



COAST
RESIDENCES
ROXAS BLVD., PASAY CITY

SMDC

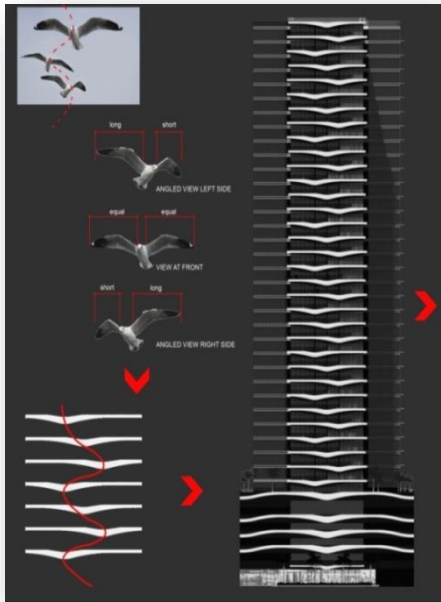


Building Façade, Artist's Perspective

PROJECT CONCEPT

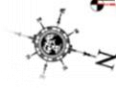
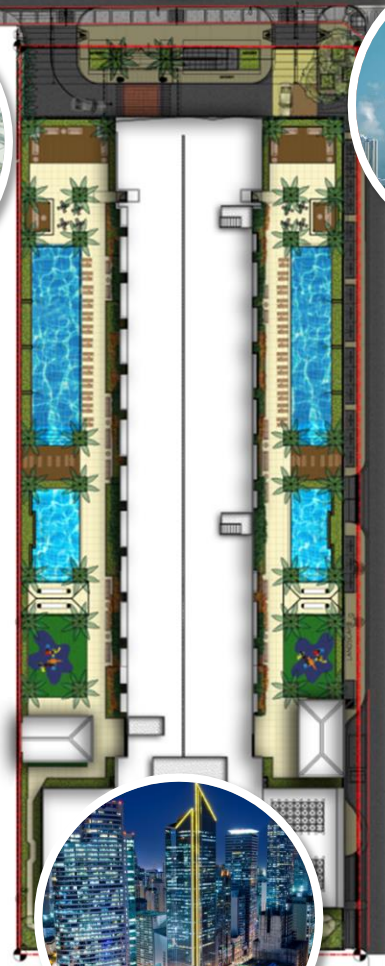
Architecturally Distinct

UNIQUE SEA GULL INSPIRED BUILDING DESIGN |
PROVIDES A SENSE OF GRAND ARRIVAL |
MODERN BALINESE



Beauty & Function

CONFIGURED TO PROVIDE A 360 DEGREE VIEW OF
THE CITY |
PROVIDES A SEAMLESS INDOOR & OUTDOOR
FEELING



PROJECT CONCEPT

Dynamic & Adaptable Spaces

FLEXIBLE SPACES THAT GROW WITH YOU |
FAMILY SUITES COME WITH FLEXI SPACES THAT MAY BE CONVERTED
INTO A HOME OFFICE, NURSERY, ENTERTAINMENT / STUDY ROOM

Typical Family Suite Layout



Note: Wall partition in **broken** line (---) not included

Brand Story

An architecture that stands out along the famed Roxas Boulevard offering a lifestyle of distinction with city views like no other



Hospitals

- Manila Hospital
- Philippine General Hospital

Transport

- NAIA
- MRT (Edsa-Taft)
- Bus stations

Cultural / Government Landmarks

- CCP
- Manila Yacht Club
- Baywalk Sunset Market
- Bangko Sentral ng Pilipinas
- US Embassy

Leisure

- Various Restaurants (Aristocrat, Emerald Garden, Harbour Square)
- Star City
- WTC Bazaars
- Rizal Memorial Stadium
- Manila Zoo
- Manila Ocean Park
- Mall of Asia
- City of Dreams
- PAGCOR Casino

Schools

- De La Salle University
- St. Scholastica's College
- College of St. Benilde
- Little Archers Learning Center, MOA

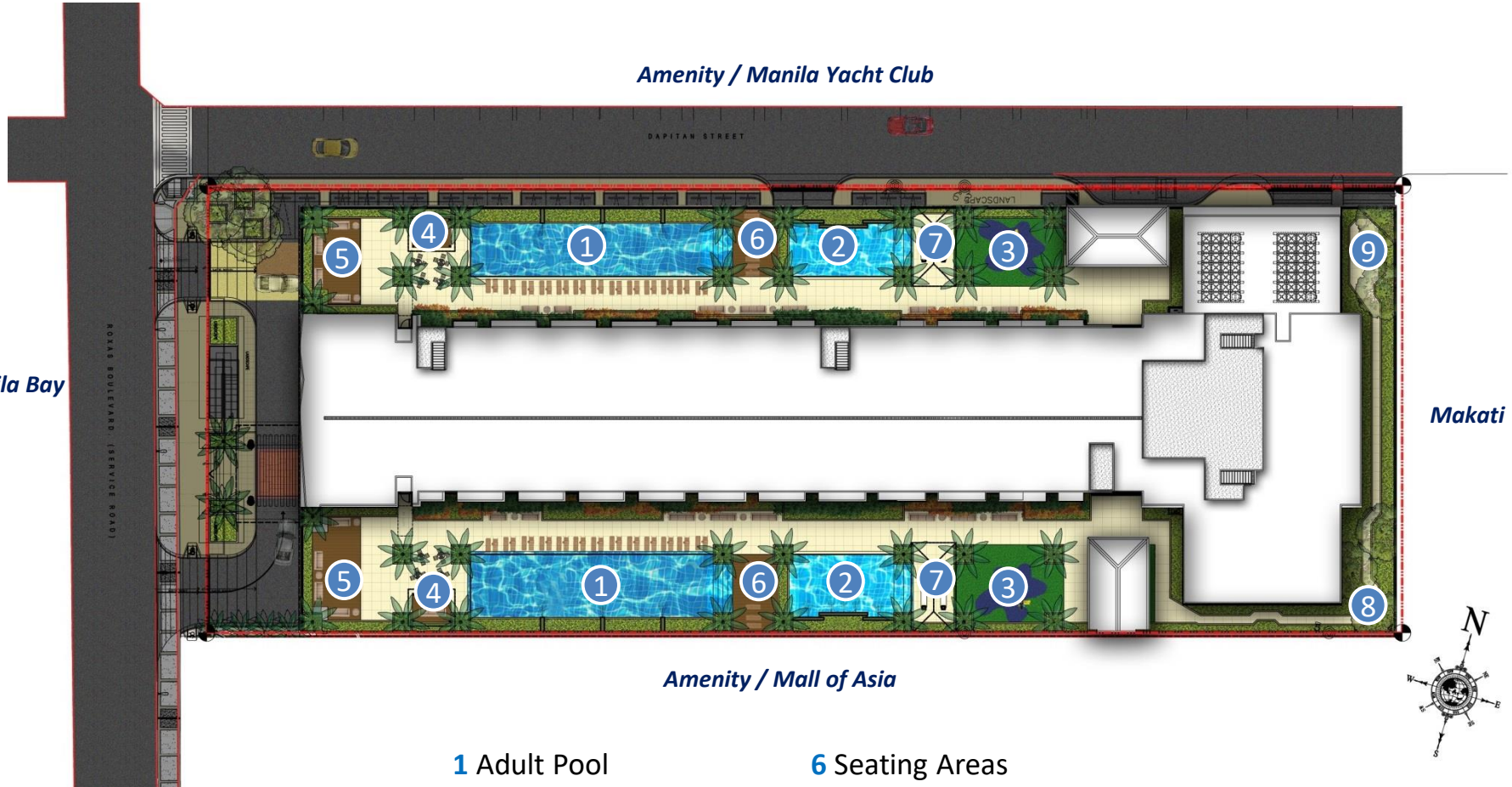


SITE DEVELOPMENT PLAN

5,650 sqm

PROPERTY ALONG ROXAS BOULEVARD COR. DAPITAN STS. PASAY

Amenity / Manila Yacht Club



- | | |
|--------------------------------|----------------------------|
| 1 Adult Pool | 6 Seating Areas |
| 2 Kiddie Pool | 7 Gazebo |
| 3 Children's Playground | 8 Jogging Path |
| 4 Cabana | 9 Meditation Garden |
| 5 View Lounge | |

