



SMDC

THE PHILIPPINES RECOVERY

The Philippine Financial Strength is
6th among emerging economies*

CREDIT RATINGS

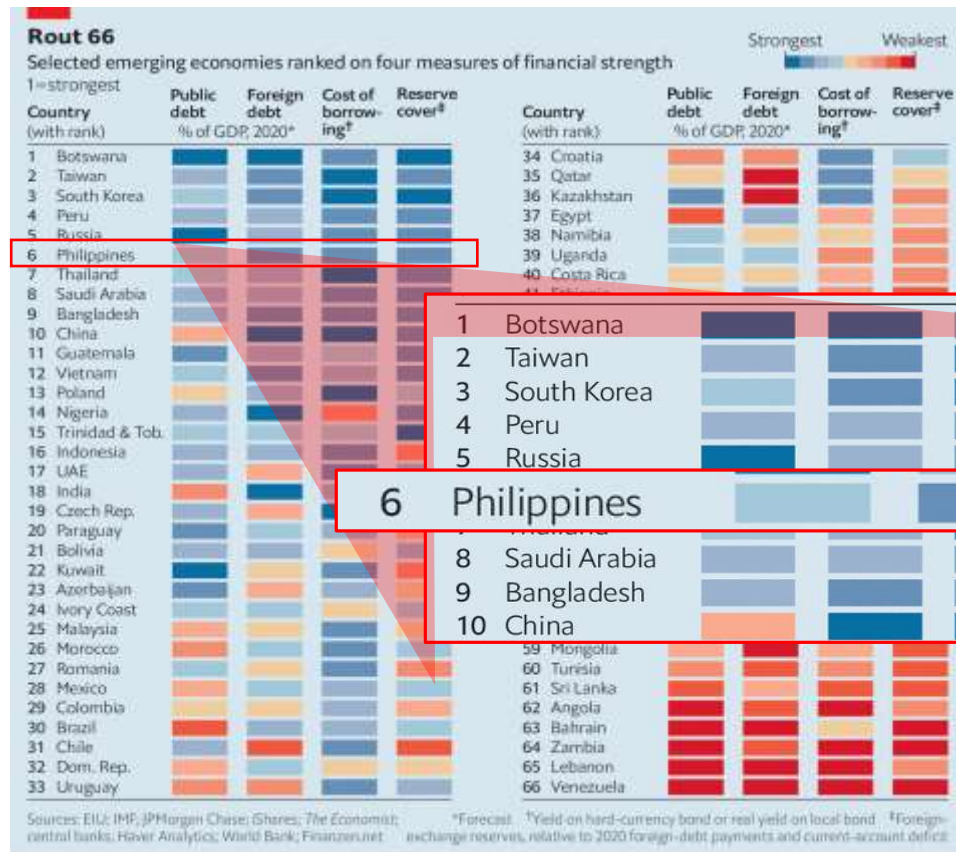
A- JCR

BBB+ S&P

BBB+ R&I

Baa2 MOODY'S

BBB FITCH






NIKKEI
Asia

PH CLIMBS 46 SPOTS IN NIKKEI COVID-19 RECOVERY INDEX, NOW RANKS 57TH OUT OF 122 COUNTRIES

Nikkei Asia attributes the huge jump in ranking to the country's "significant increase in infection management scores."
The Philippines previously ranked 103rd.

RANK		COUNTRY/REGION	SCORE
57		PHILIPPINES	53.5
65		AUSTRALIA	52.5
65		UNITED STATES	52.5
67		THAILAND	52.0
74		RUSSIA	50.5
96		SINGAPORE	45.0
105		GERMANY	43.0
107		SWITZERLAND	42.5
118		VIETNAM	39.5

SOURCE: Nikkei COVID-19 Recovery Index as of Nov. 30, 2021

#workingPCOO

#WeRiseAsOne

#COVID19PH

www.pcoo.gov.ph



@pcoogov



The Philippines jumped 46 spots to 57th, mainly thanks to a significant increase in its infection management scores.

With an aggressive vaccination program and lower Covid-19 cases, the Philippines has improved its ranking.

THE PHILIPPINES PROJECTED GROWTH



Philippine Economy grew
5.6%
2021

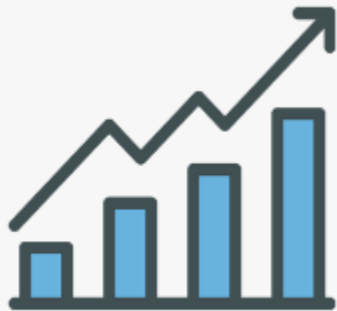


2023
25th largest economy in the
world in terms of PPP
(purchasing power parity)



2030
The economy will grow to \$1
trillion, with a population of
128M

1Q 2022 – 8.3% Growth
6 – 7.5 % Growth Forecast
2022



The Philippine Internet Economy will be
\$40B, 5.3% of the Philippine GDP
2025



**19th largest economy in the world, with a
projected GDP at PPP of \$4.862 trillion**
2050



DRIVERS OF GROWTH

INFRASTRUCTURE DEVELOPMENT

Increased economic
activity and create jobs

105 flagship high-impact
infrastructure projects

38 projects to be
Completed in 2022



DRIVERS OF GROWTH OVERSEAS FILIPINO WORKERS

More than 2M OFWs

**\$34.88B ALL TIME HIGH
Remittances in 2021**

5.1% increase in remittances

**Top sources of remittances:
US, Singapore, Saudi Arabia,
Japan, the United Kingdom,
the United Arab Emirates,
Canada, Taiwan, Qatar and
South Korea.**



DRIVERS OF GROWTH

BUSINESS PROCESS OUTSOURCING

1.43 Million Jobs*
120K new jobs generated
in 1H 2022.

Industry expected to grow
by 9% end of 2021

18% of Global BPO Industry

\$29B Contribution to the
economy by end of 2022

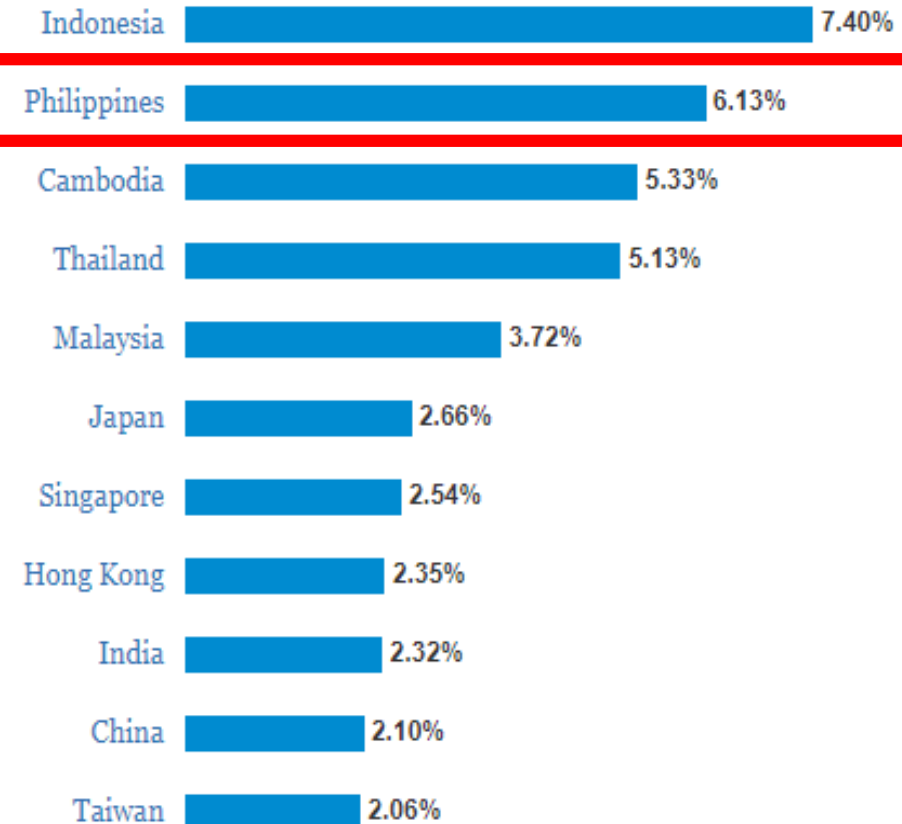


PHILIPPINE PROPERTY PRICES & RENTAL YIELDS REMAIN ATTRACTIVE

Property Prices in Asia (sq.m.)



Rental Yields in Asia (%)







1st Philippine Conglomerate to breach **PHP 1 Trillion** in Market Capitalization



BANKING



RETAIL



PROPERTY



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 (\$ bn)

SMIC	22.9
Ayala Corp	10.9
JG Summit	8.5
Aboitiz Equity	6.2
SMC	5.4
GT Capital	2.5
Metro Pacific	2.4
Alliance Global	2.3
LT Group	2.2
DMCI	2.1

Source: Bloomberg Figures as of Dec. 9, 2021

Philippine Retailers

FY 2020 Total Sales (USD mn)

SM Retail	3,999
Robinsons	2,179
Puregold	2,305

Philippine Retailers

FY 2020 Store Count

SM Retail	3,173
Robinsons	2,157
Puregold	489

Source: Company Information, 9M21

Philippine Banks

Total Assets (\$ bn)

BDO	68.0
Landbank	50.4
Metrobank	49.6
BPI	43.3
DBP	22.8
PNB	22.2
China Bank	20.6
RCBC	17.0
UBP	14.6
Security Bank	14.1

Source: Consolidated statements of condition (SOC), June 30, 2021

Property Developers

Market Cap (\$ bn)

SMPH	20.8
Ayala Land	10.4
Megaworld	2.0
Robinsons Land	1.9
Vista Land	0.9
Filinvest	0.5
Double Dragon	0.3

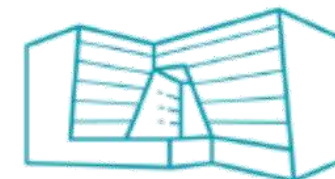
Source: Bloomberg Figures as of December 9, 2021



MALLS



RESIDENCES



OFFICES



HOTELS AND
CONVENTION CENTERS



1st Philippine Conglomerate to breach **PHP 1 Trillion** in Market Capitalization





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

61 Projects

Sold over

160,000 units

And delivered over

65,000 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.”

