

THE ZEI

Table of contents

1. Introduction
2. The Project
 - Overview
 - Facilities & Amenities
 - Neighboring Facilities
 - Unit Mix
 - Payment Schedule
 - Interior Design



**VIBRANT
ENERGY**
IN THE HEART OF MY DINH





1997



Found with construction as core business

2007



Expanded into real estate with Vietnam Joint Venture Co., Ltd. Total charter was VND 576 billion, investing in Golf course, Hotel & Resort in Van Don, Quang Ninh

2011



- Rebranded to Hai Dang Construction JSC, increasing charter capital to VND630 billion
- Subsidiary Hai Dang Real Estate Investment JSC established to develop a residential project in My Dinh, Hanoi

2015



- Changed name to HD Mon Holdings
- Established HD Mon Ha Long (total charter of VND 500 billion) to invest in a township in the East of Hon Cap Be in Ha Long, Quang Ninh

2016



- Commenced several projects: This Project on 29 Lang Ha, Ba Dinh, HN; a mixed-use resort in Van Don
- Start developing the Mon Regency Hotel in Quang Ninh



HD Mon Holdings engaged Indochina Capital to be its strategic advisor and lead sales agent for The Zei.

With this move, HD Mon reaffirms the company's determination and commitment to attain international standards of excellence, quality and innovation for its developments in My Dinh.



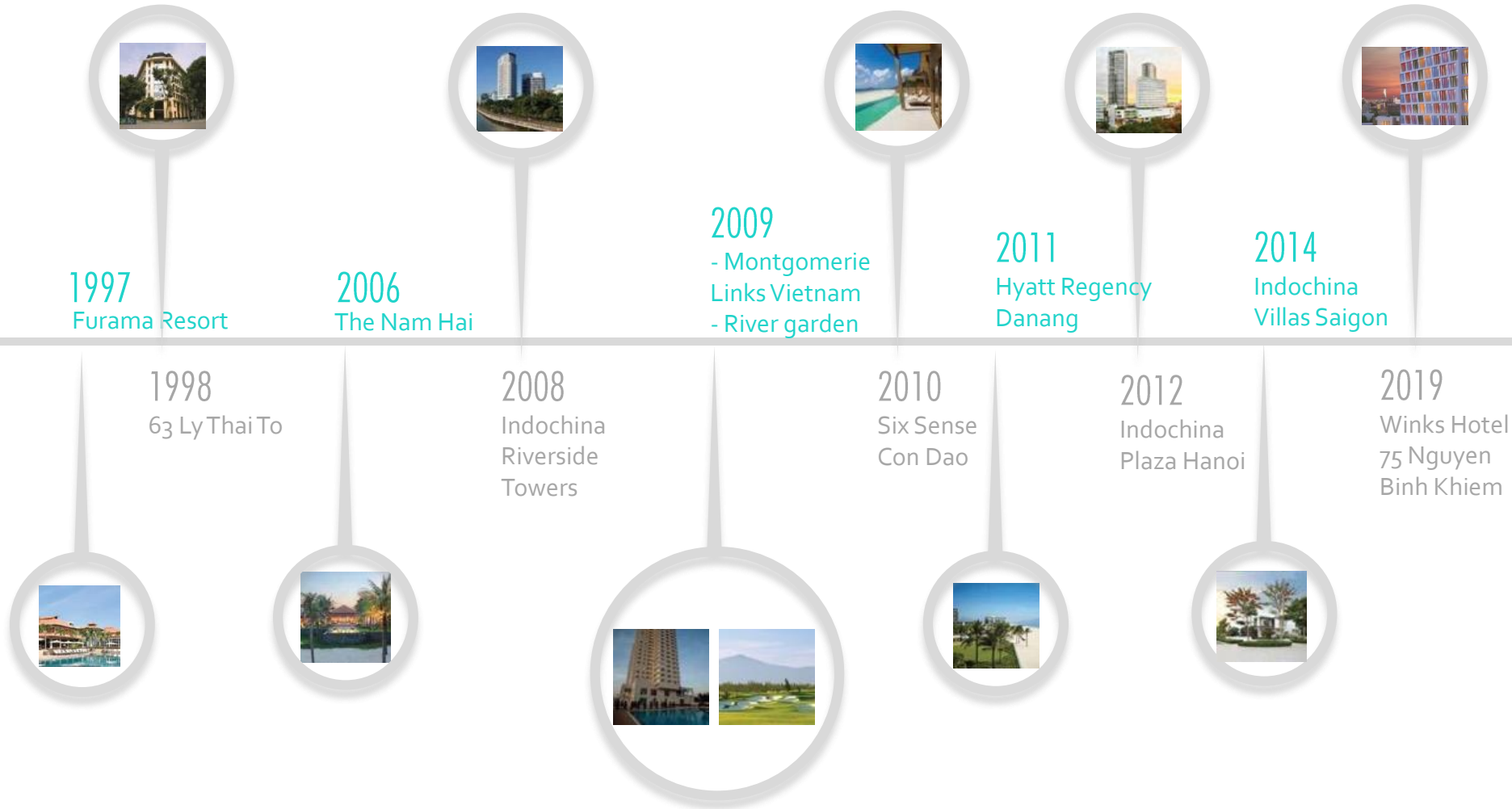
Founded in 1999, Indochina Capital is one of the leading real estate, investment and financial services firms in Vietnam.

