

SMDCC



SM INVESTMENTS CORPORATION

BANKING



RETAIL



PROPERTY



OTHER INVESTMENTS



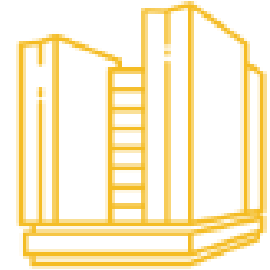


GROUP COMPANY RANKINGS

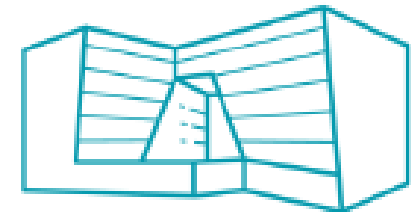
SMIC, SM Prime, and BDO comprise 30% of the value of the Philippine Index



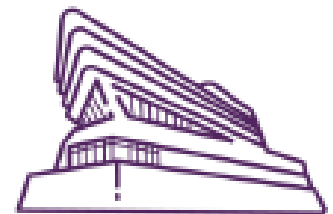
MALLS



RESIDENCES



OFFICES



HOTELS AND CONVENTION CENTERS

Philippine Conglomerates

Market Cap (USD bn)

SMIC	21.8
Ayala Corp	9.3
JG Summit	6.9
Aboitiz Equity	4.8
SMC	4.5
Metro Pacific	1.8
LT Group	1.7
GT Capial	1.6
Alliance Global	1.2
DMCI	1.0

Source: Bloomberg;
Figures as of May 29, 2020

Philippine Retailers

FY 2019 Total Sales (USD mn)

SM Retail	6,838
Robinsons	3,146
Puregold	2,984

Philippine Retailers

FY 2019 Store Count

SM Retail	2,799
Robinsons	1,938
Puregold	436

Source: Company Information end-2019

Philippine Banks

Total Resources (USD bn)

BDO	62.1
Metrobank	48.8
BPI	43.2
Landbank	40.2
PNB	22.3
China Bank	19.0
Security Bank	15.7
UBP	15.2
RCBC	15.2
DBP	15.1

Source: Consolidated statements of condition (SOC), FY 2019

Property Developers

Market Cap (USD bn)

SMPH	17.2
Ayala Land	9.3
Megaworld	1.8
Robinsons Land	1.5
Vistaland	0.8
Double Dragon	0.7
Filinvest	0.4

Source: Bloomberg;
Figures as of May 29, 2020



1st 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)



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

48 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



KEYS TO SUCCESS



Prime Location



Integration of Retail Development



Hotel-like Lobbies



Resort-styled Amenities



Professional Property Management

GREENMIST
PROPERTY MANAGEMENT CORP.

primekey
LEASING



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



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



TRAILBLAZER OF THE YEAR

Makati City

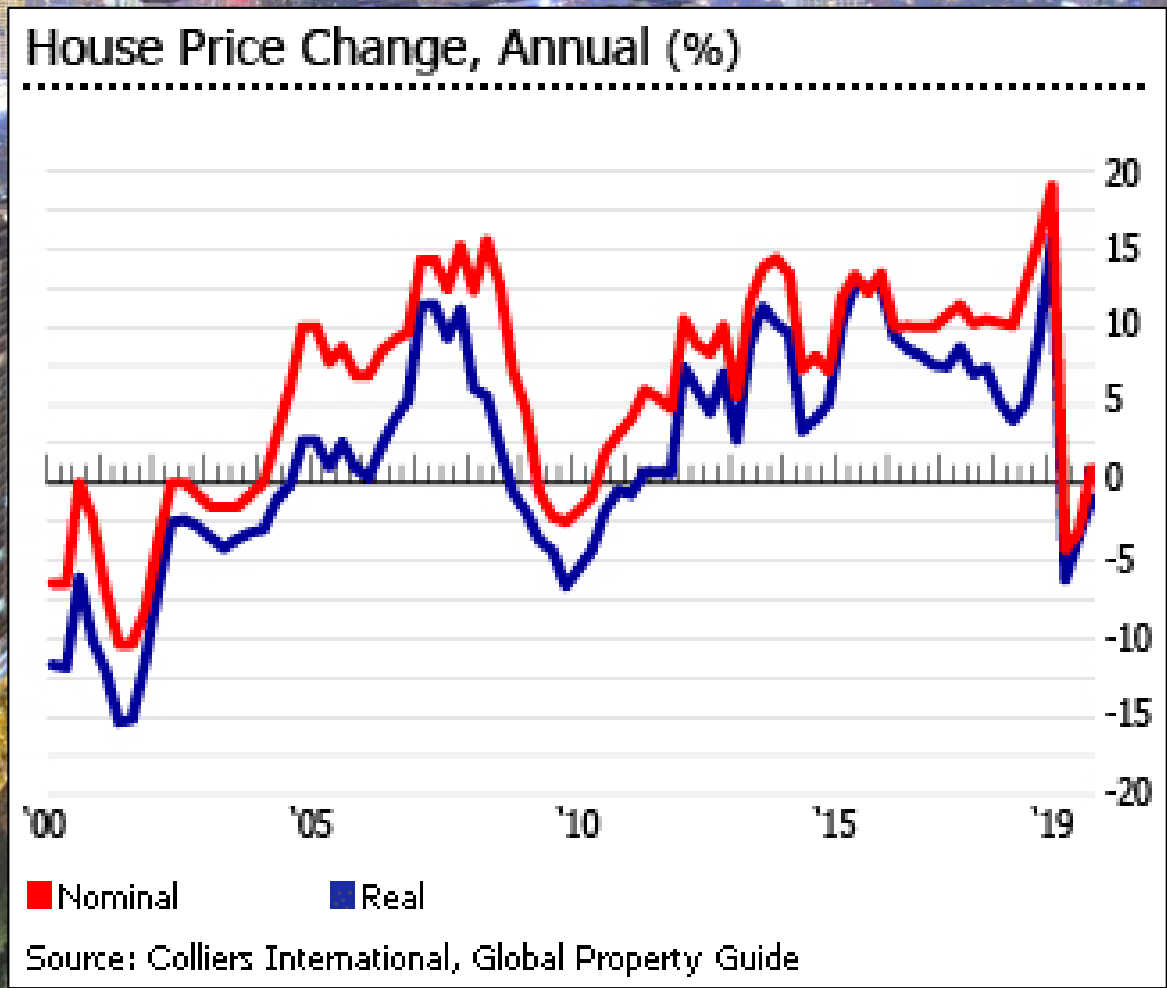
- *A Highly Dynamic and Progressive City*
- *An Address that Commands Prestige and Prominence*
- *Office and Residential Spaces are Most Valuable and Sought After*
- *Dearth of Developable Land*