Single Tower

5,650 sqm (LOT AREA)

41 levels (39 PHYSICAL)

- 5 LEVEL PODIUM (487 Residential Parking Slots)
- 34 RESIDENTIAL FLOORS (2,197 Residential Units)

2,197 units

- STUDIO (59 units)
- 1 BEDROOM (64 units)
- 1 BEDROOM W/ BALCONY (70 units)
- 1 BEDROOM W/ DEN (66 units)
- FAMILY SUITES A & B W/ BALCONY (1672 units)
- 2BR FAMILY SUITES W/ BALCONY (198 units)
- 2BR END UNITS W/ BALCONY (68 units)

- **Launch Date: 2016**
- **Target Turnover Date: January 2021**



| Phys | Mktg | | |
|------|------|--------------------------------------|----|
| 39 | 41 | Resi - Upper PH | 34 |
| 38 | 40 | Resi - Lower PH | 33 |
| 37 | 39 | Residential | 32 |
| 36 | 38 | Residential | 31 |
| 35 | 37 | Residential | 30 |
| 34 | 36 | Residential | 29 |
| 33 | 35 | Residential | 28 |
| 32 | 34 | Residential | 27 |
| 31 | 33 | Residential | 26 |
| 30 | 32 | Residential | 25 |
| 29 | 31 | Residential | 24 |
| 28 | 30 | Residential | 23 |
| 27 | 29 | Residential | 22 |
| 26 | 28 | Residential | 21 |
| 25 | 27 | Residential | 20 |
| 24 | 26 | Residential | 19 |
| 23 | 25 | Residential | 18 |
| 22 | 24 | Residential | 17 |
| 21 | 23 | Residential | 16 |
| 20 | 22 | Residential | 15 |
| 19 | 21 | Residential | 14 |
| 18 | 20 | Residential | 13 |
| 17 | 19 | Residential | 12 |
| 16 | 18 | Residential | 11 |
| 15 | 17 | Residential | 10 |
| 14 | 16 | Residential | 9 |
| 13 | 15 | Residential | 8 |
| 12 | 14 | Residential | 7 |
| 11 | 12 | Residential | 6 |
| 10 | 11 | Residential | 5 |
| 9 | 10 | Residential | 4 |
| 8 | 9 | Residential | 3 |
| 7 | 8 | Residential | 2 |
| 6 | 7 | Amenities, Resi Units | 1 |
| 5 | 6 | 6F Resi Parking | |
| 4 | 5 | 5F Resi Parking | |
| 3 | 3 | 3F Resi Parking | |
| 2 | 2 | 2F Resi Parking | |
| 1 | 1 | Commercial, Resi Lobby, Comm Parking | |
| | | Substructure | |

Composition

- ON GRADE PARKING
- RESIDENTIAL LOBBY & COMMERCIAL AREA
- FOUR LEVEL PODIUM PARKING (487 RESI PARKING SLOTS)
- AMENITY DECK AT THE 7TH LEVEL
- RESIDENTIAL UNITS FROM THE 7TH TO THE 41ST LEVELS (34 RESIDENTIAL FLOORS)



Artist's Perspective

GRAND LOBBY

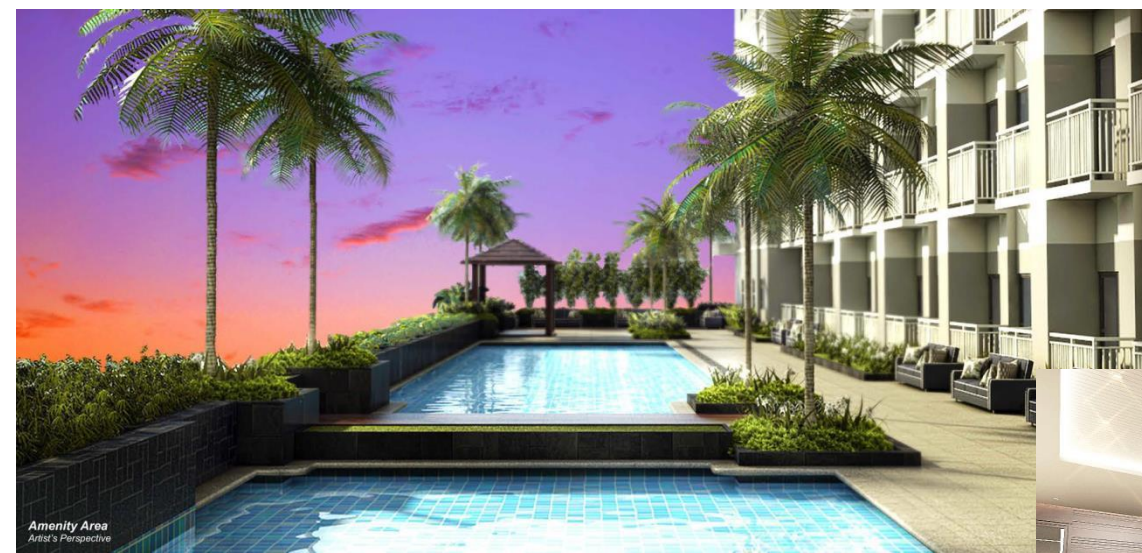
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Artist's Perspective



