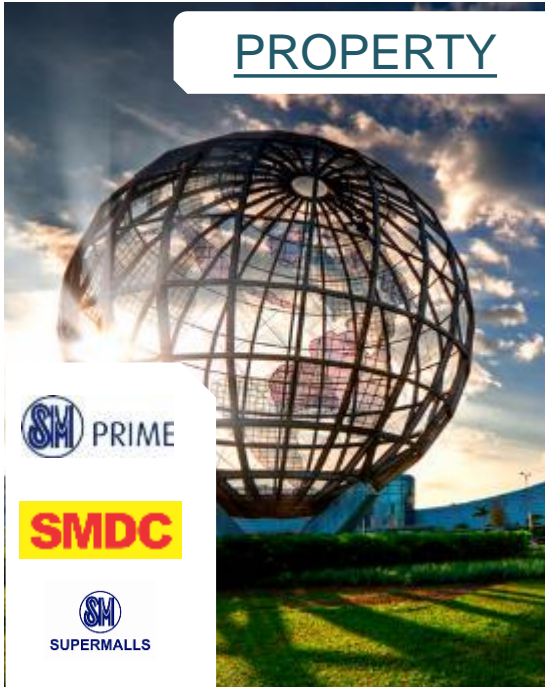


SMDC

www.PreSelling.com.ph



PROPERTY



BANKING



RETAIL



*SM Prime and SMIC: The First Two Philippine Companies to breach
PHP 1 Trillion in Market Capitalization*



Group Company Rankings

Philippine Conglomerates

Market Cap (USD bn)

SMIC	21.9
Ayala Corp	11.3
JG Summit	9.2
SMC	7.9
Aboitiz Equity	6.6
GT Capital	3.7
LT Group	3.1
DMCI	2.9
Metro Pacific	2.9
Alliance Global	2.7

Source: Bloomberg;
Figures as of Feb. 28, 2019

Philippine Retailers

FY 2017 Total Sales (USD mn)

SM Retail	5,779
Puregold	2,493
Robinsons	2,307

Philippine Retailers

2017 Store Count

SM Retail	2,302
Puregold	372
Robinsons	1,718

Source: Company Information end-2017

Philippine Banks

Total Resources (USD bn)

BDO	53.5
Metrobank	39.6
BPI	36.3
Landbank	33.0
PNB	16.8
China Bank	15.1
Security Bank	13.6
UBP	11.8
DBP	11.8
RCBC	11.4

Source: Company Information, 9M 2018

Property Developers

Market Cap (USD bn)

SMPH	21.4
Ayala Land	12.5
Megaworld	3.2
Robinsons Land	2.4
Vistaland	1.8
Double Dragon	1.0
Filinvest	0.7

Source: Bloomberg;
Figures as of February 28, 2019



MALLS



OFFICES



RESIDENCES




HOTELS AND
CONVENTION CENTERS



*1st Philippine Property Company to breach **PHP 1 Trillion** in Market Capitalization*



The Vision



"I want the Philippines to be a nation of homeowners..."

I want everybody to be affluent so we will have a better life, primarily with a roof on our heads and a good, clean environment to live in.

The environment plays a big role in your present and future because it shapes you."

Henry T. Sy, Jr.
SMDC Chairman

SMDC

SM Development Corporation commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents access to a truly cosmopolitan lifestyle.

In just 12 Years:

