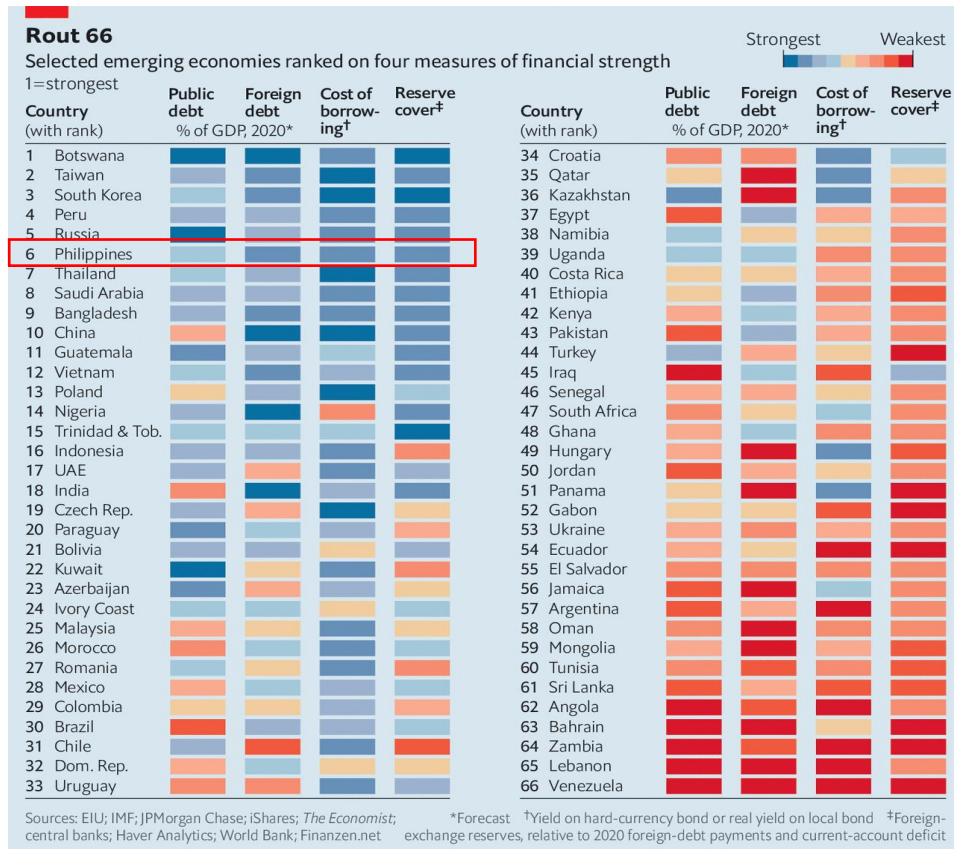


SMDCC

THE PHILIPPINES RECOVERY

The Philippine Financial Strength is
6th among emerging economies*



CREDIT RATINGS

JCR

A-

S&P

BBB+

R&I

BBB+

MOODY'S

Baa2

FITCH

BBB

THE PHILIPPINES' STRONG MACROECONOMIC FUNDAMENTALS

6th

Among emerging economies
In terms of economic, fiscal, and
financial management*

6.6%

Average growth rate
From 2016 to 2019
One of the highest in SEA

\$ 109Bn

January 2021
gross international reserve

JCR

A-

S&P

BBB+

MOODY'S

Baa2

FITCH

BBB

Consistent credit ratings

4.7%

February 2021 inflation rate;
within target of the government

THE PHILIPPINES PROJECTED GROWTH

- 2021** GDP is expected to rebound to 6.5% to 7.5%
- 2023** 25th largest economy in the world in terms of PPP (purchasing power parity)
- 2025** The **Philippine Internet Economy** will be **\$25B**, 5.3% of the Philippine GDP
- 2030** The economy will grow to **\$1 trillion**, with a population of 128M
- 2050** 19th largest economy in the world, with a projected **GDP at PPP of \$3.334 trillion**