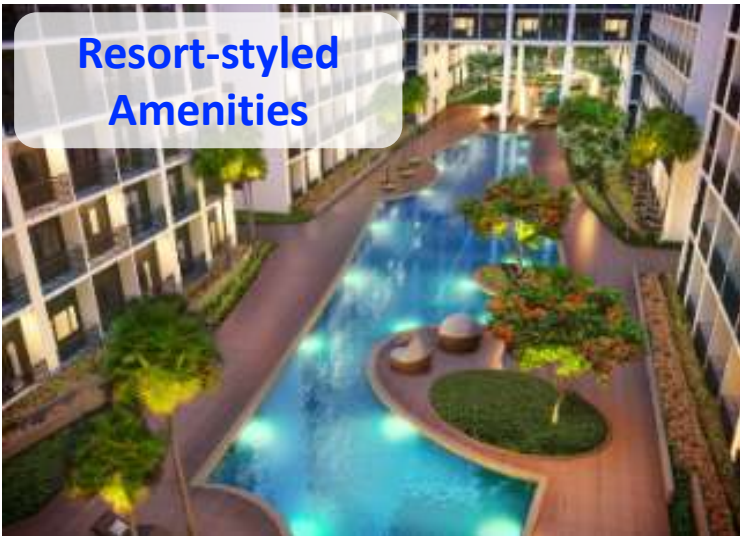
Henry T. Sy, Jr.

Chairman

SM Development Corporation



Keys to Success



ZEAL RESIDENCES
IS THE MOST EXCITING
DEVELOPMENT SOUTH
OF THE METRO.

WHY?



**END-USERS
AND INVESTORS
ARE ALWAYS
ENTHUSIASTIC
ABOUT THE LOCATION.**



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ESPECIALLY IF
THAT LOCATION
IS PROGRESSIVE
AND HAS ALL
KEY ESSENTIALS
WITHIN REACH.



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**ZEAL RESIDENCES
IS LOCATED IN
GENERAL TRIAS
CITY IN THE
PROVINCE OF
CAVITE, WHICH IS
A HIGHLY
PROGRESSIVE
LOCATION.**



**Infrastructure
Developments**

- CAVITEX
(Cavite Expressway)
- CALAX
(Cavite-Laguna-Expressway)
- LRT Line 1 Extension
- Sangley Int'l Airport Expansion
- LRT Line 6 Proposal



**Industrial,
Commercial &
Tourist Hub**

- CEPZA
(Cavite Export Processing Zone Authority) has 110 firms.
- GATEWAY BUSINESS PARK
- NEW CAVITE INDUSTRIAL CITY
- Diversity of commercial, leisure and recreational establishments.
- Various tourist destinations



**Next Major Real
Estate Hub**

- Growing preference to live in the suburbs, specifically Cavite.
- Major real estate developers have started their projects, in an effort to reshape Cavite into a global city.

INFRASTRUCTURE DEVELOPMENTS FOR IMPROVED CONNECTIVITY

- CAVITEX
(Cavite Expressway)
- CALAX
(Cavite-Laguna-Expressway)
- LRT Line 1 Extension
- Sangley Int'l Airport Expansion
- LRT Line 6 Proposal



**THESE INFRASTRUCTURE DEVELOPMENTS
CAN INCREASE LAND VALUES AS MUCH AS TWO-FOLD**

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INDUSTRIAL, COMMERCIAL & TOURIST HUB FOR A GROWING CAVITE ECONOMY

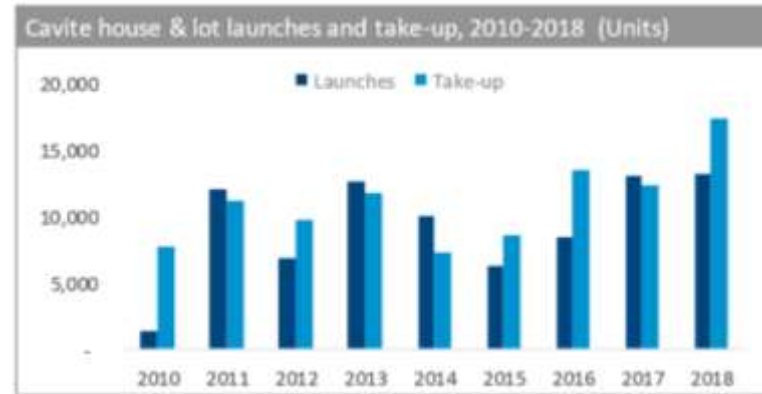
- **CEPZA**
(Cavite Export Processing Zone Authority) has 110 firms.
- **GATEWAY BUSINESS PARK**
Developed for the high technological demands of various industries
- **NEW CAVITE INDUSTRIAL CITY**
Designed for medium to heavy scale industries
- Diversity of commercial, leisure and recreational establishments.
- Various tourist destinations.
- .



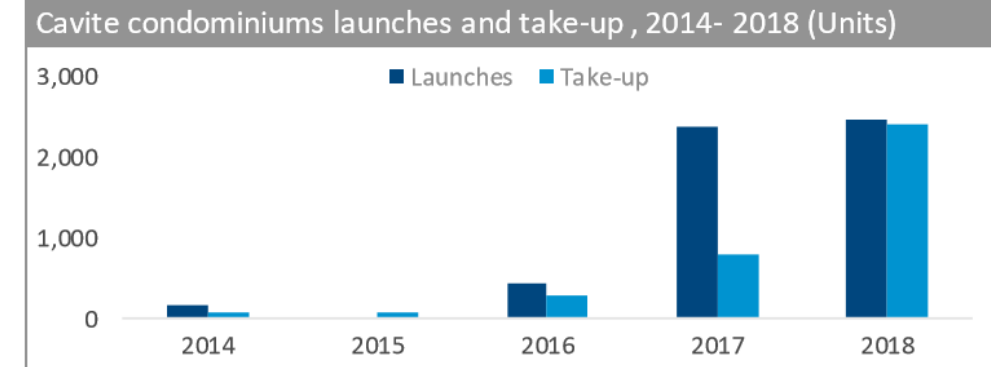
GROWING RESIDENTIAL DEMAND IN CAVITE

NEXT MAJOR REAL ESTATE HUB AND COMMERCIAL BUSINESS DISTRICT

- Growing preference to live in the suburbs, specifically Cavite.
- Major real estate developers have started their projects, in an effort to reshape Cavite into a global city.

