

**SMDCC**

1<sup>st</sup> Philippine Conglomerate to breach **PHP  
1 Trillion** in Market Capitalization



# SM INVESTMENTS CORPORATION

## BANKING



## RETAIL



## PROPERTY



## OTHER INVESTMENTS





# GROUP COMPANY RANKINGS

**SMIC, SM Prime, and BDO comprise 30% of the value of the Philippine Index**

## Philippine Conglomerates

Market Cap (USD bn)

<b>SMIC</b>	<b>24.5</b>
JG Summit	10.8
Ayala Corp	10.6
SMC	7.8
Aboitiz Equity	6.2
GT Capital	3.8
Metro Pacific	3.0
LT Group	2.8
Alliance Global	2.2
DMCI	2.1

Source: Bloomberg;  
Figures as of October 31, 2019

## Philippine Retailers

FY 2018 Total Sales (USD mn)

<b>SM Retail</b>	<b>6,145</b>
Puregold	2,675
Robinsons	2,519

## Philippine Retailers

FY 2018 Store Count

<b>SM Retail</b>	<b>2,328</b>
Puregold	409
Robinsons	1,910

Source: Company Information end-2018

## Philippine Banks

Total Resources (USD bn)

<b>BDO</b>	<b>59.6</b>
Metrobank	45.0
BPI	41.7
Landbank	35.8
PNB	21.2
<b>China Bank</b>	<b>17.8</b>
Security Bank	15.3
UBP	13.7
RCBC	13.3
DBP	13.2

Source: Consolidated statements of  
condition (SOC), 1H 2019

## Property Developers

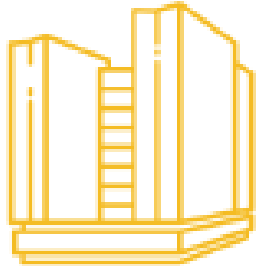
Market Cap (USD bn)

<b>SMPH</b>	<b>22.2</b>
Ayala Land	14.1
Megaworld	3.1
Robinsons Land	2.6
Vistaland	1.9
Double Dragon	0.9
Filinvest	0.8

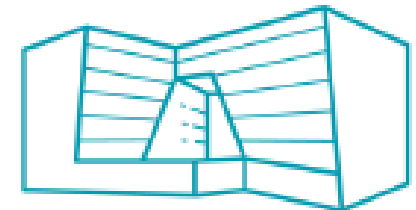
Source: Bloomberg;  
Figures as of October 31, 2019



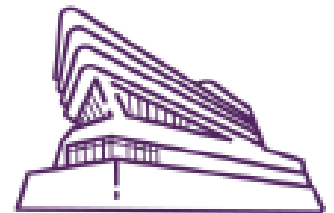
**MALLS**



**RESIDENCES**



**OFFICES**



**HOTELS AND  
CONVENTION CENTERS**



# 1<sup>st</sup> Philippine Property Company to breach **PHP 1 Trillion** in Market Capitalization



Two E-com  
(2012)

Five E-com  
(2015)

One E-com  
(2008)

Shore  
Residences  
(2017)

Shell Residences  
(2011)

Mall of Asia  
(2006)

Sea Residences  
(2008)

SM Arena  
(2012)

SMX  
Convention  
Center, Manila  
(2007)

Conrad Manila  
(2016)



PRIME

EXPANDS TO CHINA





PRIME

EXPANDS TO CHINA





**SMDC**

SM Development Corporation commits itself to provide access to luxurious urban living through its vertical villages and gated horizontal communities, designed with thoughtful features and generous resort-like amenities, all perfectly integrated with a commercial retail environment, thus giving its residents access to a truly cosmopolitan lifestyle.

Launched over

**47 Projects**

Sold over

**160,000 units**

And delivered over

**60,000 units**





# 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.*

Chairman, SM Development Corporation

# SMDC

## KEYS TO SUCCESS

**Prime  
Location**



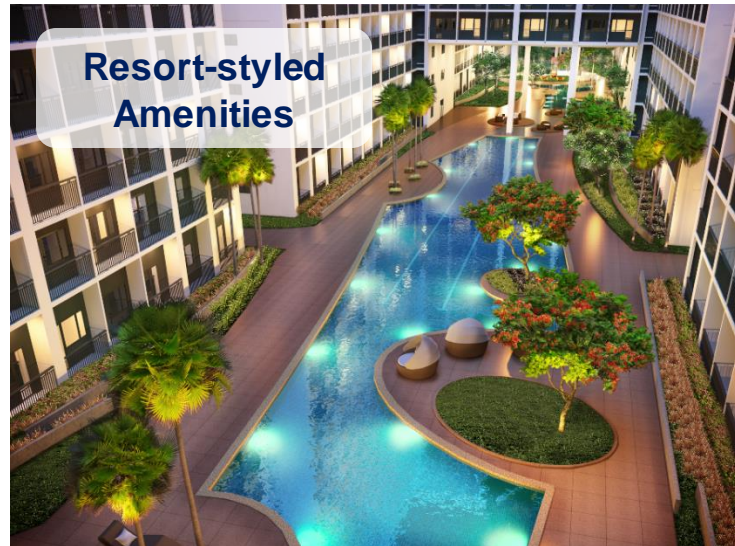
**Integration of  
Retail  
Development**