Launched over
43 Projects

Sold over
150,000 units

And delivered over
60,000 units

Project
Location Map



Keys to Success

Prime Locations



Actual Photo of Light Residences

Integration of Residential
Condos to SM Malls



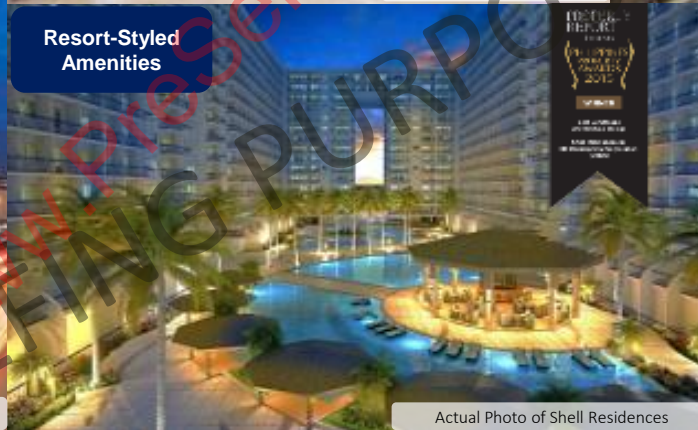
Actual Photo of Jazz Mall

Hotel-Like Lobbies



Actual Photo of Grace Residences

Resort-Styled
Amenities



Actual Photo of Shell Residences

Professional
Property
Management



FOR BRIEFING PURPOSES ONLY



Field
RESIDENCES

SUCAT, PARAÑAQUE CITY

FOR BRIEFING PURPOSES ONLY



Prime Locations
with access to
Transport Hubs

Landmarks	KM
SM City Sucat	200 m
C5 Road Extension	200 m
Olivarez College	400 m
LRT Extension – DR A Santos Station	500 m
Premiere Medical Center	800 m
Sanctuario de San Ezekiel Moreno Church	1.60km
NAIA	3 km
Paranaque City Hall	3.30 km
Entertainment City	4.50 km
Mall of Asia	5 km
National Shrine of Our Lady of Perpetual Help	5.6 km
Makati City	8 km



LRT Extension Project Update – May 2019



https://ppp.gov.ph/ppp_projects/lrt-line-1-south-extension-and-operation-maintenance/?wppa-occur=1&wppa-cover=0&wppa-album=89&wppa-photo=1209



The current LRT Line 1 will be extended starting from its existing Baclaran Station to the future Niog Station in Bacoor, Cavite (approx 11.7 KM).

The extension project is expected to be completed by the last quarter of 2021 or early 2022.

LRT Extension Project Update – May 2019



Transportation Secretary Arthur P. Tugade and Metro Pacific Investments Corp. Chairman Manuel V. Pangilinan led the ceremony on Tuesday for the start of construction works for the Light Rail Transit Line 1 (LRT-1) Cavite extension. Also in photo (left to right) are Transportation Undersecretary Timothy John R. Batan, Light Rail Manila Corp. President and CEO Juan Felipe A. Alfonso, Light Rail Transit Authority Administrator Reynaldo I. Berroya, Public Works and Highways Secretary Mark A. Villar and representatives from the project's contractors. — DENISE A. VALDEZ



Integration of Residential Condos to SM Malls

Mall Demographics

- Daily Mall Foot Traffic: 45,000 – 50,000
- Daily Vehicle Count: 7,000 - 8000
- Basket Size: P1000 / Customer
- Top 1 Factor: Go to SM Sucat for Dining & Entertainment

Mall Features:

- Number of shops: 250+
- Number of Dining Options: 40+
- 4 SM Cinemas
- SM Store
- SM Appliance
- Hypermarket / SM Foodcourt

Accessibility:

- Transport Terminals: Jeepney / Tricycle, Taxi and UV Express Bay
- Major Access Roads: Dr. A Santos Rd., (Sucat Hi-way) C5 Road Extension, SLEX

Right Behind SM City Sucat





Actual Photo, Field Residences Lobby



**Actual Photo,
Field Residences Swimming Pools**



**Resort-Styled
Amenities**



Function Room B



Amenity near Clubhouse

- ☐ Enclosed clubhouse and poolside area for Events and Functions
- ☐ Kiddie pools
- ☐ Adult Pools
- ☐ Open playfield
- ☐ Picnic Area
- ☐ Basketball Court
- ☐ Badminton Court
- ☐ Jogging Trail

**Actual Photo,
Field Residences Swimming Pools**













Jogging Path



Center Amenity Area

Well-appointed Amenities

-  Amenity Area Playground
-  Club House
-  Basketball Court
-  Badminton Court
-  Open Field
-  Picnic Areas
-  Jogging Trails
-  Lobbies
-  Children's
-  Grocery & Shopping



SUCAT, PARAÑAQUE CITY



- ☐ Quality Customer Service
- ☐ Stringent Safety and Security
- ☐ First Rate Facility Management
- ☐ Spotless Cleanliness
- ☐ Transparent Transaction

GREENMIST
PROPERTY MANAGEMENT CORP.

