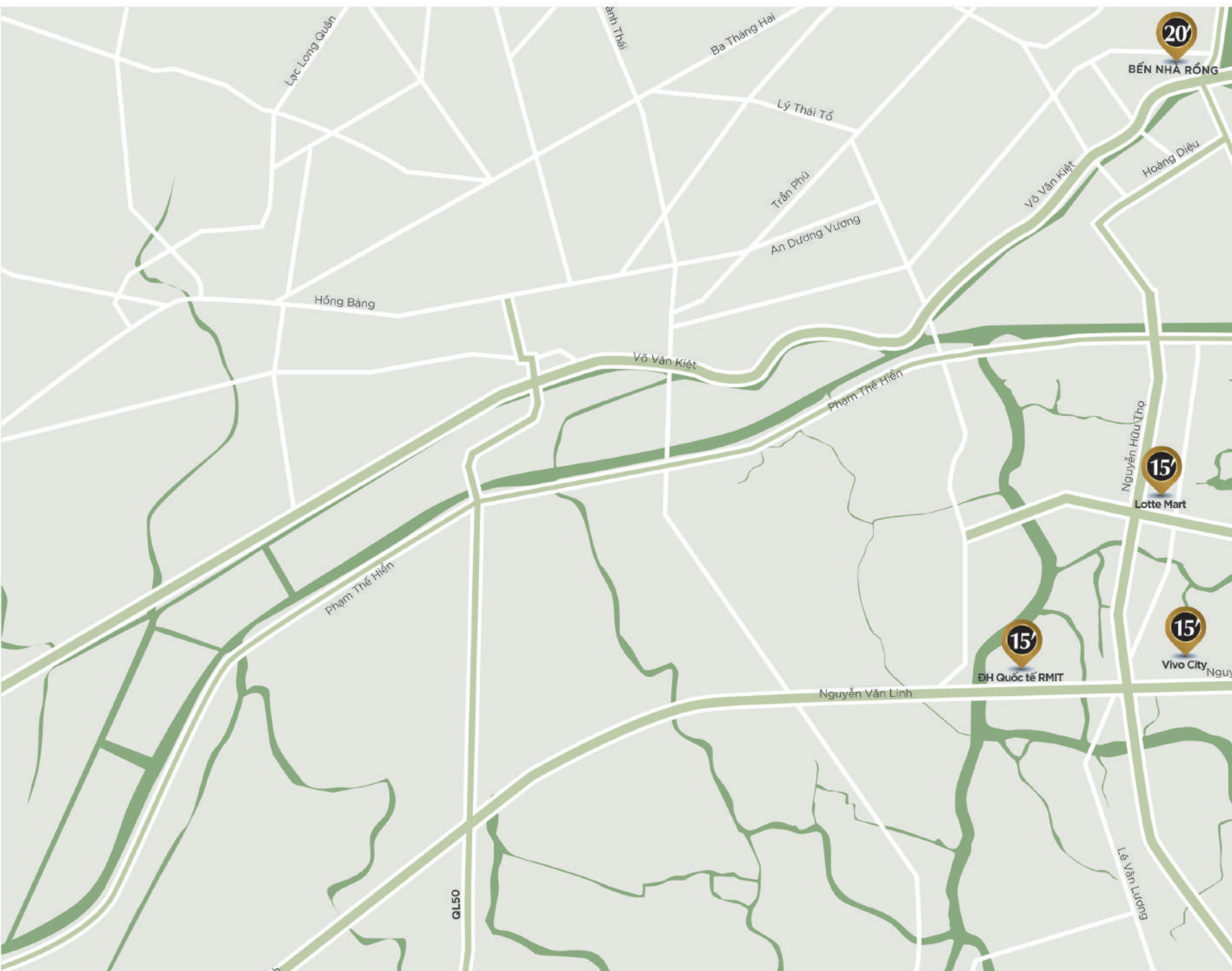
OVERVIEW OF SUNSHINE CITY SAIGON

| | | |
|-------------------------------|---|----------------|
| Total land area | 99.174,5 | m ² |
| Number of floors | 26 - 38 | Floor |
| Building density | 29.5 | % |
| Type | Multi-purpose office, Apartment, Penthouse | |
| Total number of apartments | 3.467 | Apartment |



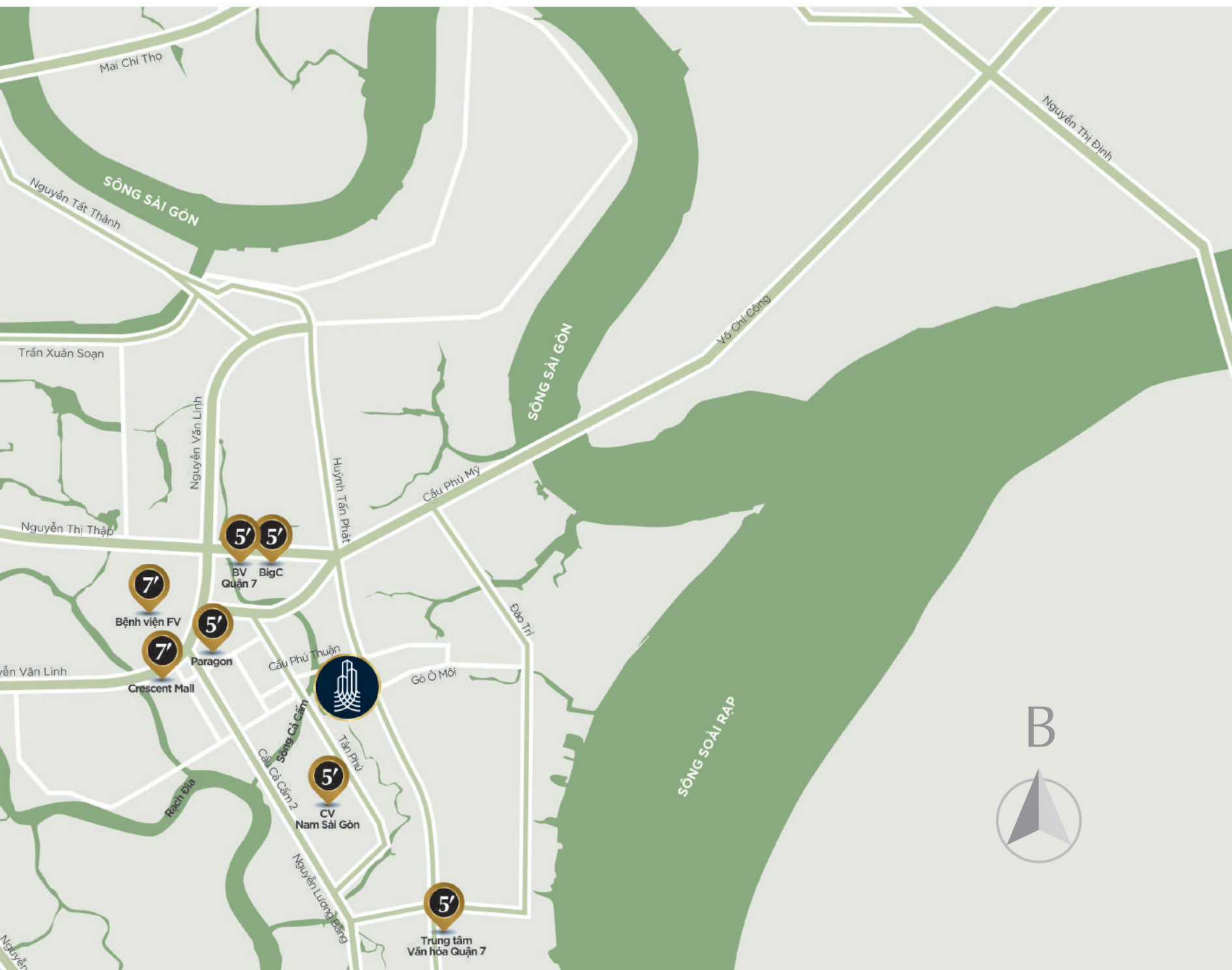


The perspective of the project



RESORT CLOSE TO PHU MY HUNG, PEACEFUL ALONG CA CAM RIVER





Sunshine City Saigon has a very favorable geographical location as it is located close to Phu My Hung and is surrounded by the Ca Cam River.

From the project, it takes residents only a few minutes to access a range of leading facilities in the area, such as Crescent Lake, Crescent Mall, Vivo City, Lotte Mart, FV International Hospital or RMIT University... Especially, residents at the project need only 15 minutes to reach the central area of District 1 or just 10 minutes to arrive at the Thu Thiem Financial Center...





The perspective of the project

As green as a resort and sparkling like in a fairy tale, Sunshine City Saigon opens up a world full of wonderful and lovable things waiting for children to discover. There, they can enjoy swimming in Dolphin Water Park, self-challenging their thinking ability in the Hobbit's labyrinths, exploring Alice's phosphorescent world; feeling happy in their parents' arms amid the garden of happiness, and experiencing their vacation in one of the most luxurious resorts in Vietnam.

Once at Sunshine City Saigon, children will feel that every passing day is a happy day.



SUNSHINE CITY SAIGON THE HAPPY WORLD OF CHILDREN







SUNSHINE CITY SAIGON

**OPENING UP A WORLD
SPARKLING WITH FAIRY
COLORS**



The phosphorescent world using the modern lighting technology will bring children into Alice's wonderland. There, kids will be fascinated with the 7-color rainbow world, the colorful aquariums adorned with brilliant coral reefs and lovely schools of fish; or the cosmic world with numerous sparkling stars.

This phosphorescent world will offer a fresh, imaginative space to children.



