

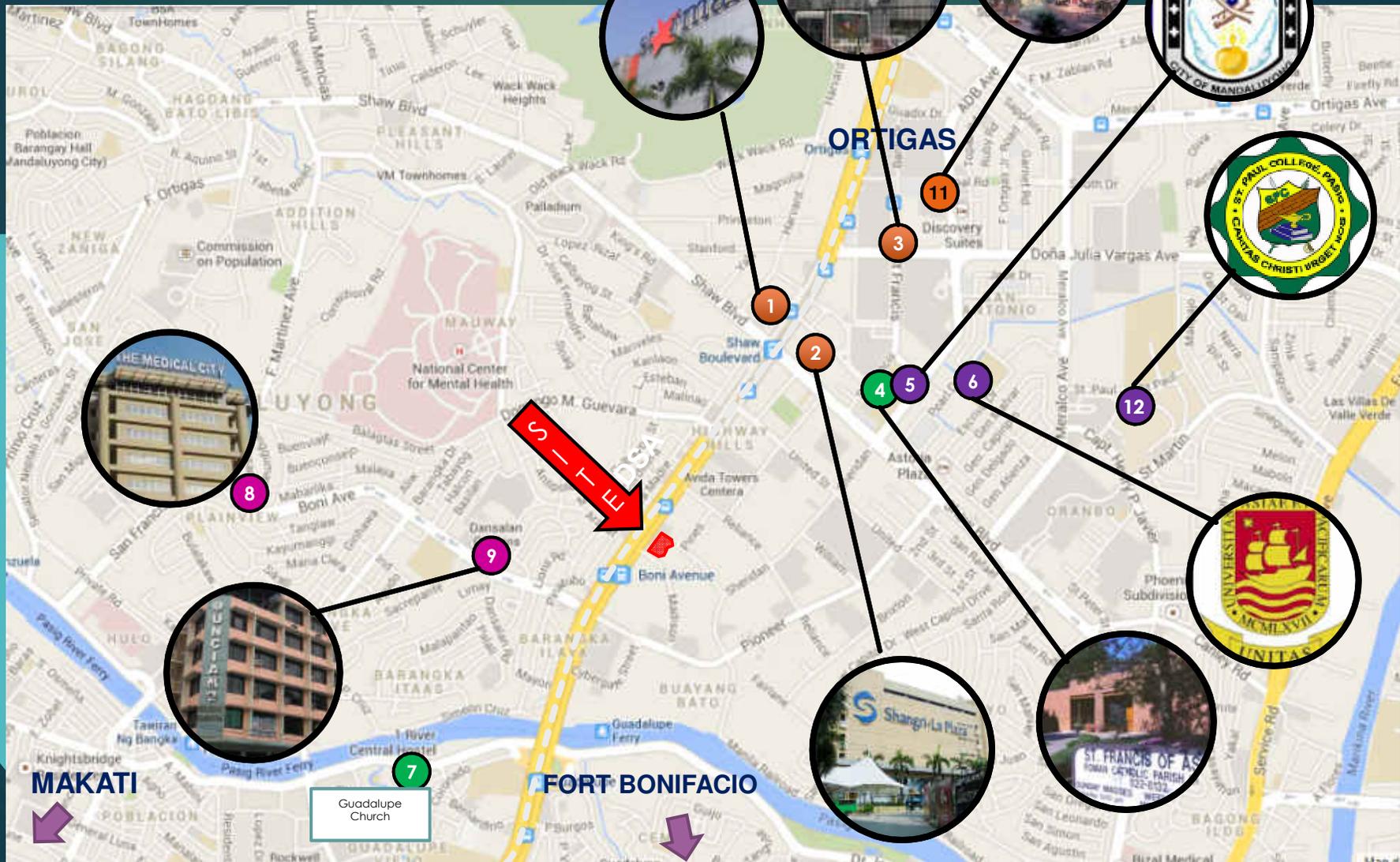
The background is a dark teal color. It features several light blue circles of varying sizes. One large circle is on the left side, partially overlapping the text. Another large circle is on the right side. There are two smaller circles, one in the top right and one in the bottom right. A red vertical rectangle is located in the top right corner.

