



BLOOM

R E S I D E N C E S

SUCAT, PARAÑAQUE

PHASE 2

ACHIEVING SUCCESSFUL SELL-OUT SOLD OVER 4,400 UNITS

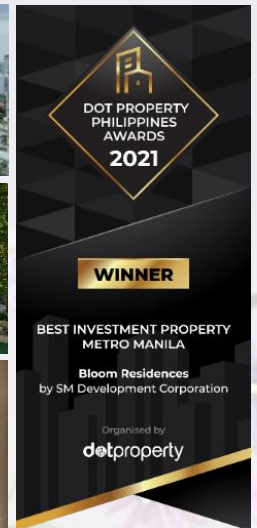
- ✓ MORE THAN **60% FEMALE** BUYERS
- ✓ MORE THAN **60% SINGLE** YOUNG PROFESSIONALS
- ✓ MORE THAN **60% 30-49 YEARS OLD**
- ✓ ABOUT **50% FOR INVESTMENT** PURPOSES
- ✓ ABOUT **70% ABROAD** GENERATED SALES
- ✓ MAJORITY ARE **HEALTHCARE WORKERS AND OFWs**
- ✓ MAJORITY OF BUYERS **ORIGINATED FROM PARANAQUE** AND NEARBY CITIES (LAS PIÑAS AND MAKATI CITY)



ACHIEVING SUCCESSFUL SELL-OUT SOLD OVER 4,400 UNITS

WHY DO THEY INVEST IN **BLOOM** RESIDENCES

- ✓ HIGHLY STRATEGIC LOCATION
- ✓ WIDE RANGE OF AMENITIES
AND VAST OPEN SPACES
- ✓ 36% CAPITAL APPRECIATION
- ✓ MULTI-AWARDED
DEVELOPMENT



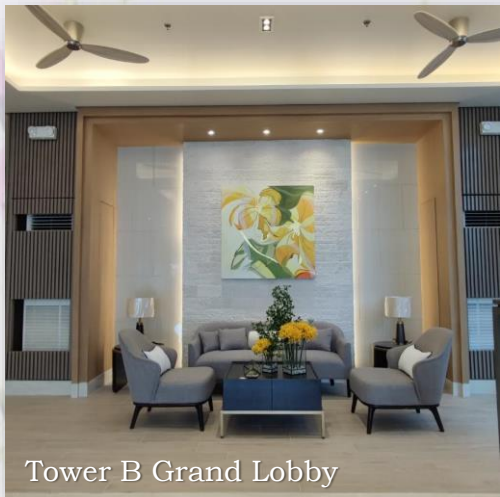
TOWERS A & B, NOW READY FOR OCCUPANCY

✓ **124 UNITS
ACCEPTED**
✓ **116 NEW HAPPY
HOMEOWNERS**

as of August 1, 2023



Tower A Grand Lobby



Tower B Grand Lobby



Resort-styled Swimming Pool and Lounges



Lush Gardens, Gazebo and Jogging Path

170 STRONG, ACTIVE AND LOYAL SELLERS

✓ DATABASE SELLING

- ✓ 4,049 active buyers
 - ✓ 10% or 413 buyers bought multiple units

✓ NESTING

- ✓ MALL BOOTHS
 - ✓ SM CITY BF
 - ✓ SM CITY SUCAT
- ✓ NESTINGS IN MAJOR ESTABLISHMENTS
 - ✓ RESTAURANTS ALONG AGUIRRE STREET
- ✓ LEAFLETING IN MAJOR PARANAQUE VILLAGES

✓ INTERNATIONAL SELLING

- ✓ USA (California) = 15%
- ✓ UAE (Dubai) = 14%
- ✓ CANADA (Alberta & Toronto) = 10%
- ✓ JAPAN (Tokyo) = 5%
- ✓ SINGAPORE = 4%
- ✓ SAUDI = 3%
- ✓ QATAR (Doha) = 2%



WHY BLOOM RESIDENCES IS THE BEST CHOICE?



BLOOM
RESIDENCES

I-LAND
RESIDENCES

THE *Atherton*
BY DMCI HOMES

EAST BAY
RESIDENCES

BEST LOCATION



RIGHT BESIDE SKYWAY-SUCAT EXIT

3.7 KMS AWAY FROM SKYWAY-SUCAT EXIT

2.4 KMS AWAY FROM SKYWAY-SUCAT EXIT

1.1 KMS AWAY FROM SKYWAY-SUCAT EXIT

WHY BLOOM RESIDENCES IS THE BEST CHOICE?

**MOST
AFFORDABLE &
FLEXIBLE
PAYMENT TERMS**



BLOOM
RESIDENCES



I-LAND
RESIDENCES



THE
Atherton
BY DMCI HOMES



EAST BAY
RESIDENCES

PRODUCT OFFERING	6.1 hectare / 16 Towers of 15-21 floors	2 hectare / 6 MRB / 14storey	1.7 hectare / 3 MRB / 15Storey	6.5 hectare / 6 Bldgs / 20Storey (Larsen Tower)
YEAR OF LAUNCH	Mar-18	Feb-20	Jul-18	Jun-15
RESERVATION	20,000.00	20,000.00	30,000.00	75,000.00
MOST AFFORDABLE PAYMENT TERM	20% DP in 63 months 80% Bank or Cash	15% DP in 45 month 85% Bank or Cash	15%DP in 21 months 85% Bank or Cash	45% DP 55% Cash of Bank
PACKAGE PRICE (TCP)	5,134,914.00	4,434,424.00	6,845,000.00	6,035,222.00
UNIT TYPE	2BR	2BR	2BR	1BR
UNIT SIZE	32.79 SQM	34.93 SQM	51.00 SQM	36.00 SQM
PRICE PER SQM	156,600.00	126,951.73	126,759.25	167,645.05
MONTHLY AMORTIZATION	18,999.60	16,221.85 + 144,188.78 closing fee (40 th) + 144,188.78 closing fee (46 th)	48,000.00	2,715,849.90

WHY BLOOM RESIDENCES IS THE BEST CHOICE?

