THE SAPPHIRE BLOC - EAST TOWER Technical Briefing February 08, 2019



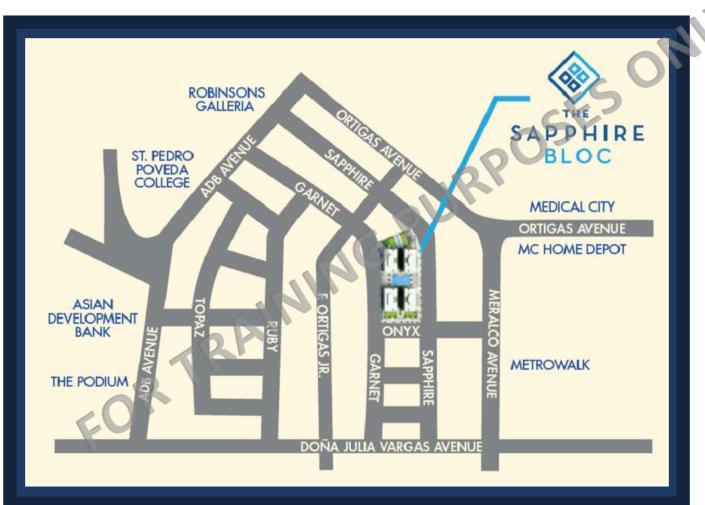


SITE DEVELOPMENT MAP



AUTHENTIC LIFESTYLE FINDS

YOUR OWN EFFICIENT LIVING SPACE



Sapphire, Garnet and Onyx Roads, Ortigas Center, Pasig City





AUTHENTIC LIFESTYLE FINDS



- Cable Car
- Cazuela
- Kko Kko
- Moonshine P.U.B
- Shinsen
- Sobremesa
- Starbucks Reserve
- Sedona Spa
- Coco Fresh Tea and Juice

DESIGN CONSULTANTS



Architectural Consultant: W.V Coscolluela & Associates



PGAA

CREATIVE DESIGN

Structural Consultant: Sy2 and Associates

Landscaping Consultant: PGAA Creative Design

PHASE 1 North Tower

Function Rooms

AMENITIES

- Private Theater
- Fitness Gym
- Game Room

West Tower

- Function Rooms
- Spa and Sauna Rooms
- Kids' Play Area

OUTDOOR AMENITIES

- Landscaped Areas
- Children's Playground
- Gazebo
- Adult Lap Pool
- Kiddie Pool
- Pool Deck
- BASKETBALL
 SHOOTING AREA