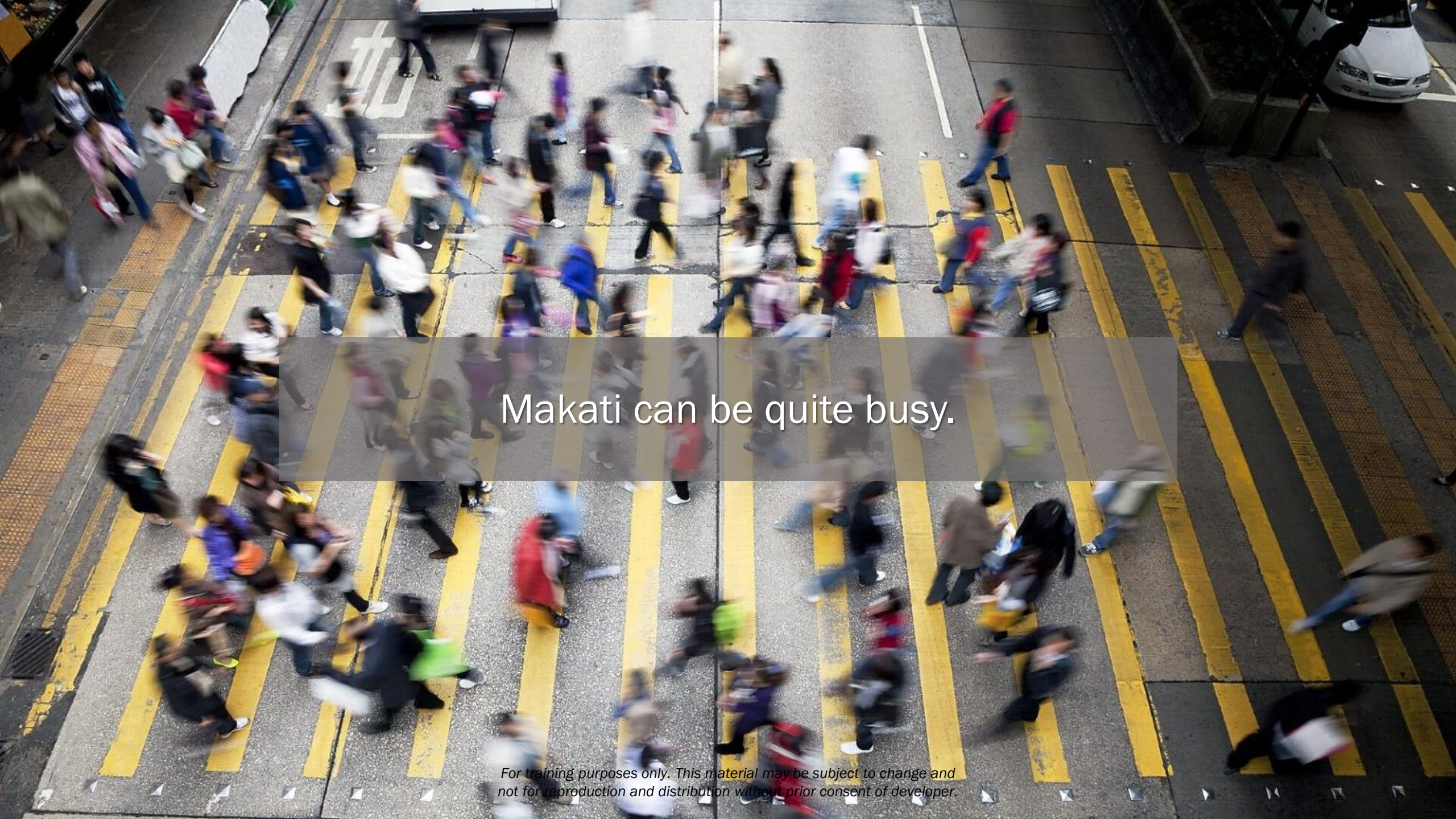
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Makati City

Makati prices rose by almost 132% from 2010-2018



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Makati can be quite busy.

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A modern dining area with wooden tables and chairs, a stone wall, and a large window. The room features a mix of materials including wood, stone, and metal. The ceiling has exposed pipes and a large light fixture. The floor is made of light-colored wood. The walls are a combination of wood paneling and a dark stone wall. A large window on the left side allows natural light to enter the space. The overall atmosphere is clean, bright, and contemporary.

MINT RESIDENCES

The Home of Hardworking Professionals who like living within the bustling CBD but also appreciate the calmness and refreshing benefits of living in balance with nature.

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Live a Calm & Refreshing Life at Mint Residences

Where Vibrant City Life and Nature Seamlessly Blend

A DEVELOPMENT THAT IS ATTUNED TO NATURE

Nature-inspired Design for People

The interplay of modern, natural materials and greenery are meant to bring residents closer to nature.

AMENITIES THAT CALM & REFRESH

Physical and Cognitive Well-Being

Calming

- Trellis lounge with greens
- Reflection Room
- Manicured Garden
- Pebbled Walkway

Refreshing

- Garden Pool
- Water Walls
- Wooden island deck
- Play Area
- Sky Garden

AN ECO-FRIENDLY HABITAT

Living In Balance with Nature

- 64% Green Space in Open Deck
- LED lights in common areas
- Use of natural light and ventilation in hallway lobbies
- Efficient Unit Spaces

A PREMIUM INVESTMENT

Healthy Returns on Your Investment

- Fully-Integrated
- A Strategic Location
- National and Local Gov't Infra Projects
- Resiliency of Real Estate Industry



A DEVELOPMENT THAT IS ATTUNED TO NATURE

Our architecture, interior and design pieces are meant to re-connect residents to nature, creating an ideal habitat in the modern built environment.

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Tower Design

- *Designed by:*
ASYA Design
- *Shaped by its distinctive façade which mimics a single mint leaf*
- *Its stalk sprouts from the two central columns at the Ground Floor and rises up to the pinnacle of the tower with its veins branching out symmetrically on either sides.*



Drop-Off Design

- *Elegant drop-off giving residents a degree of privacy and security.*
- *Water feature and art installation at the roundabout.*
- *Green wall across the grand lobby entrance*



Interior Design

- *Designed by:
MConcept*
- *Inspired by Japan's minimalist, clean and simple design, viewed as modern yet timeless.*
- *Interplay between the materiality – light and dark stones, textured and polished sculptures, light and dark wood and metals and accents of the color mint.*



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Reception Lobby

A beautiful marriage of wood, marble and concrete, provides a grand yet refreshing atmosphere.



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Lobby Lounge

Patterned wooden walls, art pieces and bespoke furniture with interesting forms and textures.

Just sitting on the cushioned rich fabric and feeling the texture and curvature of the teak colored wooden frames is an enjoyment on its own.



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AMENITIES THAT CALM AND REFRESH

*Providing our residents not only physical well-being,
but also cognitive well-being.*

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Amenity Deck

Designed by:
Belt Collins

Designed using linear patterns to achieve a sense of continuity, unity and functionality with amenities to encourage physical activity, mindful meditation and social connections.

Calming

- Trellis lounge with greens
- Reflection Room
- Manicured Garden
- Pebbled Walkway