**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

**\$33.5B Total Remittances
in 2019**

**Remittances Account
for 10% of GDP**

**Remittances
forecasted to grow by
7% in 2021.**



**DRIVERS OF
GROWTH**

**BUSINESS
PROCESS
OUTSOURCING**

1.35 Million Jobs*

**Virtually Zero Job Loss
for 2020***

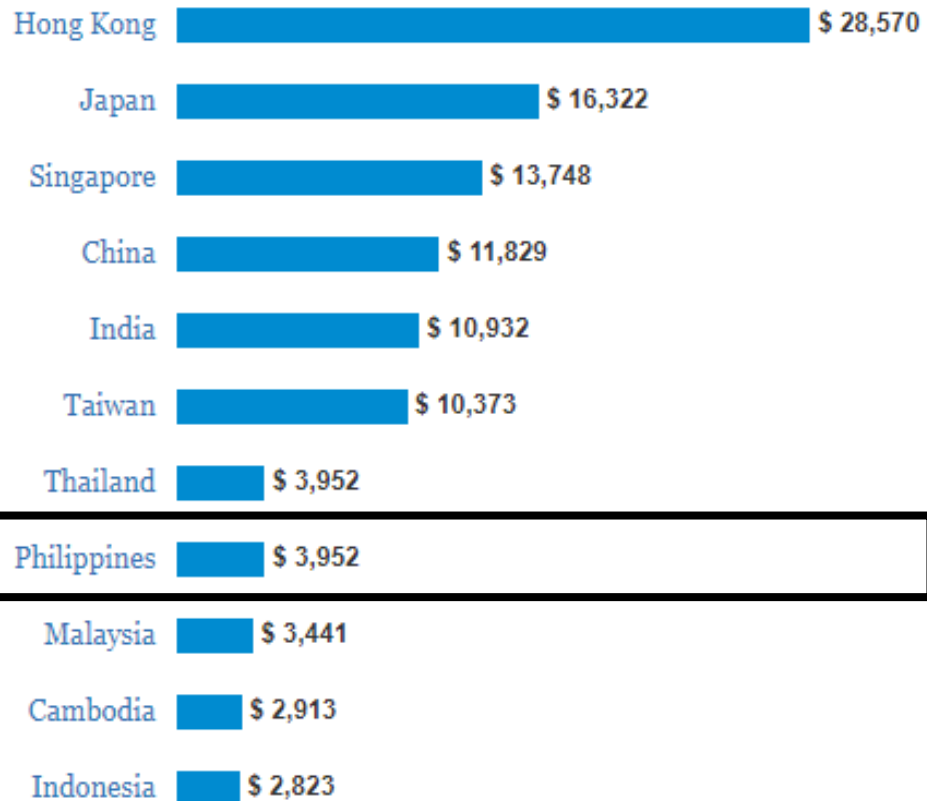
**18% of Global BPO
Industry**

**\$23B Contribution to
the economy**

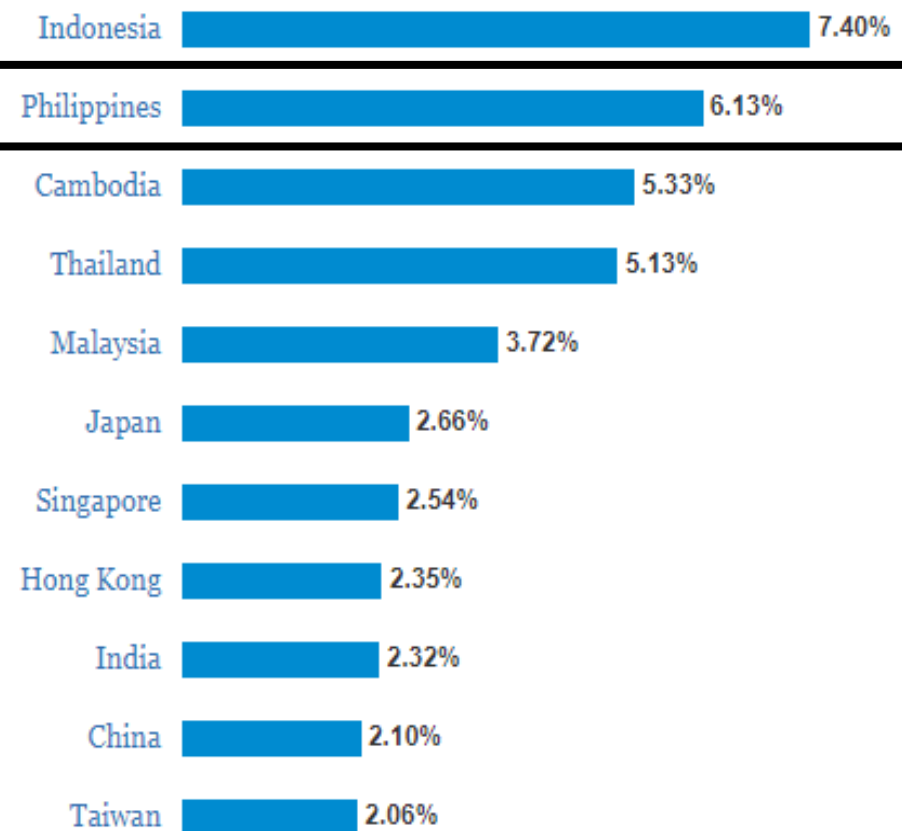


PHILIPPINE PROPERTY PRICES & RENTAL YIELDS REMAIN ATTRACTIVE

Property Prices in Asia (sq.m.)



Rental Yields in Asia (%)



MANILA – city with the highest rate of annual growth in 2019 to March 2020 (22.2%)

4.3% - average annual growth across 150 cities

CITY	12-MONTH CHANGE (%)
1 MANILA, PH	34.9%
2 IZMIR, TR	27.8%
3 ANKARA, TR	27.2%
4 ISTANBUL, TR	25.7%
5 ST. PETERSBURG, RU	18.6%
6 SEOUL, KR	14.7%
7 OTTAWA GATINEAU, CA	14.3%
8 HOBART, AU	13.6%
9 LUXEMBOURG, LX	13.4%
10 MILAN, IT*	13.3%

THE KNIGHT FRANK GLOBAL RESIDENTIAL CITIES INDEX, Q3 2020
RANKED BY ANNUAL % CHANGE (Q3 2019-Q3 2020)

CITY	12-MONTH CHANGE (%)	CITY	12-MONTH CHANGE (%)	CITY	12-MONTH CHANGE (%)
1 MANILA, PH	34.9%	51 DENVER, US	8.0%	101 VENICE, IT*	2.9%
2 IZMIR, TR	27.8%	52 ATLANTA, US	6.0%	102 TRESTE, IT*	2.9%
3 ANKARA, TR	27.2%	53 SYDNEY, AU	6.0%	103 QINGDAO, CN	2.9%
4 ISTANBUL, TR	25.7%	54 SAN FRANCISCO, US	5.9%	104 BENGALURU, IN	2.7%
5 ST. PETERSBURG, RU	18.6%	55 AUCKLAND, NZ	5.3%	105 SNOUVE, MK	2.7%
6 SEOUL, KR	14.7%	56 MUNICH, DE	5.3%	106 LIMASSOL, CY	2.4%
7 OTTAWA GATINEAU, CA	14.3%	57 TALLINN, EE	5.3%	107 PORTO, PT	2.3%
8 HOBART, AU	13.6%	58 MIAMI, US	5.2%	108 GUANGZHOU, CN	2.2%
9 LUXEMBOURG, LX	13.4%	59 ATHENS, GR	5.5%	109 NICOSIA, CY	2.0%
10 MILAN, IT*	13.3%	60 AMSTERDAM, NL	5.5%	110 BRISBANE, AU	2.0%
11 HALIFAX, CA	12.2%	61 QUEBEC, CA	5.4%	111 EDINBURGH, UK	2.0%
12 LYON, FR	11.9%	62 BOGOTA, CO	5.3%	112 BIRMINGHAM, UK	2.0%
13 PHOENIX, US	11.4%	63 CHONGQING, CN	5.3%	113 LISBON, PT	2.0%
14 MONTREAL, CA	11.1%	64 SHENZHEN, CN	5.3%	114 MELBOURNE, AU	1.9%