LIGHT 2

Briefing

TECHNICAL SLIDES

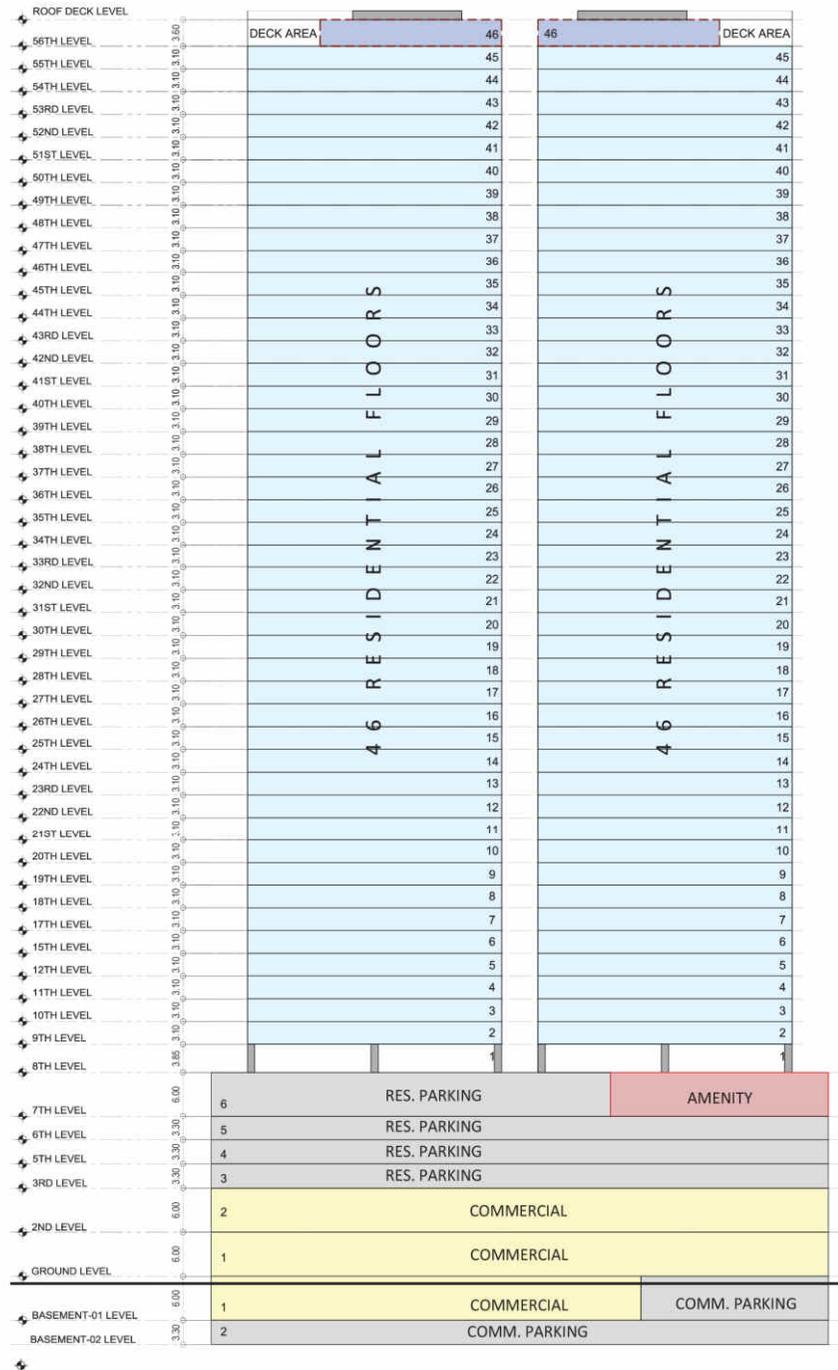
ACCESS & LOCATIONAL ADVANTAGE



PROJECT HIGHLIGHTS



Project Name	Light Residences 2
Owner	102 E. Delos Santos Realty Corp.
Product Type	HRB
Lot Area	10,936 sqms
Building Footprint	7,311.55 sqms
Number of Residential Units	Tower 1 - 2142
Number of Parking Slots	963 car parking slots (728 resi, 235 commercial)
Location	EDSA cor. Madison St., Barangay Barangka Ilaya, Mandaluyong
Description	<ul style="list-style-type: none"> • Commercial: 4 levels (2 basement levels) • Residential Podium Parking: 5 Levels • Tower 1: 46 floors • Tower 2: 46 floors • Physical: 52 Floors • Marketing: 55 Floors
Target Launch Date	Tower 1 - Aug 2019
Turnover Date	Tower 1 - Sep 2024 (62 months)