**Hotel-like  
Lobbies**



**Resort-styled  
Amenities**



**Professional  
Property  
Management**



# SMDC

## AWARD-WINNING DEVELOPER



**AIR RESIDENCES**  
**WINNER**  
**BEST HIGH-END CONDO**  
**INTERIOR DESIGN**

**SHORE RESIDENCES**  
**WINNER**  
**BEST CONDO LANDSCAPE**  
**ARCHITECTURAL DESIGN**

**PARK RESIDENCES**  
**WINNER**  
**BEST CONDO DEVELOPMENT**  
**(GREATER MANILA)**

**TREES RESIDENCES**  
**WINNER**  
**BEST LOW-RISE AFFORDABLE CONDO**  
**DEVELOPMENT (METRO MANILA)**

**FIELD RESIDENCES**  
**WINNER**  
**BEST MID-RANGE CONDO**  
**DEVELOPMENT (METRO MANILA)**



**CHEER RESIDENCES**  
**WINNER**  
**BEST AFFORDABLE CONDO**



**SM DEVELOPMENT CORPORATION**  
**WINNER**  
**BEST DEVELOPER IN THE PHILIPPINES**  
**BEST DEVELOPER IN SOUTH LUZON**  
**BEST DEVELOPER IN MINDANAO**

**SMDC**

# AWARD-WINNING DEVELOPER OF WORLD CLASS PROJECTS



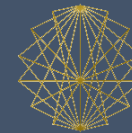
**SHORE RESIDENCES  
WINNER**

**BEST CONDO LANDSCAPE ARCHITECTURAL DESIGN**

**AIR RESIDENCES  
WINNER**

**BEST HIGH-RISE CONDO INTERIOR DESIGN**

**GOLD RESIDENCES  
WINNER  
BEST TOWNSHIP DEVELOPMENT**



**JAPAN INTERNATIONAL  
PROPERTY AWARDS**

**SMDC**

**TRAILBLAZER OF THE YEAR**



# SMDC

Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotels and leisure facilities. And now Filipinos can live in style comfort and convenience at SM Development Corporation (SMDC).

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its resident's a truly cosmopolitan lifestyle.

SMDC Developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Mall of Asia Complex, Makati, Ortigas, Taguig, Quezon City, Manila, Pasay, Parañaque and Las Piñas.



**GEM**

**RESIDENCES**

**C5, PASIG CITY**

# *Value Proposition*

Gem Residences is a precious find, a home with a strategic albeit off CBD location that shows immediate accessibility to work, all the while providing its residents the luxury of having a psychological headspace from the busy professional's work environment. Gem Residences features thoughtfully designed facilities and amenities to promote a sense of balance, connectivity and productivity, addressing the various demands of the multi-faceted lives of today's young urban professional.

A home to be treasured that allows residents to blissfully move between different facets of one's life, be it work or play in seamless harmony.

# *Metro Manila's Rising Ecopolis*



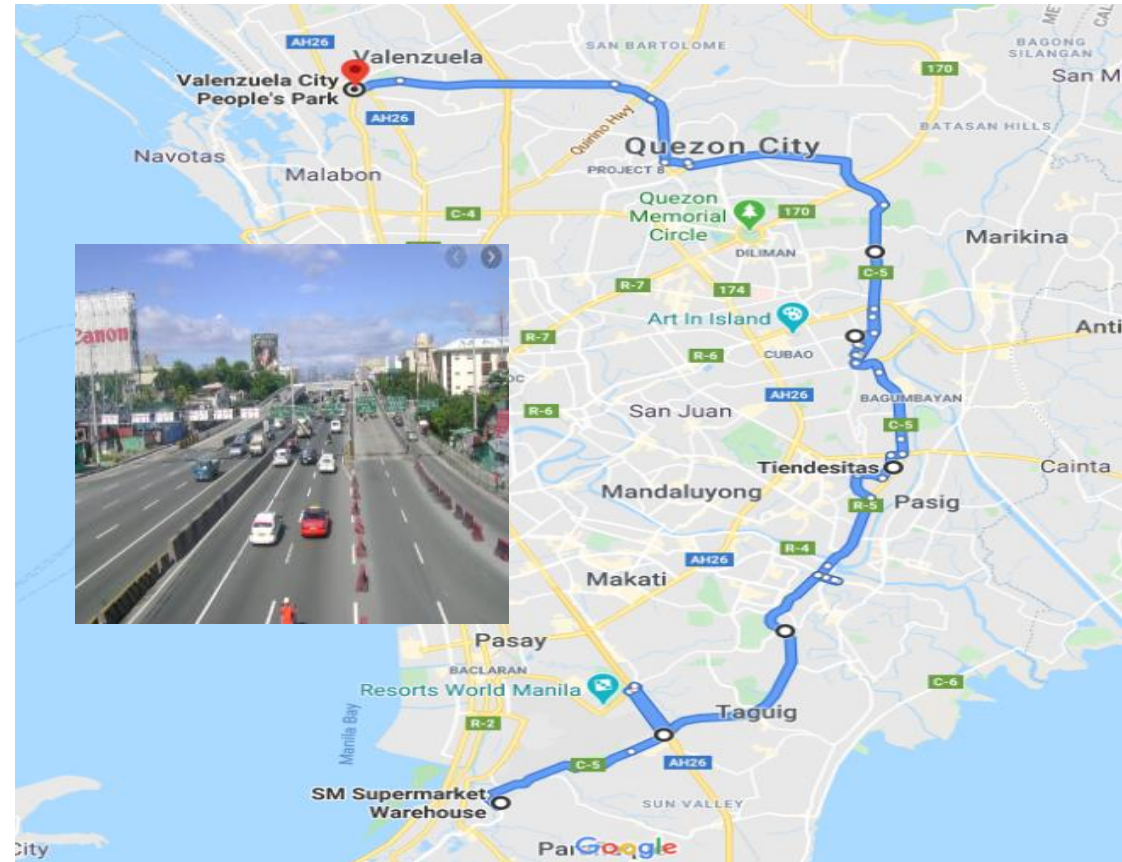
Located at Metro Manila's smart city with a green heart, and has been honored as one of the Most Liveable Cities in the world in 2013 by LivCom Awards and the 2018 Planet City Challenge winner of World Wild Life Funds's Planet City Challenge.