Indochina Strategic is the advisory arm of Indochina Capital. Our Advisory Team delivers strategic development advisory, operator selection, debt financing and transaction advisory services of high quality to help businesses manage risk and increase operational effectiveness, while simultaneously performing investment activities in a more efficient and cost-controlled manner. We have a countrywide footprint with offices in Hanoi, Danang and Ho Chi Minh City, serving local and foreign clients throughout Vietnam and Asia Pacific regions.

Indochina Properties is Indochina Capital's premier real estate brokerage, selling and marketing a diversified portfolio of luxury homes and investment properties across Vietnam. Indochina Properties has a network of co-brokers across the region and a multi-lingual team fluent in eight languages, offering an unrivalled marketing platform in Vietnam. Our professionally trained property consultants understand the needs and expectations of foreign investors and can advise on the top investment and luxury properties in Vietnam.

01. INTRODUCTION

ICC's prominent projects



01. INTRODUCTION

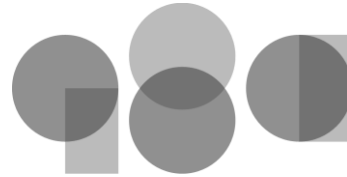
International consultants & contractors



Strategic Advisor

INDOCHINA **CAPITAL**

Interior Design



Project Management



Lead Sales Agent

INDOCHINA PROPERTIES
An INDOCHINA CAPITAL Company

Landscape Design

**WEST
GREEN DESIGN**

Retail Leasing

CBRE

Concept Design

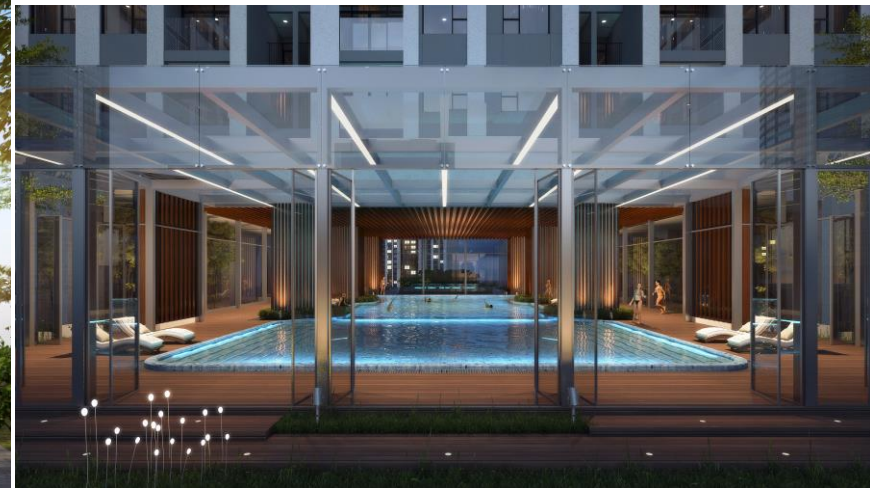
finko

02. THE PROJECT

Overview

THE ZEI

Height: 42 floors
Total units: 891
Basement: 4 floors
Unit mix: 5 unit types
Lifts: 14 per floor