LARGEST OPEN SPACES & MOST NUMBER OF AMENITIES



BLOOM
RESIDENCES



I-LAND
RESIDENCES



THE Atherton
BY DMCI HOMES



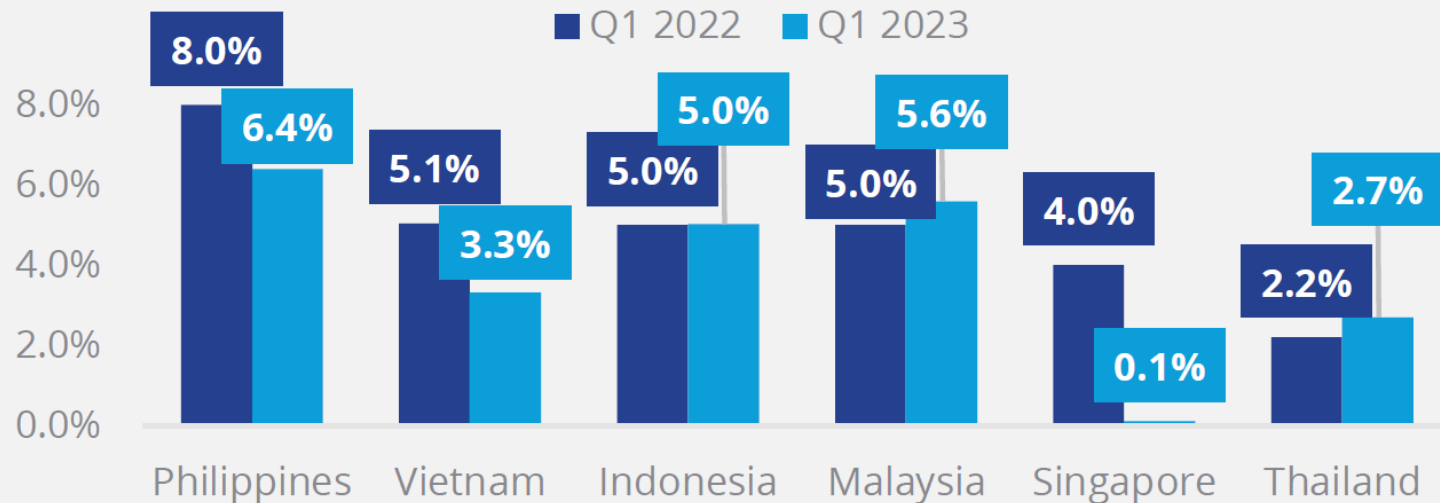
EAST BAY
RESIDENCES

Open Spaces	60% or 3.6 hectare	60% or 1.2 hectare		
Swimming Pools	8 pools	Yes	Yes	Yes
Adult Pool	Yes	Yes	Yes	Yes
Kiddie Pool	Yes	Yes	Yes	Yes
Pool Deck / Lounge	Yes	Yes	Yes	Yes
Jogging & Bike Path	1 km	Yes	Yes	Yes
Children's Play Area	5 Play Areas	Yes	Yes	Yes
Lawns & Gardens	Yes	Yes	Yes	Yes
Function Room / Clubhouse	Yes	Yes	Yes	Yes
Gazebos	12 Gazebos	Yes	Yes	Yes
Basketball Court	Yes		Yes	
Tennis Court				Yes
Volleyball Court / Multi-purpose Play Court	1 Volleyball Court 1 Badminton Court		Yes	
Hotel-Like Lobby	Yes	Yes	Yes	Yes
Commercial Area	Phase 4			Yes
Others				
Water Features	Yes	Yes		
Tree House		Yes		
Fitness Gym	Phase 4			
Co-Working Lounges	Yes			

WHY PHILIPPINE REAL ESTATE IS STILL THE MOST RESELIENT INVESTMENT?

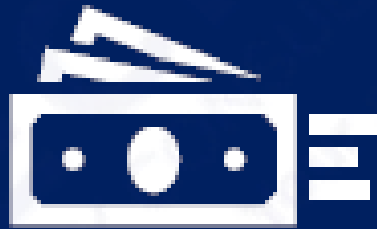
Philippine GDP up **6.4%** in Q1 2023, one of Asia's fastest

Selected ASEAN GDP Growth Q1 2022 vs. Q1 2023



1 sq m = 10.76 sq ft. ASEAN is the Association of Southeast Asian Nations. GDP = Gross Domestic Product

WHY PHILIPPINE REAL ESTATE IS STILL THE MOST RESELIENT INVESTMENT?



**OFW
REMITTANCES**

- ✓ OFW cash remittances increased by **3.6%** or **\$32.54B** in 2022
- ✓ **\$10.48B** worth of cash remittances as of April 2023, **3.14%** higher than the same period last year

WHY PHILIPPINE REAL ESTATE IS STILL THE MOST RESELIENT INVESTMENT?



**BOOMING
IT-BPM SECTOR**

- ✓ Revenues increased by 10.43% to \$32.5B in 2022
- ✓ IT-BPM industry can reach **1.7 million** FTEs and **\$35.9 billion** in revenue in 2023

WHY PHILIPPINE REAL ESTATE IS STILL THE MOST RESELIENT INVESTMENT?



INFRASTRUCTURE
PROJECTS

- ✓ Build Better More **194 high-impact** priority projects worth **P9 trillion**.
- ✓ 123 New
- ✓ 71 from previous Administration



