



SMDC



RESIDENCES
MALL OF ASIA COMPLEX

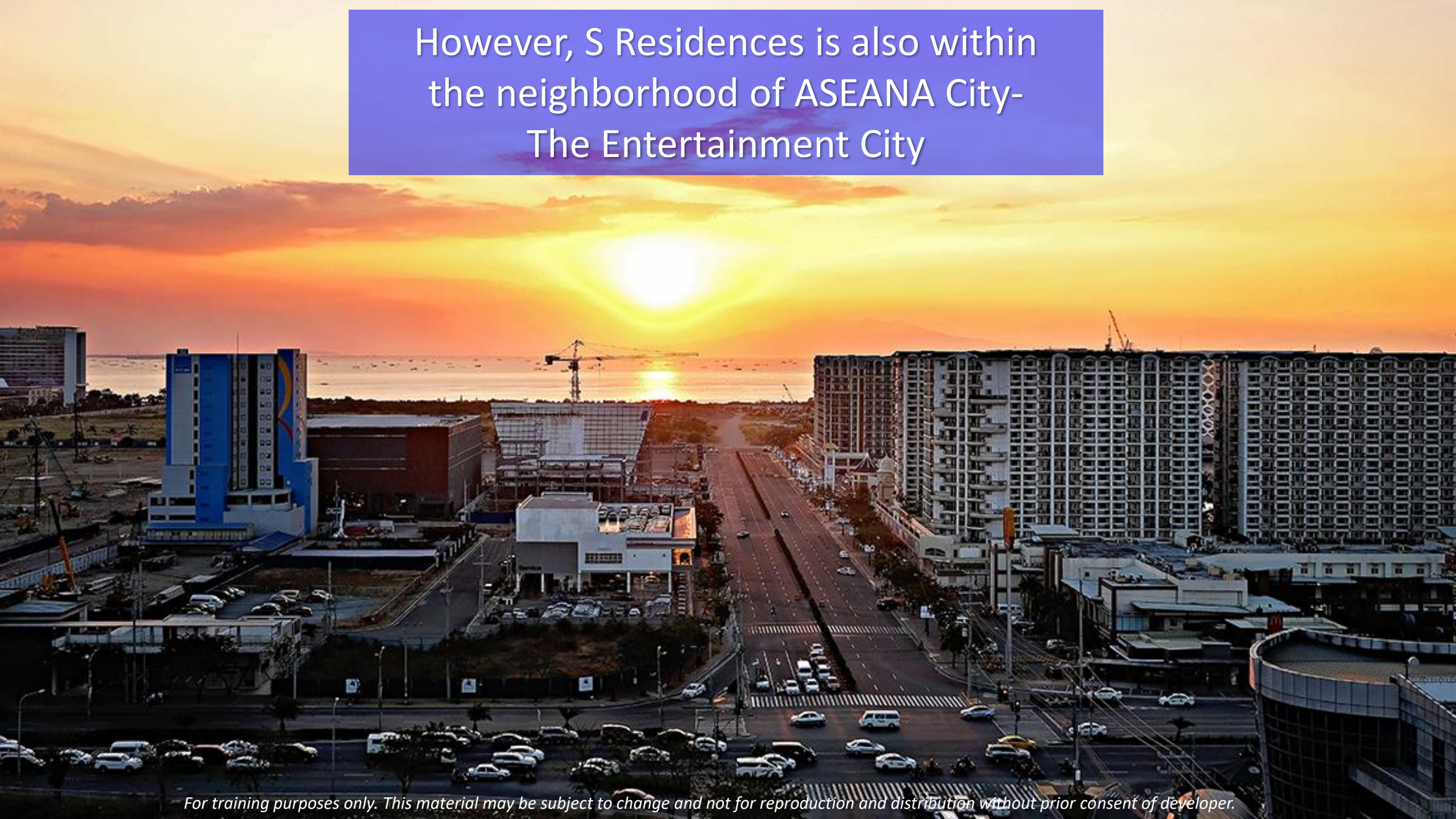
S Residences provides a lifestyle likened to living in a boutique hotel, with active spaces designated for modern and luxurious amenities and suites that perfectly fit the stylish and outgoing individuals.

