



FORTIS

RESIDENCES

PROJECT BRIEF

BRAND AND MARKET SEGMENTATION



DMCI HOMES

- Young Professionals
- Middle income
- Young families
- Investors



DMCI HOMES
EXCLUSIVE

- Upscale to luxury
- Established
- Status Seeker



DMCI HOMES
LEISURE RESIDENCES

- Resort residential development



Product offerings and services

- Upgraded finishes
- Bigger unit cuts
- At least 100% parking ratio
- Low density
- Dedicated and end-to-end customer care
- Ample open spaces and landscaped areas

Pricing

- At least Php200,000 / sqm

Potential direct competitors (In terms of pricing and positioning)

- Alveo
- The Seasons in BGC (Federal Land)
- Uptown Arts (Megaworld)



The next project in the
DMCI HOMES | EXCLUSIVE
series.

Actual photo of Oak Harbor Residences



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ONE ADDRESS. ENDLESS POSSIBILITIES.

NAME AND LOGO

Fortis means STRONG

Stalwart of real estate development
bringing comfort and class of
metropolitan living



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Open-ended sphere of growth

Green architecture

An aerial photograph of a city skyline at dusk. The sky is a mix of deep blue and orange, with scattered clouds. The city is densely packed with buildings, many of which are illuminated with lights. A prominent feature is a multi-lane highway with heavy traffic, its lights creating a bright streak across the lower part of the image. In the foreground, a building with a sign that reads "DMCI HOMES" is visible. The overall scene conveys a sense of a bustling, modern urban environment.




LOCATION



ADDRESS:
 2250 Chino Roces Ave.,
 Makati City

THE VICINITY



	Key Area	Distance (km)
	NAIA 3	4.4
	MRT Magallanes Station	0.27
	PNR EDSA Station	0.2
	LRT Taft Station	3.1
	Makati CBD	1.8
	Bonifacio Global City	5.9
	Aseana CBD	5.9
	Entertainment City	6.6
	The Bay Area	6.6



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THE VICINITY



Key Area **Distance (km)**



Alphaland Southgate Mall

.4

Waltermart Makati

1

Makati Cinema Square

1.4

Little Tokyo

1.4

**Greenbelt, SM Makati,
Glorietta**

1.9

Cash & Carry

2.5

Paseo de Magallanes

3.3





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THE VICINITY



	Key Area	Distance (km)
	Makati Medical Center	2.2
	Don Bosco Technical Institute Makati	0.9
	Assumption College	1.0
	Colegio de San Agustin	1.3
	Makati Hope Christian School	1.4
	Asian Institute of Management	1.8
	De La Salle University, Makati Campus	2.4
	Far Eastern University Makati	2.6
	Ateneo Graduate School of Makati	4.4



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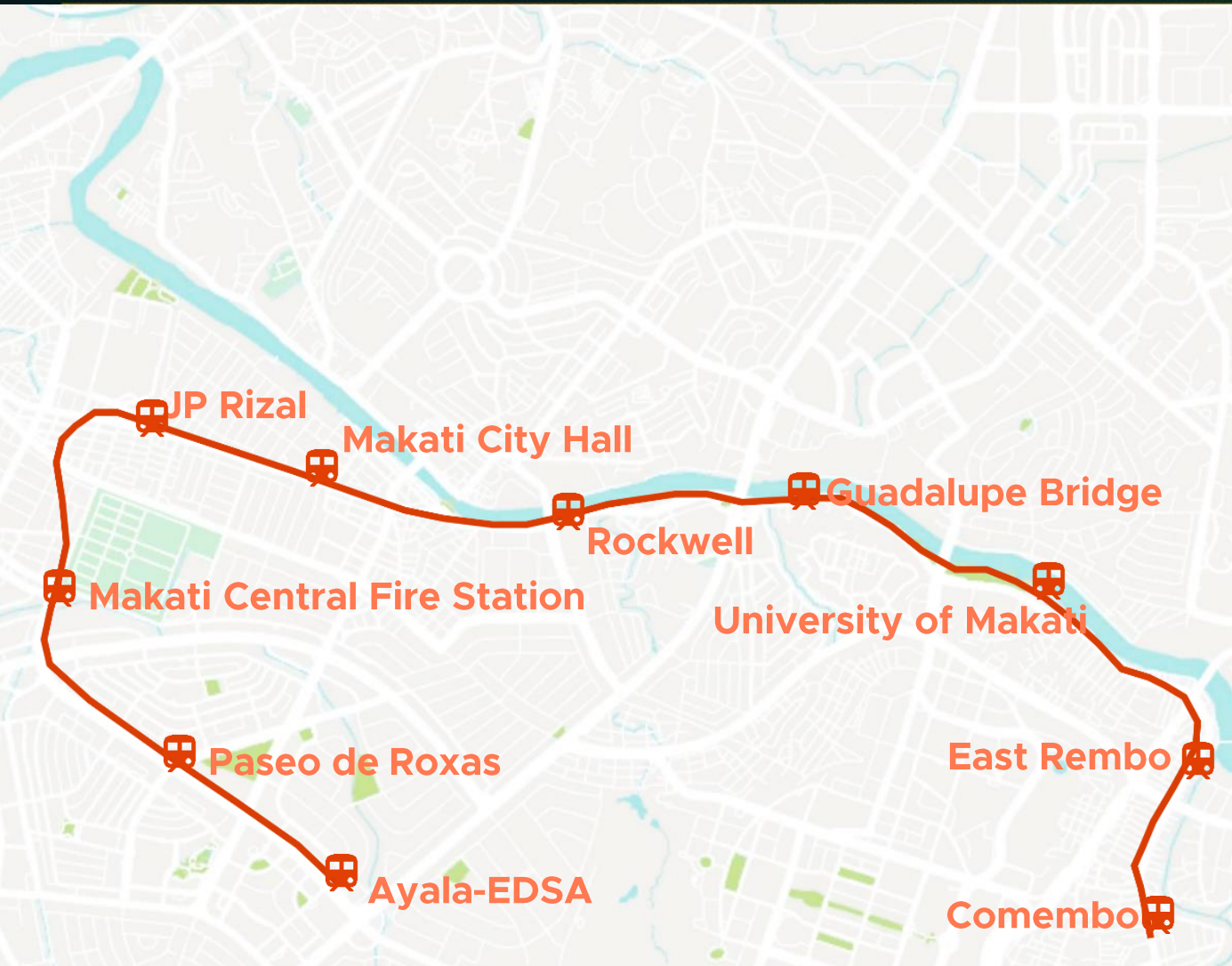
INFRASTRUCTURE

Highly connected location, with various existing and upcoming mass-transit infrastructure



Makati Intra-City Subway

The Makati Subway will enable convenient access to various important commercial and institutional places in the city



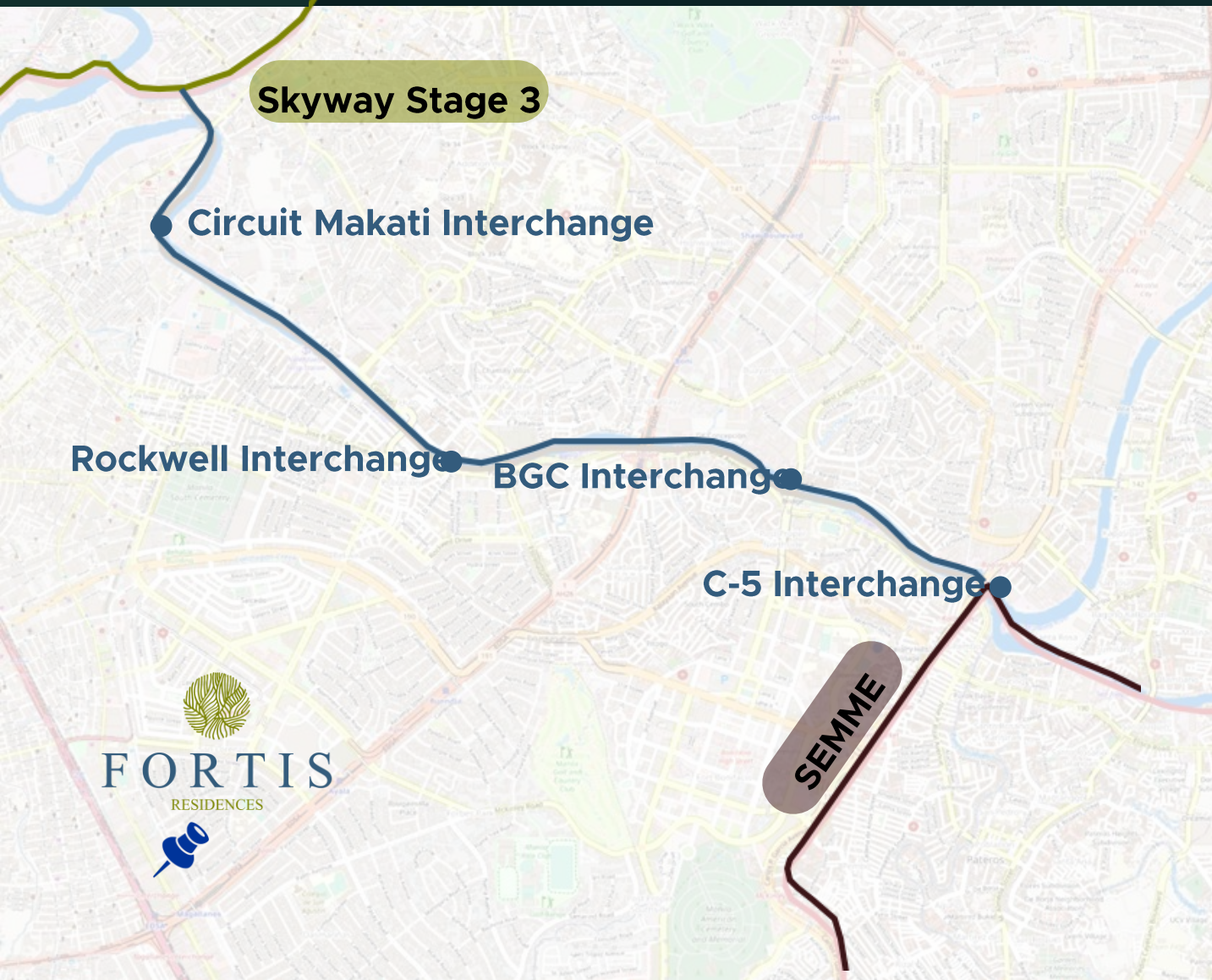
Excavation works near Buendia; Makati City Hall (snipped from the YouTube channels of Emerge Philippines and Arjay Angeles, RN)

- Connects the eastern and western parts of Makati, and expected to accommodate 700K passengers daily
- Proposal to connect to NAIA currently being discussed with Pasay LGU
- Mile Long-Amorsolo station already being redeveloped by the government
- Target completion is on 2025

SOURCE: BusinessMirror.com

Pasig River Expressway (PAREX)

If it pushes through, PAREX will connect Makati and Taguig with various high-ticket expressways



- 19.37KM elevated expressway which traverses the length of Pasig River from R10 in Manila to SEMME/C6
- PAREX will have entry points in U-Belt, San Juan, Buendia, Mandaluyong, Makati, Rockwell, EDSA, BGC and C5
- It will have bus rapid transit (BRT), bike lanes, pedestrian walkways, jogging paths, and a water ferry system
- Project already broke ground in 2021