PENTHOUSE LOBBY



Artist's Perspective



- GRAND LOBBY
- FUNCTION ROOMS
- SWIMMING POOLS
- PLAY AREAS

- MEDITATION GARDEN
- JOGGING PATH
- VIEW / LOUNGE DECK
- SKY LOUNGE W/ GAME ROOM



Artist's Perspective



- GRAND LOBBY
- FUNCTION ROOMS
- SWIMMING POOLS
- PLAY AREAS

- MEDITATION GARDEN
- JOGGING PATH
- VIEW / LOUNGE DECK
- SKY LOUNGE W/ GAME ROOM

Reliable Support Services

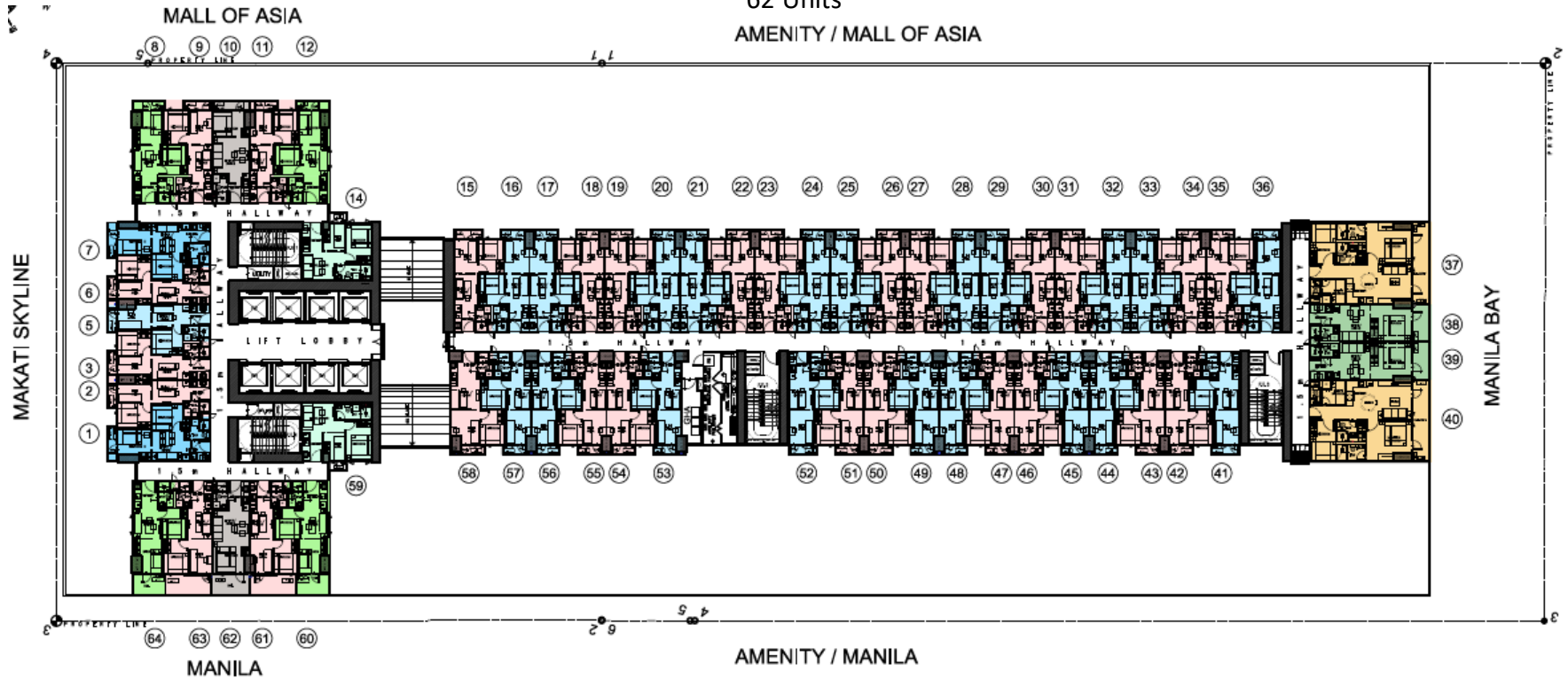
- 8 ELEVATORS (UP TO THE 39TH FLR, 2 ELEVATORS AT THE PENTHOUSE LEVELS)
- OVER 1,000 SQM OF COMMERCIAL SPACE
- 24-HOUR SECURITY
- AUTOMATIC FIRE SPRINKLER SYSTEM
- CENTRALIZED MAILROOM SYSTEM
- CENTRALIZED GARBAGE COLLECTION AND DISPOSAL SYSTEM
- STANDBY GENERATOR FOR COMMON AREAS AND SELECTED RESIDENTIAL OUTLETS
- PROVISION FOR TELECOM AND CABLE LINES
- INTERCOM SYSTEM
- CCTV SYSTEM
- PROPERTY MANAGEMENT SERVICES
- SMDC LEASING SERVICES

7th Floor Plan

(AMENITY LEVEL)

62 Units

AMENITY / MALL OF ASIA

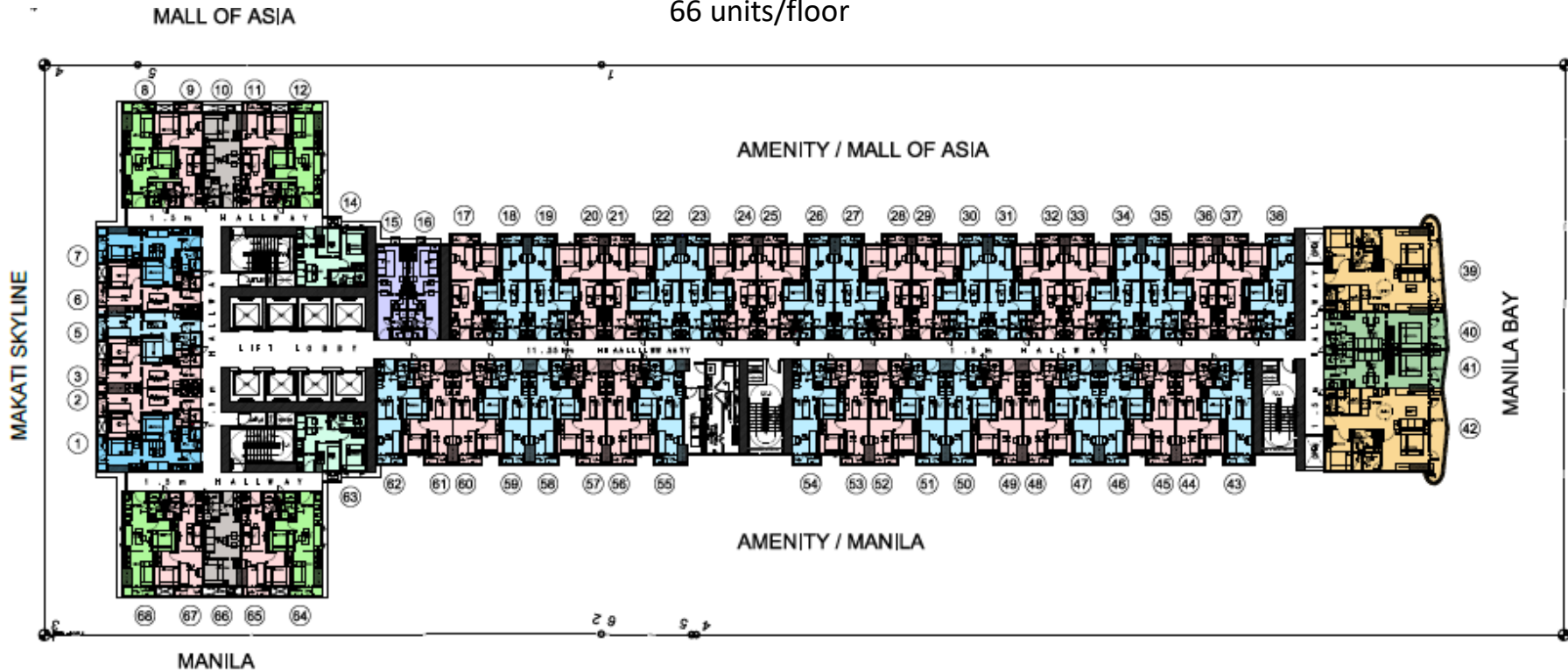


- | | |
|--|--|
| 1. FAMILY SUITE A WITH BALCONY | 6. 1-BEDROOM UNIT WITH DEN |
| 2. FAMILY SUITE B WITH BALCONY | 7. 2-BEDROOM END UNIT WITH BALCONY |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 1-BEDROOM UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT WITH BALCONY | |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 1

(8th, 11th, 15th, 18th, 21st, 24th, 27th, 30th, 33rd, 36th levels)

