

SALES BRIEFING

October 30, 2018 9:00 AM

THE SEASONS

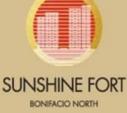
RESIDENCES

2F Grand Hyatt Manila Residences South Tower Showroom

8th Ave. cor. 36th St., Grand Central Park, North BGC, Taguig

NOMURA REAL ESTATE

DEVELOPMENT





ISETAN MITSUKOSHI HOLDINGS

Presentation Outline



- I. Philippine-Japan Relations
- II. Partnership between FLI, NRE and IMH
- III. Team of Experts
- IV. Project Location
- V. Overall Concept
- VI. The First Mitsukoshi in the Philippines
- VII. Japanese Contents in Residential Units
- VIII. Amenities
- IX. Haru Tower
 - A. Floor Plans
 - **B. Unit Layouts**
 - C. Unit Specifications
 - D. Tower Specifications
 - E. Price and Payment Terms



I. Philippine-Japan Relations

MMARESE

I. Philippine-Japan Relations







China (PROC)

Korea, Rep. of

= Japan

Thailand

Indonesia

Singapore

Taiwan

= Malaysia

Others

Hong Kong

USA



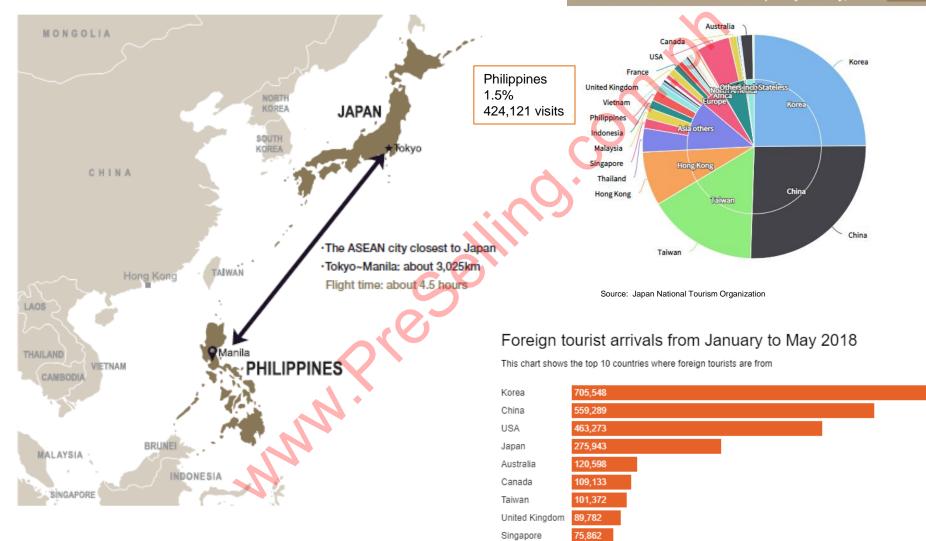
Source: Philippine Statistics Authority

Source: Philippine Statistics Authority

I. Philippine-Japan Relations



1.4 Overseas Residents' Visits to Japan by country, 2017 Annual



Malaysia

61,040

Source Department of Tourism AINING PURPOSES ONLY





I. Philippine-Japan Relations





Japan - Philippines Joint Statement On Bilateral Cooperation for the Next Five Years Issued on October 30, 2017









Sumitomo Corporation



A top automotive company worldwide engaged in the design, manufacture, assembly, and sale of passenger cars and commercial vehicles. Holding company for Toyota's financial subsidiaries worldwide.

TFS offers various products and services such as motor vehicle financing, to meet the various needs of its valued customers.

MN

One of the most diversified and comprehensive trading, investment, and service enterprises in the world.

Sumisho Motor Finance Corporation provides a total financing package - simple, convenient and hasslefree motorcycle ownership. Engages in non-depository credit intermediation. It is also involved in property development.





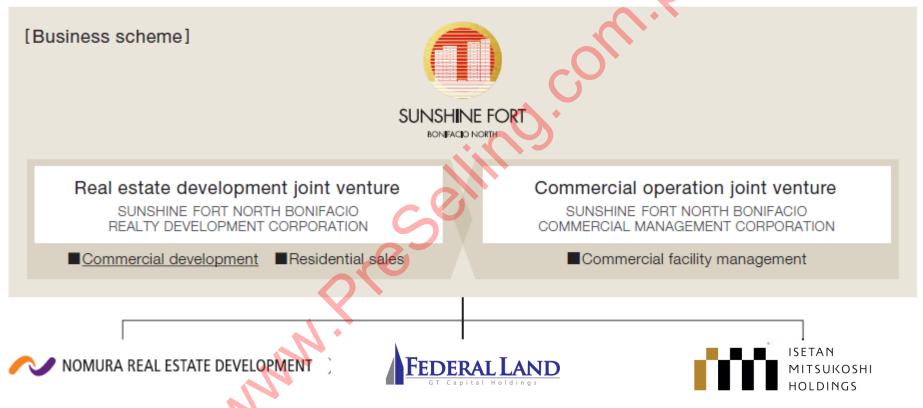


II. Partnership between FLI, NRE and IMH

MMARCO



Sunshine Fort is a joint venture among 3 well-known property and commercial developers to build a mixed-in use complex of residential condominiums on top of a retail podium.

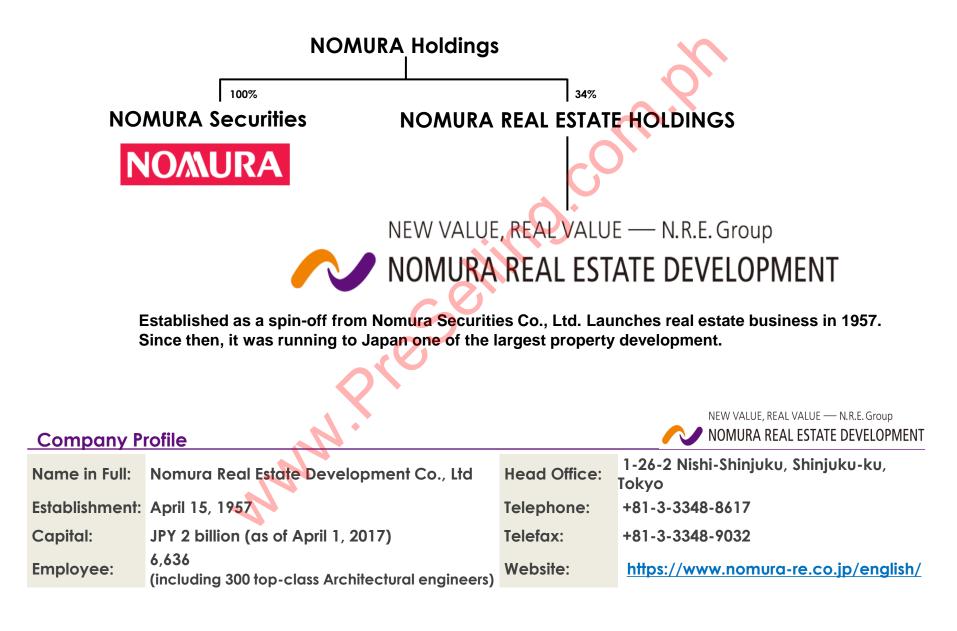




NEW VALUE, REAL VALUE — N.R.E. Group NOMURA REAL ESTATE DEVELOPMENT

https://www.nomura-re.co.jp/english/







Business Activities/ Latest Achievements

Major services provided by Nomura Real Estate Development can be clarified following into five businesses:



NOMURA REAL ESTATE DEVELOPMENT Co., Ltd.







'Proud' has been rated as No.1 residential brand in Japan.

*According to Internet data applied to the 2016 Residential Brand Survey published by Nikkei Inc. on May 23, 2016

NOMURA REAL ESTATE DEVELOPMENT Co., Ltd.







GOOD DESIGN AWARD

Good Design Award has been a sole comprehensive design evaluation and commendation system in Japan since 1957. Many companies and designers from both inside and outside of Japan participate in the activity to enhance the industry or the quality of life through the design. "G Mark", the symbol of the award has been recognized widely as a mark representing good design.

http://www.g-mark.org/about/

'Proud' has received Good Design Award consecutively more than 10years.



Overseas Businesses

NEW VALUE, REAL VALUE — N.R.E. Group

NRE is penetrating into the oversea property market focusing on rapidly growing major cities in Asia and co-developing various projects, from residences, offices to mixed-use facilities, with respectable local partners.



THE SEASONS RESIDENCES is the first project of Nomura Real Estate Development in the Philippines.

ISETAN MITSUKOSHI









MITSUKOSHI

NNN

ISETAN

2008 MERGERED MITSUKOSHI + ISETAN



ISETAN MITSUKOSHI











History of the Isetan Mitsukoshi



1673 Mitsukoshi

Isetan

"Echigoya, a kimono fabrics dealer, is founded in Edo Honcho (present-day Tokyo) by Takatoshi Mitsui."



Yechigoya" The Predecessor of Mitsukoshi

屋後越の代時戶江

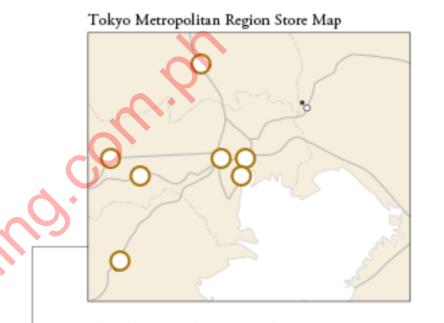


Kosuge Tanji opens the Iseya Tanji Kimono Store in Kanda, Tokyo. At the time, Hatago-cho in Kanda was a burgeoning commercial district situated close to the society of geisha and was seen as no place to establish a fabric store. Tanji adopted a policy of "cash price with no markdowns," and his guiding principle was to run an ethical business without speculative pursuit of profit.



List of department stores in JAPAN





Our domestic department Stores consist of a total of 12 companies and 24 Stores: Isetan Mitsukoshi Ltd. (Isetan: 5 Stores, Mitsukoshi:3 Stores), regional department Store subsidiaries: 10 companies (Sapporo Marui Mitsukoshi Ltd., Hakodate Marui Imai Ltd., Sendai Mitsukoshi Ltd., Niigata Isetan Mitsukoshi Ltd., Shizuoka Isetan Co., Ltd., Nagoya Mitsukoshi Ltd., Hiroshima Mitsukoshi Ltd., Takamatsu Mitsukoshi Ltd., Matsuyama Mitsukoshi Ltd. and Iwataya Mitsukoshi Ltd.) and an equity-method affiliate (West Japan Railway Isetan Ltd.).



Annual Store Visits

Over 200 million

(total of group department stores in Japan)

Isetan Mitsukoshi has more annual store visits than Japan's population(127 million)



Annual Sales (overall group)

Over JPY1.2 trillion

Japan's No.1 Department Store Group /



Employees (overall group in Japan)

Approx. 26,000

(excluding part-time employees and trainees)

Approx. 42.195km if our entire staff linked hands in a line



(as of April 1, 2014)



III. Team of Experts

www.coo



NIKKEN EXPERIENCE, INTEGRATED https://www.nikken.co.jp/en/index.html



NIKKEN EXPERIENCE, INTEGRATED

Established in 1900

March.