15 HAMILTON, CA	10.4%	65 BRISTOL, UK	5.3%	115 OSAKA, JP	1.9%
16 KIEV, UA	10.3%	66 MANCHESTER, UK	5.2%	116 PERTH, AU	1.2%
17 SEATTLE, US	10.1%	67 HELSINKI, FI	5.1%	117 JAKARTA, ID**	1.2%
18 UTRECHT, NL	10.1%	68 MOSCOW, RU	5.1%	118 LJUBLJANA, SI	1.0%
19 BRATISLAVA, SK	9.9%	69 HANGZHOU, CN	5.1%	119 FLORENCE, IT*	0.9%
20 SAN DIEGO, US	9.5%	70 NINGBO, CN	5.1%	120 TIANJIN, CN	0.8%
21 VIENNA, AT	9.4%	71 GLASGOW, UK	5.0%	121 ROME, IT*	0.7%
22 ROTTERDAM, NL	9.0%	72 DALLAS, US	4.9%	122 NAPOLI, IT*	0.7%
23 WUJI, CN	8.7%	73 SANTIAGO, CL	4.8%	123 SINGAPORE, SG	0.7%
24 WELLINGTON, NZ	8.7%	74 CHICAGO, US	4.7%	124 VALENCIA, ES	0.6%
25 ZAGREB, HR	8.7%	75 NAGOYA, JP	4.6%	125 TEL AVIV, IL	0.2%
26 MALMO, SE	8.3%	76 BERLIN, DE	4.6%	126 RIO DE JANEIRO, BR	0.0%
27 WARSAW, PL	8.3%	77 JERUSALEM, IL	4.6%	127 MADRID, ES	0.0%
28 TORONTO, CA	8.3%	78 SHANGHAI, CN	4.5%	128 LIMA, PE	-0.1%
29 XI'AN, CN	8.0%	79 BRUSSELS, BE	4.5%	129 ZHENGZHOU, CN	-0.2%
30 MARSEILLE, FR	7.8%	80 THESSALONIKI, GR	4.4%	130 EDMONTON, CA	-0.8%
31 BOSTON, US	7.8%	81 MEXICO CITY, MX	4.4%	131 HONG KONG, HK***	-1.1%
32 LOS ANGELES, US	7.7%	82 VANCOUVER, CA	4.4%	132 SEVILLA, ES	-1.2%
33 LILLE, FR	7.6%	83 GOTTENBURG, SE	4.4%	133 KUALA LUMPUR, MY	-1.5%
34 DARWIN, AU	7.5%	84 NANJING, CN	4.3%	134 RIGA, LV	-1.6%
35 BUCHAREST, RO	7.3%	85 NEW YORK, US	4.3%	135 BARCELONA, ES	-1.8%
36 REYKJAVIK, IS	7.2%	86 FRANKFURT, DE	4.3%	136 DUBLIN, IE	-1.8%
37 GENEVA, CH	7.1%	87 LONDON, UK	4.0%	137 MALAGA, ES	-2.0%
38 WASHINGTON, US	7.0%	88 OXFORD, UK	3.8%	138 PALERMO, IT*	-2.2%
39 CANBERRA, AU	6.9%	89 BEIJING, CN	3.8%	139 MUMBAI, IN	-2.4%
40 STOCKHOLM, SE	6.8%	90 SOFIA, BG	3.9%	140 BUDAPEST, HU	-2.6%
41 MINNEAPOLIS, US	6.8%	91 HYDERABAD, IN	3.7%	141 CALGARY, CA	-2.8%
42 CHANGSHA, CN	6.5%	92 HAIFA, IL	3.6%	142 AHMEDABAD, IN	-3.0%
43 WUHAN, CN	6.4%	93 EXETER, UK	3.4%	143 GENOA, IT*	-3.3%
44 ZURICH, CH	6.4%	94 SAO PAULO, BR	3.3%	144 KOLKATA, IN	-3.4%
45 ADELAIDE, AU	6.4%	95 OSLO, NO	3.3%	145 DELHI, IN	-5.0%
46 BERN, CH	6.4%	96 TAIPEI CITY, TW	3.3%	146 PUNE, IN	-5.2%

