



Presenting **The Nexus**, a new standard-bearer for the modern-day office in Ho Chi Minh City,  
with wellness-centred design and infrastructure that leverages its connection  
to the heart of the city.



The next step of Ho Chi Minh City's evolution.

# INNOVATION THROUGH CONNECTION

The Nexus is an international standard, Grade A, vertical office community providing sustainable and healthy work spaces, bringing together the city's most prestigious corporations and talented professional into one address.

It is a product of meticulous design, engineering excellence and technology converging to create a new downtown environment that inspires and promotes wellness amongst its community.



# INSPIRED BY CONNECTIVITY

As a new focal point for Ho Chi Minh City's CBD, it signifies a step into the future, enhancing the surrounding area and setting a new standard of office work-life balance.



THU THIEM URBAN AREA

THE NEXUS

BA SON BRIDGE



LE MÉRIDIEN SAIGON



LOTTE HOTEL SAIGON



TON DUC THANG MUSEUM



CENTRAL BUSINESS DISTRICT

VIETCOMBANK TOWER



BITEXCO FINANCIAL TOWER



SHERATON HOTEL



CARAVELLE HOTEL



SUNWAH TOWER



VINCOM CENTER DONG KHOI



BEN THANH MARKET



LIM TOWER



CJ BUILDING



SAIGON SKY GARDEN



NORFOLK MANSION



PARK HYATT SAIGON



HCMC OPERA HOUSE





# CENTRAL, COSMOPOLITAN “NEXUS NEIGHBOURHOOD”

We are proud to introduce the **‘Nexus Neighbourhood’**. Aptly situated between two metro stations, a new road system and with close proximity to Bach Dang Water Taxi Pier, The Nexus is a catalyst for an emerging commercial core of Ho Chi Minh City.

The Neighbourhood effortlessly connects Le Loi Boulevard, Le Thanh Ton and the Ton Duc Thang riverfront. An interconnected, easy commute, it is conveniently accessible from across the city and close to Ho Chi Minh City’s finest hospitality options.

# ICONIC LINKS



## NEXUS NEIGHBOURHOOD

The Nexus is a short walk from some of the city's most iconic locations and, as a striking addition to the skyline, forms a new easily-accessed landmark for downtown Ho Chi Minh City.

### LUXURY HOSPITALITIES

- 1 Le Méridien Saigon
- 2 Lotte Hotel Saigon
- 3 Saigon Sky Garden
- 4 Norfolk Mansion
- 5 Renaissance Riverside Hotel Saigon
- 6 Park Hyatt Saigon
- 7 Caravelle Hotel
- 8 Sheraton Hotel

### FAMOUS LANDMARKS

- 9 Opera House
- 10 Notre Dame Cathedral of Saigon
- 11 Ben Thanh Market

### KEY BUILDINGS

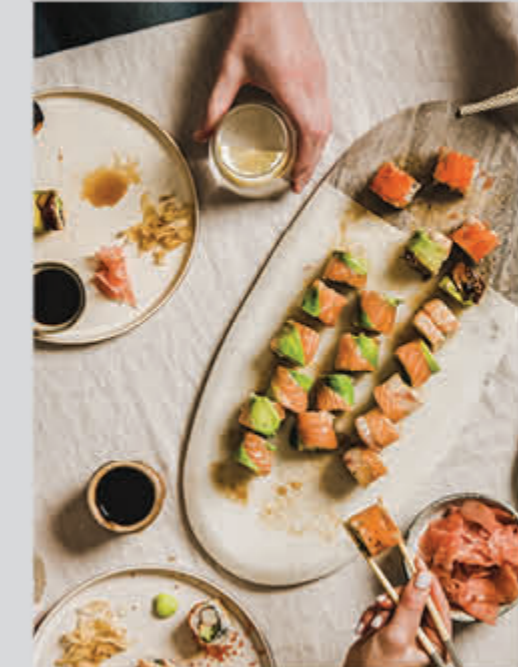
- 12 CJ Building
- 13 Vincom Center Dong Khoi
- 14 Vietcombank Tower
- 15 Saigon Center
- 16 Bitexco Financial Tower

### KEY INFRASTRUCTURE

- 17 Ba Son Bridge
- 18 Saigon Waterbus Station
- 19 Bach Dang Wharf Park
- M** Metro Station
  - Ben Thanh Station
  - Opera House Station
  - Ba Son Station
- - - Metro Line
- ▭ Saigon Japan Town

# DRIVEN BY COMMUNITY

Surrounded by a dedicated, landscaped public Square, a riverfront park, walking routes and endless culture, take a step out of the office and into the Neighbourhood. The interplay between leisure, culture, health and well-being is what fuels an active and ambitious community.