Illustrative image

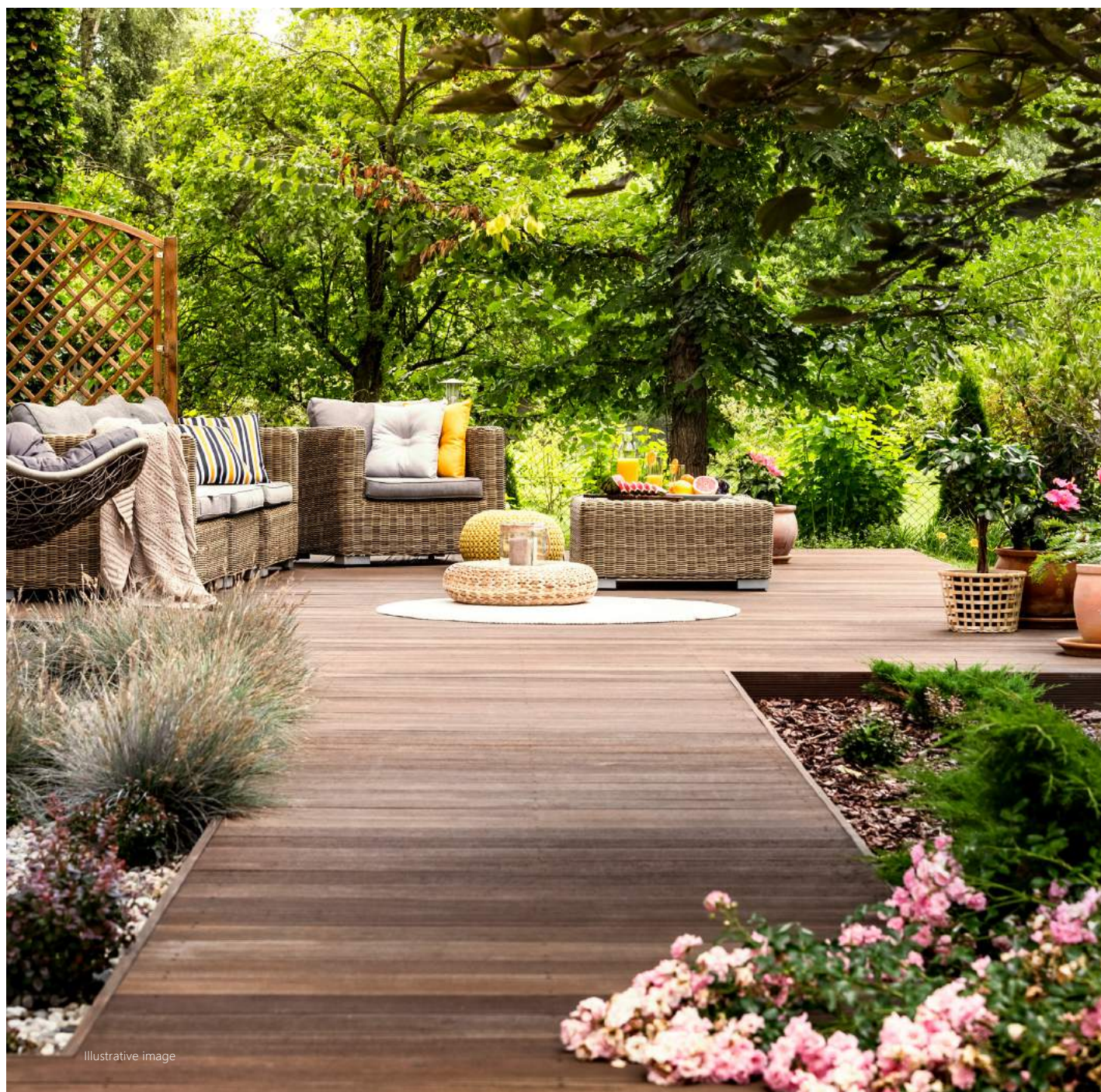
ALICE'S PHOSPHORESCENT WORLD





HERA'S GARDEN OF LOVE





Family Garden is called by Sunshine Group as the garden of love, which is governed and sponsored by Goddess Hera – the God of Family Happiness. This garden is filled with the green of trees and flowers. It is also featured with small murmuring streams, swings decorated with flowers, and gravel walkways.

This is an ideal place for kid residents of Sunshine City Saigon to camp and picnic on weekends. What could be better for children than joining their parents in setting up a tent, peeling fruits, grilling meat and setting dining tables, etc. to prepare for a weekend lunch amid a fairy-like beautiful landscape?



FANTASY GARDEN

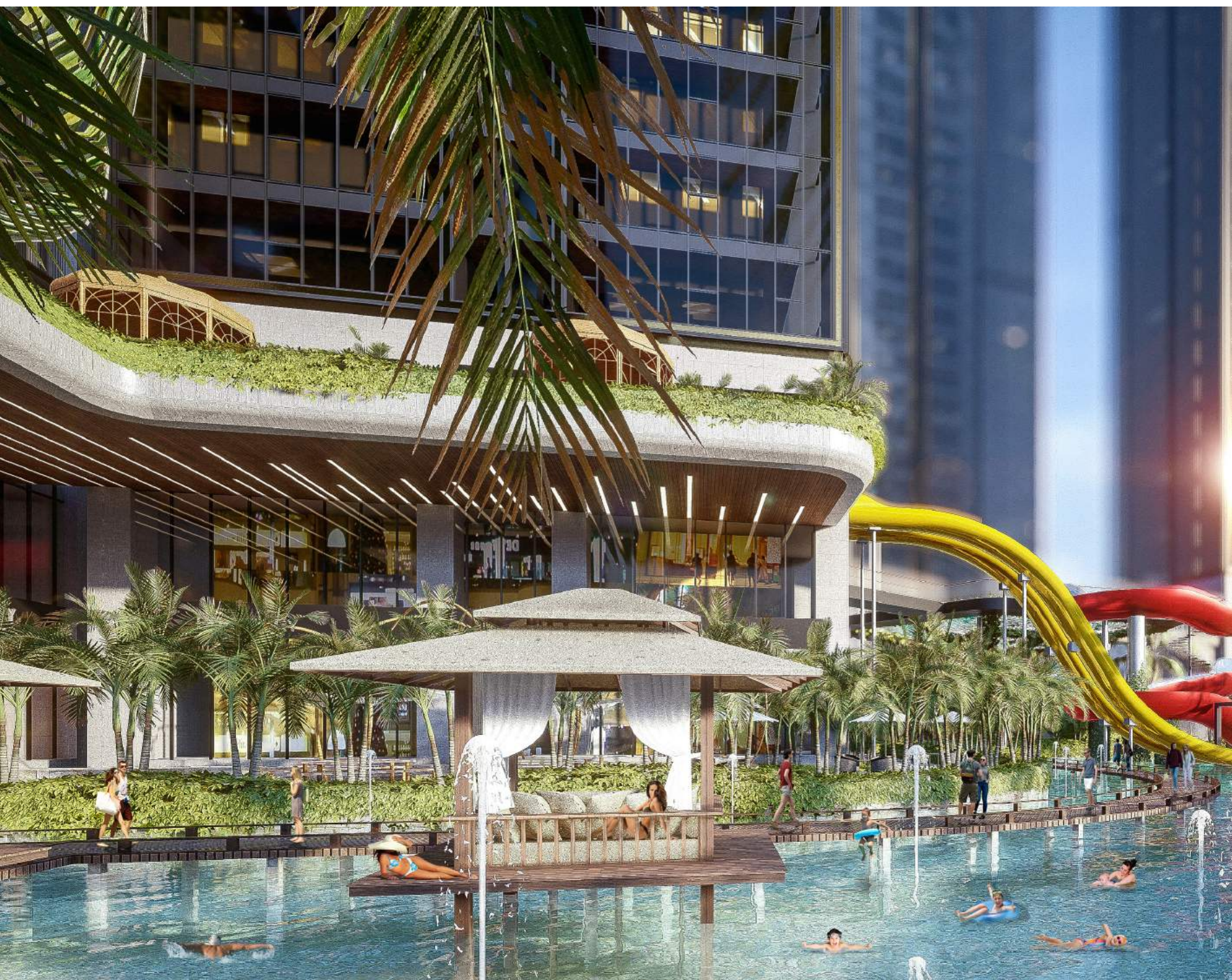




Hình minh họa

Illustrative image

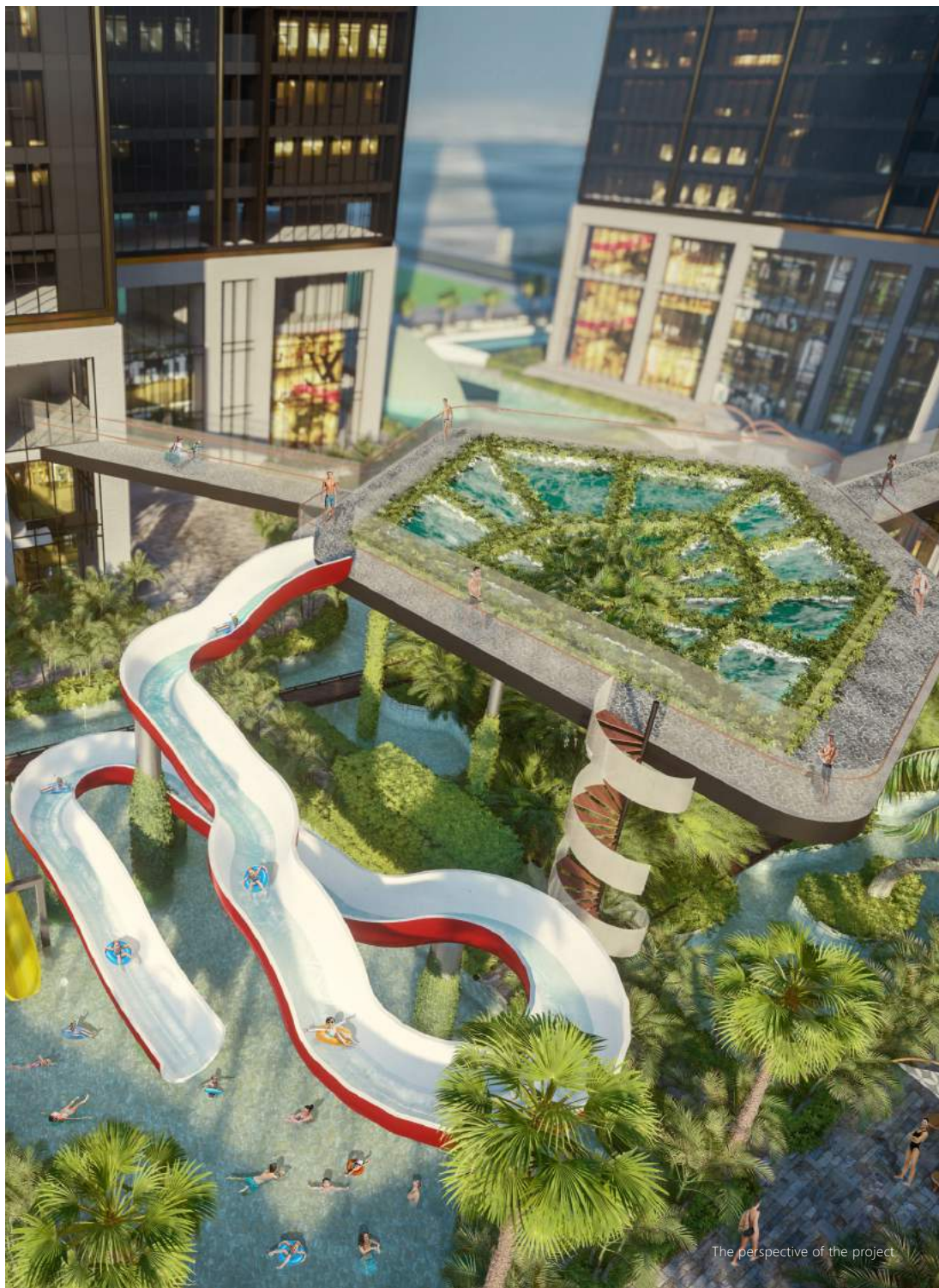
Fantasy Garden is a dream garden for every children. This recreational facility has teeters, Aladdin magic carpets, hanging swings adorned with flowers by the home of Snow White, toddler slides peeking out of the mushroom houses in a Smurf village, and Lego playrooms designed as Hobbit candy castles, etc



B rilliant summer days full of vitality will be started at the Sunshine Water Park of Sunshine City Saigon. There, kids can feel their heart missing a beat when they, along with their friends, cross a tsunami waterfall or lie on a small floats, let themselves float down the lazy river to lose themselves in the mythical worlds of Aladdin, Snow White and the mermaid, etc. Freely soaking themselves in clear blue waters and then enjoying a sweet ice cream in the colorful Lounge will be a great gift for your children after their hard school days.