SOURCE: CNNPhilippines.com; Manila Times; Rappler; GMANetwork.com

The LRT-1 Southern Extension will improve travel between Bay Area and Cavite



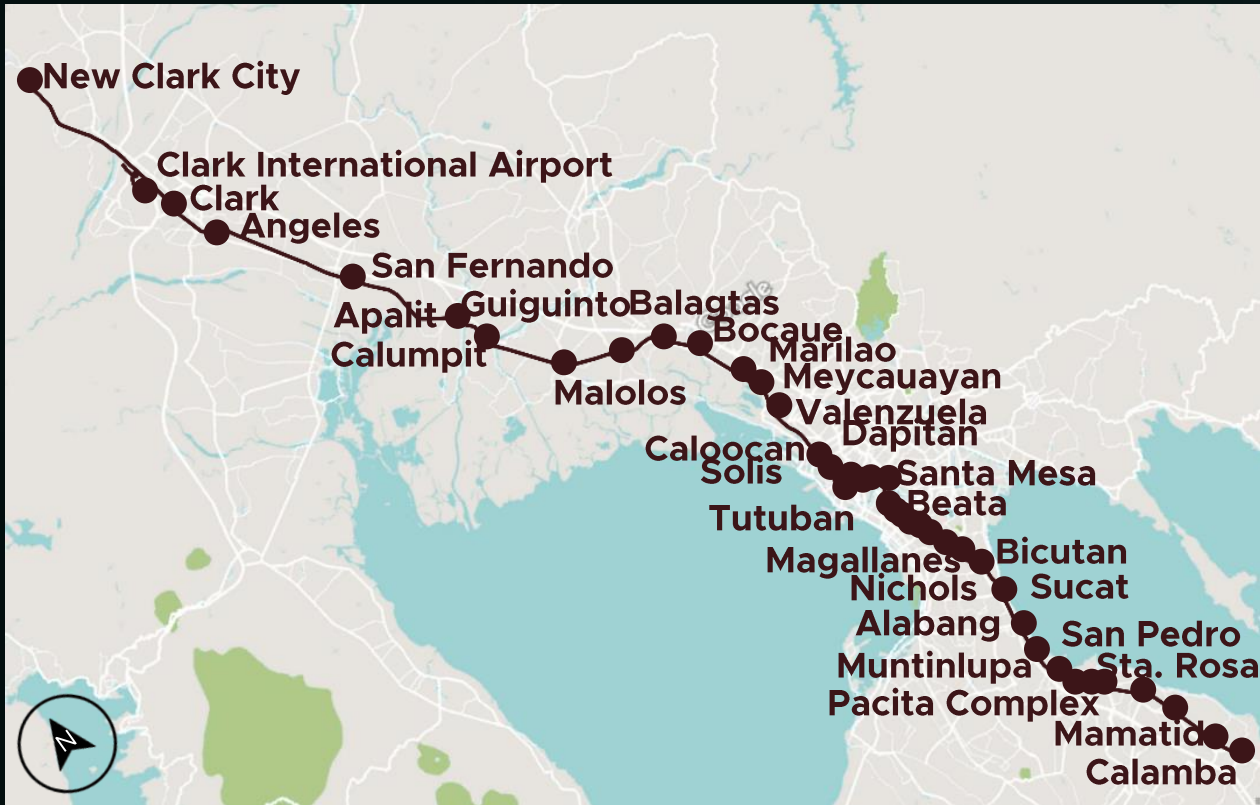
- Aims to connect Baclaran and Bacoor, Cavite, reducing travel time from 1 hour and 10 minutes to just 25 minutes
- Expected to increase passenger capacity to 800K
- Involves the addition of 8 stations, namely, Redemptorist, MIA, Asia World, Ninoy Aquino, Dr. Santos, Las Piñas, Zapote, and Niog
- Already 58.03% complete as of August 2021



SOURCE: LRMC.ph; PNA.gov.ph

Philippine National Railway

The massive railway project will enhance accessibility to both central and southern Luzon



Note: Not all station names shown



Rendered images from ADB Philippines Facebook page

- Phase 1 from Tutuban to Malolos, which will reduce travel time from 1.5 hours to just 30 minutes, is already 45.8% complete as of May 2021
- Phase 2 from Malolos to Clark is 28.8% completed as of May 2021. This will reduce travel time between Malolos to Clark from 2 hours to 30-35 minutes
- PNR Calamba (Solis-Calamba) will connect Manila to Calamba, reducing travel time from 4 hours to just 1 hour. Bids are currently being solicited for track relocation.

SOURCE: Inquirer.net; BusinessWorld

AFFLUENT PARENTS

- Late 30s up
- Children are studying, or future students of schools such as Assumption, CSA, Beacon, etc.
- Businessmen, Professionals, Company executives
- Members of well-known organizations
- Financially savvy (knowledgeable in building assets)

YOUNG ADULT

- 20 -30 years old
- Children of affluent parents
 - Unit paid for or payment shared by parents
 - Residing in Makati villages
- Professionals and entrepreneurs
- Studying (post-grad)/graduates of prestigious schools

LOCAL AND FOREIGN INVESTORS

- Individual/Company investors
- Purpose is to rent out units to affluent individuals and expats
- Financially savvy
- Familiar with real estate and owns other properties



VALUE PROPOSITION
&
REASONS TO BELIEVE

VALUE PROPOSITION STATEMENT

ONE ADDRESS. ENDLESS POSSIBILITIES.

Fortis Residences is a DMCI Homes Exclusive home that gives you access to the places you need without sacrificing comfort and personal space. Located in an upcoming Special Mixed-Use district in Makati, this property is designed for discerning and upwardly mobile clients looking for a more sophisticated lifestyle.

We give premium to small details and infused innovative and green building development features for sustainability, such as water recycling and Lumiventt Technology®, to its distinct address. Unlike other developments in the area, Fortis Residences offers bigger space and superior building features and amenities for almost the same cost with competitors, giving you an investment that is truly value for money.

REASONS TO BELIEVE

1. LOCATION

MAKATI: A PREMIUM ADDRESS

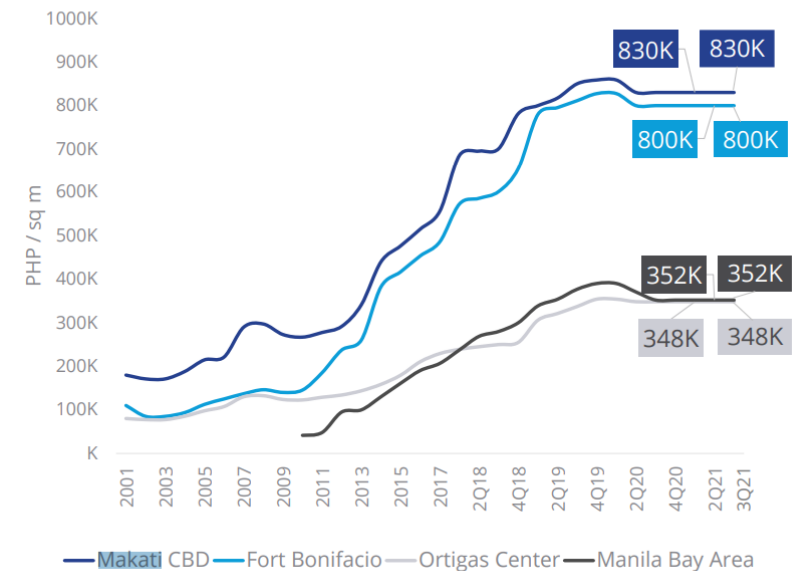
- A major financial hub
- High land value appreciation
- Home to upscale shops, villages, restaurants, and offices
- Highest LGU income per capita
- Ranked no. 4 in (local) government efficiency (2021 MMA Highly Urbanized Cities Competitiveness Ranking)

Macroeconomic Overview Land values

Location	3Q 2021 Per sqm	4Q 2021F* (YOY)	AV**
Makati CBD	830,200	846,800	51,900
Fort Bonifacio	800,200	816,200	66,700
Manila Bay Area	352,100	359,200	58,700
Ortigas Center	348,300	355,300	34,800

*Forecast
**Accommodation Value

Source: Colliers



Sources: Colliers 3Q2021 Study; <https://cmci.dti.gov.ph/>

REASONS TO BELIEVE

1. LOCATION

ACCESSIBILITY

- Transit-oriented Development (few meters from the property)
 - MRT
 - PNR
 - Less than 2km to upcoming infrastructure developments
- Easy access to Metro Manila's main highways: SLEX, NLEX, Skyway, EDSA, and Osmena Highway
- Transportation Hub in the emerging SMU in Chino Roces Ave.



REASONS TO BELIEVE

1. LOCATION

RESHAPING CHINO ROCES AVE.

- LGU-initiated Special Mixed-Use Zone, called Makati Southwest Gateway
- Infrastructure functionality, walkability, and provision for greeneries promoting pedestrian-friendly streetscapes
- Divided into three special zones



REASONS TO BELIEVE

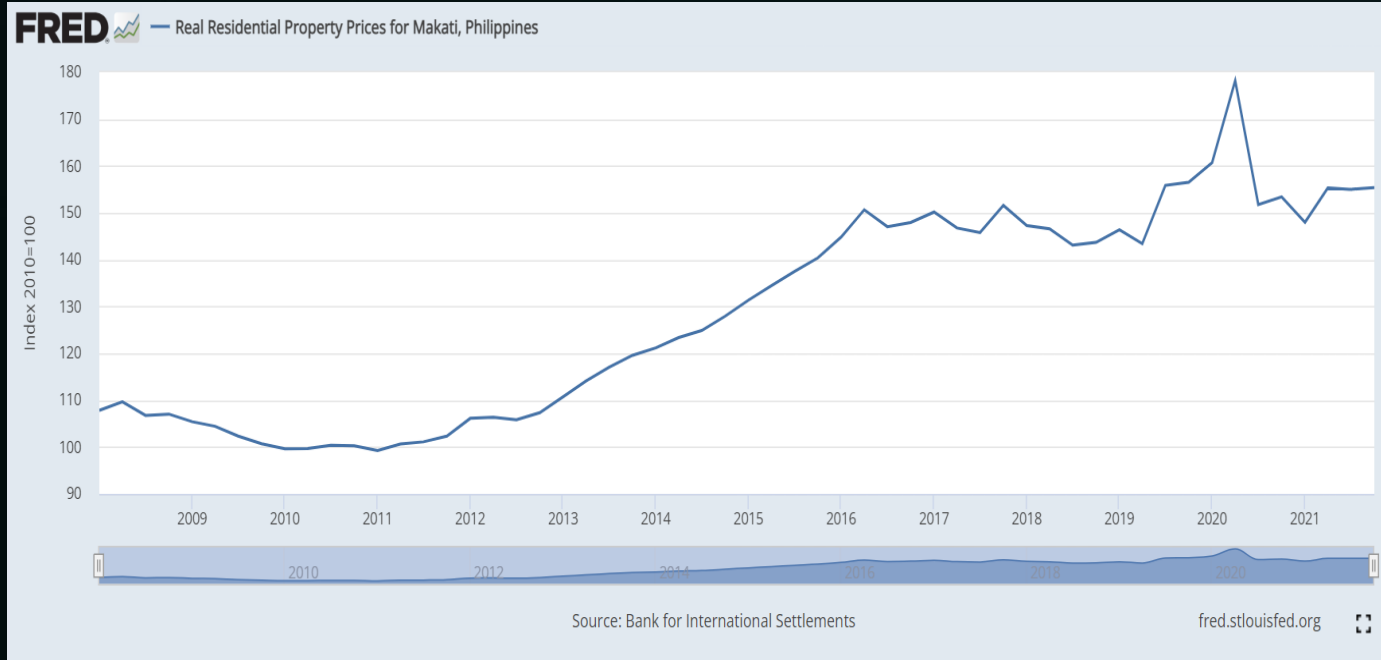
2. WISE INVESTMENT

REAL ESTATE VS. OTHER FORMS OF INVESTMENT

Investment Type	Description	Min / Max investment	Investment Horizon (Terms)	Published or Expected Returns	Risk Level	Liquidity
Savings Account	Typical Bank Account	Php0 and above (minimum depending on bank)	Anytime	0% to 1.75% (Digital banks offer 4% to 4.1% for a limited time)	Low	Very liquid
Time Deposit	Bank product with a specified maturity date	Php1K and above (minimum depending on bank)	Specific no. of days (30 to 180 days/1 or 5 years)	0.5% to 1.25% per annum	Low	Depends on maturity date
Money Market Funds	Short-term debt securities (ex. Time deposit and corporate bonds)	Php10k and above	Short term	3.28% to 6.29% (as of 2019)	Low	Very Liquid
Corporate Bonds	Debt-instruments issued by corporation	Php100k to millions (banks declare the limit)	Medium to long term	4% to 8% per annum	Low to high	Less liquid
Balanced funds	Typical portfolio of stocks, bonds, and/or money market funds	Php10k and above	Medium to long term	Negative to 7.62% (as of 2019)	Medium	Fairly liquid
Equity UITF	Equity-based funds made up of stocks	Php10k and above	Medium to long term	Negative to 5.72% (as of 2019)	High	Fairly liquid
Pag-IBIG MP2	Pag-IBIG Savings Account with dividends	Php500 and above	Long term	4.63% (Lowest), 8.11% (Highest)	Low	Less liquid
Stocks	Shares of ownership in a corporation	Php5K and above	Short to long term	Negative to 100% depending on companies	High	Very liquid
Mutual Funds	Pool investment from different individuals	Php5K and above	Long term	Depends on the mutual fund type (stock/equity, balanced bonds, bond funds, money market funds) Depends on the property. For DMCI Homes, it recorded an average of 109% growth in its price per square meter in a span of 10 years.	Low to moderate	Very liquid
Real Estate	House, Lot, Condo, buildings	Varies	Long term		Low to high	Less liquid