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S Residences is located in the Mall of Asia Complex, a complete and dynamic Coastal City that provides Integrated Lifestyles



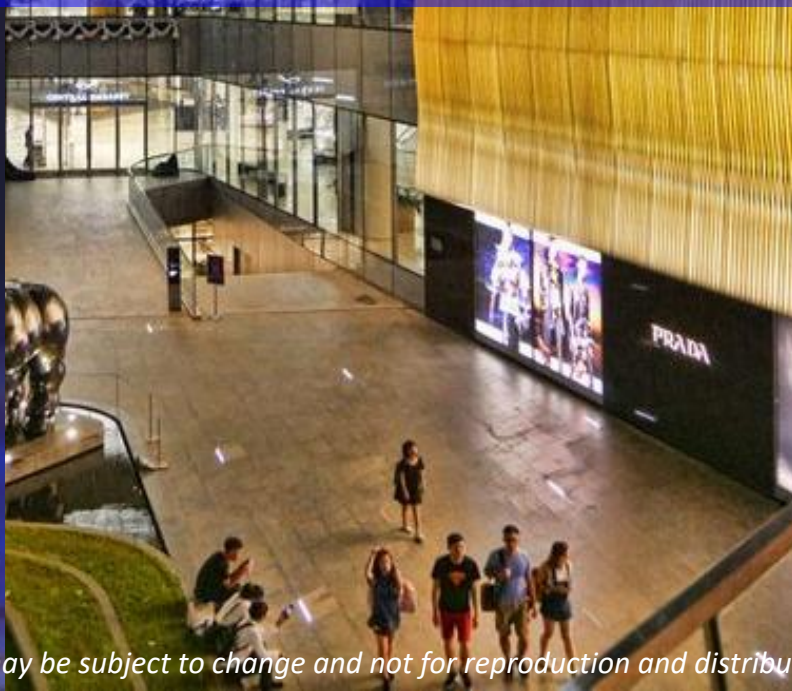
However, S Residences is also within
the neighborhood of ASEANA City-
The Entertainment City



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Known to have brought all Luxurious, Vibrant and Exciting Experiences in the Bay Area





A Mixed-Use Coastal Address that is Integrated to the Mall of Asia Complex, Connecting Residents to All Key Essentials

COMMERCIAL, RECREATIONAL AND LEISURE

SM Mall of Asia, SM Arena, SMX Convention Center, SM by the Bay, Conrad Manila, One Esplanade, TYRP Hotel, IKEA

OFFICE

E-Com Complex
One E-Com, Two E-Com, Three E-Com, Four E-Com and Five E-Com

EDUCATION

National University MOA, Nord Anglia Int. School, Manila Tytana Colleges, Singapore School Manila, Little Archers Learning Center


5KM to Ninoy Aquino Int. Airport via NAIAX

4KM to Manila City via Diokno Ave.

8KM to Makati CBD via EDSA

10KM to BGC via EDSA

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The MOA Complex is slated for a Major Milestone with the development of the Pasay Monorail, providing seamless connectivity, which will further **increase the Land Value of S Residences by as much as Two-Fold**

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And with the Future City of SM Prime Holdings going well underway, **S Residences** has set its course to reaching even Greater Heights in Land Values



360 HECTARE
RECLAMATION
PROJECT



Project Overview

S Residences

Lot Area: 1.25 Ha

3 Residential Towers + Podium

13 Residential with Basement Parking

- 2 PARKING FLOOR LEVEL
- 1 LEVEL PODIUM (Resi+Commercial)
- 12 RESIDENTIAL FLOORS

Total No. of Residential Units: 2,395 units

Total No. of Parking Slots: 454 slots

| Unit Type | Sizes |
|--------------------------------|-------------------|
| FAMILY SUITE A w/ BALCONY | ±26.12 sqm |
| FAMILY SUITE B w/ BALCONY | ±27.70 sqm |
| 1 BR WITH BALCONY | ±26.58–27.66 sqm |
| 1-Bedroom Den End Unit w/ Balc | ± 33.01 sqm |
| 1BR End Unit with Balcony | ± 32.92 sqm |
| 2 BR WITH BALCONY | ± 44.12-44.75 sqm |
| 2 BR END UNIT WITH BALCONY | ± 58.30-62.80 sqm |
| Grand Total | |

Project Launch Date: April 2016

Turnover Date: On-going Turnover

Building Chart

| MARKETING LEVELS | TOWER 1 | TOWER 2 | TOWER 3 |
|------------------|---|---------------------------|---------------------------|
| Roof Deck | | | |
| 14th | Residential | Residential | Residential |
| 12th | Residential | Residential | Residential |
| 11th | Residential | Residential | Residential |
| 10th | Residential | Residential | Residential |
| 9th | Residential | Residential | Residential |
| 8th | Residential | Residential | Residential |
| 7th | Residential | Residential | Residential |
| 6th | Residential | Residential | Residential |
| 5th | Residential | Residential | Residential |
| 4th | Residential | Residential | Residential |
| 3rd | Residential | Residential | Residential |
| 2nd | Amenity Area, Residential | Amenity Area, Residential | Amenity Area, Residential |
| Ground | Residential Lobby, Commercial, Ground Floor Parking | | |
| Basement | Basement Parking | | |