SKYWAY ALABANG EXTENSION

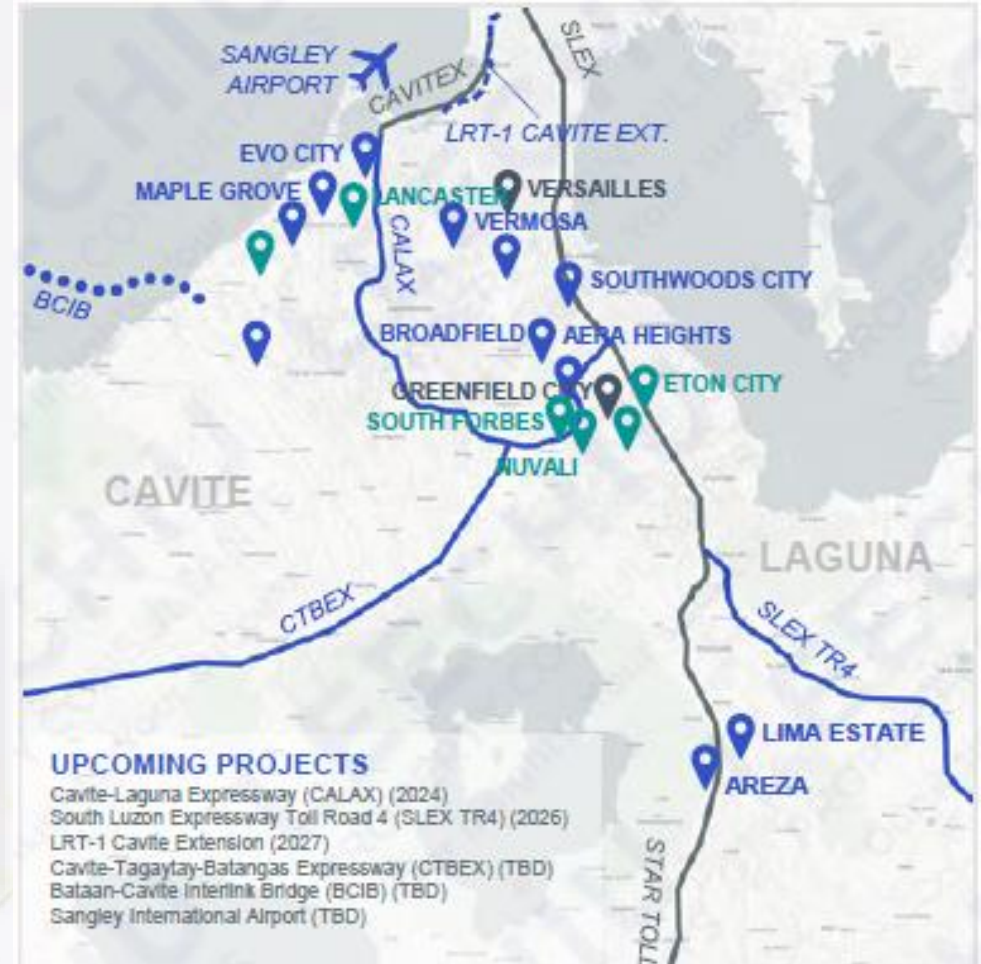


SKYWAY STAGE 3

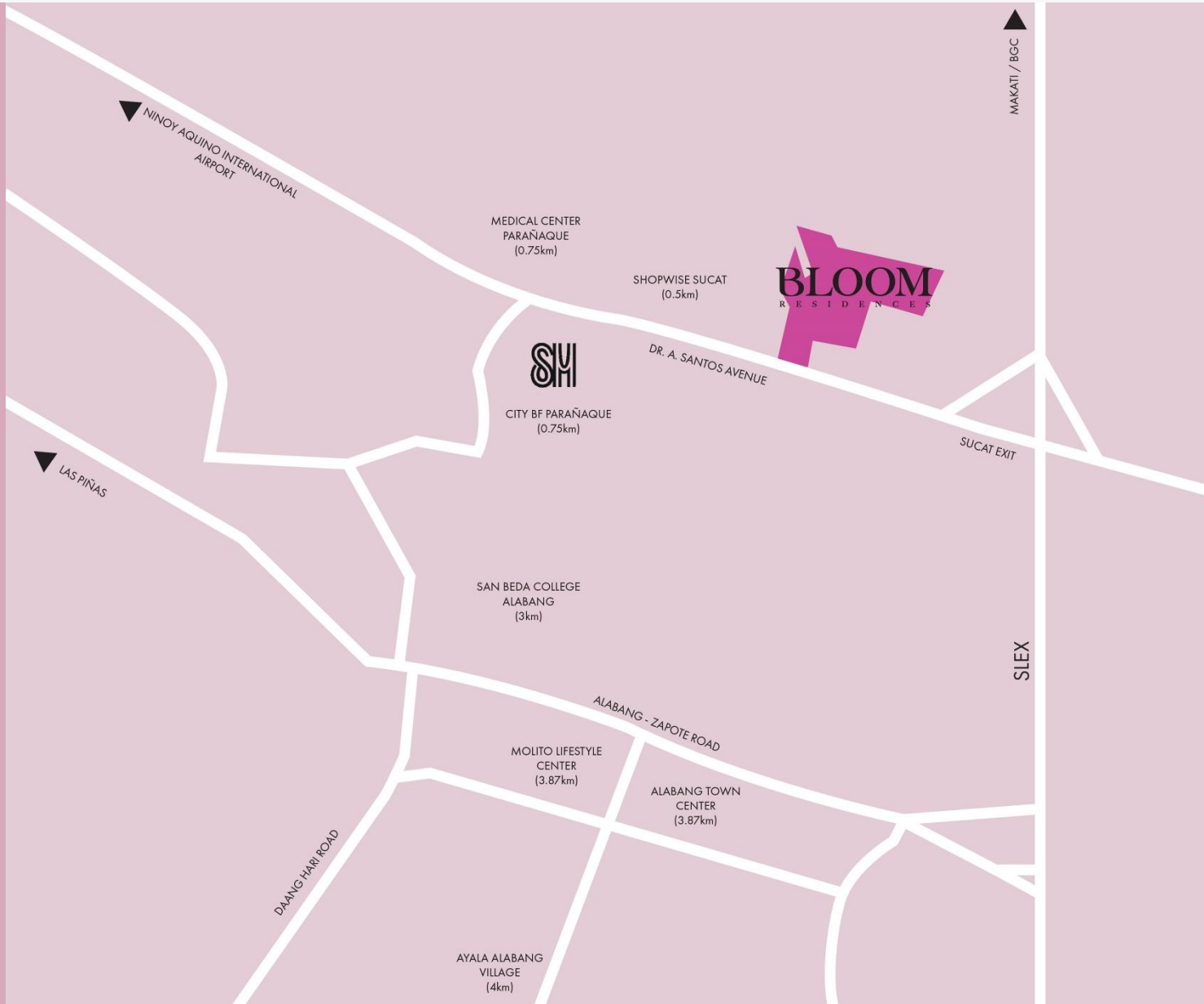


NAIAX

2023 & Onwards



INFINITE ACCESSIBILITY



Explore the city's finest at our neighborhood, with SM City BF Homes Parañaque, schools, places of worship, and hospitals. Delight in easy access to exceptional amenities and efficient transit systems to major business districts and airports.

SHOPPING CENTERS

- Shopwise (0.5km)
- SM City BF Parañaque (0.7km)
- SM Hypermarket (1.0km)
- Puregold (4.2km)
- Molito Lifestyle Center (3.8km)
- Alabang Town Center (3.8km)
- SM City Sucat (6.6km)

HOSPITALS

- Medical Center Parañaque City (0.7km)
- Asian Hospital & Medical Center (4.7km)

NINYO AQUINO INTERNATIONAL AIRPORT

15 minutes via NAIAX

LEISURE DESTINATIONS

- Resorts World Manila: 15 mins (7.5km)
- Okada Manila: 20mins via Skyway NAIAX (9km)
- City of Dreams: 20mins via Skyway NAIAX (9km)
- Solaire Resort & Casino: 20mins via Skyway NAIAX (9.8km)

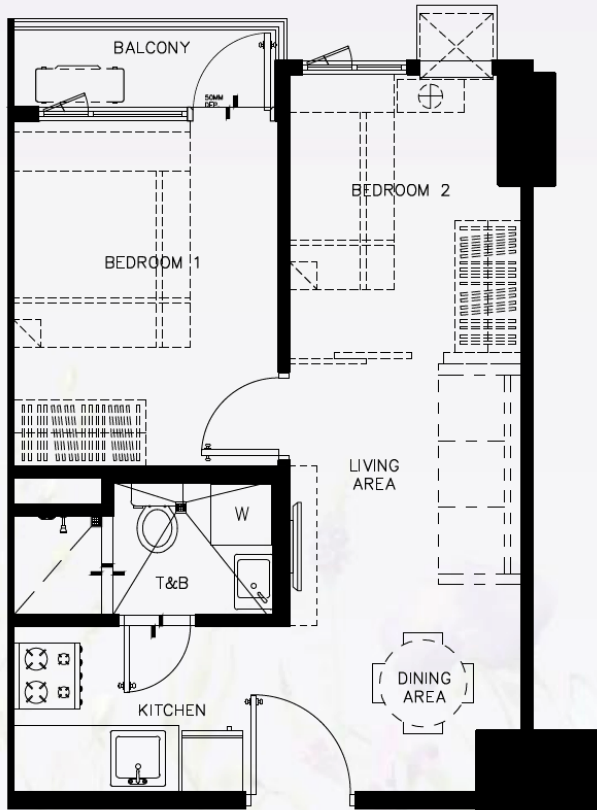
BUSINESS DISTRICTS

- Alabang CBD (3.8km): 10mins
- Filinvest Corporate Center (4.5km)
- BGC (9.0km): 25mins via Skyway C-5 Exit
- MOA (10.5km): 25mins via Skyway NAIAX
- Makati (10.5km): 20mins via Skyway Buendia

THE LARGEST WELLNESS COMMUNITY IN THE SOUTH OF METRO MANILA



2 BEDROOM UNIT WITH BALCONY



+/- 32.79 SQM



THE GARDEN LOFT UNIT (2BR with Mezzanine)



GROUND FLOOR

MEZZANINE FLOOR

+/- 47.59 SQM





BLOOM

R E S I D E N C E S

PHASE 2 TECHNICAL BRIEF



Architectural Theme	Modern Contemporary
Total Land Area	6.1 hectares
No. of Towers/Buildings	12 Towers Phase 1 = 6 Towers (3,303 units) Phase 2 = 4 Towers (2,866 units) Phase 3 = 2 Towers (1,143 units)
No. of Floors/Tower	Phases 1 and 3 - 15 Residential Floors Phase 2 – 21 Residential Floors
Number of Units Per Floor	+/-38 units per floor
Total Number of Units	7,312 Units
Total Number of Parking Slots	1,944 parking space (Basement and GF)
Typical Units	Typical: Ph1 and Ph3 2 Bedroom Unit with Balcony (32.51 sq.m.) 2 Bedroom End with Balcony Unit (31.96 sq.m.) Ph2 2 Bedroom Unit with Balcony (32.79 sqm)
Turnover Date:	Phase 1 – Estimated 3Q 2025 (Tower A and B, ongoing TO) Phase 2 – Estimated 1Q 2029 Phase 3 – Estimated 3Q 2026