Location: No.8 Le Duc Tho, My Dinh Ward, Nam Tu Liem District, Hanoi

Land area: 7,700 m²

Construction area: 4,600 m²

Density: ~ 45%

Total GFA: ~ 146,000 m²

Key selling points

Strong developer in collaboration with a team of international consultants, prestigious contractors, and international project management

Prime location in My Dinh –
Hanoi New Central Business District

Easy access

to the Vietnam National Convention Center and My Dinh National Stadium, Hanoi Sky Railway, Ring road, thus easy access to the airport

Lift

Good ratio 14 lifts for 26 units per floor

Ultimate Convenience

Mixed-use development with all-inclusive amenities – a “Live, Work, Eat & Play” destination

Smart building innovations:

Fire detection technology, emergency elevator system, finger print identification technology

Lift ratio

Location

Access

Convenience

Green space

Green space for a balanced living

Sky gardens and rooftop Zen space

3 layer security

Smart investment with high return

High demand for rentals in this area (adjacent to the Japanese school)

Design

Unit mix

Smart investment

Excellent Interior Design and Layouts

By international designers Group 8 Architects and West Green Design

Innovative layout & floor plan

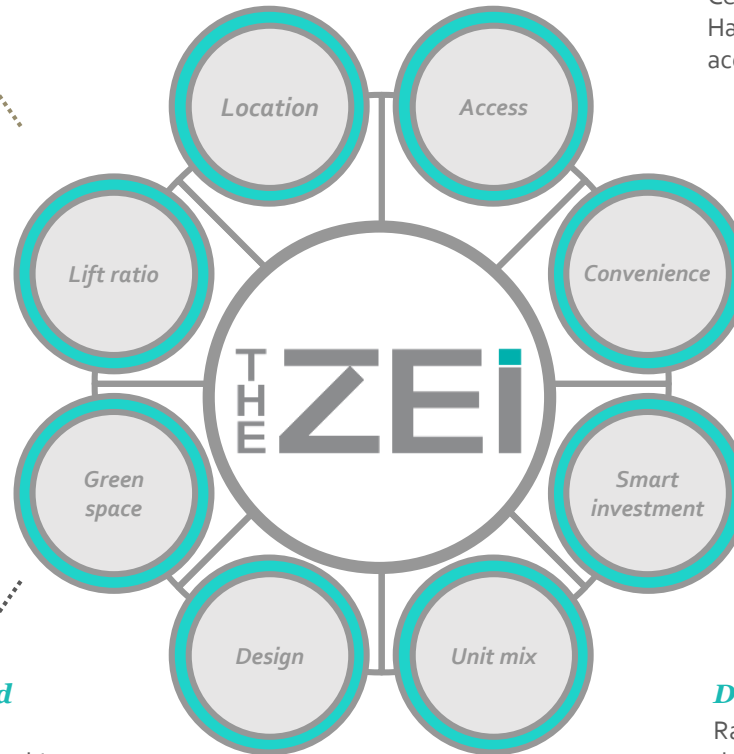
Open to maximum view, natural light for every bedroom