Unit Layout



Suite A with Balcony

Typical Area: ± 26.12 sqm



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Artist's Perspective

Unit Layout



Suite B with Balcony
Typical Area: ±27.70 sqm



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Artist's Perspective

Other Unit Layouts

1 BR Unit with Balcony
±26.58–27.66 sqm



1 BR End Unit with Balcony
± 32.92 sqm



2 BR Unit with Balcony
± 44.12-44.75 sqm



2 BR End Unit with Balcony
± 58.30-62.80 sqm



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

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Unit Finishes

Living Room/Bedroom

- Painted Walls and Ceiling
- Floor Tiles

Kitchen

- Painted Walls and Ceiling
- Floor tiles
- Kitchen Sink
- Kitchen Countertop with Base and Overhead Cabinets
- Cooktop and Rangehood

Bathroom

- Combination of Painted Wall and Wall Tiles
- Floor Tiles
- Water Closet, Lavatory, Shower Set, Soap Holder, Tissue Holder

Balcony

- Powder Coated Railings
- Floor Tiles



Payment Terms

STANDARD PAYMENT TERMS

| Building | Payment Scheme | Particular | Discount on TLP | |
|---------------|----------------|--|-----------------|---------|
| | | | Unit | Parking |
| B01, B02, B03 | Spot Cash | 100% Cash in 30 days | 10.0% | 4.0% |
| | Spot DP | 5% spot / 15% in 23 months / 80% thru Cash or Bank | 5.0% | 2.0% |
| | Spread DP | 15% over 24 months / 85% thru Cash or Bank | - | - |

SPECIAL PAYMENT TERMS

| Building | Payment Scheme | Particular | Discount on TLP | |
|---------------|----------------|--|-----------------|---------|
| | | | Unit | Parking |
| B01, B02, B03 | SERP | 100% in 120 months (For SM Employees only) | - | - |
| | Deferred Cash | 100% in 120 months (Parking slots only) | n/a | - |

EOP TERMS

| Building | Payment Scheme | Particular | Discount on TLP | |
|---------------|-----------------|--|-----------------|---------|
| | | | Unit | Parking |
| B01, B02, B03 | EOP - Spot DP | 5% Spot, 15% in 22 Months, 80% Cash or Bank | - | n/a |
| | EOP - Spread DP | 5% in 3 Months, 15% in 20 Months, 80% Cash or Bank | - | n/a |
| | EOP - Deferred | 100% in 60 Months | - | n/a |
| | EOP - Spot DP | 10% Spot, 90% over 12 months (for Foreigners only) | - | n/a |

Promos

| Building | Promo | Details | Allowed Term | Allowed Discount | Allowed Sellers Incentive |
|---------------|----------------|--|------------------------------------|--|--|
| B01, B02, B03 | Promo Discount | 10% TLP Discount applicable to all residential units | Standard and Special Payment Terms | Employee Discount Loyalty Discount Bulk Discount Commission Rebate Event / Open House Discount | None (Cannot be combined with Give Me 5 Seller's Incentive) |
| | Jam Park Promo | 50% TLP Discount applicable to all parking units | Standard and Special Payment Terms | Employee Discount Loyalty Discount Commission Rebate | None (Cannot be combined with Give Me 5 Seller's Incentive) |

Project Amenities

Amenity Area/ Makati

EDSA Ext./ Manila



Mall of Asia

1. Adult Pool
2. Kiddie Pool
3. Pool Lounge
4. Cabana
5. Chillscape Lounge

6. Zen Park
7. Al Fresco Lounge
8. Multi – Function Areas
9. Cardio and Functional Areas













GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair



SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease Enrollment Package

Basic & Premium

Daily Lease Enrollment Package

Key Areas

Tenancy Management Cleaning, Repair, Maintenance, & Messengerial Services

Unit Furnishing Package Partnership with Our Home, SM Home, SM Appliance, & Ace Hardware



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

FOR INQUIRIES

You may contact us at:



e-mail address

smdc.leasing@smdevelopment.com



mobile number

+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328

Viewing of Mockup Units

Schedule through:

btviewingrequest3@smdevelopment.com

(02) 8857-0100 (loc. 1516 or 2493)

- Sundays, Holidays, and Same day viewings will not be accommodated
- Buyers should be assisted by their Sales Agents

SMDC



RESIDENCES

MALL OF ASIA COMPLEX

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