66 units/floor

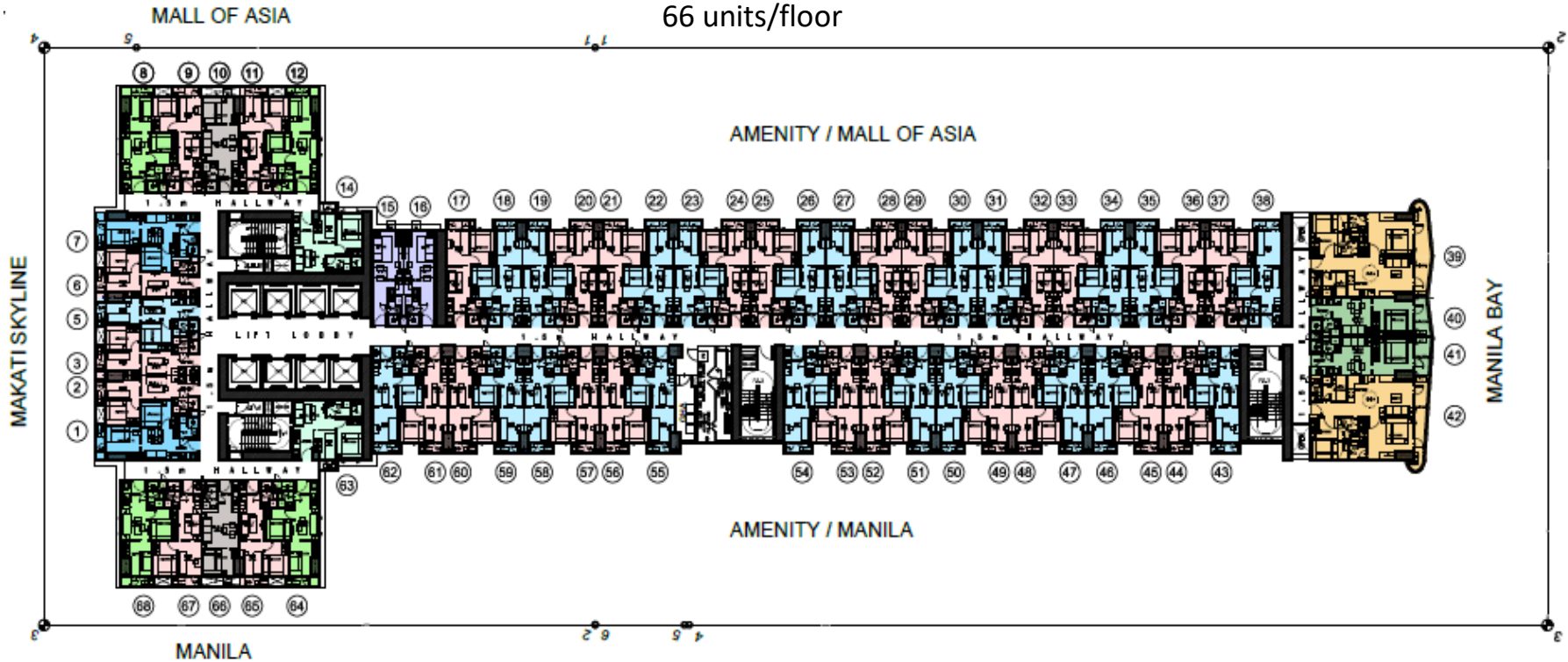


- | | |
|--|--|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 2

(9th, 12th, 16th, 19th, 22nd, 25th, 28th, 31st, 34th, 37th levels)

66 units/floor

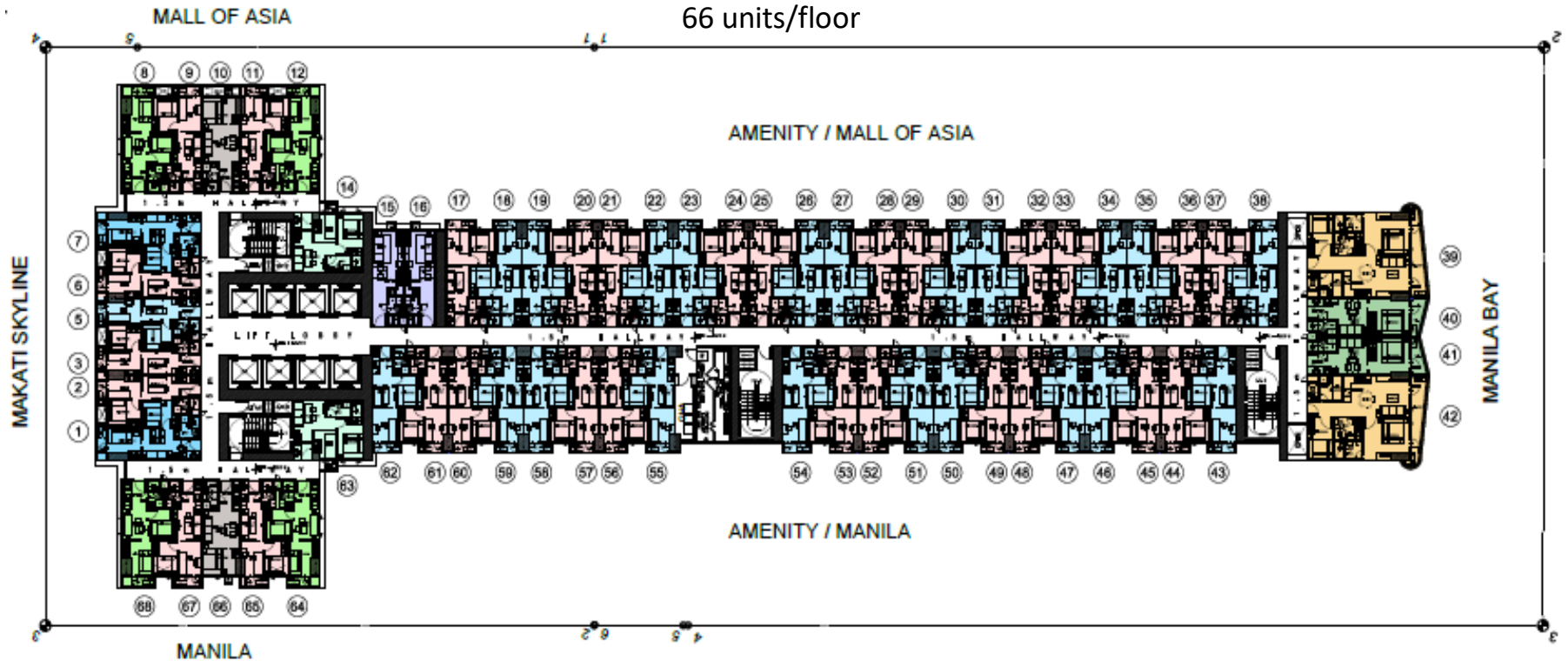


- | | |
|---|---|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN : |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 3

(10th, 14th, 17th, 20th, 23rd, 26th, 29th, 32nd, 35th levels)

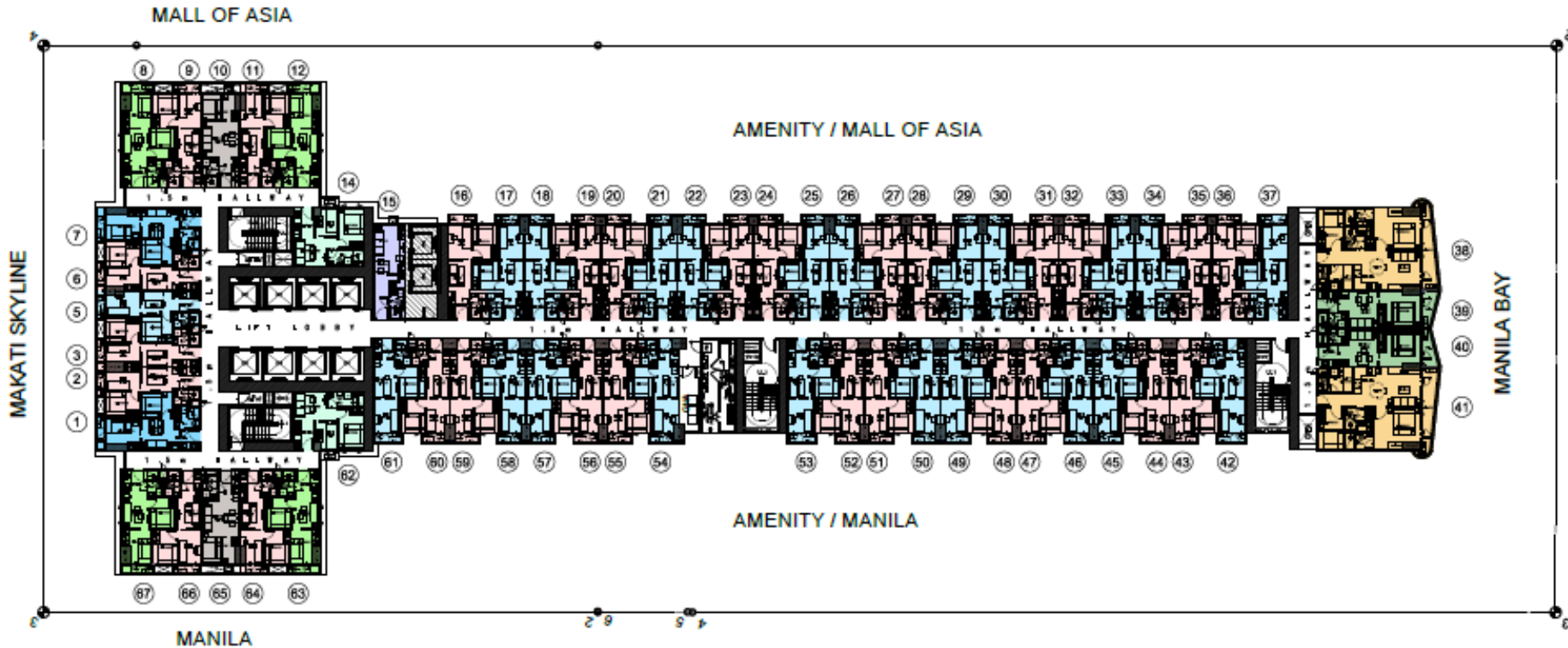
66 units/floor



- | | |
|--|--|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN : |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