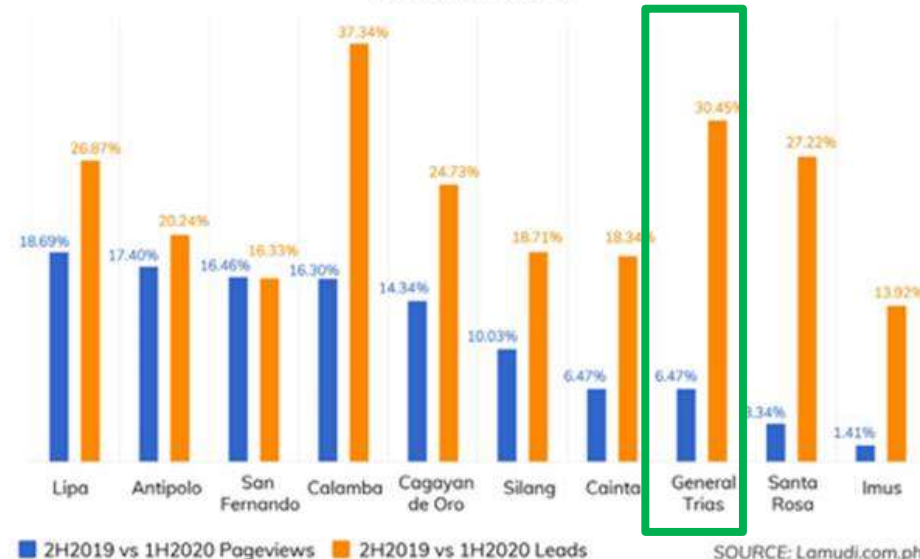


Source: Colliers International



Source: Colliers International

Top-performing Provincial Cities 2H2019 vs 1H2020

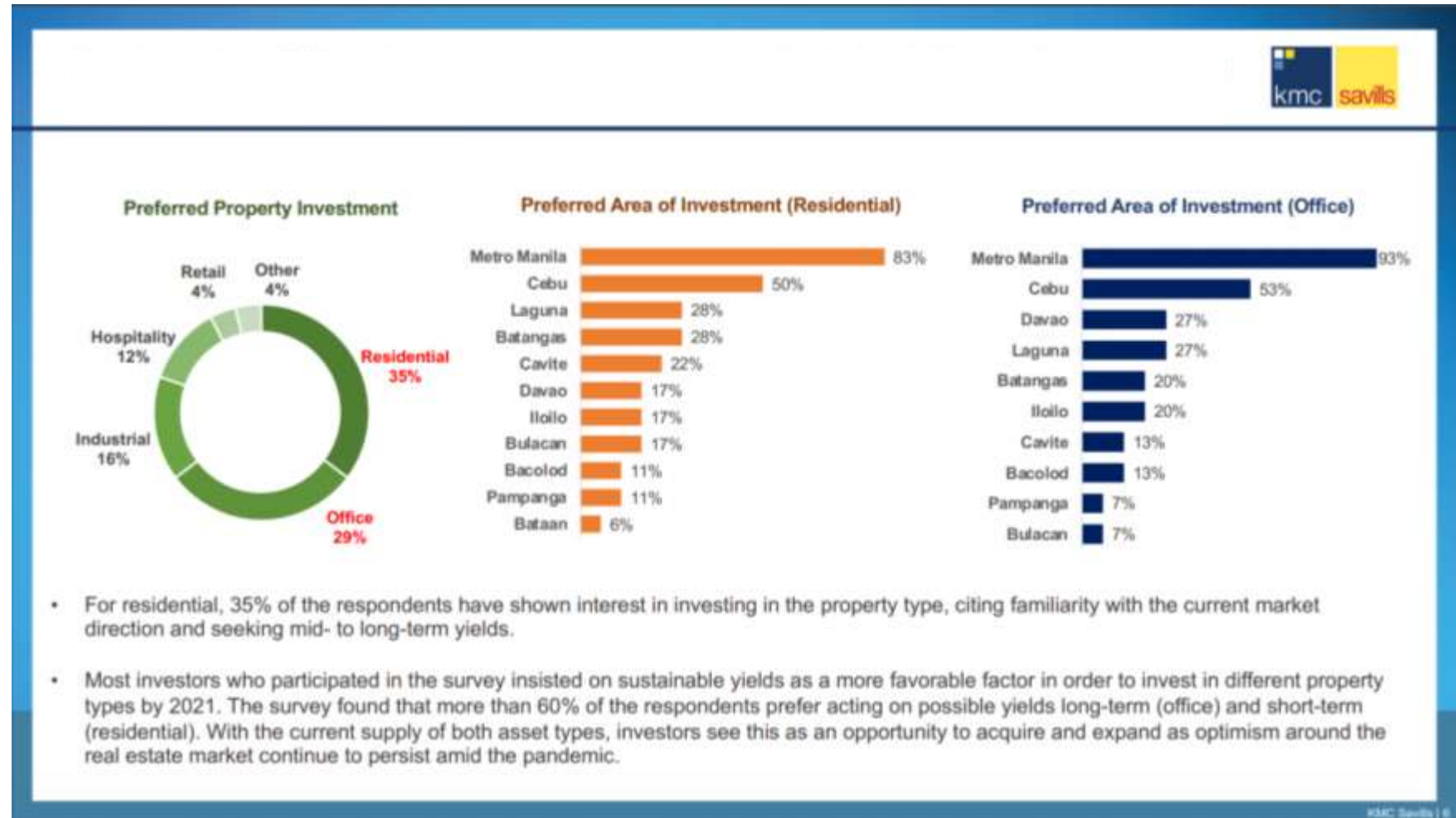


SOURCE: Lamudi.com.ph

NEXT MAJOR REAL ESTATE HUB AND COMMERCIAL BUSINESS DISTRICT

- Growing preference to live in the suburbs, specifically Cavite.
- Major real estate developers have started their projects, in an effort to reshape Cavite into a global city.

RESIDENTIAL AND OFFICE CONTINUE TO BE THE PRIMARY OPTIONS FOR INVESTORS



<https://kmcmaggroup.com/media/665363/investor-intentions-survey-2021.pdf>

HOW RELEVANT IS THIS TO THEM?

For Investors:

Properties are bound to increase in value.

For End-Users:

Moving to the suburbs is very convenient, which fulfills the growing preference for this location.



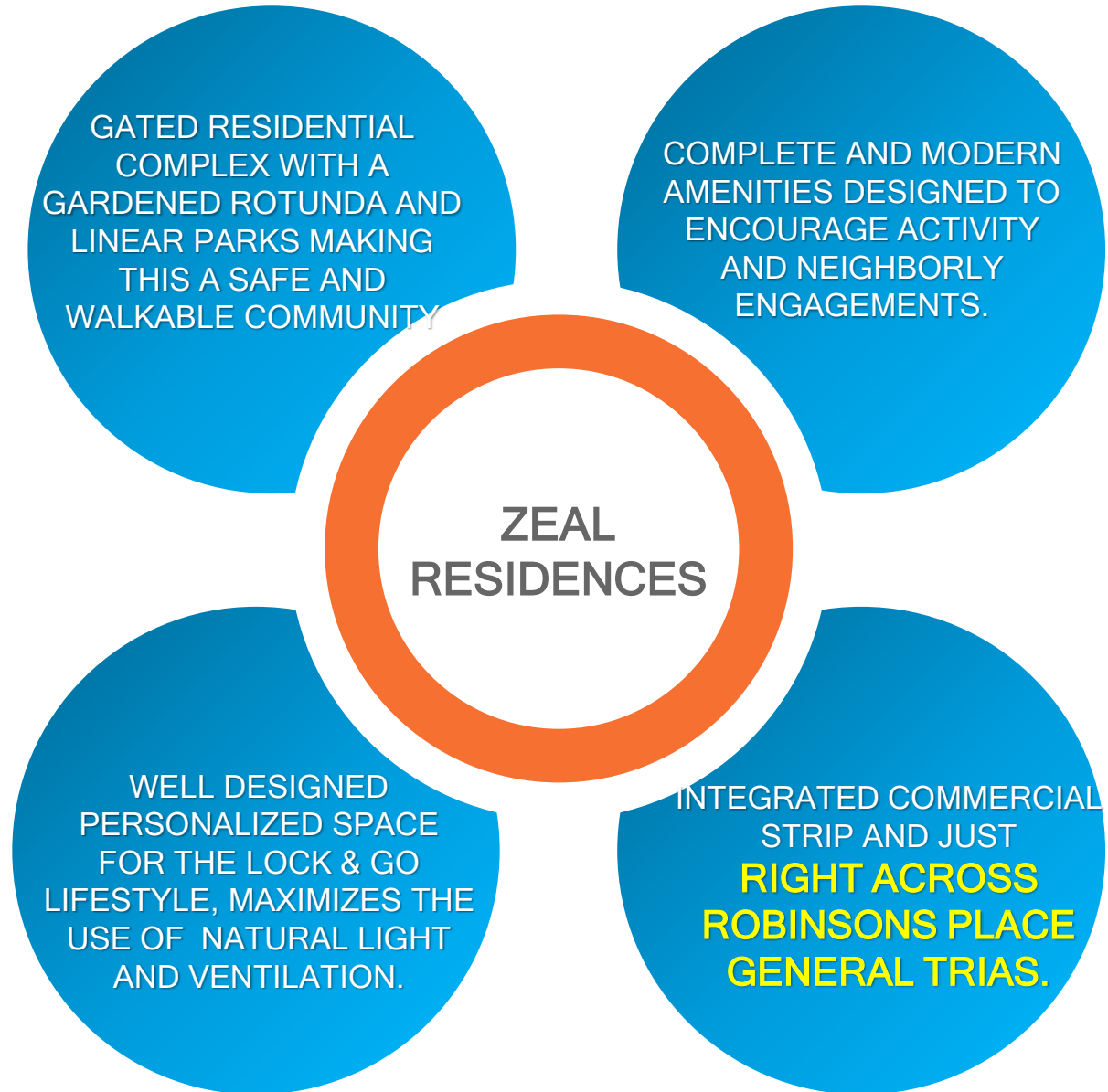
Santos Knight Frank GLOBAL BUYER SURVEY 2021, The Philippine Edition

**END-USERS
AND INVESTORS
ARE ALSO EXCITED
ABOUT THE PRODUCT.**



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**ZEAL RESIDENCES
IS A MASTER-
PLANNED, MODERN
AND EXCLUSIVE
COMMUNITY.**



HOW RELEVANT IS THIS TO THEM?

For Investors:

This development is very livable hence very attractive for renters.

For End-Users:

Personal spaces that are easy to maintain and easy-on-the-pocket, amenities that promote work-life-balance for over-all well-being and immediate access to all personal essentials.



Santos Knight Frank GLOBAL BUYER SURVEY 2021, The Philippine Edition

OUR DEVELOPMENT IS SUITABLE FOR A DIVERSE SET OF END- USERS

WORKING
PROFESSIONALS
AND OFWS

- RELOCATORS
- LOCAL UPGRADERS
- START-UP FAMILIES



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**END-USERS
AND INVESTORS
ARE ALSO KEEN ON
THE QUALITY OF
SERVICE.**





Assures that the
community and your home
are safe and
well-kept.

This way, the property
stays as a good
investment for you and
your family for years
to come.

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The official residential
leasing agent of SMDC

Professional and trustworthy
individuals, dedicated to help
SMDC buyers realize the
potential of their investments.

LONG TERM LEASE

- Tenant Search
- Contract Preparation/Documentation Assistance
- Move-in and Move-out Assistance
- Liaison between owner and tenants

DAILY LEASE

- Tenant Search
- Guest Booking
- Guest Check-in and Check-out Services
- Housekeeping
- Projects and Locations

TENANCY MANAGEMENT

- Key Safekeeping
- Unit Upkeep, Repairs and Maintenance
- Payment Assistance (Utilities, RPT, Condo Dues, Insurance)

HOW RELEVANT IS THIS TO THEM?

For Investors:

End-to-end hassle free leasing services
in order to start getting returns on their investment.

For End-Users:

The development is professionally managed and well-maintained
to ensure that their home is well-kept, secure and safe.



SMDC

AWARD-WINNING DEVELOPER



- PHILIPPINES PROPERTY AWARDS 2020 AND 2021 WINNER OF BEST DEVELOPER (Philippines) and BEST LIFESTYLE DEVELOPER
- RECEIVED A TOTAL OF 11 WINS AND 17 COMMENDATIONS AT THE PHILIPPINES PROPERTY AWARDS
- WON BEST DEVELOPER FOR METRO MANILA AND BEST DEVELOPER FOR VISAYAS AT THE DOT PROPERTY PHILIPPINES AWARDS
- RECEIVED A TOTAL OF 8 AWARDS FROM DOT PROPERTY PHILIPPINES AWARDS
- WON BEST DEVELOPER FOR METRO MANILA FOR 2022 AT THE DOT PROPERTY PHILIPPINES AWARDS.

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WHAT MAKES ZEAL RESIDENCES THE MOST EXCITING DEVELOPMENT SOUTH OF THE METRO?

- Nestled in a continuously progressive location that will attract both end-users and investors.
- Near key places of interest and located right across an expansive commercial complex.
- Master-planned, modern and exclusive community suited for a diverse set of residents.
- Professional property management and leasing services.
- Built by an award-winning developer- SMDC.

ZEAL RESIDENCES

A modern and dynamic residential complex, located in City of General Trias, Cavite, a fast-growing residential, commercial, industrial and tourist hotspot that has become one of the most popular real estate hubs.

The developments that will spur economic growth, it's close proximity to the metro and the balanced mix of urban and provincial living, makes this a highly valuable and exciting investment.