Refreshing

- Garden Pool
- Water Walls
- Wooden island deck
- Play Area
- Sky Garden



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AN ECO-FRIENDLY HABITAT

Enables residents to live in balance with nature

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Green Space

*Urban living
in a natural setting*

- 64% Green Space on Amenity Deck
- Roof deck is also landscaped



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Natural light

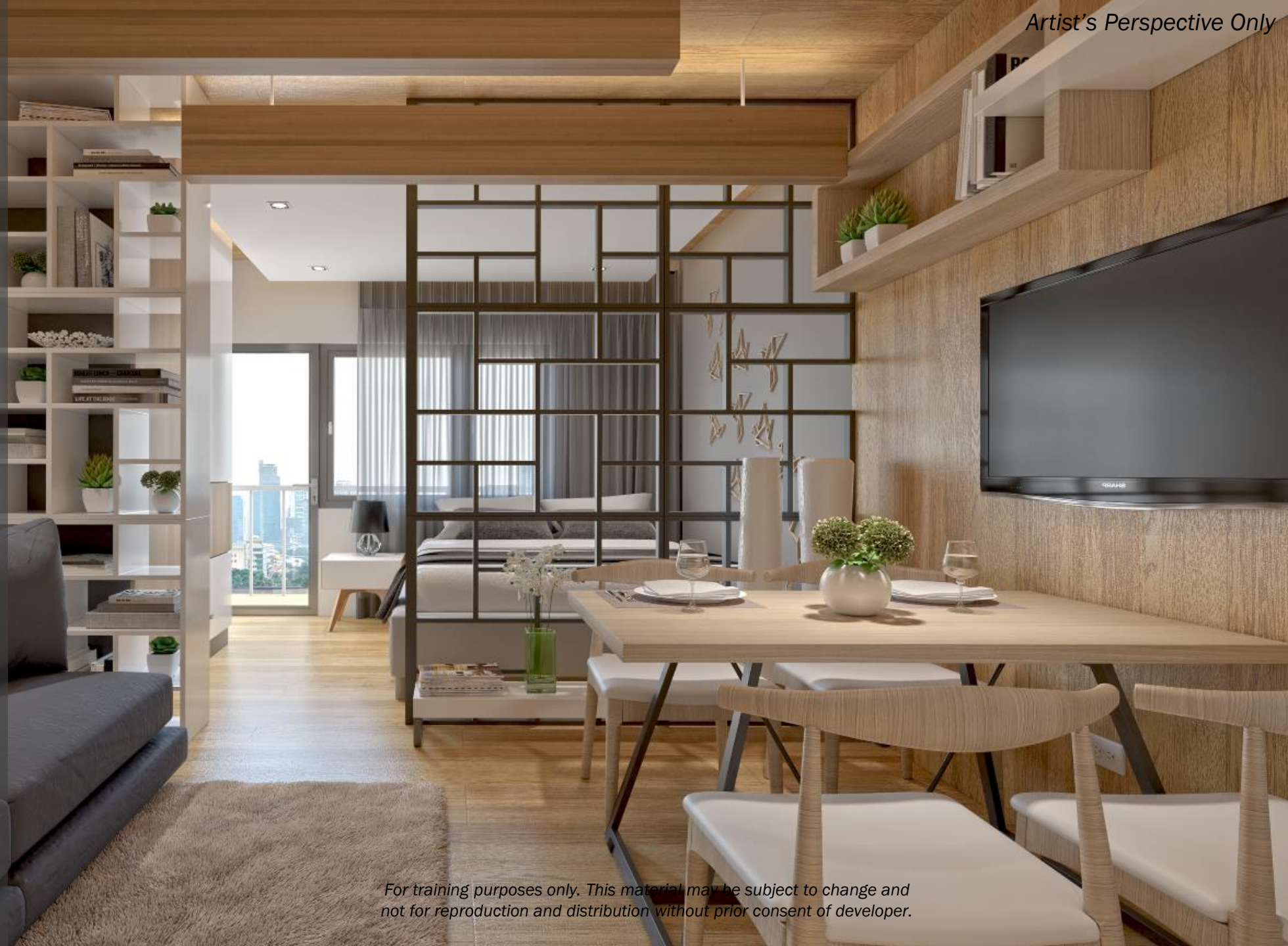
LED lights will be used in common areas while natural light and ventilation will be maximized in specific areas.



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Efficient Unit Spaces

- *Maximizes natural light and natural ventilation to help reduce energy consumption*
- *Lessens utility expenses and promotes a more responsible way of living for our residents.*
- *In this current situation, there's a shift toward a healthier lifestyle.*
- *Conscious consumption among consumers; choosing a more sustainable option.*





A PREMIUM INVESTMENT

*Healthy returns given its location, developments in the area
and market resilience*

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Fully-Integrated Commercial Strip

*Commercial strip at the
ground floor for
convenience and a more
efficient and safe way of
living.*



A Strategic Location

- Vibrant and Thriving Neighborhood
- New Gateway to the Metro
- Most Key Places of Interest less than 11 minutes away
- Comprehensive Land Use Plan and Zoning Plan will expand Makati CBD to other promising locations – Chino Roces



Government Infrastructure Projects will Increase Land Value

- *North-South Railway Project*
- *Skyway Stage 3*
- *Makati City Subway System*
- *10-Year Comprehensive Land Use Plan and Zoning Plan*



Resilient Nature of Real Estate

- *Real estate has managed to bounce back stronger after every crisis.*
- *For 2021, Colliers Philippines expects rent and prices to post an annual growth rate of 2.5% and 2.1% respectively.*
- *Philippine economy expected to recover in 2021.*
- *Real Estate is a very sound investment.*

Professional Property Management Team

Tasked to take care of your investment, making sure that this will appreciate through time and last for generations.

GREENMIST
PROPERTY MANAGEMENT CORP.

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




primekey
LEASING

Hassle Free Property Investment through professional Tenancy Management and Leasing Services

- Property Listing
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant Move in assistance
- Property Inventory Monitoring
- Tenant Move out assistance



Location

Key Places of Interest

- EDSA
- Arnaiz Ave.
- Osmena Highway / SLEX
- Skyway / NAIAX
- MRT Magallanes station
(5 minute walk)



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Project Overview



Location	Chino Roces Ave., Brgy. Bangkal, Makati City	
Lot Area	5,000 sq.m.	
No. of floors	34 physical floors and 2 basement floors	
No. of units	1,966 units	
No. of parking slots	424 parking slots	
Unit Types		
Studio Unit	62	18.98 sq.m.
1BR Unit with Balcony	1,724	23.87 – 28.70 sq.m.
1BR End Unit with Balcony	62	28.70 sq.m.
1BR Deluxe Unit with Balcony	60	30.75 – 31.68 sq.m.
2BR End Unit with Balcony	58	59.29 sq.m.
Launch Date	November 27, 2020	
Turnover Date	January 31, 2026	