SMDCC

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





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 (PHP Bn)

Philippine Retailers

FY 2019 Total Sales (USD mn)

SMIC	1,160	SM Retail	6,838
JG Summit	449.38	Robinsons	3,146
Ayala Corp	464.2	Puregold	2,984
Aboitiz Equity	194.24		
SMC	283.04		
LT Group	146.02	Philippine Retailers	
Metro Pacific	114.7	FY 2019 Store Count	
GT Capial	112.38		
Alliance Global	101.58	SM Retail	2,822
DMCI	73.69	Robinsons	1,938
		Puregold	280

Source: WSJ
Figures as of 5 April 2021

Source: Company Information end-2019

Philippine Banks

Market Capitalization(PHP Bn)

BDO	447.2
Metrobank	199.63
BPI	367.82
PNB	34.5
China Bank	61.0
Security Bank	91.18
RCBC	32.65

Source: WSJ
Figures as of 5 April 2021

Property Developers

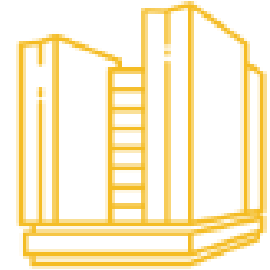
Market Cap (PHP Bn)

SMPH	1011
Ayala Land	505.99
Megaworld	114.11
Robinsons Land	92.87
Vistaland	43.12
Double Dragon	31.25
Filinvest	26.67

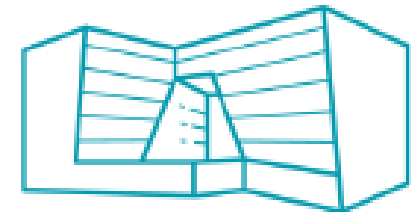
Source: WSJ
Figures as of 5 April 2021



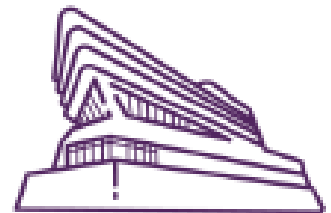
MALLS



RESIDENCES



OFFICES



HOTELS AND CONVENTION CENTERS



1st Philippine Property Company 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

52 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



Prime Location



Integration of Retail Development



Hotel-like Lobbies



Resort-styled Amenities



Professional Property Management

GREENMIST
PROPERTY MANAGEMENT CORP.

primekey
LEASING

The SMDC logo consists of the letters 'SMDC' in a bold, red, sans-serif font, centered on a bright yellow rectangular background.

AWARD-WINNING DEVELOPER



SAIL RESIDENCES
WINNER
BEST CONDO
ARCHITECTURAL
DESIGN

FERN RESIDENCES
WINNER
BEST
LIFESTYLE
DEVELOPMENT

PARK RESIDENCES
WINNER
BEST CONDO
DEVELOPMENT
LUZON



WINNER
BEST LANDSCAPE
ARCHITECTURAL
DESIGN

CHARM RESIDENCES
WINNER
BEST MID-END
CONDO DEVELOPMENT
METRO MANILA

BUSINESS EXPENSES

An office in Makati and Pasay will have a monthly rent of at least P50K, amounting to P600K a year.

While office machines can go as high as P150K.



ICE TOWER
will be an **enabler** and **partner**
for entrepreneur's to become
credible and **successful**.

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

ENVIRONMENT TO LIVE AND WORK WELL

1. Well-thought-out and efficient use of space
 - Comfortable Living Spaces
 - Designed Working Space
 - Sufficient Electrical Sockets
2. Designed to maximize natural light and ventilation
3. Fiber optic internet
4. 100% Back-Up Power





**EARN ADDITIONAL INCOME
THROUGH RENTAL YIELDS
AND CAPITAL APPRECIATION**

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ENVIRONMENT TO COLLABORATE AND IDEATE

Business Hub:

1. Training Room
2. Virtual Rooms
3. Ideation Room
4. Dining Meeting Room



ENVIRONMENT THAT HAS BUSINESS SERVICES

Business Services:

1. Secretarial
2. Messengerial
3. Virtual Assistant
4. Office Machines

Business Hub Facilities and
Services are on demand
(Pay as you use)



ENVIRONMENT THAT IS FULLY- INTEGRATED

ICE TOWER will have an integrated Commercial Hub with a variety of concessionaires that will cater to your personal and business needs.



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ENVIRONMENT THAT PROMOTES WORK-LIFE-BALANCE

Social Hub:

1. Central Pool
2. Kiddie Pool
3. Pavillions
4. Terrace Deck



ENVIRONMENT THAT PROMOTES WORK-LIFE-BALANCE

Fitness Hub:

1. Cardio Area
2. Weight Machine Area
3. Free Weights Area
4. Stretching, Yoga Area



ENVIRONMENT FOR EASE OF DOING BUSINESS

1. Built within fully-integrated, transit oriented and highly enterprising developments
2. Near infrastructure developments that provide ease of access to key CBDs, the Entertainment City and the Ninoy Aquino International Airport
3. Near transport hubs



Professional Property Management Team

GREENMIST
PROPERTY MANAGEMENT CORP.