NIKKEN GROUP has completed over 20,000 projects in 40 countries and 200 cities world.



WORLD ARCHITECTURE 100

	No and a second se					WA 100	WA1002012	WALDOZOZA	WA 100 2014		
2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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WORLD ARCHITECTURE Ranking from 2005 - 2016

WORLD ARCHITECTURE Ranking is BD's annual survey of the world's largest practices ranked by the number of fee-earning architects they employ.

RANK 2016	RANK 2015 NEW	PRACTICE NAME	COUNTRY	ARCHITECTS EMPLOYED	FEE INCOME (US \$MILLION)
1	3	Gensler	USA	2,299	\$900-1bn
2	1	AECOM	USA	2,100	\$400-499m
3	2	Nikken Sekkei	Japan	1,700	\$400-499m
4	4	Perkins+Will	USA	1,135	\$290-299m
5	6	HDR	USA	975	\$270-279m
6	7	Woods Bagot	Australia	898	\$160-169m
7	5	Aedas	China	890	\$200-209m
8	8	IBI Group	Canada	836	\$210-219m
9	11	HOK	USA	829	\$270-279m
10	9	P&T Architects and Engineers	China	800	\$160-169m





NIKKEN SEKKEI **Construction Management**

Construction Management

Civil Engineering

Architectural Design **M&E Engineering** Urban Planning Eco-friendly Solutions

NIKKEN SEKKEI

Interior Design

NIKKEN

NIKKEN SEKKEI

Space Design

Research Institute (NSRI)

Expertise covering not only Architectural Design, but also all construction related services.

NIKKEN SEKKEI **Civil Engineering**



Roppongi Hills Residences

- Site area: 16,649 sqm \checkmark
- Building area: 9,906 sqm \checkmark
- Total Floor Area: 149,811 sqm \checkmark
- \checkmark
- Structure: S(CFT), RC, SRC Floors:43 aboveground (2 bldgs.) \checkmark
- 18 aboveground (1 bldg.) \checkmark
- 6 aboveground (1 bldg.) \checkmark
- Units: 793 units \checkmark





Tokyo Midtown

- ✓ Site area: 68,891.63 sqm
- ✓ Build-up area: 37,994.31 sqm
- ✓ Total floor area: 563,801.02 sqm
- ✓ Floors: 54 aboveground
- ✓ 5 underground
- ✓ 2 levels of PH
- ✓ Height: 248.1 m
- ✓ Parking capacity: 1,226 cars







– PROUD –





PROUD Nishinomiya Hamamatsubara



Site area: 6,130.20 sqm Building area: 3,167.34 sqm Total floor area: 15,925.35 sqm Structure: RC Floors: 10 aboveground Units: 152 units

PROUD Hongouyumicho

本郷弓

Site anaz. 454 23 sgm Building ares: 221.87 sgm Total floor ares: 2,483 05 sgm Structure: RC Floors: 12 aboveground 1 underground Units: 31 units Build-up area: 2,233,22 sqm Total floor area: 7,543,27 sqt Floors: 3 aboveground Floors: 3 abovegroun 1 underground 1 level of PH Height: GL+9.98 m Units: 58 units

UT



STATESTAR THE SHE AND A THE

PROUD City Motosumiyoshi PROUD Ooi Zemusuzaka

1 underground 1 level of PH

大井 元住吉

Site area: 11,657.86 sqm Building area: 6,291.46 sqm Total floor area: 26,700 sqm Structure: RC Floors: 5 aboveground 1 undergroun Units: 296 units Units: 164 units

Site area: 1.658.35 som

Site area: 1,658.35 sgm Building area: 596.09 sgm Total floor area: 14,508.58 sgm Structure: RC Floors: 29 aboveground 1 underground Units: 107 units





Site area: 2,640,71 sqm Building area: 1,089,53 sqm Total floor area: 8,749,42 sqm Structure: RC Floors: 13 abovegrout 1 underground Height: GL+40.02 m Units 98 units

NOMURA Co.,Ltd. Commercial Interior Consulting



NOMURA, a leading Japanese interior design company, will be responsible for the commercial area's basic concept and consulting. Proposing a new way of commercial space that incorporates Japanese spatial characteristics.

Creative Director

NOMURA Co., Ltd.

Commerce Environment Business HQ Creative Department 1st Design 1st Room Room Chiel/Creative Director </p

Shunsuke Saeki



Man .

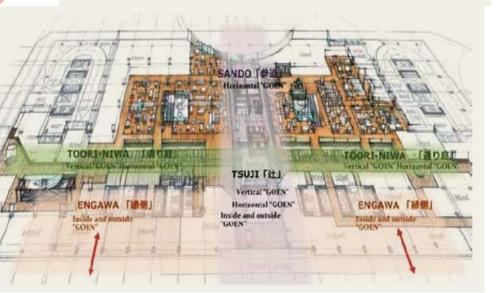






SOUTH TOORI-NIWA

NORTH TOORI-NIWA



TORAF ARCHITECTS + ASNO TOKORO



Torafu Architects + Asao Tokolo (pattern concept)



The Podium façade concept is handled by TORAFU ARCHITECTS in collaboration with TOKYO 2020 Olympic Games Emblem designer ASNO TOKOTO.

Lower area facade concept

TORAFU ARCHITECTS

<Main works> •NIKE 1LOVE •House in Kohoku •Air Vase •Gulliver Table •Big T



Koichi Suzuno Sinya Kamuro



Pattern concept

Asao Tokoro

<Main works> •Dainagoya Building facade design (2013) •Tokyo Olympics and

Paralympics 2020 Emblem design (2016)





Casas+Architects began from the partnership of two architects, Jose Pedro C. Recio and Carmelo T. Casas. They both had diversified practice in Hong Kong's top architectural firms and decided to form their partnership, which was initially Hong Kong based in October 1988 and opened a Philippine office in 1990. In 1997, Recio+Casas was awarded the first prestigious title of Firm of the Year Award by the Philippine Institute of Architects. Recio+Casas demerged after 20 years, but continued to run under Arch. Casas with new partners aboard and have since then changed the name to Casas+Architects. For Sunshine Fort, Casas+Architects, Inc. assumes the primary role of Architect of Record starting from schematic design, design development, contract documentation and up to construction administration phase.



DCCD was formed in 1957 to address the demand for a comprehensive package of engineering services. Over time, DCCD has maintained its leadership position in the engineering consultancy business and is the first engineering consulting firm in the Philippines that has been awarded an ISO 9001 Certification. DCCD Engineering Corporation, a leader in the local engineering consultancy industry, with its pool of engineering professionals, is committed to maintaining the highest level of technical expertise in providing quality service to satisfy clients, and to promote awareness in environmental and health and safety practices of the company in order to be a responsible member of society.

ARUP

Arup is the creative force at the heart of many of the world's most prominent projects in the built environment and across industry. From 85 offices in 35 countries, its 13,000 planners, designers, engineers and consultants deliver innovative projects across the world with creativity and passion. Arup has been working in the Philippines since 1986; and in 1990, it established a permanent office in Manila. The local office coordinates with clients in the Philippines, delivering projects using its strong local team. The local office is supported by their global network to provide total design services in response to the increasing demand for high quality, international standard projects for the country's growing economy.

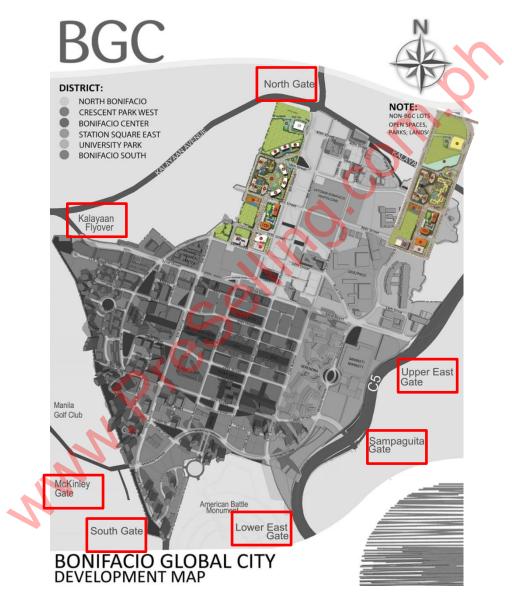


I.M. Martinez Consulting Engineer was formed to serve the growing need for engineering design consultancy for the residential, hotels, commercial and manufacturing sector. IMMCE provides engineering services to help clients develop, improve and expand their operations which include feasibility studies, cost estimating, technical evaluation and assessment of system failures.