38th Floor Plan

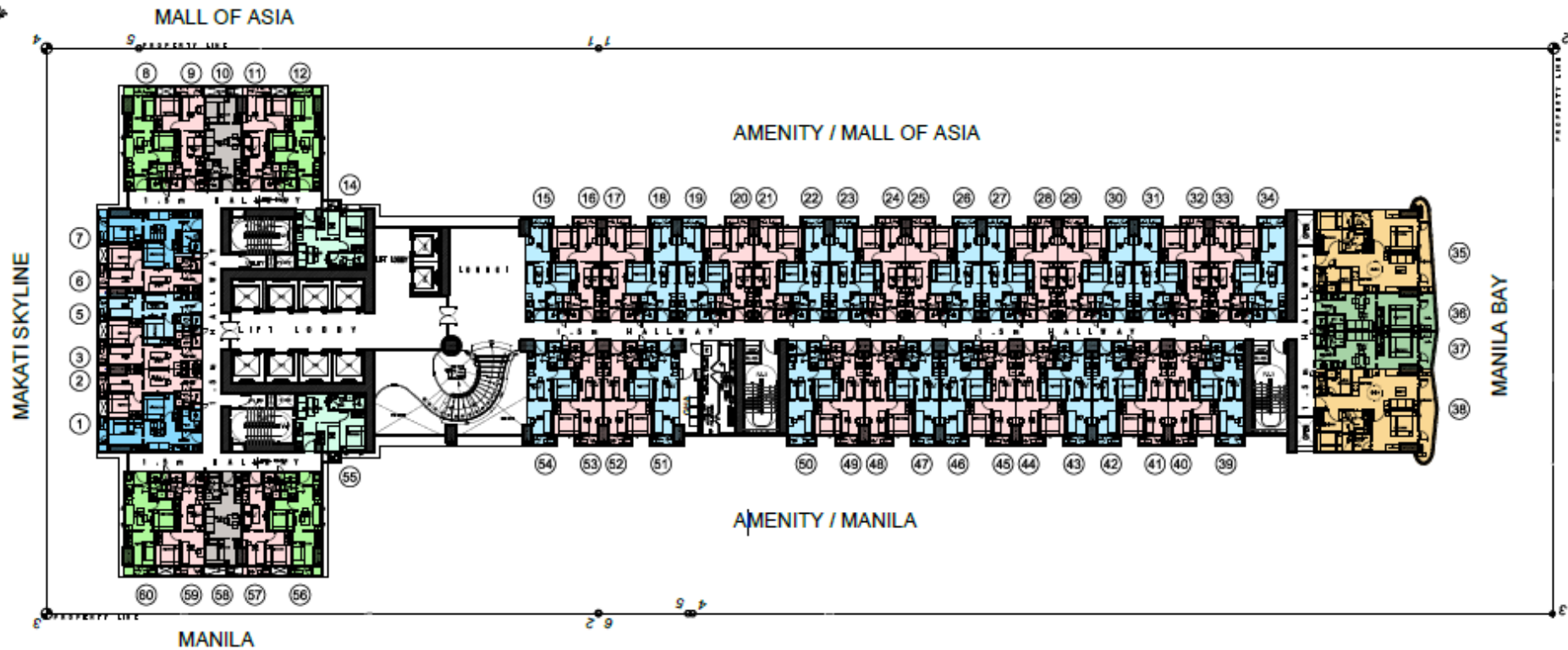
65 Units



- | | |
|---|---|
| ■ 1. FAMILY SUITE A WITH BALCONY | ■ 6. STUDIO UNIT |
| ■ 2. FAMILY SUITE B WITH BALCONY | ■ 7. 1-BEDROOM UNIT WITH DEN |
| ■ 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | ■ 8. 2-BEDROOM END UNIT WITH BALCONY |
| ■ 4. 1-BEDROOM UNIT | ■ 9. 1-BEDROOM UNIT WITH BALCONY |
| ■ 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

39th Floor Plan

58 units

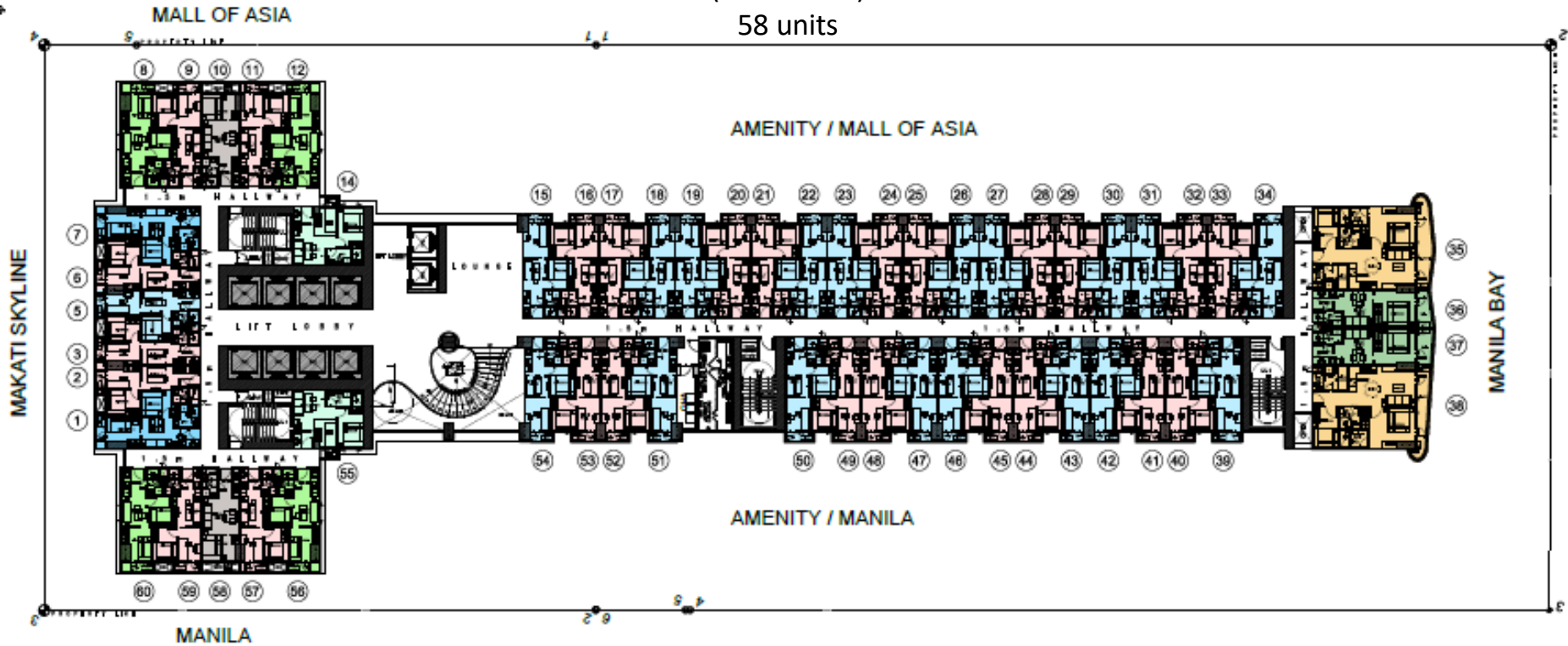


- | | |
|---|---|
| 1. FAMILY SUITE A WITH BALCONY | 6. 1-BEDROOM UNIT WITH DEN |
| 2. FAMILY SUITE B WITH BALCONY | 7. 2-BEDROOM END UNIT WITH BALCONY |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 1-BEDROOM UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Lower Penthouse Floor Plan

