

**IMPORTANT
REMINDER**

Please mute your mics during the briefing

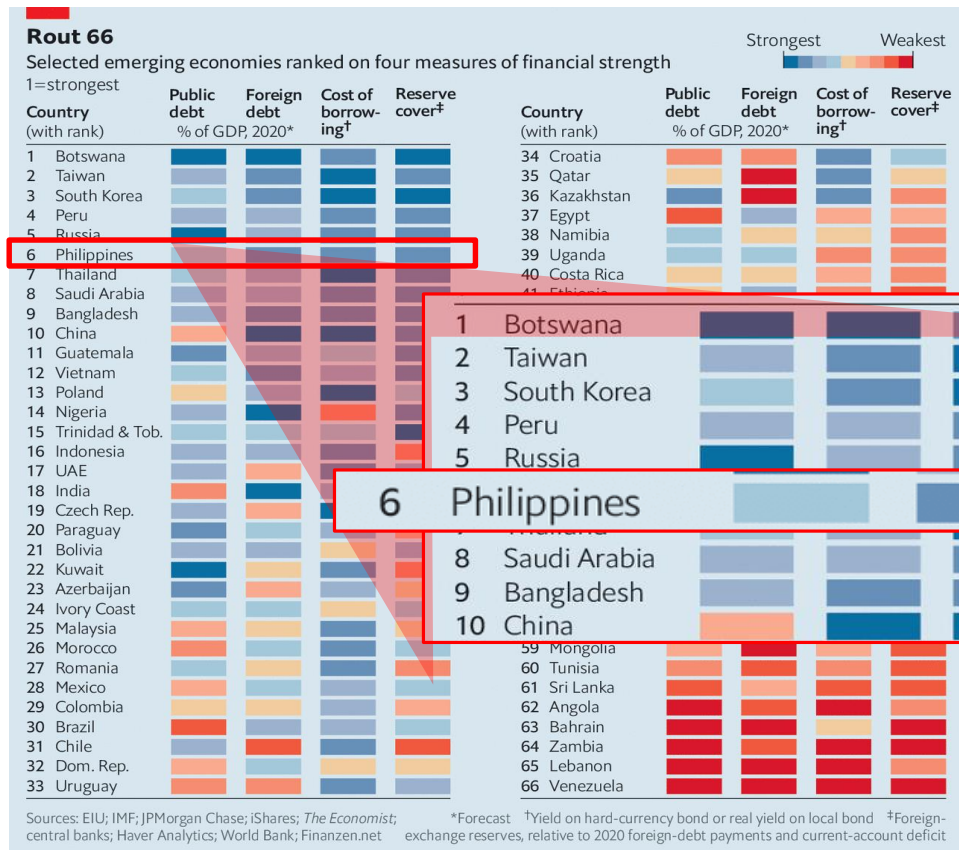
**Kindly use the chat box for inquiries and remarks.
We will accommodate them after the presentation**

Sit back, relax and listen to the presentation

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

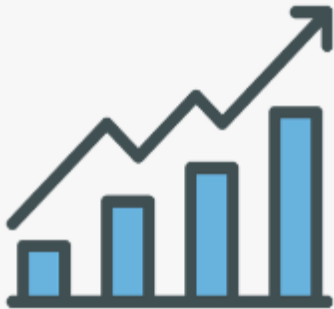


2023
25th largest economy in the world in terms of PPP (purchasing power parity)