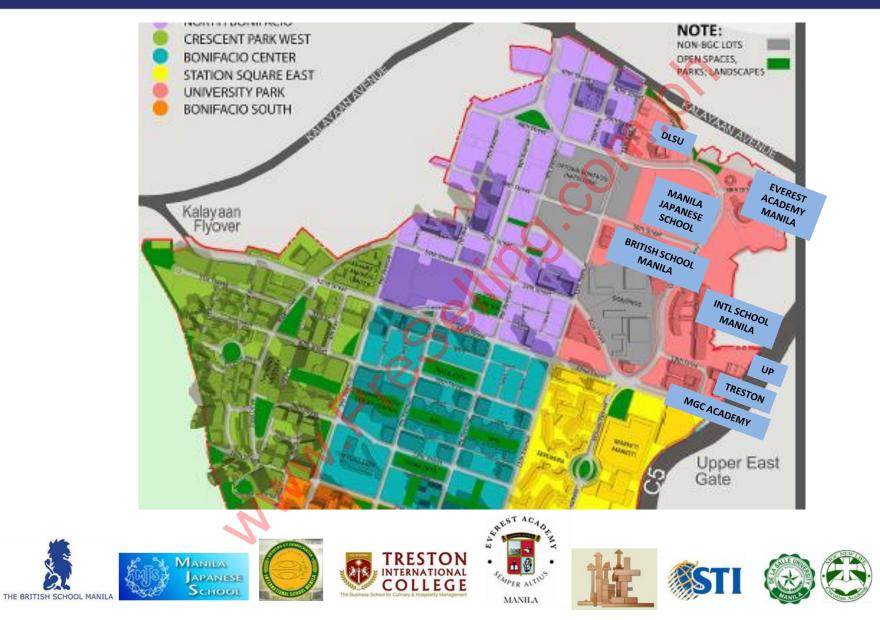


IV. Project Location MMARCO

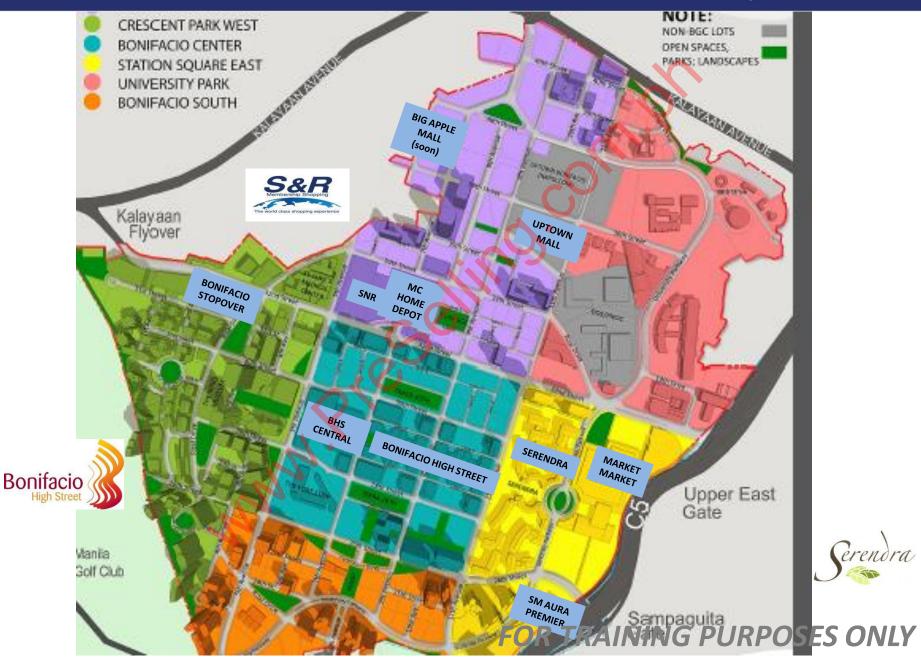




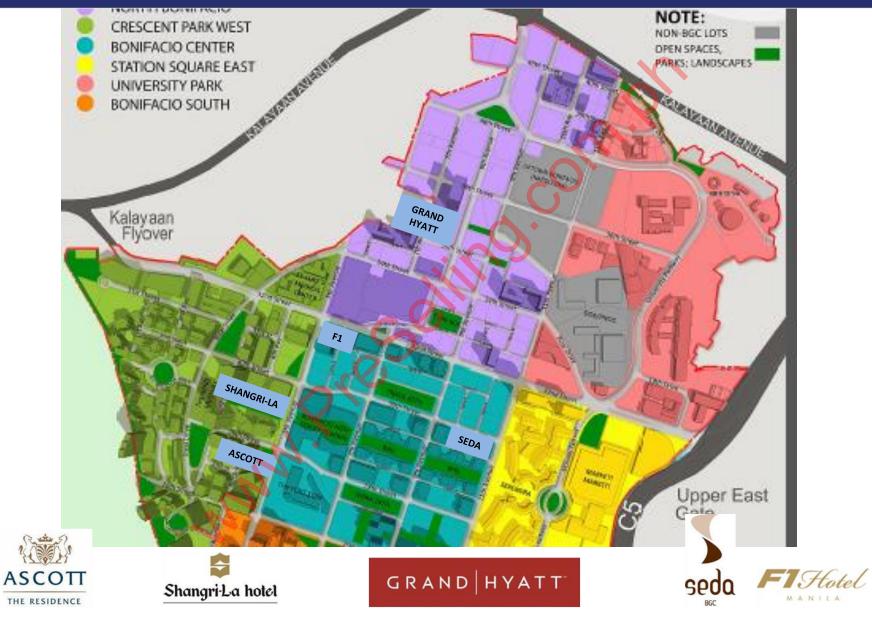




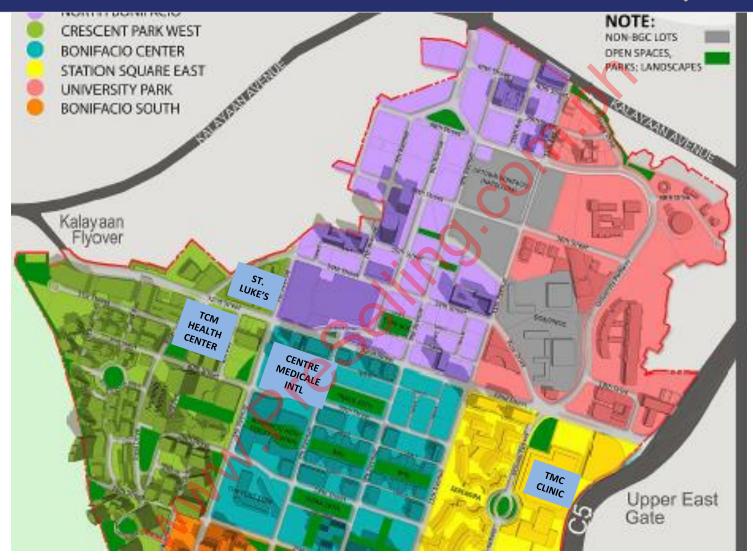




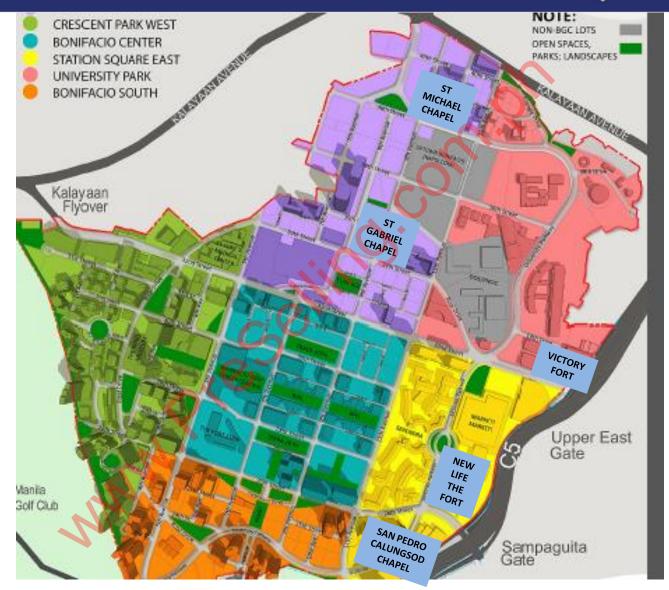




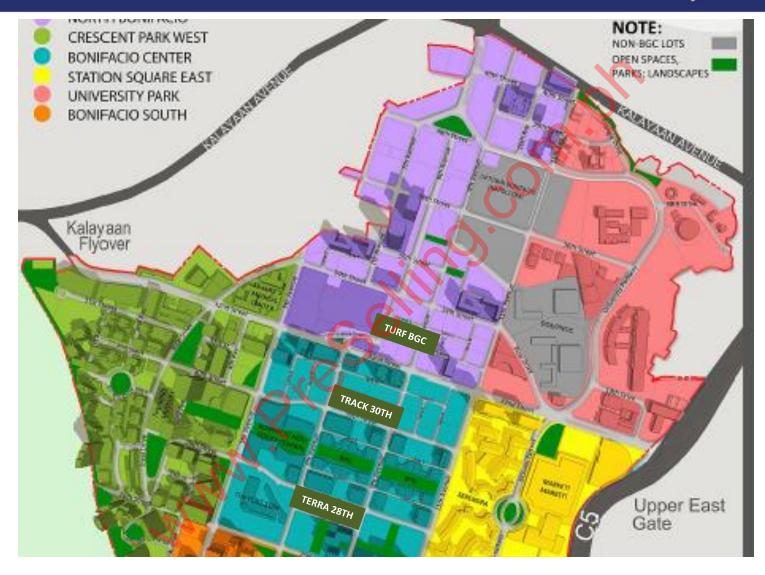
























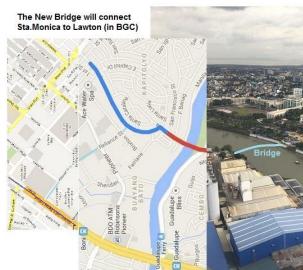


BGC-ORTIGAS CENTER LINK ROAD











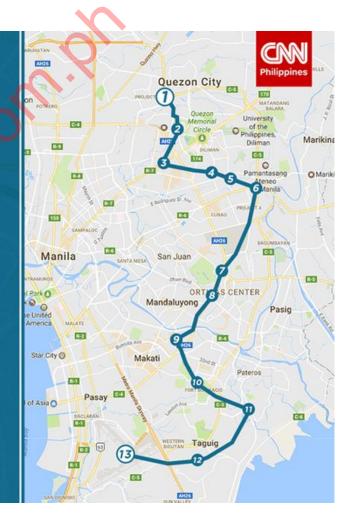


MEGA MANILA SUBWAY



MEGA MANILA SUBWAY PROPOSED STOPS







BGC TO NAIA BUS RAPID TRANSIT (BRT) SYSTEM



IV. Project Location: Infrastructure Projects



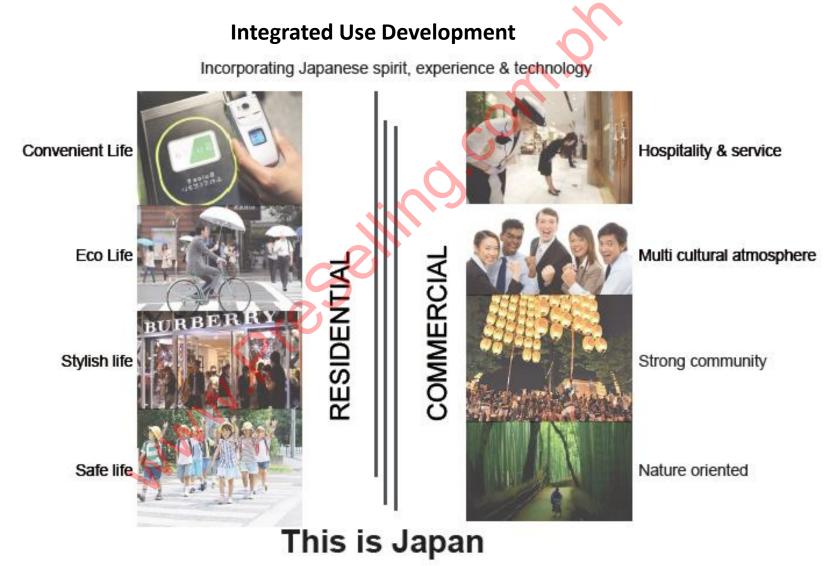




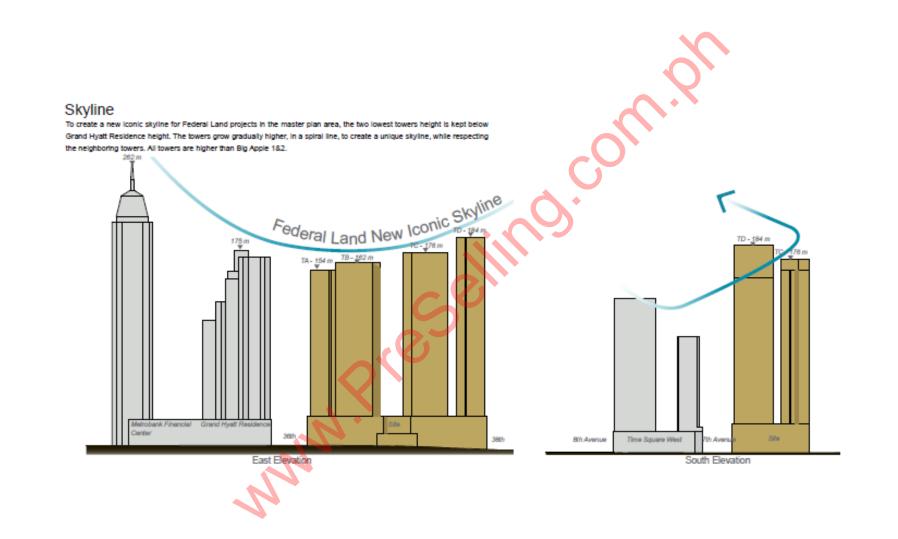
V. Overall Concept

www.ece

















GROUND LOBBY TOWERS A&b





GROUND LOBBY TOWERS C&D

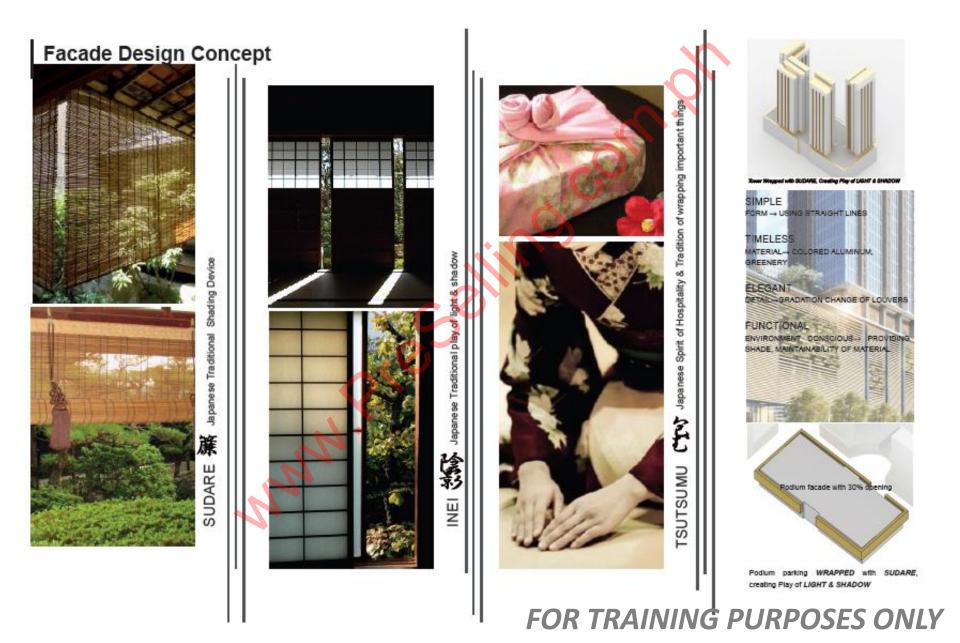
V. Overall Project Concept



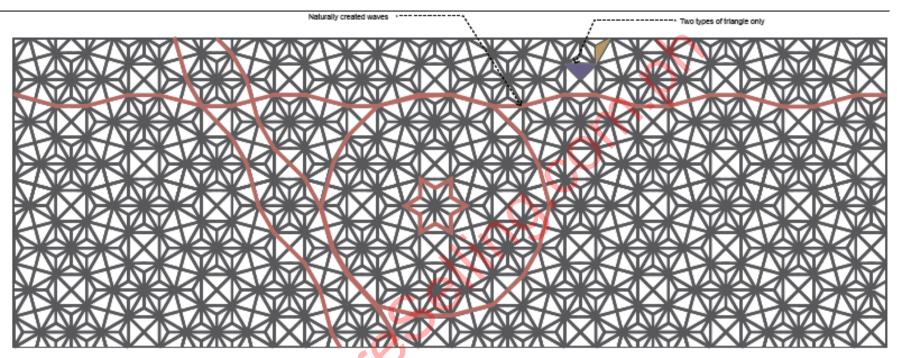


V. Overall Project Concept









* Penistry patterned Recede concept is developed by Totels + Taloro

Hemp leaf in Japanese culture

Hemp has been an important plant in Japan from ancient times. Since hemp grows quickly, a hemp leaf motif has been customary used For newborn baby cloth in hopes that the child would also grow fast and strong.

Hemp leaf can be seen everywhere in Japan such as rural area and shrine. Hemp leaf is a traditional, classic and authentic motif among the Japanese patients including Kimono.





inono as a decurstion partem



Quilling ingelier survers/layours of labels for warmth & deschiller



bieler Fillings fachnigue to starse it arramble wood chips whited ands for biarier filling