# The C5-Ortigas corridor is the CENTER of economic activity along C5

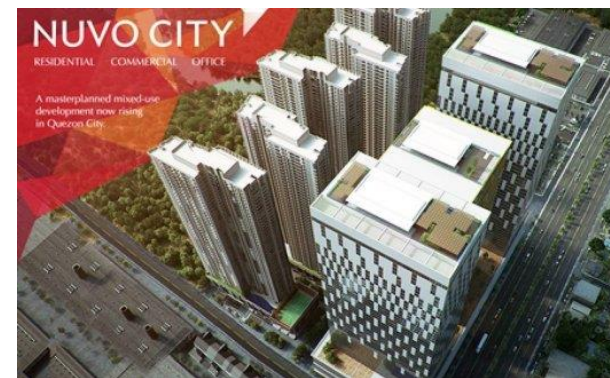
With easy access to some of Metro Manila's NEW GROWTH AREAS namely:

- Quezon City
- Marikina
- Mandaluyong
- Taguig
- Makati
- SLEX
- NLEX
- Pateros
- Rizal Province



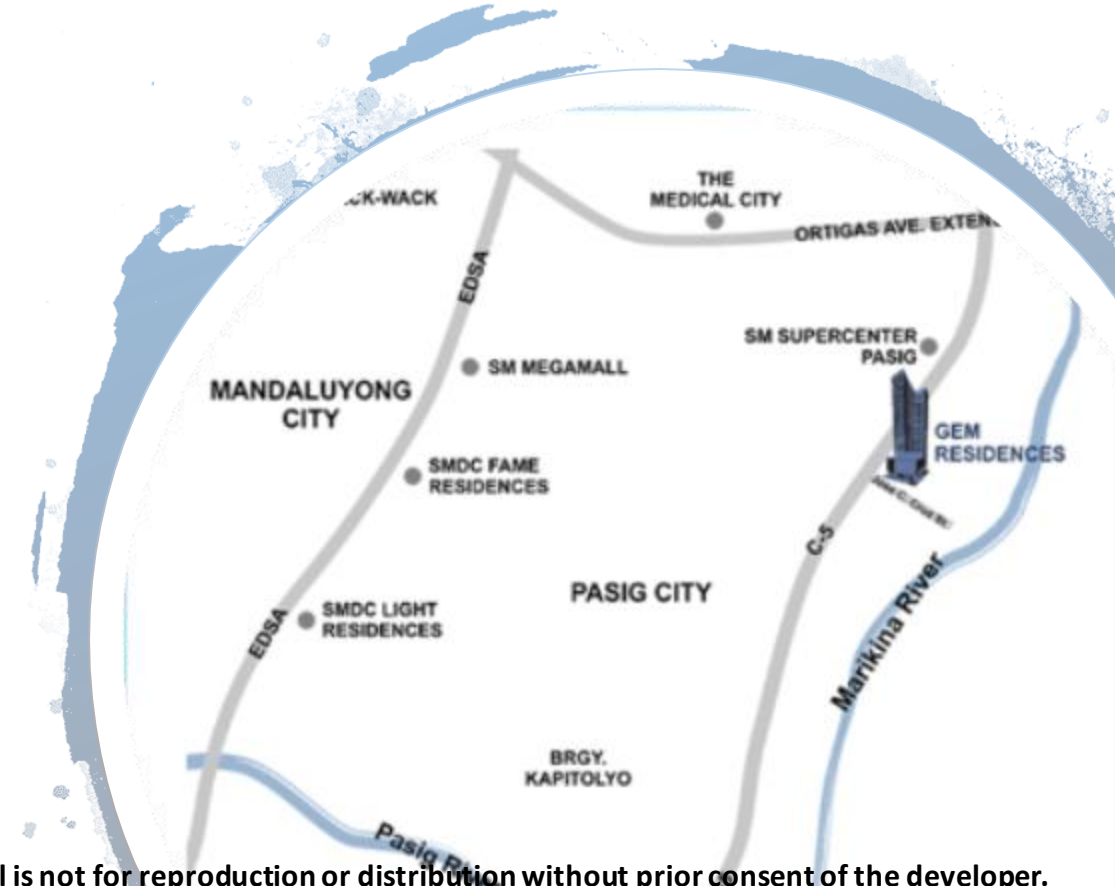
Living in the C5-Ortigas Corridor means being right where the ACTION is in this side of the metro.