REASONS TO BELIEVE

2. WISE INVESTMENT



REAL ESTATE: A LUCRATIVE INVESTMENT

- Basic movement of prices is steadily upward, especially in developed areas (NCR housing prices are higher than the country's average)
- Nationwide residential property prices up by 5.6% YoY
- Asset is tangible and housing is a need
- Flexible –
 - End-use,
 - Rental income
 - Resell with higher price

Sources: National sources, BIS Residential Property Price database; Bangko Sentral ng Pilipinas

REASONS TO BELIEVE

2. WISE INVESTMENT

REAL ESTATE AMIDST RECESSION

- Real Estate is more stable than any other forms of investment during economic crisis
- Follow market cycles:
 - Buy-and-hold properties
 - Buy low, sell high strategy
- Flexible payment terms
- Promos and discounts available
- Better to store wealth in properties than keeping them in the bank

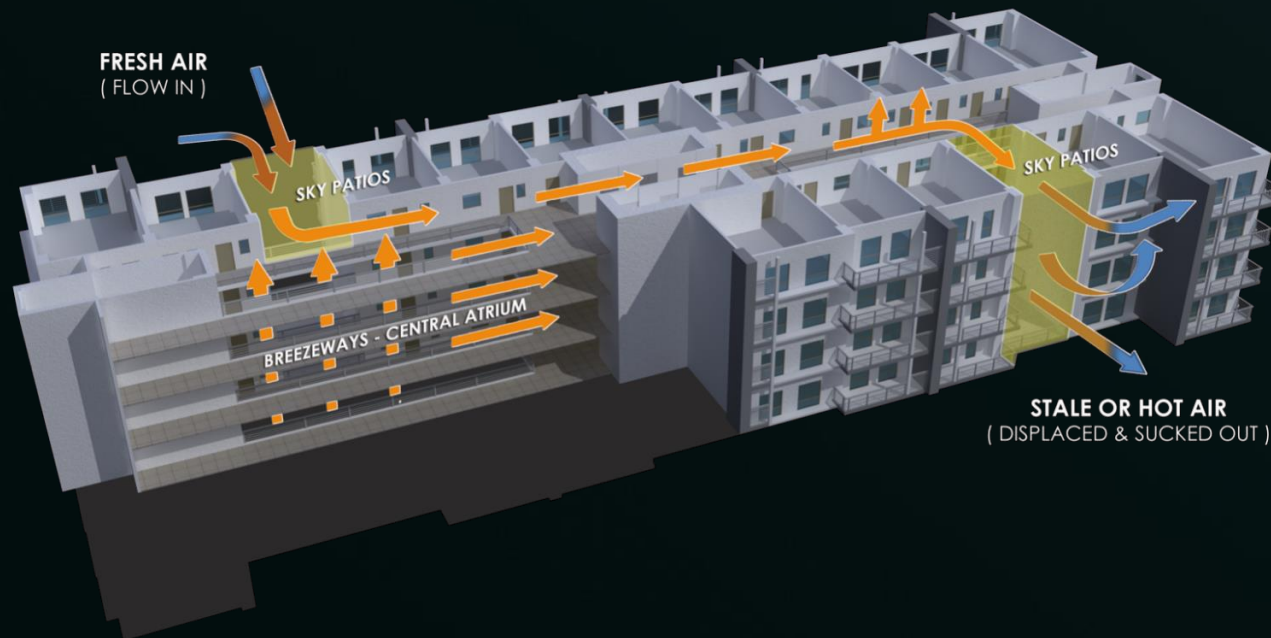
Source: <https://www.metrobank.com.ph/>; <https://www.fortunebuilders.com/>

THE ECONOMIC CYCLE



REASONS TO BELIEVE

3. SUSTAINABILITY AND INNOVATION



LUMIVENTT TECHNOLOGY®

An innovative engineering feature that enables natural light and fresh air inside the condo building and its unit spaces. It gives dwellers a positive effect on health.

REASONS TO BELIEVE

3. SUSTAINABILITY AND INNOVATION

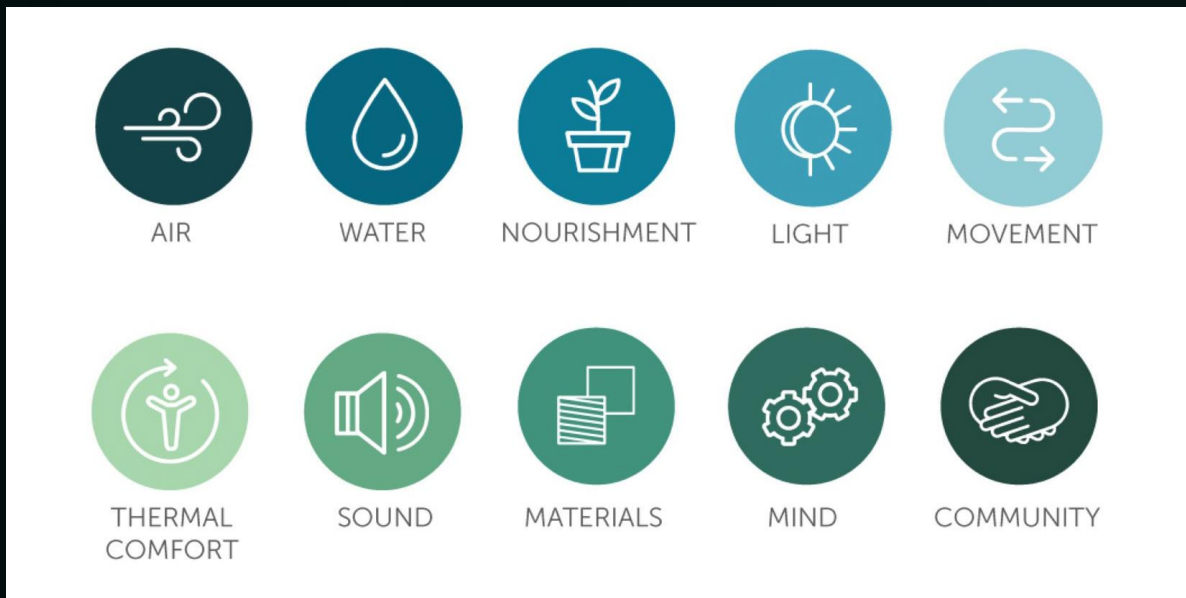


FULL WATER RECYCLING CAPABILITY

An advanced treatment process that will produce Class A-certified treated water that is safe for general use

REASONS TO BELIEVE

3. SUSTAINABILITY AND INNOVATION

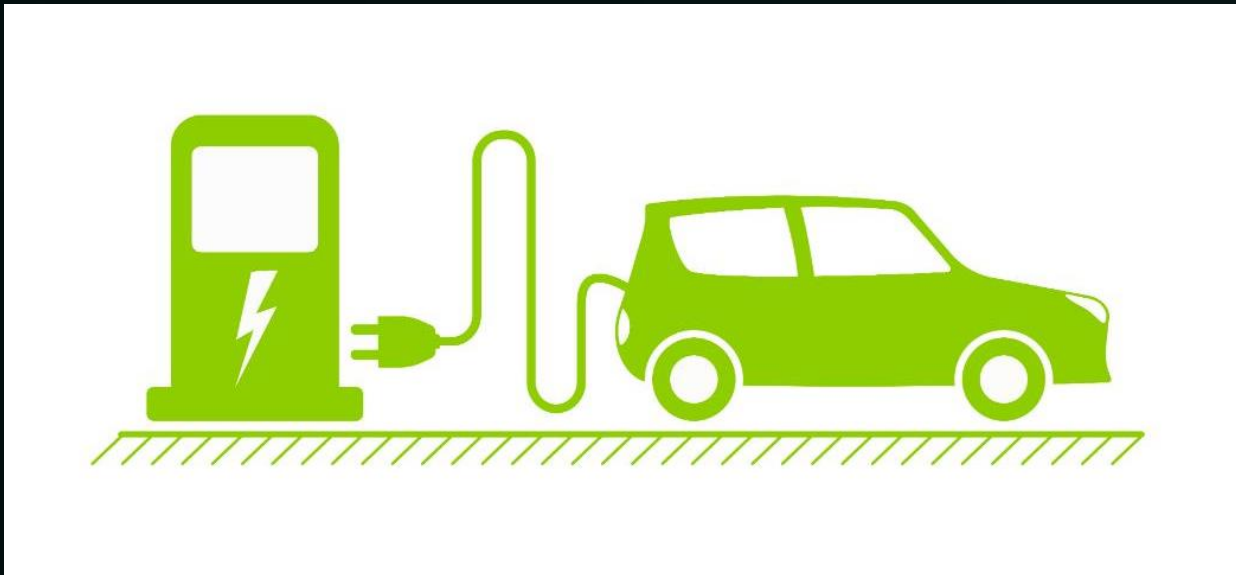


ONGOING APPLICATION ON SUSTAINABLE ARCHITECTURE CERTIFICATIONS

With our developments' sustainability efforts, we are working on having Fortis Residences registered and certified by green building architectural standard organizations.

REASONS TO BELIEVE

3. SUSTAINABILITY AND INNOVATION



EXCITING FEATURES

To make Fortis Residences future-proof, we are incorporating new features like electric vehicle charging, using of LED lights, internet in common areas and units, and among others.