PHASE 2

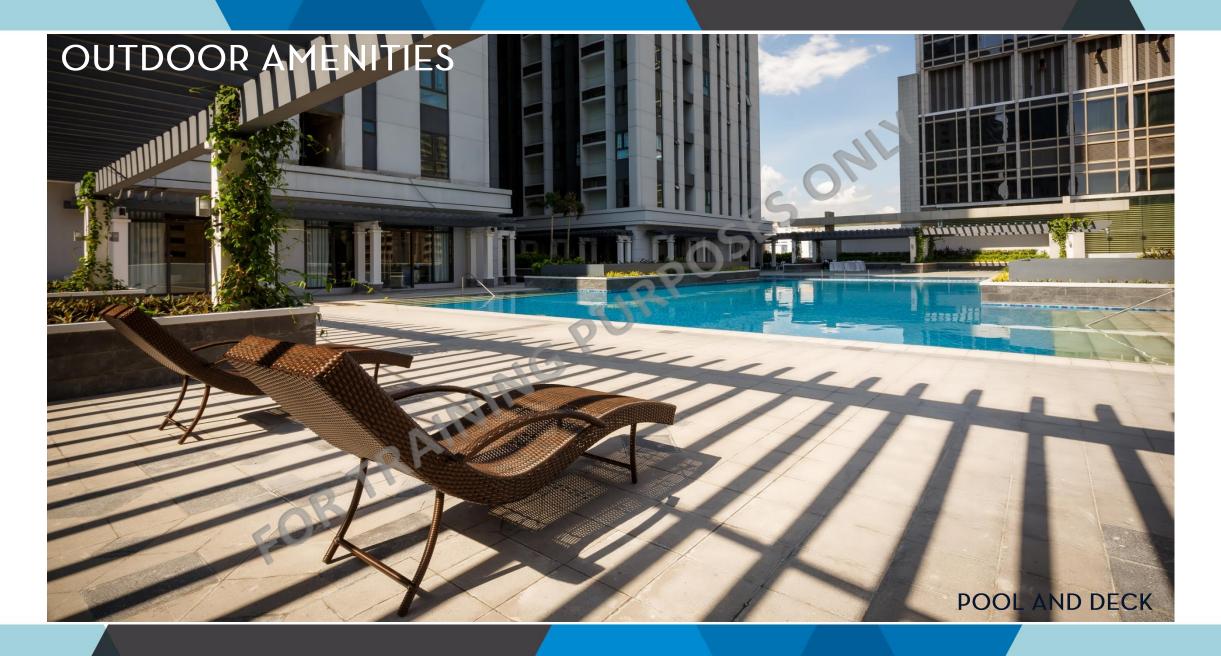
East Tower

- WIFI LOUNGE
- <u>FITNESS</u> <u>FACILITIES</u>
- INDOOR PLAY AREA

South Tower

- <u>READING NOOK</u>
- FUNCTION ROOMS











EAST TOWER BUILDING FEATURES AND SERVICES

- Main entrance lobby (shared by East and South Towers) with reception counter at the Ground Floor, accessible from Sapphire and Garnet Roads
- Five (5) elevators (4 passenger elevators and 1 service elevator)
- CCTV monitoring on selected common areas
- Automatic smoke detectors, fire alarm and sprinkler system at all common areas
- Annunciator panel with emergency speaker at all floors
- Water is supplied by elevated water tank and underground cistern

EAST TOWER BUILDING FEATURES AND SERVICES

- Standby power generator for common areas
- Individual mail boxes
- Garbage holding area per residential floor
- Centralized garbage holding room at Basement 1
- Building administration office
- Security room
- Transformer and genset room
- Sewage Treatment Plant
- Two (2) fire exits per building with well-lighted signage conforming to the Fire Code of the Philippines

EAST TOWER BUILDING FEATURES AND SERVICES



EAST TOWER STACKING

Residential Units (41 Floors) 3/F to 44/F

Mezzanine Floor (1 Floor) Indoor and Outdoor Amenities Residential Units Ground Floor

Main Lobby



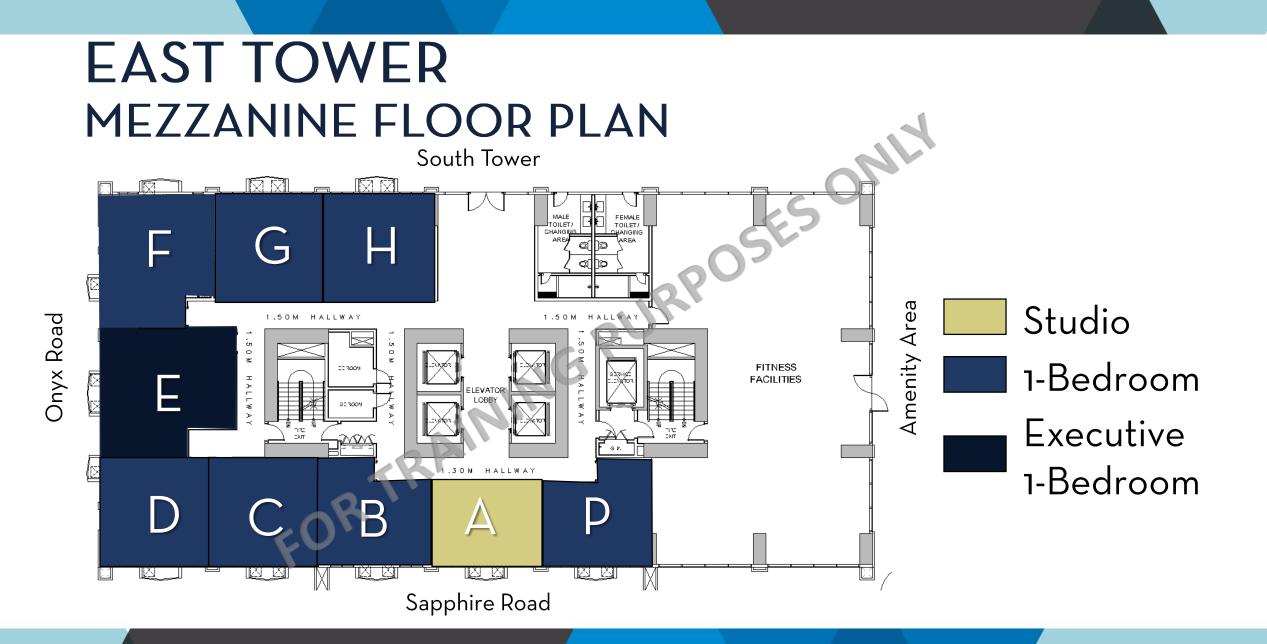
Retail Upper Ground Parking Ground Retail Units

