



Feb 2023

**List of existing grade A & B
office buildings
in D.1, 3, 4, 7 & 2
Ho Chi Minh City**

For Cathay Life and Taisei Corp.

Strictly confidential !

Draft



District 1

(87 buildings)

(47 buildings of over 7,000 m² GFA)



Deutsches Haus

33 Le Duan Street, Ben Nghe Ward, District 1

\$76 - \$81 / sqm **GFA (m2): 40,000**



Saigon Centre 2

67 Le Loi, Ben Nghe Ward, District 1

\$65 - \$72 / sqm **GFA (m2): 44,000**



Vietcombank Tower

Me Linh Square, Ben Nghe Ward, District 1

\$62 - \$68 / sqm **GFA (m2): 37,440**



Me Linh Point Tower

2 Ngo Duc Ke Street, Ben Nghe Ward, District 1

\$59 - \$63 / sqm **GFA (m2): 20,000**



Bitexco Financial Tower

2 Hai Trieu Street, Ben Nghe Ward, District 1

\$60 - \$63 / sqm **GFA (m2): 37,000**



Saigon Times Square

22 - 36 Nguyen Hue Street, Ben Nghe Ward, District 1

\$68 - \$73 / sqm **GFA (m2): 90,000**



Saigon Tower

29 Le Duan Street, Ben Nghe Ward, District 1

\$52 - \$57 / sqm **GFA (m2): 18,536**



Friendship Tower

31 Le Duan Street, Ben Nghe Ward, District 1

\$50 - \$55 / sqm **GFA (m2): 19,000**



Saigon Centre Tower

65 Le Loi, Ben Nghe Ward, Dist 1

\$50 - \$56 / sqm **GFA (m2): 10,430**



Sunwah Tower

115 Nguyen Hue Street, Ben Nghe Ward, Dist 1

\$51 - \$55 / sqm **GFA (m2): 20,800**



mPlaza Saigon

39 Le Duan, Ben Nghe Ward, Dist 1

\$50 - \$55 / sqm **GFA (m2): 35,700**



Diamond Plaza

34 Le Duan, Ben Nghe Ward, Dist 1

\$45 - \$50 / sqm **GFA (m2): 14,418**



President Place

93 Nguyen Du Street, Ben Nghe Ward, Dist 1

\$48 - \$52 / sqm **GFA (m2): 9,125**



Lim Tower 3

29A Nguyen Dinh Chieu, Da Kao Ward, Dist 1

\$48 - \$53 / sqm **GFA (m2): 37,756**



AB Tower

76 Le Lai Street, Ben Thanh Ward, Dist 1

\$48 - \$52 / sqm **GFA (m2): 25,000**



Opera View Building

161 Dong Khoi Street, Ben Nghe Ward, District 1

\$56 - \$60 / sqm **GFA (m2): 5,600**



Riverbank Place

3C Ton Duc Thang Street, Ben Nghe Ward, District 1

\$46 - \$50 / sqm **GFA (m2): 42,501**



Sonatus Building

15 Le Thanh Ton, Ben Nghe Ward, Dist 1

\$46 - \$50 / sqm **GFA (m2): 37,500**



Lim Tower

09-11 Ton Duc Thang Street, Ben Nghe Ward, Dist 1

\$46 - \$50 / sqm **GFA (m2): 29,265**



Central Plaza

17 Le Duan, Ben Nghe Ward, Dist 1

\$44 - \$48 / sqm **GFA (m2): 3,300**



Metropolitan Tower

235 Dong Khoi Street, Ben Nghe Ward, District 1

\$44 - \$48 / sqm **GFA (m2): 19,000**



Sailing Tower

51 Nguyen Thi Minh Khai Street, Ben Nghe Ward, District 1

\$42 - \$46 / sqm **GFA (m2): 21,000**



Empress Tower

138-142 Ha Ba Trung, Da Kao Ward, Dist 1

\$42 - \$45 / sqm **GFA (m2): 23,627**



Green Power Tower

35 Ton Duc Thang Street, Ben Nghe Ward, Dist 1

\$40 - \$44 / sqm **GFA (m2): 13,607**



Vincom Center Tower

72 Le Thanh Ton Street, Ben Nghe Ward, Dist 1

\$38 - \$42 / sqm **GFA (m2): 76,000**



Petrovietnam Tower

1 Le Duan, Ben Nghe Ward, Dist 1

\$38 - \$42 / sqm **GFA (m2): 20,000**



Bao Viet Bank Building

233 Dong Khoi, Ben Nghe Ward, Dist 1

\$36 - \$42 / sqm **GFA (m2): 10,000**



Zen Plaza

54 - 56 Nguyen Trai Street, Ben Thanh Ward, Dist 1