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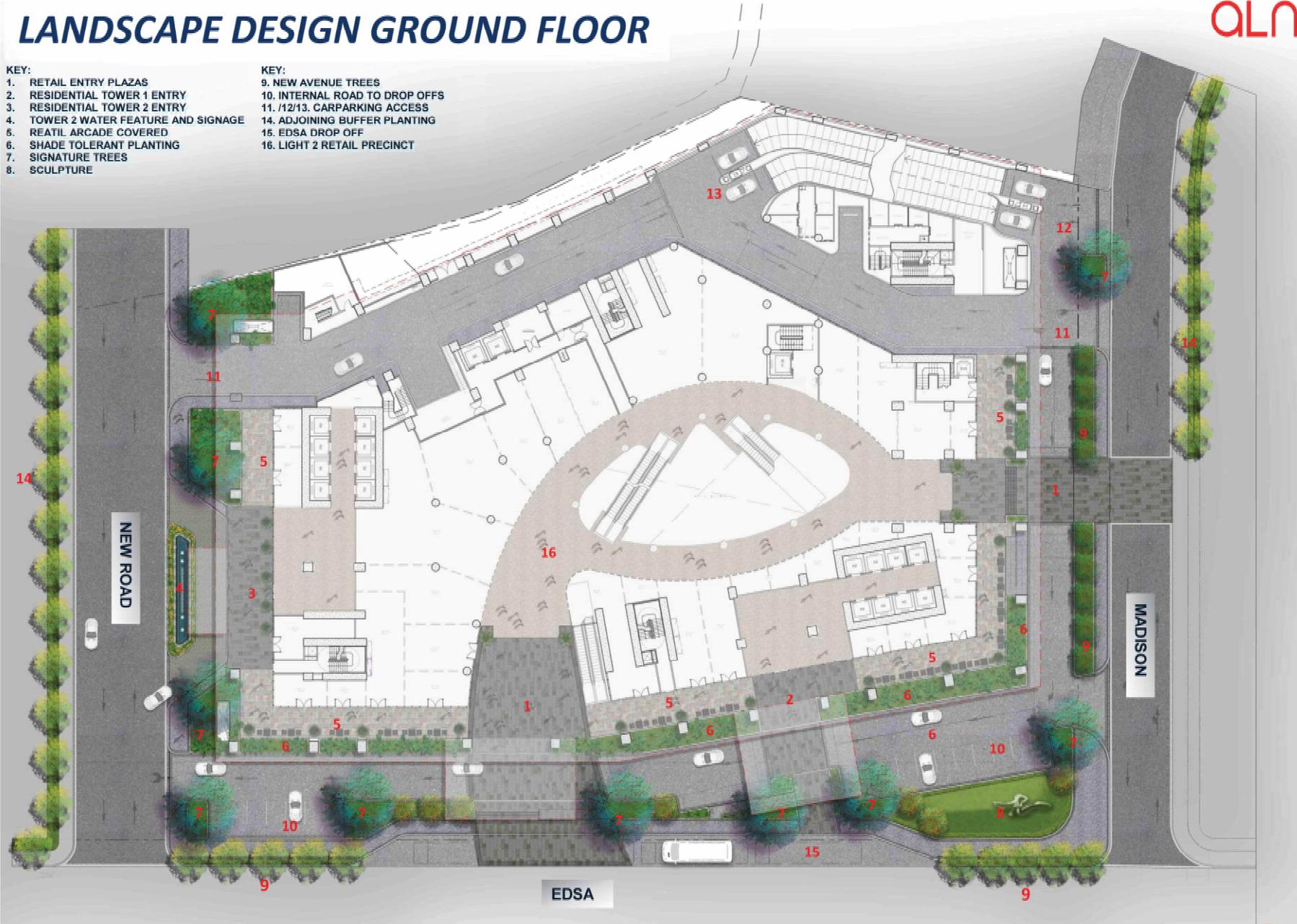
LANDSCAPE DESIGN GROUND FLOOR

KEY:

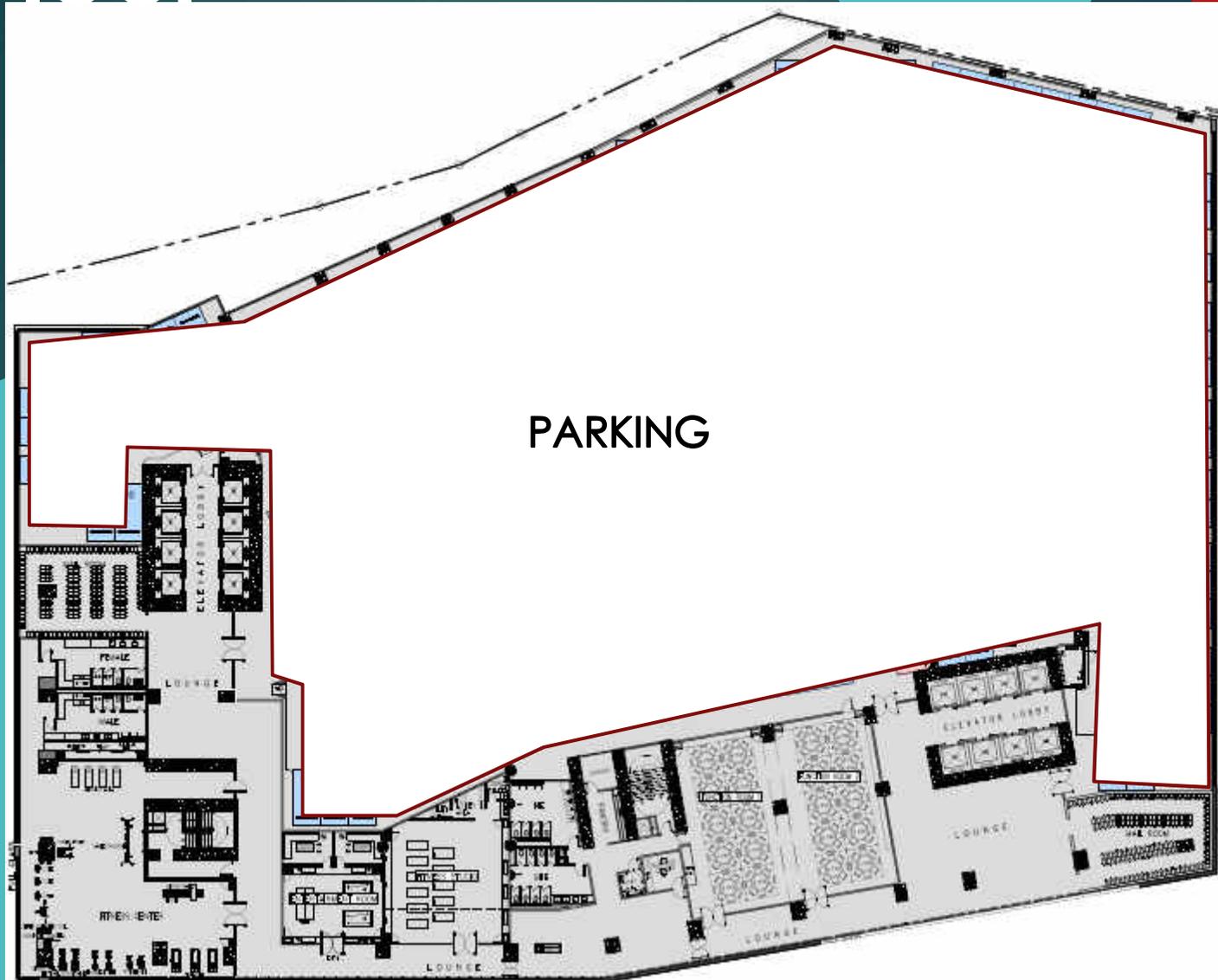
- 1. RETAIL ENTRY PLAZAS
- 2. RESIDENTIAL TOWER 1 ENTRY
- 3. RESIDENTIAL TOWER 2 ENTRY
- 4. TOWER 2 WATER FEATURE AND SIGNAGE
- 5. RETAIL ARCADE COVERED
- 6. SHADE TOLERANT PLANTING
- 7. SIGNATURE TREES
- 8. SCULPTURE