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**

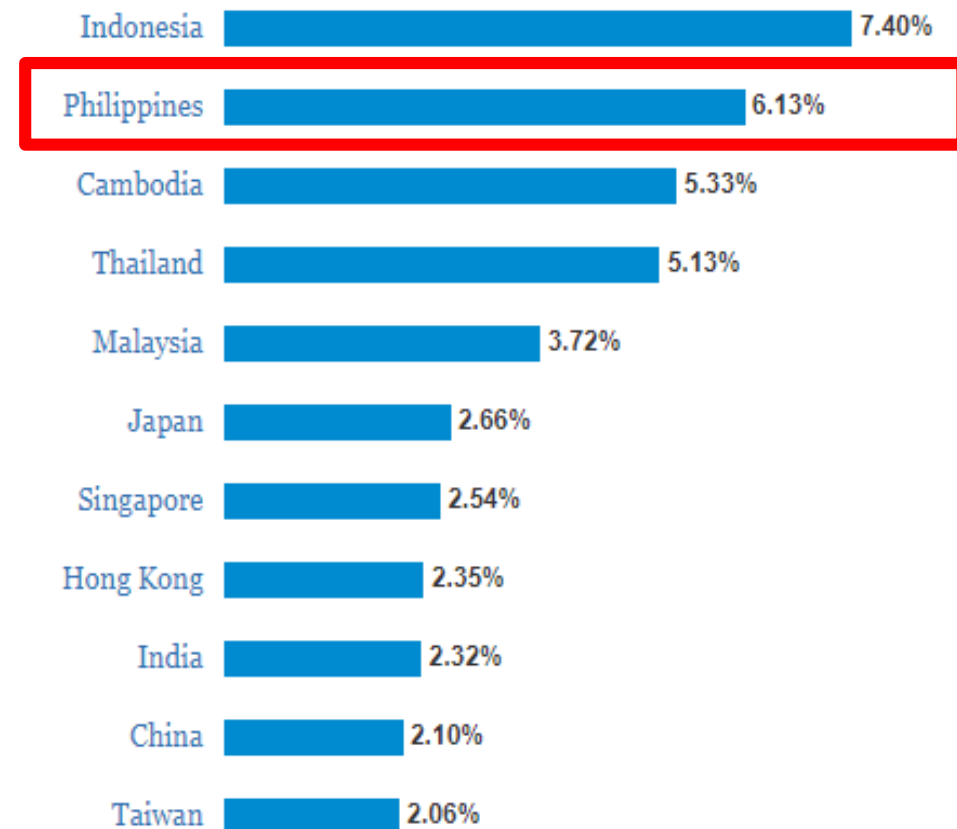


PHILIPPINE PROPERTY PRICES & RENTAL YIELDS REMAIN ATTRACTIVE

Property Prices in Asia (sq.m.)



Rental Yields in Asia (%)



SMD C

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





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

60 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

SMDC

VANCOUVER
LANDS INC.