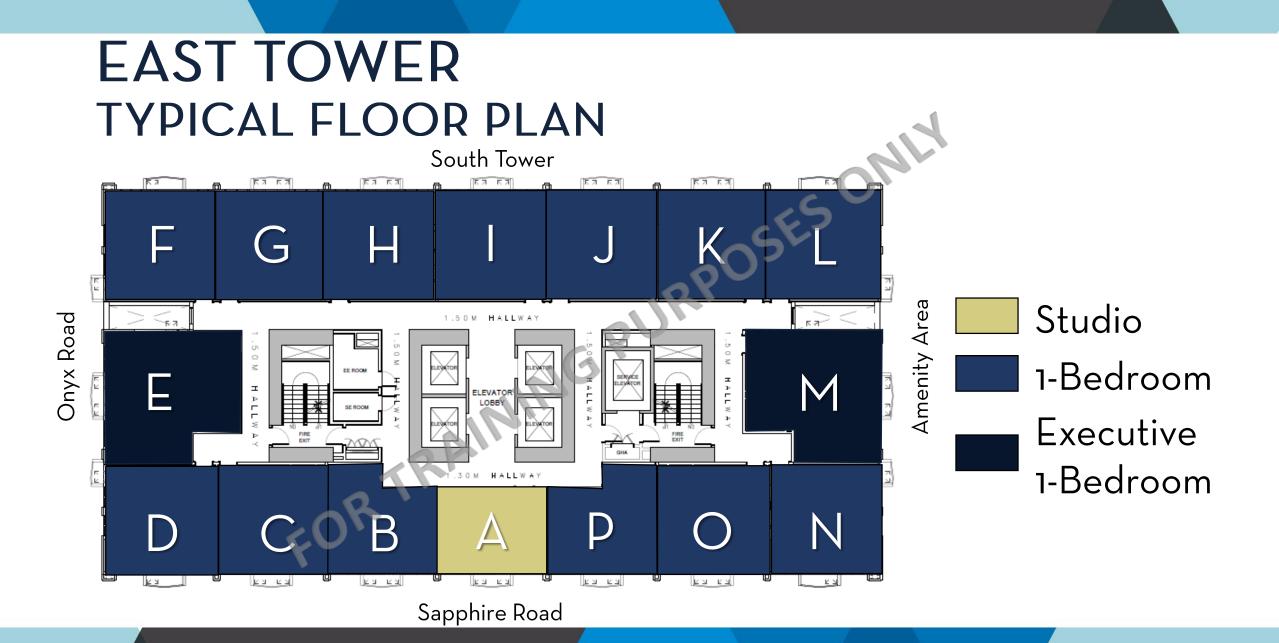
Residential Parking Basement 1 to 5

EAST TOWER UNIT MIX

Unit Type	Size Range (in sq.m.)	Number of Units
Studio	28.00	42 units
1-Bedroom	32.00 45.00	540 units
Executive 1-Bedroom	49.00 - 49.50	83 units
TC	TAL	665 units
	No of Units	

	alle.	No. of Units		Total Units
Floor	Studio	1-Bedroom	Executive 1-Bedroom	per Floor
Mezzanine	1	7	1	9 units
3 rd - 44 th	1	13	2	16 units