KEY:

- 9. NEW AVENUE TREES
- 10. INTERNAL ROAD TO DROP OFFS
- 11. /12/13. CARPARKING ACCESS
- 14. ADJOINING BUFFER PLANTING
- 15. EDSA DROP OFF
- 16. LIGHT 2 RETAIL PRECINCT



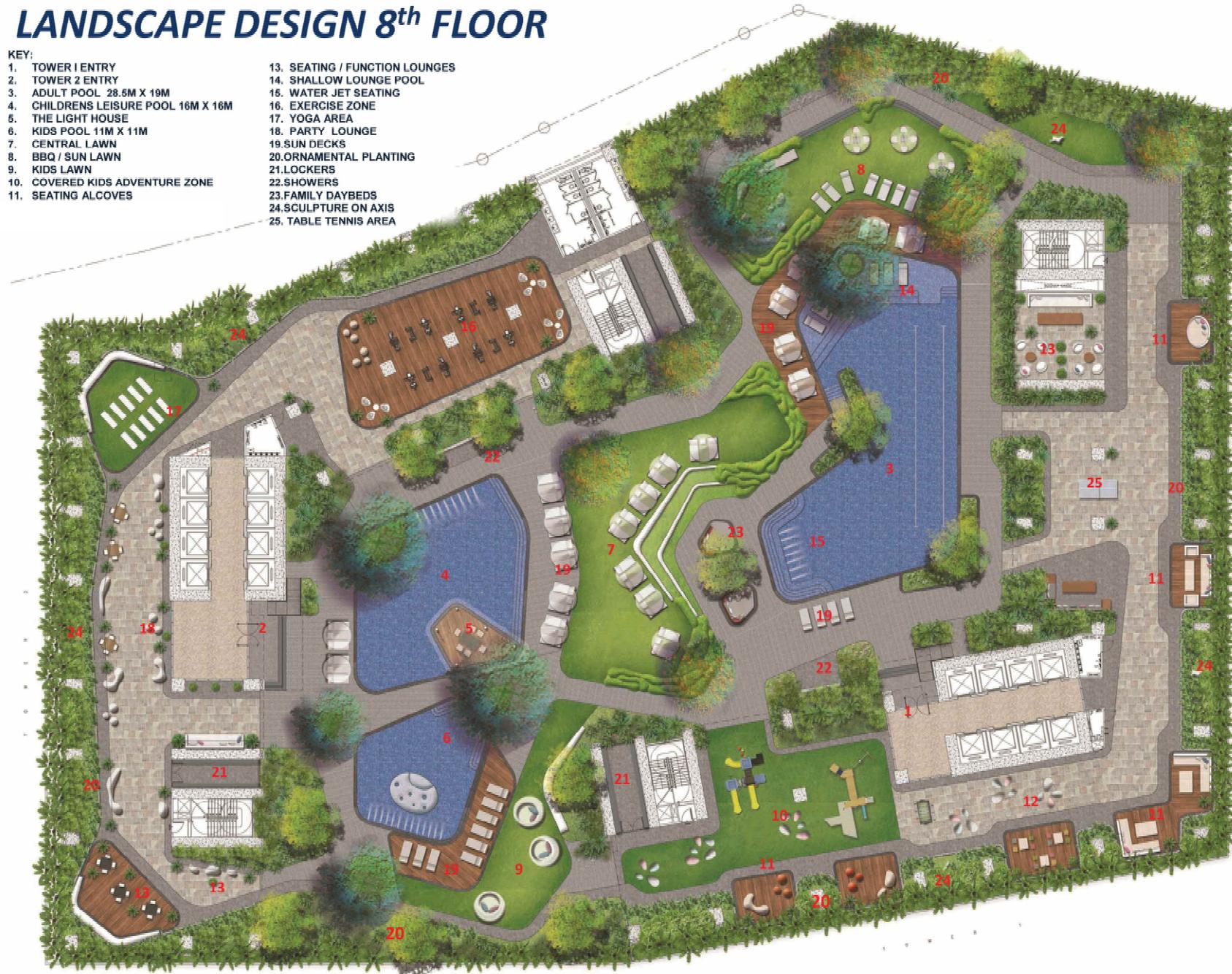
7th Floor



LANDSCAPE DESIGN 8th FLOOR

KEY:

- | | |
|-------------------------------------|--------------------------------|
| 1. TOWER 1 ENTRY | 13. SEATING / FUNCTION LOUNGES |
| 2. TOWER 2 ENTRY | 14. SHALLOW LOUNGE POOL |
| 3. ADULT POOL 28.5M X 19M | 15. WATER JET SEATING |
| 4. CHILDRENS LEISURE POOL 16M X 16M | 16. EXERCISE ZONE |
| 5. THE LIGHT HOUSE | 17. YOGA AREA |
| 6. KIDS POOL 11M X 11M | 18. PARTY LOUNGE |
| 7. CENTRAL LAWN | 19. SUN DECKS |
| 8. BBQ / SUN LAWN | 20. ORNAMENTAL PLANTING |
| 9. KIDS LAWN | 21. LOCKERS |
| 10. COVERED KIDS ADVENTURE ZONE | 22. SHOWERS |
| 11. SEATING ALCOVES | 23. FAMILY DAYBEDS |
| | 24. SCULPTURE ON AXIS |
| | 25. TABLE TENNIS AREA |



Amenity & Landscape



LANDSCAPE DESIGN 8th FLOOR – PERSPECTIVE OVERVIEW FROM EDSA SIDE

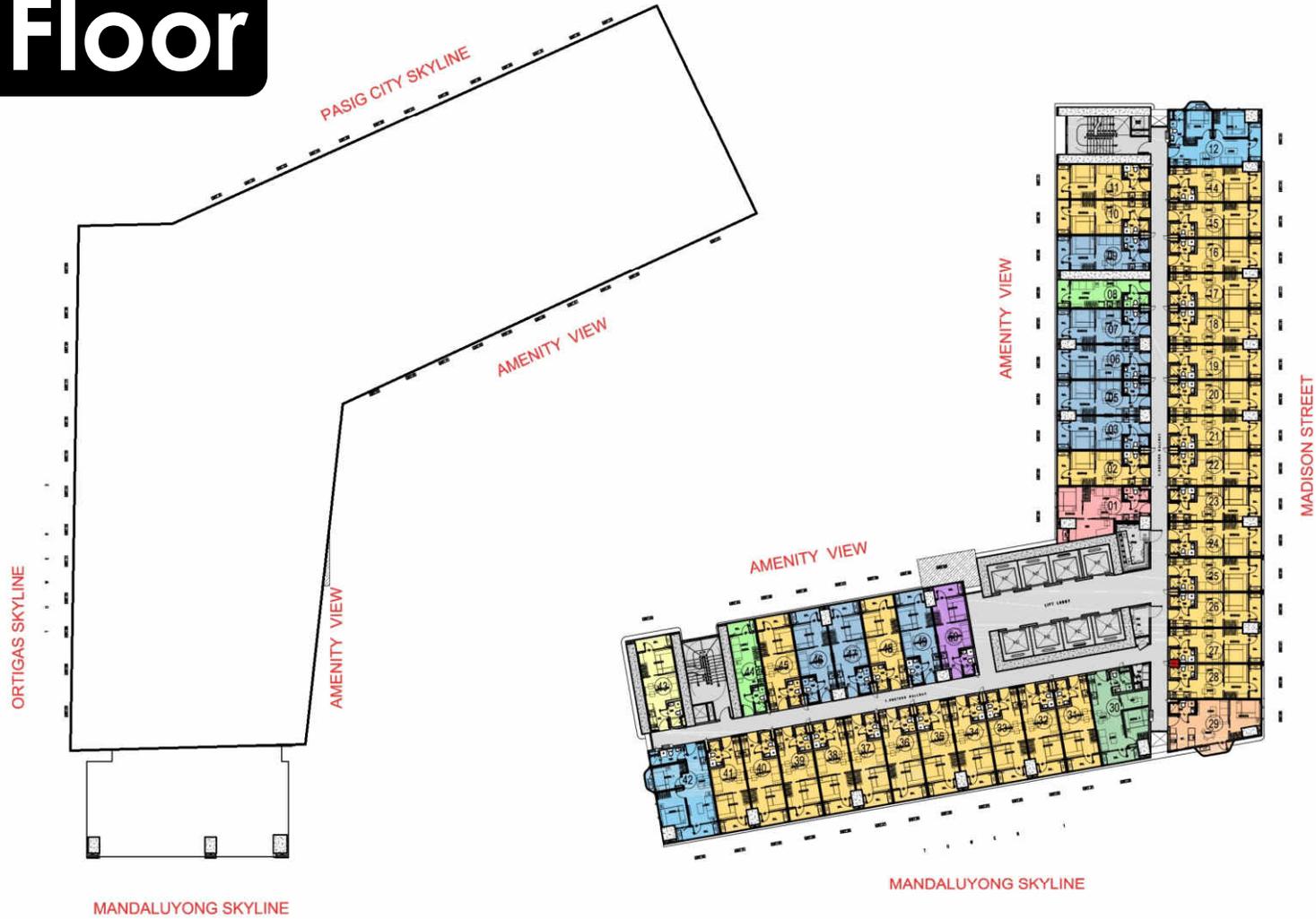
ALN





RESIDENTIAL FLOOR LAYOUT