V. Overall Project Concept

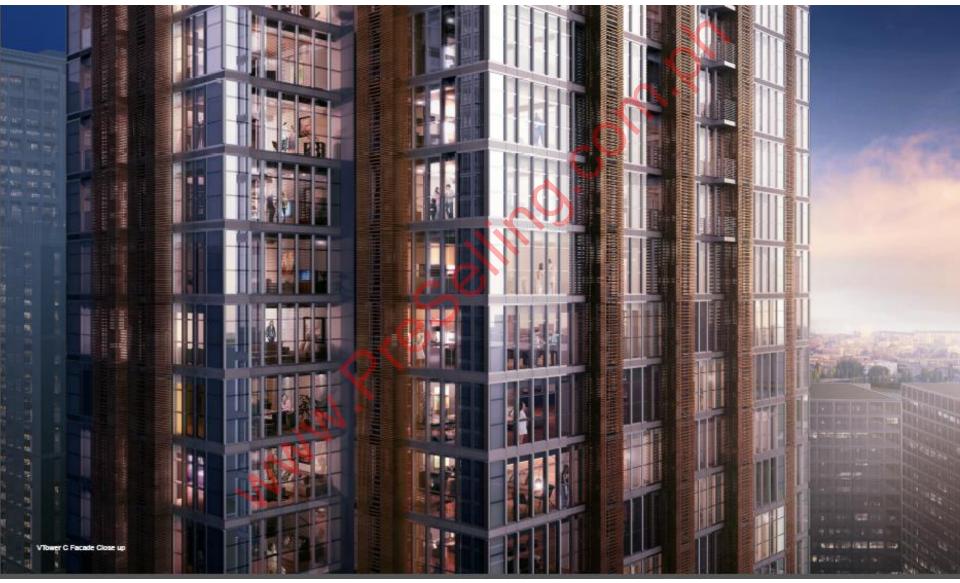












FOR TRAINING PURPOSES ONLY



VI. The First Mitsukoshi in the Philippines

www.ece

VI. The first Mitsukoshi in the Philippines





Mall Concept



mall name	MITS	SUKOSH	(Scheduled)	3	
	riching yo n find a new lii ne in BGC gat	festyle in collaborat	with Japa tion between Jap new products, e	n's New Valu ban & Philippines in t experiences and peo	he global city BGC ple
[Keywords constituted in commercial zone]	[Floor Lay 21 61 51 41	Towar A Towar B Towar C Towar D Residential Parking [3F-7F]			
	3F 2F			H Found Japan	Entertainment BAZAR Kids & family style
	QF	Cafe & Restaurant	Fashion	Fashion & Lifestyle	Beauty
	81F 82F 83F	Food Court Supermarket Retail Parking (82F,83F)		Sweets,Deli,Gift	
	FOR TRAINING PURPOSES ONL				



VII. Japanese Contents

www.









PNS-ASTech is Japanese Damper Supplier established in 2013

PNS=Philippine Nippon Steel

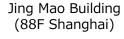


- National Museum of Natural History" Tree of Life" -





Taipei Financial Center (101F Taipei)

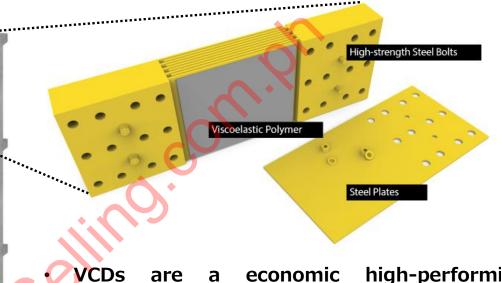






Di Wang Building Chong Kong Center FOR TRAINING PUR



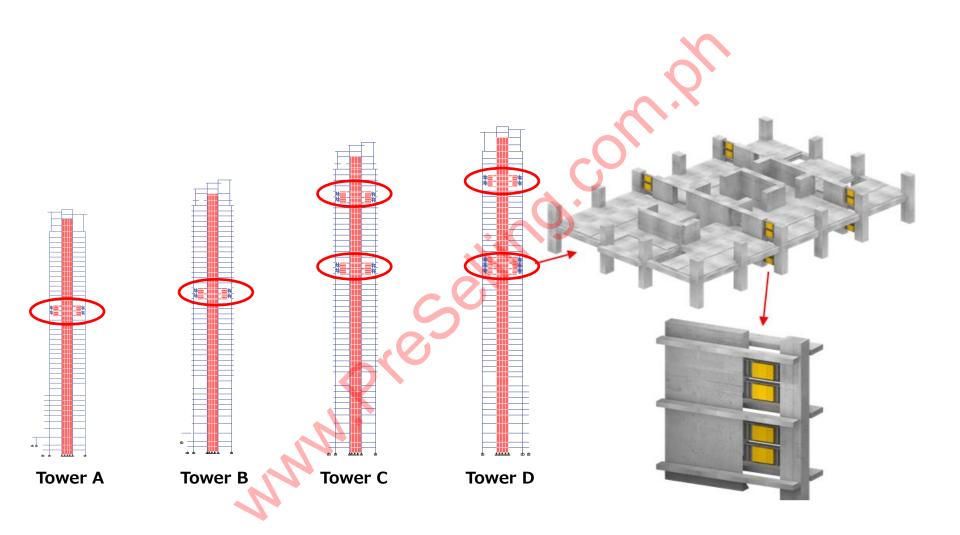


VCDs are a economic high-performing damping system optimized for reinforced concrete buildings.

- VCDs use high-damping material bonded between steel plates. It is easily connected to the building structure using high-strength bolts.
- VCDs increase building comfort, safety and resilience for both <u>wind and earthquakes</u>. It can recover saleable space, decrease structural materials and is 100% maintenance free.