\$36 - \$40 / sqm **GFA (m2): 17,377**



CJ Tower

6 Le Thanh Ton, Ben Nghe Ward, Dist 1

GFA (m2): 13,700



Saigon Trade Center

27 Ton Duc Thang Street, Ben Nghe Ward, Dist 1

GFA (m2): 48,000



The Lancaster Building

22bis Le Thanh Ton Street, Ben Nghe Ward, Dist 1

GFA (m2): 22,000



Somerset Building

21-23 Nguyen Thi Minh Khai, Ben Nghe Ward, Dist 1

GFA (m2): 4,000



Transimex Building

172 Hai Ba Trung, Da Kao, Dist 1

\$34 - \$37 / sqm **GFA (m2): 8,447**



Havana Tower

132 Ham Nghi, Ben Nghe Ward, Dist 1

\$33 - \$37 / sqm **GFA (m2): 10,000**



Ben Thanh Tower

172-174 Ky Con, Nguyen Thai Binh Ward, Dist 1

\$31 - \$37 / sqm **GFA (m2): 16,000**



Saigon Finance Center

9 Dinh Tien Hoang, Da Kao Ward, Dist 1

\$31 - \$35 / sqm **GFA (m2): 9,000**



HD Bank Tower

25bis Nguyen Thi Minh Khai Street, Ben Nghe Ward, Dist 1

\$31 - \$36 / sqm **GFA (m2): 9,902**



Harbour View Tower

35 Nguyen Hue Street, Ben Nghe Ward, Dist 1

\$30 - \$35 / sqm **GFA (m2): 10,000**



PDD Building

162 Pasteur, Ben Nghe Ward, Dist 1

\$32 - \$35 / sqm **GFA (m2): 3,000**



Exchange Tower

1 Nam Ky Khoi Nghia, Nguyen Thai Binh Ward, Dist 1

\$31 - \$35 / sqm **GFA (m2): 15,600**



The Landmark Tower

5B Ton Duc Thang Street, Ben Nghe Ward, Dist 1

\$30 - \$35 / sqm **GFA (m2): 8,000**



Bitexco Office Building

19-25 Nguyen Hue Street, Ben Nghe Ward, Dist 1

\$26 - \$35 / sqm **GFA (m2): 37,000**



Savico Building

66 - 68 Nam Ky Khoi Nghia, Nguyen Thai Binh Ward, Dist 1

\$30 - \$35 / sqm **GFA (m2): 3,136**



Vietcomreal Building

68 Nguyen Hue, Ben Nghe Ward, Dist 1

\$30 - \$34 / sqm **GFA (m2): 2,000**



Golden Tower

6 Nguyen Thi Minh Khai Street, Da Kao Ward, Dist 1

\$30 - \$34 / sqm **GFA (m2): 11,000**



18HBT Building

18 Hai Ba Trung, Ben Nghe Ward, Dist 1

\$31 - \$34 / sqm **GFA (m2): 2,100**



Beta Tower

97 Ham Nghi, Nguyen Thai Binh Ward, Dist 1

\$30 - \$33 / sqm **GFA (m2): 1,440**



Doji Tower

81 - 85 Ham Nghi Street, Nguyen Thai Binh Ward, Dist 1

\$28 - \$34 / sqm **GFA (m2): 13,300**



TNR Tower

192 Nguyen Cong Tru Street, Nguyen Thai Binh Ward, Dist 1

\$30 - \$33 / sqm **GFA (m2): 45,000**



Satra Building

58 Dong Khoi Street, Ben Nghe Ward, Dist 1

\$30 - \$33 / sqm **GFA (m2): 2,400**



Akuruhi Tower

124 Tran Quang Khai, Tan Dinh Ward, Dist 1

\$30 - \$33 / sqm **GFA (m2): 11,200**



DAG Building

87A Ham Nghi, Nguyen Thai Binh Ward, Dist 1

\$26 - \$32 / sqm **GFA (m2): 8,192**



Royal Centre Tower

235 Nguyen Van Cu Street, Nguyen Cu Trinh Ward, Dist 1

\$28 - \$33 / sqm **GFA (m2): 16,540**



Saigon Riverside Office

2A- 4A Ton Duc Thang, Ben Nghe Ward, Dist 1

\$27 - \$35 / sqm **GFA (m2): 4,800**



Topaz Building

66 Pho Duc Chinh, Nguyen Thai Binh Ward, District 1

\$28 - \$33 / sqm **GFA (m2): 2,468.8**



Anh Minh Tower

56 Nguyen Dinh Chieu, Da Kao, District 1

\$28 - \$33 / sqm **GFA (m2): 3,000**



NTA Tower

173 Dien Bien Phu Street, Da Kao Ward, Dist 1

\$28 - \$31 / sqm **GFA (m2): 1,200**



VOV Building

7 Nguyen Thi Minh Khai, Ben Nghe Ward, Dist 1