**ME
TIME**

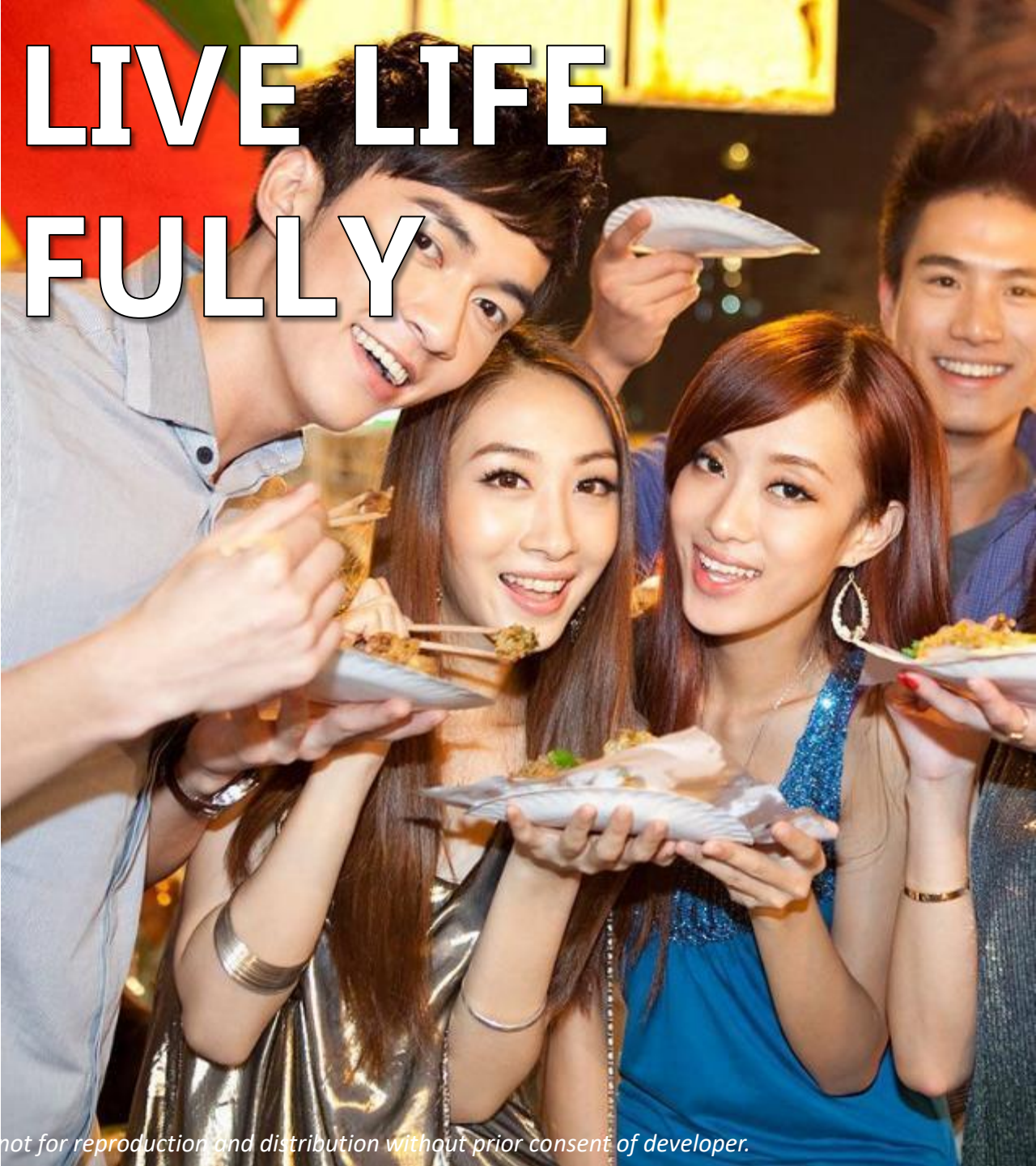


TIME WITH

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LIVE



**LIVE LIFE
FULLY**



**HAVE THE
BEST OF BOTH
WORLDS**

**LOCATED
IN A HIGHLY
PROGRESSIVE
METRO IN THE
NORTH WHERE
ALL KEY
PLACES
ARE NEARBY**



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PAMPANGA

the province
in a snapshot



Infrastructure Developments

- Poinsettia Avenue +/- 25 m
- Friendship Gate +/- 2.8 KM
- NLEX Angeles Exit +/- 5.75KM



Local and Global Connectivity

- Clark International Airport +/- 6.7KM
- Subic-Clark Railway
- Manila-Clark Railway



Commercial Establishments

- SM City Clark +/- 7.7 KM
- Marquee Mall +/- 5.25 KM
- Newpoint Mall +/- 5.65 KM
- City Mall Dau +/- 4.85 KM
- 167 Shopping Center +/- 2.55 KM
- Nepo Mall +/- 2.80 KM



Real Estate Hotspot

- Infrastructure projects have made this location highly attractive.
- Growing preference for resident to live in the suburbs and countryside.
- Major real estate players have started developing.



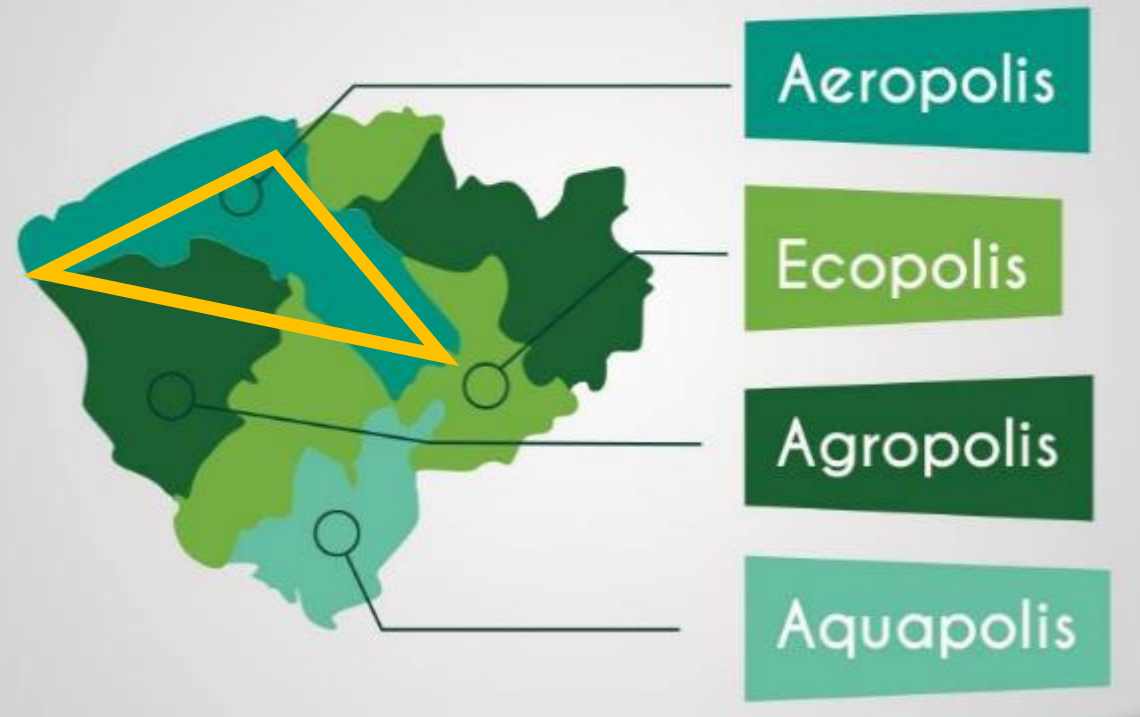
Tourist Destination

- Philippine International Hot Air Balloon Fiesta
- Giant Lantern Festival
- Heritage Sites
- Museums
- Water Parks
- Adventure Parks
- Trekking Destinations
- Culinary Capital of the Philippines