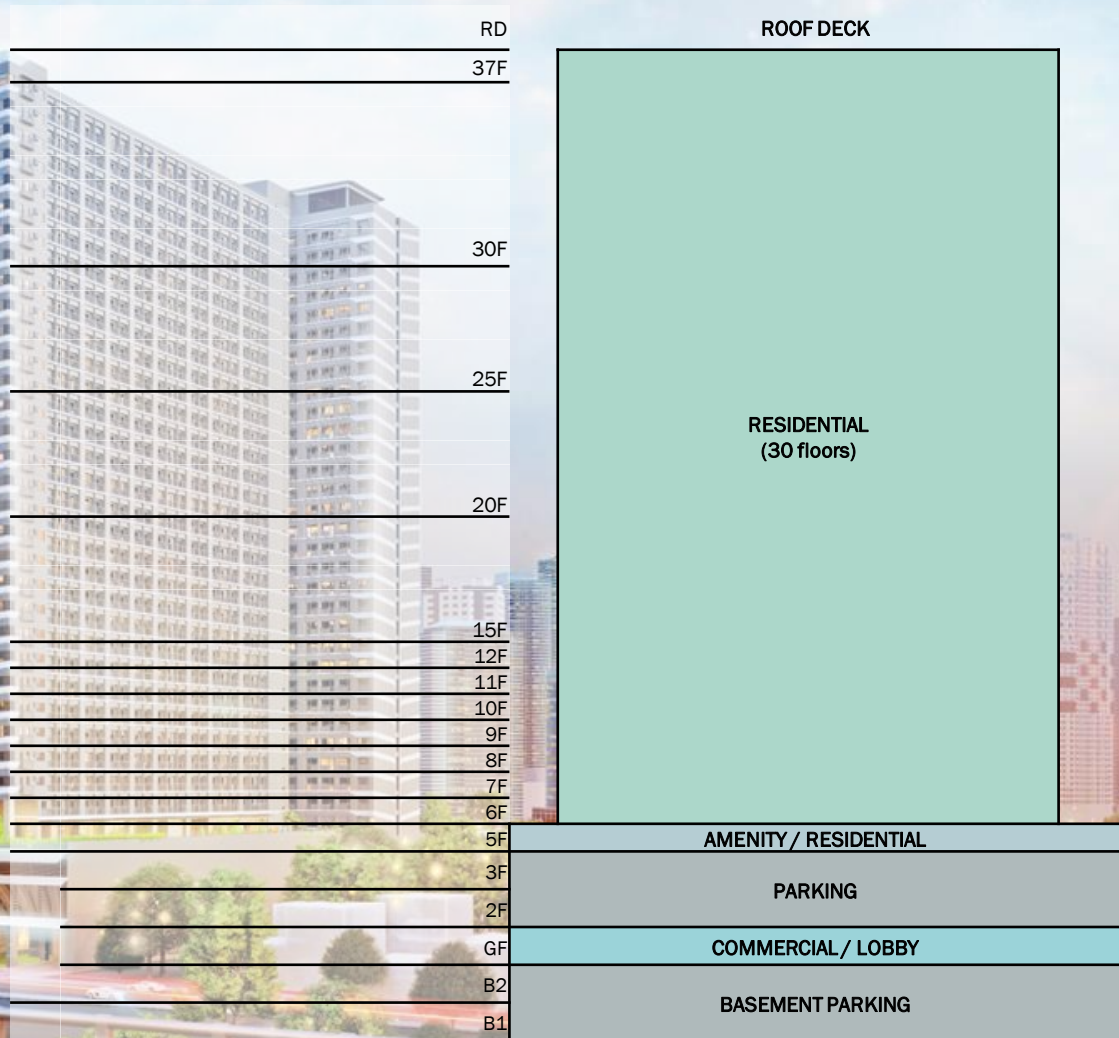
Building Features

- Eight (8) Elevators
- Mail room
- 24-hour security and maintenance
- CCTV System
- Generator set



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Building Chart



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AMENITIES THAT CALM & REFRESH

- | | |
|------------------------|----------------------|
| 1 AMENITY LOBBY LOUNGE | 7 WALKWAY LOUNGE |
| 2 FUNCTION ROOMS | 8 TRELLIS LOUNGE |
| 3 GYM | 9 ISLAND LOUNGE DECK |
| 4 GARDEN LOUNGE | 10 ADULT POOL |
| 5 KIDDIE POOL | 11 PEBBLED WALKWAY |
| 6 KID'S PLAY AREA | |

Gym Amenity Floor

*To encourage
an active lifestyle.*



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Function Hall

Amenity Floor

Two (2) function rooms that can be combined for residents to hold events and gatherings.



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Function Hall Amenity Floor

*Two (2) function rooms
that can be combined for
residents to hold events
and gatherings.*



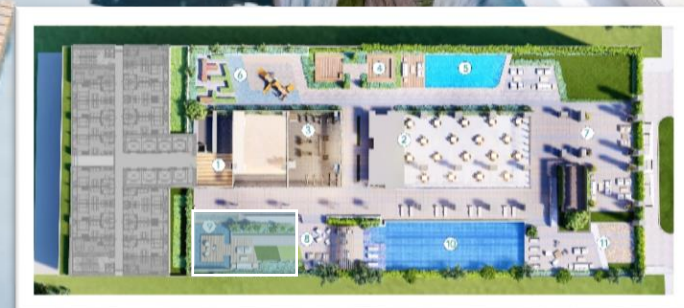
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Trellis Lounge Amenity Floor



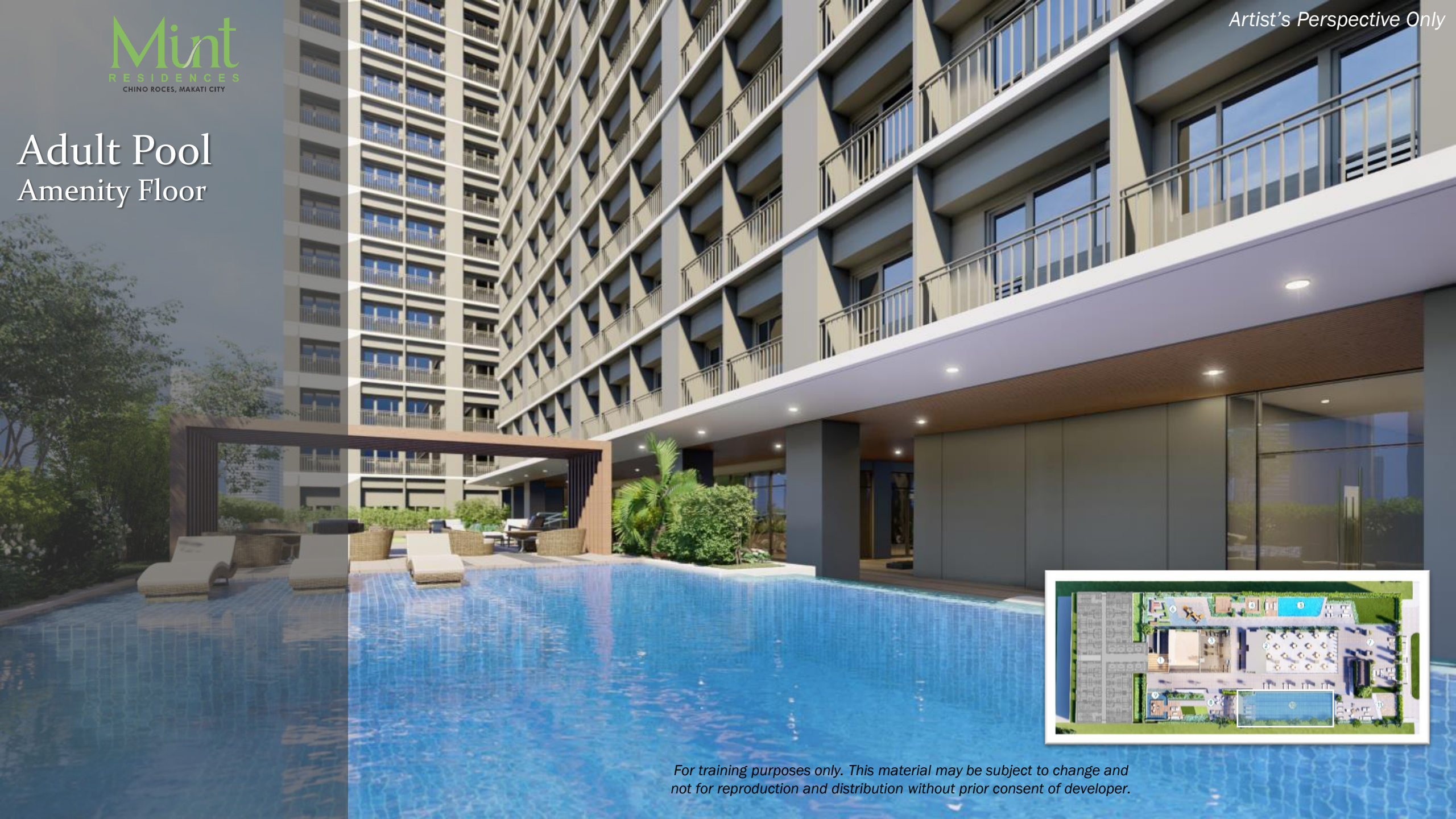
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Island Lounge
Deck
Amenity Floor