VIEWS

**North of Bloom Residences
- Makati City**



**North West of Bloom Residences
- Entertainment City**



**West of Bloom Residences
- SM City BF Parañaque**



**North East of Bloom Residences
- BGC**

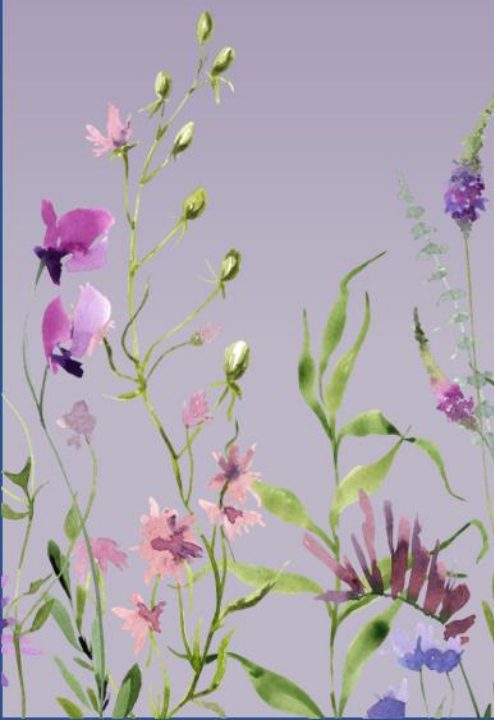


**East of Bloom Residences
- SLEX / Skyway
- Laguna de Bay**

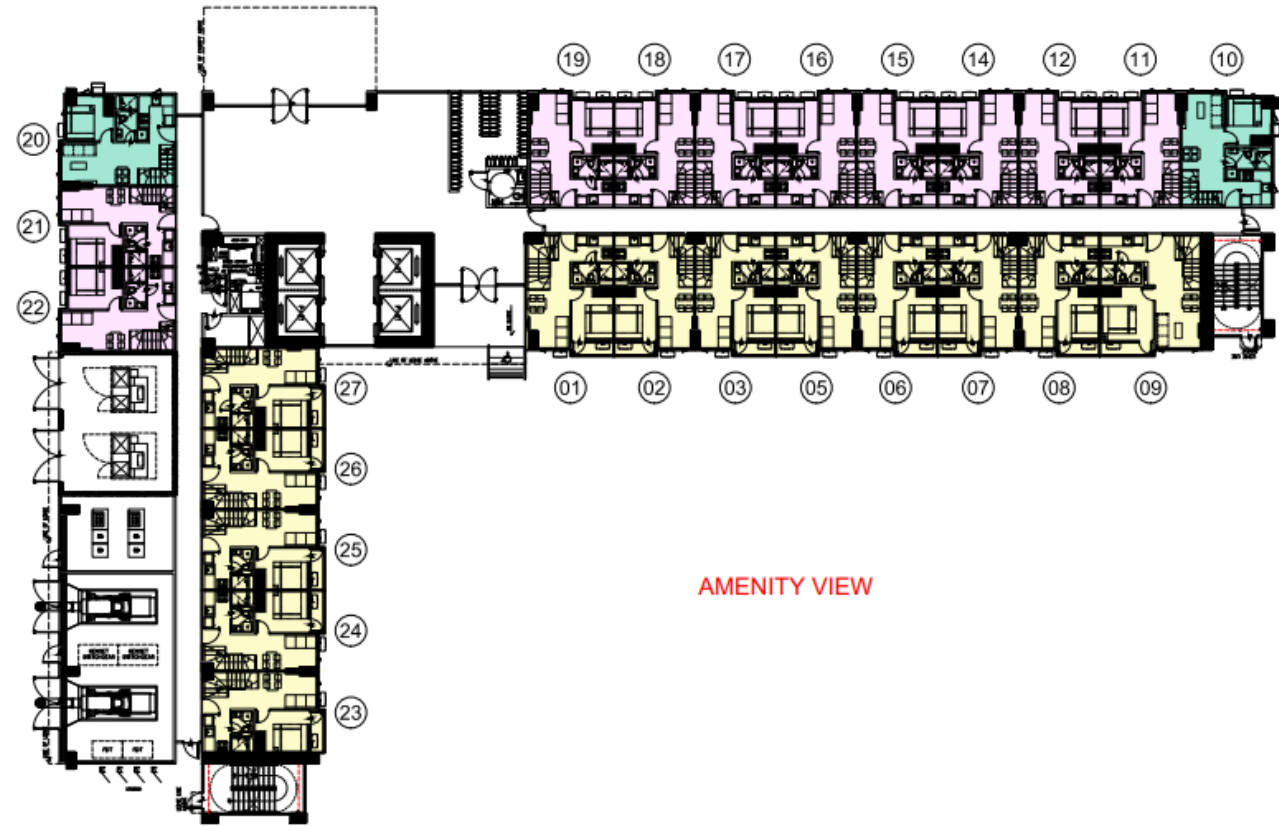


**South of Bloom Residences
- Alabang Area**

GROUND FLOOR PLAN TOWER G



WEST/PARANAQUE CITY VIEW



MAKATI CITY VIEW

AMENITY VIEW

LEGENDS:

2-BEDROOM UNIT W/ BALCONY

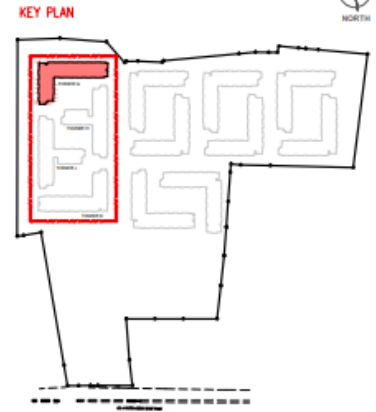
- 2 BEDROOM UNIT W/ MEZZANINE & BALCONY
- 2 BEDROOM END UNIT W/ MEZZANINE & BALCONY

2-BEDROOM UNIT

- 2 BEDROOM UNIT W/ MEZZANINE
- 2 BEDROOM END UNIT W/ MEZZANINE

TOWER G
GROUND FLOOR PLAN

SCALE NOT TO SCALE



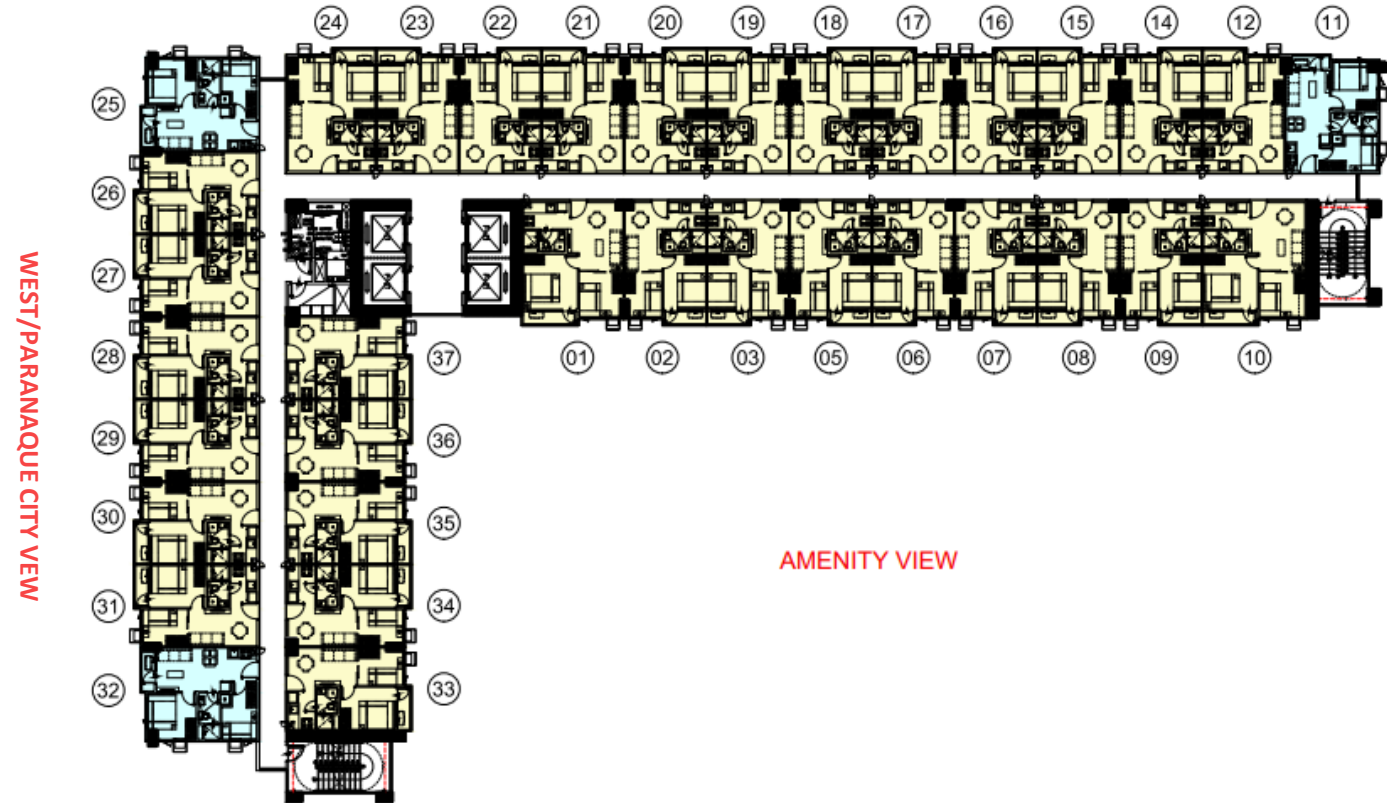
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SECOND FLOOR PLAN TOWER G