The perspective of the project



The perspective of the project

DOLPHIN WATER PARK





Illustrative image

LABYRINTH GARDEN OF LITTLE ELVES





The labyrinth garden of little elves will bring children into a fantasy world with tooth fairies, elfins and dwarves. As a mischievous trick created by little elves, zigzag paths there will challenge children's judgment ability. After conquering the maze, winning kids will receive deserving rewards.



The children's cinema area here is equipped with the modern 4D-technology and is seen as the magical robotic cat named Doraemon. Visiting the area, children will have a chance to take fantastic adventures of multiple miles on the seabed filled with brilliant coral ranges and numerous kinds of fish, explore the universe full of stars, or become "little archaeologists" to explore the dinosaur world of the ancient times, etc.

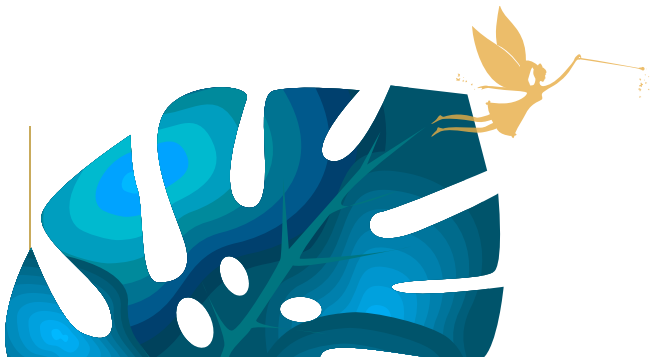


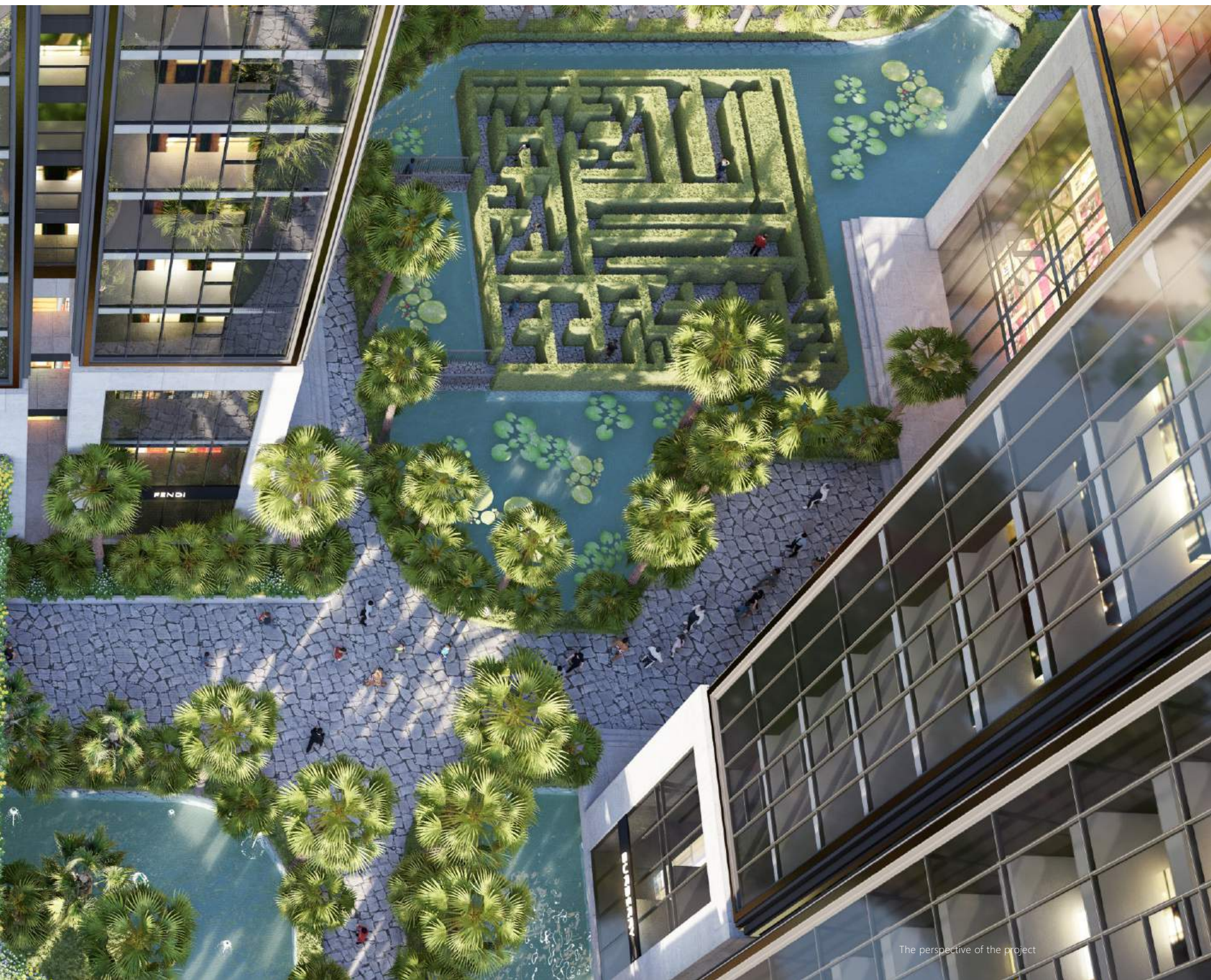
DORAEMON CINEMA





KIDZONE





The perspective of the project

Sunshine City Saigon is like a magical wooden box, in which a world with so many wonderful and lovable things is waiting for children to discover. The Kids Club, with its classrooms and playing areas, will help children develop comprehensively by equipping them with diverse skills such as creativity, communication confidence, plentiful imagination, and self-protection. This is also a place for connection of love between parents and children.



SUNSHINE CITY SAIGON
Home Resort with 365 days
of refreshment





RESORT IN THE HEART OF SAIGON

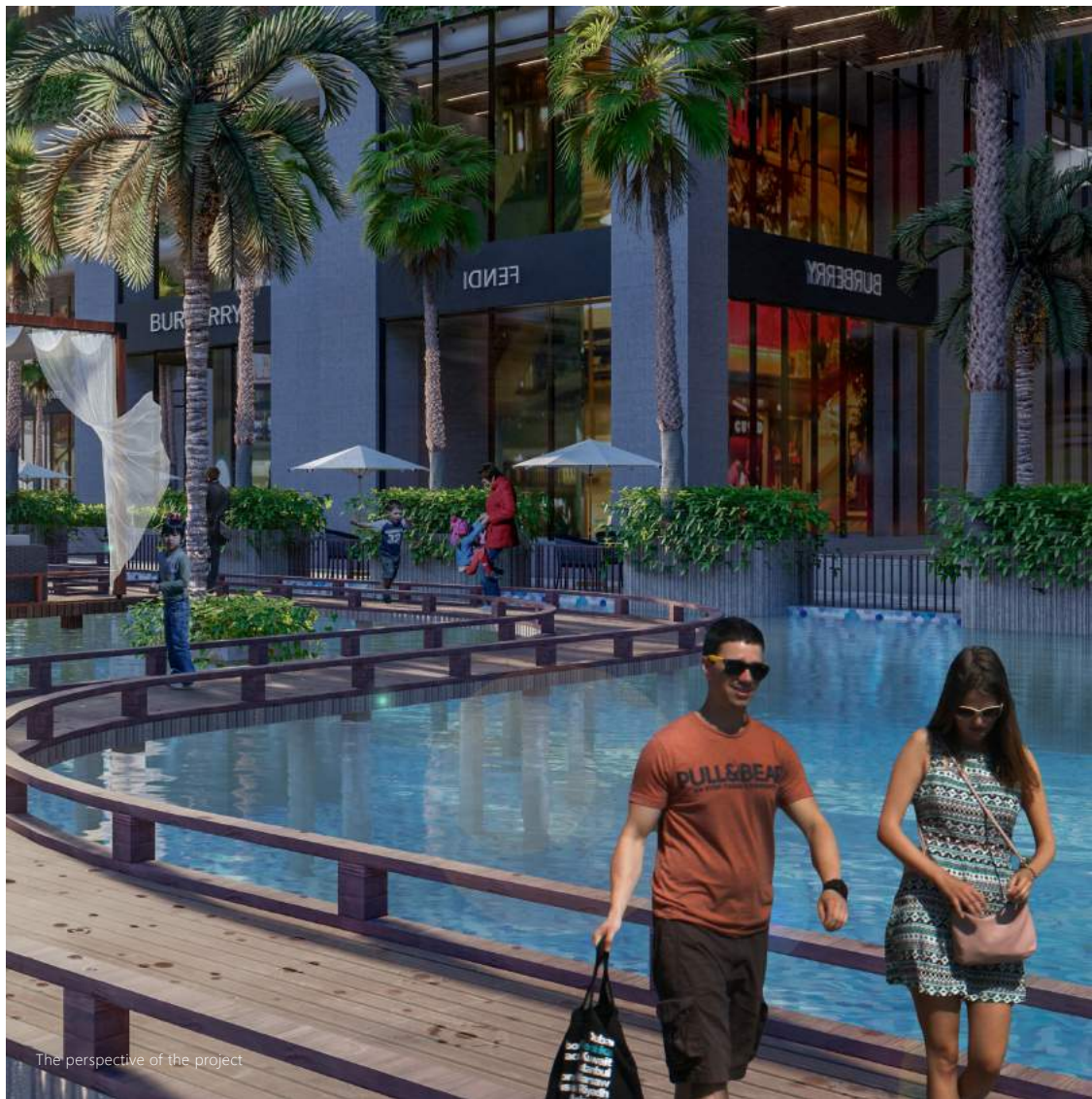




The perspective of the project

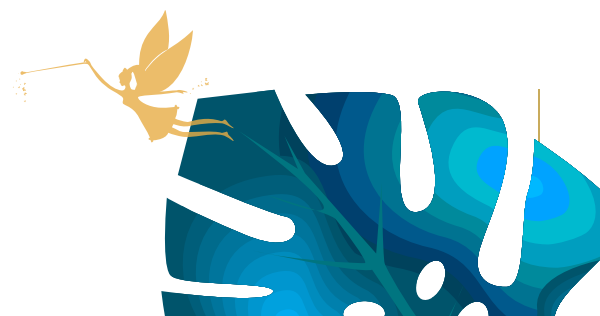
Sunshine City Saigon offers a 365-day refreshment space like a resort, where the green of vegetation and flowers is seen everywhere, from the immense park, the green pool area, the children's amusement park, to the shaded walkways. Coming to Sunshine City Saigon, visitors will feel as if they were in a 5-star resort in Nha Trang or Da Nang...