\$29 - \$32 / sqm **GFA (m2): 6,500**



MB Sunny Tower

259 Tran Hung Dao Street, Co Giang Ward, Dist 1

\$28 - \$32 / sqm **GFA (m2): 15,000**



Abacus Tower

58 Nguyen Dinh Chieu Street, Da Kao Ward, Dist 1

\$28 - \$31 / sqm **GFA (m2): 5,000**



Miss Ao Dai Building

21 Nguyen Trung Ngan, Ben Nghe Ward, Dist 1

\$26 - \$30 / sqm **GFA (m2): 5,200**



HMC Tower

193 Dinh Tien Hoang, Da Kao Ward, Dist 1

\$27 - \$30 / sqm **GFA (m2): 8,000**



The Sarus

67 Nguyen Thi Minh Khai, Pham Ngu Lao Ward, Dist 1

\$27 - \$30 / sqm **GFA (m2): 5,500**



YOCO Building

41 Nguyen Thi Minh Khai, Ben Nghe Ward, Dist 1

\$27 - \$30 / sqm **GFA (m2): 6,000**



Capital Place Tower

6 Thai Van Lung, Ben Nghe Ward, Dist 1

\$27 - \$30 / sqm **GFA (m2): 5,000**



PVFCCO Tower

43 Mac Dinh Chi, Da Kao, Dist 1

\$24 - \$29 / sqm **GFA (m2): 15,734**



Empire Tower

26 Ham Nghi, Ben Nghe Ward, Dist 1

\$25 - \$30 / sqm **GFA (m2): 2,500**



HMTC - Savico Office

91 Pasteur, Ben Nghe Ward, Dist 1

\$24 - \$28 / sqm **GFA (m2): 6,606**



Paxsky Nguyen Cu Trinh

51 Nguyen Cu Trinh, Nguyen Cu Trinh Ward, Dist 1

\$25 - \$28 / sqm **GFA (m2): 1,900**



Paxsky De Tham

159C De Tham, Co Giang Ward, Dist 1

\$25 - \$28 / sqm **GFA (m2): 6,000**



Lapen Asset Building

99 Nguyen Thi Minh Khai, Pham Ngu Lao Ward, Dist 1

\$24 - \$28 / sqm **GFA (m2): 5,500**



Kruler Space

27 - 29 Nam Ky Khoi Nghia, Nguyen Thai Binh Ward, Dist 1

\$23 - \$28 / sqm **GFA (m2): 910**



Vinatex Building

10 Nguyen Hue, Ben Nghe Ward, Dist 1

\$23 - \$27 / sqm **GFA (m2): 5,000**



IMC Building

62 Tran Quang Khai, Tan Dinh, Dist 1

\$24 - \$27 / sqm **GFA (m2): 4,500**



VFC Building

29 Ton Duc Thang, Ben Nghe Ward, District 1

\$22 - \$26 / sqm **GFA (m2): 2,100**



Lam Giang Tower

173 Tran Hung Dao, Co Giang Ward, District 1

\$22 - \$26 / sqm **GFA (m2): 1,700**



Dong Nhan Building

90 Nguyen Dinh Chieu, Da Kao Ward, Dist 1

\$22 - \$26 / sqm **GFA (m2): 3,360**



GIC Mac Dinh Chi

36 Mac Dinh Chi, Da Kao Ward, District 1

\$21 - \$26 / sqm **GFA (m2): 2,400**



Queen Building

49 Dien Bien Phu, Da Kao Ward, District 1

\$22 - \$25 / sqm **GFA (m2): 2,500**



VVA Tower

279 Ly Tu Trong, Ben Thanh Ward, Dist 1

\$22 - \$24 / sqm **GFA (m2): 2,000**



Trung Thuy Building

44 Nguyen Hue, Ben Nghe Ward, Dist 1

\$22 - \$25 / sqm **GFA (m2): 1,100**



GIC Mac Dinh Chi

36 Mac Dinh Chi, Da Kao Ward, District 1

\$21 - \$26 / sqm **GFA (m2): 2,400**



Hoa Lam Building

2 Thi Sach, Ben Nghe Ward, Dist 1

\$20 - \$24 / sqm **GFA (m2): 2,500**



Halo Mai Thi Luu

104 Mai Thi Luu, Da kao Ward, District 1

\$20 - \$24 / sqm **GFA (m2): 2,000**



Lant Building

58 Hai Ba Trung, Ben Nghe Ward, Dist 1

\$21 - \$23 / sqm **GFA (m2): 4,200**



Tuong Viet Building

95 Cach Mang Thang Tam, Ben Thanh Ward, District 1

\$20 - \$23 / sqm **GFA (m2): 2,100**



Tin Thanh Building

556 - 558 Vo Van Kiet, Cau Kho Ward, District 1

\$18 - \$21 / sqm **GFA (m2): 1,387**



District 3

(31 buildings)

(10 buildings of over 7,000 m² GFA)