PAMPANGA

The Philippine
Premier Gateway
to the Asia
Pacific

PAMPANGA MEGALOPOLIS PLAN



Source: palafoxassociates.com

The **Aeropolis** is also called the Pampanga Golden Triangle as this is envisioned to be highest growth potential and investment area in Pampanga.

Angeles City is part of the Golden Triangle.

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PAMPANGA

The Vision of a
Modern
Philippines

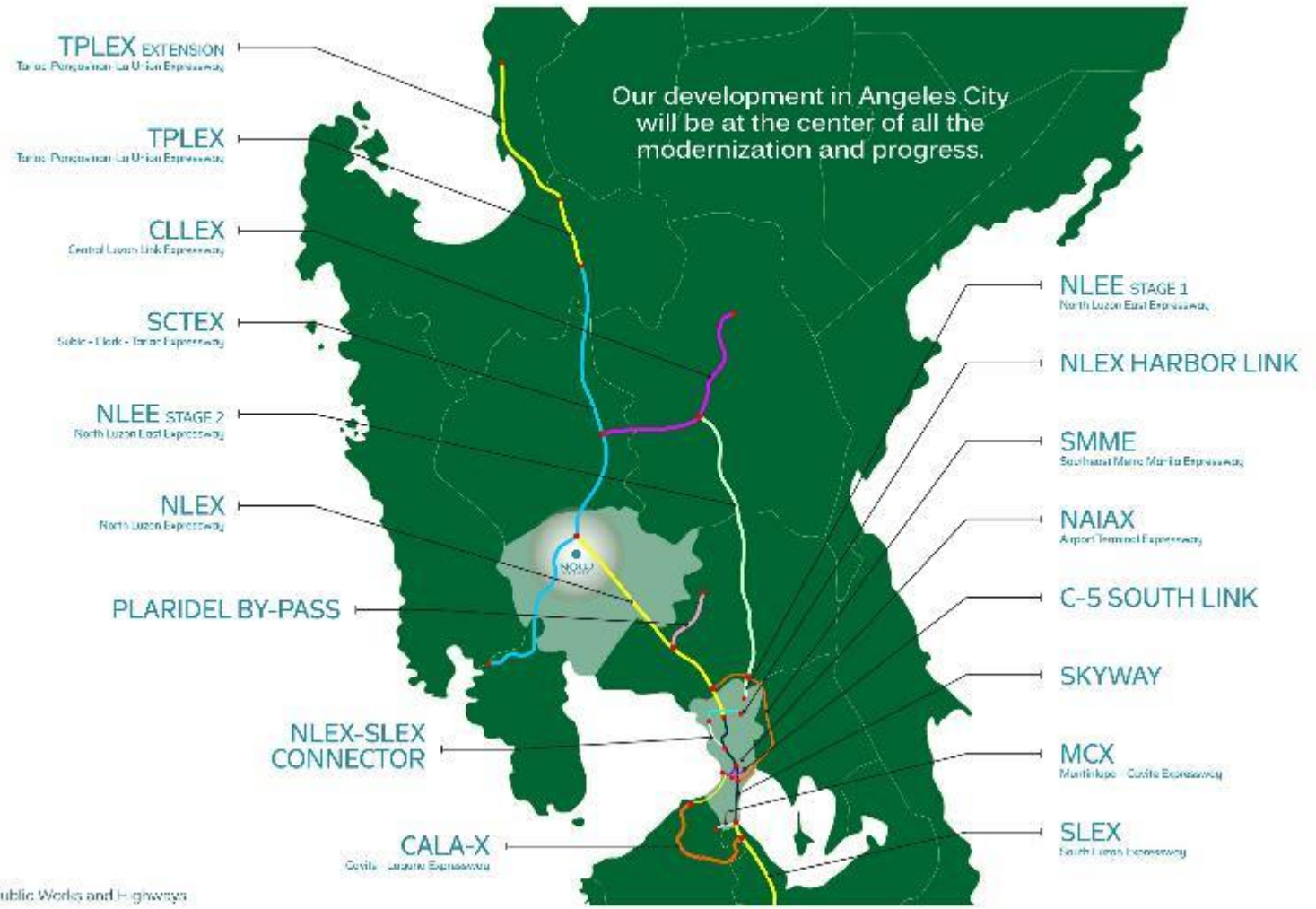


Moving northwards from the Megalopolis is the New Clark City in Tarlac and will be a catalyst for economic growth.