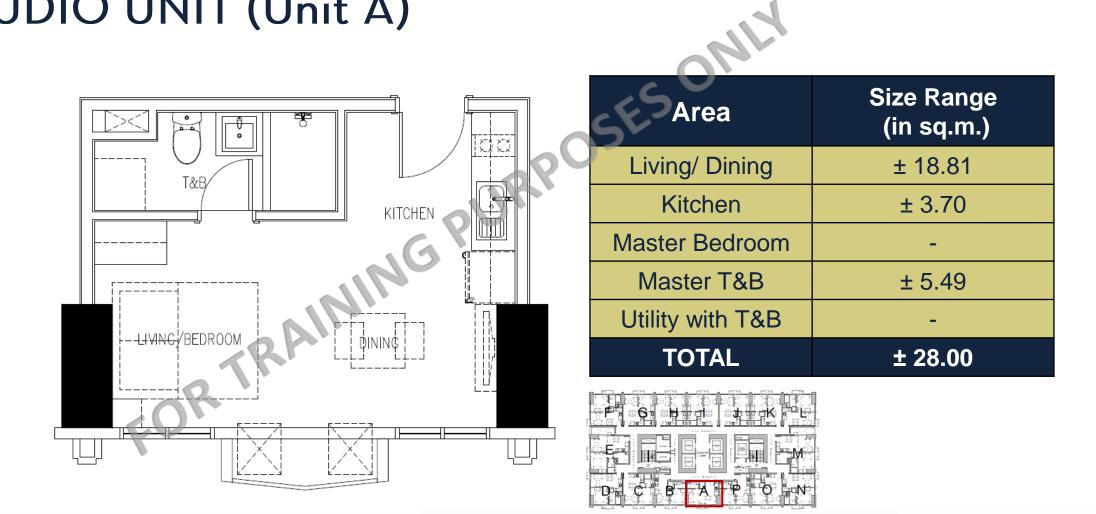




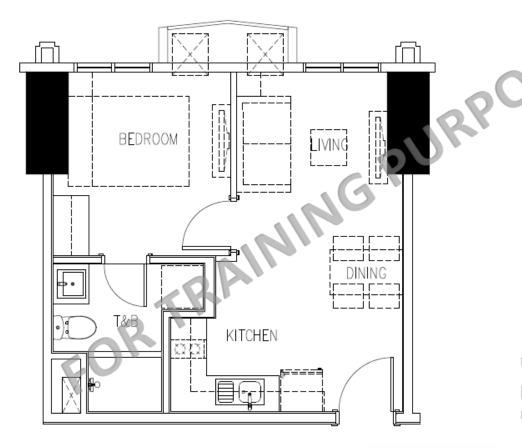
EAST TOWER UNIT DELIVERABLES

- Entrance panel door with viewer
- ONLY • Intercom per unit connected to the reception counter
- Automatic smoke detectors, fire alarm and sprinkler system in all units
- Provisions for:
 - Individual electric and water meter
 - Telephone line at living area and master's bedroom
 - Cable TV line at living area and master's bedroom
 - Ventilation for kitchen and toilet
 - Hot water supply line (excluding water heater) for kitchen and toilet
 - Space provision for washer/ dryer (all units)
 - Provision for window-type air conditioners for all units

EAST TOWER STUDIO UNIT (Unit A)



EAST TOWER 1-BEDROOM UNIT (Unit I)

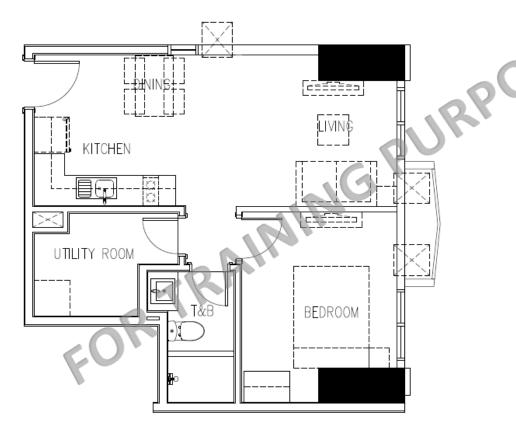


Area	Size Range (in sq.m.)
Living/ Dining	± 15.60
Kitchen	± 4.22
Master Bedroom	± 10.15
Master T&B	± 6.03
Utility with T&B	-
TOTAL	± 36.00