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



Professional Property Management Team



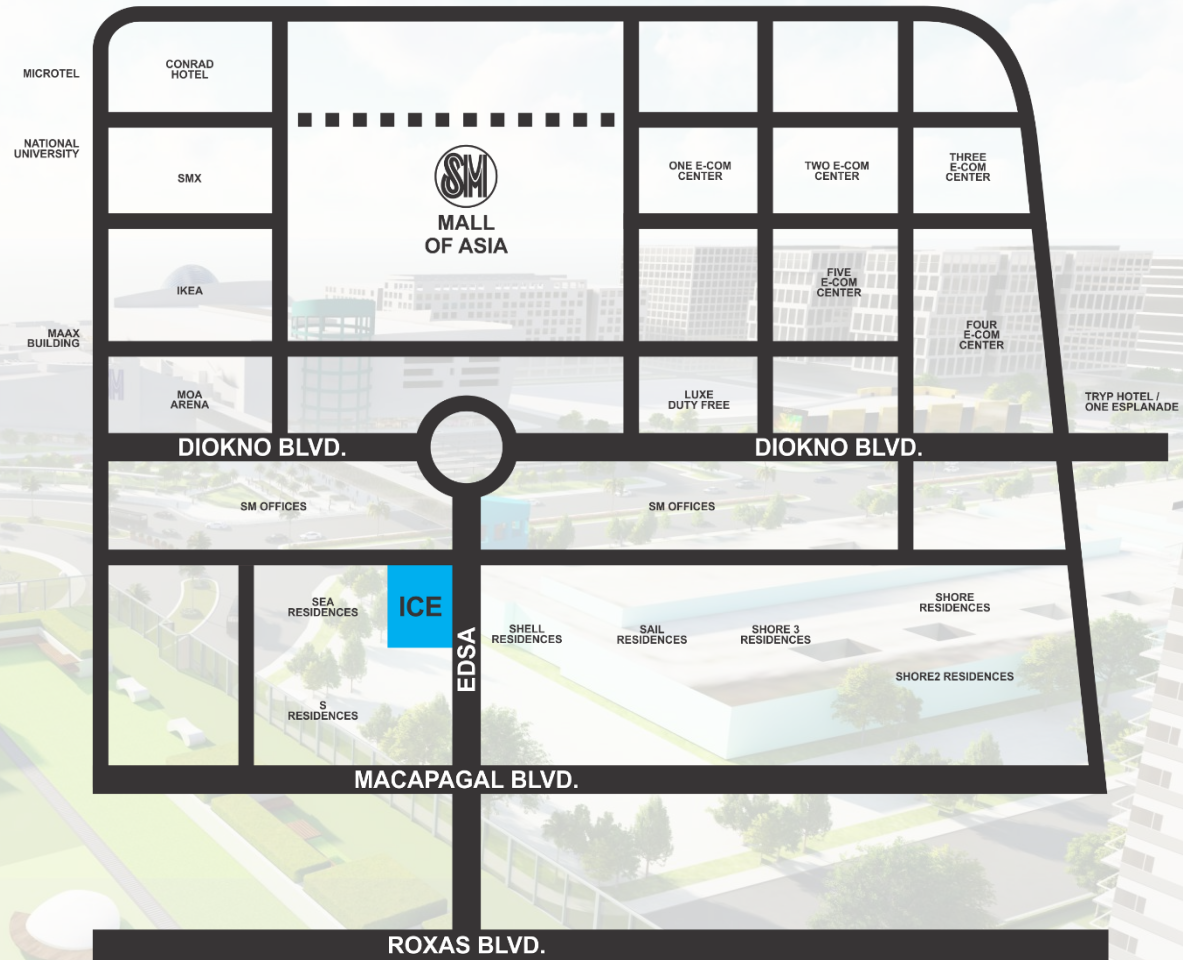
Hassle Free Property Investment through professional
Tenancy Management and Leasing Services

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



Project Location

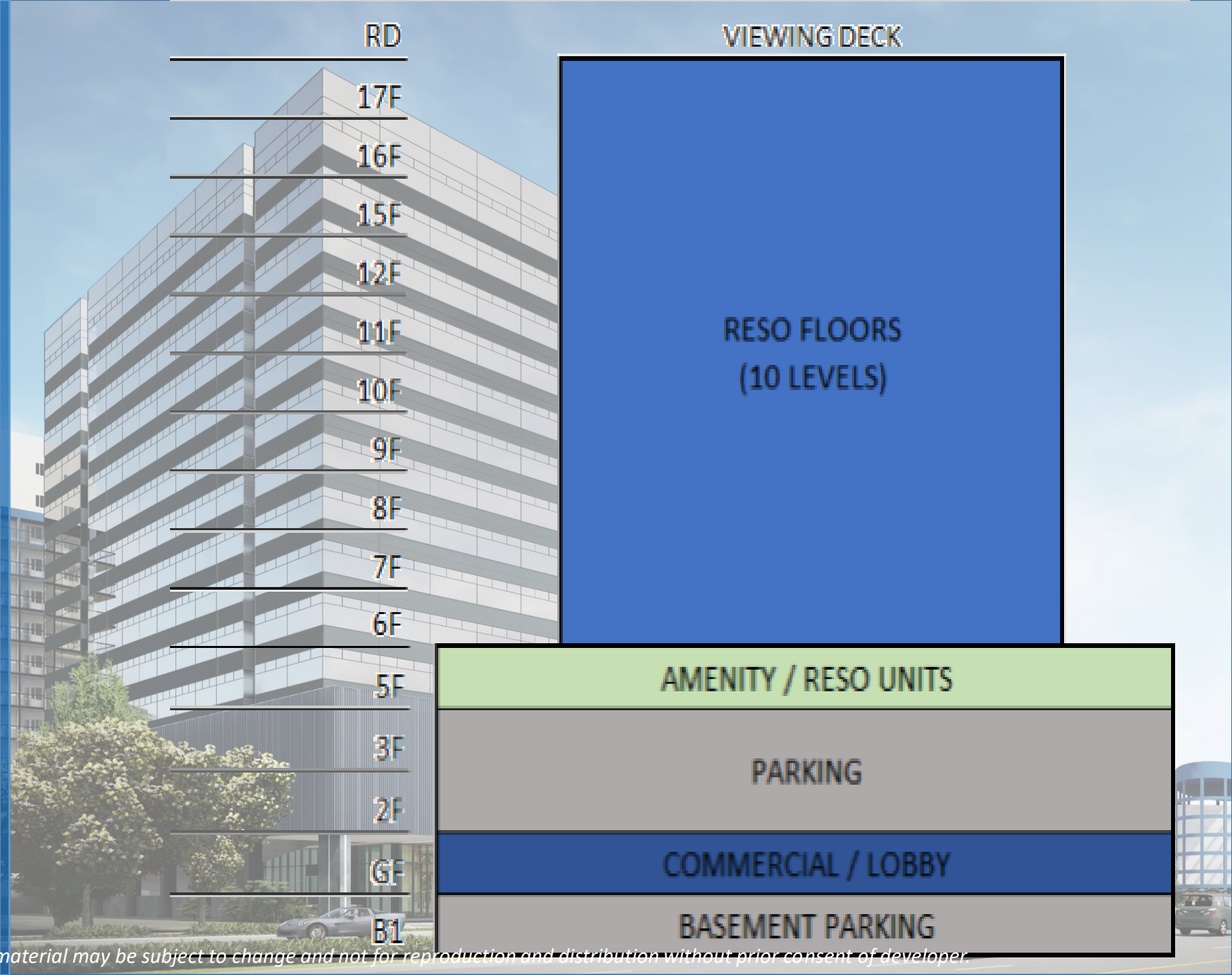
Sunrise Drive corner
EDSA Extension, Mall of Asia Complex, Pasay City