Pearl 5 Building

5 Le Quy Don Street, Ward 6, Dist 3

\$46 - \$50 / sqm **GFA (m2): 13,500x**



Centec Tower

72-74 Nguyen Thi Minh Khai Street,
Ward 6, Dist 3

\$43 - \$47 / sqm **GFA (m2): 27,600**



Nexx Building

32 Pham Ngoc Thach, Ward 6,
District 3

\$42 - \$46 / sqm **GFA (m2): 3,500**



Lemax Luxury

117 Nguyen Dinh Chieu Street, Ward
6, Dist 3

\$35 - \$39 / sqm **GFA (m2): 9,500**



Alpha Tower

151 Nguyen Dinh Chieu, Ward 6,
District 3

\$35 - \$40 / sqm **GFA (m2): 3,300**



Cienco4 Tower

180 Nguyen Thi Minh Khai, Ward 6,
District 3

\$34 - \$38 / sqm **GFA (m2): 4,800**



Bao SG Giai Phong Building

432 - 438 Nguyen Thi Minh Khai
Street, Ward 5, Dist 3

\$31 - \$35 / sqm **GFA (m2): 10,700**



Lim Tower 2

158 Vo Van Tan, Ward 6, Dist 3

\$30 - \$36 / sqm **GFA (m2): 8,400**



112 Ly Chinh Thang Building

112 Ly Chinh Thang, Ward 8, Dist 3

\$30 - \$35 / sqm **GFA (m2): 3,500**



HM Town

412 Nguyen Thi Minh Khai, Ward 6, Dist 3

\$30 - \$33 / sqm **GFA (m2): 32,000**



Itaxa House Building

124-126 Nguyen Thi Minh Khai, Ward 6, Dist 3

\$28 - \$31 / sqm **GFA (m2): 6,000**



Terra Royal

278 Nam Ky Khoi Nghia, Ward 8, Dist 3

\$26 - \$30 / sqm **GFA (m2): 86,000**



SB Space Building

65 Pham Ngoc Thach, Ward 6, District 3

\$26 - \$30 / sqm **GFA (m2): 2,000**



VRG Building

177 Hai Ba Trung, Ward 6, Dist 3

\$27 - \$30 / sqm **GFA (m2): 8,400**



Newtecons Tower

96 Phan Dang Luu, Ward 5, Phu Nhuan District

\$27 - \$30 / sqm **GFA (m2): 7,714**



Paxsky Nguyen Dinh Chieu

123 Nguyen Dinh Chieu, Ward 6, Dist 3

\$25 - \$29 / sqm **GFA (m2): 4,500**



An Phu Plaza

117 - 119 Ly Chinh Thang, Ward 7, Dist 3

\$25 - \$28 / sqm **GFA (m2): 4,500**



Bao Lao Dong Building

198 Nguyen Thi Minh Khai, Ward 6, Dist 3

\$23 - \$29 / sqm **GFA (m2): 7,500**



Minh Long Tower

17 Ba Huyen Thanh Quan, Ward 6, Dist 3

\$23 - \$28 / sqm **GFA (m2): 5,500**



Endovina Building

146 Nguyen Dinh Chieu, Ward 6, Dist 3

\$22 - \$27 / sqm **GFA (m2): 5,200**



An Khanh Building

63 Pham Ngoc Thach, Ward 6, Dist 3

\$22 - \$27 / sqm **GFA (m2): 3,000**



Bao Nhan Dan Building

40 Pham Ngoc Thach, Ward 6, District 3

\$24 - \$27 / sqm **GFA (m2): 4,000**



The Galleria Office Building

258 Nam Ky Khoi Nghia, Ward 8, Dist 3

\$24 - \$27 / sqm **GFA (m2): 4,900**



W Building

100 Nguyen Thi Minh Khai, Ward 6, District 3

\$22 - \$26 / sqm **GFA (m2): 2,000**



Paxsky Pham Ngoc Thach

34A Pham Ngoc Thach, Ward 6, District 3

\$23 - \$27 / sqm **GFA (m2): 2,300**



Robot Tower

308-308C Dien Bien Phu, Ward 4, District 3