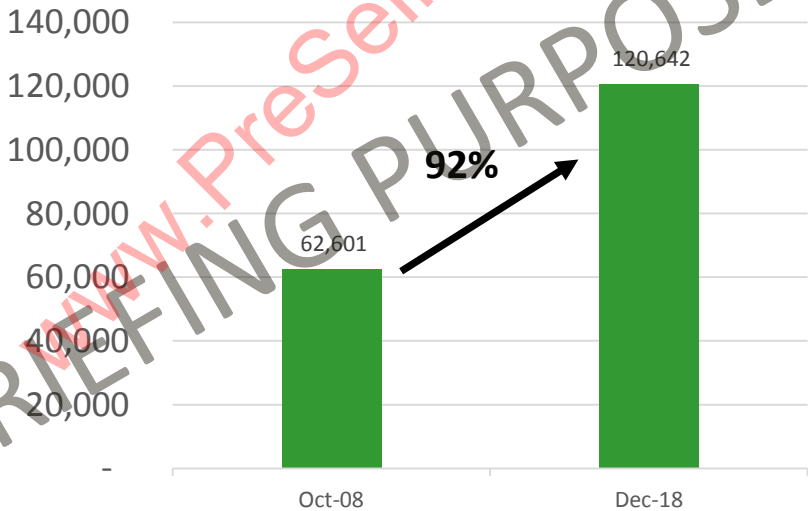


Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

SMDC Leasing Range of Services

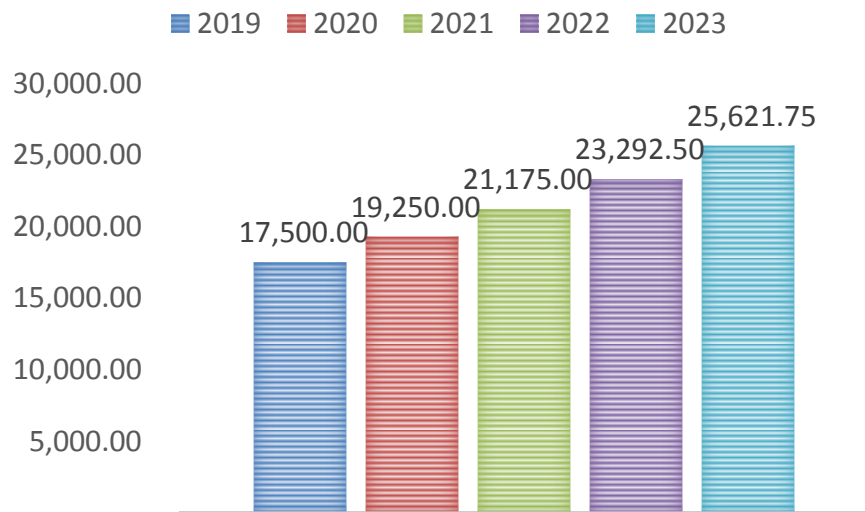
- ☐ Property Listing Management
- ☐ Unit viewing arrangements
- ☐ Negotiation of lease terms
- ☐ Preparation of lease contract
- ☐ Tenant move-in assistance

Property Capital Appreciation



*latest launch of Field 6 was at 135,000 sqm now Field units are north 150k per sqm (158-158)

RENTAL INCOME OPPORTUNITIES



Tourist Arrivals to the Philippines, FY 2018

(Volume in Thousand)

Top 10	2015	2016	2017	2018
Korea	1,340	1,475	1,608	1,538
China	491	676	968	1,255
USA	779	869	958	1,034
Japan	496	535	584	632
Australia	241	251	259	280
Taiwan	156	176	201	241
Canada	178	229	237	226
UK	155	173	183	201
Singapore	181	176	169	172
Malaysia	156	139	144	145
Total	5,361	5,967	6,621	7,128

Ranking based on FY 2018 performance

Source: Department of Tourism



1BR with Balcony at Field Residences behind SM Sucat.