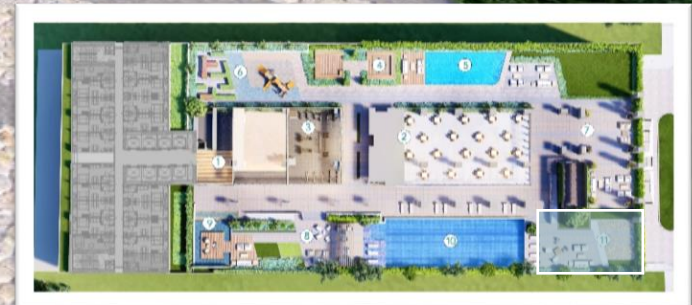
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Adult Pool Amenity Floor



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Pebbled Walkway Amenity Floor



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Kid's Play Area Amenity Floor



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Sky Garden Roof Deck



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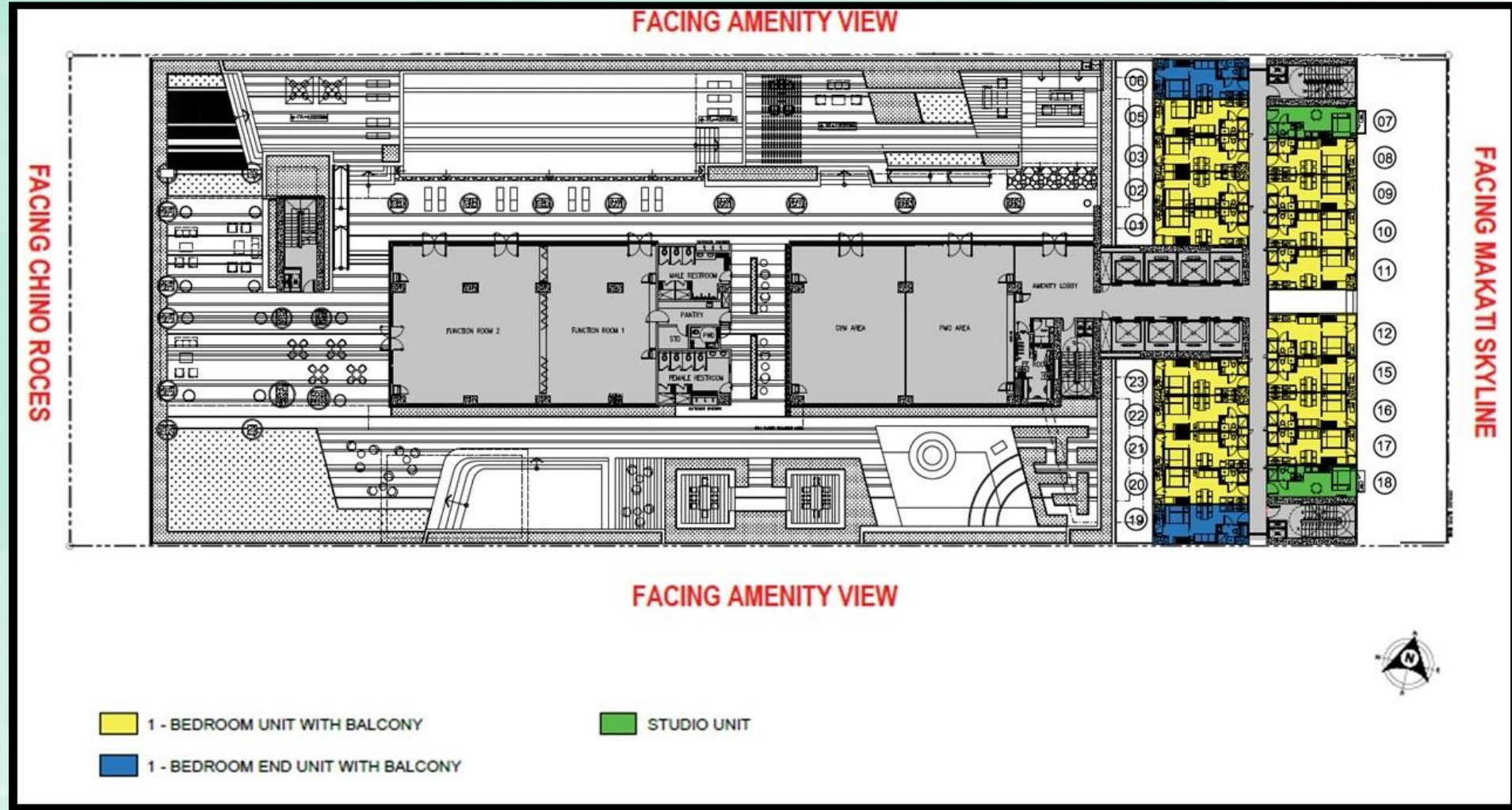
FLOOR PLANS & UNIT LAYOUTS