REASONS TO BELIEVE

4. SECURITY AND SAFETY



FEATURES

- RFID system
- Controlled elevator access
- ALL units have digital lockset
- 24/7 Security service, including a guard house in between the residential and commercial/office building
- Precision in design and construction details through Building Information Modeling (BIM) technology

REASONS TO BELIEVE

5. UPGRADED SPACES



PREMIUM LIVING

- Upgraded finishes
- Bigger spaces
- Comes with essential appliances and fixtures

REASONS TO BELIEVE

6. UPGRADED SERVICES

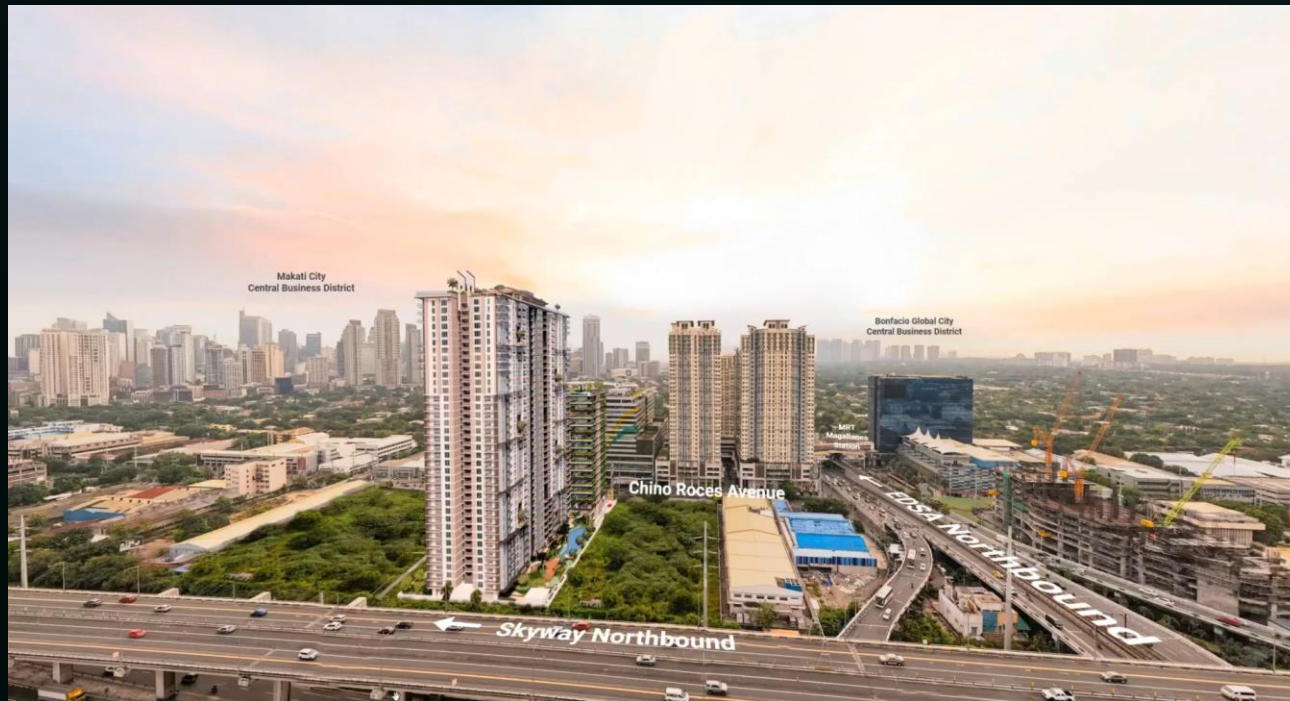


PREMIUM LIVING

- Dedicated customer service team
- Concierge services
- Mobile app with built-in intercom feature.
Other services included in the app are:
 - PMO request forms (gate pass, work permit)
 - Community announcements and circulars
 - Online bills facility

REASONS TO BELIEVE

7. UPGRADED CITY LIVING

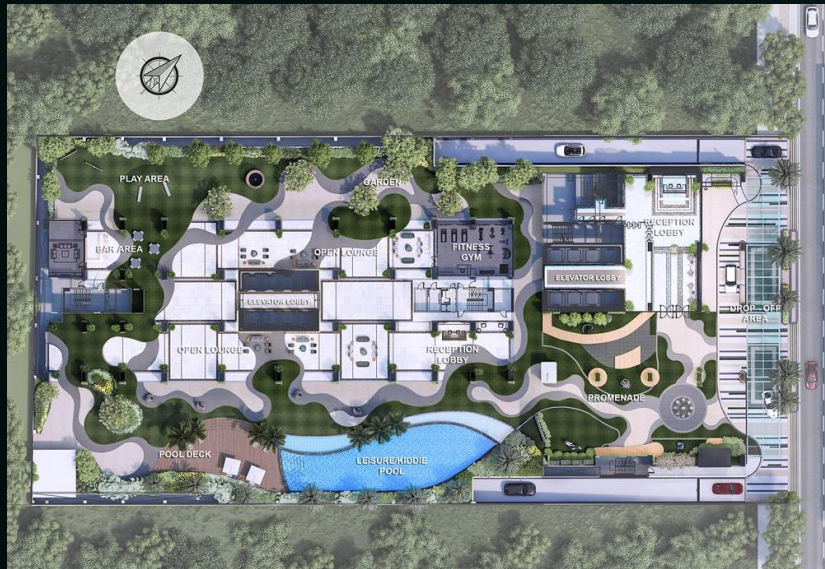


MAGNIFICENT CITY VIEW

N: Makati City
W: Manila Bay
E: Makati City/BGC
S: Laguna de Bay

REASONS TO BELIEVE

7. UPGRADED CITY LIVING



AWE-INSPIRING AMENITIES

Every space of Fortis Residences was maximized to ensure functionality and aesthetics to create the opulent city living. Various amenities were incorporated to its distinct address and overall design.

REASONS TO BELIEVE

8. THE DMCI HOMES BRAND



THE BRAND OF QUALITY FOR THE EXCLUSIVE

- Proven quality with decades of experience
- On-time delivery
- Full circle after-sales service



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PROJECT DETAILS



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One Address
Endless Possibilities



A tall, modern high-rise apartment building at night, illuminated from within, with a city skyline in the background. The building features a mix of light-colored panels and dark window frames, with many windows glowing with interior lights. The sky is a deep blue with some light clouds. In the background, other city buildings are visible, some with their own lights on. The overall scene is a vibrant urban nightscape.

*Architectural Theme:
Modern Contemporary*

1. Drop-off Area

2. Leisure/Kiddie Pool

3. Play Area

4. Garden

5. Sky Deck Pool

6. Sky Promenade

7. Sky Lounge

8. Basketball Court





CHINO ROCES AVENUE

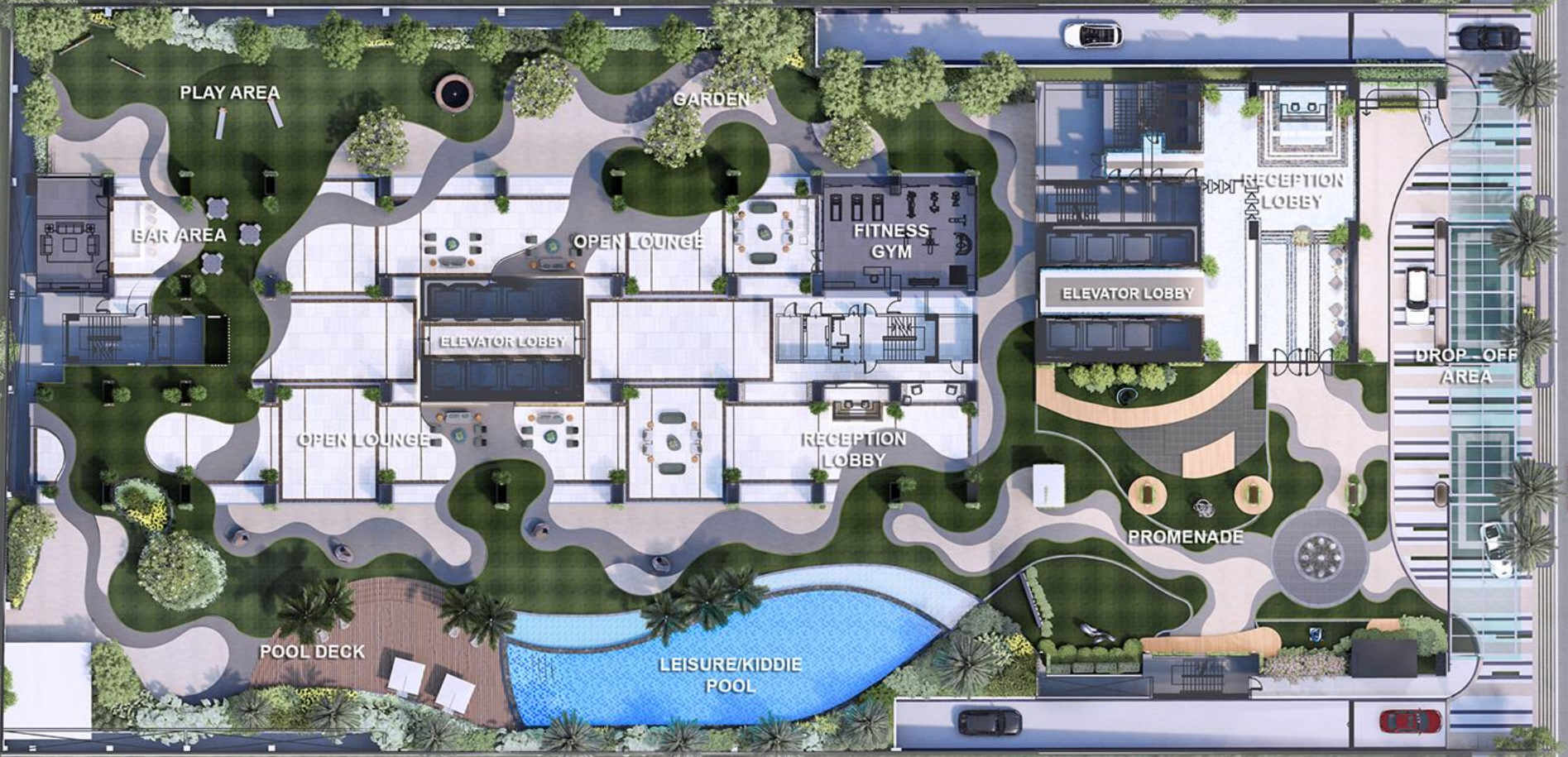




Residential Reception Lobby



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CHINO ROCES AVENUE









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Promenade




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Leisure & Kiddie Pool




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Pool Deck











Open Lounge








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Residential Sky Deck






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Sky Promenade











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Sky Deck Pool



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Laundry Station



Water Refilling Station



Convenience Store



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- Wi-fi in all units and select common areas
- Keycard access
- CCTV cameras in select common areas
- 100% Back-up Power



