

AKI Tower

Sales Briefing

15-July-2021



THE SEASONS
RESIDENCES

SITE DEVELOPMENT PLAN

RESIDENTIAL TOWERS
(CENTRAL PARK WEST, MADISON PARK WEST, TIME SQUARE WEST, PARK AVENUE)
THE SHOPS AT GRAND CENTRAL PARK



Stacking Plan

THE PEAK ZONE (50F-51F)
2 bi-level units

LOWER PEAK ZONE (46F-49F)
4 floors
4 units per floor

HIGH ZONE OUTRIGGER 2 (43F-45F)
2 floors | 6 units per floor

HIGH ZONE (32F-42F)
10 floors
8 units per floor

HIGH ZONE (31F) 1 floor | 8 units per floor

HIGH ZONE OUTRIGGER 1 (29F-30F)
2 floors | 9 units per floor

HIGH ZONE (27F-28F)
2 floors | 8 units per floor

LOW ZONE (8F-26F)
16 floors
12 units per floor

AMENITY DECK AND VILLA, SKY LOBBY | 1 floor

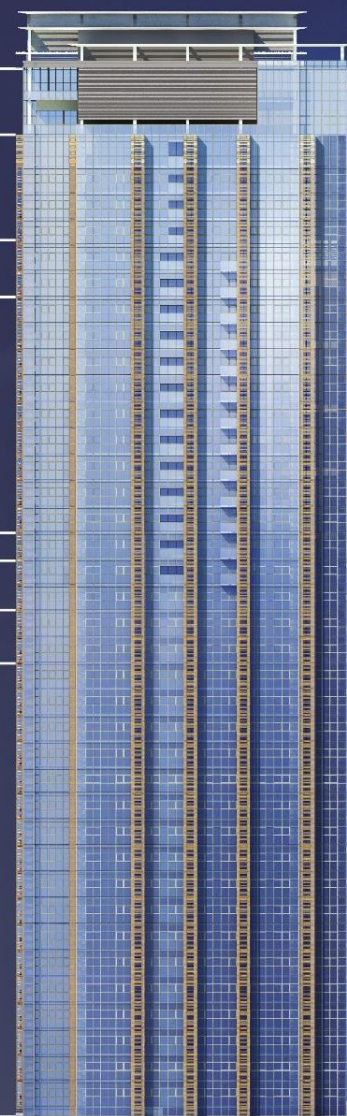
RESIDENTIAL PARKING (3F-7F)
5 floors

MITSUKOSHI MALL (PART) (3F)

MITSUKOSHI MALL (2F)

MITSUKOSHI MALL (GF)

MITSUKOSHI MALL (B1)
COMMERCIAL PARKING (B2-B3)



Unit Mix and Parking Allocation

Unit Type	Unit Area (sqm)	Inv	%	Pkg	Pkg Ratio
1BR	46, 48, 48.5, 50.5, 51.5, 53, 56, 56.5, 58	186	54%	101	0.54
1BR Suite	63	18	5%	18	1.00
2BR	60, 62	26	8%	26	1.00
2BR Suite	77, 80, 81, 83, 85, 87, 97, 105, 115	75	22%	75	1.00
3BR	98, 105, 115, 117, 122.5	21	6%	21	1.00
3BR Suite	154, 159, 168, 174	16	5%	32	2.00
3BR Bi-level	232, 311	2	1%	4	2.00
3BR Villa	306	1	0%	2	2.00
		345	100%	279	0.81

Price Ranges

*2% introductory discount for the 1st 75 units

Unit Type	Unit Area (sqm)	Price Range	
		Min	Max
1BR	46, 48, 48.5, 50.5, 51.5, 53	18,207,000	20,807,000
1BR (corner)	56, 56.5, 58	21,179,000	24,234,000
1BR Suite (corner)	63	24,474,000	25,830,000
2BR	60, 62	24,446,000	26,723,000
2BR Suite	77, 85, 97	28,616,000	38,272,000
2BR Suite (corner)	80, 81, 83, 87, 105, 115	31,084,000	48,362,000
3BR (inner)	98	38,095,000	38,209,000
3BR (corner)	105, 115, 117, 122.5	43,894,000	49,575,000
3BR Suite (corner)	154, 159, 168, 174	66,734,000	76,100,000

Single Parking Slot: P2.6Mn

Tandem Parking Slot: P4.8Mn

Payment Terms

RD	50,000 (Unit only); 45,000 (Unit) & 5,000 (Pkg)		
		GARDEN	SUNRISE
	Unit Discount		
C2	10%	100(1)	
C1	5%	50/50(54)	
B3	10%	30(3)/70	
A1	1%	10/20(54)/70	
A3*	0%	25(54)	23(54)
*Except for the following units:	LZ	A, E, K	
	HZ	A, D, E, G, H	
	HZ Damper 1	AB, EF, K	
	HZ Damper 2	AB, EF, KL	
	LPZ	A, B, C, D	

- Check is payable to Sunshine Fort North Bonifacio Realty Development Corporation

Turnover Commitment: June 2026