With an integrated commercial strip and various leisure, recreational and wellness amenities integrated into the gated residential complex, **ZEAL RESIDENCES** is a community where you can **LIVE YOUR LIFE WITH ZEST.**

LOCATION AND KEY PLACES





ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE



PROJECT OVERVIEW

GENERAL FACTS

Owner / Developer	Vancouver Lands Inc.
Location	City of Gen. Trias, Cavite
No. of Buildings (Towers)	7 Buildings (initial launch)
No. of Floors/Building	4 floors
Total no. of Units	1,265
Unit Type	1 Bedroom Studio Studio End
Total No. of Parking Slots	TBA
Target Turnover Date	August 2026



SITE DEVELOPMENT PLAN



ENTRANCE GATE



Artist's perspective

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GARDEN ROTUNDA



Artist's perspective

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MAIN LOBBY



Artist's perspective

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MAIN LOBBY



Artist's perspective

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LIFT LOBBY



Artist's perspective

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CENTRAL AMENITY

An aerial perspective of a modern apartment complex's central courtyard. The courtyard features two rectangular swimming pools with blue tiled bottoms. One pool is in the foreground, and the other is further back. Between the pools and around them are paved walkways in shades of grey and light green. There are several trees of varying sizes, some in planters with red flowers. A large wooden pergola structure with a flat roof is situated near the foreground pool, containing several round wicker lounge chairs and a small table. Another similar structure is near the background pool. The surrounding apartment buildings have a mix of beige and dark grey facades with many windows.

Artist's perspective

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SWIMMING POOL



Artist's perspective

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SWIMMING POOL



Artist's perspective

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PLAYGROUND



Artist's perspective

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LINEAR PARK



Artist's perspective

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LINEAR PARK



Artist's perspective

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CLUBHOUSE



Artist's perspective

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COVERED BASKETBALL COURT



Artist's perspective

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ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE

TECHNICAL DETAILS

SITE DEVELOPMENT PLAN





BUILDING FEATURES



- ✓ 1 passenger elevator
- ✓ 2 fire exit area/ stairs per building
- ✓ Centralized Mailroom at ground floor per building
- ✓ Standby generator set for the common areas
- ✓ Power will be provided by Meralco
- ✓ Water will be supplied by General Trias Water Corporation
- ✓ Gated community with 24/7 security





BUILDING ELEVATION



4th Floor

3rd Floor

2nd Floor

Ground Floor





BUILDING DETAILS

BUILDING K



- 200 residential units
- Ground floor – 50 residential units
- Typical floors (2nd to 4th floors) – 50 residential units

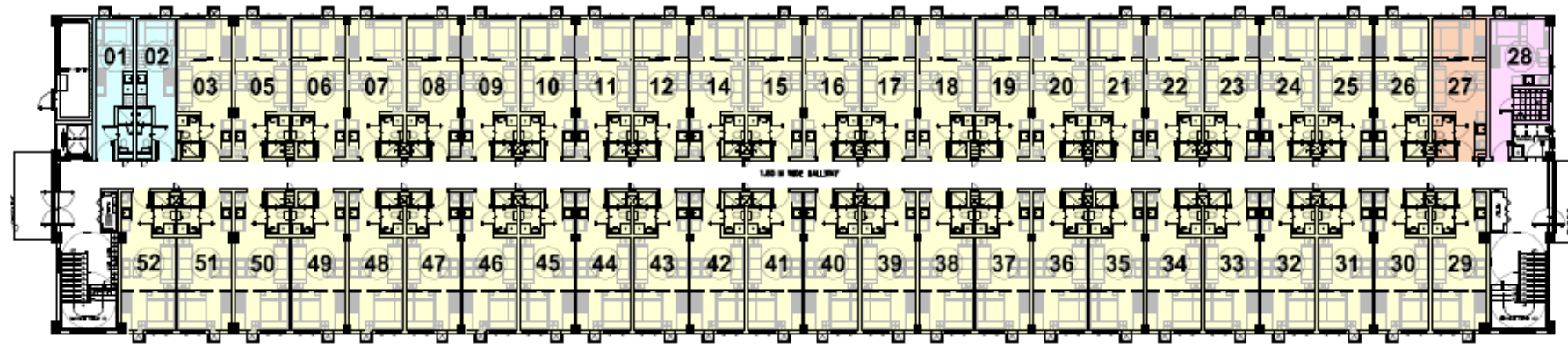
Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	191
Studio	17.63 to 18.21	2
Studio End	23.81	7
TOTAL		200

VANCOUVER
LANDS INC.

BUILDING FLOOR PLAN

BUILDING K

Linear Park View



Central Amenity View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



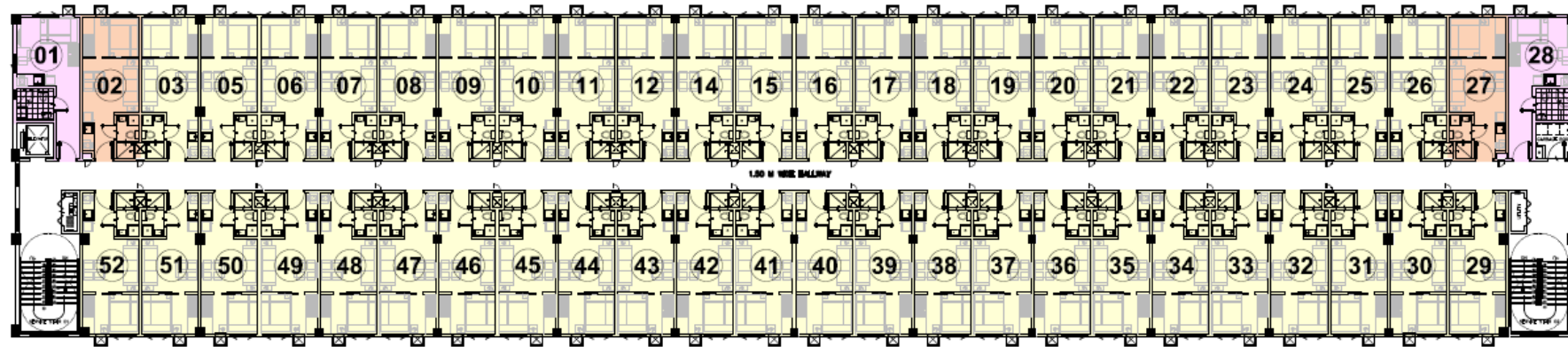
- 50 residential units

Ground Floor Plan

BUILDING FLOOR PLAN

BUILDING K

Linear Park View



Central Amenity View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 50 residential units

Typical (2F to 4F) Floor Plan

BUILDING DETAILS

BUILDING L



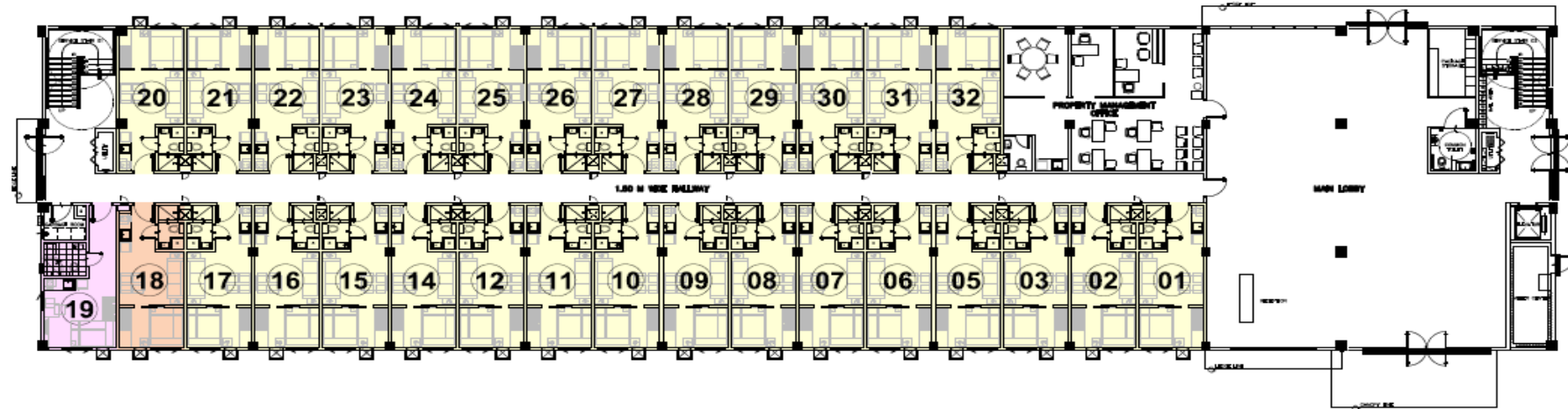
- 156 residential units
- Ground floor – 30 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	149
Studio End	23.81	7
TOTAL		156

BUILDING FLOOR PLAN

BUILDING L

Central Amenity View



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- Main Lobby
- PMO Office

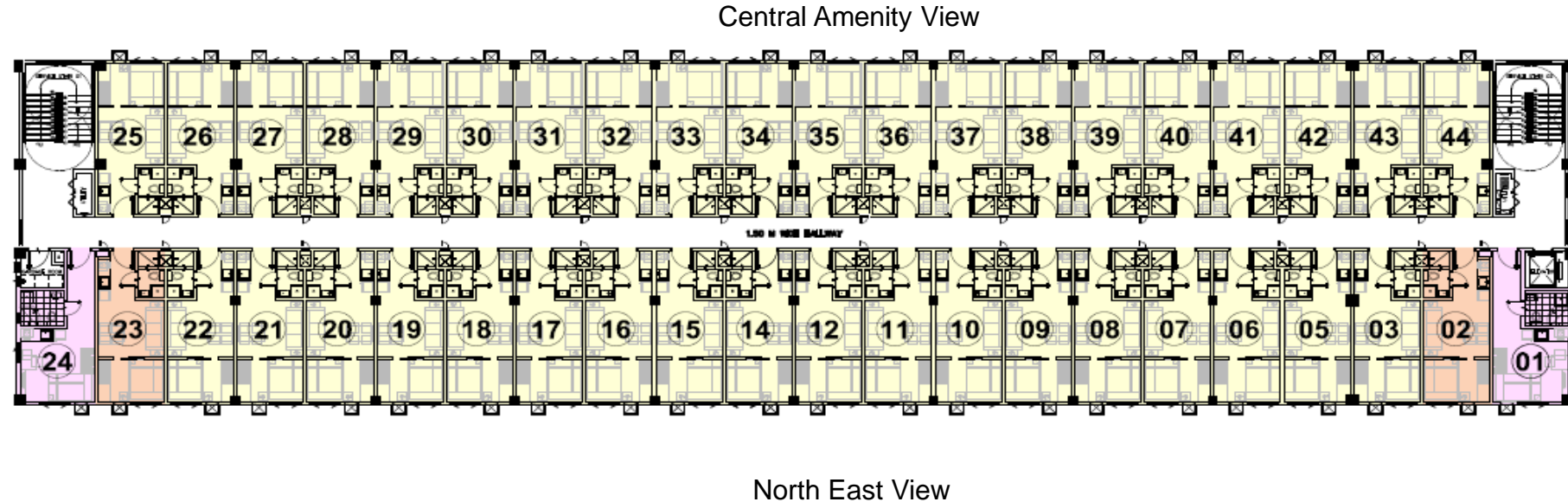
- 30 residential units

Ground Floor Plan



BUILDING FLOOR PLAN

BUILDING L



LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 42 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING M