# C5's Driver of Growth



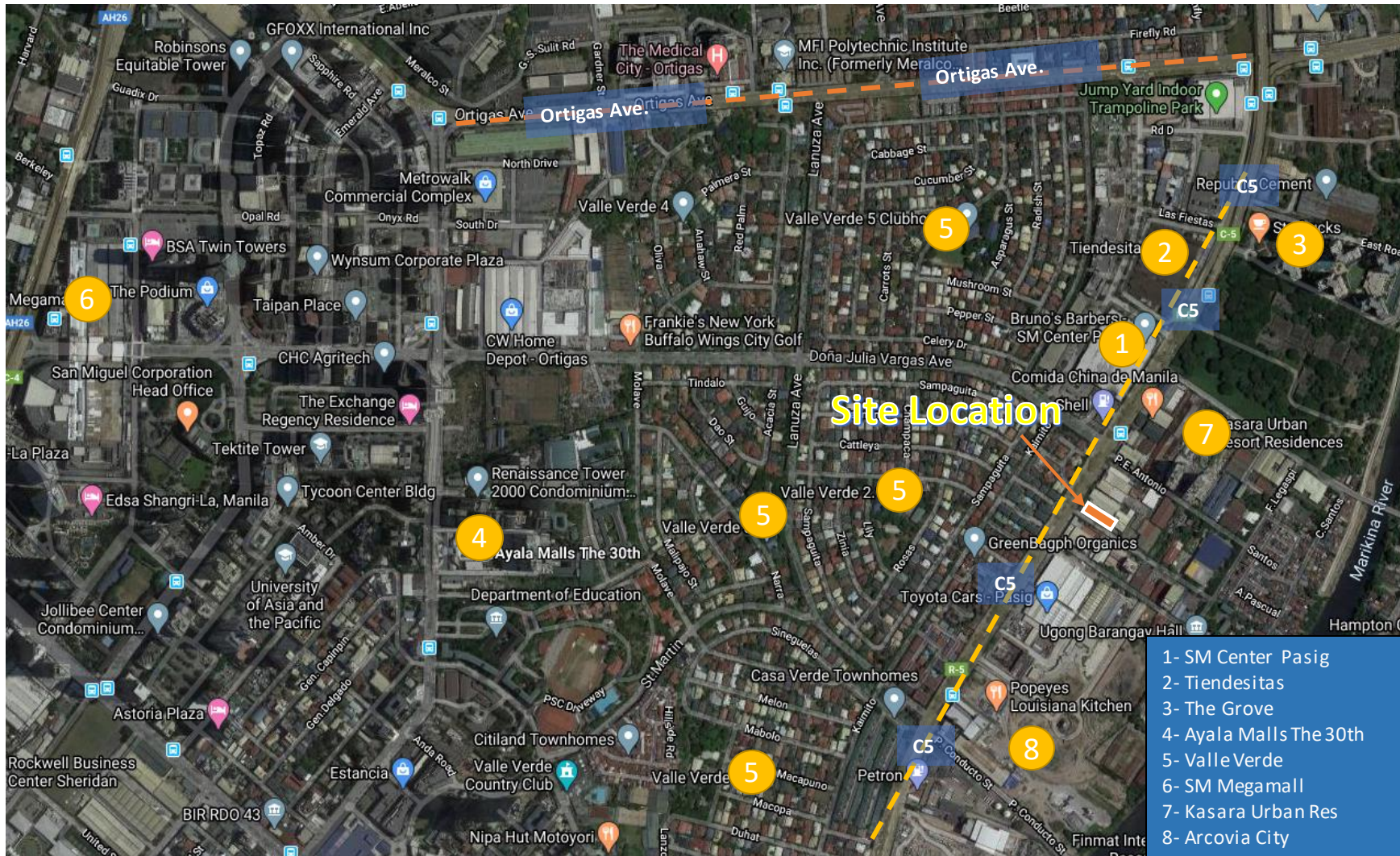
# Accessibility at its Finest

- **Offices**
  - Ortigas Center (1.2 Km)
  - Rockwell Business Center (1.3 Km)
  - Bridgetown Business Center (1.2 Km)
- **Residential**
  - Valle Verde 1 to 6
  - Arcovia City
  - Green Meadows
  - Condominium in CBD
- **Institutions**
  - Poveda (1 Km)
  - St. Paul College Pasig (2.1 Km)
  - La Salle Green Hills (2.7 Km)
  - Medical City (1.1 Km)
  - Rizal Medical Center (2.2 Km)
  - Philippine Sports Complex/ Ultra (1 Km)
- **Retail / Commercial**
  - SM Center Pasig (0.4 Km)
  - SM Megamall (2.0 Km)
  - Robinsons Galleria (2.1 Km)
  - EDSA Shangrila (2.3 Km)
  - Tiendesitas (0.5 Km)
  - Metrowalk (1.3 Km)
  - Capitol Commons (1.5 Km)



# Location

- Location: E. Rodriguez Ave. (C-5) cor. J. Cruz St., Brgy. Ugong Pasig City
- Land Area: 4,187 SQM



- 1- SM Center Pasig
- 2- Tiendesitas
- 3- The Grove
- 4- Ayala Malls The 30th
- 5- Valle Verde
- 6- SM Megamall
- 7- Kasara Urban Res
- 8- Arcovia City



# *Our Brand Story*

For contemporary urban professionals living around east of the Metro, Gem Residences is a precious find, it is located in the center of the strategic and dynamic C5 Ortigas corridor. A home that allows its residents to live brilliantly and become the best versions of themselves in every facet of their life.



# *Our Brand Story*

Gem Residences features thoughtfully designed facilities and amenities to promote a sense of balance, connectivity and productivity, addressing the various demands of the multi-faceted lives of today's young urban professional.



# Target Market

## MILLENNIALS: “Generation GO”

- Most inclined to remain “on” during off hours
- The never- offline and always- available workplace is all they know
- Blends work and life well due to their always-on approach to life
- Work/life balance and opportunities to progress or take on leadership roles stand out as priorities of millennials



# Target Market

- **Primary Market: End Users**
- Young and established professionals working or own a businesses around Eastern Manila - Pasig, Marikina, Quezon City (Libis / Bagumbayan Area),
- Loves the attraction and opportunities that living in the city has to offer but yearns for a “breather/break” from the busy work life.
  