Sustainable Building Features

- Water Recycling Treatment and Facility
- EV Charging Station





Lumiventt




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DMCI HOMES
EXCLUSIVE

CUSTOMER CARE



LAUNCH INVENTORY

Inventories for Launch

UNIT TYPES	UNIT AREA (SQM)	GROSS AREA (SQM)
2-BR	72.50 – 95	72.50 – 100
3-BR	143.50	143.50 – 152.50

PARKING	PS AREA (SQM)
SINGLE	12.50 – 18.30
TANDEM	13.00 – 18.30

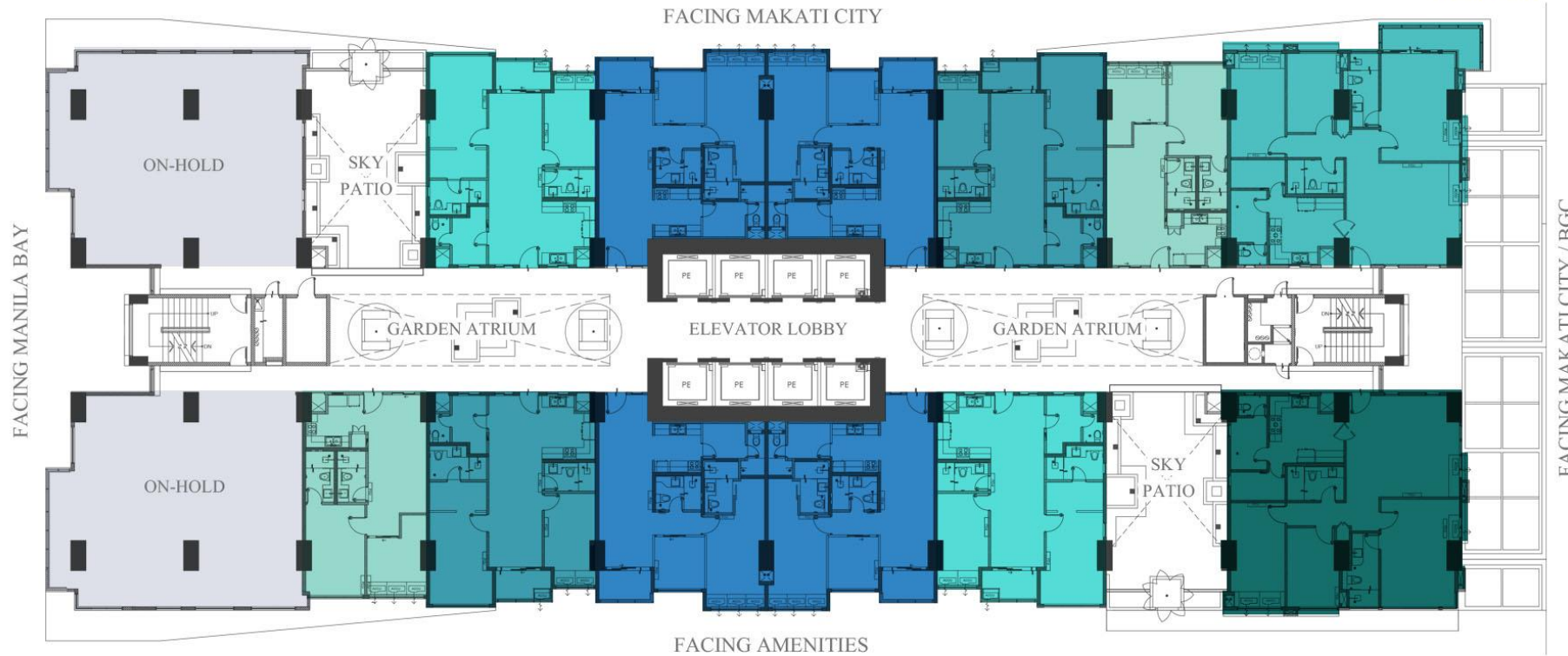
**Some PS come w/ utility cabinets*



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FLOOR PLANS & UNIT LAYOUTS



2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm

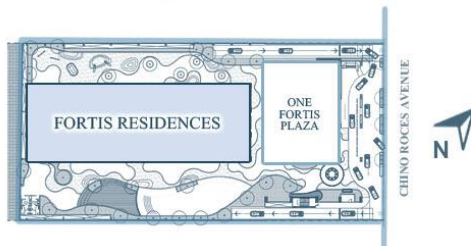
2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm

2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

2-Bedroom G (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm

3-Bedroom D (End Unit)
Approx. Gross Floor Area: 143.50 sqm



2nd, 15th & 27th Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested in purchasing with your seller.



- 

2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm
- 

2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm
- 

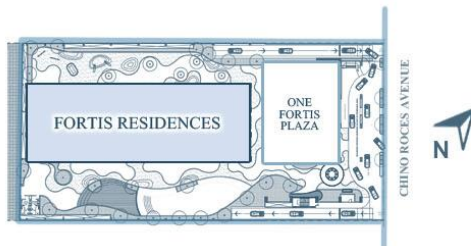
2-Bedroom C (Inner Unit)
Approx. Gross Floor Area: 86.00 sqm
- 

2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm
- 

2-Bedroom G (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm
- 

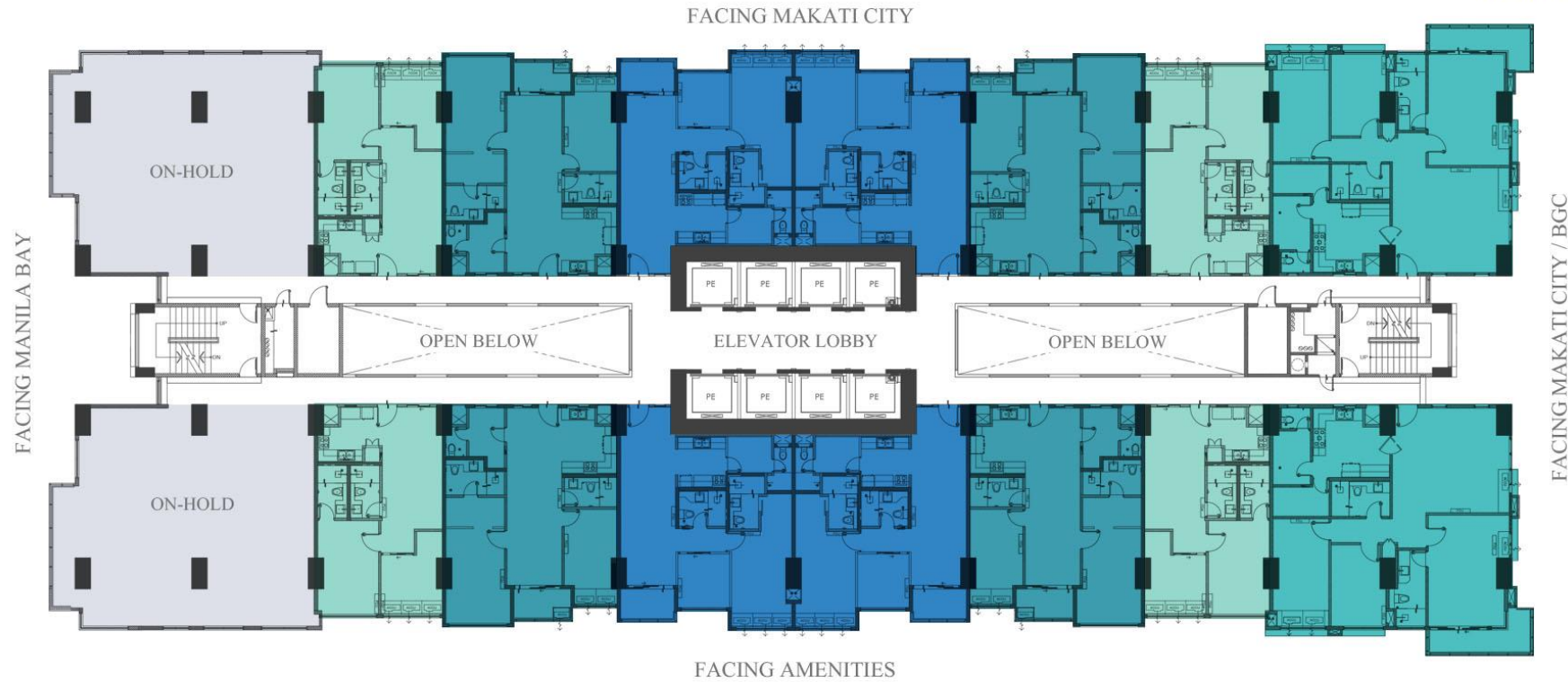
3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm
- 

3-Bedroom C (End Unit)
Approx. Gross Floor Area: 152.50 sqm

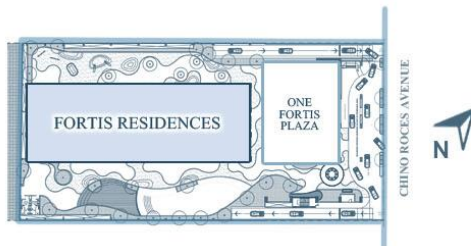


3rd-4th, 16th-17th & 28th-29th Floor Level Plan

- Plans reflected as visuals are not to scale.
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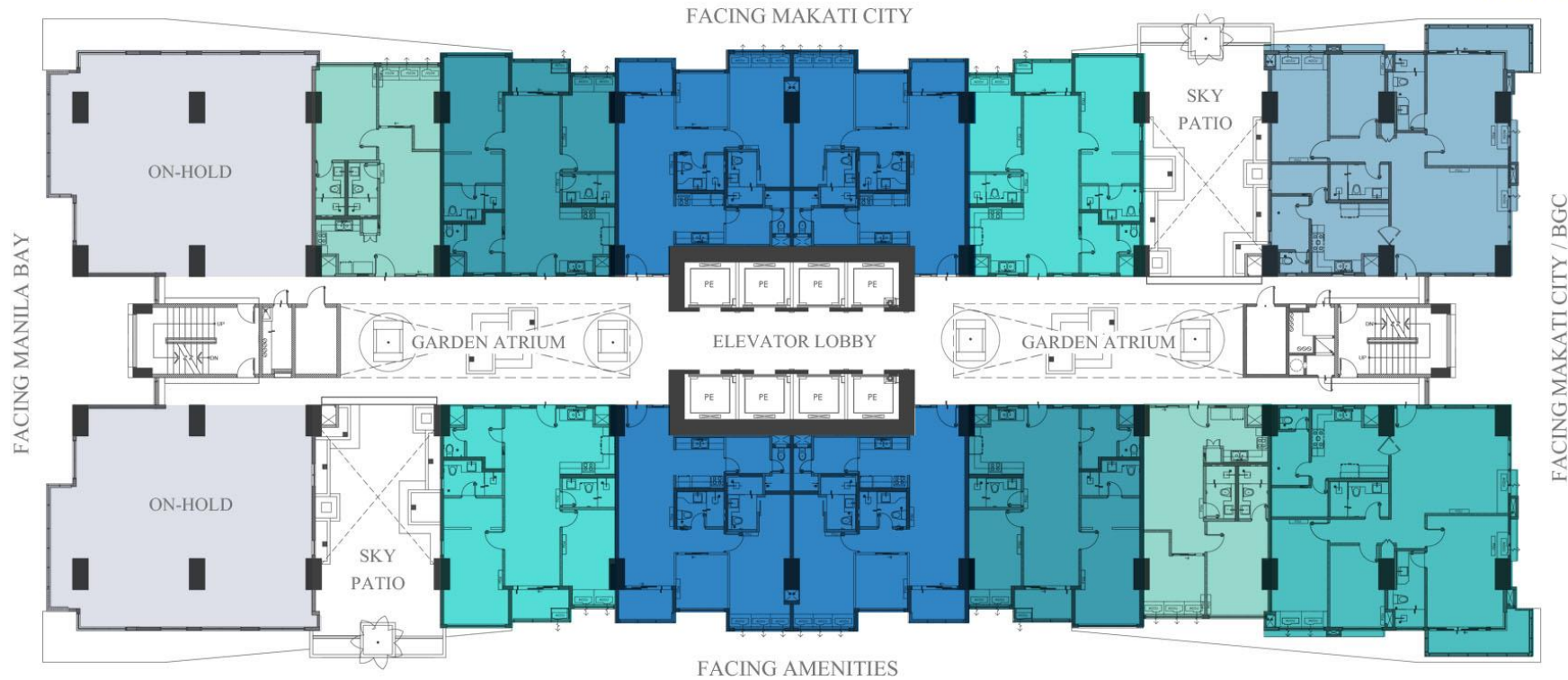


- 2-Bedroom A (Inner Unit)**
 Approx. Gross Floor Area: 72.50 sqm
- 2-Bedroom B (Inner Unit)**
 Approx. Gross Floor Area: 91.00 sqm
- 2-Bedroom F (Inner Unit)**
 Approx. Gross Floor Area: 100.00 sqm
- 3-Bedroom A (End Unit)**
 Approx. Gross Floor Area: 152.50 sqm



5th-7th, 11th-14th, 18th-20th, 24th-26th & 30th-32nd Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested in purchasing with your seller.



2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm

2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm

2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

2-Bedroom G (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm

3-Bedroom C (End Unit)
Approx. Gross Floor Area: 152.50 sqm



8th & 21st Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested in purchasing with your seller.