(40TH LEVEL)

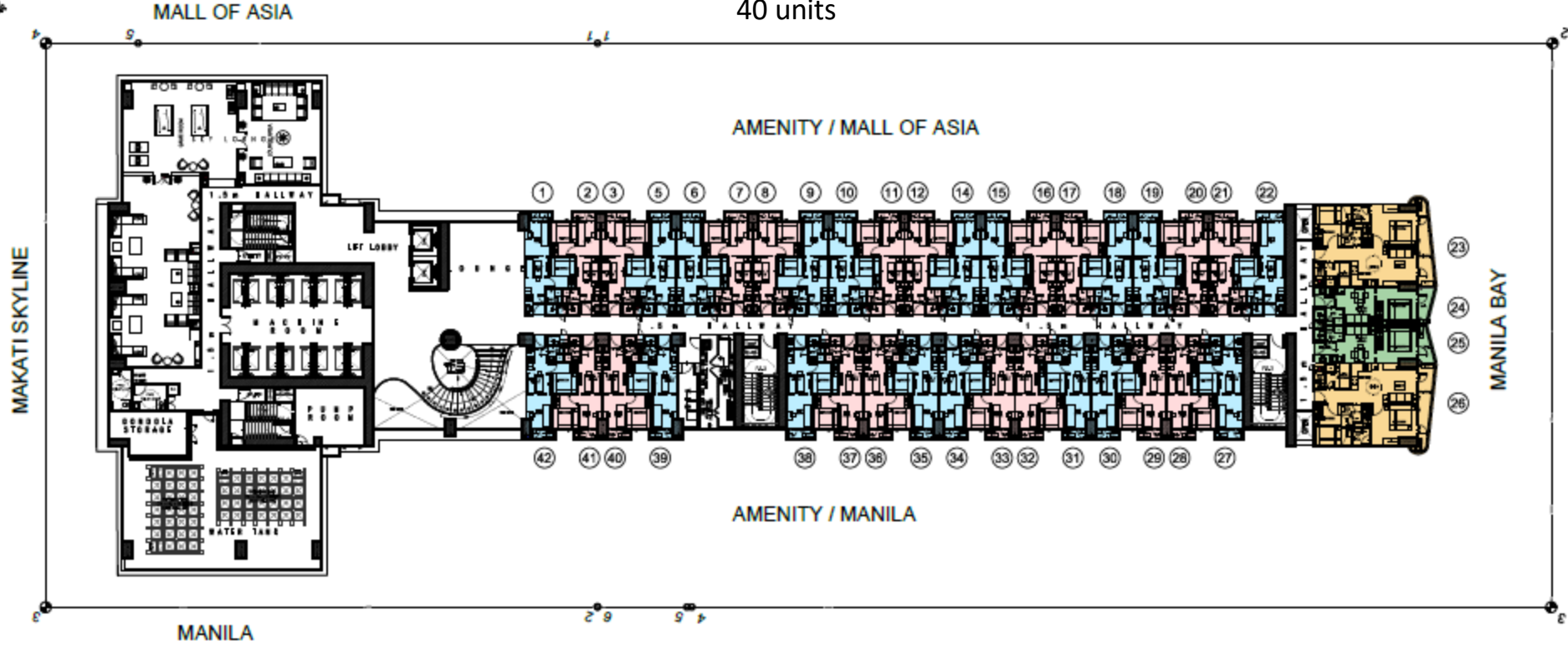
58 units



- | | |
|--|--|
| 1. FAMILY SUITE A WITH BALCONY | 6. 1-BEDROOM UNIT WITH DEN |
| 2. FAMILY SUITE B WITH BALCONY | 7. 2-BEDROOM END UNIT WITH BALCONY |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 1-BEDROOM UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Upper Penthouse Floor Plan

(41ST LEVEL)
40 units



- 1. FAMILY SUITE A WITH BALCONY
- 2. FAMILY SUITE B WITH BALCONY
- 3. 2-BEDROOM END UNIT WITH BALCONY
- 4. 1-BEDROOM UNIT WITH BALCONY

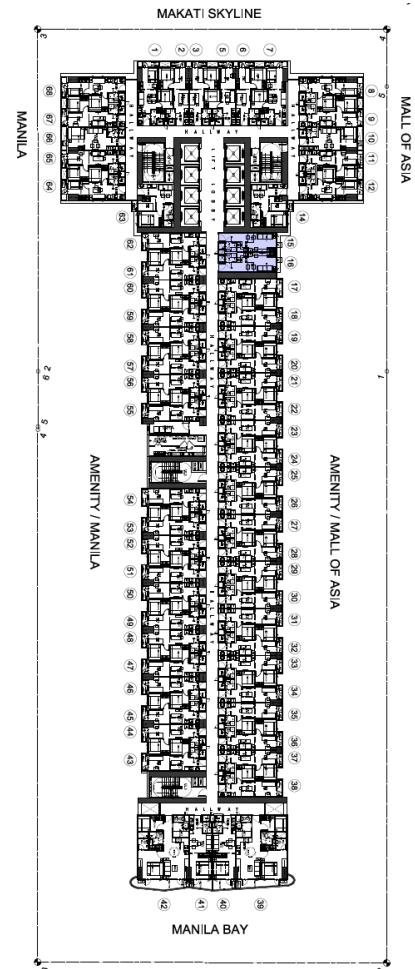
| Unit Type | No. of Units | No. of Units per Typical Floor | Unit Size Range (sq.m) | Price (Php) |
|-------------------------------------|--------------|--------------------------------|------------------------|-----------------|
| Studio Unit | 59 | 2 | 20.4 | 2.4Mn - 5.1Mn |
| 1-Bedroom Unit | 64 | 2 | 24.09 | 2.9Mn - 5.6Mn |
| Family Suite A w/ Balcony | 935 | 28 | 26.12 - 30.98 | 2.8Mn - 6.8Mn |
| Family Suite B w/ Balcony | 737 | 22 | 26 - 26.36 | 2.8Mn - 6.1Mn |
| 1-Bedroom Unit w/ Balcony | 70 | 2 | 26.55 - 30.91 | 3.0Mn - 9.4Mn |
| 1-Bedroom Unit w/ Den | 66 | 2 | 28.35 - 28.36 | 3.7Mn - 6.8Mn |
| 2-Bedroom Family Suite B w/ Balcony | 198 | 6 | 29.35 - 32.12 | 3.5Mn - 7.1Mn |
| 2 Bedroom End Unit w/ Balcony | 68 | 2 | 66.96 - 68.55 | 10.2Mn - 23.5Mn |
| Total | 2,197 | 66 | | |