VIII. Japanese Contents (Safety): Damper





VIII. Japanese Contents (Safety): Damper

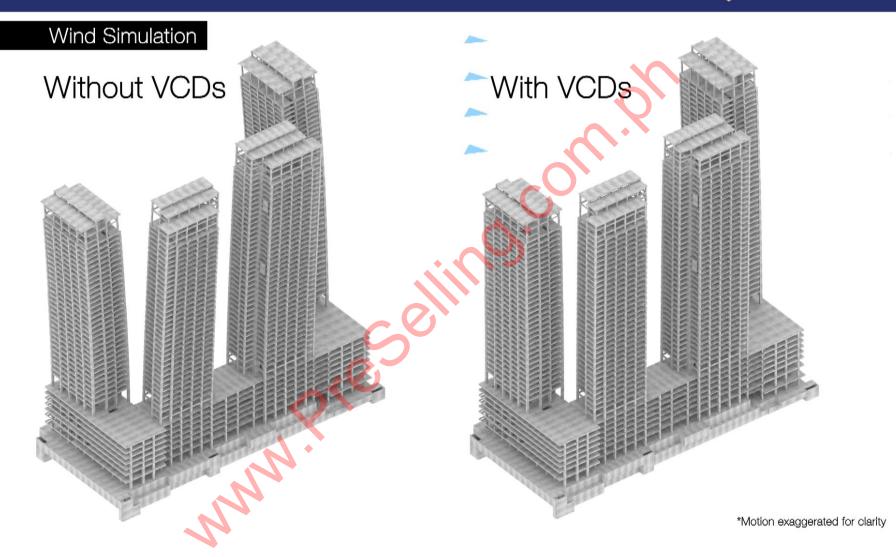




Animation shows a sample comparison of Big Apple development subject to a far-field earthquake from the Manila Trench comparing damped structure with VCDs to low-inherent damping structure without VCDs.

VIII. Japanese Contents (Safety): Damper





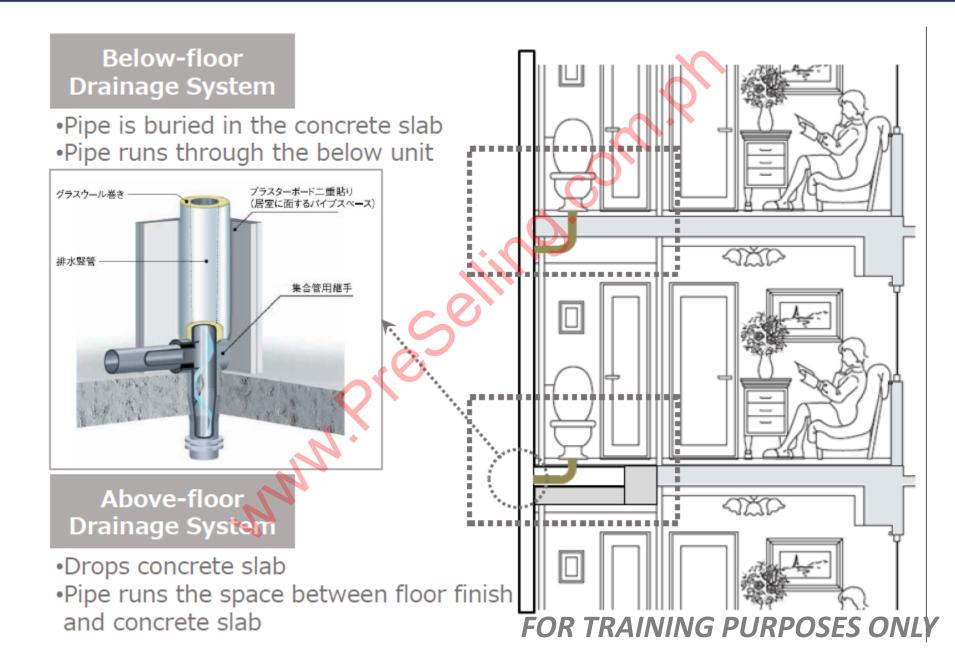
Animation shows a sample comparison of Big Apple development subject to a frequent typhoon comparing damped structure with VCDs to low-inherent damping structure without VCDs. FOR TRAINING PURPOSES ONLY

VIII. Japanese Contents (Security): Keycard access



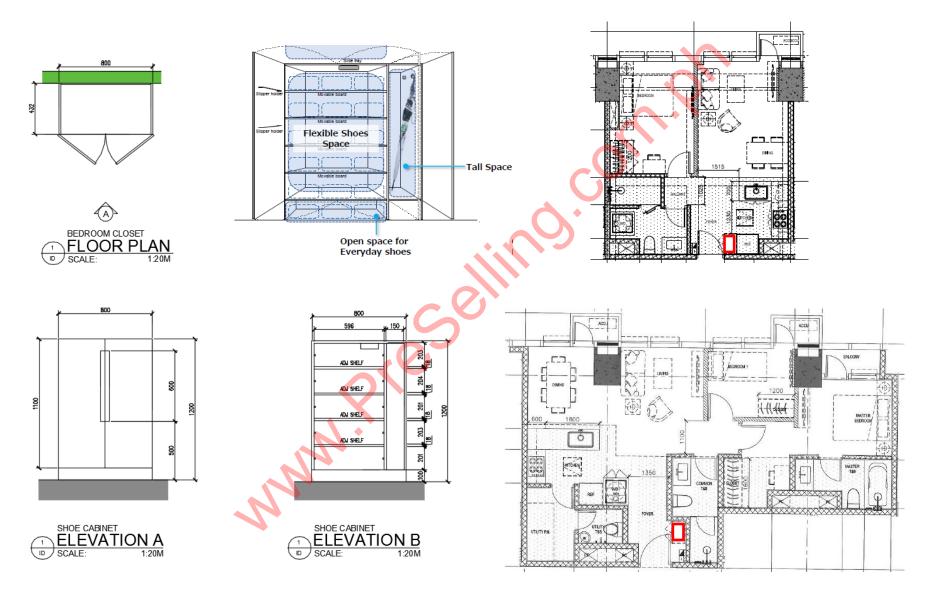






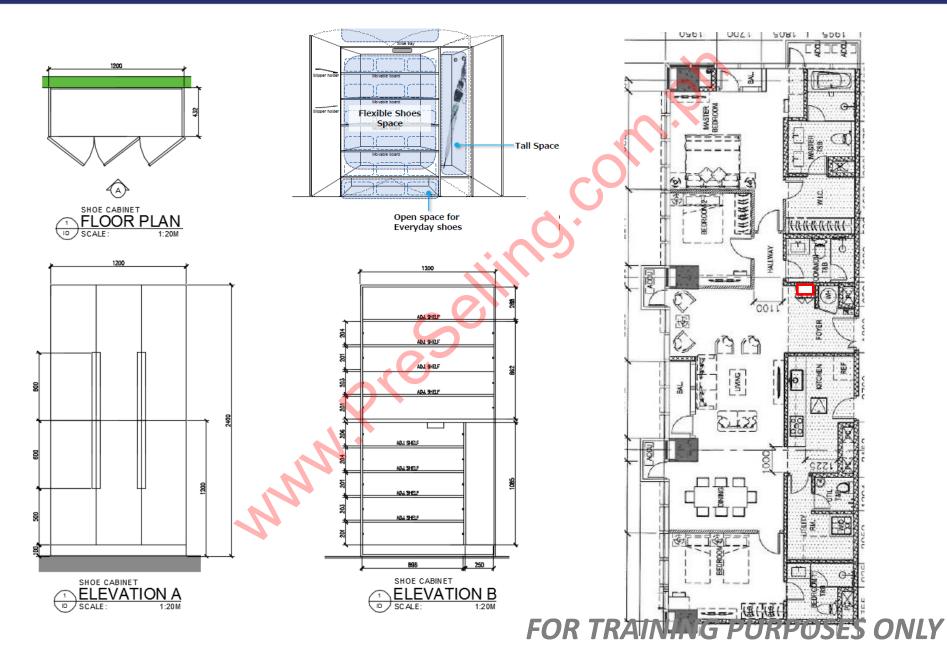
VII. Japanese Contents (Design Efficiency): Shoe Cabinet