The perspective of the project

At this resort-like facility, the typical heat and dusty smoke of Saigon were left behind, making room for clear sounds: the murmuring waves, the babbling streams, the chirping of birds chasing each other under the foliage green, the sound of fish wagging their tails and even the stirring of the plants amid the faint floral scent and the sweet smell of young grass. Living in Sunshine City Saigon, residents will enjoy 5-star resort comforts that only a few luxury projects in Saigon may have.





The perspective of the project

The resort pool area of Sunshine City Saigon is designed as an oasis filled with green trees. Immersing yourself in the clear water and enjoying faint floral scent amidst the cool river breeze will bring you excellent moments of relaxation at the oasis pool area.



ROOFTOP INFINITY POOL





The perspective of the project



ZEN GARDEN - MIX OF WATERS AND VEGETATION





The perspective of the project

As soon as you step into Zen Garden, all your tiredness, anxiety and pressure in life will vanish. Zen Garden is like a Japanese painting rich in flavor and beauty. Walking barefoot on the grass still dampened with dew, then sitting by the tranquil lake, and zooming your eyes out to the whole Ca Cam River, you feel like as if you were fixing the yin and yang of the earth and heaven into your memory.



Every early morning, nothing is more refreshing than when you are leisurely strolling on the path full of green trees, stretching to breathe the chest of the fresh air and watching the Ca Cam River being “dyed” yellow by the morning sunlight.



The perspective of the project

ROOFTOP STROLLING PATH





ROOFTOP RESTAURANT

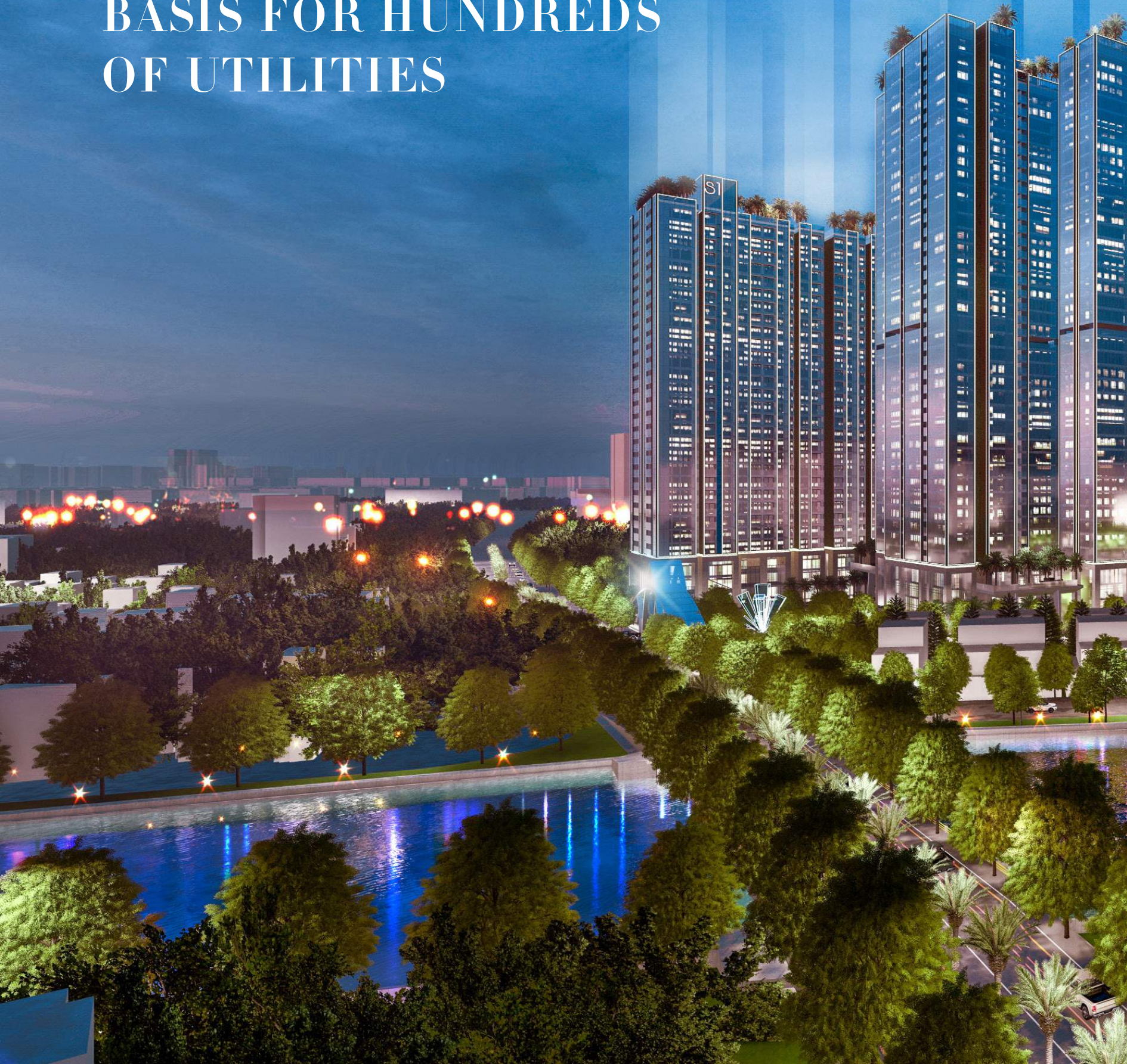




The rooftop restaurant with luxurious facilities and professional chefs will provide a high-class culinary space for Sunshine City Saigon residents.



SUNSHINE CITY SAIGON
INHERITING THE AREA'S
ECOLOGICAL SYSTEM AS
BASIS FOR HUNDREDS
OF UTILITIES







The perspective of the project

In addition to its internal facilities, Sunshine City Saigon also offers its residents more than 70 utilities of the whole area such as:

- Multifunctional sports facility
- Lake landscapes

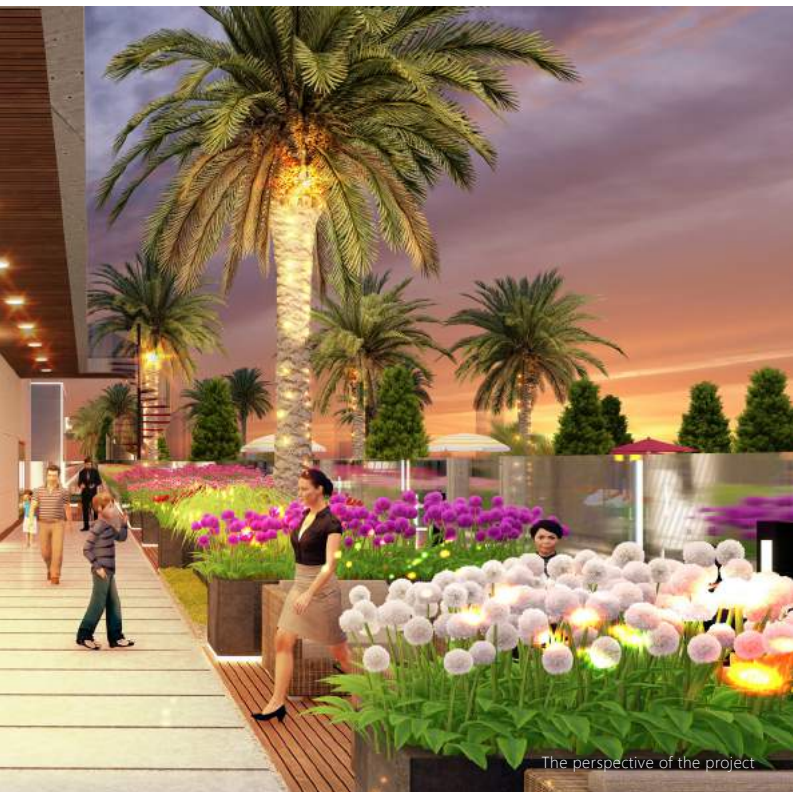
- Lounge for visitors
- Inter-building underground parking
- Infinity pool
- Library
- Artistic overflowing waterfall
- Rooftop City Bar
- Maple Bear Preschool



The perspective of the project



The perspective of the project



The perspective of the project



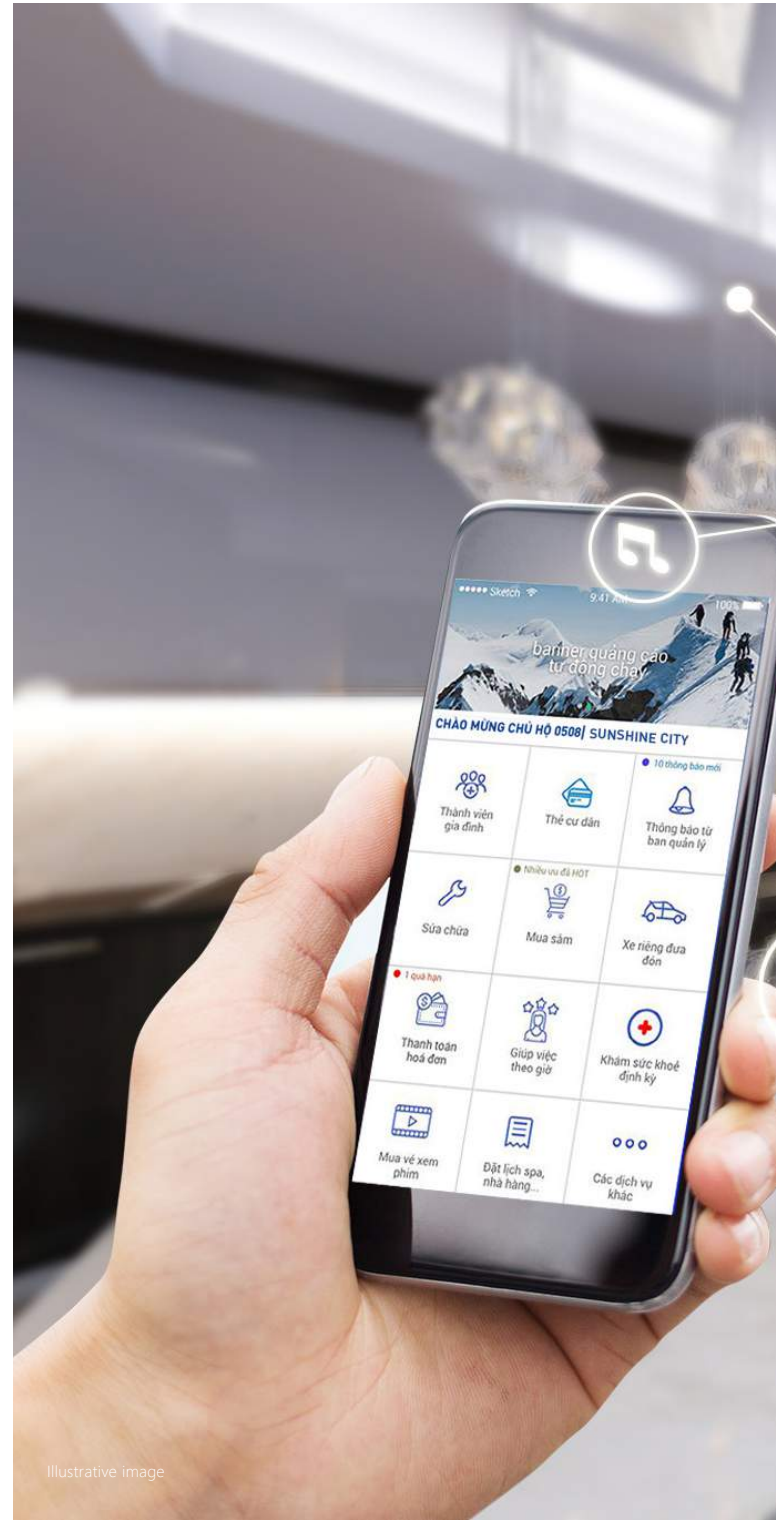
The perspective of the project

- Asian - European Restaurant
- 4S ecosystem: S-Pharmacy, S-Café,
S – Fitness & Spa
- Children’s amusement area
- 4D or 5D cinema
- BBQ garden
- Rooftop footbridge





Illustrative image



Illustrative image

SMART LIVING

Smart apartments at Sunshine City Saigon are equipped with the most modern applications of the current technology 4.0 era.