Our people-first philosophy guides the infrastructure of The Nexus and the surrounding Neighbourhood. People are at their best and most productive when they are happy and healthy. Creating an environment that nurtures well-being in its facilities and operations can release untapped human potential and productivity.





# NEXUS SQUARE



Le Loi Boulevard has undergone significant regeneration and development over the past eight years due to the construction of the new metro line. The Nexus Neighbourhood is now re-emerging as one of Ho Chi Minh City's busiest commercial and entertainment districts. Nexus Square, a 1,000 sqm landscaped open space for tenants and visitors at the base of the office tower, adds to the hive of activity and the locale's cosmopolitan appeal.

A reflection of the exciting growth of modern-day Ho Chi Minh City, the Square promises to be a major draw for passing foot traffic and the many who come to work each day at The Nexus. Business meetings, brunch, or simply watching the world go by are all on the menu.

The Square will provide a mix of food and beverage facilities. These landscaped spaces have exciting potential as a location for pop-ups and other popular events. This is the birth of a new and unique Neighbourhood and Nexus Square will be its central feature.



# STEP INTO THE NEXUS





# EXPERIENCE THE NEXUS











This is an active ecosystem where professionals, experts and innovators can converge and thrive.

A connection of hearts and minds collaborating in a space designed to deliver a dynamic working experience.

With green, smart design and a prime location, The Nexus is an aspirational hub that puts the well-being of its occupants and visitors front and centre.



## KEY FEATURES

-  Security-controlled speed gate access to tenanted areas of the building.
-  12 dedicated high-speed passenger lifts with average waiting times of 30 – 40 seconds.
-  100 mm raised access flooring.
-  1,000 sqm floor plates with floor-to-ceiling panoramic view.
-  Minimum floor-to-ceiling heights of 2.7 m.
-  450 sqm onsite Tenant gym.
-  Smart parking system covering 5 basement levels.
-  1,000 sqm Nexus Square public park with high-quality food and beverage offerings and events programming.

# INTERNATIONAL STANDARD GRADE A VERTICAL OFFICE COMMUNITY









Sustainability is a guiding hand in every aspect of modern design, from healthier, more engaging offices to optimal energy use. Today's workplace values its resources.

The Nexus is pursuing LEED Gold and WELL Silver certification, a global verification of its green, health-first design and operating principles. Leveraging technology throughout every level of its operations to maximise energy efficiency and minimise waste, The Nexus is built with sustainability in mind. Flexible and international office spaces that inspire an organisation's talented workforce, as well as a new standard workplace that helps look after health and mind.





# SUSTAINABILITY MATTERS

-  Efficient glass facade to minimise warming by sunlight and lower energy loss.
-  Efficient air-conditioning system (chiller system to reduce energy wastage).
-  Efficient water systems, including faucets, WCs and showerheads that reduce water demands.
-  Building Management System (BMS) to monitor and optimise the operational status of all systems, including air conditioning, water supply and lighting.
-  Use of predominantly sustainable, locally sourced materials.  
 Highest quality components selected to reduce chemicals and contaminants throughout the building.
-  Bicycle racks, convenient storage and shower facilities to encourage sustainable commuting methods.
-  Electric Vehicle (EV) charging points.



## ACTIVE WELLNESS


The Nexus is pursuing WELL Certification, an assessment of the highest international standard, to ensure its facilities and operations support physical and mental health. From circadian lighting and expansive offices to green spaces and clean indoor air, this is cutting-edge holistic design.


As the first office building of its kind to be pursuing WELL certification in Vietnam, it is a groundbreaking step forward that sets new expectations of what the workplace experience should entail.


A healthy lifestyle is an active and balanced one, managing the social, the personal and the professional. With food and beverage options, an onsite gym and its own dedicated wellness areas, The Nexus facilitates health and well-being both at and away from the desk.





# WELLNESS MATTERS


 **Air:** High levels of indoor air quality by eliminating and reducing pollutants. Prohibition of indoor smoking and within 7.5 m of all building air intakes. Management of condensation and mould to retain the highest standard of air quality for Tenants.


 **Water:** Availability of clean drinking water in common area and management of water systems to prevent damage to the building.


 **Nutrition:** Promotion of healthy food and beverage options within the building.


 **Light:** Optimal lighting levels and patterns, both natural and fitted, to promote visual and mental health.

 **Thermal:** High-quality air conditioning through a 4-zone HVAC system to assist in meeting workers' thermal preferences and provide comfort.