EFFECTIVE JULY 2022



- 

2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm
- 

2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm
- 

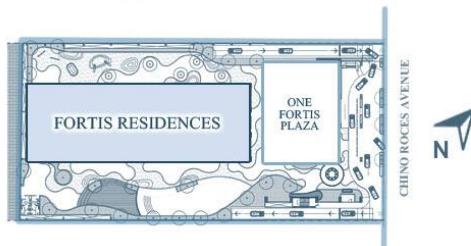
2-Bedroom C (Inner Unit)
Approx. Gross Floor Area: 86.00 sqm
- 

2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm
- 

2-Bedroom G (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm
- 

3-Bedroom B (End Unit)
Approx. Gross Floor Area: 143.50 sqm
- 

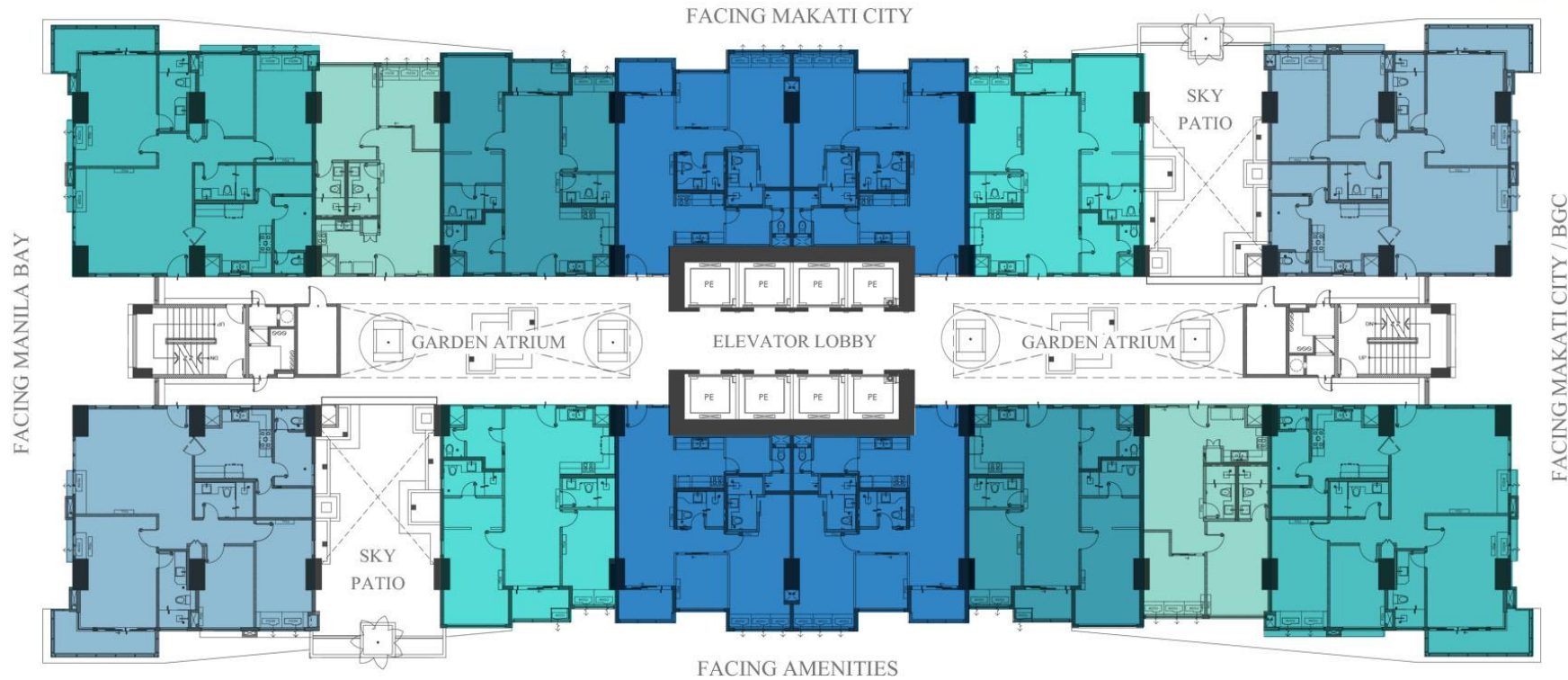
3-Bedroom D (End Unit)
Approx. Gross Floor Area: 143.50 sqm



3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm

9th-10th & 22nd-23rd Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested in purchasing with your seller.



2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm

2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm

2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

2-Bedroom G (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm

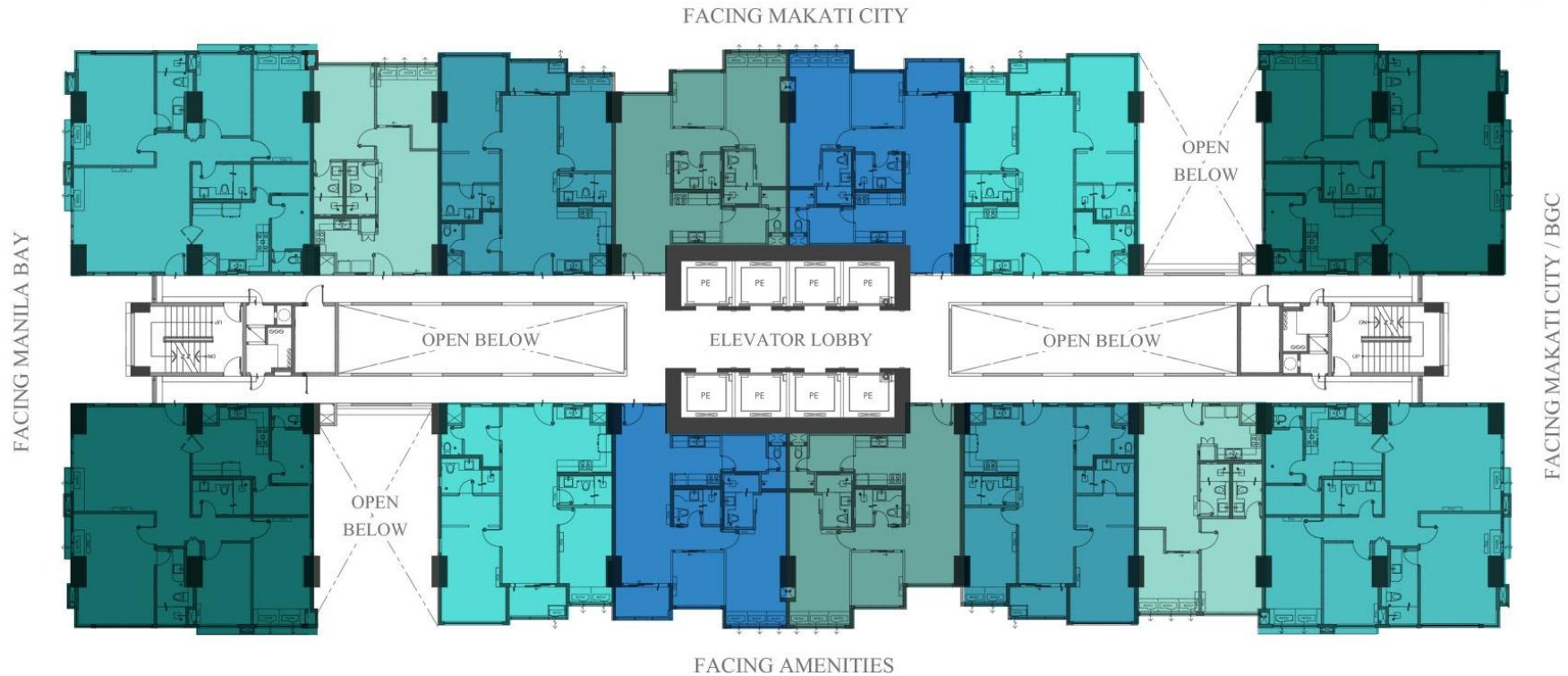
3-Bedroom C (End Unit)
Approx. Gross Floor Area: 152.50 sqm



33rd Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested in purchasing with your seller.

EFFECTIVE JULY 2022



2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm

2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm

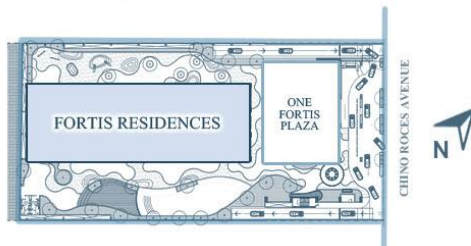
2-Bedroom C (Inner Unit)
Approx. Gross Floor Area: 86.00 sqm

2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

2-Bedroom G (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm

3-Bedroom B (End Unit)
Approx. Gross Floor Area: 143.50 sqm

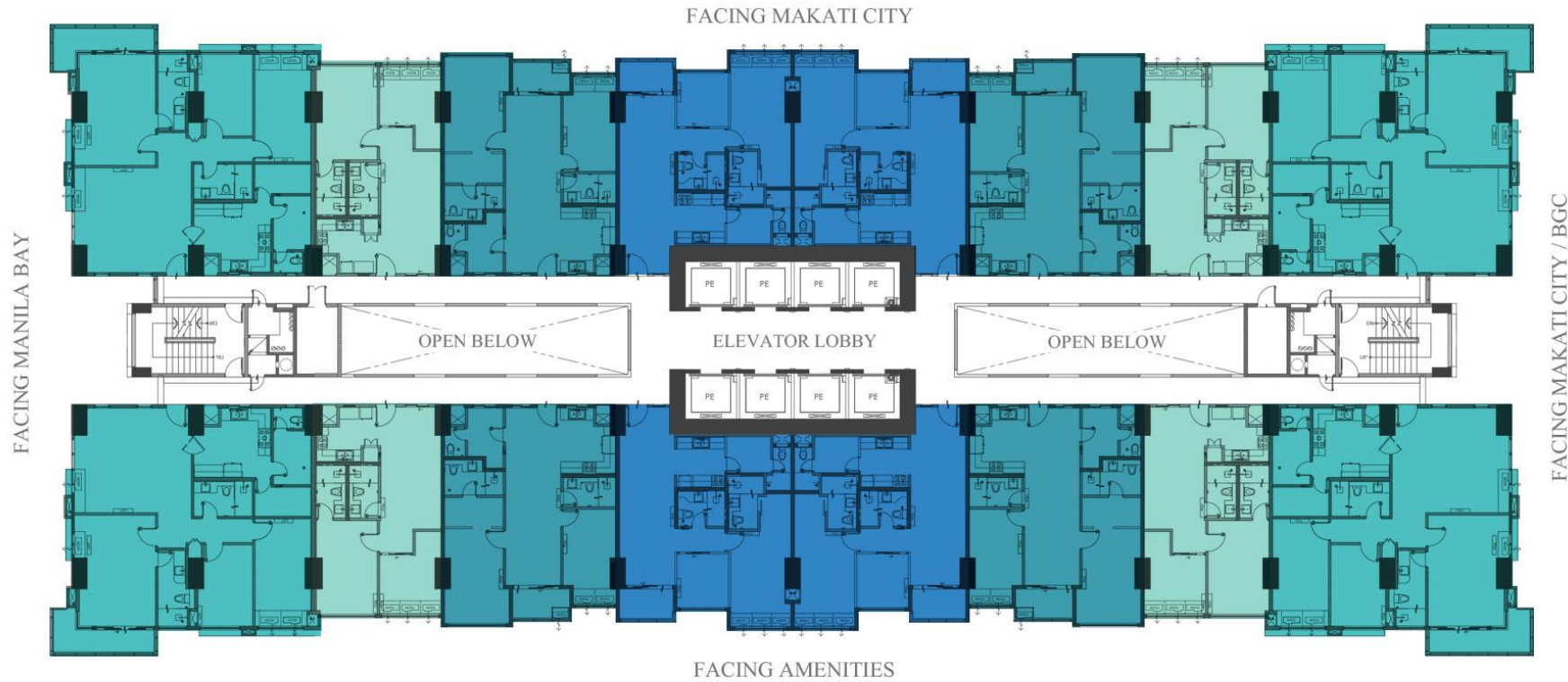
3-Bedroom D (End Unit)
Approx. Gross Floor Area: 143.50 sqm



3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm

34th - 35th Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested in purchasing with your seller.