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5th Floor Floor Plan

- 16 1 BR unit with Balcony
- 2 1 BR End Unit with Balcony
- 2 Studio Unit

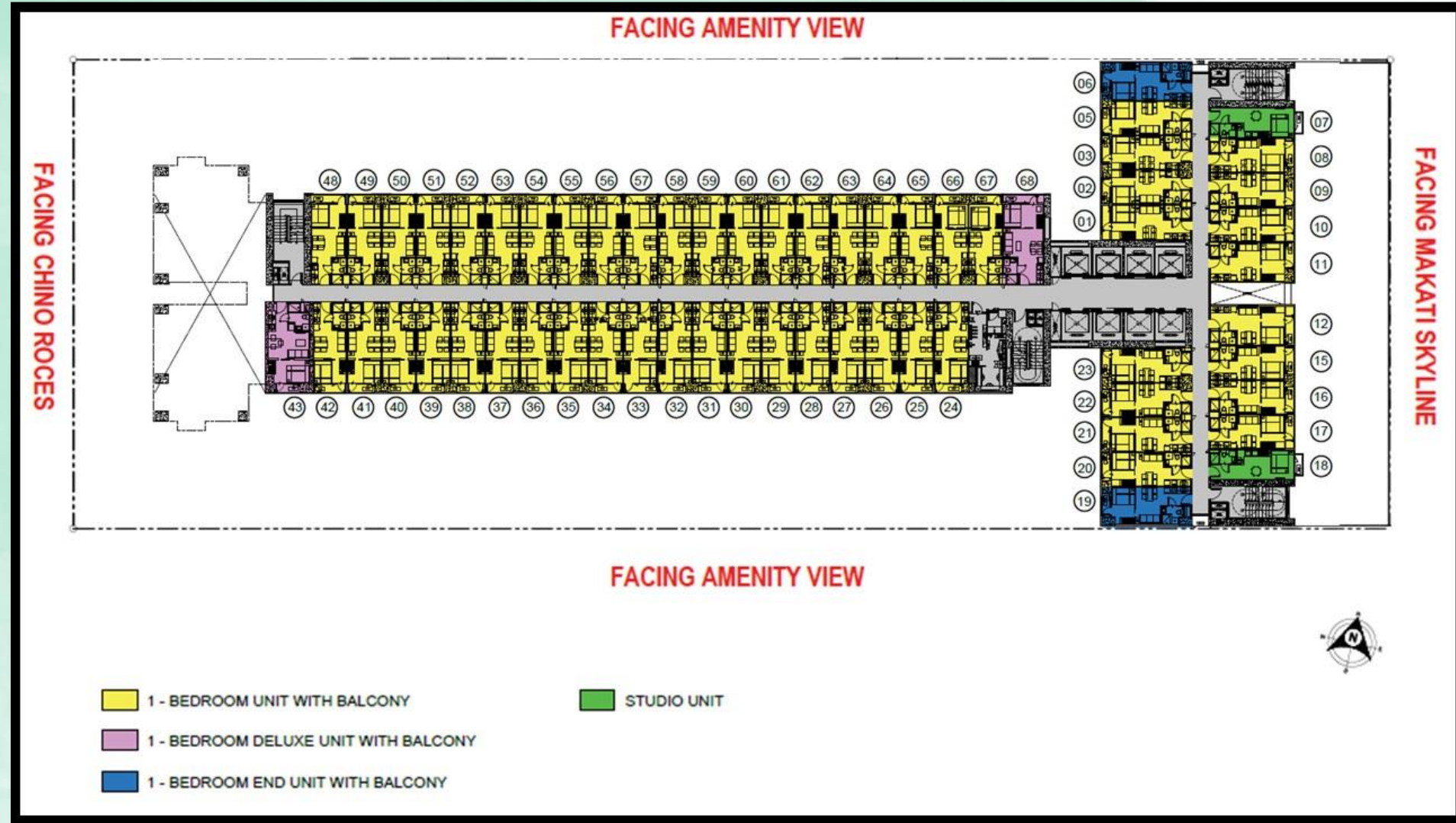
- 20 Total Units



6th Floor Floor Plan

- 55 1 BR unit with Balcony
- 2 1 BR Deluxe Unit with Balcony
- 2 1 BR End Unit with Balcony
- 2 Studio Unit

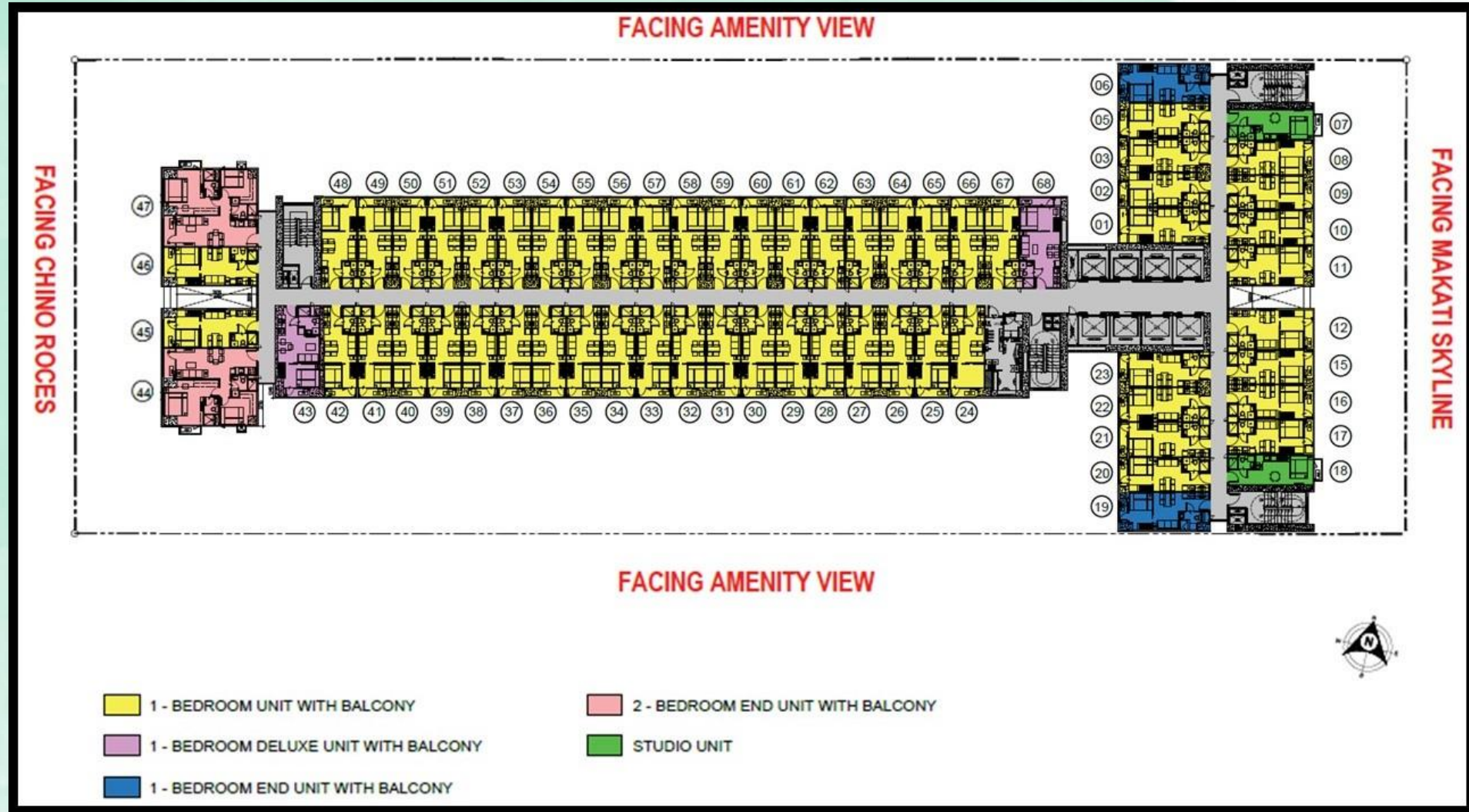
61 Total Units



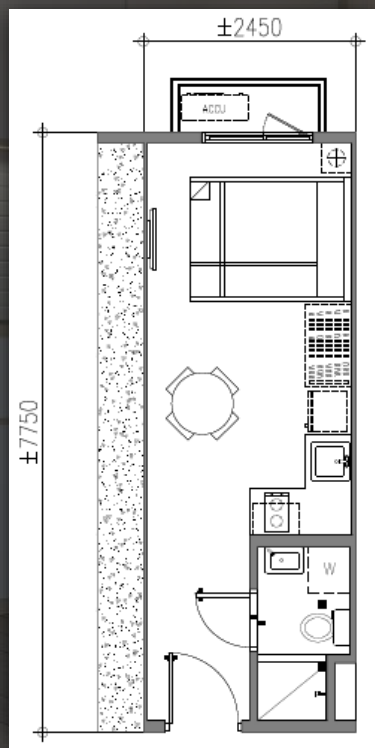
7th to 37th Floor Floor Plan

- 57 1 BR unit with Balcony
- 2 1 BR Deluxe Unit with Balcony
- 2 1 BR End Unit with Balcony
- 2 2 BR End Unit with Balcony
- 2 Studio Unit

65 Total Units/Floor



Studio Unit

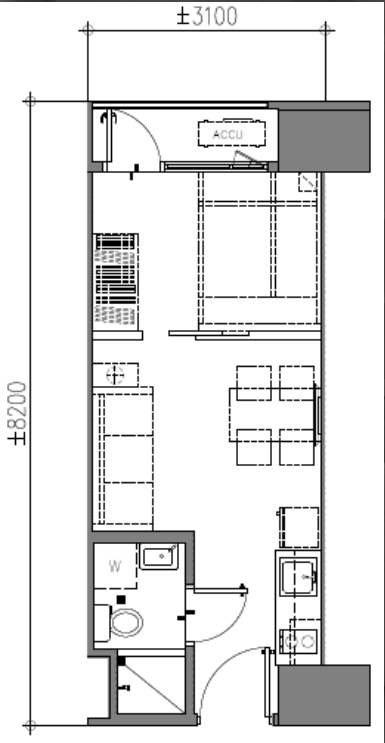


Unit Area 18.98 sq.m.