Diverse unit mix

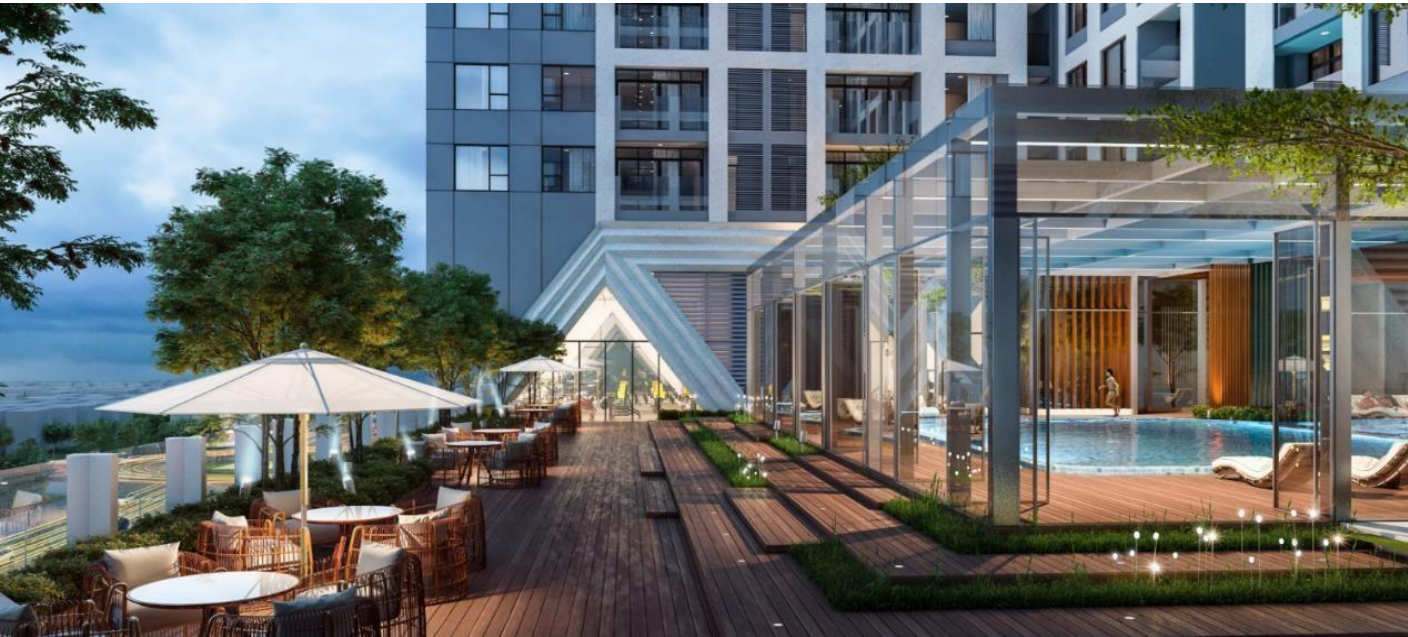
Ranging from 2-3 BRs to dual-key and duplexes, catering to all types of buyers and tenants

Larger unit size

Particularly suitable for high-end buyers and foreigners



Unique concept: “Vibrant Energy From Within”



A state-of-the-art township development

The Zei is a small township development with a wide range of amenities and green living space in central My Dinh, to the southwest of Hanoi. The residential complex promises sophistication and luxury, which is tailor-made for the premium segment.

- Four season swimming pool
- Dedicated children's area
- Fully-stocked fitness center
- Rooftop Zen space
- Sky gardens every three floors
- Four-floor international retail podium
- Cinema, coffee shops & restaurants
- Beautifully designed coworking space



Neighboring facilities



SCHOOLS

- Japanese School of Hanoi
- Newton Grammar School
- Primary Vinschool Gardenia
- Vietnam Australia Private School
- Korean International School

CLINIC/ HOSPITALS

- VN – Korean Clinic
- 198 Hospital
- Hong Ngoc Clinic Keangam

OTHERS

- Indochina Plaza Hanoi
- Vinmart
- The Garden Shopping Center
- Fivimart
- My Dinh National Stadium
- My Dinh Golf Course