9th Floor

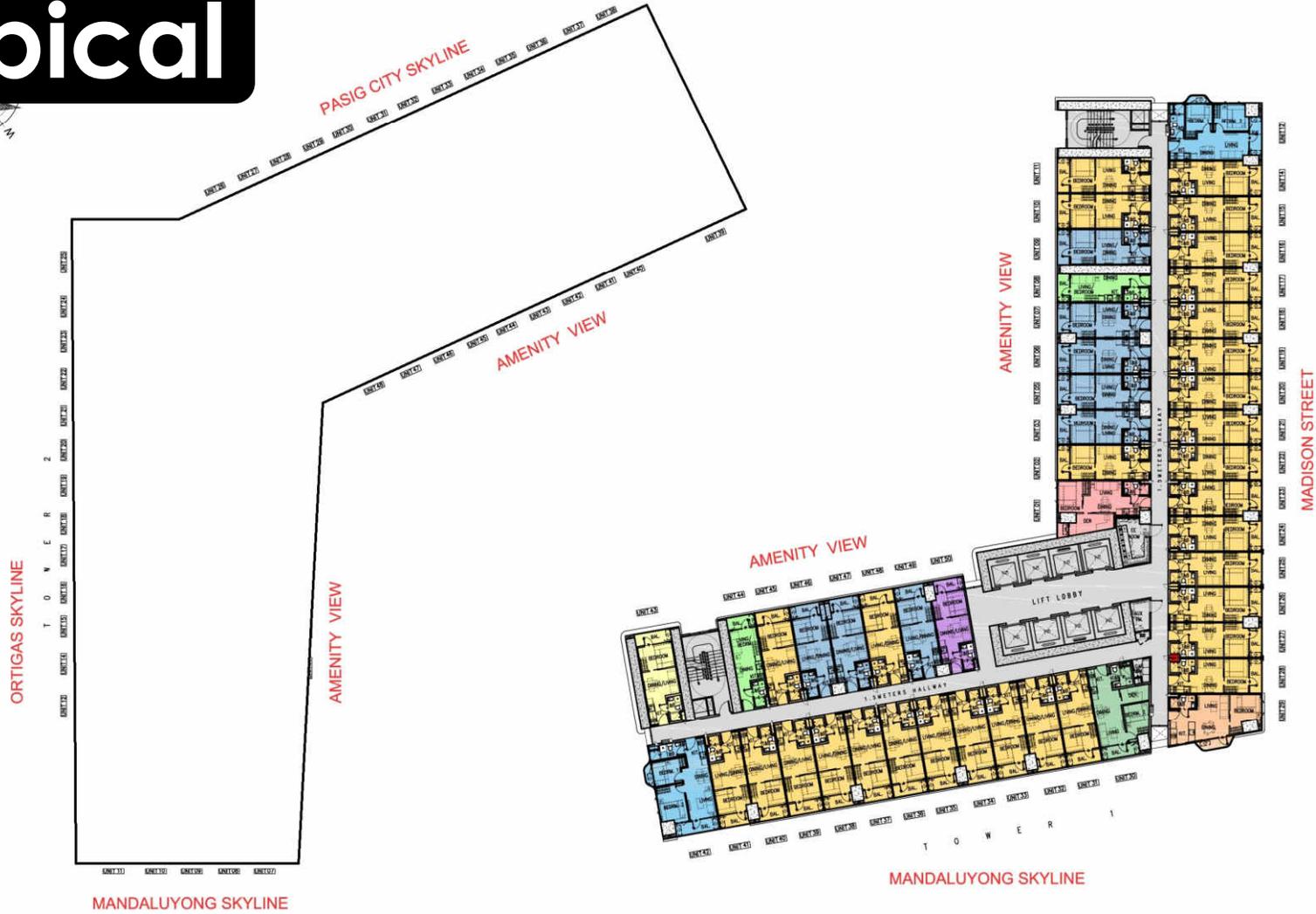


LIGHT RESIDENCES 2
9TH FLOOR PLAN

LEGENDS:

- | | | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| ■ TYPE 1 - 1 BEDROOM UNIT WITH BALCONY | ■ TYPE 5 - STUDIO UNIT WITH BALCONY | ■ TYPE 9 - 1 BEDROOM UNIT WITH DEN WITH BALCONY | ■ TYPE 14 - 1 BEDROOM UNIT WITH BALCONY |
| ■ TYPE 2 - 1 BEDROOM UNIT WITH BALCONY | ■ TYPE 6 - 1 BEDROOM UNIT WITH BALCONY | ■ TYPE 10 - 2 BEDROOM UNIT WITH BALCONY | ■ TYPE 16 - 1 BEDROOM UNIT WITH BALCONY |
| ■ TYPE 3 - 1 BEDROOM UNIT WITH DEN | ■ TYPE 7 - STUDIO UNIT WITH BALCONY | ■ TYPE 12 - 2 BEDROOM UNIT WITH BALCONY | |
| ■ TYPE 4 - 2 BEDROOM END UNIT WITH BALCONY | ■ TYPE 8 - 1 BEDROOM END UNIT WITH BALCONY | ■ TYPE 13 - 2 BEDROOM UNIT WITH BALCONY | |

Typical



LIGHT RESIDENCES 2
TYPICAL FLOOR PLAN

LEGENDS:

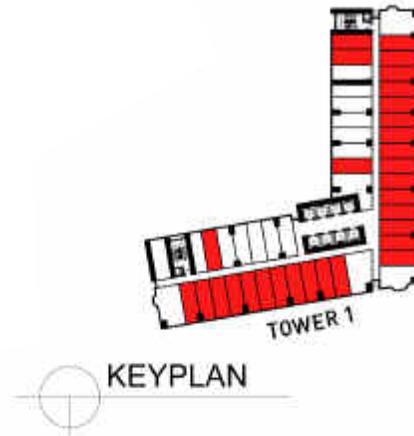
- | | | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| ■ TYPE 1 - 1 BEDROOM UNIT WITH BALCONY | ■ TYPE 5 - STUDIO UNIT WITH BALCONY | ■ TYPE 9 - 1 BEDROOM UNIT WITH DEN WITH BALCONY | ■ TYPE 13 - 2 BEDROOM UNIT WITH BALCONY |
| ■ TYPE 2 - 1 BEDROOM UNIT WITH BALCONY | ■ TYPE 6 - 1 BEDROOM UNIT WITH BALCONY | ■ TYPE 10 - 2 BEDROOM UNIT WITH BALCONY | ■ TYPE 14 - 1 BEDROOM UNIT WITH BALCONY |
| ■ TYPE 3 - 1 BEDROOM UNIT WITH DEN | ■ TYPE 7 - STUDIO UNIT WITH BALCONY | ■ TYPE 11 - 2 BEDROOM END UNIT WITH BALCONY | ■ TYPE 15 - 1 BEDROOM END UNIT WITH BALCONY |
| ■ TYPE 4 - 2 BEDROOM END UNIT WITH BALCONY | ■ TYPE 8 - 1 BEDROOM END UNIT WITH BALCONY | ■ TYPE 12 - 2 BEDROOM UNIT WITH BALCONY | ■ TYPE 16 - 1 BEDROOM UNIT WITH BALCONY |



UNIT FLOOR LAYOUT



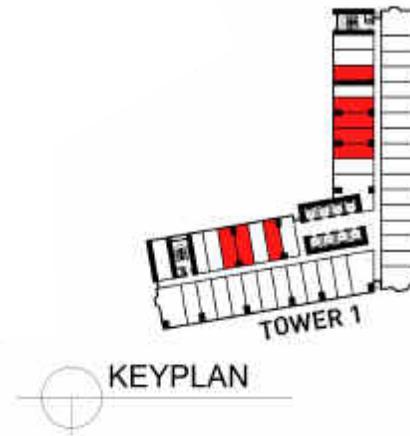
TYPE 1



1 BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	7.13	76.75
Kitchen Area	4.40	47.36
Bedroom	7.22	77.61
Toilet & Bath	3.50	37.67
Balcony	3.40	36.70
TOTAL:	±25.65	±276.09



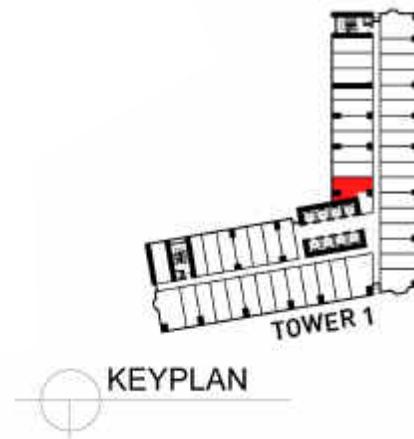
TYPE 2



1 BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	7.13	76.75
Kitchen Area	4.40	47.36
Bedroom	7.22	77.61
Toilet & Bath	3.50	37.67
Balcony	3.40	36.70
TOTAL:	25.65	276.09



TYPE 3



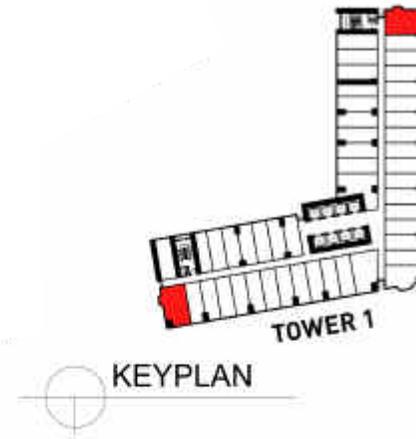
KEYPLAN

1 BEDROOM UNIT W/ DEN

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	7.85	84.50
Kitchen Area	4.65	50.05
Den	9.18	98.81
Bedroom	7.32	78.79
Toilet & Bath	3.38	36.38
TOTAL:	32.38	348.54



TYPE 4

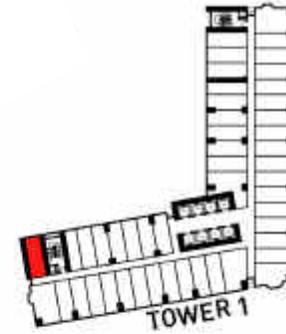


2 BEDROOM END UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	11.35	122.17
Kitchen Area	4.61	49.62
Bedroom A	6.90	74.27
Bedroom B	8.92	96.01
Toilet & Bath	4.45	47.90
Balcony	5.55	59.74
TOTAL:	±41.79	±449.82