VII. Japanese Contents (Design Efficiency): Shoe Cabinet





VII. Japanese Contents (Design Efficiency): Kitchen Floor Storage

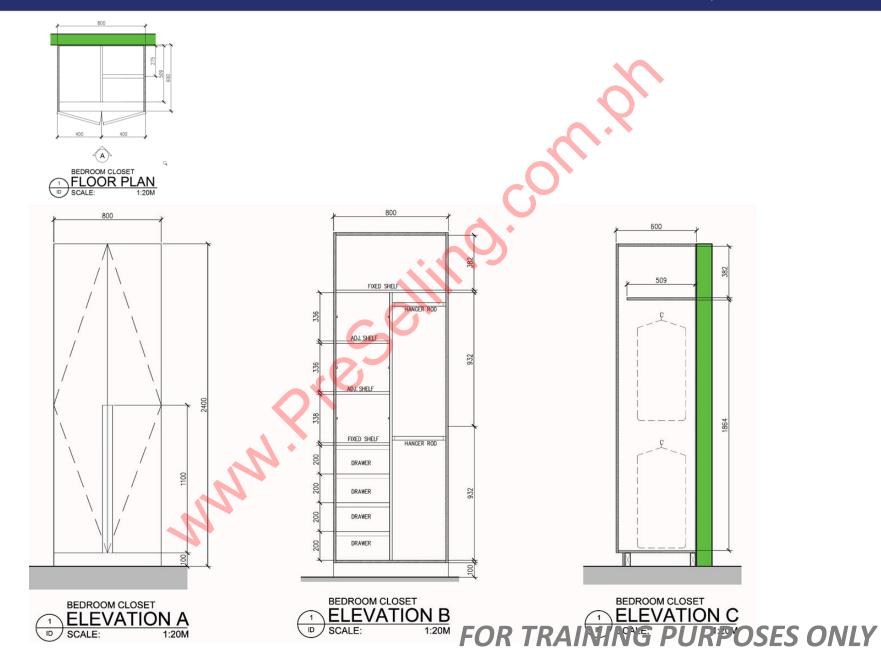




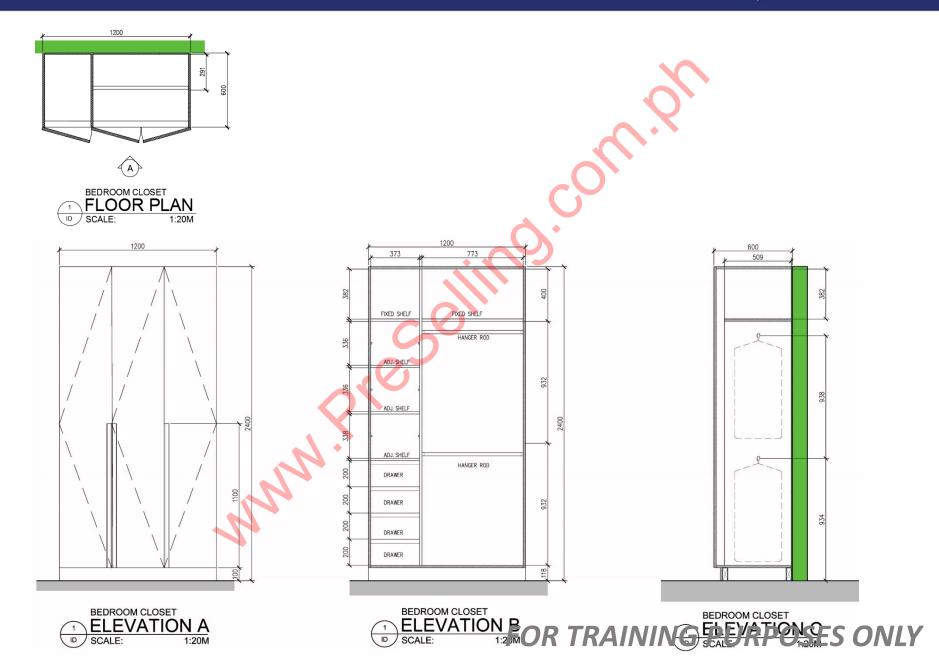




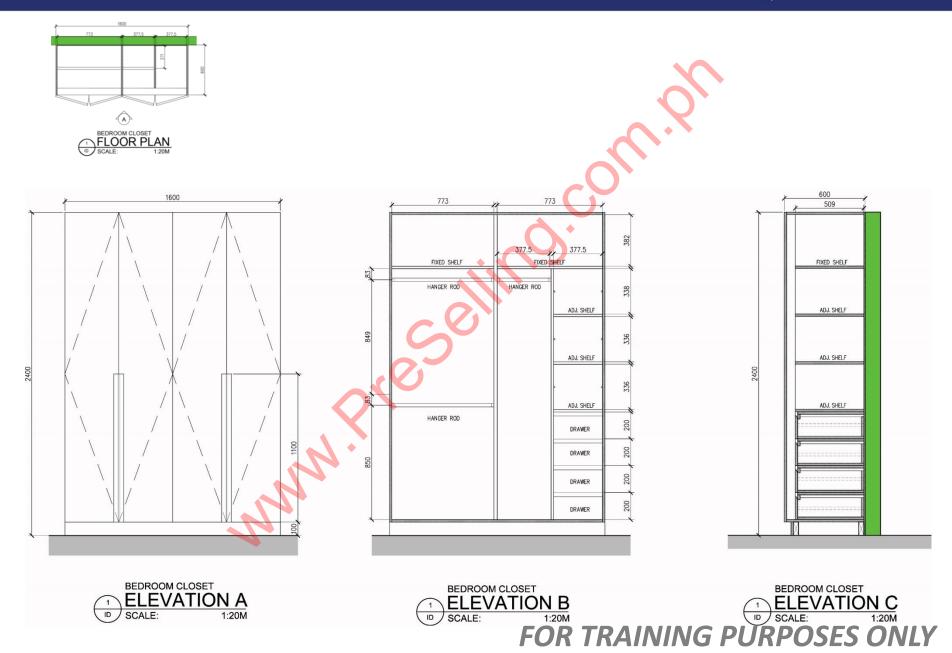




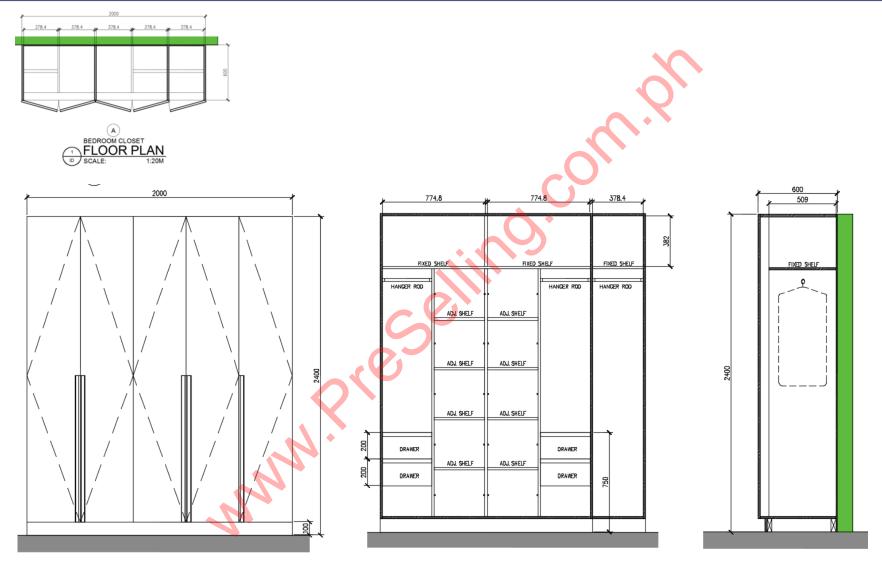














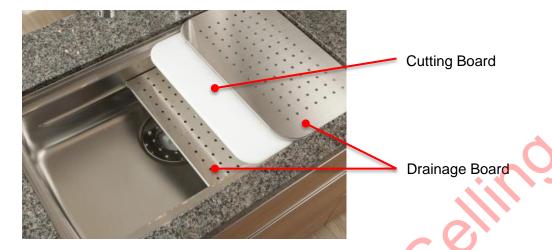


VII: Japanese Contents (Design Efficiency): Overall Storage System

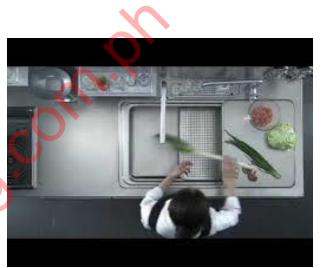








www.





How Japanese people view baths

While showers are a necessary part of everyday life, the Japanese don't just take showers, they love soaking in bathtubs.

Most Japanese think of the bathtub as the place to wash away their daily fatigues, so they typically take baths at night, before going to bed.

Bathtubs in Japanese homes

The majority of Japanese homes and larger apartments have separate rooms for the toilet and bathtub, and only the room with the bathtub is called the bathroom.

Source: match-jp.com









VII. Japanese Contents (Cleanliness): Rangehood





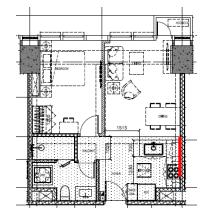
VII. Japanese Contents (Cleanliness): Rangehood

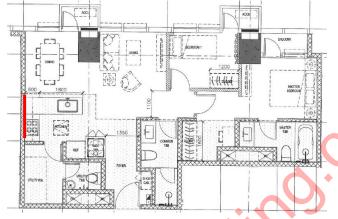


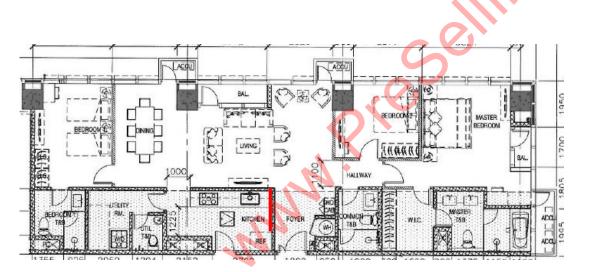
opecial Filter Oil free and easy maintenance Unique Japanese RBP technology Merits: Rectifier Baffle Panel High Smoke Capture efficiency; Advanced oil collecting system; Clean Design and Hidden oil filter. Oil Catch Tray

VII. Japanese Contents (Cleanliness): Airwashing Tiles







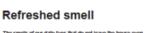




Just the right amount of humidity Absorbs excessive humidity that results in dampness.



In dry weather, humidity is replenished from the reserve moisture.



The smells of our daily lives that do not leave the house even after opening the windows are greatly deodorized. The components that cause household odors are absorbed, and the problem of bad odor is resolved.



Reduces harmful substances

Harmful substances floating in the air that cannot be left untreated are either absorbed or lowered in concentration. The entire household is protected from health concerns that cannot be seen with eyes.

Simple cleaning

While ECOCARAT absorbs humidity, bad odors, and harmful substances. It makes penetration of water and dirt difficult It can be cleaned easily even when used in tollets and powder rooms where it tends to get stained.





Ecowasher 1BR, 2BR & Common TB of 2BR Suite & 3BR

Washlet 2BR Suite & 3BR Master TB







VIII. Amenities MMARES









Play

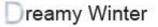






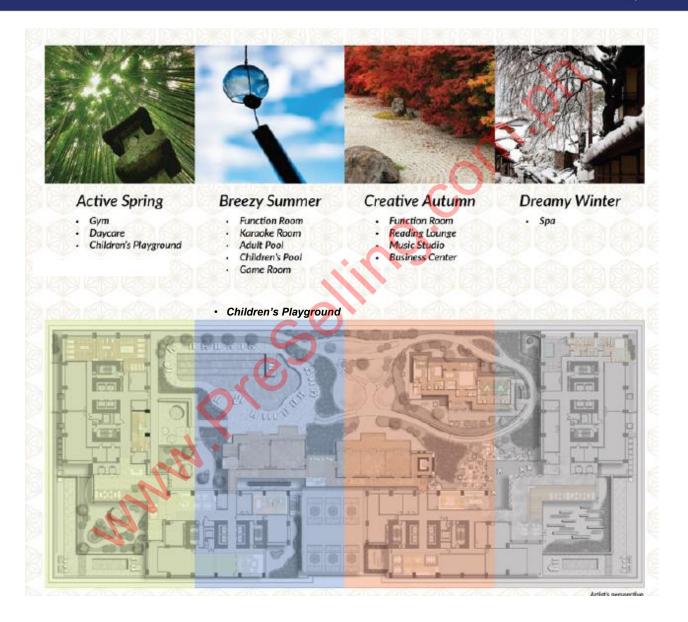


















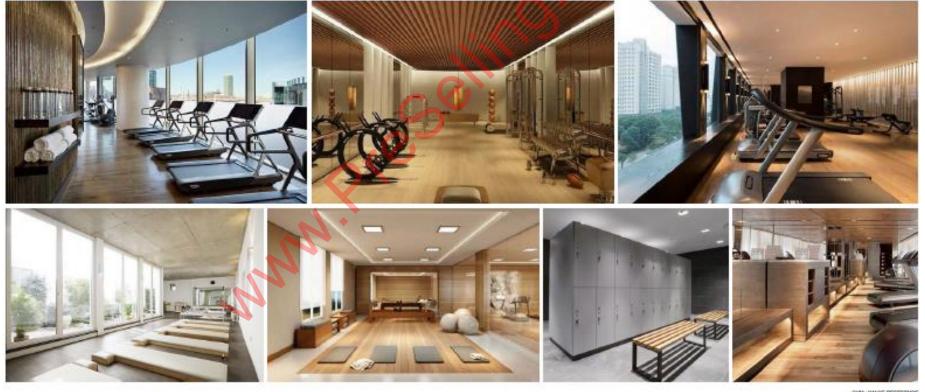




GYM

The GYM is located at the Aminity Floor. It faces the urban view providing the perspective of the city active. In addition, the same place have tree around to create peachful ambient also. Interm of design we use bamboo to refer Sping season, 2 function of this area is GYM and YOGA. Use bamboo to creative Line and pattern to makeing active feeling for GYM area and YOGA Space are use with finishing to create Peachful atmosphere.