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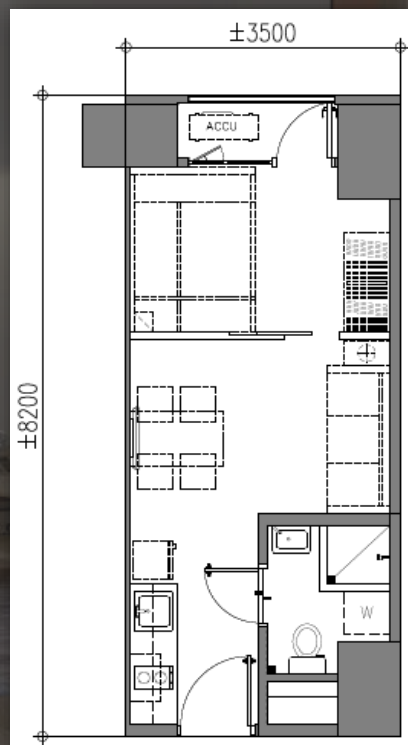
1BR Unit with Balcony



Unit Area 23.87 – 28.70 sq.m.

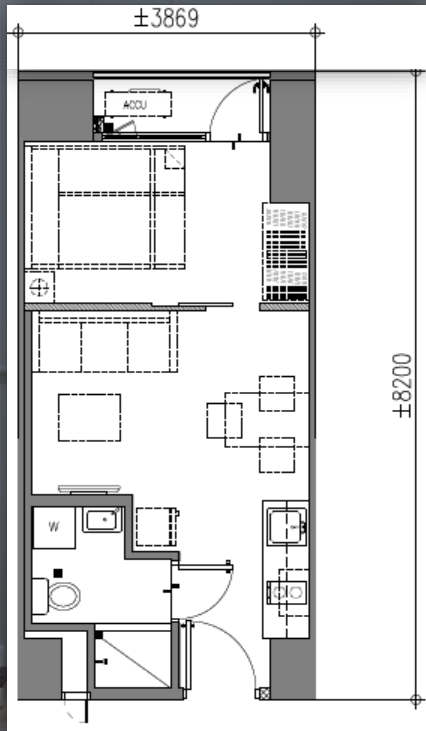


1BR End Unit with Balcony



Unit Area 28.70 sq.m.

1BR Deluxe Unit with Balcony

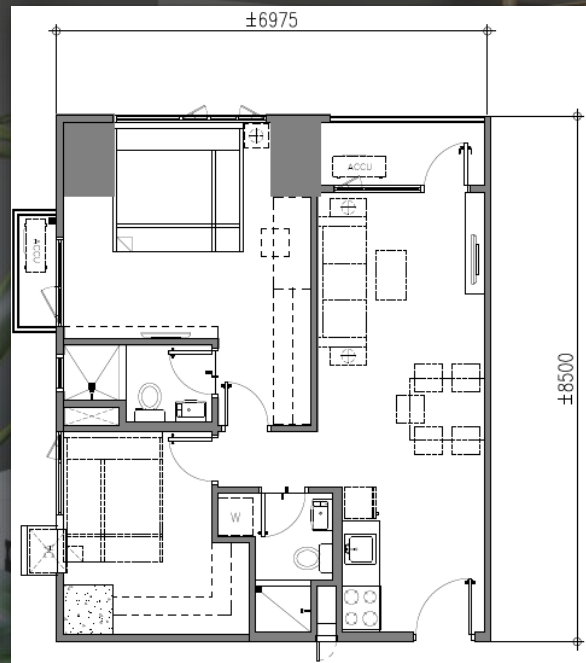


Unit Area 30.75 – 31.68 sq.m.



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2BR End Unit with Balcony



Unit Area 59.29 sq.m.

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Unit Specifications

FLOOR FINISHES

Homogenous tiles

WALL FINISHES

Painted plain cement finish

CEILING FINISHES

Painted off-form finish

Unit Specifications

KITCHEN

- Kitchen counter top with base and overhead cabinets
- Cooktop and Rangehood



Unit Specifications

DINING AND LIVING AREA

- *Painted plain cement finish on interior walls*
- *Painted off-form finish on ceiling*



Unit Specifications

TOILET AND BATH

- *Painted plain cement finish and tiles on walls, tiles on floor, and painted drop ceiling*
- *Water closet*
- *Lavatory*
- *Shower Set*
- *Provision of tapping point for water heater*



Unit Specifications

BEDROOM

- *Painted plain cement finish on interior walls*
- *Painted off-form finish on ceiling*
- *Aluminum framed window*





PRICING & PAYMENT TERMS

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Pricing Profile

Ave. Price/sqm		Php 260,060 / sq.m.	
TLP		Php 4.4 to 16.6 Mn	
Unit Type	Unit Area	TLP	TAP (inclusive of VAT and OC)
Studio Unit	18.98 sq.m.	4.4 – 5.7 Mn	5.3 – 6.7 Mn
1BR Unit with Balcony	23.87 – 28.70 sq.m.	5.6 – 8.5 Mn	6.6 – 10.1 Mn
1BR End Unit with Balcony	28.70 sq.m.	7.2 – 7.6 Mn	8.5 – 9.1 Mn
1BR Deluxe Unit with Balcony	30.75 – 31.68 sq.m.	7.7 – 8.4 Mn	9.2 – 10.0 Mn
2BR End Unit with Balcony	59.29 sq.m.	14.6 – 16.6 Mn	17.3 – 19.6 Mn

- Promo RF: Php 25,000

Standard Payment Terms

PAYMENT SCHEME	PARTICULAR	DISCOUNT RESI
Spot Cash	100% Spot Cash in 30 Days*	5.0%
Deferred Cash	100% Payable in 61 months*	1.0%
Spot DP	10% Spot / 90% in 61 months	1.0%
	20% Spot / 80% in 61 months	2.0%
	50% Spot / 50% in 61 months	2.5%
Spread DP	15% in 61 months / 85% through cash or bank	-
	20% in 61 months / 80% through cash or bank	-
Easy Payment Scheme	10% Spot / 10% in 60 months / 80% through cash or bank	0.25%
	20% Spot / 10% in 60 months / 70% through cash or bank	0.5%

Special Payment Terms

PAYMENT SCHEME	PARTICULAR	DISCOUNT RESI
Spread DP	12% in 61 months / 88% through cash or bank	-

Payment Terms

Effectivity Period:

Until December 2020 sales cut-off

Sample Computation

Based on min and max TLP

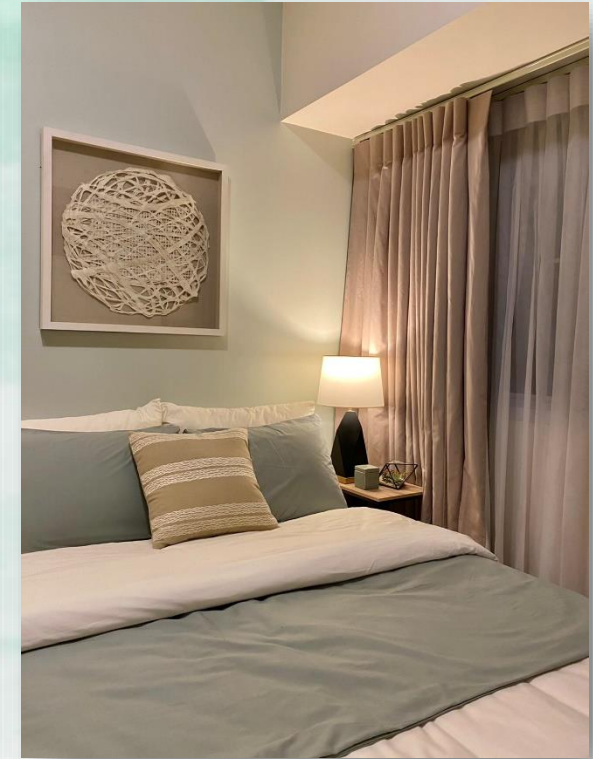
Payment Term	Cash		Deferred Cash		Spot DP					
			Deferred Cash in 61 months	Deferred Cash in 61 months	10% Spot 90% over 61 months	10% Spot 90% over 61 months	20% Spot 80% over 61 months	20% Spot 80% over 61 months	50% Spot 50% over 61 months	50% Spot 50% over 61 months
TLP*	4,434,000	16,585,000	4,434,000	16,585,000	4,434,000	16,585,000	4,434,000	16,585,000	4,434,000	16,585,000
Discount rate	5%	5%	1%	1%	1%	1%	2%	2%	3%	3%
Discount	221,700	829,250	44,340	165,850	44,340	165,850	88,680	331,700	110,850	414,625
Net TLP	4,212,300	15,755,750	4,389,660	16,419,150	4,389,660	16,419,150	4,345,320	16,253,300	4,323,150	16,170,375
TAP	4,991,576	18,670,564	5,201,747	19,456,693	5,201,747	19,456,693	5,149,204	19,260,161	5,122,933	19,161,894
RF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
DP	4,916,576	18,595,564			495,175	1,920,669	1,004,841	3,827,032	2,536,466	9,555,947
MA			84,045	317,733	76,747	287,066	67,531	252,592	41,991	157,065
Balance	50,000	50,000	50,000	50,000						

Payment Term	Spread DP				Easy Payment Scheme				Special Payment Terms	
	15% over 61 months 85% BF/LP	15% over 61 months 85% BF/LP	20% over 61 months 80% BF/LP	20% over 61 months 80% BF/LP	10% Spot 10% over 60 months 80% BF/LP	10% Spot 10% over 60 months 80% BF/LP	10% Spot 20% over 60 months 70% BF/LP	10% Spot 20% over 60 months 70% BF/LP	12% over 61 months 88% BF/LP	12% over 61 months 88% BF/LP
TLP*	4,434,000	16,585,000	4,434,000	16,585,000	4,434,000	16,585,000	4,434,000	16,585,000	4,434,000	16,585,000
Discount rate					0.25%	0.25%	0.50%	0.50%		
Discount	-	-	-	-	11,085	41,463	22,170	82,925	-	-
Net TLP	4,434,000	16,585,000	4,434,000	16,585,000	4,422,915	16,543,538	4,411,830	16,502,075	4,434,000	16,585,000
TAP	5,254,290	19,653,225	5,254,290	19,653,225	5,241,154	19,604,092	5,228,019	19,554,959	5,254,290	19,653,225
RF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
DP					499,115	1,935,409	497,802	1,930,496		
MA	12,511	47,918	16,817	64,027	8,735	32,673	17,427	65,183	9,926	38,252
Balance	4,466,147	16,705,241	4,203,432	15,722,580	4,192,923	15,683,274	3,659,613	13,688,471	4,623,775	17,294,838

Showroom Location

FMC Grand Showroom

2235 Chino Roces Ave., Barangay
Bangkal, Makati City



1 Br unit with Balcony (± 23.87 sq.m.)
Dressed up Deliverable unit

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1. WHAT ESTABLISHMENTS AND LANDMARKS ARE NEAR MINT RESIDENCES?

MALLS/SHOPPING CENTERS AND GROCERIES

- SM Savemore (± 0.2 km)
- Waltermart (± 1.0 km)
- Makati Cinema Square (± 1.2 km)
- SM Makati, Greenbelt, Glorietta, Landmark (± 1.3 km)
- Century City Mall (± 2.7 km)

EDUCATIONAL INSTITUTIONS

- Don Bosco Technical Institute (± 1.0 km)
- Assumption College (± 0.6 km)
- Makati Hope Christian School (± 1.3 km)
- Asian Institute of Management (± 1.0 km)

HEALTH INSTITUTIONS

- Makati Medical Center (± 1.8 km)
- Pasay City General Hospital (± 1.9 km)

PLACES OF WORSHIP

- Sto Niño de Paz Chapel (± 1.2 km)
- San Ildefonso Parish Church (± 1.2 km)
- National Shrine of the Sacred Heart (± 2.4 km)

GOVERNMENT OFFICES

- Makati Central Police Headquarters (± 2.2 km)
- Makati Fire Station (± 2.1 km)
- Makati City Hall (± 3.3 km)

CULTURAL INSTITUTIONS

- Finale Art File (± 0.3 km)
- Ayala Museum (± 1.3 km)
- Yuchengco Museum (± 1.9 km)

OFFICE BUILDINGS

- PBCOM Tower (± 1.7 km)
- GT International Tower (± 1.9 km)
- RCBC Plaza Tower (± 2.0 km)

2. ACCESSIBILITY (Ingress/Egress)

Main access to and from the project is via Chino Roces Avenue connected to:

- EDSA
- Don Bosco (coming from Skyway or Osmena highway)
- Arnaiz Ave.

A. What are the amenities in the project?

- Swimming Pool, Multi-purpose Lawns, Function Rooms, Fitness Gym, Kid's Play Area, Water Feature

B. What is the back-up power?

1. For common areas: 100% back-up power

2. For residential units:

a. 1 Bedroom Unit

- One (1) Refrigerator outlet
- One (1) receptacle outlet at Living area
- One (1) Lighting outlet at Living / Dining area

b. 2 Bedroom Unit

- One (1) Refrigerator outlet
- One (1) receptacle outlet at Living area
- Two (2) Lighting outlet at Living / Dining area & Master Bedroom

C. What will be the type of ventilation on the typical residential hallways?

- Operable windows are provided at the end of each hallway.

D. What are the corridor measurements?

- Hallway width: ± 1.5 meters
- Hallway Floor to Ceiling Height: ± 2.3 meters

E. How many elevators are there?

- Eight (8) elevators

F. When is the estimated project completion?

- Starting Q1 2026

G. What is the project's safety measure from flooding?

- 1.59m elevation from Chino Roces Ave. road to Ground Floor, as per Flood Study

A. What is the floor to floor and floor to ceiling height?

- Residential Floor to Ceiling Height: ± 2.4 to ± 2.9 meters
- Residential Floor to Floor Height: ± 3.1 meters

B. What are the internal partition?

- There will be a partition for the bedroom(s) and for toilet and bath.

C. What is the allowable AC Capacity?

1. 2 Br with full partition
 - 1.5 hp (2-split type indoor units)
 - 1.5 hp (1-window type ac unit)
2. 1 Br with 2.4m height partition
 - 1.5 hp (1 indoor unit)

Mint

R E S I D E N C E S

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