Section Elevation



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

Building Features

- 6 Passenger Elevator
 - Dedicated Elevator for Residential Use
 - Dedicated Elevator for Office Use
 - Dedicated Service Elevator
 - Proximity Card homing features
- CCTV Cameras in Common Areas
- High Density Telecoms (higher bandwidth)
- Mail Box Room
- Fire Sprinkler System
- Automatic Fire Detection & Alarm System (FDAS)
- Stand by back-up automatic Generator System
 - 100% Common Areas
 - 100% RESO Units
- Garbage Room every RESO Floor
- STP and Cistern
- 2 Fire Exits every RESO Floor



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Building Facade



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Ground Floor Entrance



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Central Lobby



WORK & LIVE

Lift Lobby

LEVEL
05
LIFT LOBBY

LEVEL
05
LIFT LOBBY

Function Hall



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

Social Hub



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

Sky Lounge

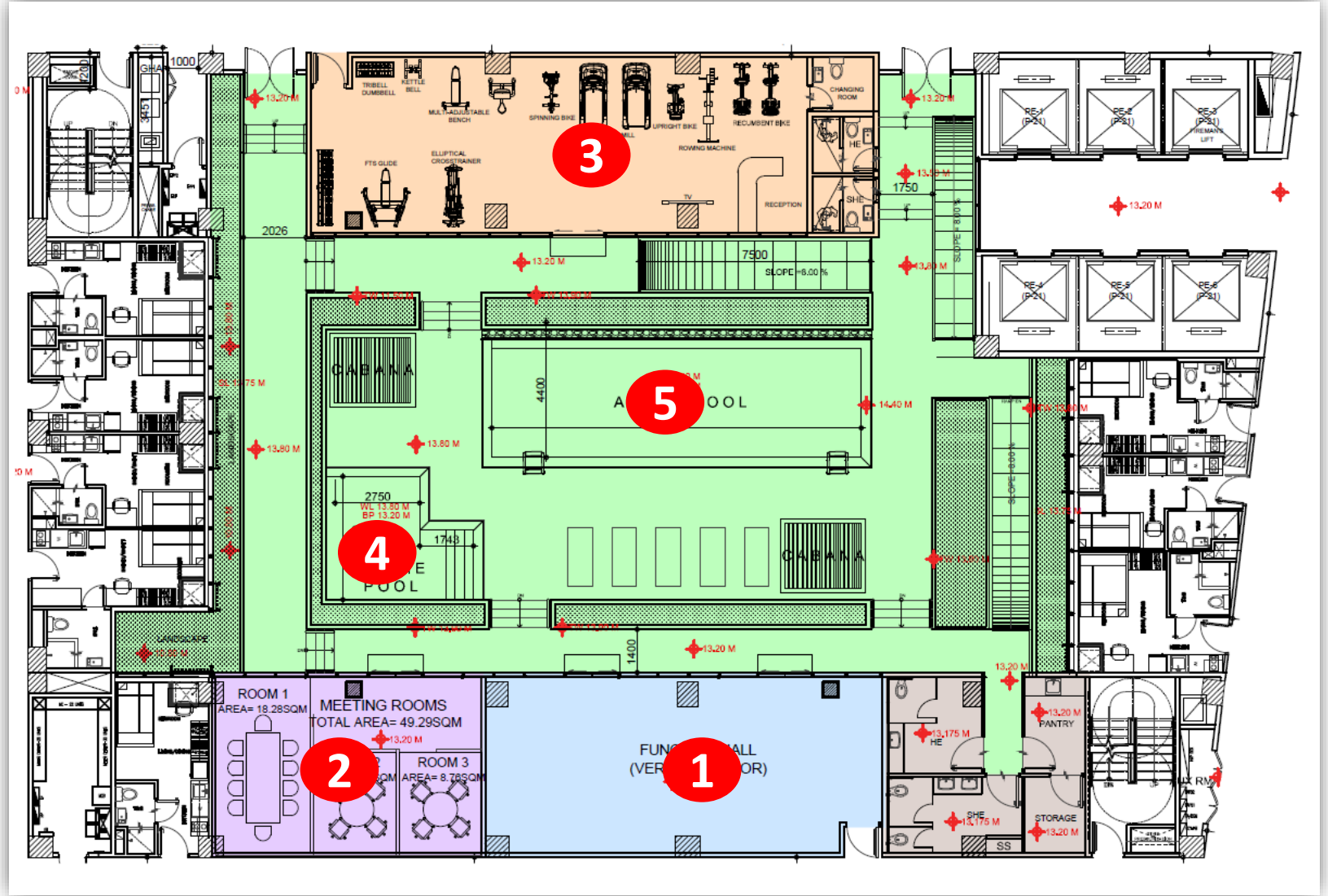


For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

FLOOR PLAN AND UNIT LAYOUT

Amenities

- 1** Function Hall
- 2** Meeting Rooms
- 3** Fitness Hub
- 4** Kiddie Pool
- 5** Adult Pool