Studio Unit



TYPICAL AREA: ±20.40 SQM

KEY PLAN

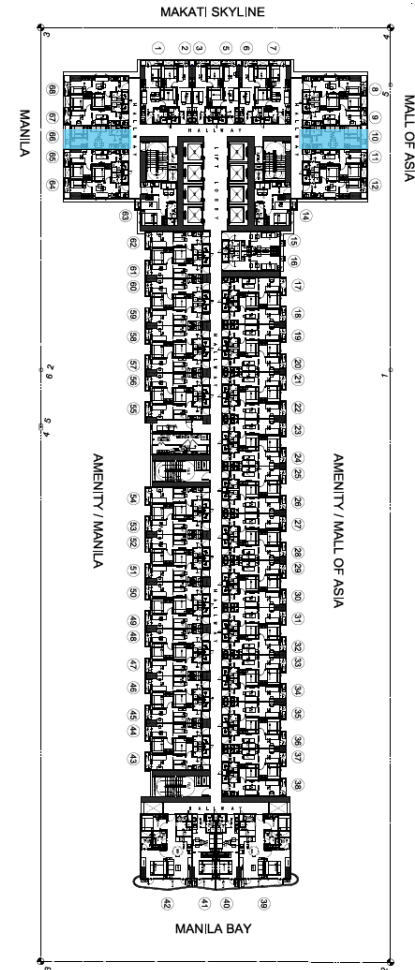


1-Bedroom Unit



TYPICAL AREA: ± 24.09 SQM

KEY PLAN

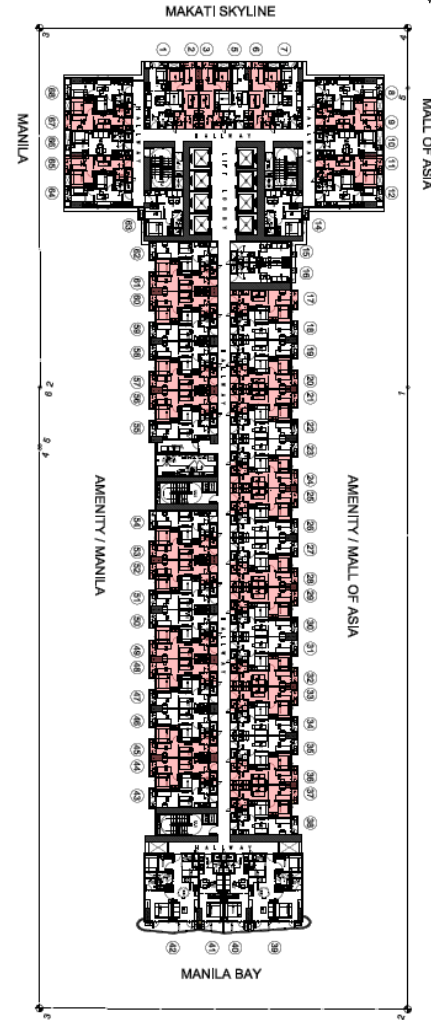


Family Suite A w/ Balcony



TYPICAL AREA: $\pm 26.12 - \pm 30.98$ SQM

KEY PLAN



Note: Wall partition in broken line (---) not included

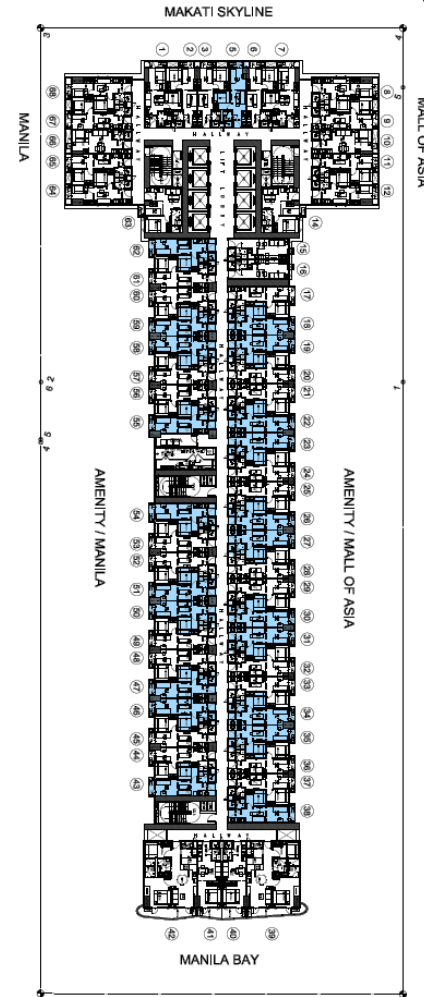
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Family Suite B w/ Balcony