MAKATI CITY VIEW



WEST/PARANAQUE CITY VIEW

AMENITY VIEW

LEGENDS:

2-BEDROOM UNIT W/ BALCONY

- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT W/ BALCONY

TOWER G
2ND FLOOR PLAN
SCALE NOT TO SCALE

KEY PLAN



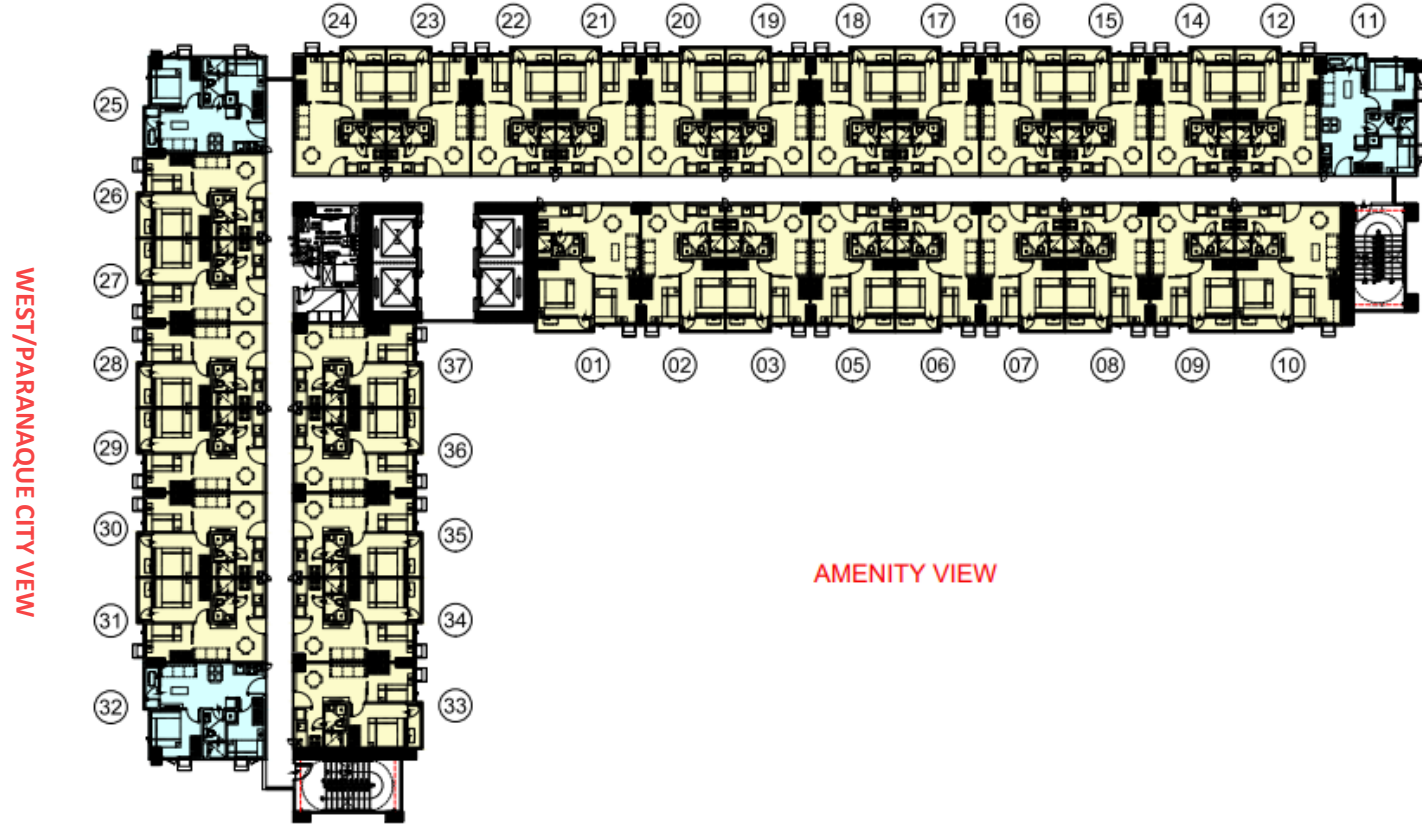
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3rd to 21st FLOOR PLAN TOWER G



MAKATI CITY VIEW



WEST/PARANAQUE CITY VIEW

AMENITY VIEW

LEGENDS:

2-BEDROOM UNIT W/ BALCONY

- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT W/ BALCONY

KEY PLAN



TOWER G

3RD - 21ST TYPICAL FLOOR PLAN

SCALE

NOT TO SCALE

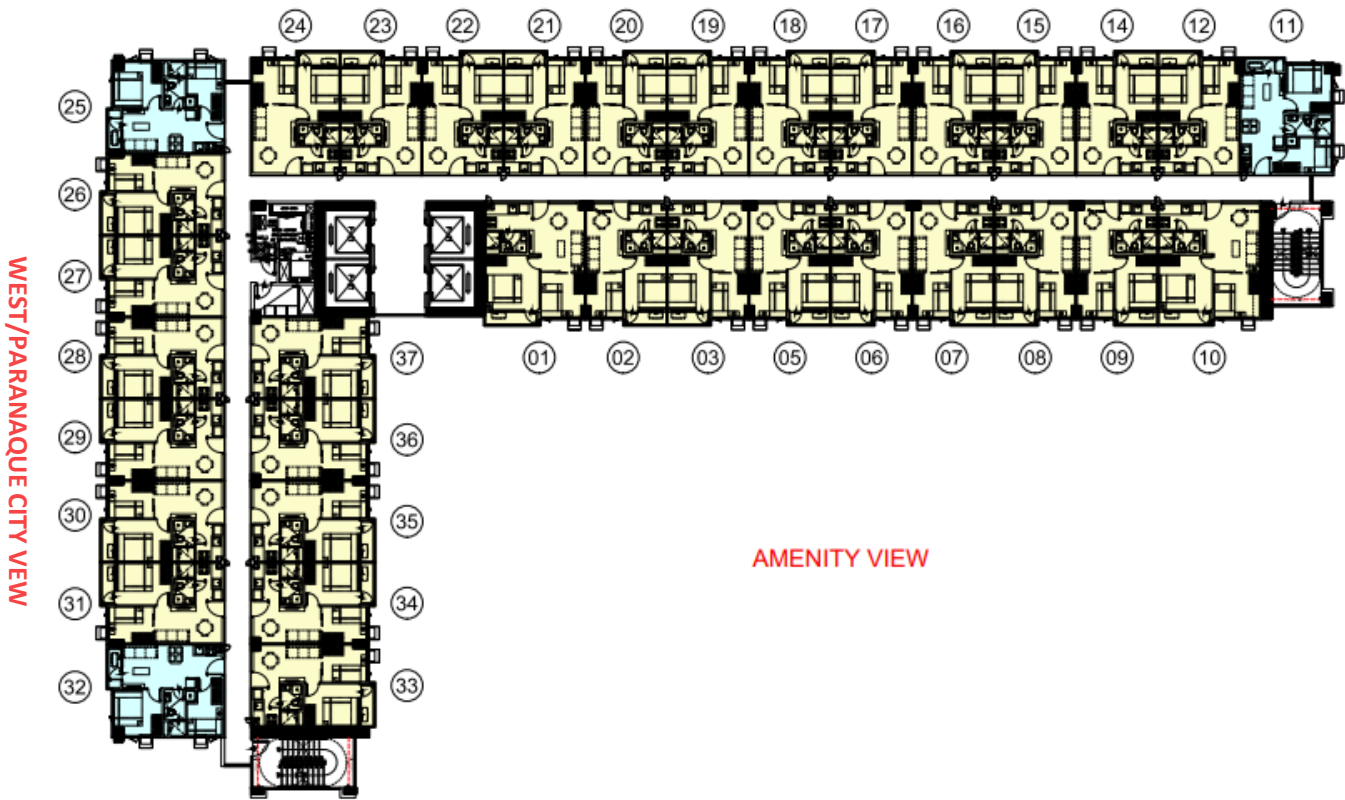
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22nd FLOOR PLAN TOWER G