- **Secondary Market: Retail Investors**
- Investors with a real estate property and are on the lookout to purchase their second
- Familiar with Pasig area’s business landscape and environment, and wants to diversify their investments
- On the lookout for a highly rentable property with promising high rental yields and prefers stretched payment terms







**A Brilliant Lifestyle Awaits**

# *Gem Residences*

- Single Tower Development
- Modern Contemporary Design
- 41 Levels
  - 33 Residential Floors
  - 6 Parking Levels
  - Commercial Strip and Parking at the 1<sup>st</sup> and 2<sup>nd</sup> Levels
- 1,463 residential units
- 369 parking slots (359 saleable)
- Project Launch Date: July 2020
- Turn Over Date: April 2026



# Gem Residences

PHYSICAL FLOOR LEVEL	TOTAL OF 41 FLOORS	
TOTAL		33
41ST LEVEL		32
40TH LEVEL		31
39TH LEVEL		30
38TH LEVEL		29
37TH LEVEL		28
36TH LEVEL		27
35TH LEVEL		26
34TH LEVEL		25
33RD LEVEL		24
32ND LEVEL		23
31ST LEVEL		22
30TH LEVEL		21
29TH LEVEL		20
28TH LEVEL		19
27TH LEVEL		18
26TH LEVEL		17
25TH LEVEL		16
24TH LEVEL		15
23RD LEVEL		14
22ND LEVEL		13
21ST LEVEL		12
20TH LEVEL		11
19TH LEVEL		10
18TH LEVEL		9
17TH LEVEL		8
16TH LEVEL		7
15TH LEVEL		6
14TH LEVEL		5
13TH LEVEL		4
12TH LEVEL		3
11TH LEVEL		2
10TH LEVEL		1
9TH LEVEL	RESIDENTIAL FUNCTION RM	AMENITY
8TH LEVEL	PARKING	
7TH LEVEL	PARKING	
6TH LEVEL	PARKING	
5TH LEVEL	PARKING	
4TH LEVEL	PARKING	
3RD LEVEL	PARKING	
2ND LEVEL	PARKING	
GROUND LEVEL	COMMERCIAL/LOBBY	

33 RESIDENTIAL LEVELS  
(32 TYPICAL)

High Zone 2  
(35flr-44flr)

High Zone 1  
(25flr-34flr)

Mid Zone  
(15flr-24flr)

Low Zone  
(10flr-12flr)



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

# *Building Features*

- Lobby and Reception Area
- Passenger elevators
- 24/7 CCTV cameras for selected common area
- Back-up power system
- Fire alarm and sprinkler system
- Centralized mailroom system
- Centralized garbage collection and disposal system
- Retail Stores at ground floor



# LIVE BRILLIANTLY!



Active  
Young  
Professional



**REVITALIZE**  
LEISURE  
ACTIVITIES

**SYNERGIZE**  
PRODUCTIVITY

**ACHIEVE WORK LIFE INTEGRATION**

# Amenities

## CREATOR'S PARK at the 9<sup>th</sup> level

- |                     |                     |
|---------------------|---------------------|
| 1. Lap Pool         | 11. Table Tennis    |
| 2. Kiddie Pool      | 12. Bench           |
| 3. Pool Deck        | 13. Snack Bar       |
| 4. Playground       | 14. Sunken Seat     |
| 5. Yoga Deck        | 15. Meditation Nook |
| 6. Paved Walkway    | 16. Shower Stall    |
| 7. Lounge           | 17. Changing Rooms  |
| 8. Work Spaces      | 18. Outdoor Gym     |
| 9. Water Feature    | 19. Function Room   |
| 10. Billiard Tables | 20. Indoor Gym      |