- 168 residential units
- Ground floor – 42 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

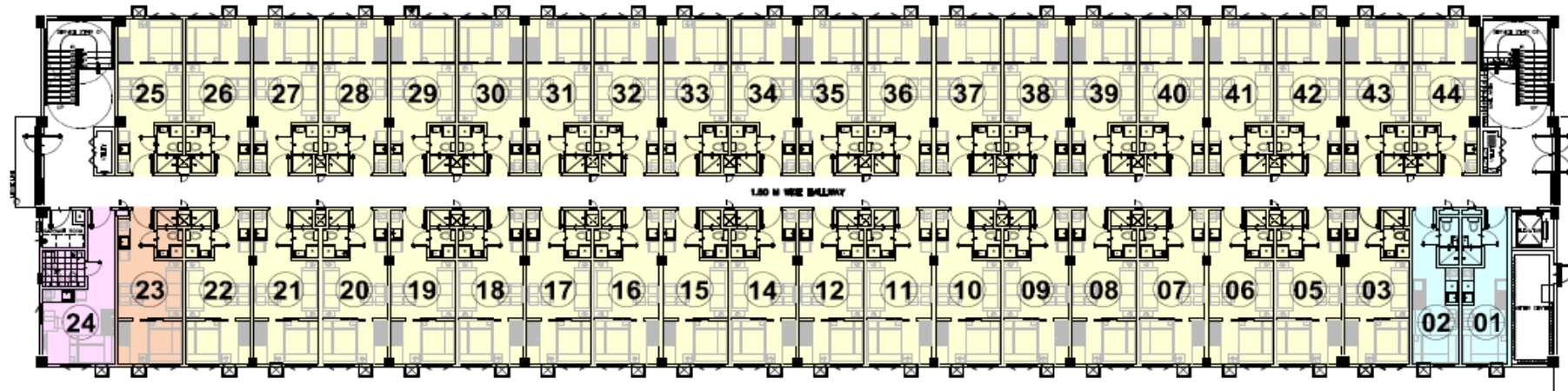
Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	159
Studio	17.63 to 18.21	2
Studio End	23.81	7
TOTAL		168

VANCOUVER
LANDS INC.

BUILDING FLOOR PLAN

BUILDING M

Central Amenity View



North East View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 42 residential units

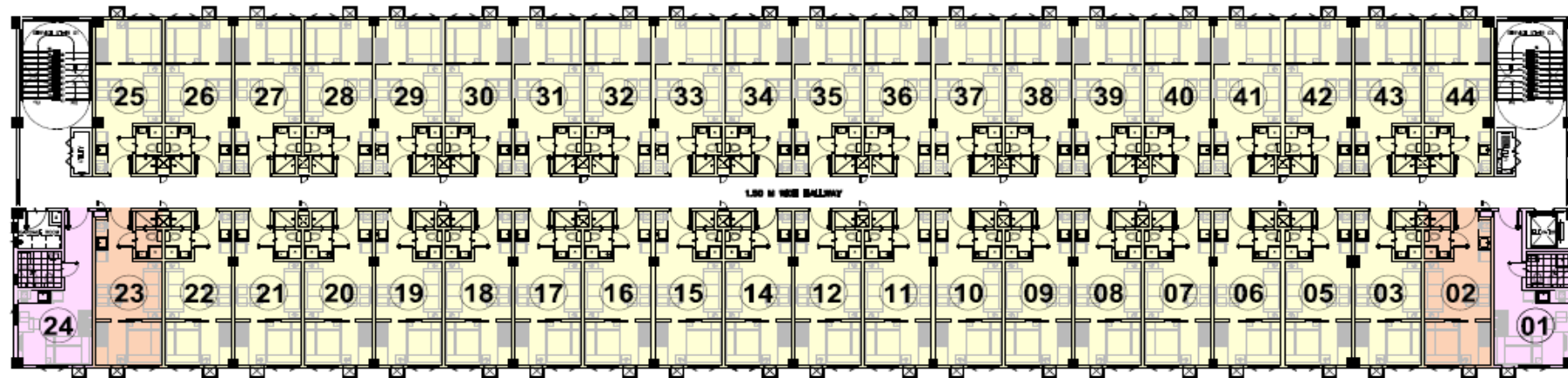
Ground Floor Plan



BUILDING FLOOR PLAN

BUILDING M

Central Amenity View



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 42 residential units

Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING N



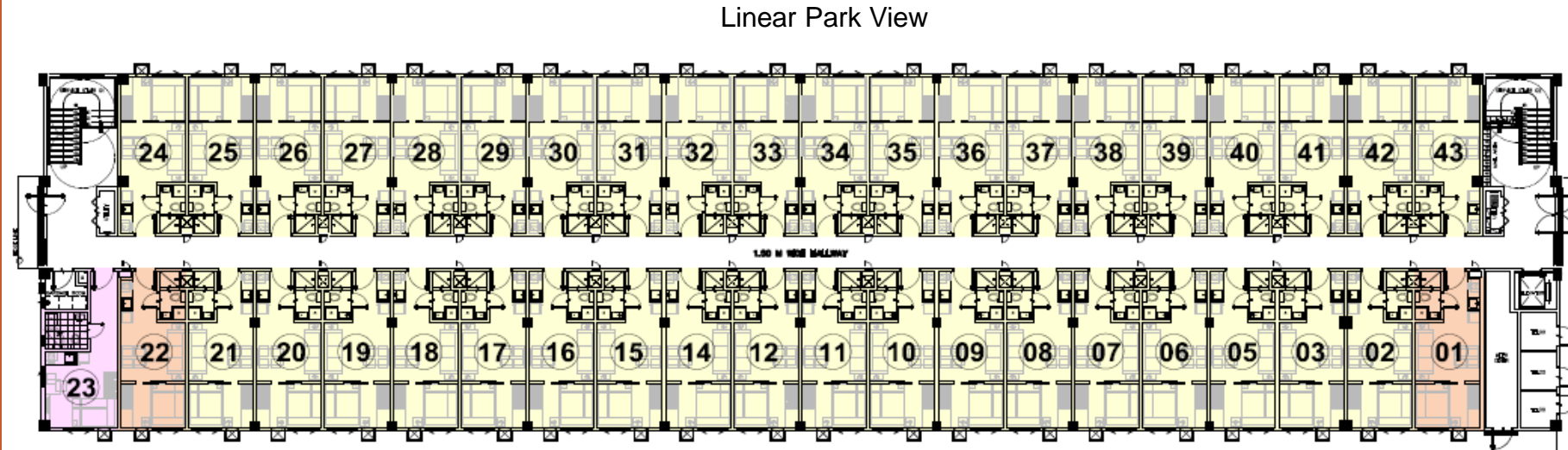
- 167 residential units
- Ground floor – 41 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	160
Studio End	23.81	7
TOTAL		167



BUILDING FLOOR PLAN

BUILDING N



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

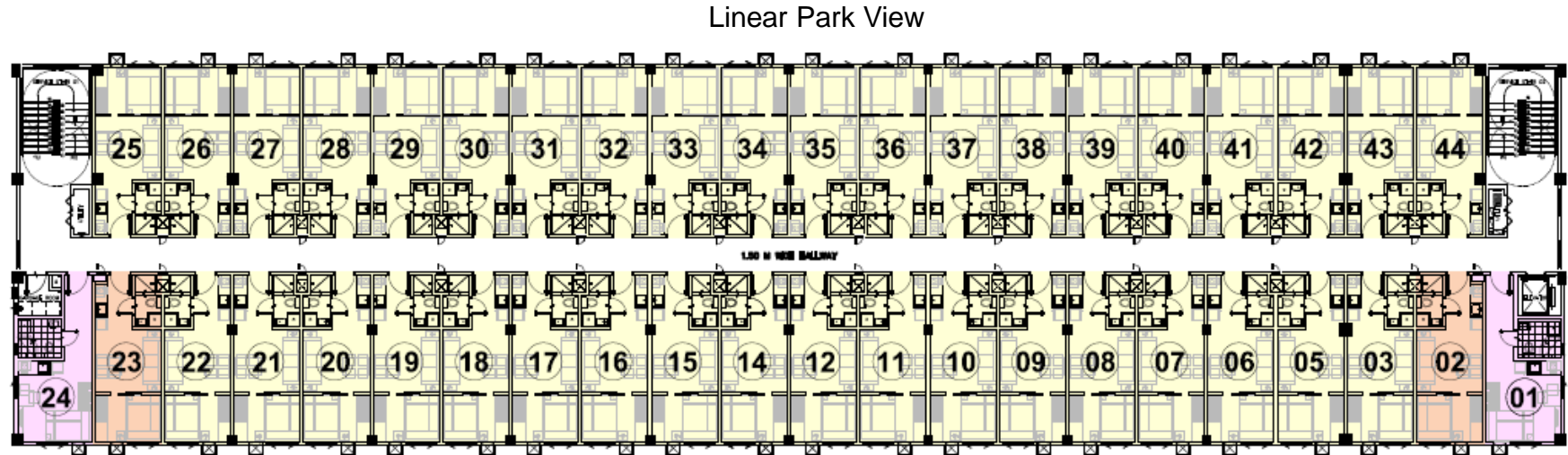


- 41 residential units

Ground Floor Plan

BUILDING FLOOR PLAN

BUILDING N



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 42 residential units

Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING O



- 179 residential units
- Ground floor – 41 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