\$20 - \$25 / sqm **GFA (m2): 3,200**



Bao Thanh Nien Building

270 Nguyen Dinh Chieu, Ward 6, District 3

\$21 - \$25 / sqm **GFA (m2): 4,900**



D&D Tower

458 Nguyen Thi Minh Khai Street, Ward 2, Dist 3

\$22 - \$25 / sqm **GFA (m2): 3,054**



Agrex Tower

58 Vo Van Tan, Ward 6, District 3

\$22 - \$25 / sqm **GFA (m2): 5,240**



ACM Building

96 Cao Thang, Ward 4, District 3

\$21 - \$26 / sqm **GFA (m2): 5,200**



District 4

(3 buildings)

(2 buildings of over 7,000 m² GFA)



ETOWN Central

11 Doan Van Bo Street, Ward 12, Dist 4

\$27 - \$36 / sqm **GFA (m2): 34,000**



Phuong Long 2 Building

16 Nguyen Truong To Street, Ward 12, Dist 4

\$24 - \$31 / sqm **GFA (m2): 6,270**



Ree Tower

9 Doan Van Bo, Ward 12, Dist 4

\$25 - \$29 / sqm **GFA (m2): 18,200**



District 7

(8 buildings)

(6 buildings of over 7,000 m² GFA)



Phu My Hung Tower

101 Ton Dat Tien Street, Tan Phu Ward, Dist 7

\$32 - \$42 / sqm **GFA (m2): 31,077**



Mapletree Business Centre

1060 Nguyen Van Linh Street, Tan Phong Ward, Dist 7

\$25 - \$34 / sqm **GFA (m2): 30,000**



Cobi Tower I - II

69 Hoang Van Thai, Tan Phu Ward, District 7

\$25 - \$31 **GFA (m2): 16,659**



UOA Tower

7 Tan Trao Street, Tan Phu Ward, Dist 7

\$25 - \$30 / sqm **GFA (m2): 36,788**



The 678 Tower

67 Hoang Van Thai, Tan Phu Ward, Dist 7

\$23 - \$27 / sqm **GFA (m2): 9,736**



M Building

09 No.8 street, Tan Phu ward, District 7

\$22 - \$24 / sqm **GFA (m2): 5,500**



Beautiful Saigon Tower

2 Nguyen Khac Vien Street, Tan Phu Ward, District 7

\$20 - \$24 / sqm **GFA (m2): 3,300**



The Grace Tower

71 Hoang Van Thai, Tan Phu Ward, Dist 7

\$18 - \$26 / sqm **GFA (m2): 8,241**



District 2

(8 buildings)

(7 buildings of over 7,000 m² GFA)



The Hallmark

Lot 1-13, Thu Thiem New Urban, Thu Duc city

\$52 - \$57 / m² **GFA (m2): 54,500**



The Crest Office

1.13 Thu Thiem urban area, An Khanh Ward, Thu Duc City

Updating **GFA (m2): 5,075**



The METT

Thu Thiem new urban area, Thu Duc City

Updating / m² **GFA (m2): 28,000**



Sofic Tower

10 Mai Chi Tho, Thu Thiem Ward, Dist 2, Thu Duc City

\$42 - \$45 / sqm **GFA (m2): 21,400**



WORC@Q2

21 Vo Truong Toan, Thao Dien, Dist 2

\$29 - \$35 / sqm **GFA (m2): 7,424**



The Vista Building

628C Hanoi Highway, An Phu Ward, District 2

\$28 - \$32 / sqm **GFA (m2): 10,000**



Thao Dien Pearl

12 Quoc Huong Street, Thao Dien, Dist 2

\$28 - \$33 / sqm **GFA (m2): 20,000**



Cantavil Premier Building

8 Xa lộ Hà Nội, An Phú, Q2

\$24 - \$28 / sqm **GFA (m2): 78,000**



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