The IR Gateway device system is continuously developed and updated with its latest versions by the Sunshine Group to control household electronic devices such as lights, curtains, fans, TV sets, speakers, air conditioners, etc. just by One-touch button, simultaneously changing the home space at the owner's discretion.

At Sunshine City Saigon, the technology 4.0 does not confine to conventional Smart Home packages but extends to more advanced ones, through a pre-programmed "script" appropriate to the owner's habits. This is also one of the typical examples for the application of artificial intelligence that has been researched and invested strongly by the Sunshine Group in various projects, including Sunshine City Saigon.



Fantastic adventures, rainbow fairy tales will continue to be reproduced in the interior parts of Sunshine City Saigon. Fresh colors, cute images and funny items are perfectly combined to create a harmonious and clear overall space to every room.



Illustrative image

DREAMLIKE FAIRY ROOM







Illustrative image



Illustrative image

APARTMENTS OF BUILDING

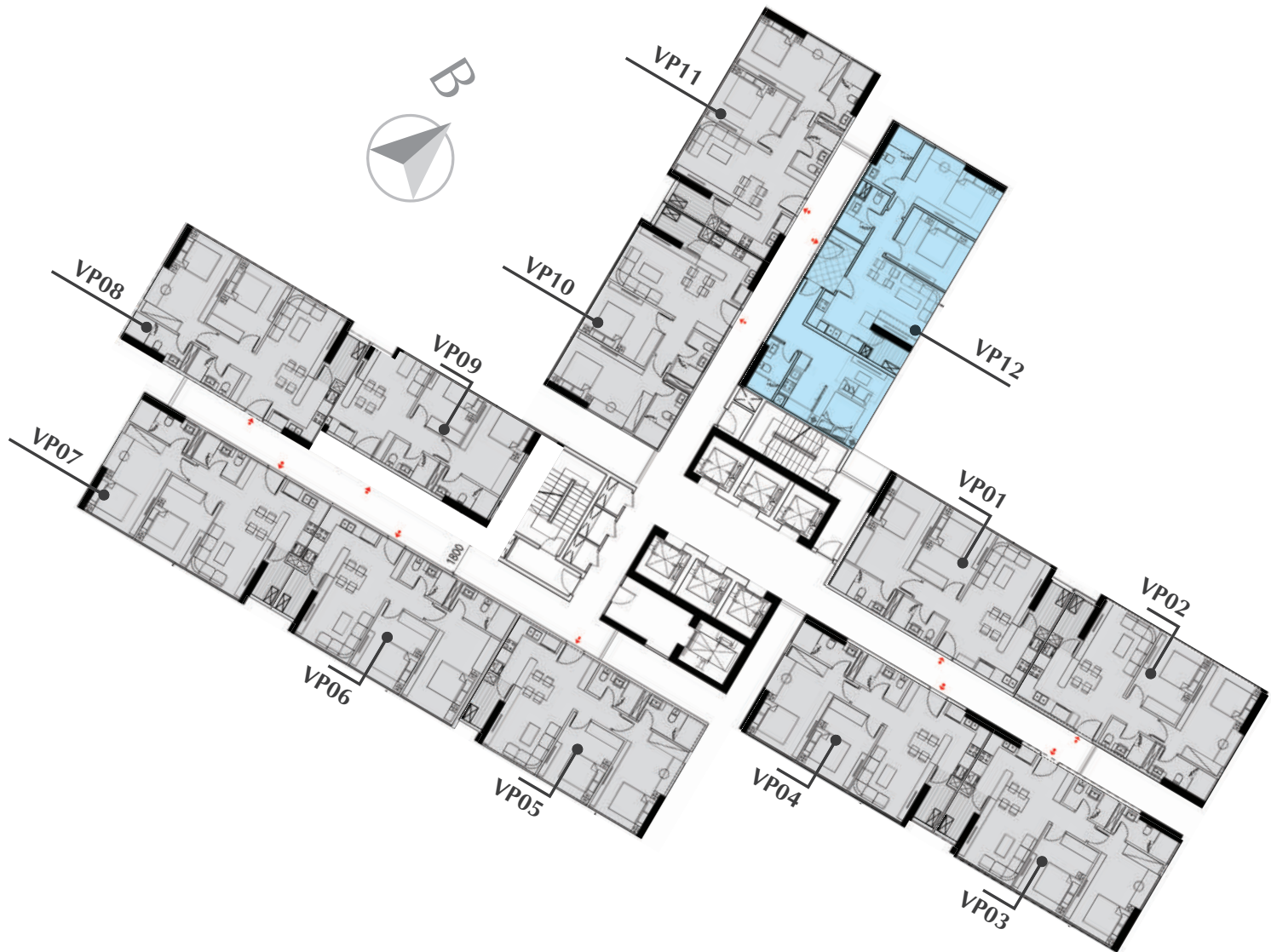


| Work items | Q'ty |
|-------------------|-------------|
| Floors | 36 |
| Apartment | 242 |
| Office-tel | 108 |
| Sky villas | 6 |
| Total | 356 |



TYPICAL FLOOR PLAN OF BUILDING S8

(FLOOR PLANS OF FLOORS 3-11 – MULTIFUNCTIONAL OFFICE)



- 2-bedroom apartment
- 3-bedroom apartment (dual key)

TYPICAL FLOOR PLAN OF BUILDING S8 (FLOORS 3-11)



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S8-VP01 | 76,89 | 70,1 |
| 2 | S8-VP02 | 77,83 | 69,6 |
| 3 | S8-VP03 | 77,83 | 68,7 |
| 4 | S8-VP04 | 77,83 | 68,7 |
| 5 | S8-VP05 | 77,78 | 69,1 |
| 6 | S8-VP06 | 77,72 | 70,7 |
| 7 | S8-VP07 | 77,74 | 69,1 |
| 8 | S8-VP08 | 77,74 | 68,3 |
| 9 | S8-VP09 | 76,74 | 68,0 |
| 10 | S8-VP010 | 77,74 | 68,7 |
| 11 | S8-VP011 | 77,74 | 68,4 |

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TYPICAL FLOOR PLAN OF BUILDING S8 (FLOORS 3-11)





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TYPICAL FLOOR PLAN OF BUILDING S8

(FLOOR PLANS OF FLOORS 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 AND 34)



- 2-bed apartment
- 3-bed apartment
- 3-bed apartment (dual key)

TYPICAL APARTMENT OF BUILDING S8 (Floors 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34)



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S8-CH0 1 | 76,89 | 70,1 |
| 2 | S8-CH02 | 77,83 | 69,6 |
| 3 | S8-CH0 3 | 77,83 | 68,7 |
| 4 | S8-CH0 4 | 77,83 | 68,7 |
| 5 | S8-CH0 7 | 77,74 | 68,3 |
| 6 | S8-CH0 8 | 76,74 | 68,0 |
| 7 | S8-CH0 9 | 77,74 | 68,7 |
| 8 | S8-CH1 0 | 77,74 | 68,4 |

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TYPICAL APARTMENT OF BUILDING S8 (Floors 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34)

| | | | |
|--|---|---|---|
| <p>Apt. S8-CH05</p> | <p>Wall centerline area: 117,6 M²</p> | <p>Clearance area: 106,1 M²</p> | <p>Apt. location B</p>  |
|  | | | |

| | | | |
|--|---|---|---|
| <p>Apt. S8-CH06</p> | <p>Wall centerline area: 115,9 M²</p> | <p>Clearance area: 106,6 M²</p> | <p>Apt. location B</p>  |
|  | | | |

TYPICAL APARTMENT OF BUILDING S8 (Floors 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34)

| | | | |
|---|---|--|---|
| <p>Apt. S8-CH11</p> | <p>Wall centerline area: 110 M²</p> | <p>Clearance area: 98,4 M²</p> | <p>Apt. location B</p>  |
|  | | | |



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TYPICAL FLOOR PLAN OF BUILDING S8

(Floor plans of Floors 12A, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33)



- 2-bed apartment
- 3-bed apartment
- 3-bed apartment (dual key)

TYPICAL APARTMENT OF BUILDING S8 (Floors 12A, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33)



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S8-CH0 1 | 77,83 | 69,6 |
| 2 | S8-CH0 2 | 77,83 | 68,7 |
| 3 | S8-CH0 3 | 77,83 | 68,7 |
| 4 | S8-CH0 6 | 77,74 | 68,3 |
| 5 | S8-CH0 7 | 76,74 | 68 |
| 6 | S8-CH0 8 | 77,74 | 68,7 |
| 7 | S8-CH0 9 | 77,74 | 68,4 |

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TYPICAL APARTMENT OF BUILDING S8 (Floors 12A, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33)

| | | | |
|--|---|---|---|
| <p>Apt. S8-CH04</p> | <p>Wall centerline area: 117,6 M²</p> | <p>Clearance area: 106,1 M²</p> | <p>Apt. location B</p>  |
|  | | | |

| | | | |
|--|---|---|---|
| <p>Apt. S8-CH05</p> | <p>Wall centerline area: 116 M²</p> | <p>Clearance area: 103 M²</p> | <p>Apt. location B</p>  |
|  | | | |

TYPICAL APARTMENT OF BUILDING S8 (Floors 12A, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33)

| | | | |
|---|---|--|---|
| <p>Apt. S8-CH11</p> | <p>Wall centerline area: 110 M²</p> | <p>Clearance area: 98,4 M²</p> | <p>Apt. location B</p>  |
|  | | | |



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TYPICAL FLOOR PLAN OF BUILDING S8

(Floor plan of floor 35 – 1st floor of Sky Villas)



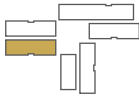
TYPICAL FLOOR PLAN OF BUILDING S8


(Floor plan of floor 36 – 2nd floor of Sky Villas)