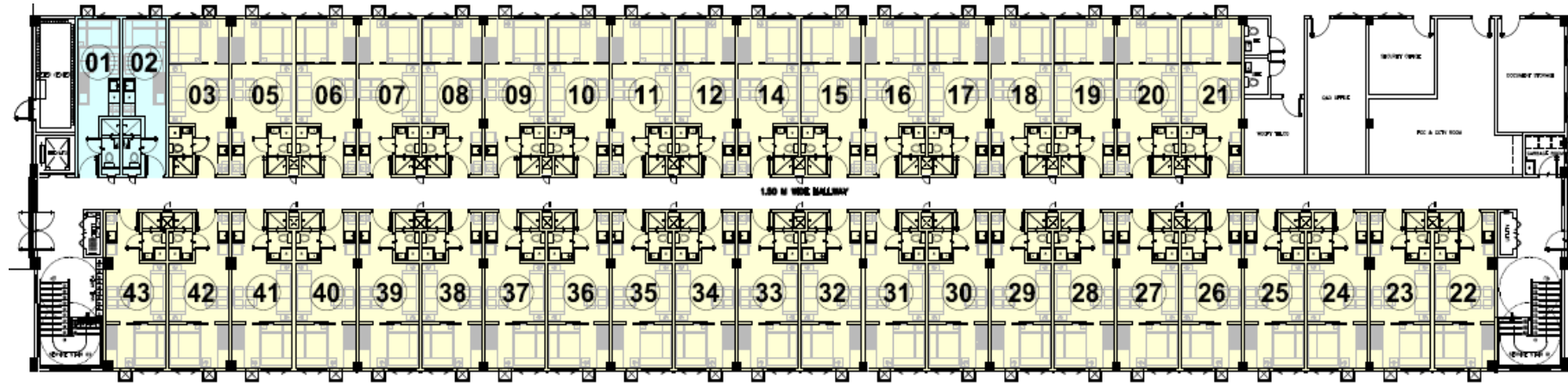
Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	171
Studio	17.63 to 18.21	2
Studio End	23.81	6
TOTAL		179

VANCOUVER
LANDS INC.

BUILDING FLOOR PLAN

BUILDING O

South West View



Linear Park View

LEGEND:

- STUDIO UNIT
- 1 BEDROOM UNIT

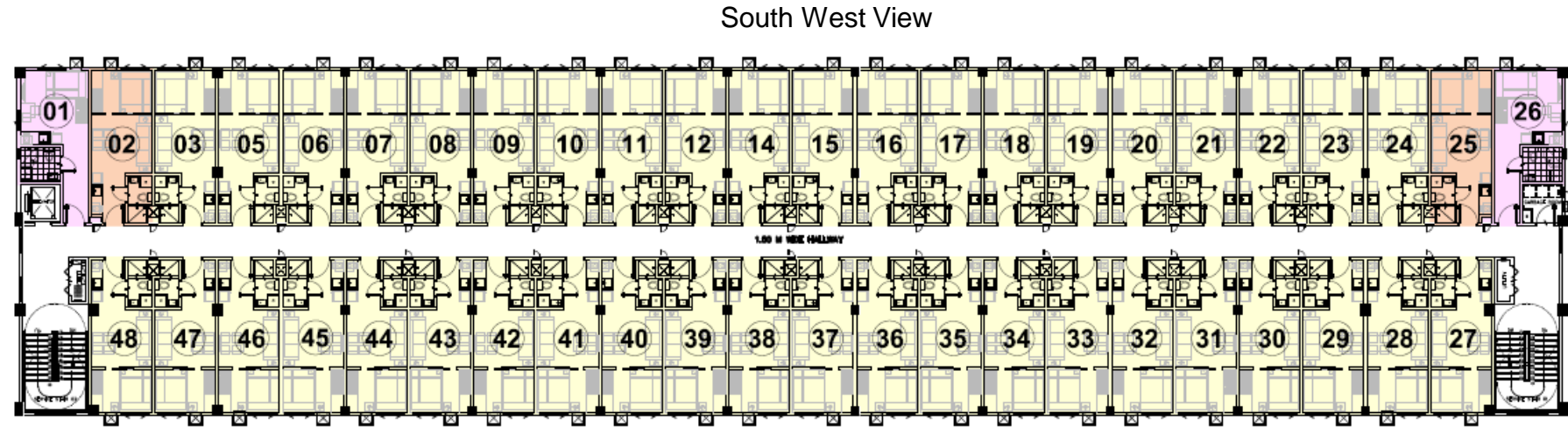
- 41 residential units

Ground Floor Plan



BUILDING FLOOR PLAN

BUILDING O



Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 46 residential units

Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING P



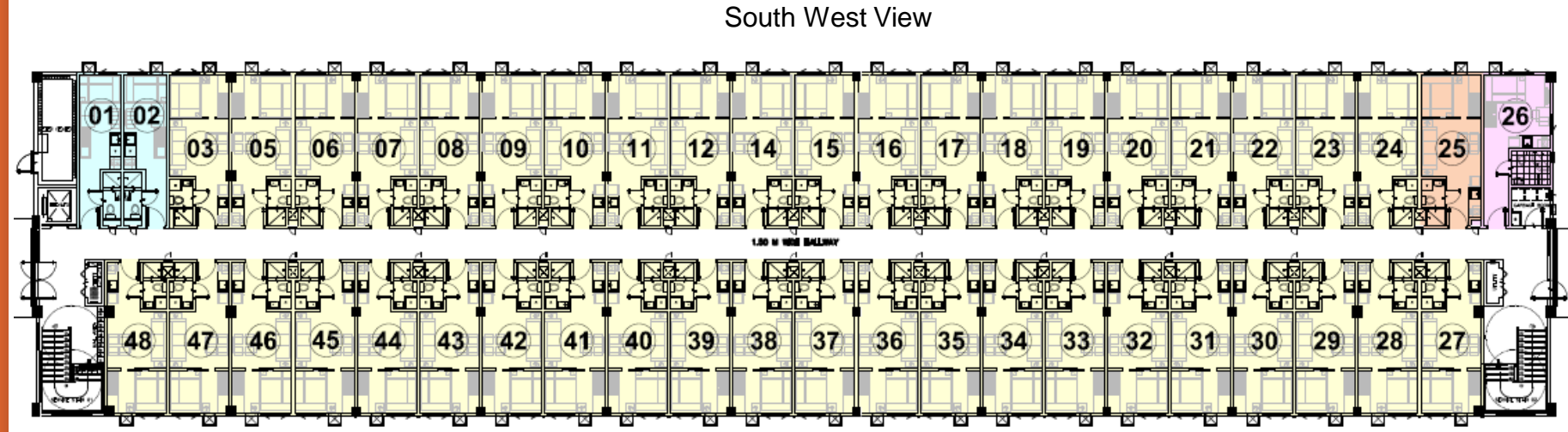
- 184 residential units
- Ground floor – 46 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	175
Studio	17.63 to 18.21	2
Studio End	23.81	7
TOTAL		184

VANCOUVER
LANDS INC.