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EAST TOWER EXECUTIVE 1-BEDROOM UNIT (Unit M)



Area	Size Range (in sq.m.)
Living/ Dining	± 21.22
Kitchen	± 3.97
Master Bedroom	± 12.84
Common T&B	± 4.67
Utility with T&B	± 6.30
TOTAL	± 49.00

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EAST TOWER UNIT DELIVERABLES

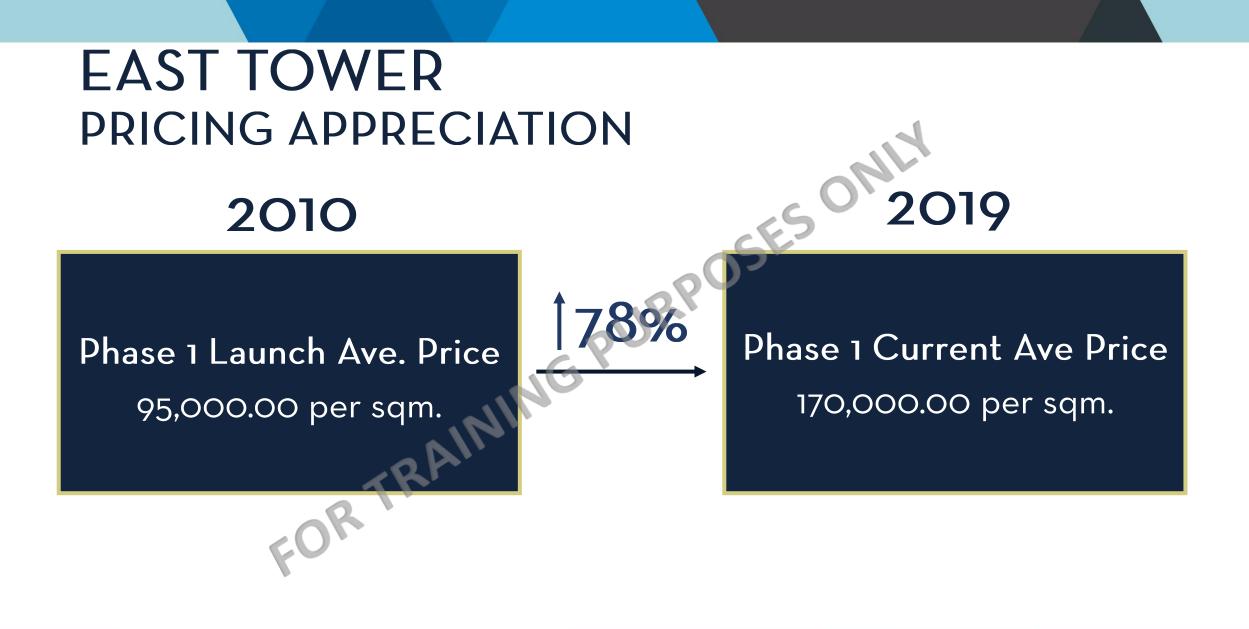
- NL • Utility room with toilet for Executive 1-Bedroom units
- Standby power at selected outlets in residential units as follows:
 - One (1) ceiling light for living and bedroom areas
 - One (1) convenience outlet for living, dining, and bedroom areas
 - One (1) convenience outlet for living, dining One (1) convenience outlet for refrigerator

EAST TOWER UNIT DELIVERABLES

AREA	LIVING/ DINING	BEDROOM	KITCHEN	TOILET AND BATH
Floor	Homogeneous Tiles	Laminated Wood	Homogeneou	s Tiles
Wall	Painted Plas	stered Wall	Combination of Painted Plastered Wall and Homogeneous Tiles	
Ceiling	Painted Slab So	ffit (no ceiling)	Painted Gypsum Board	
	AININ		Single-Point Water Heater Provision (water heater excluded)	Multi-Point Water Heater Provision
Other Deliverables	Bedroom Closet	Granite Countertop and Splashboard	(water heater excluded)	
		Overhead and Undercounter Cabinets	Lavatory with Granite Countertop	