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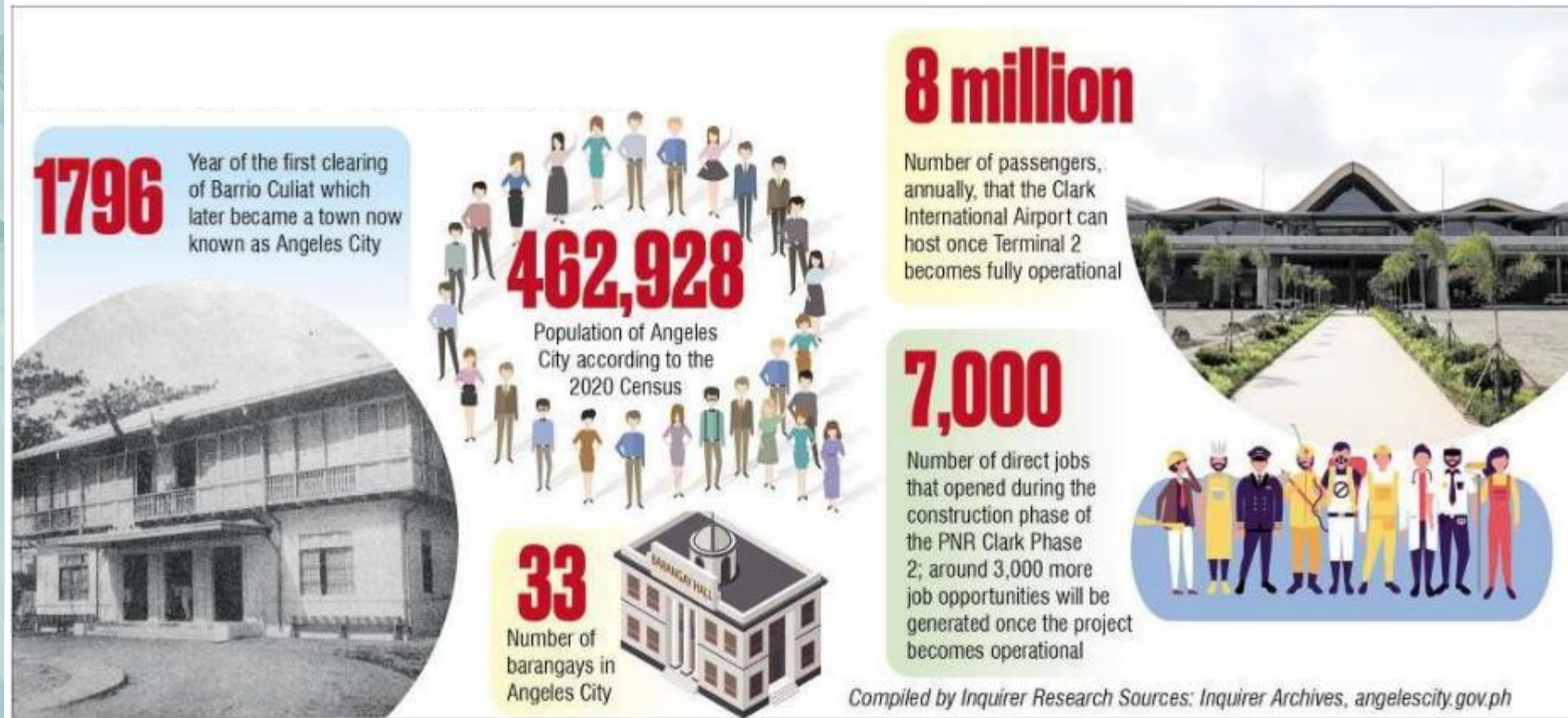
THIS
CONNECTIVITY
POSITIONS OUR
DEVELOPMENT AT
THE CENTER OF ALL
THE
MODERNIZATION
AND PROGRESS

LUZON EXPRESSWAY NETWORK



ANGELES

the city in numbers



Has constantly been experiencing a construction boom as evidenced by both infrastructure and real estate developments.

INVESTORS

Properties will increase in value.