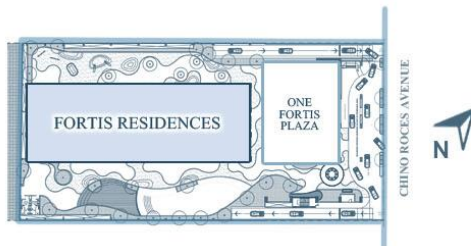
- 

2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm
- 

2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm
- 

2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm
- 

3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm



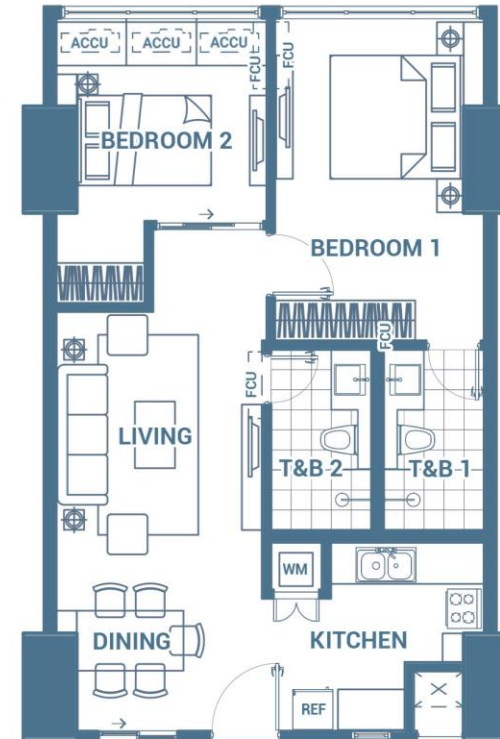
36th - PH Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested in purchasing with your seller.

2 - BEDROOM A (INNER UNIT)
AREA ALLOCATION

LIVING & DINING	23.50 sqm
KITCHEN	10.00
BEDROOM 1	16.70
BEDROOM 2	12.70
TOILET & BATH 1	4.80
TOILET & BATH 2	4.80
<hr/>	
APPROX. GROSS FLOOR AREA:	72.50 sqm

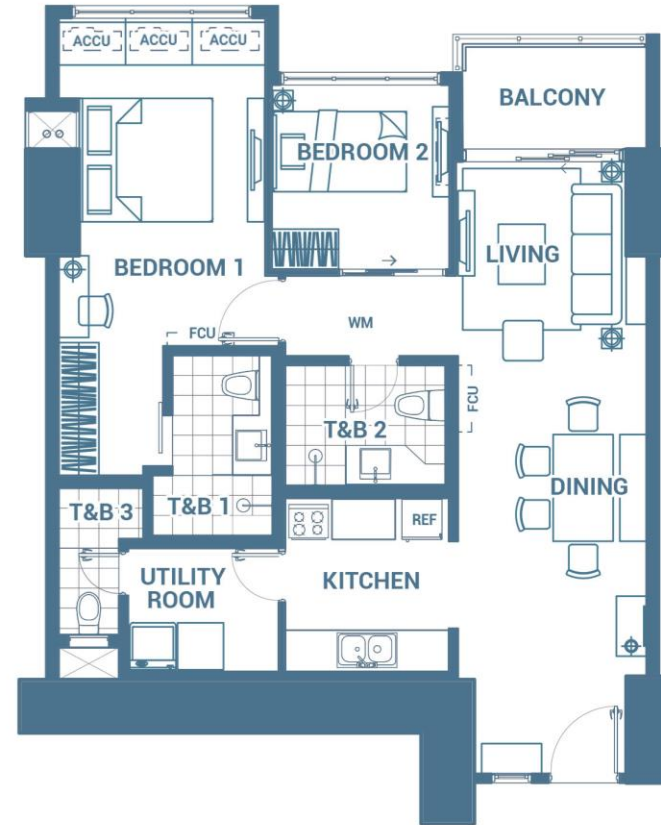
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE JULY 2022



2 - BEDROOM B (INNER UNIT)
 AREA ALLOCATION

LIVING & DINING	31.30 sqm
KITCHEN	7.30
BEDROOM 1	20.30
BEDROOM 2	8.40
TOILET & BATH 1	5.10
TOILET & BATH 2	5.10
TOILET & BATH 3	3.50
UTILITY ROOM	5.00
BALCONY	5.00
<hr/>	
APPROX. GROSS FLOOR AREA:	91.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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- EFFECTIVE JULY 2022

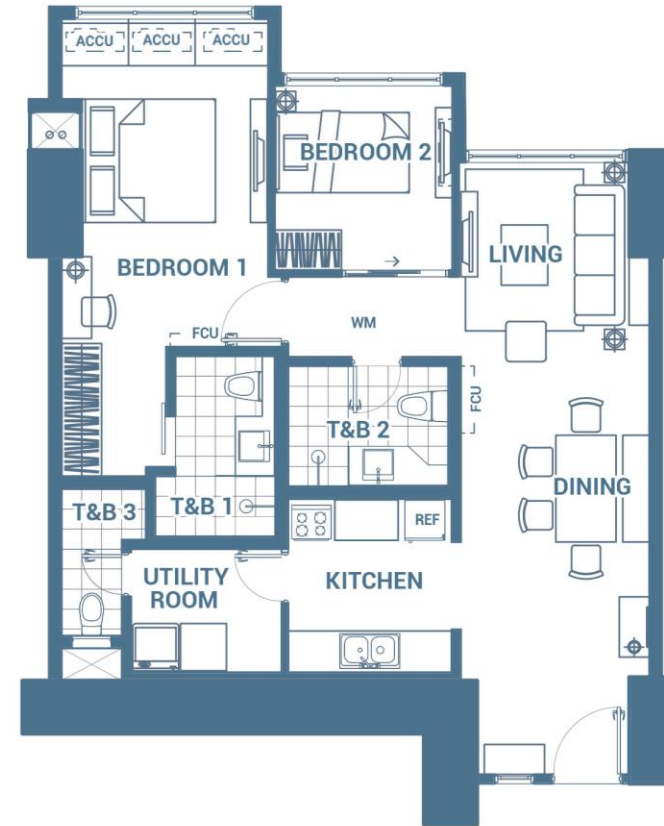


2 - BEDROOM C (INNER UNIT)
AREA ALLOCATION

LIVING & DINING	31.30 sqm
KITCHEN	7.30
BEDROOM 1	20.30
BEDROOM 2	8.40
TOILET & BATH 1	5.10
TOILET & BATH 2	5.10
TOILET & BATH 3	3.50
UTILITY ROOM	5.00

APPROX. GROSS FLOOR AREA: 86.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE JULY 2022



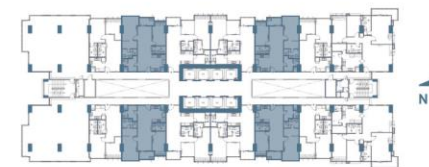
2 - BEDROOM F (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	27.50 sqm
KITCHEN	10.70
BEDROOM 1	22.30
BEDROOM 2	14.70
TOILET & BATH 1	5.50
TOILET & BATH 2	4.90
TOILET & BATH 3	3.30
UTILITY ROOM	6.10
BALCONY	5.00

APPROX. GROSS FLOOR AREA: 100.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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- EFFECTIVE JULY 2022



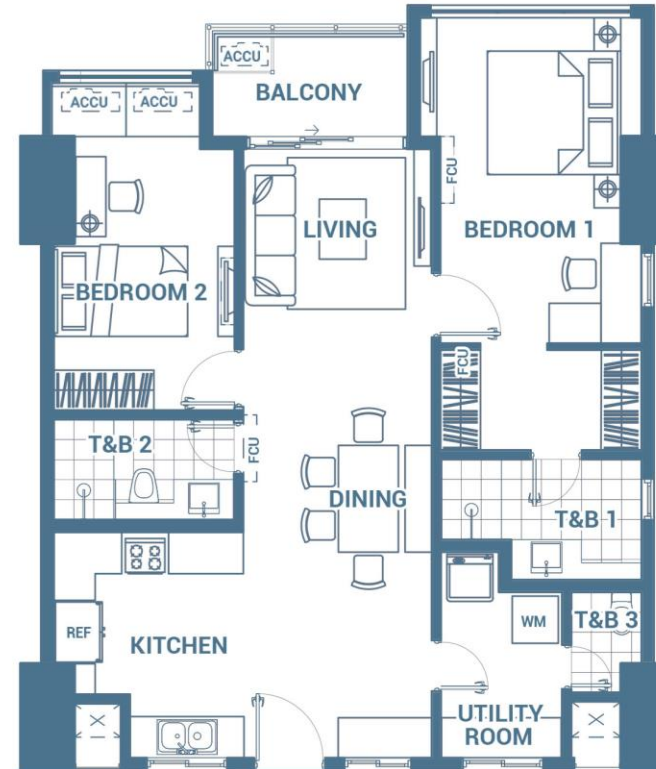
2 - BEDROOM G (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	27.50 sqm
KITCHEN	10.70
BEDROOM 1	22.30
BEDROOM 2	14.70
TOILET & BATH 1	5.50
TOILET & BATH 2	4.90
TOILET & BATH 3	3.30
UTILITY ROOM	6.10
BALCONY	5.00

APPROX. GROSS FLOOR AREA: 100.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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- EFFECTIVE JULY 2022



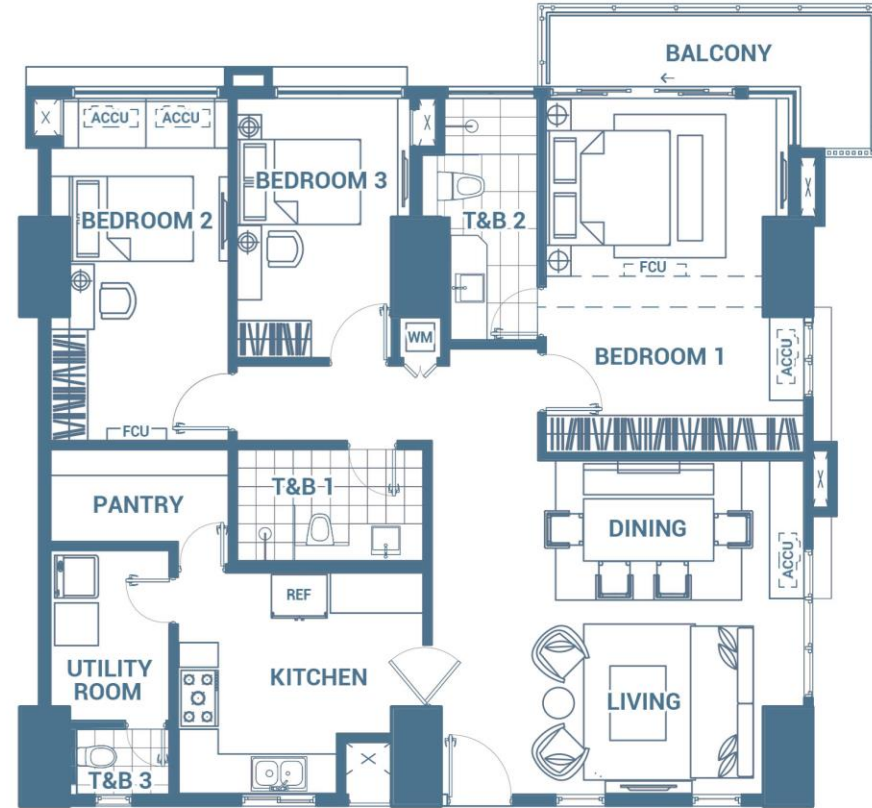
3 - BEDROOM A (END UNIT)