02. THE PROJECT

Neighboring facilities



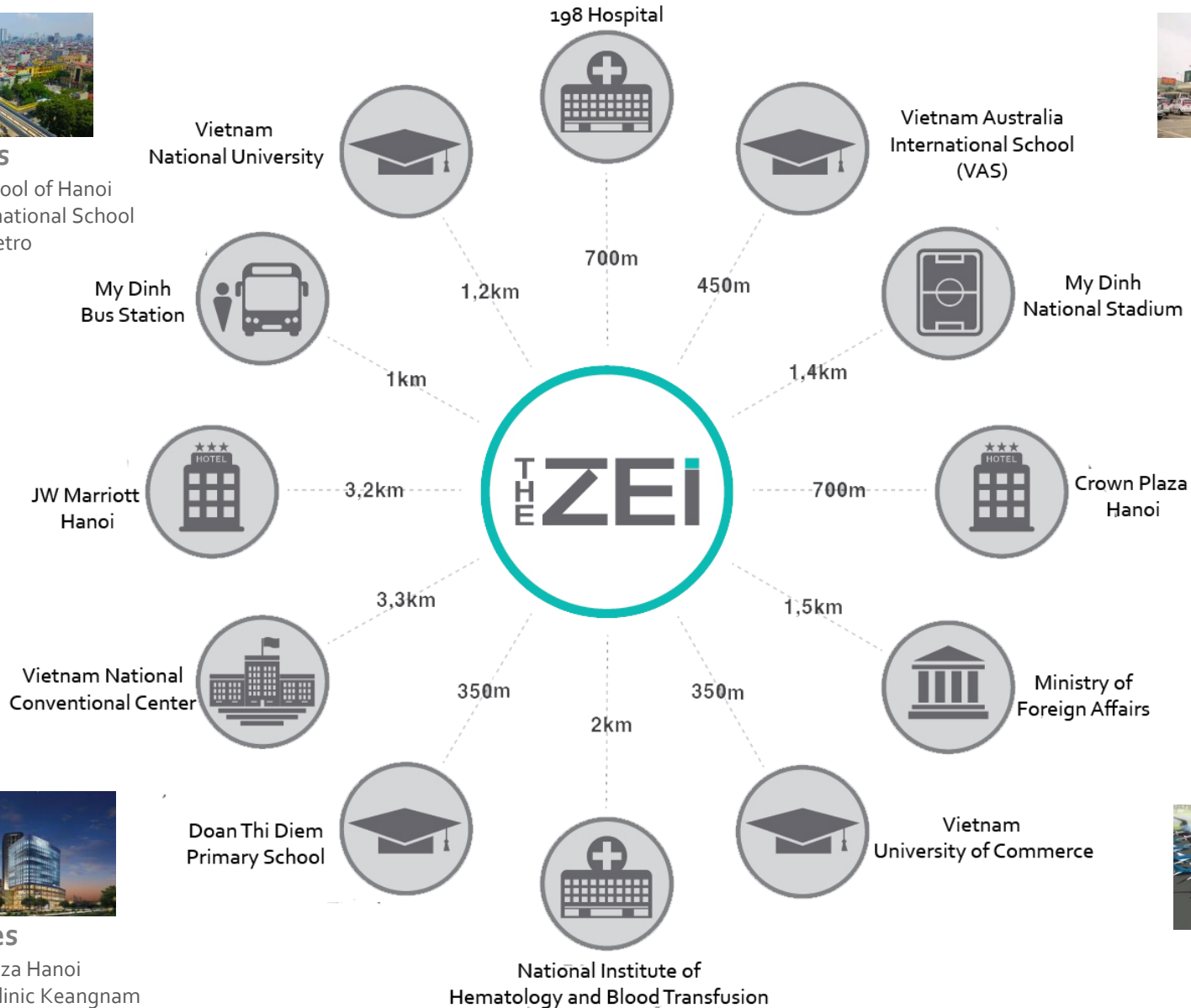
3 minutes

Japanese School of Hanoi
Korean International School
The Hanoi Metro



5 minutes

My Dinh Station
3rd Ring Road
Crowne Plaza



10 minutes

Indochina Plaza Hanoi
Hong Ngoc Clinic Keangnam
The Garden Shopping Center

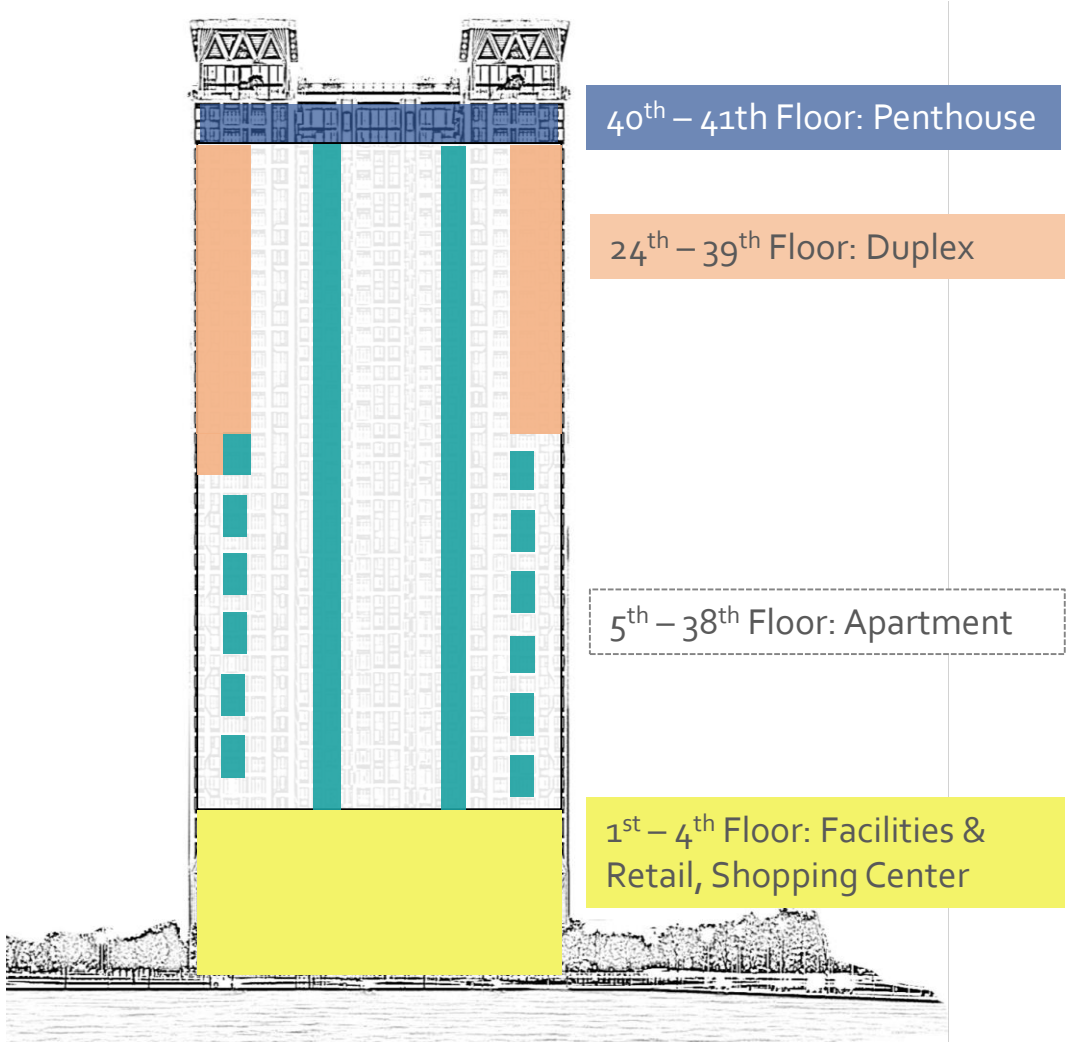


36 minutes

Noi Bai Int'l Airport

02. THE PROJECT

Unit mix



Unit type	Total	%	Average area (m2)	Unit area (m2)
2 bedrooms	418	46.9	90.7	84-95
3 bedrooms	331	37.1	106.3	104-108
Dual key	93	10.4	104.4	104-105
Duplex (4 BR)	33	3.7	181.6	181.5-181.7
Penthouse (4 BR)	16	1.8	268.8	188.2-322.9
Total: 891 units				