END-USERS

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

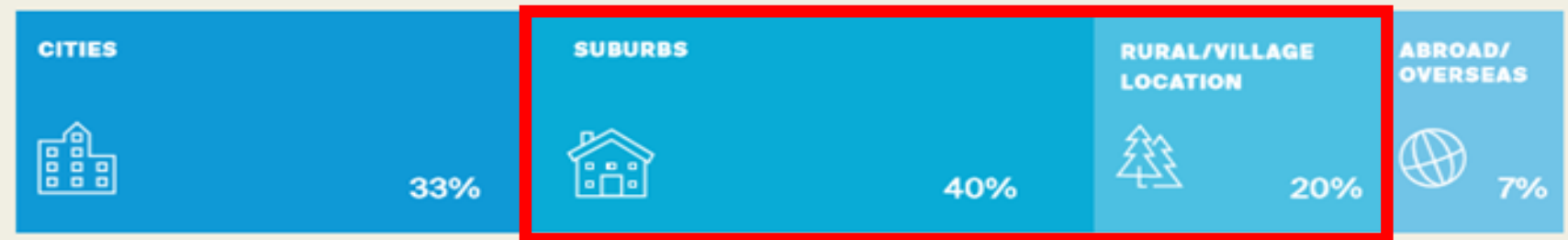
LOCATION BENEFITS

FIG 7. MOVING PREFERENCES

Q. If you're more inclined, where are you looking to move to?

% of respondents

PHILIPPINES



*For global respondents, 1% said other locations

AN EXCLUSIVE, MODERN AND INTEGRATED DEVELOPMENT



DEVELOPMENT BENEFITS

Investors

This development is very livable hence very attractive for renters.

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.

FIG 13. PROPERTY FEATURES THAT IMPACT BUYER PREFERENCES

Q. How important will the following factors be for you when choosing the type of property in which to live once restrictions end?

% of respondents who said more important

PHILIPPINES

More indoor space	8%
More outdoor space	10%
A home study/office	10%
A home gym	8%
Views of nature (ocean, mountain etc)	9%
Annex/accommodation for extended family members	7%
Flexible living/multiple use rooms	9%
Access to high-speed broadband	13%
Wellness & wellbeing amenities	10%
Limited touchpoints (pandemic-conscious design/wireless/ contactless features)	9%
Sustainable design (construction materials & energy efficient)	9%

FIG 14. PREFERRED LOCATION FEATURES

Q. How important will the following factors be for you when choosing where to live once restrictions end?

% of respondents who said more important

PHILIPPINES

Proximity to green space	17%
Access to good healthcare	16%
Walking distance to work	10%
Proximity to restaurants, gyms, retail and cultural amenities	11%
Good air quality	17%
Good schools	10%
Good views (ocean, mountain, skyline etc)	12%
Walking distance to a public transport hub	7%

Santos Knight Frank GLOBAL BUYER SURVEY 2021, The Philippine Edition

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

**WORKING
PROFESSIONALS
OFWS
RELOCATORS**

Local upgraders

**Start Up
Families**



PROPERTY MANAGEMENT & LEASING



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PROPERTY MANAGEMENT & LEASING BENEFITS

INVESTORS

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

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

WHY SHOULD YOU INVEST NOW?

Progressive Location

- Nestled in a location that has all key places of interest nearby

Prime Development

- Exclusive
- Modern
- Integrated

Property Management

- Offers professional property and leasing management services

Prestigious Developer

- Built by an award- winning developer, SMDC

NOW RESIDENCES is a modern and dynamic residential complex located in **Angeles City**, Pampanga and will be part of the **Aeropolis Metro** of the **Pampanga Megalopolis**.

The **Aeropolis Metro** is envisioned to be the **highest growth potential** and **investment area** in Pampanga.

With an integrated commercial strip and various leisure, recreational and wellness amenities integrated into the gated residential complex, **NOW RESIDENCES** is a community where you can **LIVE LIFE FULLY AND EXCLUSIVELY**.