P 20,000
/Month
28 sqm.



1BR Fully Furnished Condo with Balcony at SM Field Residences

P 17,000
/Month
28 sqm.



Fully Furnished 1 Bedroom with Balcony in Field Residences

P 16,000
/Month
28 sqm.

<https://rentpad.com.ph/places/field-residences/e8271612>



SUCAT, PARAÑAQUE CITY

Target Market: Primary
End Users / Achiever. Career-oriented.

Who are they:

Corporate executives and Business owners working near the Airport (logistics or airline industries), Pasay City, Entertainment / Bay Area and Makati CBDs who have the financial capacity and are looking for a home near their places of work. They are highly successful people in their own field and are well travelled both for leisure and work. They can also be a family member, relatives or friends of a happy FIELD Residences unit owner.

Target Market: Secondary
Investors

Who are they:

Capitalist / Entrepreneur who are looking into earning passive income by purchasing a condominium unit. Knows the value of capital appreciation in this aggressive market.



TECHNICAL DETAILS

www.PreSelling.com.ph



SUCAT, PARAÑAQUE CITY



FIELD Tower 9 & 10

* For training purposes only. Plans, pricing and details subject to change without prior notice

Project Details

Mobilization Date	: Q3 2019
Turnover Date	: October 30, 2023
Total # of Floors	: 12 Levels (Physical) : 3 rd -15 th Floor (no 4 th ,12 th ,13 th) : 2 nd Level (opening on lobby) : 1 Ground Floor/Lobby
Number of Units	: 604 units
— Building 9	: 314
— Building 10	: 290



Field Residence Building 9 and 10 Perspective

Unit Type	Average Size	Number of Units
1 Bedroom	24.80 - 26.40	566
1 Bedroom Unit w/ Balcony (GF)	24.80 - 30.80	38
Grand Total	25.61	604

Developed with vast open spaces to exude the experience of an urban sanctuary, **Field Residences** promotes a well-balanced lifestyle with an offering of amenities including lap pools, open playing fields, gardens, recreation halls, and conference rooms.



Field Building 9 and 10: 1 BR Unit



24.80 sqm



24.80 sqm
Ground Floor Only



30.80 sqm

Complete and Compact, 1BR offering
*gives adequate space for empowered
individuals and professionals*

Specifications

ROOM PARTITION:

- CHB Wall and Dry Wall in Plain Cement Finish
- Laminated low wall partition

TOILET PARTITION: CHB Wall Plastered Plain Cement Finish

FLOOR FINISHES:

- 60x60cm Homogenous tiles for Living, Dining, Bedroom, & Hallway
- 30x30cm Ceramic Tiles for Toilet and Shower Area and Balcony

BALCONY: Coated Steel Railings

WALL FINISHES:

- Painted Finish for Living, **Dining** and Bedroom with refrigerant pipe provision for split type Aircon
- Painted Finish w/ Baseboard for Hallway
- Ceramic Tiles at 1.8m for Shower Area & 1.2m tile height on Toilet Area

CEILING FINISH:

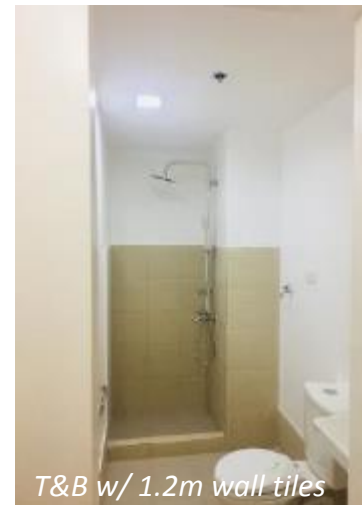
- Concrete slab in painted finish for Living, Dining and Sleeping area
- Painted Finish Gypsum Board Ceiling for T&B & Foyer

