

# viettel

## TechHub Da Nang



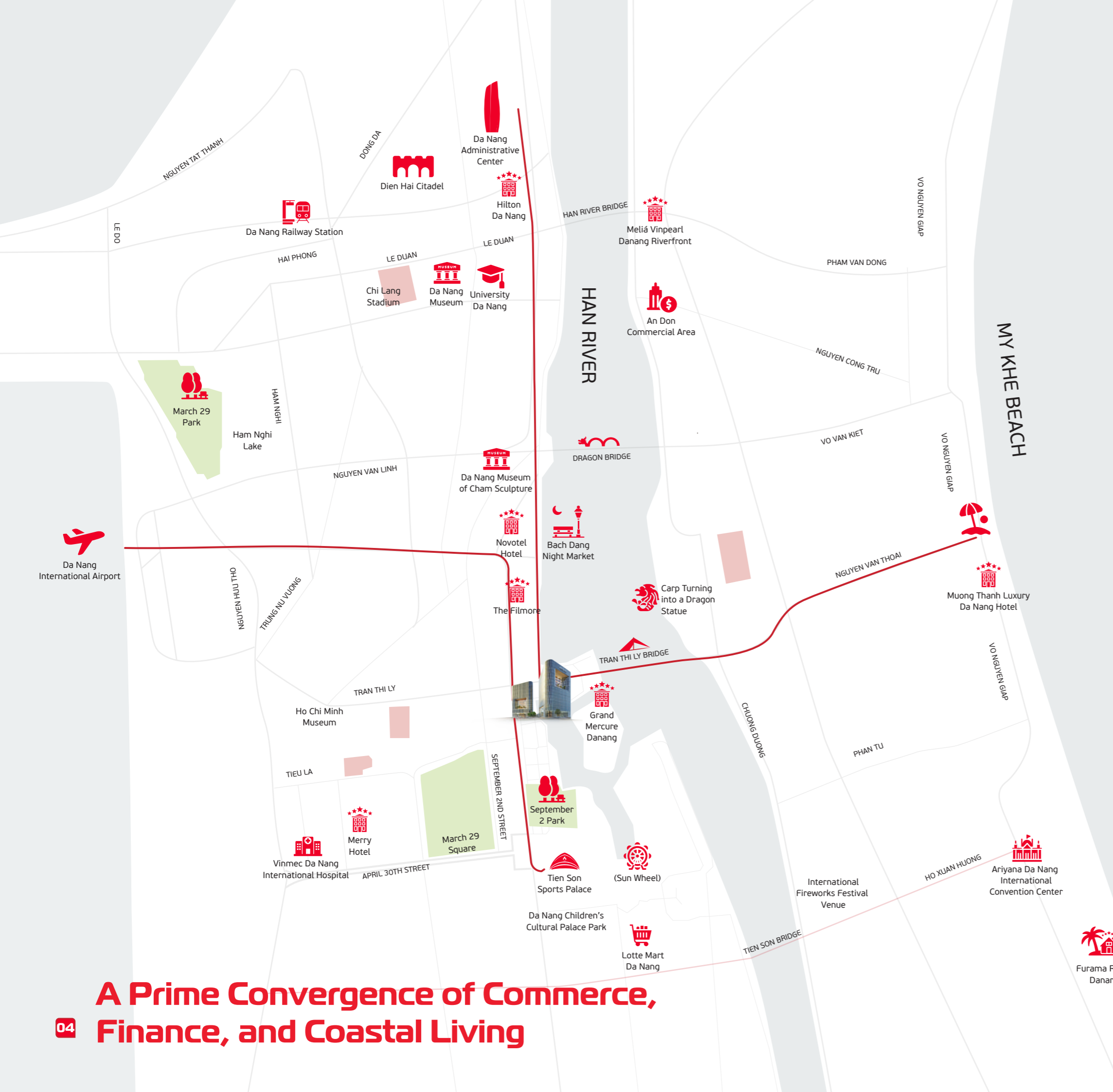
**A PREMIER TECHNOLOGY OFFICE COMPLEX  
IN DA NANG**

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Prime Location	Overview	Smart Features	Sustainability Standards	Green Building	Premium Amenities	Typical Floor Plan	Global Standard Management	5 Signature Advantages



\*Perspective Rendering



## PRIME LOCATION Strategically Connected

Situated at the intersection of 2/9 Street and Tran Thi Ly Street, **Viettel TechHub Da Nang** enjoys sweeping views of the Han River, the city center, and the International Fireworks Festival Venue. This prime location offers seamless connectivity to Hai Chau District, the city's financial core, Da Nang International Airport and other key destinations across the city.