# Amenities



**Work Spaces**



**Yoga and Outdoor Gym**

# Amenities



**Indoor Gym**



**Function Room**



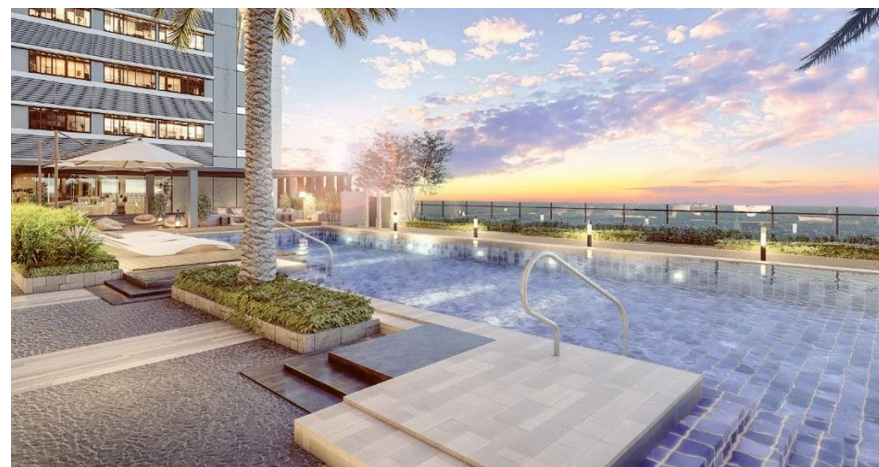
# Amenities



Lounge Area

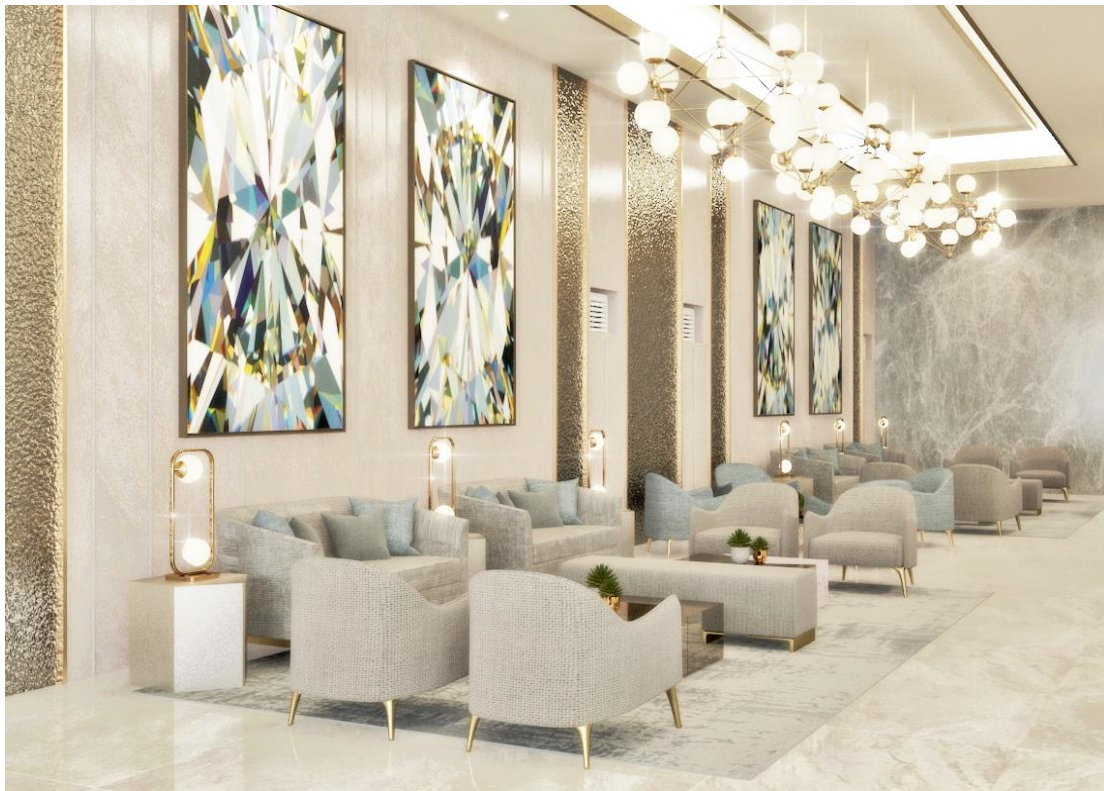


# Amenities

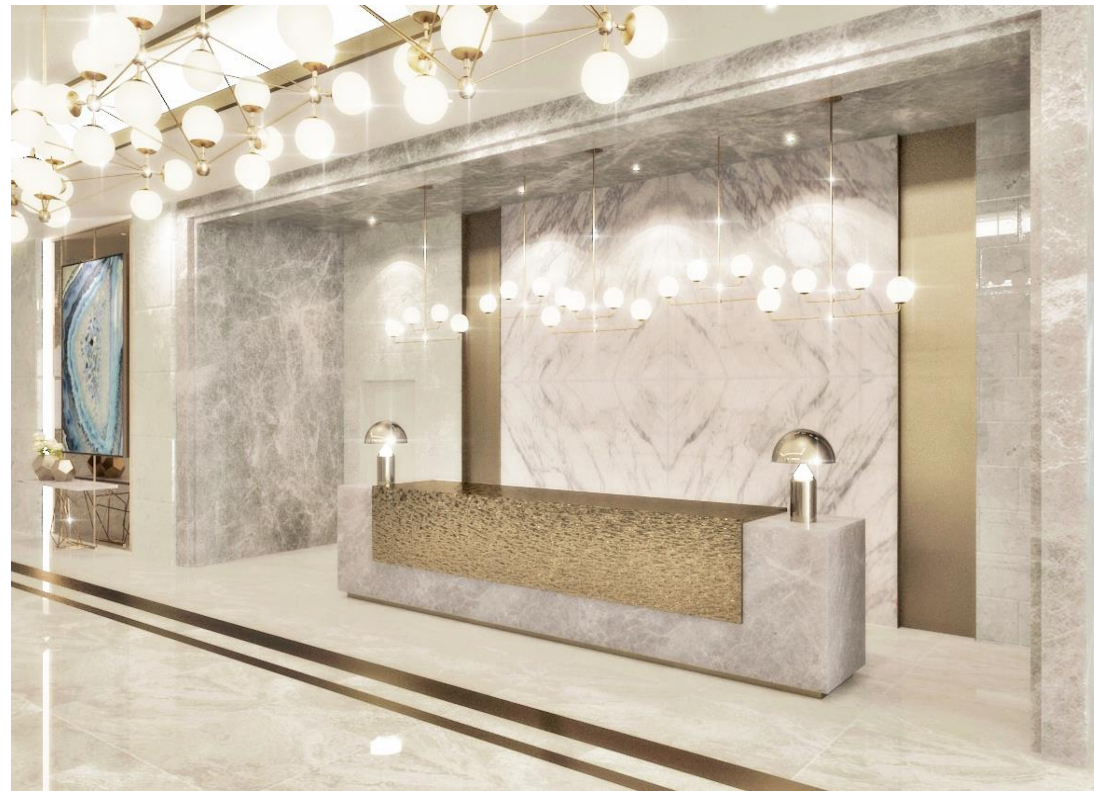


**Lap Pool**

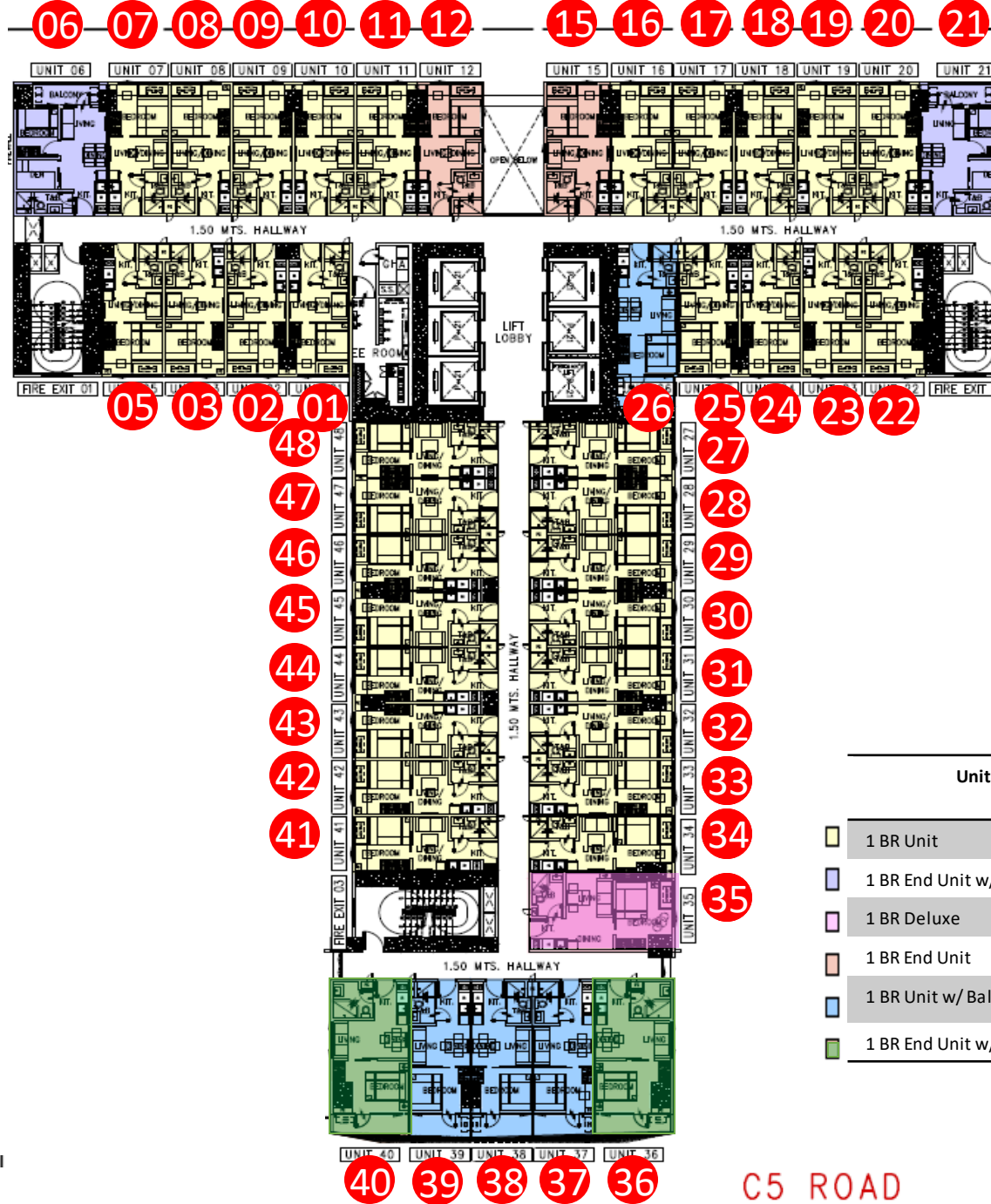
# Amenities



**Lobby**



# Typical Floor Plan



JOSE C. CRUZ STREET



Unit Type	No. of Units	Unit Size Range
1 BR Unit	1088	±22.79 - 24.62
1 BR End Unit w/ Den and Balcony	30	±34.91
1 BR Deluxe	64	±31.49
1 BR End Unit	64	±24.62
1 BR Unit w/ Balcony	128	±26.78-28.10
1 BR End Unit w/ Balcony	66	±33.66-34.75

C5 ROAD

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





# 10th Floor Plan

06 07 08 09 10 11 12 15 16 17 18 19 20 21



JOSE C. CRUZ STREET

C5 ROAD

Unit Type	No. of Units	Unit Size Range
 1 BR Unit	18	±22.79 - 24.62
 1 BR End Unit w/ Den and Balcony	2	±34.91
 1 BR End Unit	2	±24.62
 1 BR End Unit w/ Balcony	1	±28.10

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