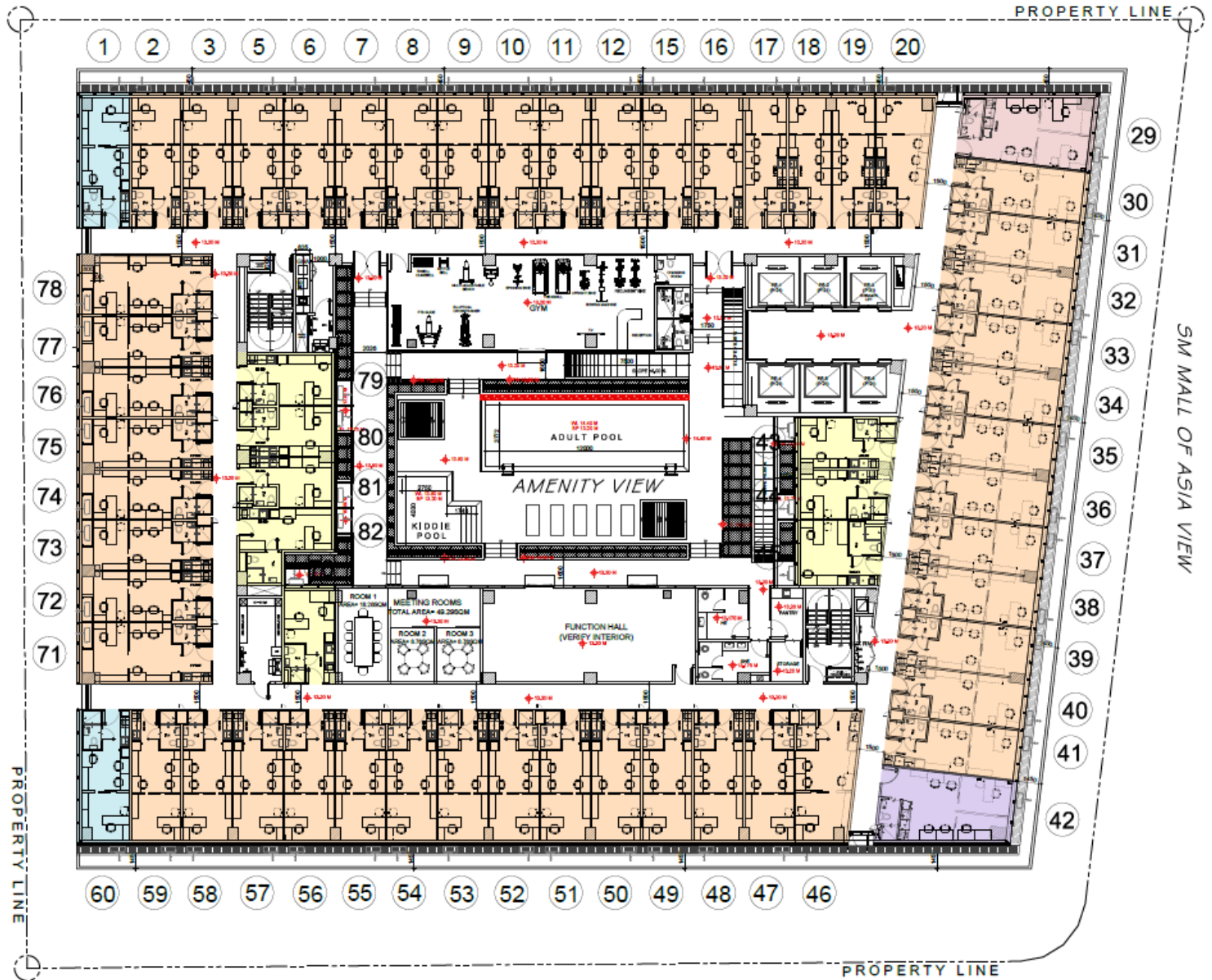
5TH Floor

- 8 STUDIO UNITS
- 50 1BR UNITS
- 2 1BR END UNITS
- 1 1BR END UNITS W/ DEN
- 1 2BR END UNITS

- 62 TOTAL UNITS



FACING EAST SIDE VIEW



FACING RESIDENTIAL DEVELOPMENT

PROPERTY LINE

SM MALL OF ASIA VIEW

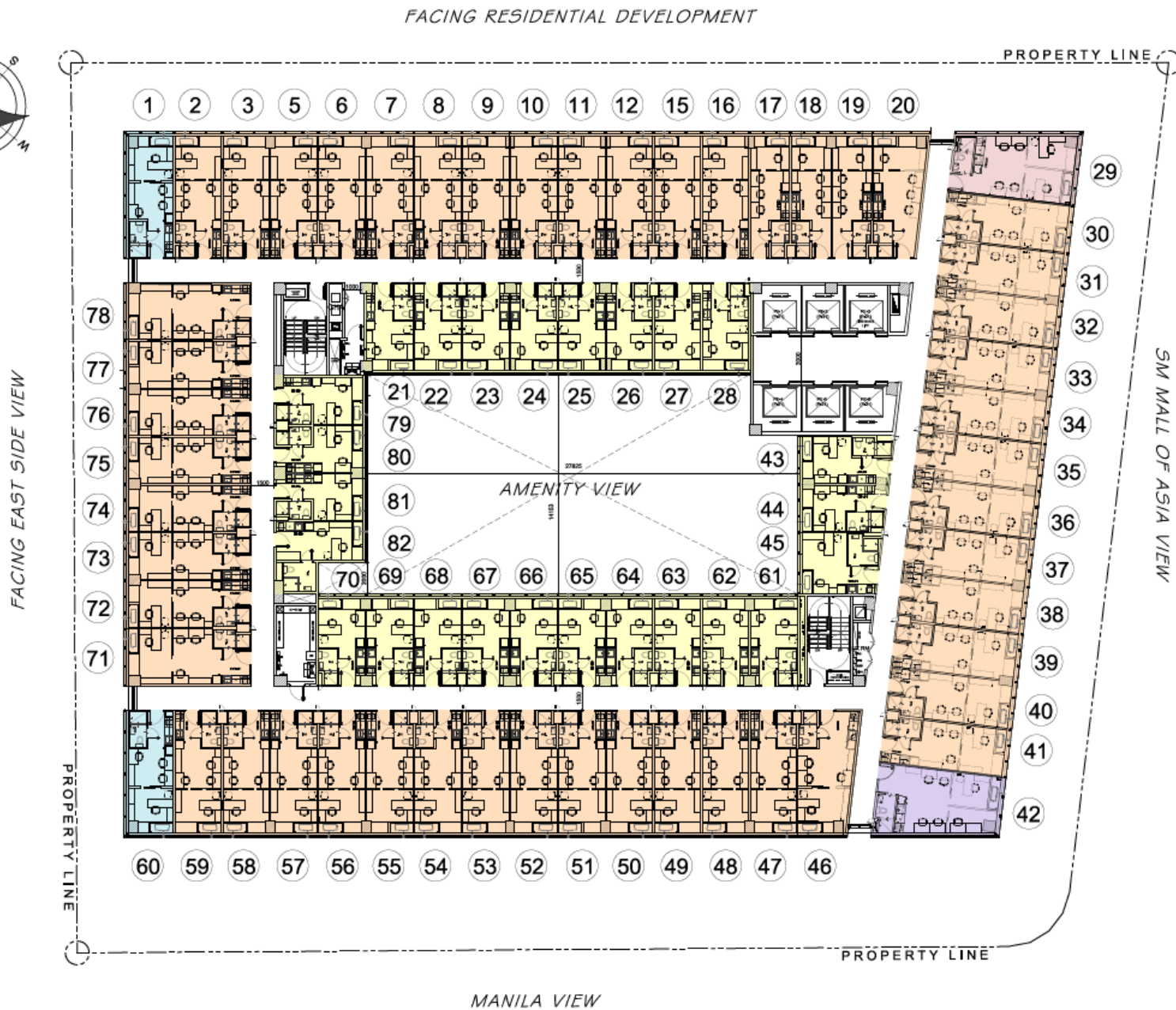
MANILA VIEW

PROPERTY LINE

PROPERTY LINE

Typical Floor 6th – 16th floor

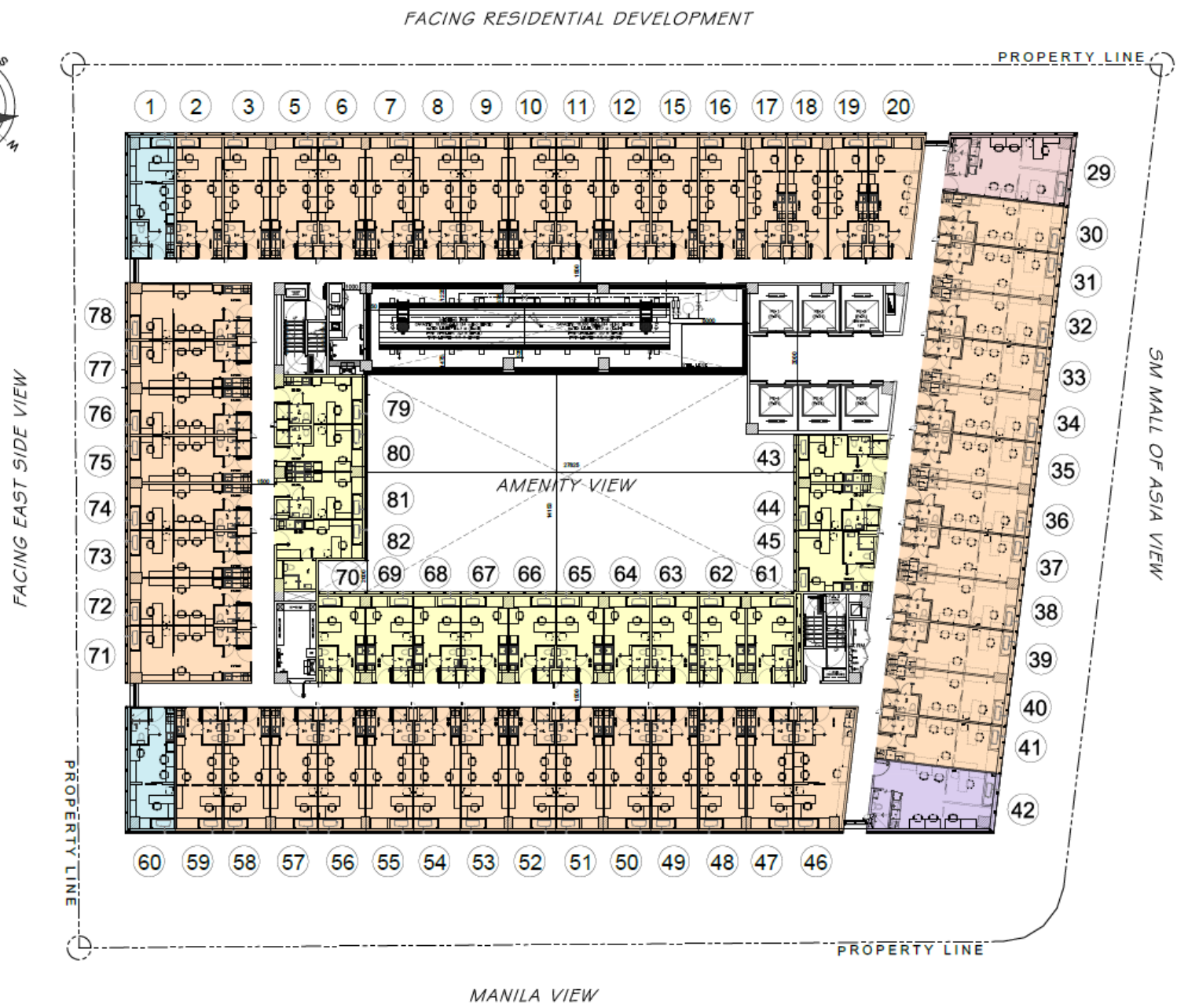
- 25 STUDIO UNITS
 - 50 1BR UNITS
 - 2 1BR END UNITS
 - 1 1BR END UNITS W/ DEN
 - 1 2BR END UNITS
-
- 79 TOTAL UNITS