- 5'** Da Nang International Airport
- 10'** Da Nang Railway Station
- 4'** My Khe Beach
- 3'** Da Nang Administrative Center
- 3'** Tien Son Sports Palace
- 9'** Ariyana Convention Centre Da Nang

**04** A Prime Convergence of Commerce,  
Finance, and Coastal Living

# Signature Architecture by **gmp**



“ A GRADE A+ TECHNOLOGY OFFICE COMPLEX  
**IN DA NANG** ”

**2 Towers**

18 & 25 Floors

**Modern Office Spaces**

Levels 4 - 25

**Retail & Commercial Areas**

Levels 1 - 3

**Spacious Parking**

Basement B1 - B2

Designed by Gerkan, Marg and Partners (GMP) International, a globally renowned architectural practice with an extensive portfolio of iconic projects in Vietnam and worldwide. Its landmark works include the National Assembly Building in Hanoi, the Deutsches Haus in Ho Chi Minh City, R&D centers for Huawei and Xiaomi in China, and the Santiago Bernabéu Stadium in Spain, among many others.

# A WORLD-CLASS SMART BUILDING



SmartScore  
Smart Building Certification



WiredScore  
Digital Connectivity Certification



SMART  
APPLICATIONS



SECURE  
INFRASTRUCTURE



SMART  
OPERATIONS



# 1

## VIETNAM'S LEADING TECHNOLOGY INFRASTRUCTURE



### LEADING NETWORK INFRASTRUCTURE

High speed international fiber optic internet with large bandwidth ensures stable, seamless connectivity and flexible scalability for businesses. Advanced backup power systems support continuous operations, while a modern in building mobile coverage system (DAS) provides strong and reliable signal quality across all areas of the building.

### COMPREHENSIVE DIGITAL EXPERIENCE

End to end automation of building operations is combined with smart access control through facial recognition and intelligent parking management. All technology solutions are integrated into a centralized smart building platform, enhancing user experience while delivering a modern, efficient, and flexible working environment.

### ADVANCED CYBER SECURITY PROTECTION

A multi-layered cybersecurity system is implemented in line with the security standards of Viettel Cyber Security, one of Vietnam's leading information security providers. The 24/7 monitoring system, advanced firewalls, and intelligent network segmentation help minimize risks, protect data, and ensure safe, stable, and uninterrupted business operations.

# 8

## SMART BUILDING FEATURES



### INTELLIGENT OPERATIONS CENTER (IOC)

The IOC provides real-time monitoring of all technical, security, and operational systems. Any incidents are promptly detected and resolved, ensuring stable, seamless, and uninterrupted building operations.



### BUILDING MANAGEMENT SYSTEM (BMS)

The BMS precisely controls air conditioning, lighting, ventilation, and fire protection systems. Workplace conditions are maintained at optimal comfort and safety levels, meeting professional operational standards.



### ENERGY MANAGEMENT SYSTEM (EMS) DASHBOARD

The EMS monitors and optimizes electricity consumption in real time, helping to reduce operating costs while supporting a green, energy-efficient, and sustainable building model.



### INTELLIGENT SECURITY MONITORING 24/7 (AI-Powered CCTV)

AI-powered cameras enable facial recognition, anomaly detection, and instant alerts. Continuous 24/7 surveillance creates a safe, proactive, and highly reliable security environment.



### SMART ACCESS CONTROL SYSTEM

The access control system manages permissions and automated entry through biometric identification, smart cards, or mobile devices. Entry and exit processes are fast, convenient, and highly secure.



### INTELLIGENT LIGHTING CONTROL (DIMMERS AND SENSORS)

Lighting levels are automatically adjusted based on occupancy and natural daylight. Illumination is continuously optimized to enhance workplace comfort while improving energy efficiency.



### SMART PARKING AND GUIDANCE SYSTEM

The system intelligently assigns parking spaces and delivers real-time guidance to available spots. Integrated facial and license plate recognition technologies enable seamless cashless payments while enhancing overall security.



### INDOOR AIR QUALITY (IAQ) MONITORING

Sensor networks continuously monitor CO<sub>2</sub>, PM2.5, temperature, humidity, TVOC, lighting, and noise levels in real time to ensure a healthy working environment. When thresholds are exceeded, the HVAC system automatically adjusts fresh air supply and operating modes to maintain indoor comfort in line with WELL and LEED standards.