 **Physical activity:** A 450 sqm gym facility within the building, bicycle parking, and shower facilities.

 **Sound:** Acoustic quiet zones are encouraged within Tenant spaces to improve staff concentration and well-being.

 **Materials:** Health benefits through control of restricted materials across the building to ensure the elimination of problematic chemical components.

 **Community:** Provision of a 1,000 sqm park and social spaces within the development for colleagues to meet, socialise, collaborate and innovate.



Its sleek façade is a stunning example of contemporary design and functionality – crafted to draw optimal levels of natural light and offer incredible views of the Saigon River and a bustling city. The internal layouts are people-focused, with active design techniques that foster happier employees who benefit from improved air quality and inter-floor connectivity.

Employers in **LEED** and **WELL** certified buildings enjoy reduced operating costs and higher retention and recruitment rates.





# THE CONNECTION HUB

Much more than an office space, The Nexus is 'The Connection Hub'. A place where professional ambitions can flourish alongside personal connections. A home for innovation and inspiration.

To reach your potential, you need space to grow. The same holds true for human connections. The Nexus' spacious design, flexible offices and top-grade F&B offerings provide an ideal location for strong relationships to form and a community to blossom.

Whether you travel to the Nexus Neighborhood by car, boat or rail, you will find a network of people who are given room to engage, breathe and excel. A community that connects at lunch, in the Square, or even during a morning workout. Connections light up possibilities to spark potential. The Connection Hub is an opportunity to harness the power of the community around you, working side-by-side with a collection of the country's leading commercial companies and the people that make them great.

# A TRACK RECORD OF SUCCESS

**Refico.**

As property developers, **Refico** aims to create value for all involved in their projects. Their mission is to achieve this while maintaining a 'human touch' and a spirit of collaboration with their partners. The Refico team brings innovation and creativity backed by over 20 years of experience in the Vietnamese market, with a track record of success that includes some of Ho Chi Minh City's most sought-after commercial and residential building developments.

**TOKYU CORPORATION**

**Tokyu Corporation** is a long-established Japanese company, and 2022 marks the 100th anniversary of its founding and development with 230 subsidiaries. Tokyu's core business is urban development centered on transportation. The company has also developed a variety of businesses closely related to customers' lives, including real estate, lifestyle-related services, and resorts and hotels.

Since 2012, it has started business in Vietnam. Tokyu contributes to the growth of the real estate market in Vietnam by leveraging its experience and knowledge of urban development in Japan.



**CITY GARDEN**

Among previous projects are PRESIDENT PLACE, the first LEED Gold-certified building in Vietnam and CENTREPOINT, one of the earliest green-certified developments. Their residential offerings include the highly-valued CITY GARDEN and THE RIVER THU THIEM. With a strong understanding of the local market and a reputation for delivering on their promises, Refico are Visionary Value Creators.



**PRESIDENT PLACE**



**THE RIVER THU THIEM**



SOURCE: SHIBUYA SCRAMBLE SQUARE

**SHIBUYA SCRAMBLE SQUARE**

SHIBUYA SCRAMBLE SQUARE is a 47-story complex building opened in 2019 in Shibuya Tokyo, including office and retail space. It has a sky deck overlooking the city of Tokyo.



**TOKYU KABUKICHO TOWER**

TOKYU KABUKICHO TOWER is a 48-story entertainment complex building opened in 2023 in Shinjuku Tokyo including theater, concert hall and hotel.



**BINH DUONG NEW CITY**

BINH DUONG NEW CITY is being developed by utilizing Tokyu's expertise in Japan such as urban development and transportation.

# HUMAN-TOUCH: MANAGED BY PRESTIGIOUS & REPUTABLE PARTNERS

## WATG

As the architects of The Nexus, WATG used its globally renowned expertise and vast experience in landmark urban design to create an inspiring, cutting-edge office development for modern Ho Chi Minh City.



World-leading hospitality and interior design group, HBA, have crafted a uniquely inviting and sophisticated signature style for The Nexus' interiors.



One of Asia's most illustrious engineering companies, Meinhardt has produced a highly efficient and sustainable design solution for The Nexus' eye-catching facade.



Among the most highly respected architecture consulting companies in Vietnam, TWOG has been at the forefront of forward-thinking, innovative design since being founded in 2004. Their knowledge and expertise have been applied to Ho Chi Minh City's most prestigious commercial buildings and taken to the next level with The Nexus.



Bringing best practices in health and safety, sustainability and quality control from the UK, Mace has been instrumental in The Nexus meeting global construction standards.