# Unit Layouts

## Regular Units



1 BEDROOM UNIT  
± 24.00 sqm



1 BEDROOM UNIT  
± 24.62 sqm



1 BEDROOM UNIT  
± 22.79 sqm



# Unit Layouts

## Special Units



1 BEDROOM DELUXE UNIT  
± 31.49 sqm



1 BEDROOM UNIT W/ BALCONY  
± 33.67 sqm



1 BEDROOM UNIT W/ BALCONY  
± 26.79 sqm



# Unit Layouts

Special Units



1 BEDROOM DELUXE UNIT  
± 31.49 sqm



1 BEDROOM UNIT W/ BALCONY  
± 28.10 sqm



1 BEDROOM UNIT W/ DEN AND BALCONY  
± 34.91 sqm





# Unit Finishes

Typical Unit Finishes	
Living/Dining/ Bedroom	<ul style="list-style-type: none"> <li>• Painted walls and ceiling</li> <li>• Floor Tiles</li> <li>• Painted Balcony Railings</li> </ul>
Toilet and Bath	<ul style="list-style-type: none"> <li>• Wall and Floor Tiles</li> <li>• Painted Ceiling</li> <li>• Water Closet</li> <li>• Lavatory with faucet</li> <li>• Shower Set</li> <li>• Exhaust Fan</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• Painted walls and ceiling</li> <li>• Floor Tiles</li> <li>• Kitchen Sink and Faucet and Grease Trap</li> <li>• Base and overhead kitchen with counter-top</li> </ul>