# GREEN BUILDING

**Viettel TechHub Da Nang** is designed in line with LEED green building standards, with a strong focus on occupant health and sustainability. Generous natural light, landscaped greenery, and optimized ventilation work seamlessly with intelligent, sensor-based cooling systems to create a fresh, comfortable workplace that enhances well-being and performance.



# PREMIUM AMENITIES



FIVE-STAR GRAND LOBBY



LARGE CONFERENCE HALL



GLOBALLY CONNECTED MEETING ROOMS



PREMIUM DINING SPACES



PROFESSIONAL HEALTHCARE SERVICES



LIFESTYLE RETAIL CENTER



SMART PARCEL LOCKERS



OUTDOOR SPORTS COURTS



ELEVATED SKY GARDENS

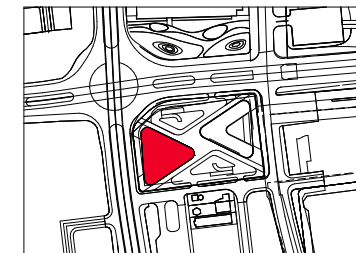
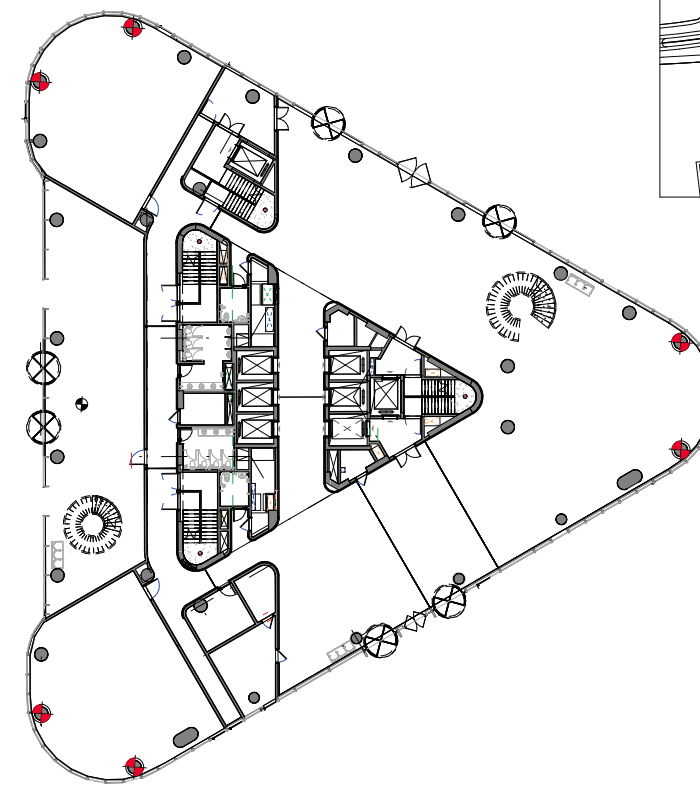
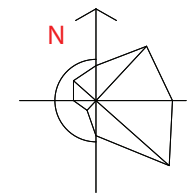
**Viettel TechHub Da Nang** offers a thoughtfully curated range of amenities tailored to the needs of today's business community. From premium dining and a large-capacity auditorium to flexible meeting spaces, green relaxation areas, sports facilities, and wellness services, every element is seamlessly integrated to support productivity and enrich daily work life.