KEY PLAN



TYPICAL AREA: ± 26 – ±26.38 SQM

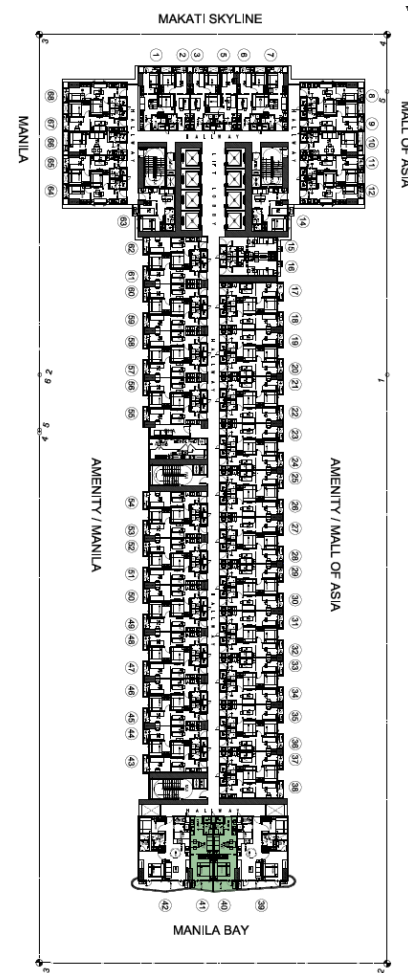


Note: Wall partition in broken line (---) not included

1-Bedroom Unit w/ Balcony



KEY PLAN



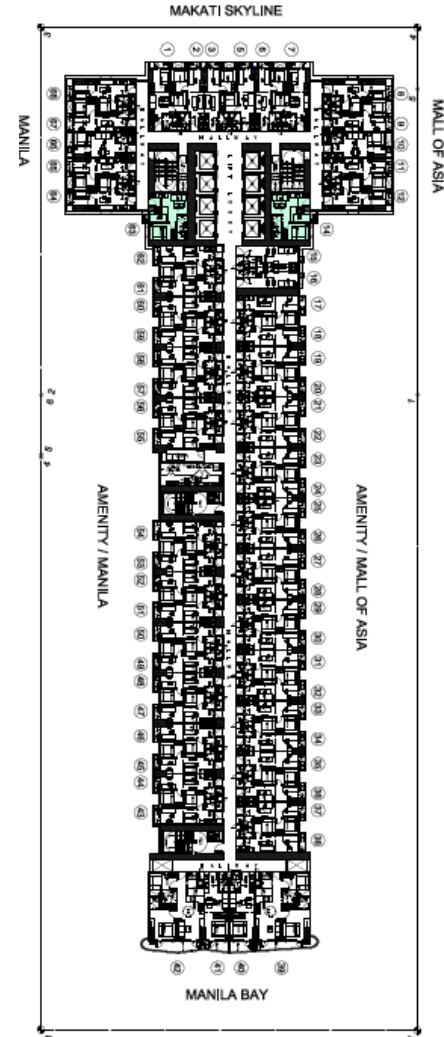
TYPICAL AREA: ± 26.55 – ±30.91 SQM

1-Bedroom Unit w/ Den



TYPICAL AREA: ± 28.35 - ± 28.36 SQM

KEY PLAN

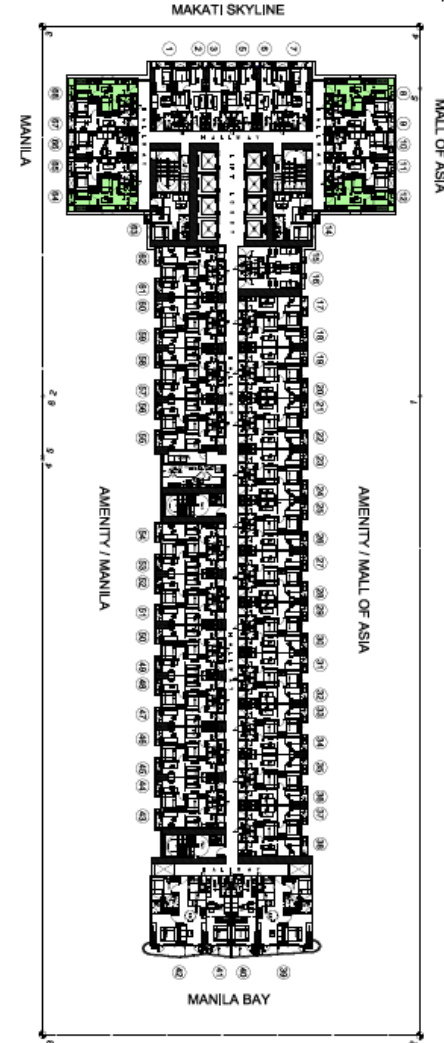


2-Bedroom Family Suite B w/ Balcony



TYPICAL AREA: ± 29.35 – ±32.12 SQM

KEY PLAN

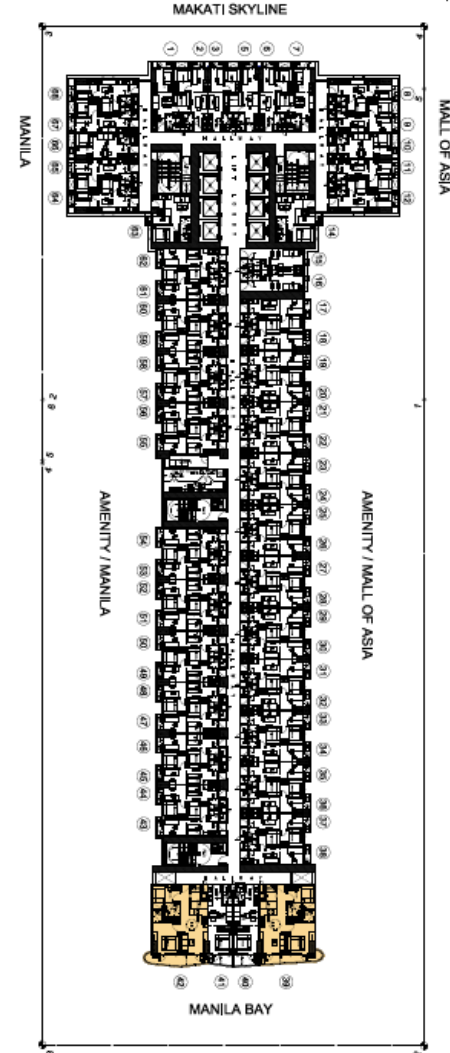


2-Bedroom End Unit w/ Balcony



TYPICAL AREA: $\pm 66.96 - \pm 68.55$ SQM

KEY PLAN



Kitchen

- PAINTED WALLS & CEILING
- FLOOR TILES
- KITCHEN SINK
- KITCHEN COUNTERTOP WITH UNDER COUNTER AND OVERHEAD CABINET
- COOKTOP & RANGEHOOD

Living/Dining/Bedroom

- PAINTED WALLS & CEILING
- FLOOR TILES

Toilet & Bath

- COMBINATION OF WALL TILES AND PAINTED WALLS
- PAINTED CEILING
- FLOOR TILES
- WATER CLOSET, LAVATORY, SHOWER SET

Balcony

- FLOOR TILES
- POWDER COATED RAILINGS



ACTUAL PHOTO
ROXAS BOULEVARD



ACTUAL PHOTO
F. B. HARRISON STREET



ACTUAL PHOTO
LEFT SIDE

Construction Updates

- 1. Ongoing landscaping and hardscaping works**
- 2. Ongoing fit-out works**

- Building façade and hotel-like interiors provide a sense of distinction and “grand arrival”
- First rate amenities combined with sweeping views of the city
- Strategic location – proximity to CBDs and cultural and recreational centers provides the option of leasing out units to professionals / students within the immediate area
- Efficient property management with facilities designed to ensure security and convenience
- Living spaces with a dynamic and adaptive design

Coast Residences Payment Terms

As of January 2021

| PAYMENT SCHEME | PARTICULAR | DISCOUNT ON TLP | |
|---------------------|--|-----------------|---------|
| | | RESIDENTIAL | PARKING |
| Spot Cash | 100% Spot Cash in 30 days | 5.00% | 2.00% |
| Deferred Cash | 100% Payable in 11 months | 1.00% | - |
| Spot DP | 10% Spot / 90% in 11 months | 1.00% | - |
| | 20% Spot / 80% in 11 months | 2.00% | - |
| | 50% Spot / 50% in 11 months | 2.50% | - |
| Spread DP | 15% in 11 months / 85% through cash or bank | - | - |
| | 20% in 11 months / 80% through cash or bank | - | - |
| Easy Payment Scheme | 10% Spot / 10% in 10 months / 80% through cash or bank | 0.25% | - |
| | 20% Spot / 10% in 10 months / 70% through cash or bank | 0.50% | - |

Special Payment Terms, Promos, Discounts, and Incentives

Please refer to the latest Sales Council announcements.

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Please check latest announcement by Sales Council

BUYER PROMO

Pricing Promo

- 10% discount - 2BR end unit with balcony
- 5% discount - 1BR, 1BR with Balcony, 1BR unit with Den, 2BR Family Suite B with Balcony, Family Suite A & B with Balcony and Studio unit

Payment Term Promo

Applicable to all Residential Units

- 10% in 30 months / 90% through cash or bank

SELLER INCENTIVE

Seller's Incentive

Additional Commission

- Primary Seller: 3%
- ASD: 1%

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Please check latest announcement by Sales Council

Pricing Promo Mechanics

- Applicable to Filipino buyers only;
- Unit shall remain vatable after application of prevailing discounts, promos and rebates;
- Effective until March 2021 sales cut-off

Seller's Incentive Mechanics

- Applicable to Filipino buyers only;
- Effective until September 2020 sales cut-off;
- Maximum commission rebate is 4.5%;
- If primary seller is ASD, additional commission for accounts under promo should be maximum of 3% only;
- Cancelled accounts with commission releases exceeding down payment paid by the client shall be charged back to the sellers. See sample computation below

| | |
|--|----------------|
| ○ Down payment | P80,000 |
| ○ Released Commission | <u>P90,000</u> |
| ○ For charge back to seller's outstanding commission | P10,000 |

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Sample Computation

As of January 2021

STUDIO UNIT

| Spread DP | | |
|--|----|-----------|
| <i>20% in 11 months / 80% balance through cash or bank</i> | | |
| Area | | 20.40 sqm |
| Average TLP | ₱ | 5,076,010 |
| Discount | 5% | ₱ 261,732 |
| NLP | ₱ | 4,814,277 |
| VAT | ₱ | 577,713 |
| TCP | ₱ | 5,391,991 |
| OC | ₱ | 312,928 |
| TAP | ₱ | 5,704,919 |
| RF | ₱ | 50,000 |
| MA | ₱ | 99,180 |
| Balance | ₱ | 4,563,935 |

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Please check latest announcement by Sales Council

- **How many units are there to a floor?**
 - 7th to 38th levels: 62-66 units
 - 39th, Penthouse levels: 40-58 units

- **How many elevators will the project have?**
 - There will be eight (8) passenger elevators with a capacity of 21 passengers to serve up to the 39th floor, and two (2) elevators to serve the Lower & Upper Penthouse

- **What is the back up power?**
 - For Common Areas: 100% back-up power
 - For Residential Units:
 - 1BR: 1 convenience outlet, 1 refrigerator, 1 light receptacle
 - 2BR: 1 convenience outlet, 1 refrigerator, 2 light receptacles

- **What are the units' floor to floor and floor to ceiling height?**

| Coverage | Height |
|------------------|--------------------|
| Floor to Floor | 3.05 meters |
| Floor to Ceiling | 2.40 – 2.70 meters |

- **What are the unit measurements?**

| Particular | Height |
|---|--------------------|
| Balcony Railing Height | 1.20 meters |
| Partition Wall Height <i>(For full wall partition)</i> | 2.40 – 2.70 meters |

- **What are the corridor measurements?**

| Coverage | Width/Height |
|---------------------------------|--------------|
| Hallway Width | 1.50 meters |
| Hallway Floor to Ceiling Height | 2.40 meters |

- **What will be the ventilation on the typical residential floors?**
 - Common Areas/Hallways: Natural Ventilation
 - Residential Units: Natural ventilation w/ provision for A/C unit(s); mechanical ventilation (exhaust) for T&B
- **What is the allowable AC capacity?**
 - 1.5 – 2 HP

Thank you!



COAST

RESIDENCES

ROXAS BOULEVARD

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Building Façade, Artist's Perspective