MAKATI CITY VIEW



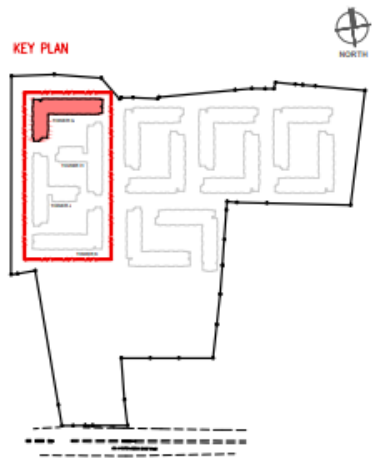
WEST/PARANAQUE CITY VIEW

AMENITY VIEW

LEGENDS:

- 2-BEDROOM UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT W/ BALCONY

TOWER G
22ND FLOOR PLAN
SCALE NOT TO SCALE



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GROUND FLOOR PLAN TOWER H



LEGENDS:

2-BEDROOM UNIT W/ BALCONY

- 2 BEDROOM UNIT W/ MEZZANINE & BALCONY
- 2 BEDROOM END UNIT W/ MEZZANINE & BALCONY

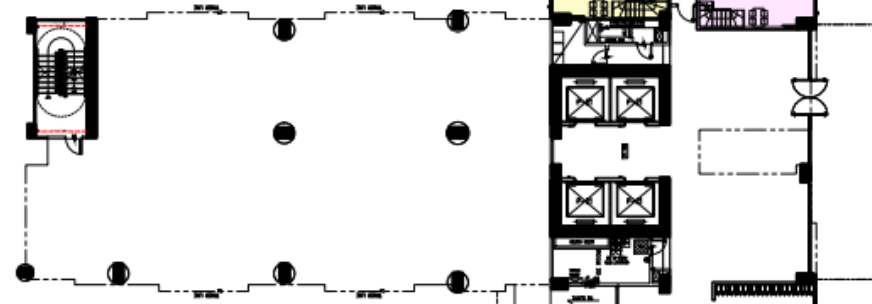
2-BEDROOM UNIT

- 2 BEDROOM UNIT W/ MEZZANINE
- 2 BEDROOM END UNIT W/ MEZZANINE

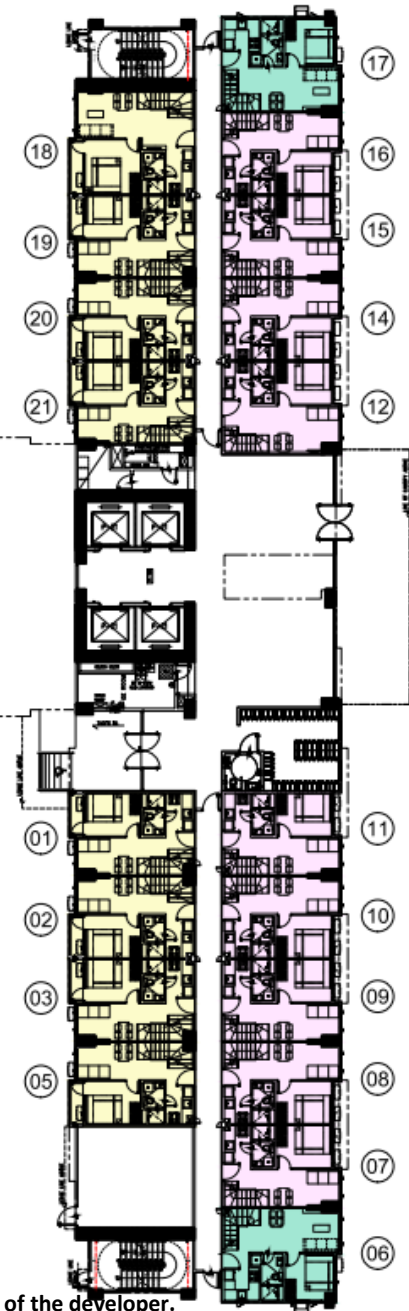
TOWER H
GROUND FLOOR PLAN
SCALE NOT TO SCALE



AMENITY VIEW



AMENITY VIEW



RESIDENTIAL VIEW
(TOWER F)



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SECOND FLOOR PLAN TOWER H

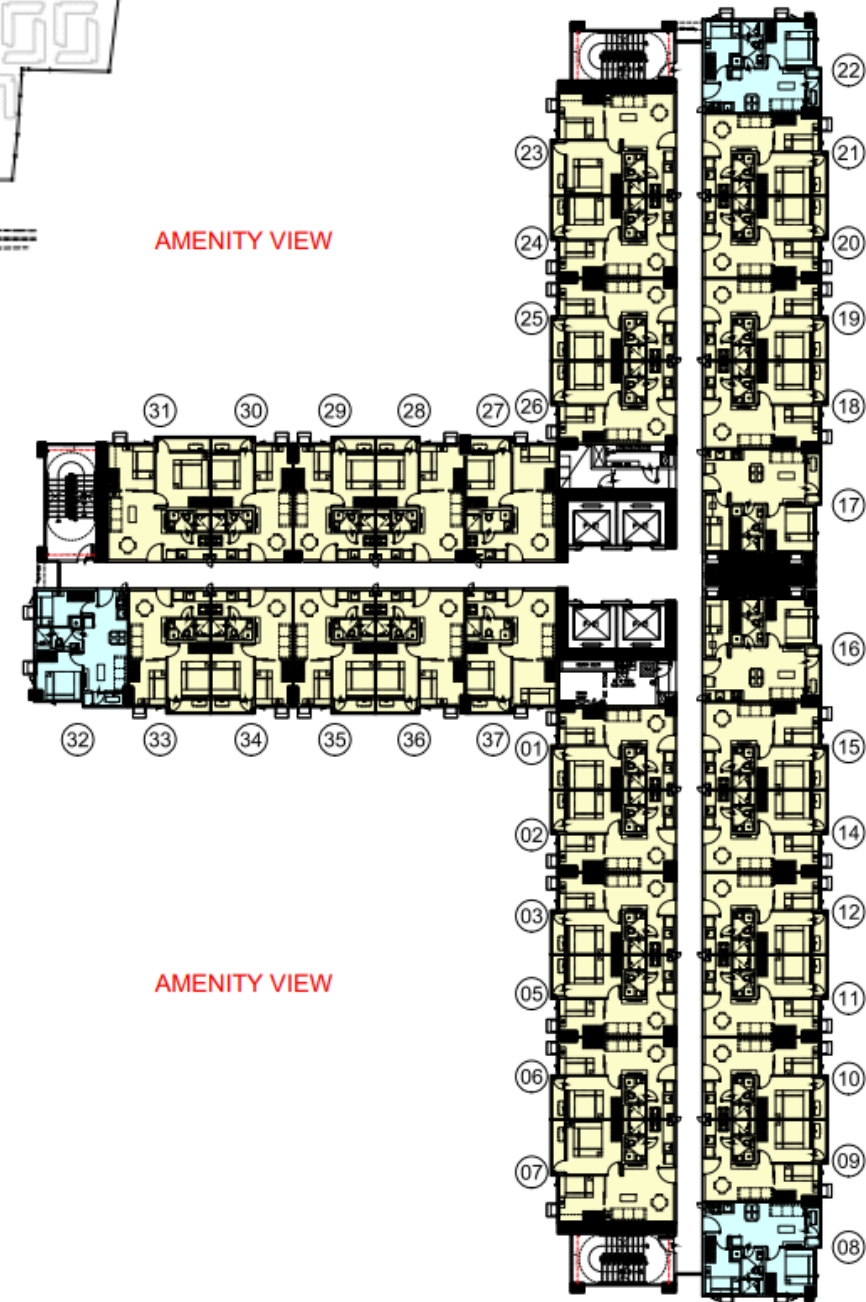


LEGENDS:

2-BEDROOM UNIT W/ BALCONY

- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT W/ BALCONY

TOWER H
2ND FLOOR PLAN
SCALE NOT TO SCALE



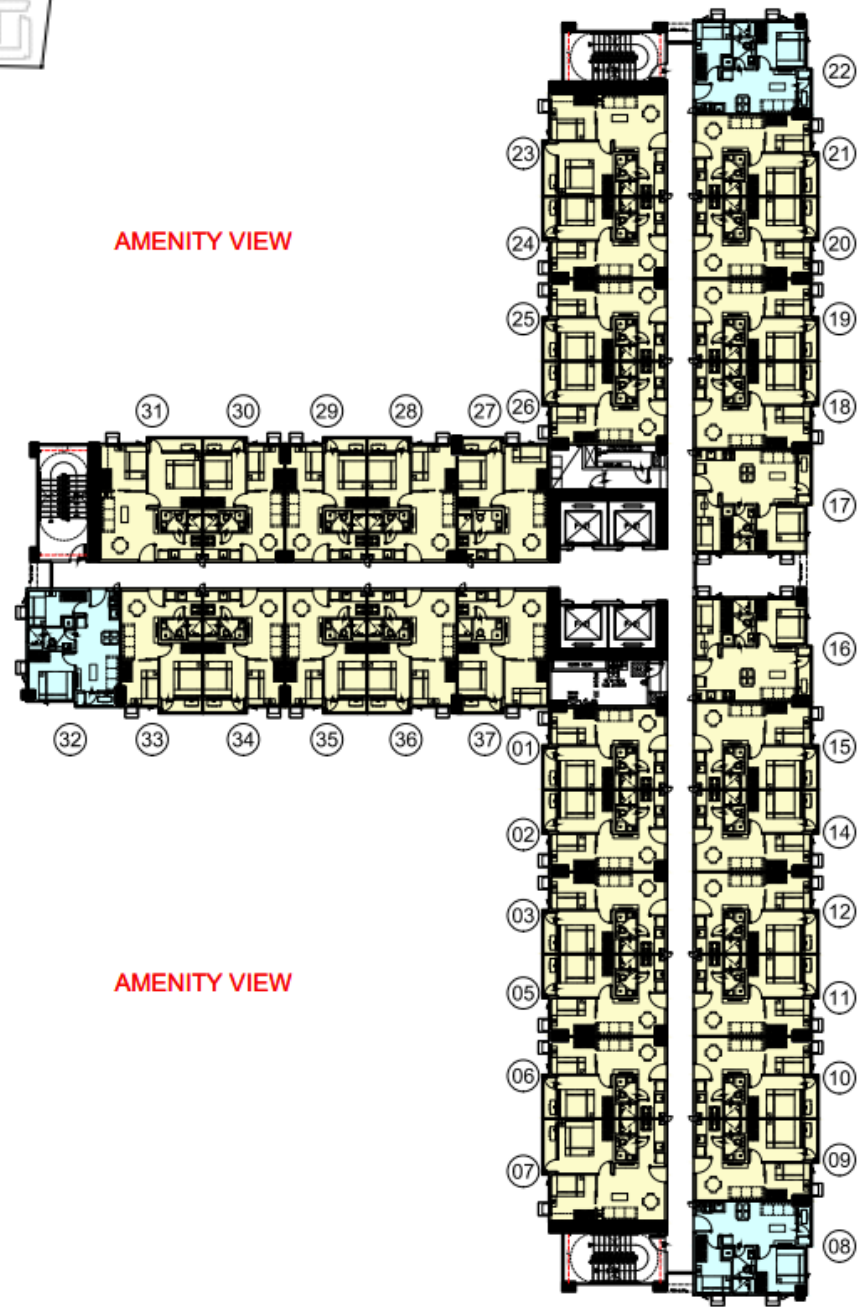
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3rd TO 21st FLOOR PLAN TOWER H



- LEGENDS:
- 2-BEDROOM UNIT W/ BALCONY
 - 2 BEDROOM UNIT W/ BALCONY
 - 2 BEDROOM END UNIT W/ BALCONY

TOWER H
3RD - 21ST TYPICAL FLOOR PLAN
SCALE NOT TO SCALE



3RD TO 17TH - RESIDENTIAL VIEW (TOWER F)
18TH TO 21ST - LAGUNA DE BAY, SKYWAY



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22nd FLOOR PLAN TOWER H



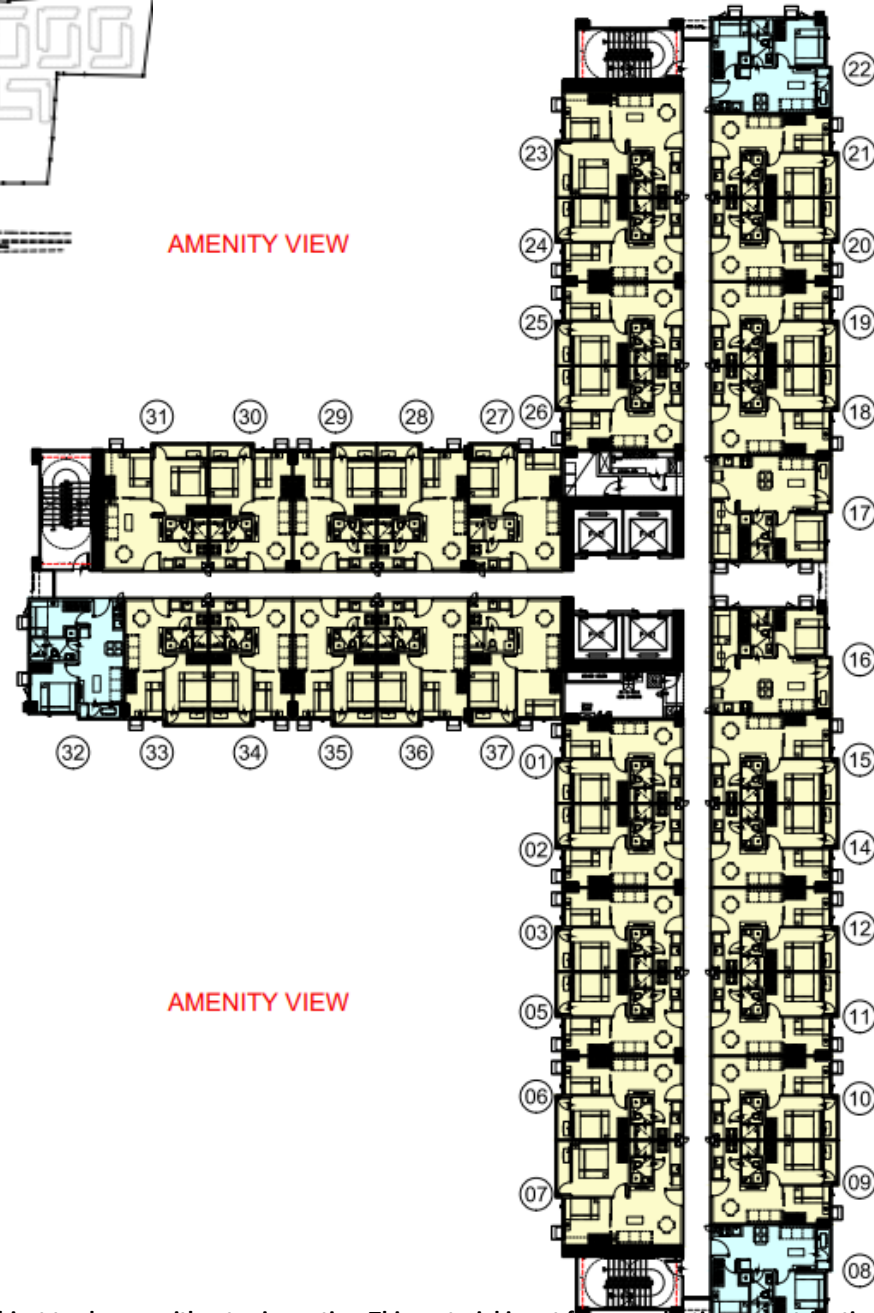
LEGENDS:

- 2-BEDROOM UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT W/ BALCONY

TOWER H
22ND FLOOR PLAN
SCALE NOT TO SCALE



AMENITY VIEW



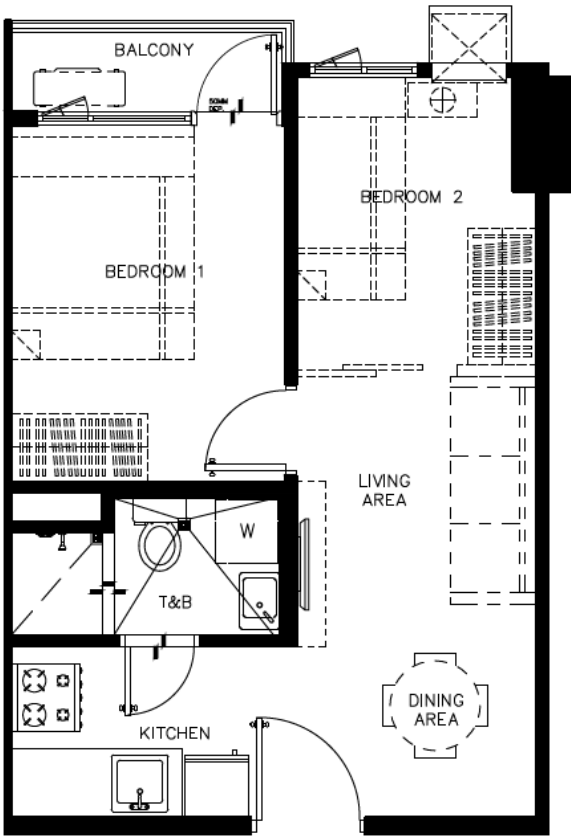
LAGUNA DE BAY, SKYWAY

AMENITY VIEW

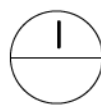


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Typical Unit Plan – 2BR w/ Balcony



2-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Dining/Living Area	8.52	91.71
Kitchen	4.20	45.21
Bedroom 1	8.17	87.94
Bedroom 2	6.18	66.52
Toilet & Bath	3.70	39.80
Balcony	2.02	21.74
TOTAL	±32.79	±352.95



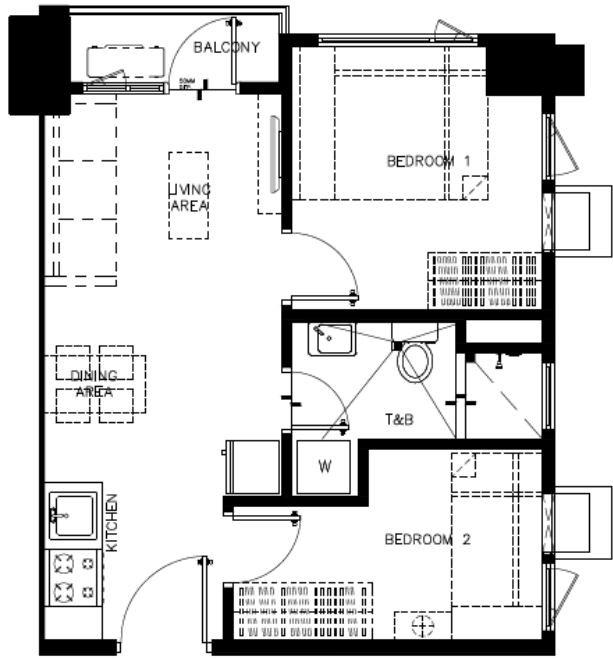
2-BEDROOM UNIT W/ BALCONY

SCALE:

NOT TO SCALE



Typical Unit Plan – 2BR End w/ Balcony



2-BEDROOM END UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Dining/Living Area	9.27	99.78
Kitchen	4.82	51.88
Bedroom 1	8.16	87.83
Bedroom 2	6.58	70.83
Toilet & Bath	4.67	50.27
Balcony	2.08	22.39
TOTAL	±35.58	±382.98



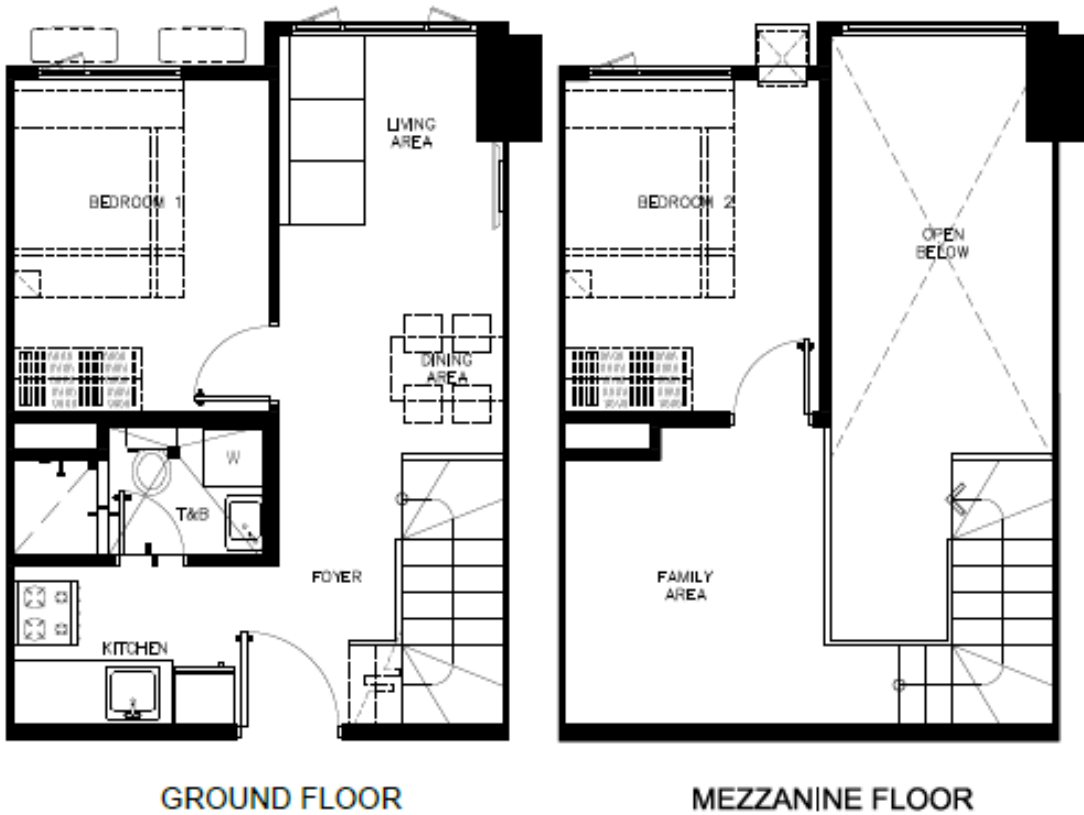
2-BEDROOM END UNIT W/ BALCONY

SCALE:

NOT TO SCALE



Typical Unit Plan – 2BR w/ Mezzanine



2-BEDROOM UNIT W/ MEZZANINE		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Foyer	5.81	62.54
Dining/Living Area	8.79	94.61
Kitchen	4.21	45.32
Bedroom 1	8.29	89.23
Bedroom 2	8.53	91.82
Toilet & Bath	3.70	39.80
Family Area	7.86	84.60
TOTAL	±47.19	±507.95



2-BEDROOM UNIT W/ MEZZANINE

SCALE:

NOT TO SCALE



UNIT DELIVERABLES

ITEM	FINISH
Wall Finishes	Painted Cement Finish
Floor Finishes	Floor Tiles
Bedroom Partition	Dry Wall Partitions
Doors	Main and Bedroom Door – Laminated Wood Door Toilet and Bath – Laminated Wood Door
Toilet and Bath	Wall – Combination of Ceramic Tiles and Painted Wall Finish Floor – Ceramic Tiles Ceiling – Painted Finish Fixtures – Water Closet, Lavatory, Shower Set, Soap and Tissue Holder
Kitchen	Tile Finish Counter Top Base Cabinets with Kitchen Sink
Balcony (if applicable)	Floor – Ceramic Tiles Railing – Painted Metal Railing





BLOOM

R E S I D E N C E S

SUCAT, PARAÑAQUE

PHASE 2