EAST TOWER ADDITIONAL UNIT DELIVERABLES

Particulars	Phase 1 (North and West Tower)	East Tower
Kitchen Sink	Single Tub	Single tub with drain board
Appliance Deliverable	Cooktop	Gift Certificate worth Php 100,000 given to unit owners upon turnover
Washing Machine Provision	None	Located in the toilet and bath area or utility room



EAST TOWER PRICING

LING		JIX I			
Unit Type	Unit Sizes (in sq.m.)	Price Range (in PhP)*			
Studio	28.00	5.61 - 5.74M			
1-Bedroom	32.00 - 45.00	6.35M - 9.02M			
Executive 1-Bedroom	49.00 - 49.50	9.72M - 10.08M			
*opened inventory	*opened inventory				
Basement Level	Regular Parking SI	ot Prices (in PhP)			
Basement 1	1,500	,000			
Basement 2	1,150,000				
Basement 3	1,000,000				
Basement 4	975,000				

EAST TOWER PAYMENT SCHEMES

MENT SC	HEMES	NIN		
RESERVATION	PAYMENT SCHEMES		MAX. DISCOUNT	
FEE	DOWNPAYMENT	RETENTION	FOR ALL UNITS	
CASH in 30 Days		RY		
50,000.00	95% of TCP in 30 days	5% of TCP on the 61 st month	15.00% of Gross TCP	
CASH in 60 Days				
50,000.00	95% of TCP in 60 days	5% of TCP on the 61 st month	14.00% of Gross TCP	
CASH in 90 Days				
50,000.00	95% of TCP in 90 Days	5% of TCP on the 61 st month	13.00% of Gross TCP	

EAST TOWER PAYMENT SCHEMES

	PA	AYMENT SCHEME	ES N	
RESERVATION FEE	DOWNPAYMENT	MONTHLY AMORTIZATION	RETENTION	MAX. DISCOUNT FOR ALL UNITS
100% in 61 month	าร	00		
50,000.00	N/A	100% of TCP in 61 months	N/A	8.00% of Gross TCP
20/10(59)/70		3		
50,000.00	20% of TCP in 1 month	10% of TCP in 59 months	70% of TCP on the 61 st month	3.00% of Gross TCP
10/20(59)/70	a Ali			
50,000.00	10% of TCP in 1 month	20% of TCP in 59 months	70% of TCP on the 61 st month	2.00% of Gross TCP
00/30(60)/70				
50,000.00	N/A	30% of TCP in 60 months	70% of TCP on the 61 st month	No discount

EAST TOWER CASH IN 30 DAYS

CASH IN 30 DAYS	STUDIO	1-BEDROOM	EXECUTIVE 1-BEDROOM
Gross Unit Price	5,632,667.00	6,351,274.00	9,725,388.00
less: Standard Discount (15.00%)	(844,900.05)	(952,691.10)	(1,458,808.20)
less: Prelaunch Discount (5.00%)	(281,633.35)	(317,563.70)	(486,269.40)
Net Unit Price	4,506,133.60	5,081,019.20	7,780,310.40
Reservation Fee	50,000.00	50,000.00	50,000.00
95% Cash in 30 Days	4,230,826.92	4,776,968.24	7,341,294.88
5% Retention on the 61 st month	225,306.68	254,050.96	389,015.52

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EAST TOWER 100% 61 months

6 OI MONTINS		N/N	
CASH IN 30 DAYS	STUDIO	1-BEDROOM	EXECUTIVE 1-BEDROOM
Gross Unit Price	5,632,667.00	6,351,274.00	9,725,388.00
less: Standard Discount (8.00%)	(450,613.36)	(508,101.92)	(778,031.04)
less: Prelaunch Discount (5.00%)	(281,633.35)	(317,563.70)	(486,269.40)
Net Unit Price	4,900,420.29	5,525,608.38	8,461,087.56
Reservation Fee	50,000.00	50,000.00	50,000.00
100% in 61 Months	4,850,420.29	5,475,608.38	8,411,087.56
Monthly Amortization	79,515.09	89,764.07	137,886.68