**Mr. Philip Cluer**  
Refico's Chief Operating Officer

*"Shaping our city's skyline and adding value to the CBD is always a privilege and a rewarding challenge. From the earliest seeds of the concept through to project completion, we firmly believe collaboration is key to success - when we come together, we can see further. The Nexus is a product of all its stakeholders' shared vision and values. It is built upon human connections. I truly believe it is a place where people can thrive professionally and personally. The Nexus is a step forward for office space in Vietnam and a place where we can grow together - I hope you will join us on the journey."*

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# MASTER PLAN

Ground Floor



# FLOOR PLAN & TEST FIT PLAN



Single Tenancy

**Typical Floors:**  
4th Floor – 18th Floor

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Multi Tenancy



Single Tenancy

**Typical Floors:**  
20th Floor – 34th Floor

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Multi Tenancy

# TECHNICAL INFORMATION LIST

## Floors

No. of office floors	G Floor + 35 Office Floors + 5 Parking Levels
Total Gross Floor Areas (GFA)	42,780 sqm
Total Net Floor Areas (NFA)	32,603 sqm
Typical floor plate (GFA/floor)	1,248 sqm
Building Zone	Low zone (L2-L18)   High zone (L19-L35)   Retail (L1)   Gym (L19)
Ceiling height	2.7 m (from top of raised floor to suspended ceiling)
Raised floor	100 mm - 3,6 kN/ sqm
Floor loading	5 kN/ sqm
Floor plate characteristics	"U" Shaped Tenancy Space with Panoramic Views to North, West and South

## Lobby

Prestige lobby quality	500 sqm+ double volume entrance lobby with revolving doors, reception & digital media wall
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## Building Façade

Curtain Wall Glazing	Full Height Double Glazed Low-E Curtain Wall (Viracon-US) offering Floor-to-ceiling views Monochrome Programmable Façade Lighting. Tenant Signage Leasing Opportunities on Roof
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## Corridors

Width	1.8 m - 2.0 m
Lighting level	Office: 320 lux Lift Lobby: 110 lux

## Passenger Lifts

No. of lifts	12 Lifts Low zone (L1-L18): 5 lifts High zone (L1, L19-L35): 5 lifts Basements (B5-L1): 2 lifts  Tower Lifts Equipped with Destination Control System
Brand	ThyssenKrupp (Germany)
Low zone (L1-L18)	1,600 kg (max 21 people)
High zone (L1, L19-L35)	1,600 kg (max 21 people)
Basements (B5-L1)	1,600 kg (max 21 people)
Speed: Low zone (L1-L18)	3.0 m/s
Speed: High zone (L1, L19-L35)	5.0 m/s
Average waiting time – Low zone	<30s
Average waiting time – High zone	35s-40s
Car internal size	2,100 mm x 1,600 mm x 2,600 mm
Door opening size	1,100 mm x 2,100 mm

## Service Lifts

No. of lifts	1 Lift serving all floors from B5-L1-L35
Capacity	2,000 kg @ 2.5 m/s

## Common Area

Common Facilities	Shared Pantry plus Male & Female WC's with Accessible WC Cubicles on each floor
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## MEPF System

Lighting Level	Office: 320 lux Lift lobby: 110 lux
Back-up power	100% with 2 No. 2,000 kVA Prime Rated Diesel Generators
AC system	Water Cooled Central Air Conditioning System with Dry Cooling Towers
Fire Fighting System	Automated Fire Alarms, Fire Sprinkler System, Public Announcement, Emergency Escape Arrangements in Compliance with Local Fire Codes

## Parking

	5 Parking Basements (B1, B2, B3, B4, B5) with Smart Parking System
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## Security

24/7 security at all exits with CCTV Camera Coverage over common circulation spaces

Speedgate Access Control at Ground Floor Lobby with Visitor Registration system

Smart Parking System for Basement

## Building Maintenance Unit (BMU)

Telescopic BMU System (ATech Barcelona) mounted on roof to maintain building facades

## Sustainability Certification

The Nexus is pursuing LEED Gold and WELL Silver Certification



LEAD DEVELOPER

**Refico.**

IN COLLABORATION WITH



PROJECT TEAM

ARCHITECTURE

**WATG TWOG**

INTERIOR DESIGN



FAÇADE DESIGN



PROJECT MANAGER



**THE NEXUS**

**Address:** 3B Ton Duc Thang Street, Ben Nghe Ward, District 1, Ho Chi Minh City

*DISCLAIMER*

*Whilst every care has been taken to ensure accuracy in the preparation of the information and specifications contained herein, no warranties whatsoever are given nor legal representations provided in respect thereon. Interested parties should rely on formal transaction documents. Visual representations including drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact or law. The developer reserves the right to modify features, units, plans or the development or any part thereof as may be approved or required by relevant authorities.*

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**CUSHMAN &  
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## **ABOUT CUSHMAN & WAKEFIELD**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more.

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**Better never settles**



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