KITCHEN:

- Granite Kitchen Countertop over Modular Base Cabinet

TOILET & BATH FIXTURES:

- Wood Laminated Door and Frame for Toilet and Bath door
- Ceramic Water closet with accessories including facial mirror
- Ceramic Lavatory
- Rain Shower Set

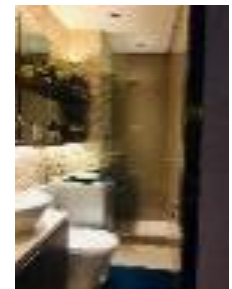
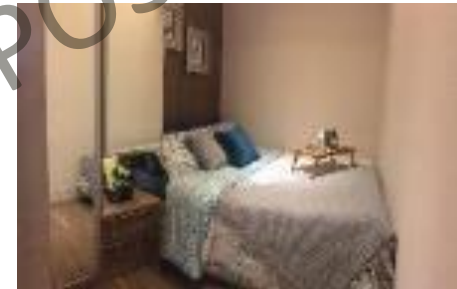


Building & Unit Features

- ☐ Lobby and reception area
- ☐ 24/7 CCTV cameras for each elevator, hallway, lift lobbies and main lobby
- ☐ Mailroom
- ☐ High-speed elevators
- ☐ 100% Back up in common areas
- ☐ Property Management Services
- ☐ GF height at 3.30m, 2.40m hallway ceiling height

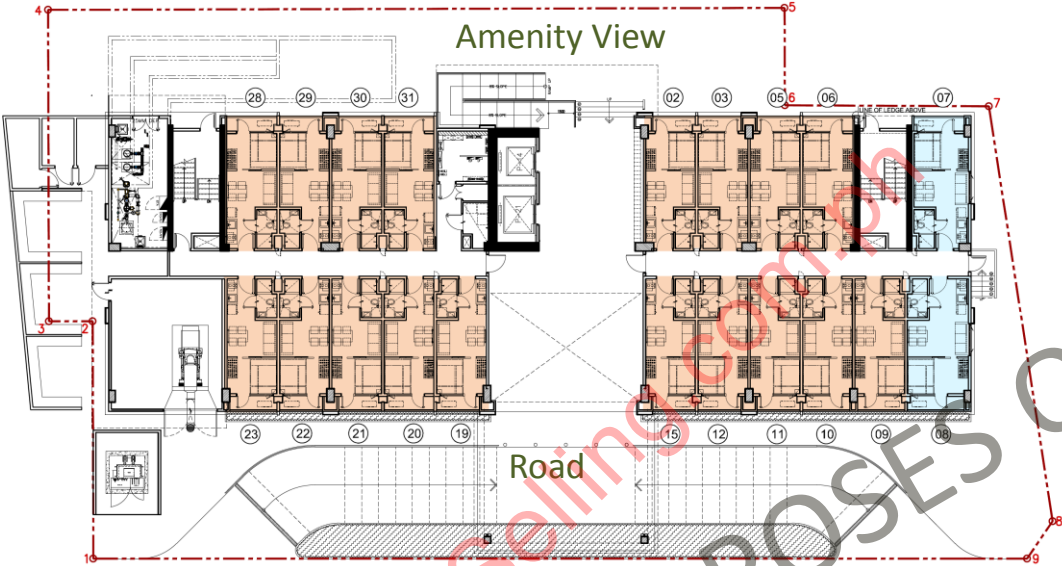


- ☐ 1BR unit partition configuration
- ☐ Split Type Aircon Provision
- ☐ Power Back Up per Unit (2 Convenience Outlets + 1 Light)
- ☐ CATV and Telephone Provision