BUILDING FLOOR PLAN

BUILDING P



Linear Park View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



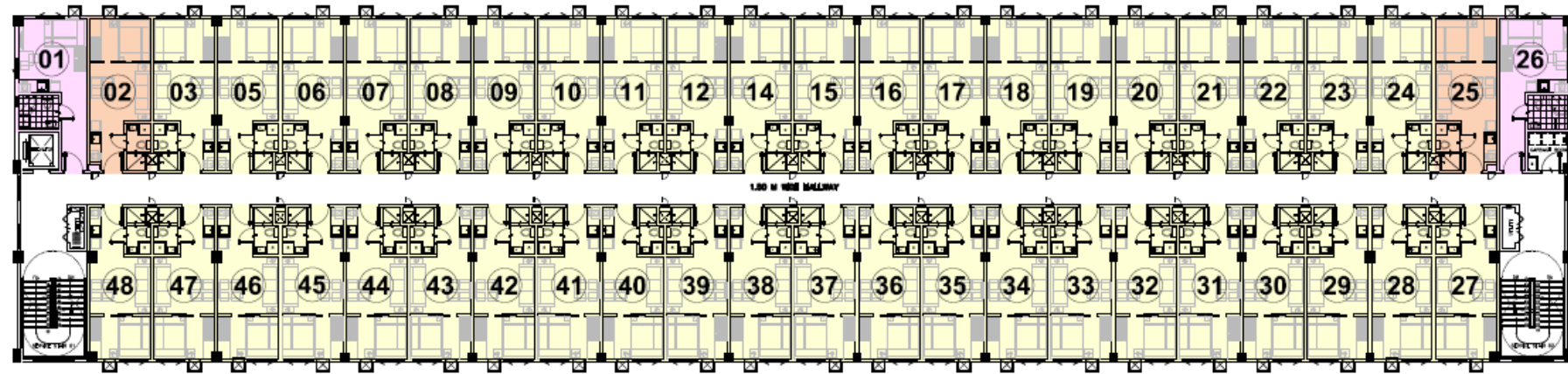
- 46 residential units

Ground Floor Plan

BUILDING FLOOR PLAN

BUILDING P

South West View



Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 46 residential units

Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING Q



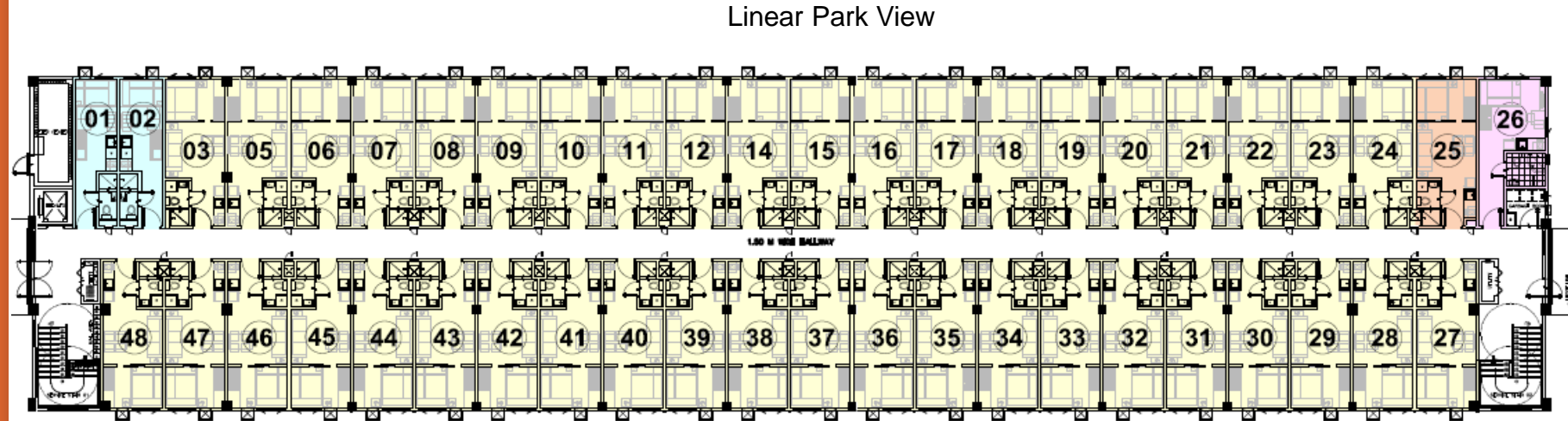
- 184 residential units
- Ground floor – 46 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	175
Studio	17.63 to 18.21	2
Studio End	23.81	7
TOTAL		184

VANCOUVER
LANDS INC.

BUILDING FLOOR PLAN

BUILDING Q



Linear Park View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

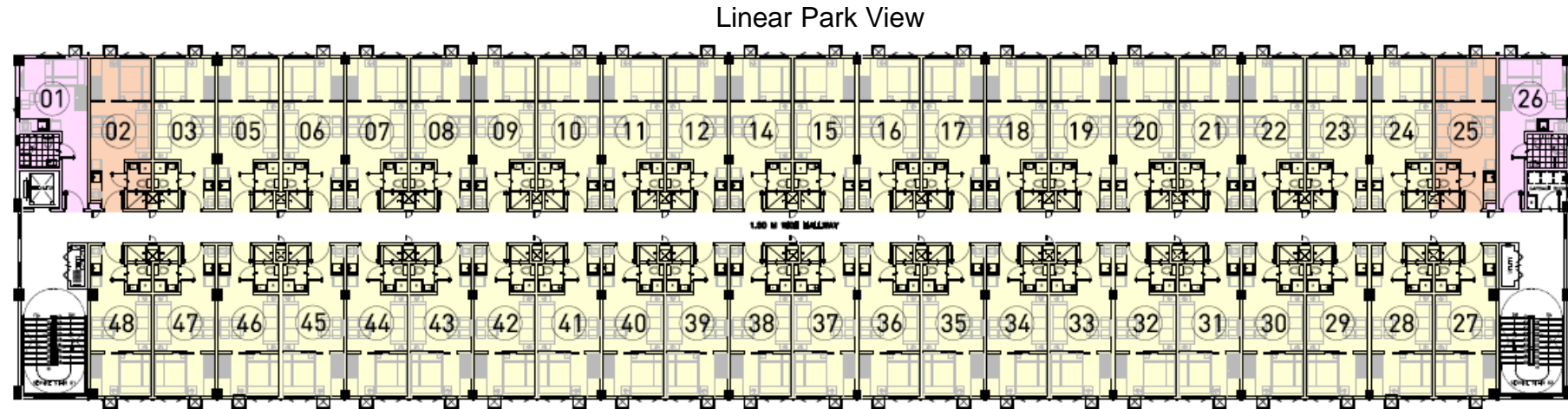
- 46 residential units

Ground Floor Plan



BUILDING FLOOR PLAN

BUILDING Q



Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 46 residential units

Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING R



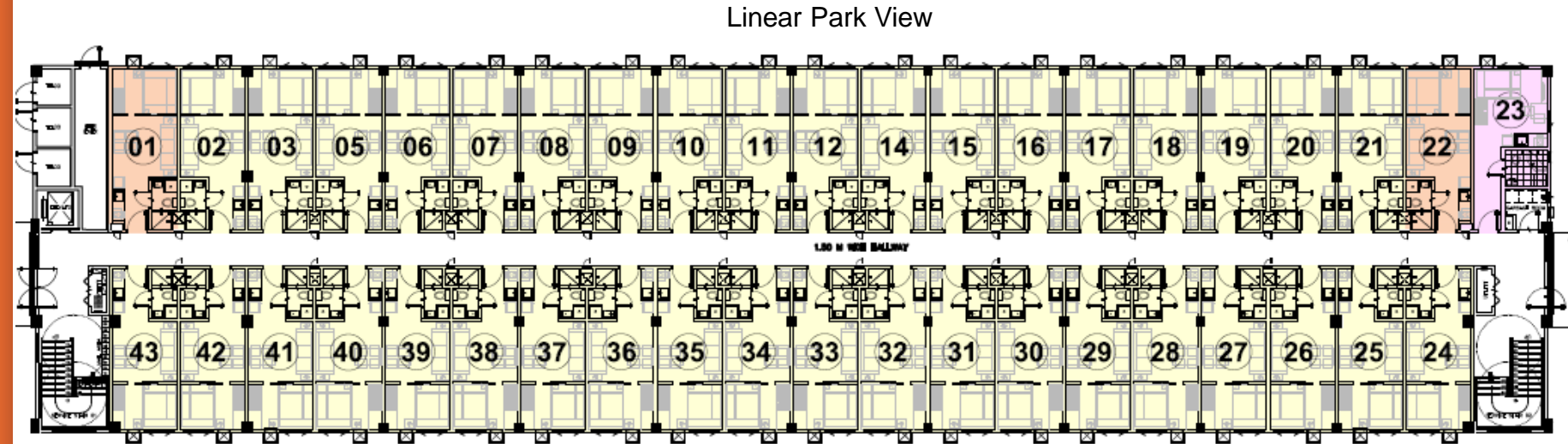
- 167 residential units
- Ground floor – 41 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	160
Studio End	23.81	7
TOTAL		167



BUILDING FLOOR PLAN

BUILDING R



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

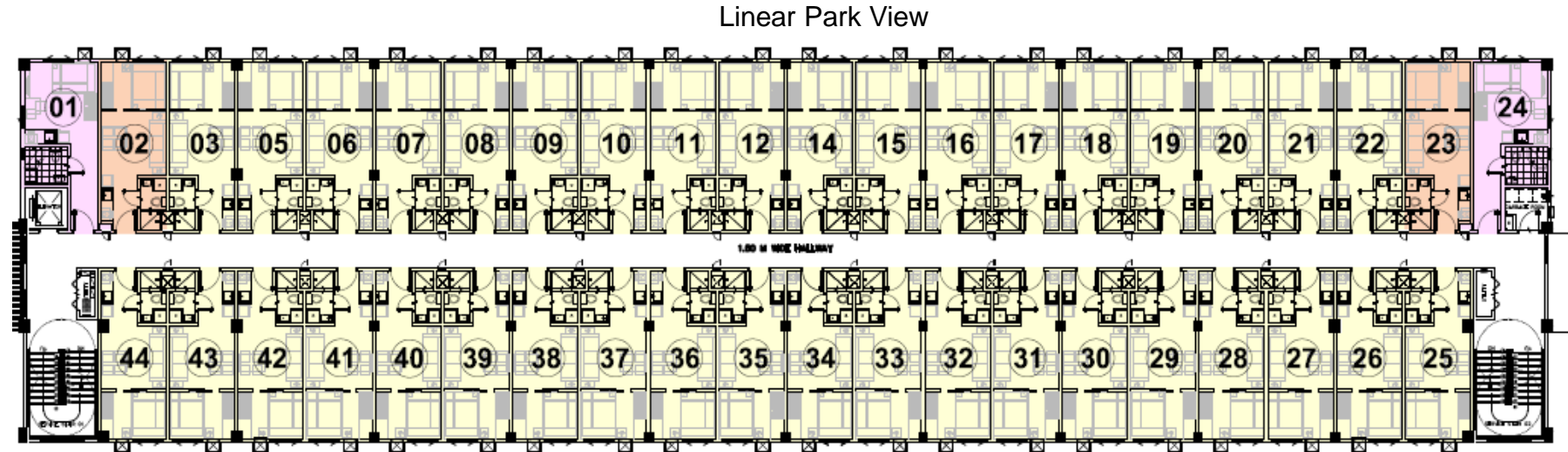


- 41 residential units

Ground Floor Plan

BUILDING FLOOR PLAN

BUILDING R



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 42 residential units

Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING S



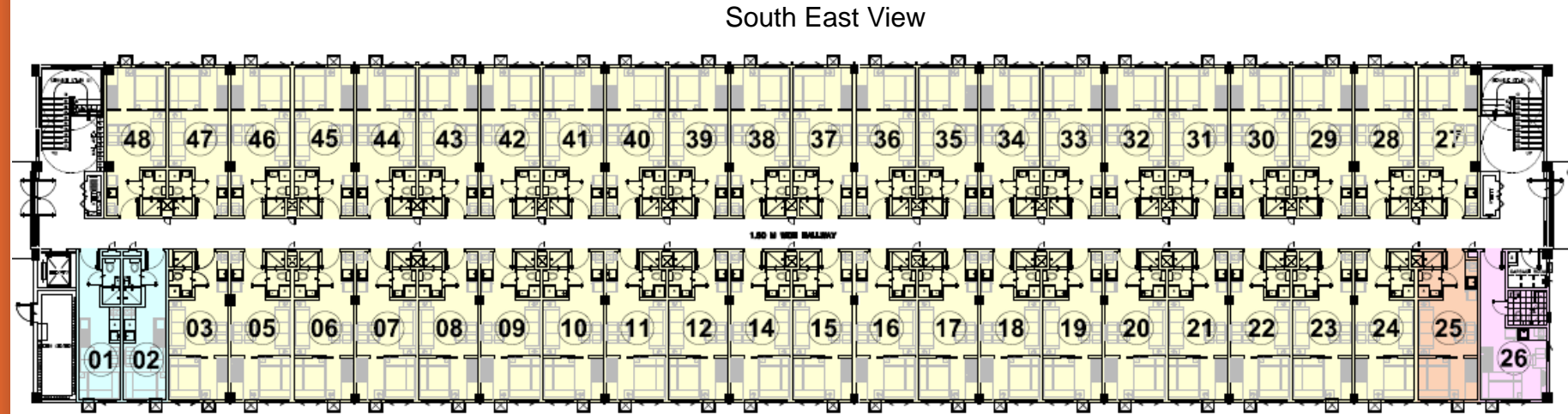
- 184 residential units
- Ground floor – 46 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	24.11 to 24.99	175
Studio	17.63 to 18.21	2
Studio End	23.81	7
TOTAL		184

VANCOUVER
LANDS INC.