SMDC
NOW
RESIDENCES
ANGELES CITY, PAMPANGA

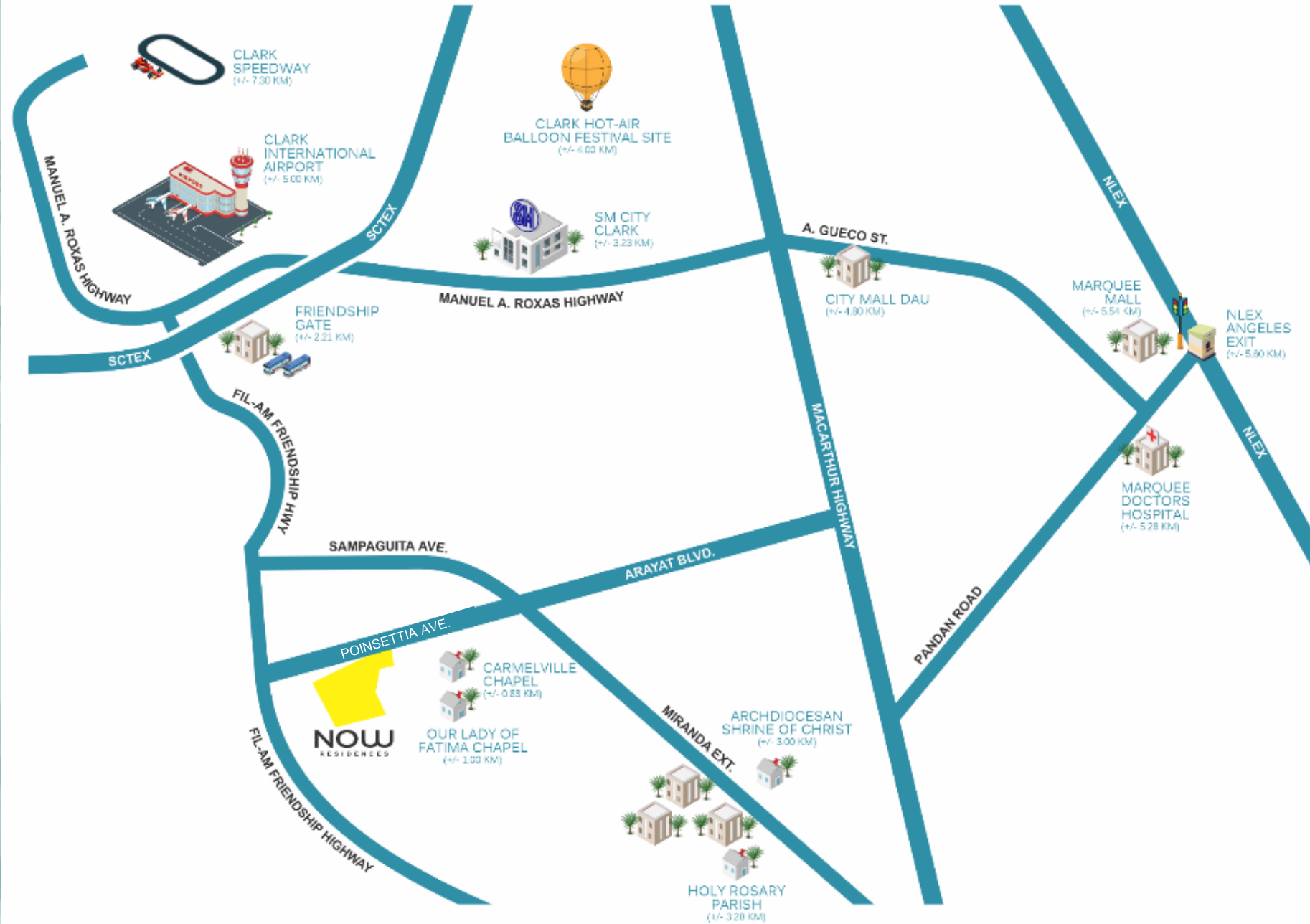
SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

LOCATION AND KEY PLACES

VANCOUVER
LANDS INC.



SMDC

NOW
RESIDENCES
ANGELES CITY, PAMPANGA

**COMMUTER
FRIENDLY
COMMUNITY**

**VANCOUVER
LANDS INC.**

TRANSPORT TERMINALS

- Blue Orient Tourist Buses- 2.6km
- Philippine Rabbit Bus Terminal- 3.2km
- Angeles Arayat Bus Terminal- 4.5km
- Marquee Mall Bus Terminal- 6.3km

- Marquee Mall Shuttle Service Terminal- 4.1km
- Capas-Angeles Transport Terminal- 5.2km
- Mabalacat-Angeles Transport Terminal- 5.2km
- Angeles Terminal- 5.5km
- Dau Bus Terminal- 6.4km

- Friendship Maingate Jeepney Terminal- 2.8km
- Angeles Sapangbato Jeepney Terminal- 2.9km
- Sunset Nepo Carmenville Jeepney Terminal- 3.6km
- Manibaug Jeepney Terminal- 3.6km



UPCOMING TRANSPORTATION OPTIONS/ TERMINALS



Subic- Clark Railway



SM Grand Intermodal Terminal Clark



Manila-Clark Railway

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SMDC

NOW

R E S I D E N C E S

ANGELES CITY, PAMPANGA

OVERVIEW

PROJECT OVERVIEW



Theme	Modern Contemporary Architecture
Owner / Developer	Vancouver Lands Inc.
Total Land Area	33,313.21 sqm
No. of Towers/Buildings	10 Buildings
No. of Floors/Tower	4 Floors per Building
Ave. Number of Units Per Building	Ave. of 174 units (44 units per floor)
Total No. of Units	1,741 units
Residential Units	Studio Unit – 12 units Studio End Unit – 69 units 1 Bedroom Unit – 1,660units
Target Turnover Date:	June 2027

SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

SITE DEVELOPMENT PLAN

VANCOUVER
LANDS INC.