AREA ALLOCATION

LIVING & DINING	42.80 sqm
KITCHEN	15.80
BEDROOM 1	25.60
BEDROOM 2	12.80
BEDROOM 3	18.10
TOILET & BATH 1	8.20
TOILET & BATH 2	6.20
TOILET & BATH 3	2.70
UTILITY ROOM	6.00
PANTRY	5.30
BALCONY	9.00

APPROX. GROSS FLOOR AREA: 152.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE JULY 2022

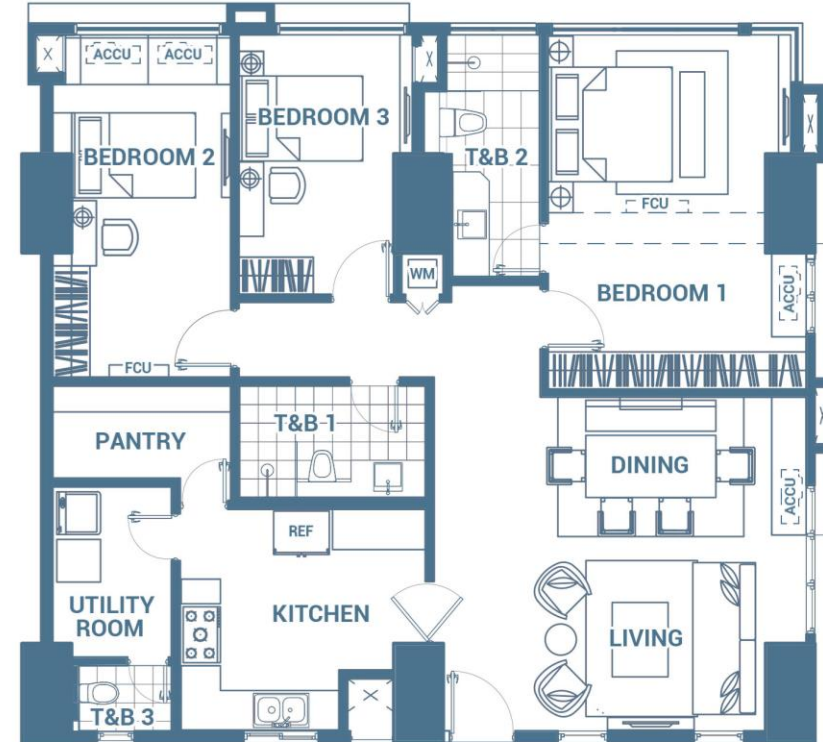


3 - BEDROOM B (END UNIT)
 AREA ALLOCATION

LIVING & DINING	42.80 sqm
KITCHEN	15.80
BEDROOM 1	25.60
BEDROOM 2	12.80
BEDROOM 3	18.10
TOILET & BATH 1	8.20
TOILET & BATH 2	6.20
TOILET & BATH 3	2.70
UTILITY ROOM	6.00
PANTRY	5.30

APPROX. GROSS FLOOR AREA: 143.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE JULY 2022



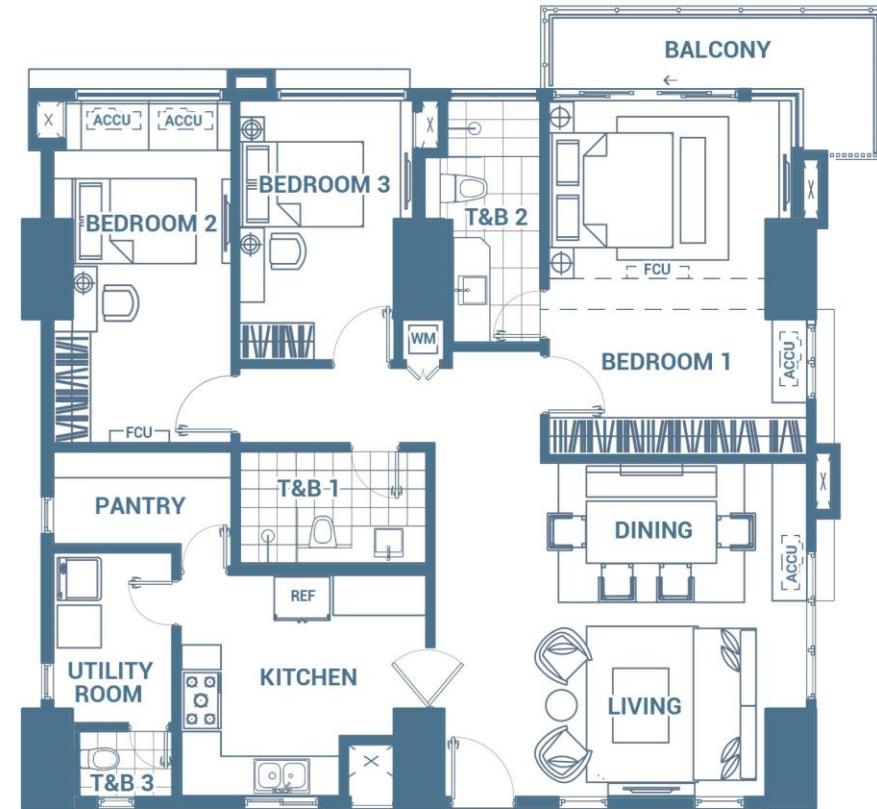
3 - BEDROOM C (END UNIT)

AREA ALLOCATION

LIVING & DINING	42.80 sqm
KITCHEN	15.80
BEDROOM 1	25.60
BEDROOM 2	12.80
BEDROOM 3	18.10
TOILET & BATH 1	8.20
TOILET & BATH 2	6.20
TOILET & BATH 3	2.70
UTILITY ROOM	6.00
PANTRY	5.30
BALCONY	9.00

APPROX. GROSS FLOOR AREA: 152.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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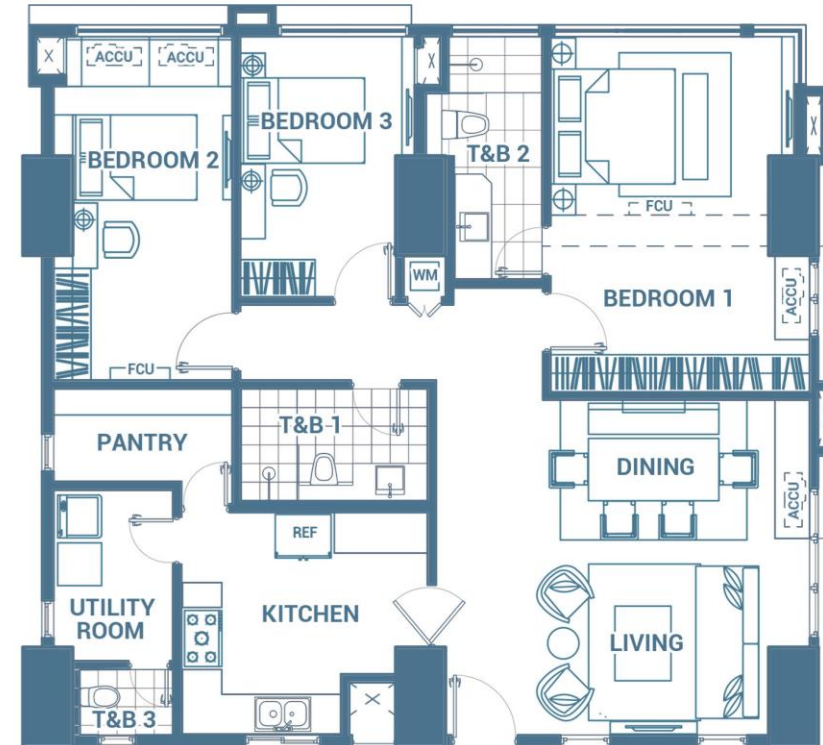
3 - BEDROOM D (END UNIT)

AREA ALLOCATION

LIVING & DINING	42.80 sqm
KITCHEN	15.80
BEDROOM 1	25.60
BEDROOM 2	12.80
BEDROOM 3	18.10
TOILET & BATH 1	8.20
TOILET & BATH 2	6.20
TOILET & BATH 3	2.70
UTILITY ROOM	6.00
PANTRY	5.30

APPROX. GROSS FLOOR AREA: 143.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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- EFFECTIVE JULY 2022



TURNOVER FINISHES



FORTIS
RESIDENCES

Living & Dining
Area





FORTIS
RESIDENCES

Master
Bedroom



FORTIS
RESIDENCES



UNIT DELIVERABLES

Split-type Air-conditioning Units

Cabinets

Rangehood

Water Heater

Digital lockset

PRICING

UNIT TYPE	DESCRIPTION	# OF UNITS /PARKING	UNIT AREA	GROSS AREA	LIST PRICE	
			(IN SQM., MORE OR LESS)		MIN	MAX
UNIT TYPE	2-Bedroom A Inner Unit	108	72.5	72.5	18.0 Mn	20.2 Mn
	2-Bedroom B Inner Unit	120	86	91	21.7 Mn	24.4 Mn
	2-Bedroom C Inner Unit	24	86	86	21.1 Mn	22.2 Mn
	2-Bedroom F Inner Unit	108	95	100	24.1 Mn	27.1 Mn
	2-Bedroom G Inner Unit	36	95	100	24.3 Mn	26.8 Mn
	3-Bedroom A End Unit	57	143.5	152.5	33.0 Mn	38.6 Mn
	3-Bedroom B End Unit	6	143.5	143.5	34.3 Mn	35.1 Mn
	3-Bedroom C End Unit	14	143.5	152.5	33.2 Mn	38.0 Mn
	3-Bedroom D End Unit	7	143.5	143.5	34.2 Mn	35.6 Mn
	PARKING	Single Parking	478	12.50 – 18.30		1.1 Mn
Tandem Parking		244	13.00 – 18.30		1.0 Mn	1.2 Mn

Standard Payment Term

5% SPOT
25% DOWN PAYMENT

Regular discount shall apply as indicated in memo PD-19-09-026.

NOVEMBER

2027

End of DP Period

DECEMBER

2027

RFO Date

Launch Discount

5% DISCOUNT

Additional Discount for Units only.

until July 31, 2022 only

VACATION PASS

Valid for Reservations from July 11 to 31, 2022

Pricelist Effectivity and Sales
Acceptance

JULY 22, 2022

Sample Computation

		2-BEDROOM	3-BEDROOM
Unit Area		72.5 sqm	143.5 sqm
Gross Area		72.5 sqm	152.5 sqm
List Price		17,996,000	33,045,000
Special Discount	5%	899,800	1,652,250
LP net of Special Discount		17,096,200	31,392,750
Regular Discount	4%	683,848	1,255,710
Total Contract Price		16,412,352	30,137,040
Reservation Fee		50,000	50,000
Additional spot cash discount	6%	49,237	90,411
Spot cash payment	5%	721,380	1,366,440
Down payment	25%	4,103,088	7,534,260
DP period (until Nov 2027)		63 Months	
Monthly DP		65,129	119,592
Monthly DP with CF		91,180	167,428
Balance	70%	11,488,647	21,095,928

*Minimum list price per unit type of inventories for release.



Fortis Residences bears the DMCI Homes Quality Seal, which represents our commitment to deliver homes that are built to last. Your new home is subject to our proprietary quality management system, and comes with a 2-year limited warranty*.

**Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear.*

Terms and conditions apply.



FORTIS

RESIDENCES

Location

Sustainability

Exquisite Lifestyle