- Apartment
- Dual key
- Duplex
- Penthouse

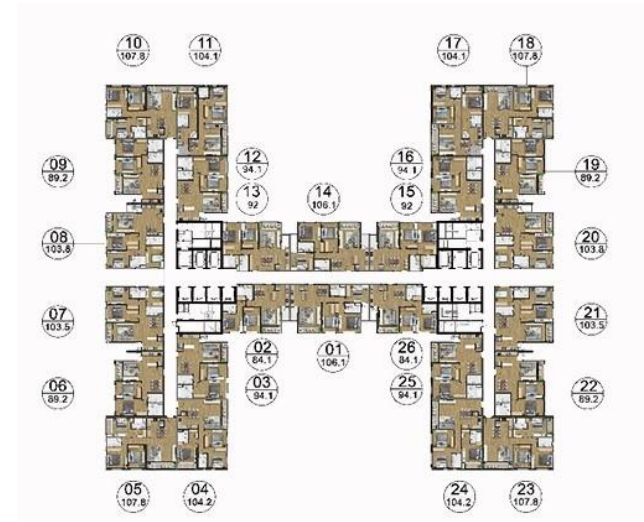
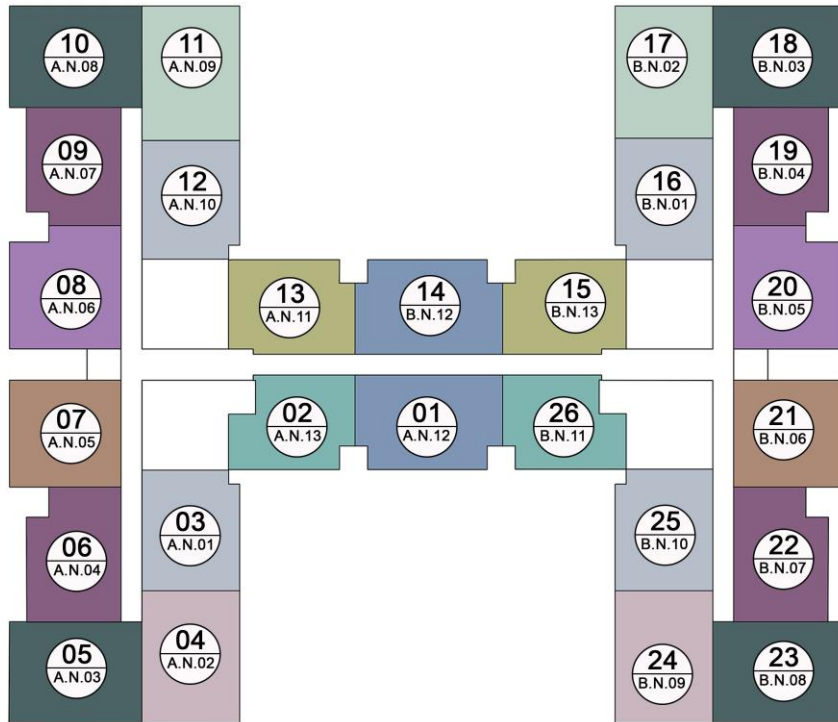
Instalment	% Payment	Payment Progress	Expect payment date/ Construction progress
1 st	20%	After having finished the basement– Upon signing SPA	April 2019
2 nd	10%	Upon starting 5 th floor construction	9 th Oct, 2019
3 rd	15%	Upon starting 20 th floor construction	10 th Feb, 2020
4 th	15%	Upon starting 35 th floor construction	28 th Jun, 2020
5 th	10%	After having completed the roofing - 42 th roof floor	17 th Sep, 2020
6 th	25% + 2% ME	On the Hand-over Date	28 th April, 2021
7 th	5%	On the date the Seller hands over the LURC to the Buyer	October, 2021

* Goodwill Deposit: VND50.000.000 (~ \$2,500)

* Official Deposit (From official Project launching on 7th April, 2019): VND200.000.000 (~ \$10,000)

02. THE PROJECT

Floor plan



02. THE PROJECT

2-bedroom unit

INDOCHINA
PROPERTIES





02. THE PROJECT

Dual key unit



02. THE PROJECT

Duplex unit

INDOCHINA
PROPERTIES