EAST TOWER 20/10(59)/70

CASH IN 30 DAYS	STUDIO	1-BEDROOM	EXECUTIVE 1-BEDROOM	
Gross Unit Price	5,632,667.00	6,351,274.00	9,725,388.00	
less: Standard Discount (3.00%)	(168,980.01)	(190,538.22)	(291,761.64)	
less: Prelaunch Discount (5.00%)	(281,633.35)	(317,563.70)	(486,269.40)	
Net Unit Price	5,182,053.64	5,843,172.08	8,947,356.96	
Reservation Fee	50,000.00	50,000.00	50,000.00	
20% Spot Payment	986,410.73	1,118,634.42	1,739,471.39	
10% in 59 months	518,205.36	584,317.21	894,735.70	
Monthly Amortization	8,783.14	9,903.68	15,165.01	
70% Retention	3,627,437.55	4,090,220.46	6,263,149.87	

EAST TOWER 00/30(60)/70

CASH IN 30 DAYS	STUDIO	1-BEDROOM	EXECUTIVE 1-BEDROOM
Gross Unit Price	5,632,667.00	6,351,274.00	9,725,388.00
less: Standard Discount (No Discount)	RO	-	-
less: Prelaunch Discount (5.00%)	(281,633.35)	(317,563.70)	(486,269.40)
Net Unit Price	5,351,033.65	6,033,710.30	9,239,118.60
Reservation Fee	50,000.00	50,000.00	50,000.00
30% in 60 months	1,555,310.10	1,760,113.09	2,721,735.58
Monthly Amortization	25,921.83	29,335.22	45,362.26
70% Retention	3,745,723.56	4,223,597.21	6,467,383.02

EAST TOWER COMPETITOR SCAN

COMPETITOR SCAN		ONLY			
DEVELOPER	PROJECT	STATUS	GROSS TCP PER SQM	PAYMENT SCHEME	MA
Robinsons Land	The Sapphire Bloc - East Tower	Pre-Selling	197,000	00/30(60)/70	26,000
Ortigas and	Maven at Capitol Commons	Under Construction	210,000	00/25(48)/75	69,000
Company	The Royalton at Capitol Commons	Under Construction	190,000	05/15(18)/80	50,000
Rockwell Primaries	Vantage at Kapitolyo	Under Construction	175,000	00/30(23)/70	63,000
Vista Land	The Spectrum	Pre-Selling	170,000	00/40(54)/60	26,000
Alveo Land —	Travertine at Portico	Pre-Selling	210,000	10/60(60)/30	31,500
	Ametrine	Pre-Selling	215,000	10/30(68)/60	39,206
Megaworld	The Fifth	Pre-Selling	175,000	20/40(60)/40	42,000
	FOR				

DEVELOPMENT TIMELINE

PROJECT BRIEFING February 2019

TARGET TURNOVER In tranches starting Q3 2024

MOVE IN TO LIFE'S DYNAMIC RHYTHM

THE WALKABLE LIFE

- Sapphire Bloc is the ultimate take-off point to a perfect city life that is Ortigas CBD
- The only four-tower, mixed-use development right in the heart of Ortigas CBD

ONE-OF-A-KIND LIFESTYLE FINDS

- Unique gourmet finds and crowd-favorite hole-in-the-wall restaurants
- Services that offers a holistic approach to wellness
- Concept retail stores with curated offerings

MOVE IN TO LIFE'S DYNAMIC RHYTHM

A HOME FOR THE DRIVEN CITYZEN

- Generously and comfortably-sized studio and 1 BR units
- Unbeatable value (the right price/ the right size)

ENERGIZING AMENITIES

• A residential enclave providing efficient living spaces and thoughtfully designed amenities to promote community convergence

AVAILABLE UNITS

Approximately 200 units available: Mezzanine to the 15th Floor



Globe/Viber/iMessage: +63 917 703 7707 Whatsapp: +63 999 883 4593

We will guide you home.