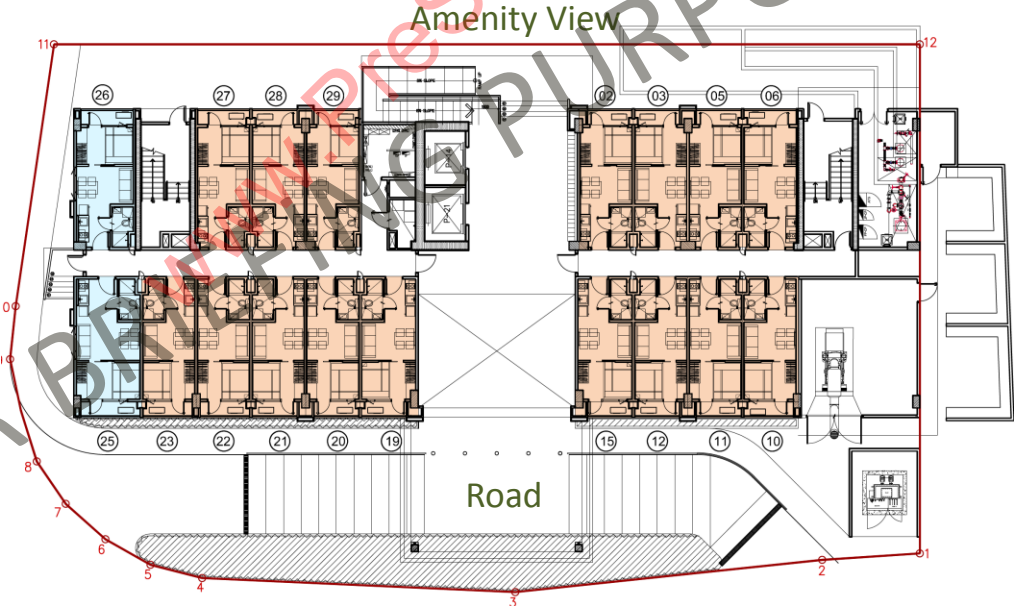


Ground Floor

Field 9
20 units



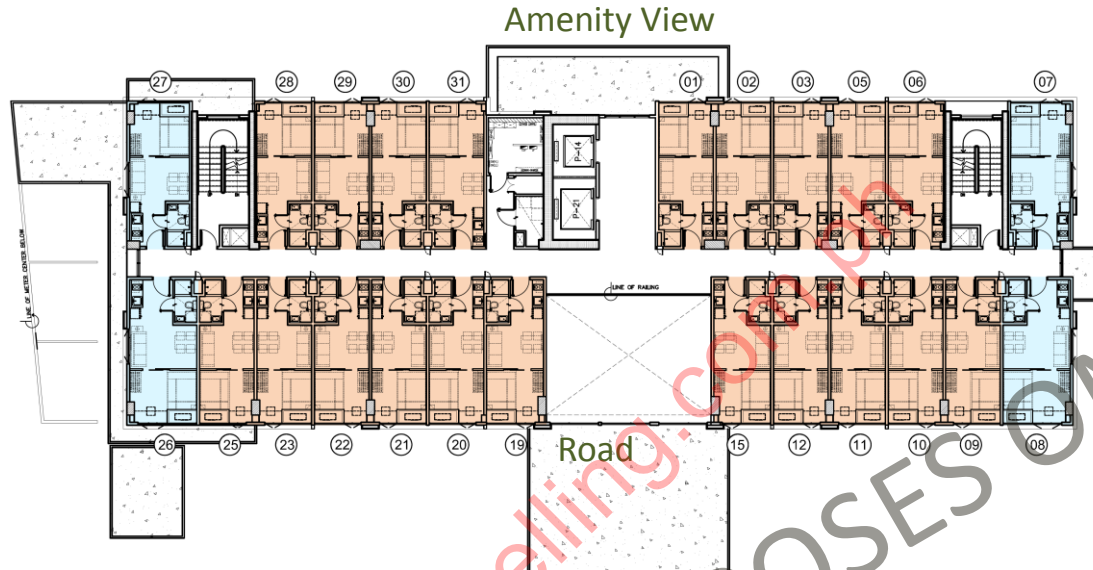
Field 10
18 units



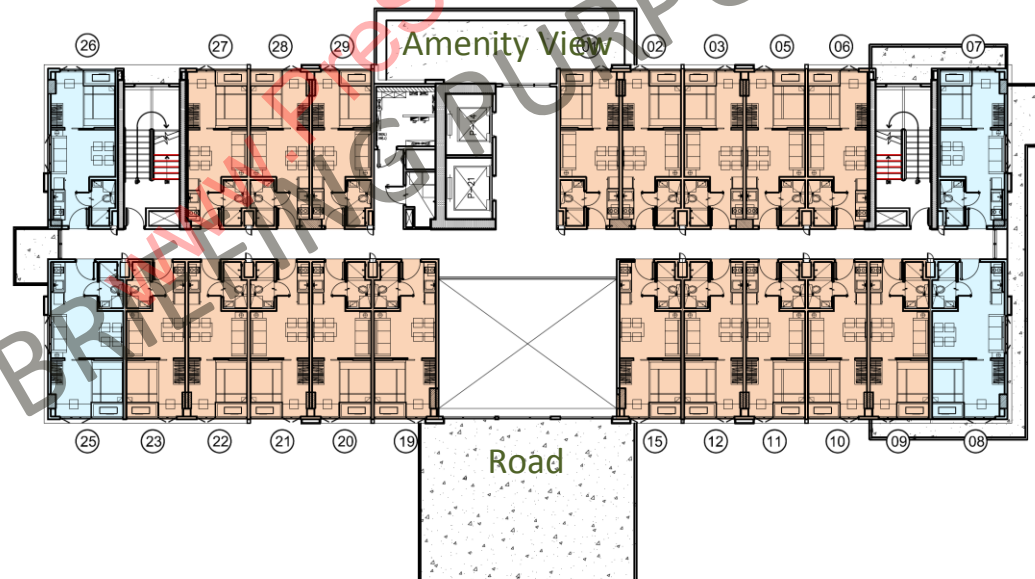