DAYCARE

In Japan will use Koi fish kite for Childen day symbolic. Daycare room will use this symbolic to design area. For Childen scale is can Lift platform up to create playground and use Koi element to design climbing handle in Mezanine wall. In safety factor for playground will use rubber material to covered.









Creding Heapter SIXID rests.



KARAOKE ROOM

From function this area will have sound isolation and Karaoke room area is have facade window to face with street. For interior design will use japanese pattern with screen panel for decorate and sound isolate also.















FUNCTION ROOM

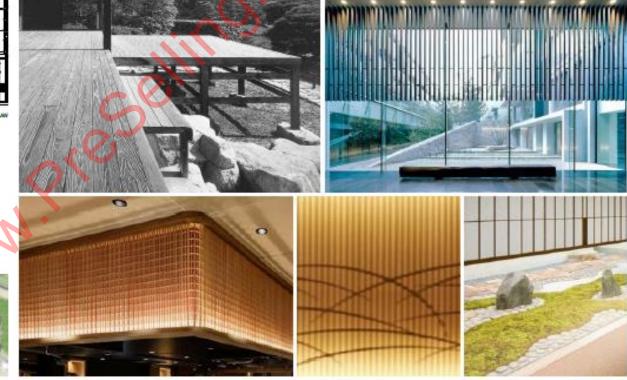
In the Function Room, which is characterized by "TSUKIMIDAI," opens to its Garden, the concept of "KARESANSU!" refers to sensitiveness and boldness. By presenting the view and wail through "KOSHI", the running concept from sky lobby, the space represents modesty and gorgeousness in the same time. People can enjoy the lighting that comes from Shoji and the dry garden through floor glass in the corridor, which leads to the function room.







MIENTY BR. KEYPLAN



FUNCTION ROOM - FURNITURE LAYOUT

PLINCTION ROOM - MADE REFERENCE





Children Health 4000 Mars



BUSINESS CENTER

Louver is one of the kinds in Japanese designs. It represents as a uniqueness of the Japanese pattern. We used the louver partition as the main element of the business center. For the function, we intended to use the partition to create the semi-private space for users. Reception is a long counter continue toward the working area, while the louver is used to separate the reception and working area, but yet the users are able to see each other sides. The same idea is applied to the meeting area, which comprises of three rooms size: small, medium and large. The different sizes are designed to serve various meeting purpose. All of the materials follows the main concept of "Creative Autumn".





BUSINESS CENTER : FURNITURE LAYOUT







SPA

S AL

There are two bathroom with different characters refer the surroundings in spa area. Bathroom A has stone bath with nice view of exterior garden with small pond and trees. It's for 6 people include locker room, powder room and relaxing lounge. In bathroom B the smell of natural tree wrapping the whole space and people can enjoy the borrowing landscape in round wood bath. This bathroom is for private use and the relaxation space can also be used as treatment space. Bathroom B is more private and it's suit not only family but also couple.





JIPA : MAGE REPERENCE





VIII. Amenities | Guest House













SKY LOBBY TOWERS A&b





SKY LOBBY TOWERS C&D



IX. Haru Tower MMARESE

IX. Haru Tower: Unit Mix





Unit Type	Unit Area	# of Units	%			
1BR	44, 46, 49, 51.5	96	32%			
1BR SUITE	60, 62	64	21%			
2BR	01-62, 64-65	32	11%			
	78, 84-85, 89, 91.5-92,					
2BR SUITE	93.5	96	32%			
3BR	168-169, 175.5, 177.5	12	4%			
3BR PH	234, 238	2	1%			
3BR VILLAS	296, 345	2	1%			
TOTAL		304	100%			

IX. Haru Tower: Floor Stacking





PH 2 Bi-level units

High Zone (40F-42F) 3 floors 4 units per floor

Mid Zone (27F-39F) 12 floors 8 units per floor

Low Zone (8F-26F) 16 floors 12 units per floor

Residential Amenity Deck and Villas (AF) 1 floor

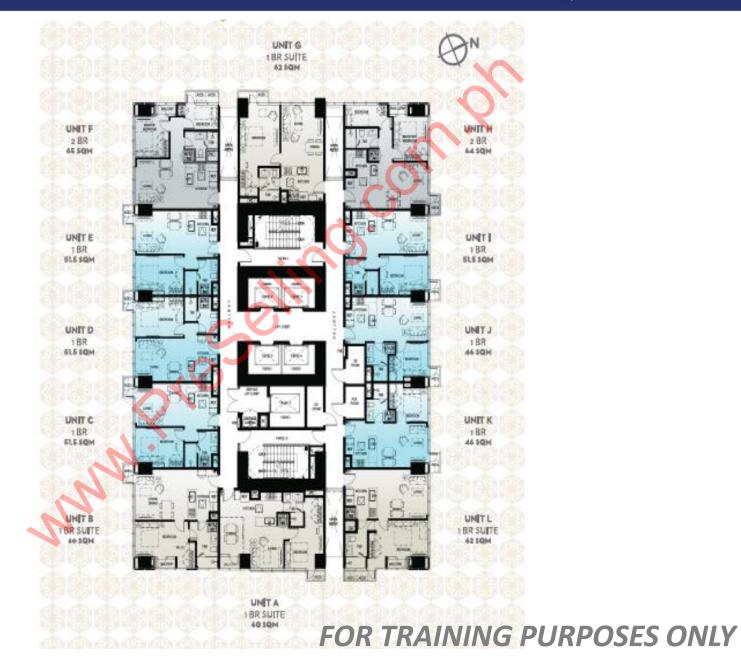
Residential Parking (3F-7F) 5 floors

Mall (B1-2F; Portion of 3F) 4 floors

Commercial Parking (B2-B3) NG PURPOSES ONLY 2 floors

IX. Haru Tower: Floor Plans | Low Zone





IX. Haru Tower: Floor Plans | Mid-Zone





IX. Haru Tower: Floor Plans



AREA (SQ.M.)

5.00

6.00

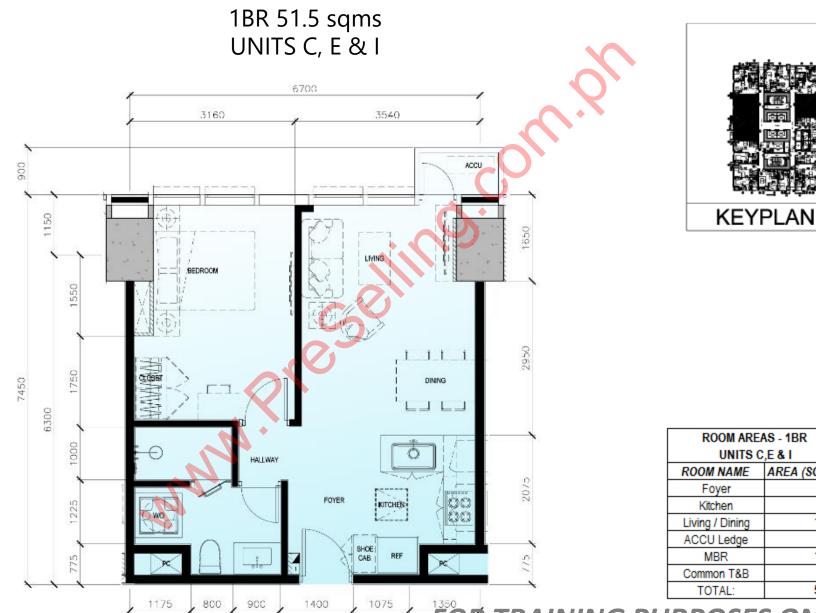
16.00

1.50

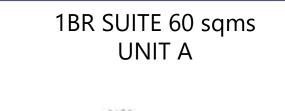
14.50

8.50

51.50





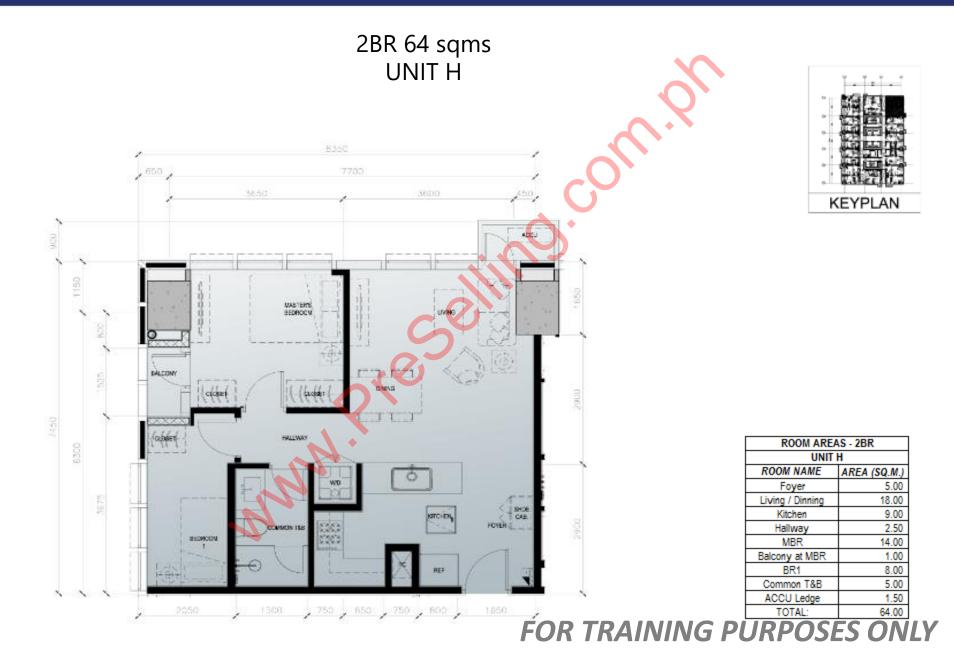




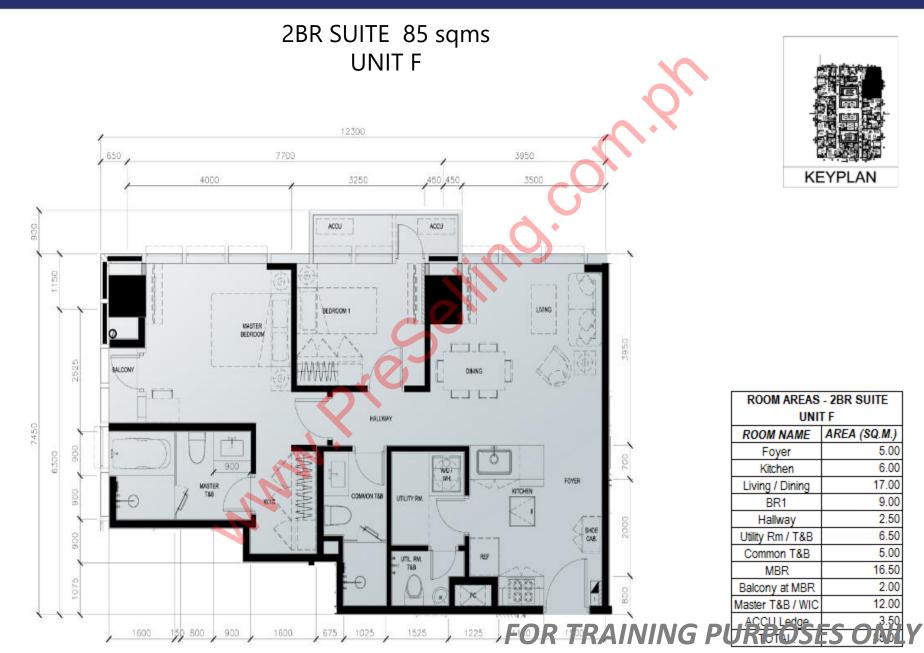
KEYPLAN

ROOM AREAS - 1BR SUITE				
UNIT A				
ROOM NAME	AREA (SQ.M.)			
Foyer	4.00			
Dining / Den	6.50			
Balcony	2.00			
Living	12.50			
MBR	17.00			
ACCU Ledge	1.50			
Common T&B	5.50			