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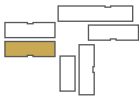
TYPICAL APARTMENT OF BUILDING S8 (Floors 35-38)


| | | | | |
|---------------------|---------|--|--|---|
| Apt. S8-SV01 | Floor 1 | Wall centerline area: 154,8 M² | Clearance area: 143,9 M² | Apt. location B  |
|---------------------|---------|--|--|---|








| | | | | |
|---------------------|---------|--|---|---|
| Apt. S8-SV01 | Floor 2 | Wall centerline area: 154,8 M² | Clearance area: 93,4 M² | Apt. location B  |
|---------------------|---------|--|---|---|





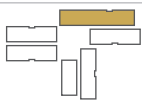


TYPICAL APARTMENT OF BUILDING S8 (Floors 35-38)



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TYPICAL APARTMENT OF BUILDING S8 (Floors 35-38)

| | | | | |
|--------------|---------|--|--------------------------------------|--|
| Apt. S8-SV03 | Floor 1 | Wall centerline area: 233,5 M ² | Clearance area: 218,8 M ² | Apt. location B  |
|--------------|---------|--|--------------------------------------|--|



| | | | | |
|--------------|---------|--|--------------------------------------|--|
| Apt. S8-SV03 | Floor 2 | Wall centerline area: 233,5 M ² | Clearance area: 140,1 M ² | Apt. location B  |
|--------------|---------|--|--------------------------------------|--|




TYPICAL APARTMENT OF BUILDING S8 (Floors 35-38)


| | | | | |
|---------------------|---------|--|--|---|
| Apt. S8-SV04 | Floor 1 | Wall centerline area: 154,7 M² | Clearance area: 142,2 M² | Apt. location B  |
|---------------------|---------|--|--|---|

| | | | | |
|---------------------|---------|--|---|---|
| Apt. S8-SV04 | Floor 2 | Wall centerline area: 154,7 M² | Clearance area: 93,4 M² | Apt. location B  |
|---------------------|---------|--|---|---|

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TYPICAL APARTMENT OF BUILDING S8 (Floors 35-38)


| | | | | |
|---------------------|---------|--|--------------------------------------|---|
| Apt. S8-SV05 | Floor 1 | Wall centerline area: 155,5 M ² | Clearance area: 141,9 M ² | Apt. location B  |
|---------------------|---------|--|--------------------------------------|---|





| | | | | |
|---------------------|---------|--|--------------------------------------|---|
| Apt. S8-SV05 | Floor 2 | Wall centerline area: 155,5 M ² | Clearance area: 91,15 M ² | Apt. location B  |
|---------------------|---------|--|--------------------------------------|---|



TYPICAL APARTMENT OF BUILDING S8 (Floors 35-38)

| | | | | |
|---------------------|---------|--|--|---|
| Apt. S8-SV06 | Floor 1 | Wall centerline area: 110 M² | Clearance area: 100,6 M² | Apt. location B  |
|---------------------|---------|--|--|---|

| | | | | |
|---------------------|---------|--|---|---|
| Apt. S8-SV06 | Floor 2 | Wall centerline area: 110 M² | Clearance area: 65,4 M² | Apt. location B  |
|---------------------|---------|--|---|---|




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APARTMENTS OF BUILDING






| Work items | Q'ty |
|--------------|------------|
| Floors | 36 |
| Apartment | 290 |
| Office-tel | 190 |
| Sky villas | 10 |
| Total | 490 |



TYPICAL FLOOR PLAN OF BUILDING S9

(FLOOR PLANS OF FLOORS 3, 3A,5,6,7,8,9,10,11,12,12A,14 – MULTIFUNCTIONAL OFFICE)



-  2 bedroom apartment
-  3 bedroom apartment
-  3 bedroom apartment (Dual key)



(FLOOR PLANS OF FLOORS 3, 3A,5,6,7,8,9,10,11,12,12A,14 - MULTIFUNCTIONAL OFFICE



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S9-VP01 | 76,82 | 70,02 |
| 2 | S9-VP02 | 76,71 | 70,02 |
| 3 | S9-VP05 | 76,82 | 67,89 |
| 4 | S9-VP06 | 77,83 | 68,62 |
| 5 | S9-VP08 | 78,00 | 70,87 |
| 6 | S9-VP13 | 78,24 | 69,38 |
| 7 | S9-VP14 | 77,83 | 68,57 |
| 8 | S9-VP15 | 77,75 | 69,45 |

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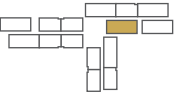

(FLOOR PLANS OF FLOORS 3, 3A,5,6,7,8,9,10,11,12,12A,14 - MULTIFUNCTIONAL OFFICE



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S9-VP03 | 110 | 100,2 |
| 2 | S9 – VP04 | 109,23 | 97,32 |
| 3 | S9-VP07 | 109 | 99.03 |
| 4 | S9-VP09 | 109,37 | 99,57 |
| 5 | S9-VP10 | 109,23 | 98,03 |

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(FLOOR PLANS OF FLOORS 3, 3A,5,6,7,8,9,10,11,12,12A,14 - MULTIFUNCTIONAL OFFICE

| | | | |
|---|--|---|---|
| <p>Apt. S9-VP11</p> | <p>Wall centerline area: 108,85 M²</p> | <p>Clearance area: 97,21 M²</p> | <p>Apt. location B</p>  |
|  | | | |

| | | | |
|--|---|---|---|
| <p>Apt. S9-VP12</p> | <p>Wall centerline area: 108,2 M²</p> | <p>Clearance area: 97,78 M²</p> | <p>Apt. location B</p>  |
|  | | | |

TYPICAL FLOOR PLAN OF BUILDING S9

(FLOOR PLANS OF FLOORS 16,18,20,22,24,26,28,30,32,34)



- 2 bedroom apartment
- 3 bedroom apartment
- 3 bedroom apartment (Dual key)



(FLOOR PLANS OF FLOORS 16,18,20,22,24,26,28,30,32,34)



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S9-CH01 | 76,82 | 70,02 |
| 2 | S9-CH02 | 76,71 | 70,02 |
| 3 | S9-CH05 | 76,82 | 67,89 |
| 4 | S9-CH06 | 77,83 | 68,62 |
| 5 | S9-CH08 | 78,00 | 70,87 |
| 6 | S9-CH13 | 78,24 | 69,38 |
| 7 | S9-CH14 | 77,83 | 68,57 |
| 8 | S9-CH15 | 77,75 | 69,45 |



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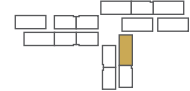

(FLOOR PLANS OF FLOORS 16,18,20,22,24,26,28,30,32,34)



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S9-CH03 | 110 | 100,2 |
| 2 | S9-CH04 | 109,23 | 97,32 |
| 3 | S9-CH07 | 109 | 99,03 |
| 4 | S9-CH09 | 109,37 | 99,57 |
| 5 | S9-CH10 | 109,23 | 98,03 |

(FLOOR PLANS OF FLOORS 16,18,20,22,24,26,28,30,32,34)

| | | | |
|--|---|--|---|
| Apt. S9-CH11 | Wall centerline area: 108,85 M² | Clearance area: 97,21 M² | Apt. location B  |
|  | | | |

| | | | |
|--|--|--|---|
| Apt. S9-CH12 | Wall centerline area: 108,2 M² | Clearance area: 97,78 M² | Apt. location B  |
|  | | | |

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TYPICAL FLOOR PLAN OF BUILDING S9

(FLOOR PLANS OF FLOORS 15,17,19,21,23,27,29,31,33)



- 2 bedroom apartment
- 3 bedroom apartment
- 3 bedroom apartment (Dual key)



(FLOOR PLANS OF FLOORS 15,17,19,21,23,27,29,31,33)



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S9-CH01 | 76,71 | 70,02 |
| 2 | S9-CH04 | 76,82 | 67,89 |
| 3 | S9-CH05 | 77,83 | 68,62 |
| 4 | S9-CH07 | 78,00 | 70,87 |
| 5 | S9-CH12 | 78,24 | 69,38 |
| 6 | S9-CH13 | 77,83 | 68,57 |
| 7 | S9-CH14 | 77,75 | 69,45 |



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(FLOOR PLANS OF FLOORS 15,17,19,21,23,27,29,31,33)



| No. | Apt. code | Wall centerline area (m ²) | Clearance area (m ²) |
|-----|-----------|--|----------------------------------|
| 1 | S9-CH02 | 110 | 100.2 |
| 2 | S9-CH03 | 109,23 | 97,3 2 |
| 3 | S9-CH06 | 109 | 99.03 |
| 4 | S9-CH08 | 109,37 | 99,5 7 |
| 5 | S9-CH09 | 109,23 | 98,0 3 |

(FLOOR PLANS OF FLOORS 15,17,19,21,23,27,29,31,33)

| | | | |
|--|---|--|---|
| Apt. S9-CH10 | Wall centerline area: 108,85 M² | Clearance area: 97,21 M² | Apt. location B  |
|  | | | |

| | | | |
|--|--|--|---|
| Apt. S9-CH11 | Wall centerline area: 108,2 M² | Clearance area: 97,78 M² | Apt. location B  |
|  | | | |

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TYPICAL FLOOR PLAN OF BUILDING S9

(FLOOR PLAN OF FLOOR 35 – 1ST FLOOR OF SKY VILLAS)




TYPICAL FLOOR PLAN OF BUILDING S9



(FLOOR PLAN OF FLOOR 36 – 2ND FLOOR OF SKY VILLAS)

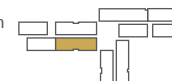




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TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)


| | | | | |
|---------------------|---------|---|---------------------------------------|--|
| Apt. S9-SV01 | Floor 1 | Wall centerline area: 153,91 M ² | Clearance area: 143,32 M ² | Apt. location B  |
|---------------------|---------|---|---------------------------------------|--|

| | | | | |
|---------------------|---------|---|--------------------------------------|--|
| Apt. S9-SV01 | Floor 2 | Wall centerline area: 153,91 M ² | Clearance area: 91,87 M ² | Apt. location B  |
|---------------------|---------|---|--------------------------------------|--|

TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)

| | | | | |
|---------------------|---------|--|--|---|
| Apt. S9-SV02 | Floor 1 | Wall centerline area: 109,8 M² | Clearance area: 101,8 M² | Apt. location B  |
|---------------------|---------|--|--|---|

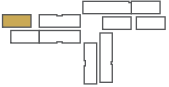
| | | | | |
|---------------------|---------|--|---|---|
| Apt. S9-SV02 | Floor 2 | Wall centerline area: 109,8 M² | Clearance area: 66 M² | Apt. location B  |
|---------------------|---------|--|---|---|



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TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)

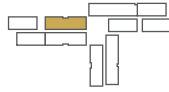
| | | | | |
|---------------------|---------|---|--|---|
| Apt. S9-SV03 | Floor 1 | Wall centerline area: 109,41 M² | Clearance area: 100 M² | Apt. location B  |
|---------------------|---------|---|--|---|





| | | | | |
|---------------------|---------|---|---|---|
| Apt. S9-SV03 | Floor 2 | Wall centerline area: 109,41 M² | Clearance area: 62 M² | Apt. location B  |
|---------------------|---------|---|---|---|

TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)

| | | | | |
|---------------------|---------|---|---|---|
| Apt. S9-SV04 | Floor 1 | Wall centerline area: 154,84 M² | Clearance area: 141,43 M² | Apt. location B  |
|---------------------|---------|---|---|---|



| | | | | |
|---------------------|---------|---|---|---|
| Apt. S9-SV04 | Floor 2 | Wall centerline area: 154,84 M² | Clearance area: 90 M² | Apt. location B  |
|---------------------|---------|---|---|---|




TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)




TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)



| | | | | |
|---------------------|---------|---|--|---|
| Apt. S9-SV06 | Floor 1 | Wall centerline area: 109,68 M² | Clearance area: 101,8 M² | Apt. location B  |
|---------------------|---------|---|--|---|

| | | | | |
|---------------------|---------|---|--|---|
| Apt. S9-SV06 | Floor 2 | Wall centerline area: 109,68 M² | Clearance area: 66,88 M² | Apt. location B  |
|---------------------|---------|---|--|---|

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TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)

| | | | | |
|---------------------|---------|---|--|---|
| Apt. S9-SV07 | Floor 1 | Wall centerline area: 109,45 M² | Clearance area: 100,3 M² | Apt. location B  |
|---------------------|---------|---|--|---|

| | | | | |
|---------------------|---------|---|--|---|
| Apt. S9-SV07 | Floor 2 | Wall centerline area: 109,45 M² | Clearance area: 62,86 M² | Apt. location B  |
|---------------------|---------|---|--|---|




TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)

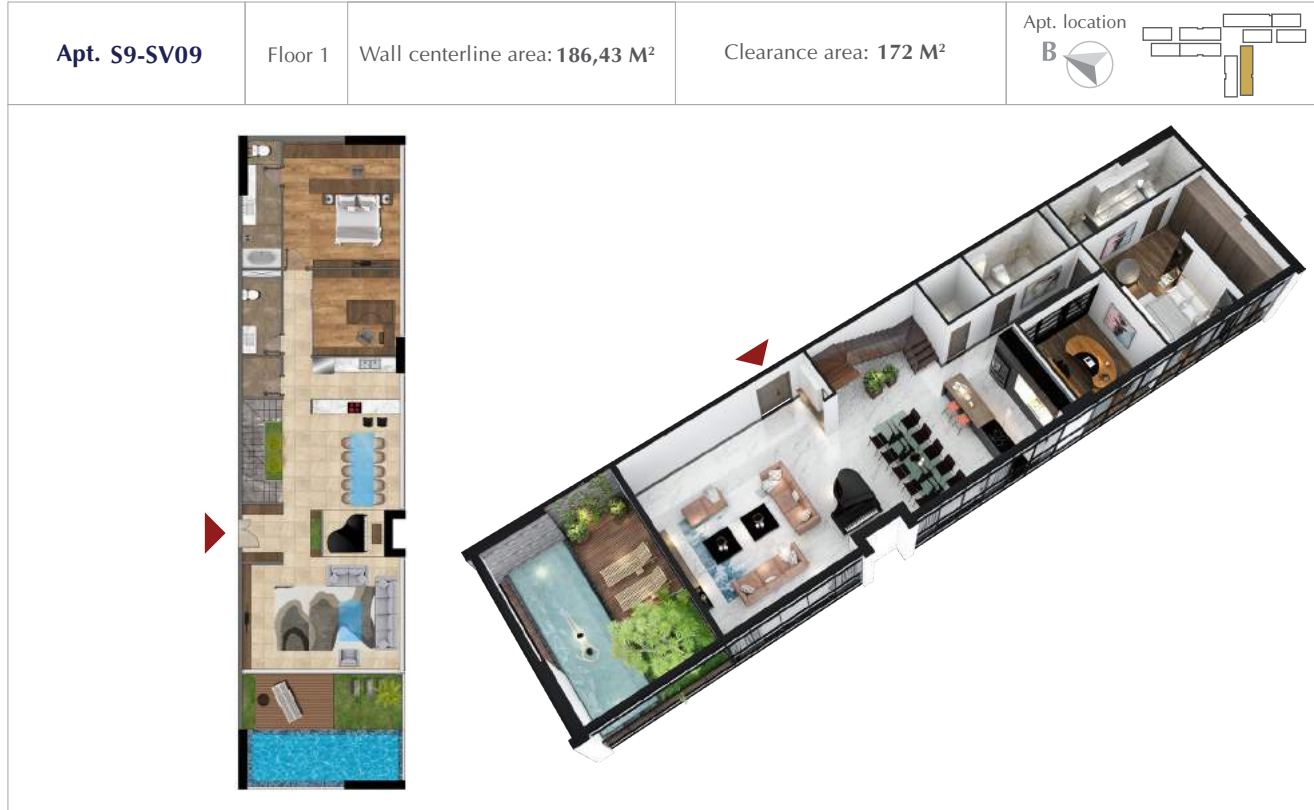
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|---------------------|---------|---|--|---|
| Apt. S9-SV08 | Floor 1 | Wall centerline area: 108,85 M² | Clearance area: 99,97 M² | Apt. location B  |
|---------------------|---------|---|--|---|





| | | | | |
|---------------------|---------|---|--|---|
| Apt. S9-SV08 | Floor 2 | Wall centerline area: 108,85 M² | Clearance area: 61,66 M² | Apt. location B  |
|---------------------|---------|---|--|---|







TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)





TYPICAL APARTMENT OF BUILDING S9 (FLOORS 35-36)

| | | | | |
|---------------------|---------|---|---|---|
| Apt. S9-SV10 | Floor 1 | Wall centerline area: 155.81 M² | Clearance area: 142.68 M² | Apt. location B  |
|---------------------|---------|---|---|---|

| | | | | |
|---------------------|---------|---|--|---|
| Apt. S9-SV10 | Floor 2 | Wall centerline area: 155.81 M² | Clearance area: 92.48 M² | Apt. location B  |
|---------------------|---------|---|--|---|

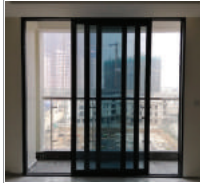









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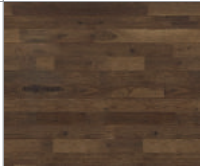
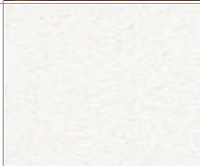
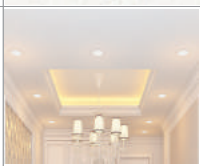


FINISHING MATERIALS FOR HIGH-END APARTMENTS AT SUNSHINE CITY SAIGON

| NO. | ITEM | MATERIAL - SPECIFICATION | FIRM | ORIGIN | ILLUSTRATIVE IMAGE | NOTE |
|-------------------------|----------------|--|---|---------|---|------|
| I - FRONT OFFICE | | | | | | |
| 01 | Main door | Fireproof and anti-noise doors: Fireproof solid wood material, with double-sided aluminum coating; surface is coated with laminate; colors as per designs. | AGOPROFIL or equivalent | Europe |  | |
| 02 | Door lock | Digital magnetic lock with modern design; 4 flexible features: Card, mechanical key, password and fingerprint. | Hafele or equivalent | Import |  | |
| 03 | Floor | Ceramic/granite tiles; sizes and colors as per designs. | Overland or equivalent | Import |  | |
| 04 | Wall paint | High-class paint and mastic, with 3 finishing painting layers. Colors as per designs. | Dulux / Jotun or equivalent | Vietnam |  | |
| 05 | Ceiling | Plaster ceiling with concealed frames. Three-layer finishing mastic paint. Colors as per designs. | Nanotech / Vinh Tuong / Zinka skeletons | Vietnam |  | |
| 06 | Door bell | Digital camera doorbell allowing guests to call the host from reception hall. | Sunshine Tech | Import |  | |
| 07 | Ceiling lights | High-end Led downlights, round shape, yellow light | Philips or equivalent | Import |  | |

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|-------------------------|-----------------------------------|--|-------------------------------|------------------------|---|------|
| I - FRONT OFFICE | | | | | | |
| 08 | Loggia doors and glass partitions | - Box glass system capable of sound insulation. - Synchronized accessories and door locks - Sizes and colors as per designs. | Eurowindow or equivalent | Vietnam- /mport |  | |
| II - KITCHEN | | | | | | |
| 01 | Floor | Ceramic/granite tiles, sizes and colors as per designs. | Overland or equivalent | Import |  | |
| 02 | Kitchen cabinet | Moisture-proof industrial wood, high quality paint or melamine coating; size and colors as per designs. Imported materials and supplies. | Franke / Hafele or equivalent | Vietnam |  | |
| 03 | Odor absorber | Modern design; standard sizes | | Europe |  | |
| 04 | Stove | High-class magnetic stoves, with heat-resistant, tempered glass surface. Sizes as per standard designs | Franke / Hafele or equivalent | Europe |  | |
| 05 | Wash faucet | Vòi cứng, quay tròn 2 bên khoang rửa, thép mạ Crom | Franke / Hafele or equivalent | Authentically imported |  | |
| 06 | Washbasin | Chậu inox cao cấp, chia 2 khoang. Kích thước theo thiết kế tiêu chuẩn. | Franke / Hafele or equivalent | Authentically imported |  | |



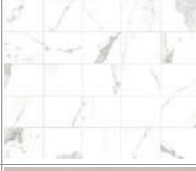





FINISHING MATERIALS FOR HIGH-END APARTMENTS AT SUNSHINE CITY SAIGON

| NO. | ITEM | MATERIAL - SPECIFICATION | FIRM | ORIGIN | ILLUSTRATIVE IMAGE | NOTE |
|-----------------------------|------------------------------------|---|--|------------------|---|------|
| II - KITCHEN | | | | | | |
| 07 | Paving materials for kitchen walls | Paving with artificial stone or tempered glass; colors and sized as per designs. | Genuine | Vietnam/Imported |  | |
| 08 | Kitchen surface | High quality artificial stone. Colors and dimensions as per designs. | Genuine | Vietnam/Imported |  | |
| III - COMMON BEDROOM | | | | | | |
| 01 | Room door and door lock | Industrial wooden doors; synchronized door locks and accessories. Forms, colors and sizes as per designs. | AGOPROFIL or equivalent | Vietnam/Imported |  | |
| 02 | Floor | High quality industrial wood; sizes and colors as per designs | | Vietnam/Imported |  | |
| 03 | Wall painting | High-class paint and mastic; sizes and colors as per designs | Dulux / Jontun or soy sauce equivalent | VietNam |  | |
| 04 | Ceiling | Plaster ceiling with concealed frames; 3-layer finishing paint and mastic; colors as per designs | Nanotech / Vinh Tuong / Zinka frames | VietNam |  | |
| 05 | Ceiling lights | High-end Led downlights; round shape, light yellow | Philips or equivalent | Imported |  | |
| 06 | Window, box glass wall | Box glass system capable of sound and thermal insulation, and limiting solar radiation. - Synchronized accessories and door locks - Sizes and colors as per designs | Eurowindow or equivalent | Vietnam/Imported |  | |