BUILDING FLOOR PLAN

BUILDING S



Linear Park View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

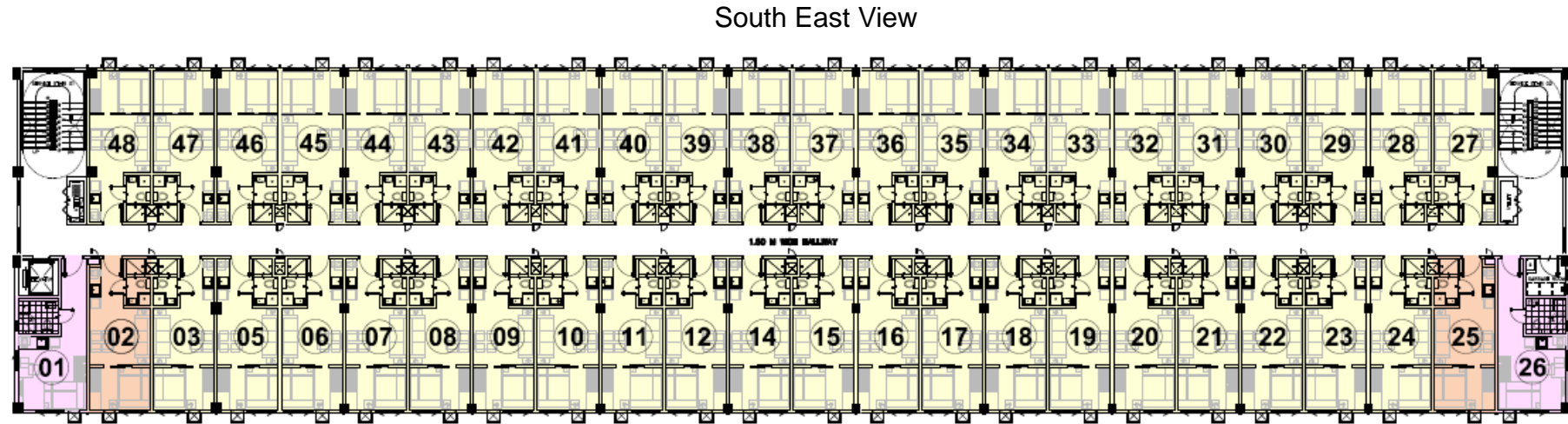


- 46 residential units

Ground Floor Plan

BUILDING FLOOR PLAN

BUILDING S



Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 46 residential units

Typical (2F to 4F) Floor Plan

UNIT LAY-OUT



1 BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74

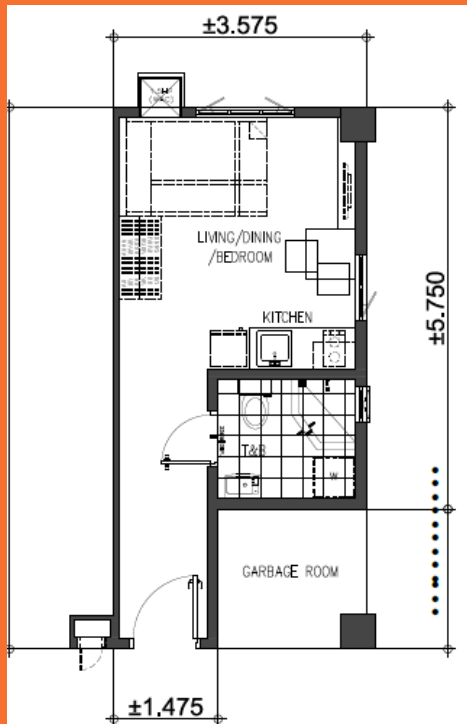




ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74



UNIT LAY-OUT

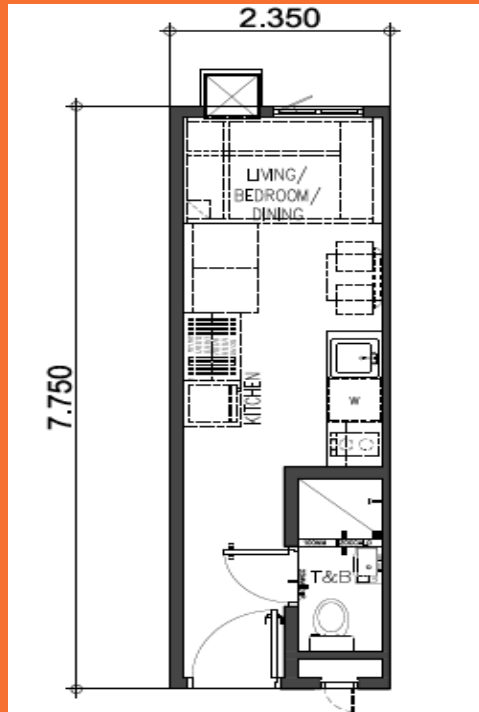


STUDIO END UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Living/Dining/Bedroom/Kitchen Area	19.31	207.85
Toilet & Bath	4.50	48.44
TOTAL	±23.81	±256.04



UNIT LAY-OUT



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Living/Dining/Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
TOTAL	±18.21	±195.95





UNIT DELIVERABLES

TYPICAL UNIT FINISHES

Floor Finishes	Ceramic Floor tiles or equivalent in all areas of the unit
Wall Finishes	Cement painted finish
Doors	Main: Laminated wood door Bedroom: Sliding laminated wood door T & B: PVC door
Windows	Aluminum framed window
Toilet & Bath	Combination of tiles and painted cement finish on portion of walls
Kitchen	Kitchen counter with sink, accessories and under-counter cabinet





PRICING INFORMATION

Unit Type	Unit Floor Area (sqm)	Total List Price (in Php Mn)
1 Bedroom	24.11 to 24.99	3.10 to 3.37
Studio End Unit	23.81	3.08 to 3.13
Studio	17.63 to 18.21	2.57 to 2.68



VANCOUVER
LANDS INC.



PAYMENT TERMS

STANDARD PAYMENT SCHEME (Residential)

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 Days	10.0%	-
Deferred Cash	100% Payable in 49 months	2.0%	-
Spread DP	12% in 48 months/ 88% cash or bank, HDMF	-	-

SPECIAL PAYMENT SCHEME (Residential)

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spread DP	10% in 48 months/ 90% cash or bank, HDMF	-	-



SAMPLE COMPUTATION

	Standard Terms			Special Terms
	100% Spot Cash	100% in 49 Months	12% DP in 48 mos / 88% balance	10% DP in 48 mos / 90% balance
Unit Type	1 Bedroom	1 Bedroom	1 Bedroom	1 Bedroom
Unit Area	24.41 sqm	24.41 sqm	24.41 sqm	24.41 sqm
TLP	3,101,000.00	3,101,000.00	3,101,000.00	3,101,000.00
Discount	310,100.00	62,020.00		
NLP	2,790,900.00	3,038,980.00	3,101,000.00	3,101,000.00
VAT	0	0	0	0
TCP	2,790,900.00	3,038,980.00	3,101,000.00	3,038,980.00
OC	237,226.50	258,313.30	263,585.00	263,585.00
TAP	3,028,126.50	3,297,293.30	3,364,585.00	3,302,565.00

RF	15,000.00	15,000.00	15,000.00	15,000.00
MA - Month 1	3,013,126.50	66,985.58	8,098.96	6,567.84
MA - Months 2 to 25		66,985.58	8,098.96	6,567.84
MA - Months 26 to 48/ 49		66,985.58	8,098.96	6,567.84
Balance			2,960,834.80	2,972,308.50

Reservation Fee – Php 15,000
Other Charges – 8.5%



SHOWROOM LOCATION



2nd Floor SM City Rosario (beside SM Store and Toby's Sports)
General Trias Drive cor. Costa Verde Access Road, Tejeros Convention,
Rosario, Cavite



WHY INVEST NOW?

WHY INVEST IN THE PHILIPPINES?

- The Philippine Economy's strong fundamentals will assure sustained economic growth past the health crisis.
- The positive outlook for remittances to grow in 2022 based on the all-time high of U\$D 34.88B in 2021.
- We are a demographic sweet spot because of the increasing number of young, competent and reliable human resources that translates to strong local consumption.
- The booming infrastructure developments and the rise of several operating economic zones and IT parks that offer attractive tax incentives and are equipped with support capabilities will spur economic growth.
- We are a critical entry point to over 600 million people in the ASEAN Market and a natural gateway to the East- Asian economies.

WHY INVEST IN REAL ESTATE?

- Resilient nature of Philippine real estate.
- Infrastructure projects expected to boost property values.
- Steady increase in property values.
- Significant real estate demand from Overseas Filipinos, local buyers, and foreign investors.
- Local Housing backlog of more than 6M.

WHY INVEST IN ZEAL RESIDENCES?

- A solid investment due to the location's potential for property value appreciation
- An exclusive, modern and integrated development.
- Developed by SMDC, a multi-awarded real estate developer.
- Professional property management c/o Greenmist Property Management, Corp and leasing services c/o SMDC Prime Key.



ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE

For further inquires, please contact:

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joseph.cruz@smdevelopment.com



SMDC