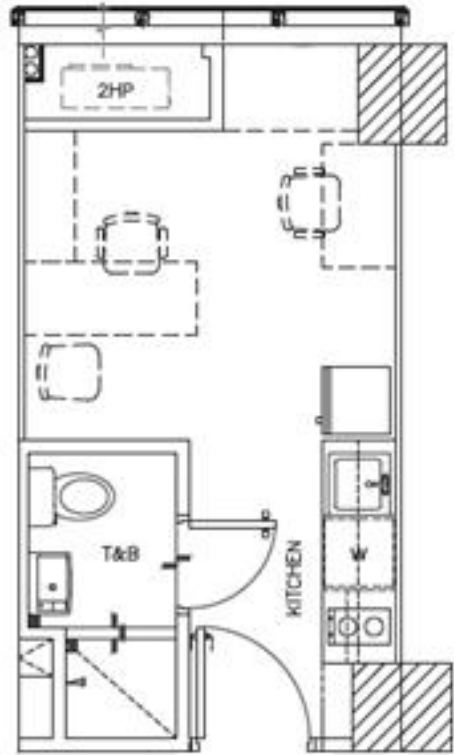


17th floor

- 17 STUDIO UNITS
- 50 1BR UNITS
- 2 1BR END UNITS
- 1 1BR END UNITS W/ DEN
- 1 2BR END UNITS

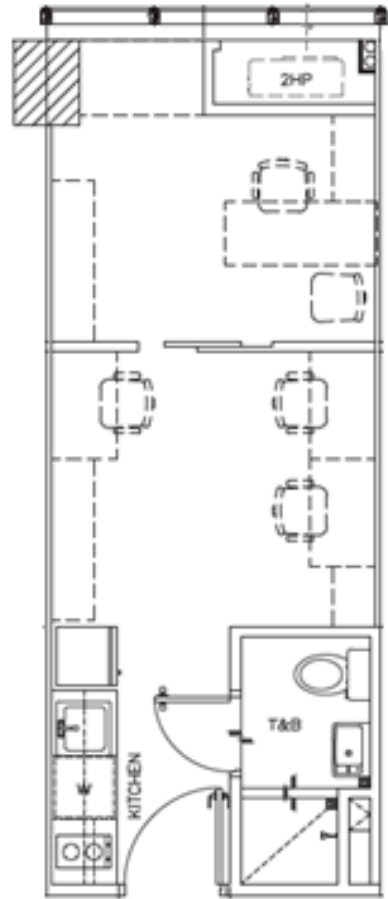
- 71 TOTAL UNITS



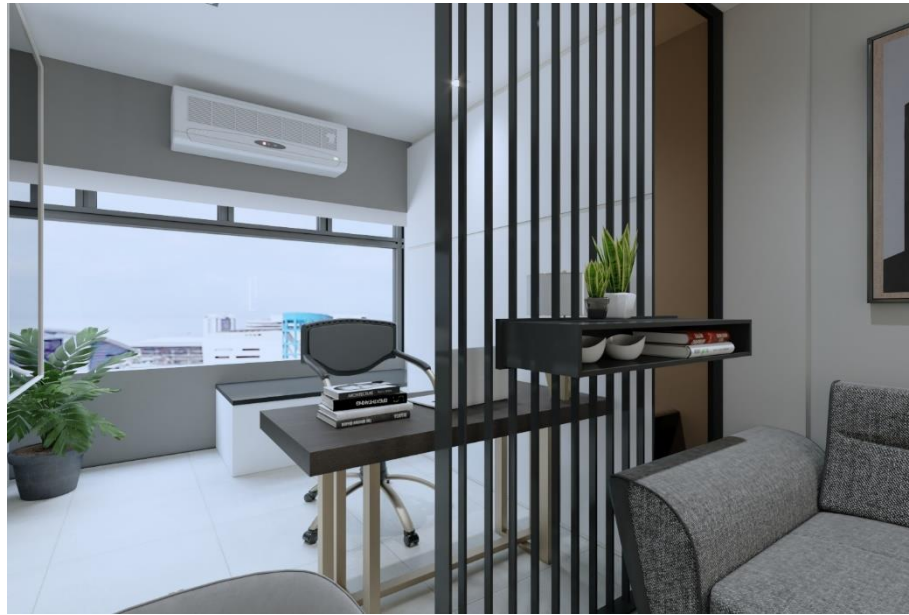


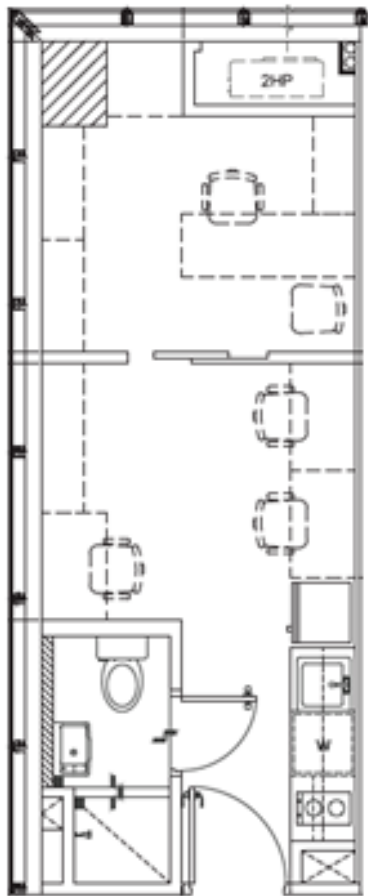
STUDIO UNIT
UNIT AREA : 18.60 SQM.





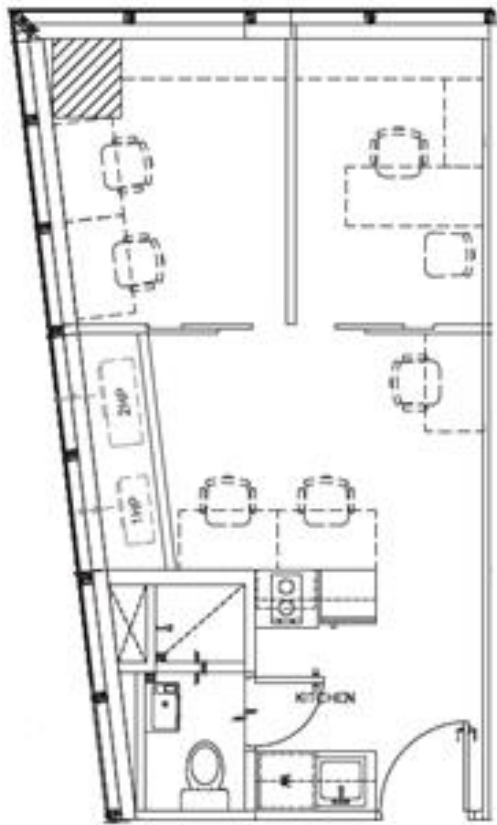
1 BEDROOM UNIT
UNIT AREA : 25.58 SQM.





1 BEDROOM END UNIT
UNIT AREA : 27.02 SQM.





2 BEDROOM END UNIT
UNIT AREA : 36.08 SQM.



UNIT SPECIFICATIONS

Unit Specifications

DINING AND LIVING AREA

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling

BEDROOM

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling



Unit Specifications

KITCHEN

- Countertop and splashboard with base and overhead cabinets
- Cooktop and Rangehood

TOILET AND BATH

- Floor to ceiling tiles
- Water closet with accessories
- Vanity counter and facial mirror
- Shower Set



FREQUENTLY ASKED QUESTIONS

FREQUENTLY ASK QUESTIONS

Definition of Terms

A. What is a RESO Unit?

- **UNIT** shall mean a designated area within the Project which is or is capable of being owned by and registered in the name of the Owner under a condominium certificate of title
- **RESO UNIT** which shall refer to a condominium Unit designated for Residential and/or Office Use
- **RESO USE** shall refer to the use of unit for living accommodations and/or for the conduct of business and/or the exercise of profession within the limits permitted by law or other rules and regulations.



FREQUENTLY ASK QUESTIONS

Building Details



B. What are the Amenities in the Project?

- Co-working Spaces
- Meeting Rooms
- Function Hall with Pantry
- Fitness Hub
- Adult and Kiddie Pool
- Landscape areas
- Sky Lounge

C. What are the back up Power?

- For Common Areas – 100% back up power
- For RESO Units – 100% back up Power

D. How many Passenger Elevators?

- 6 Passenger Elevator
 - Dedicated Elevator for Office Use
 - Dedicated Elevator for Residential Use
 - Dedicated Service Elevator

FREQUENTLY ASK QUESTIONS

Unit details



E. What are the corridor measurements?

- Hallway width: +/-1.5 meters
- Hallway Floor to Ceiling Height: +/- 2.3 meters

F. What is the Floor to ceiling height?

- Residential Floor to Ceiling Height: +/- 2.4 to +/- 2.9 meters
- Residential Floor to Floor Height: +/- 3.1 meters

G. What is the finishes / deliverable of RESO Units?

- RESO Units will be delivered basic units
- With Cooktop and Rangehood

H. When is the Estimated Project Completion?

- December 31, 2024

FREQUENTLY ASK QUESTIONS

RESO Units

I. What are the maximum number of persons allowed in RESO Units?

The maximum number of persons allowed in RESO Unit shall be six (6): maximum of 4 occupants and 2 visitors

J. Is Combination of Units allowed?

Yes, combination of RESO Units are allowed subject to SMDC policy for combination of Units.

K. Are signages allowed outside the unit?

Signages are allowed, locations will be defined and subject by House Rules and Regulations

L. Can the Business use the Building Name and Address?

Yes, the Business can use the Building Name and address



FREQUENTLY ASK QUESTIONS

RESO Units Restrictions



M. Prohibited use of RESO Units

- Agencies which increases the number of individuals resulting to more than 6 occupants/visitors
- Clinics that may have issues on waste disposal (i.e. clinics that perform laboratory tests)
- Offshore gaming, online betting and other similar forms of gambling.
- Diplomatic, consular, or other political office, which in the judgement of the Declarant, will increase the risk and compromise the security of the building as well as the RESO unit owners.
- Catering Services, Eateries and restaurants requiring heavy cooking activities
- Agencies such as delivery concessions, massage services, travel agency, talent agency, employment agency may be allowed to operate in RESO units provided that only backroom functions will be allowed to prevent compromising the load of the building.
- RESO units may be used as clinics to serve out patients only such as: Dental Clinics, Derma Clinics and Consultation Clinics provided that proper licenses must be acquired by tenants and proper disposal of toxic wastes must be implemented.

SMDCC