# Pricing Info

- Highly affordable, starting at P221k/sqm (Ave/Sqm)
- Easy monthly amortization of **P13k per month**
  - Special Payment Term of 16% DP over 70 months, balance thru cash/bank

TLP	5,037,000
TAP	5,968,845
RF	25,000
<b>16% DP over 70 months</b>	<b>13,286</b>
Balance thru cash/bank	5,013,829





## *Reasons to Invest*

**G**rand and strategic location that offers immediate accessibility to two dynamic business districts, Ortigas and Eastwood

**E**ssential find, a home with a strategic albeit off CBD location and commercial center that supports needs of residents and serves extension of home.

**M**eticulously designed spaces, facilities and amenities to promote sense of balance, connectivity and productivity, addressing the various demands of the multi-faceted lives of today's young urban professional.

# FAQs

## Corridor Measurement

Corridor	
<b>Hallway Width</b>	1.50 m
<b>Hallway Floor to Ceiling Height:</b> (Middle Hallway Ceiling)	2.30 m
<b>Hallway Floor to Ceiling Height:</b> (Bulkhead on sides)	2.20 m

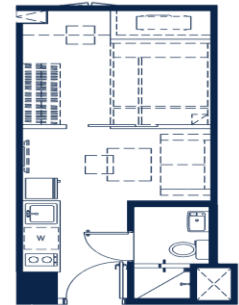
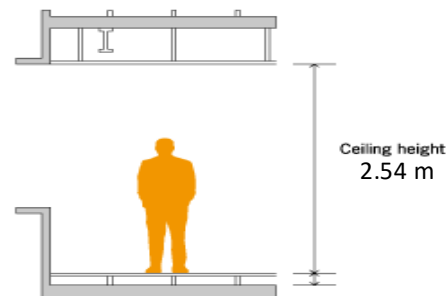
## Unit Measurement

Unit	
<b>Balcony Railing Height:</b>	
Glass	1.20 m
Railing	1.20 m
<b>Partition Wall Height</b>	2.54 m

## Floor to Floor Ceiling Height

Unit	
<b>Residential Floor to Ceiling Height:</b> Kitchen; Toilet Bath Living/ Dining; Bedroom/Den	2.20 m 2.54 m
<b>Residential Ceiling to Ceiling Height:</b> Typical	2.84 m

1.20M BALCONY  
GLASS RAILING



# FAQs

## What is the overall look of our lobbies?

- Our Hotel-Like Lobbies with high-grade finishes, sculpted ceiling lights and design pieces will provide a grand and opulent sight while the bespoke furnishings will provide a very comfy feel

## What are the back-up power?

- For common area: 100% backup power
- For residential units: 1 convenience outlet, 1 refrigerator outlet, 1 lighting outlet in the living area

## When is the project Completion date?

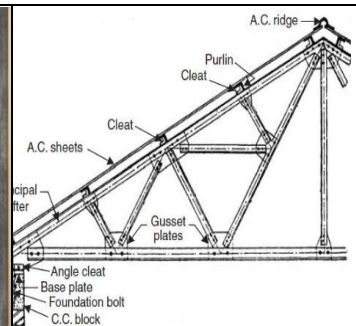
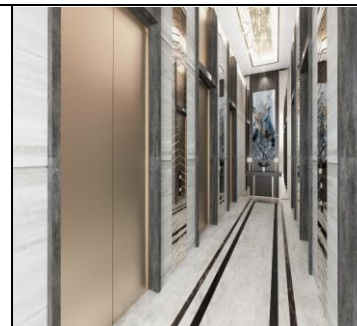
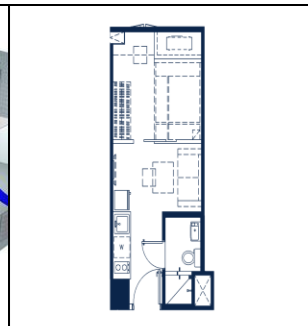
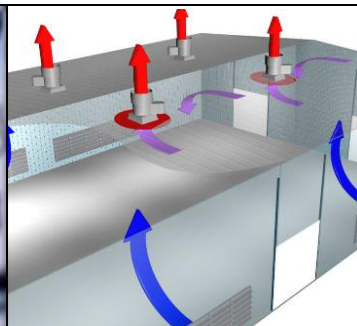
- April 2026

## How does the ventilation function on typical residential floors?

- Natural Ventilation

## Can the project withstand earthquake up to magnitude 7?

- A certificate provided by R. B. Sanchez Consulting Engineers, states that the design of the project can withstand earthquake up to Magnitude **7.0**. This is in compliance with the engineering standards of the National Structural Code of the Philippines 2015, Vol 1, 7th Ed.



# FAQs

## How to install Front Load Washing Machine?

- Recommended washing machine is 7.0-7.5 kg with 850x600x550mm (WxHxD) dimension.
- Intended location for the front load washing machine is at the kitchen countertop area. Below the countertop is a void space which can accommodate a commercially available front load washing machine.
- During installation, the installer may connect the water supply hose to the water point provision. The installer may also connect the drainage hose to the drainage provision.

## How to extract the Front Load Washing Machine for Repair and Maintenance?

- The water and drainage hose need to be disconnected from the water and drainage points.
- When disconnected, the washing machine may be pulled out of the kitchen counter for repair and maintenance.



# Thank you!