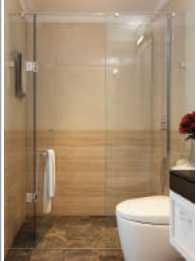
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|----------------------------|-------------------------|---|-----------------------------------|-------------------|---|------|
| IV - MASTER BEDROOM | | | | | | |
| 01 | Room door and door lock | Industrial wooden doors, with synchronized door locks and accessories; forms, colors and sizes as per designs | AGOPROFIL or equivalent | Vietnam/ Imported |  | |
| 02 | Floor | High quality industrial wood; sizes and colors as per designs. | | Vietnam/ Imported |  | |
| 03 | Wall paint | High-class paint and mastics, with Colors as per designs. | Dulux/ Jontun or equivalent | VietNam |  | |
| 04 | Ceiling | Plaster ceiling with concealed frames; 3 finishing layers of paint and mastic; colors as per designs. | Nanotech/ Vinh Tuong/Zinka frames | VietNam |  | |
| 05 | Ceiling lights | High-end Led downlight, round shape, light yellow | Philips or equivalent | Imported |  | |
| 06 | Window, glass wall box | - Box glass system capable of sound and thermal insulation, and limiting solar radiation. - Synchronized accessories and door locks - Sizes and colors as per designs | Eurowindow or equivalent | Vietnam/ Imported |  | |
| 07 | Recessed wardrobe | Moisture-proof industrial wood; high quality paint or melamine coating; sizes and colors as per designs; imported materials and supplies. | | VietNam |  | |



FINISHING MATERIALS FOR HIGH-END APARTMENTS AT SUNSHINE CITY SAIGON

| NO. | ITEM | MATERIAL - SPECIFICATION | FIRM | ORIGIN | ILLUSTRATIVE IMAGE | NOTE |
|----------------------------|-------------------------|---|---|--------------------|---|------|
| V - MASTER BATHROOM | | | | | | |
| 01 | Room door and door lock | Industrial wooden doors, with synchronized door locks and accessories; forms, colors and sizes as per designs.. | AGOPROFIL or equivalent | Vietnam / Import |  | |
| 02 | Floor | Ceramic/granite tiles, anti-slip; colors as per designs | Overlad or equivalent | Import |  | |
| 03 | Wall | Ceramic/granite tiles; colors as per designs | Overlad or equivalent | Import |  | |
| 04 | Ceiling | Plaster ceiling with concealed framed; 3 finishing layers of paint and mastic; colors as per designs | Nanotech / Vinh Tuong / Zinka skeletons | Vietnam |  | |
| 05 | Toilet | San Raphael one-piece toilet with hidden siphon; advanced water-saving flushing technology Class Five 4.8 L, with gold-plated lever. | Kohler | Genuinely imported |  | |
| 06 | Toilet lid | C3-130 new generation toilet lid, which performs washing, drying, warming seat covers, and other functions | Kohler | Genuine import |  | |
| 07 | Washbasin | Lavatory placed on a Mica round table, with gold-plated edges. | Kohler | Genuine import |  | |
| 08 | Wash faucet | Singulier tall lavatory faucet, with single handle. The product is made of high quality gold plated material. | Kohler | Genuine import |  | |




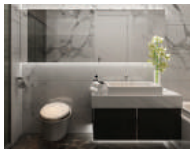

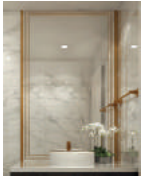

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|----------------------------|----------------------|---|---|--|---|--|
| V - MASTER BATHROOM | | | | | | |
| 09 | Hot and cold shower | Singulier dual shower with thermal sensor, together with modernly designed square Katalyst Air showerhead, size: 8" and a perpendicular shower trunk. Gold-plated products | Kohler | Genuinely imported |  | |
| 10 | Bathtub | The oval-shaped Evok bath made of premium acrylic. Gold-plated bath drain | Kohler | Genuinely imported |  | (In case of a narrow room: not equipped with a bath) |
| 11 | Shower | Singulier tub-mounted shower and bath faucet, single handle. The product is made of high quality gold plated materials. | Kohler | Genuinely imported |  | |
| 12 | Bathroom accessories | Towel hanging bars, toilet paper holders, coat hangers, Coralais sprays, gold plated | Kohler | Genuinely imported |  | |
| 13 | Floor drain | Floor drain capable of odor prevention | Authentic | Vietnam |  | |
| 14 | Wardrobe | Moisture-proof industrial wood, gloss paint or Melamine coating; sizes and colors as per designs. | | Vietnam |  | |
| 15 | Glass shower wall | Tempered glass, imported high-end accessories; colors and sizes as per designs. | Glass Hai Long/Hasky. Keyen accessories or equivalent | Glass of Vietnamese origin; imported accessories |  | |





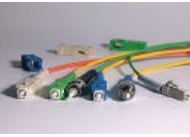

FINISHING MATERIALS FOR HIGH-END APARTMENTS AT SUNSHINE CITY SAIGON






| NO. | ITEM | MATERIAL - SPECIFICATION | FIRM | ORIGIN | ILLUSTRATIVE IMAGE | NOTE |
|-----------------------------|-------------------------------|---|-----------------------------------|--------------------|---|------|
| V - MASTER BATHROOM | | | | | | |
| 16 | Mirror | Coated mirrors; colors and sizes as per designs | Genuinely import | Imported |  | |
| 17 | WC ceiling odor absorbing fan | Product bearing prestigious brand; white; ceiling fixing as per designs. | KRUGER or equivalent | Imported |  | |
| VI - NORMAL BATHROOM | | | | | | |
| 01 | Room door and door lock | Industrial wooden doors; synchronized door locks and accessories; forms, colors and sizes as per designs.. | AGOPROFIL or equivalent | Vietnam / Imported |  | |
| 02 | Floor | Ceramic/granite tiles, anti-slip; colors as per designs | Overlad or equivalent | Imported |  | |
| 03 | Wall | Ceramic/granite tiles; colors as per designs | Overlad or equivalent | Imported |  | |
| 04 | Ceiling | Plaster ceiling with concealed frames; 3 finishing layers with paint and mastic; colors as per designs | Nano-tech/Vinh Tuong/Zinka frames | |  | |
| 05 | Toilet | San Raphael one-piece toilet with hidden siphon; advanced water-saving flushing technology Class Five 4.8 L, with gold-plated lever. | Kohler | Genuinely imported |  | |
| 06 | Washbasin | Lavatory placed on a Mica round table, with gold-plated edges | Kohler | Genuinely imported |  | |
| 07 | Lavatory faucet and siphon | July faucet set, single control, including drain hose; gold-plated products | Kohler | Genuinely imported |  | |

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|-----------------------------|-------------------------------|--|---|--------------------|---|------|
| VI - NORMAL BATHROOM | | | | | | |
| 08 | Shower | July dual shower with thermal sensor, together with 182mm shower head. Gold-plated products. | Kohler | Genuinely imported |  | |
| 09 | Bathroom accessories | Towel hanging bars, toilet paper holders, coat hangers, Coralais sprays, gold plated products. Floor drain capable of preventing odor. | Kohler | Genuinely imported |  | |
| 10 | Floor drain | Floor drain capable of odor prevention. | Genuine | Vietnam |  | |
| 11 | Wardrobe | Moisture-proof industrial wood, gloss paint or Melamine coating; sizes and colors as per designs. | | Vietnam |  | |
| 12 | Glass shower wall | Tempered glass, imported high-end accessories; colors and sizes as per designs. | Glass Hai Long / Hasky. Keyen accessories or equivalent | Vietnam / Imported |  | |
| 13 | Mirror | Coated mirrors; colors and sizes as per designs | Genuine import | Imported |  | |
| 14 | WC ceiling odor absorbing fan | Product bearing prestigious brand; white; ceiling fixing as per designs. | KRUGER or equivalent | Imported |  | |

FINISHING MATERIALS FOR HIGH-END APARTMENTS AT SUNSHINE CITY SAIGON

| NO. | ITEM | MATERIAL - SPECIFICATION | FIRM | ORIGIN | ILLUSTRATIVE IMAGE | NOTE |
|---|---|---|------------------------------|---------|---|------|
| VII - EQUIPMENT IN THE APARTMENT | | | | | | |
| 01 | Resident card | Contactless chip card with smart connection with door lock, building security system, parking tickets, and access to service areas. | VNCARD | Vietnam |  | |
| 02 | Light switch, power sockets | Smart switch made of high quality plastic material, 10A-230V touch-sensitive tempered glass surface, with IP20 protection level. Gold plated aluminum trim, with CNC cutting. | Sunshine Tech | Vietnam |  | |
| 03 | Smart-home smart management software | The smart software connects all electrical appliances in the house into a network, so that it can be controlled according to intelligent scenarios, including: lighting systems, curtains, air conditioners, TV sets, sound, fans, curtains, doorbell, and security cameras | Sunshine Tech | Vietnam |  | |
| 04 | Power cord for lighting and socket system | Copper core material; conductors being circular stranded strands, with insulating PVC coating | Thipha/Cadison or equivalent | Vietnam |  | |
| 05 | Network system in the apartment | An optical cable system is extended to the apartment. The customer selects an internet service provider from the list of project service providers. | | Vietnam |  | |
| 06 | Television system in the apartment | An optical cable system is extended to the apartment and suitable for cable TV. The customer selects a television service provider from the list of project service providers. | | Vietnam |  | |

| NO. | ITEM | MATERIAL - SPECIFICATION | FIRM | ORIGIN | ILLUSTRATIVE IMAGE | NOTE |
|---|---|--|----------------------------------|----------|---|------|
| VII - EQUIPMENT IN THE APARTMENT | | | | | | |
| 07 | Multi air-conditioning system | Multi Inverter air-conditioning system; VRVs indoor unit with ceiling mounted duct. Slot-shaped air outlet. Remote control for rooms. Wind diffusing door is powder coated. Capacity as per designs. | Daikin / Misubishi or equivalent | Imported |  | |
| 08 | Apartment electrical cabinet | Module cabinet, white thermally reactive plastic material; wall recessed fixing. | ABB or equivalent | Imported |  | |
| 09 | Electrical safety switches in the apartment | Schneider genuine switches | ABB | Imported |  | |
| 10 | Addressable optical smoke detectors | Products genuinely imported from G7, white, ceiling fixing. | EDWARD or equivalent | Imported |  | |
| 11 | Local water heater | Safe, economical water heater, with standard model and design. | Ferrolti or equivalent | Vietnam |  | |

* Parameters in the drawing are relative.
The official specifications of each apartment will be specified in the agreement signed between the investor and the customer.
All information in this document is correct at the time of publication and is subject to change without notice.
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* The information provided in this brochure is correct at the time of its release in November 2019. The Investor has the right to change the specifications of its products and services without prior notice.

* The parameters in the drawings are relative. The official specifications of each apartment will be specified in the agreement signed between the Investor and the relevant customer.

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