10 HIGH-SPEED SCHINDLER ELEVATORS

# TYPICAL FLOOR PLAN

Typical Office Floor Plan



## TYPICAL FLOOR AREA

Typical Floor Area: **~1,200** sqm



SPACIOUS PANTRY AREAS



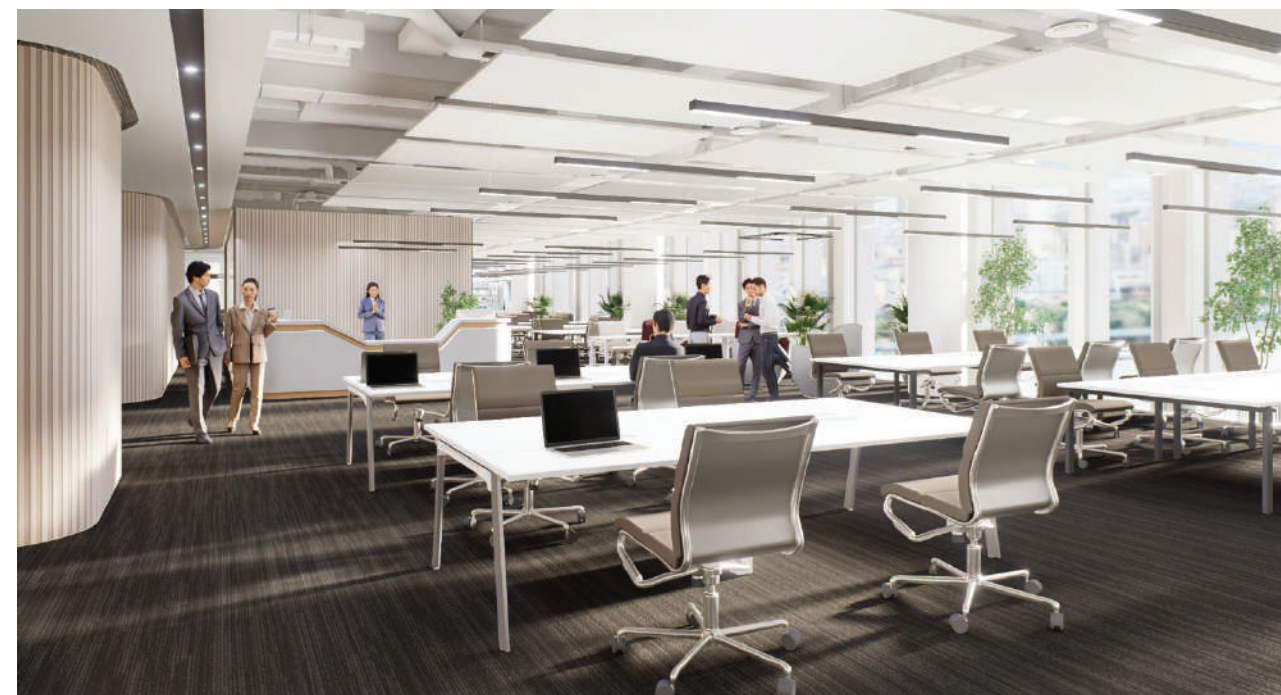
GREEN WORKSPACES



SMART PARKING FACILITIES



MODERN RESTROOM FACILITIES





**viettel**

## OPERATIONS TO GLOBAL STANDARDS

### OPERATIONAL PARTNERS

Viettel partners with leading global real estate firms renowned for operating landmark projects across Asia and Europe.

**CBRE** savills  **JLL**

# **S** SIGNATURE ADVANTAGES of Viettel TechHub Da Nang



## **PANORAMIC HAN RIVER VIEWS**

Overlooking the Han River and the city's international fireworks venue, **Viettel TechHub Da Nang** offers an inspiring workplace enriched by diverse activities and exclusive events for the business community.

## **PROFESSIONAL VIETTEL CARE+ SERVICES**

A dedicated and professional service team ensures timely responses and efficient handling of all requests, delivering a seamless and premium service experience.

## **ADVANCED SECURITY & SAFETY**

Operated by a professional management team and equipped with advanced security systems, including facial recognition and surveillance cameras, the building ensures a high level of safety across all operations.

## **CONNECTED TECHNOLOGY COMMUNITY**

Tenants become part of a connected ecosystem curated by the developer, featuring professional workshops, networking events, mentoring programs, and community-driven initiatives.

## **EXCLUSIVE VIETTEL ECOSYSTEM BENEFITS**

Tenants enjoy exclusive benefits across telecommunications, logistics, and a wide range of products and services within the Viettel ecosystem.



\*Viettel Group Headquarters

Since its inception, Viettel has remained committed to its pioneering mission, playing a leading role in shaping the digital society. By leveraging digital transformation, Viettel Group aims to enhance quality of life and create lasting value for the community. Guided by the principles of transparency and innovation, with people at the core, all of Viettel's activities are driven by the belief that business growth must go hand in hand with social responsibility.

Building on this vision, Viettel Asset develops its architectural projects in line with international smart building standards, integrating advanced technologies while prioritizing user experience. **Viettel TechHub Da Nang** represents a key milestone in this strategy, a next-generation smart office complex designed to enable innovation, optimize operational efficiency, and support sustainable business growth.

**A GLOBAL DIGITAL SERVICES PROVIDER FOR A SUSTAINABLE FUTURE**

## Office Concept **DESIGNED GREEN - BUILT SMART**



**INSPIRING INNOVATION**

PROPERTY MANAGEMENT AND LEASING  
**VIETTEL ASSET MANAGEMENT COMPANY**  
Branch of Viettel Group



**Viettel TechHub Da Nang**

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