* For presentation purposes only. Plans and details subject to change without prior notice

Second Floor

Field 9
24 Units

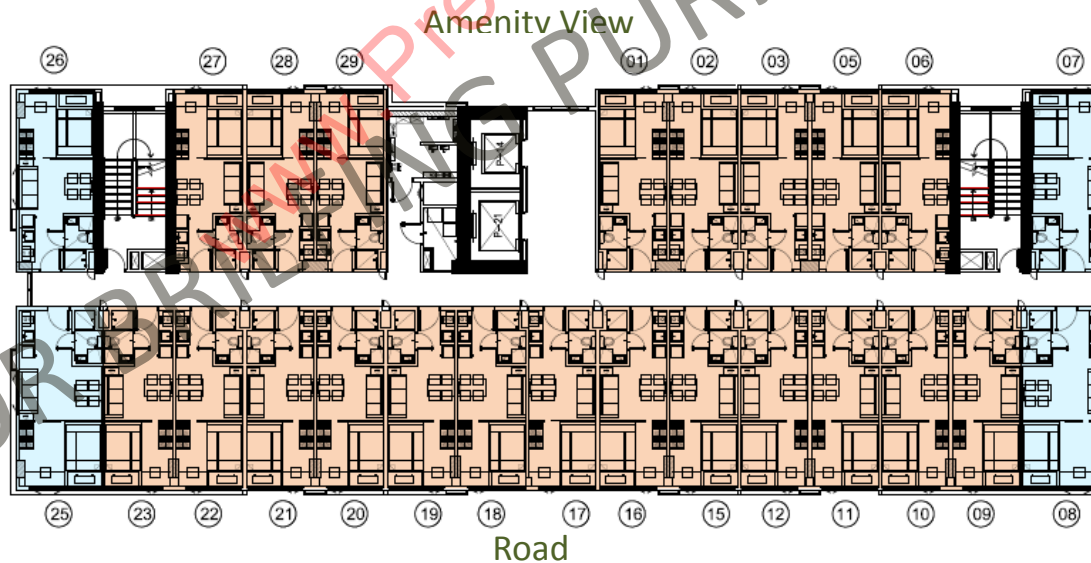
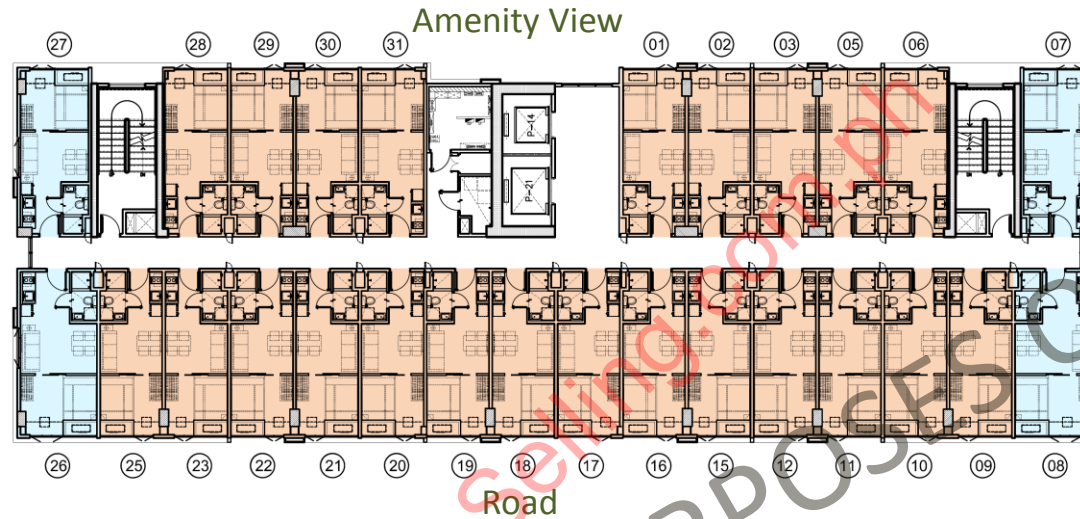