TYPE 6



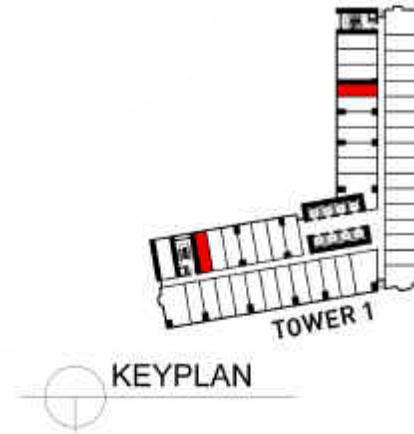
KEYPLAN

1 BEDROOM UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	6.90	78.57
Kitchen Area	4.40	47.36
Bedroom	6.90	74.27
Toilet & Bath	3.51	37.78
Balcony	3.56	38.32
TOTAL:	26.48	276.09



TYPE 7

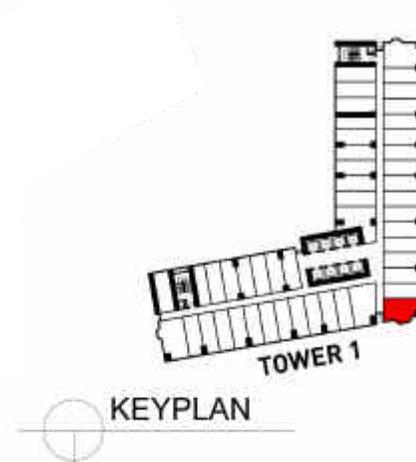


STUDIO UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living Area	6.51	76.96
Dining/Kitchen Area	8.28	95.80
Toilet & Bath	2.90	37.67
Balcony	3.00	32.29
TOTAL:	20.69	242.73



TYPE 8

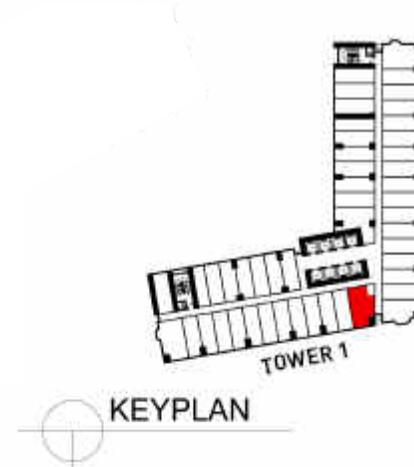


1 BEDROOM END UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	11.65	125.40
Kitchen Area	7.96	85.68
Bedroom	9.92	106.78
Toilet & Bath	3.50	37.67
Balcony	2.65	28.52
TOTAL:	35.68	384.05



TYPE 9

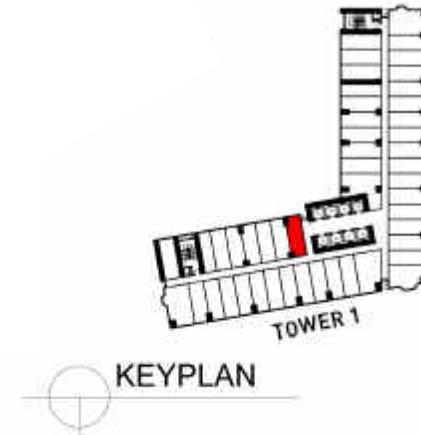


1 BEDROOM UNIT W/ DEN W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	11.77	126.69
Kitchen Area	4.50	48.44
Den	4.35	46.71
Bedroom	7.66	82.45
Toilet & Bath	4.65	50.15
Balcony	5.45	58.66
TOTAL:	38.38	413.11



TYPE 14



1 BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters	Square Feet
Living/Dining Area	7.50	80.73
Kitchen Area	4.38	47.15
Bedroom	7.00	75.34
Toilet & Bath	3.70	39.83
Balcony	3.50	37.67
TOTAL:	26.08	276.10

Specifications

- ▶ The BASIC UNIT shall be delivered with the following:
 - ▶ Floor tiles in all areas of UNIT;
 - ▶ Living room, dining room and bedroom/s with plain cement painted finish on the interior walls/and off-form painted finish on the ceiling;
 - ▶ Interior Drywall Partitions in Painted Finish and Laminated Low Wall Bedroom Partition/s;
 - ▶ Powder Coated Aluminum Framed Windows;
 - ▶ Wiring devices (breaker, switch, outlets);
 - ▶ Kitchen Area in plain cement painted finish on interior walls and painted drop ceiling;
 - ▶ Kitchen Appliances are 2 Burner Cook Top and Range hood;
 - ▶ Kitchen Base and Overhead Cabinet/s with Granite Counter-Top, Stainless Kitchen Sink and Faucet and Stainless Steel Grease Trap;
 - ▶ Toilet and bath with tiled floors and combination of semi-gloss paint finish and tiles on wall of the dry and wet areas
 - ▶ Water closet, lavatory, soap holder, tissue holder, shower head and faucet in the toilet and bath;
 - ▶ Provision of tapping point for water heater in the shower area only

Pay terms

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 days	10.00%	4.00%
Deferred Cash	100% Payable in 59 months	2.00%	-
Spot DP	10% Spot / 90% in 59 months	2.00%	-
	20% Spot / 80% in 59 months	4.00%	-
	50% Spot / 50% in 59 months	5.00%	-
Spread DP	15% in 59 months / 85% through cash or bank	-	-
	20% in 59 months /80% through cash or bank	-	-
Easy Payment Scheme	10% Spot / 10% in 58 months / 80% through cash or bank	0.50%	-
	20% Spot / 10% in 58 months / 70% through cash or bank	1.00%	-