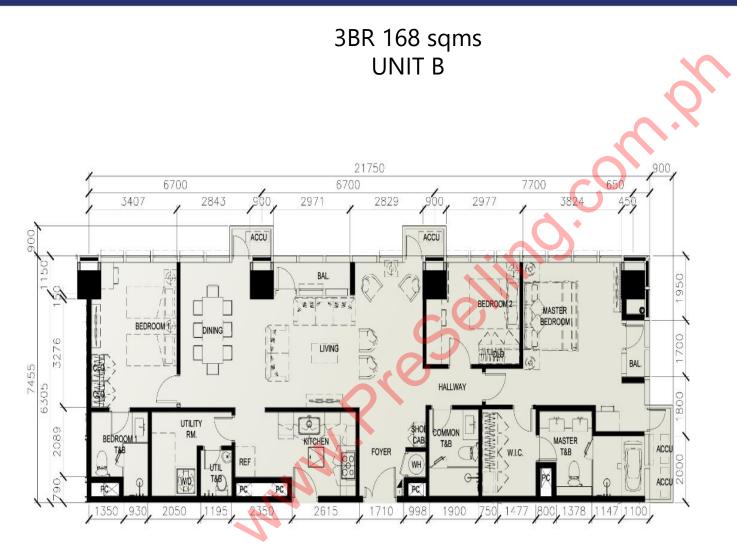












KEYPLAN

ROOM AREAS - 3BR				
UNIT F				
ROOM NAME	AREA (SQ.M.)			
Foyer	7.00			
Kitchen	14.00			
Utility Rm / T&B	10.00			
BR1	16.00			
BR1 T&B	6.50			
Dining / Living with Balcony	46.00			
BR2	13.00			
Hallway	2.50			
Common T&B	6.00			
MBR	26.00			
Balcony @ MBR	1.50			
W.I.C.	5.50			
Master T& B	10.50			
Accu Ledge	2.50			
TOTAL:	167.00			





AREA	Floor	Wall	Ceiling	Door	Other Items
FOYER	Volcanic Stone (3BR)/ Homogenous Tiles (Other units)	Painted	Painted Cement	Solid wood door with wood veneer, keycard lockset	 Shoe cabinet Audio-video house entry phone
LIMNG/DINING	Engineered Wood	Painted	Painted Cement		 Telephone/Cable/Data port Provision for Split type AC
KITCHEN	Homogenous Tiles	Painted	Painted Moisture-resistant Gypsum Board		 Granite countertop Kitchen sink Base and OH cabinets Floor storage Provision for water heater
BEDROOMS	Engineered Wood	Painted	Painted Cement	Hollow core door in ducco finish	 Cabinets with hanger rod, drawers and adjustable shelves Television/Data/Cable port Provision for Split type AC
and the second s					

IX. Haru Tower: Unit Specifications



AREA	Floor	Wall	Ceiling	Door	Other Items
MASIERIOILEI&BAIH	Wood-looking Ceramic Tiles & Homogenous Tiles	Homogenous Tiles		Hollow core door in ducco finish	 Acrylic Bathtub (2BR Suite & 3BR) Single lavatory (2BR Suite)/Double lavatory (3BR) Granite countertop Shower enclosure Rain shower set Provision for tank-type water heater Water closet with Washlet
COMMON TOILET & BATH	Homogenous Tiles	Homogenous Tiles	Painted Moisture-resistant Gypsum Board	Hollow core door in ducco finish	 Single lavatory Granite countertop Shower enclosure Rain shower set Provision for multi-point water heater Water closet with Ecowasher
BALCONY	-	1.2m high tempered glass railing with stainless steel handrail	Painted Cement	Glass Door on Auminum Frame	
UTILITY AREA (if applicable)	Ceramic Tiles	Painted	Painted Cement	Hollow core door in ducco finish	 Washer/Dryer dock provision with faucet, drain and exhaust
UTILITY TOILET & BATH (if applicable)	Ceramic Tiles	Ceramic Tiles	Painted Moisture-resistant Gypsum Board	Hollow core door in ducco finish	1. Bathroom Fixtures

IX. Haru Tower: Tower Specifications



Item	Specification
FLOOR TO FLOOR & SOFFIT HEIGHT	3.3 meters (Floor-to-Floor Height) / 3.175 meters (Floor-to-slab soffit)
PARTYWALLS	Fire rated 200mm thick CHB wall, painted finish
PARTITION WALLS BETWEEN ROOMS	Drywall partition, painted finish for Dry Areas / 150mm to 200mm CHB wall, painted finish for Toilet
WINDOW	All Bedrooms will have operable windows
WINDOW HEIGHT	Varies (up to 2.2 meters)
CABLE PROVISION	Cable port in all bedrooms and living area
T ELEPHONE/DAT A PROVISION	Ready to receive service provider
SMOKE DETECTORS	Provided in compliance with building and fire code
ELEVATOR	4 passenger elevators and 1 service elevator
EMERGENCY POWER	Standby generator for Towers, 50% back power during power interruption
WATER SUPPLY	Individual water metering (Located at Metering Room per Floor). Elevated Water Tanks located at Roof Deck Levels of each Tower
GARBAGE DISPOSAL	Garbage rooms provided on each residential floor
MAIL DELIVERY	Mail room provided at the Ground Floor (For Tower A & B) / Basement 1 (For Tower C & D)



No. of open units for sale: 148 1BR 54 36 **1BR Suite** 2BR 18 2BR Suite 40 9F-17F, 19F-20F, 31F-35F Floors open for sale: First 70 units with 3% Promo Discount Pricing: Price/sqm (VAT-incl): 332,616 to 367,335 (net of Promo Discount)



I. Reservation Deposit:

- a. Unit only P100,000
- b. Unit and Parking P90,000 (unit) + P10,000 (parking)

II. Terms of Payment

Discount	Payment
(C2) 8% discount on SRP	Full payment within 30 days
(C1) 4% discount on SRP	50% Downpayment (less Reservation Deposit) payable in 30 days 50% payable in 48 months
(B3) 6% discount on SRP	30% Downpayment (less Reservation Deposit) payable in 30 days 70% balance through Bank Financing

	DEFERRED PAYMENT TERM					
	Discount	Downpayment	Monthly Amortization/Balloon Payment	Balance		
A1	No discount	10% (less Reservation Deposit) payable in 30 days	20% payable in 48 months	70% Lumpsum or Bank Financing		

No discount on parking

Turnover: December 2023



				Ad 400/ / 200/ aver 40
	C2 - 100% in 30 days	C1 - 50% / 50% in 48 mos	B3 - 30%/ 70%	A1 - 10% / 20% over 48 mos / 70%
9C 1BR - 51.5 sqms	SRP:	17,960,000		
		348,737.86	per sqm	
ТСР	17,960,000	17,960,000	17,960,000	17,960,000
Less: Introductory Disc	538,800	538,800.00	538,800.00	538,800.00
Net Price 1	17,421,200	17,421,200	17,421,200	17,421,200
Less: Term Discount	8.0%		6.0%	0.0%
Net Price 2	16,027,504	16,724,352	16,375,928	17,421,200
Per sqm	311,214	324,745	317,979	338,276
RD	100,000	100,000	100,000	100,000
FP/DP/MA (1)	15,927,504	8,262,176	4,812,778	1,642,120
MA (2)	-	174,212		72,588
MA (3)	-			
MA (4)	- (
MA (5)				
Lumpsum			11,463,149.60	12,194,840.00
Bank MA (8% pa, 10 yrs)			139,079.64	147,957.06
	MNN.			



			\sim	
	C2 - 100% in 30 days	C1 - 50% / 50% in 48 mos	B3 - 30% / 70%	A1 - 10% / 20% over 48 mos / 70%
12H 2BR - 64 sqms	SRP:	22,870,000		
Parking - 12.5 sqms	SRP:	2,500,000		
SRP Unit + Parking	25,370,000	25,370,000	25,370,000	25,370,000
Less: Introductory Disc	761,100	761,100.00	761,100.00	761,100.00
Net Price 1	24,608,900	24,608,900	24,608,900	24,608,900
Less: Term Discount (Unit)	8.0%	4.0%	6.0%	0.0%
Term Discount (Parking)	-	*	-	-
Net Price 2	22,640,188	23,624,544	23,132,366	24,608,900
Persqm	439,615	458,729	449,172	477,843
RD	100,000	100,000	100,000	100,000
FP/DP/MA (1)	22,540,188	11,712,272	6,839,710	2,360,890
MA (2)	22,540,188	246,089	6,839,710	102,537
MA (3)		240,085		102,337
MA (4)	_			
MA (5)				
Lumpsum			16,192,656.20	17,226,230.00
	JANN.			

MNN.



	C2 - 100% in 30 days	C1 - 50% / 50% in 48 mos	B3 - 30% / 70%	A1 - 10% / 20% over 48 mos / 70%
31A 2BR Suite - 84 sqms	SRP:	30,450,000		
Parking - 12.5 sqms	SRP:	2,500,000		
SRP Unit + Parking	32,950,000	32,950,000	32,950,000	32,950,000
Less: Introductory Disc	988,500	988,500.00	988,500.00	988,500.00
Net Price 1	31,961,500	31,961,500	31,961,500	31,961,500
Less: Term Discount	8.0%	4.0%	6.0%	0.0%
Net Price 2	29,404,580	30,683,040	30,043,810	31,961,500
Persqm	570,963	595,787	583,375	620,612
RD	100,000	100,000	100,000	100,000
FP/DP/MA (1)	29,304,580	15,241,520	8,913,143	3,096,150
MA (2)	-	319,615		133,173
MA (3)	-			
MA (4)	- (
MA (5)	-			
Lumpsum	E C		21,030,667.00	22,373,050.00

FOR TRAINING PURPOSES ONLY

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