Field 10
22 Units



Typical Floor (3rd to 15th Floor)

Field 9
27 Units



Field 10
25 Units

Launch Payment Terms Q4 2019



SUCAT, PARAÑAQUE CITY

Payment Assumptions	Building 9 and 10
Price per sqm	PHP 170,714
Ave. Size	25.61 sqm
Ave. TLP	PHP 4,371,465
Ave. TAP (w/ VAT & OC)	PHP 5,180,186
Catch-up Period	49 months

Scheme	Particulars	TLP Discount	Monthly Payment
Spot Cash	100% 30 days after Reservation	10%	PHP 4,637,168
Deferred Cash	100% payable in 48 mos.	2%	PHP 105,241
Spot DP	10% Spot payment, 90% payable in 48 mos.	2%	PHP 95,186
	20% Spot payment, 80% payable in 48 mos.	4%	PHP 82,883
	50% Spot payment, 50% payable in 48 mos.	5%	PHP 51,262
Spread DP	15% payable in 48 mos., 85% Lumpsum or Bank Financing	n/a	PHP 15,667
	20% payable in 48 mos., 80% Lumpsum or Bank Financing	n/a	PHP 21,063
Easy Payment Scheme	10% Spot payment, 10% payable in 47 mos, 80% Lumpsum/ Bank	0.5%	PHP 10,435
	20% Spot payment, 10% payable in 47 mos, 70% Lumpsum/ Bank	1.0%	PHP 10,380

Scheme	Particulars	TLP Discount	Monthly Payment
Spread DP	12% payable in 48 months, 88% Lumpsum or Bank Financing	n/a	PHP 12,430

REASONS TO INVEST



SUCAT, PARAÑAQUE CITY

BUILDING 9 and 10

Why invest in FIELD Residences?

- ☐ Prime Location
- ☐ Completeness / Convenience
- ☐ Beside an SM Mall / Lifestyle Shopping Center
- ☐ Proximity to Transport Hubs
(Land / Sea – Manila Bay Ferry / Air)
- ☐ Multiple Amenities = Better Quality Time with the Family
- ☐ Vastness / Bigness of a gated community
- ☐ Great Investment – Maximum return of your property investment