POINSETTIA AVE

ENTRANCE GATE



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COMMERCIAL SPACE



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GARDEN ROTUNDA



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LOBBY



LOBBY



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AMENITY AREA



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LINEAR PARKS



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LAP POOL



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KIDDIE POOL



KID'S ZONE



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COVERED BASKETBALL COURT



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JOG PATH



OUTDOOR GYM



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CLUBHOUSE



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GREENMIST

PROPERTY MANAGEMENT CORP.

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



Services

- ✓ Long-term Lease
- ✓ Daily Lease
- ✓ Tenancy Management

SMDC

NOW

R E S I D E N C E S

ANGELES CITY, PAMPANGA

TECHNICAL DETAILS

**SITE
DEVELOPMENT
PLAN**



- 01 Gate & Guardhouse
- 02 Commercial Space
- 03 MAIN AMENITY AREA:
 - A. Clubhouse
 - B. Adult Swimming Pool
 - C. Pavillion
 - D. Kiddie Pool
 - E. Kid's Zone
- 04 Linear Parks
- 05 Outdoor Gym
- 06 Covered Basketball Court
- 07 Jogging Path



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ANGELES CITY, PAMPANGA

BUILDING ELEVATION

VANCOUVER
LANDS INC.



4th Floor

3rd Floor

2nd Floor

Ground Floor

SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING A

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		6 units	One Bedroom		24.11 – 24.99 sqm	114 units
2 nd to 4 th Floor		38 units per floor	Studio End		23.81 sqm	6 units
Total		120 units				

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RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING B

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		46 units	One Bedroom		24.11 – 24.99 sqm	175 units
2 nd to 4 th Floor		46 units per floor	Studio End		23.81 sqm	7 units
Total		184 units	Studio		17.63 – 18.21 sqm	2 units

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NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING C

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		45 units	One Bedroom		24.11 – 24.99 sqm	176 units
2 nd to 4 th Floor		46 units per floor	Studio End		23.81 sqm	7 units
Total		183 units				

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RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING D

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		46 units	One Bedroom		24.11 – 24.99 sqm	175 units
2 nd to 4 th Floor		46 units per floor	Studio End		23.81 sqm	7 units
Total		184 units	Studio		17.63 – 18.21 sqm	2 units

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NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING E

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		42 units	One Bedroom		24.11 – 24.99 sqm	159 units
2 nd to 4 th Floor		42 units per floor	Studio End		23.81 sqm	7 units
Total		168 units	Studio		17.63 – 18.21 sqm	2 units

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NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING F

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		41 units	One Bedroom		24.11 – 24.99 sqm	160 units
2 nd to 4 th Floor		42 units per floor	Studio End		23.81 sqm	7 units
Total		167 units				

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RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING G

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		42 units	One Bedroom		24.11 – 24.99 sqm	159 units
2 nd to 4 th Floor		42 units per floor	Studio End		23.81 sqm	7 units
Total		168 units	Studio		17.63 – 18.21 sqm	2 units

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

SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING H

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		50 units	One Bedroom		24.11 – 24.99 sqm	191 units
2 nd to 4 th Floor		50 units per floor	Studio End		23.81 sqm	7 units
Total		200 units	Studio		17.63 – 18.21 sqm	2 units

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SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING I

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		49 units	One Bedroom	24.11 – 24.99 sqm	192 units	
2 nd to 4 th Floor		50 units per floor	Studio End	23.81 sqm	7 units	
Total		199 units				

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SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING CHART

BUILDING J

VANCOUVER
LANDS INC.



FLOOR		NO. OF UNITS	UNIT TYPE		UNIT AREA	NO. OF UNITS
Ground Floor		42 units	One Bedroom		24.11 – 24.99 sqm	159 units
2 nd to 4 th Floor		42 units per floor	Studio End		23.81 sqm	7 units
Total		168 units	Studio		17.63 – 18.21 sqm	2 units

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VIEW POINTS



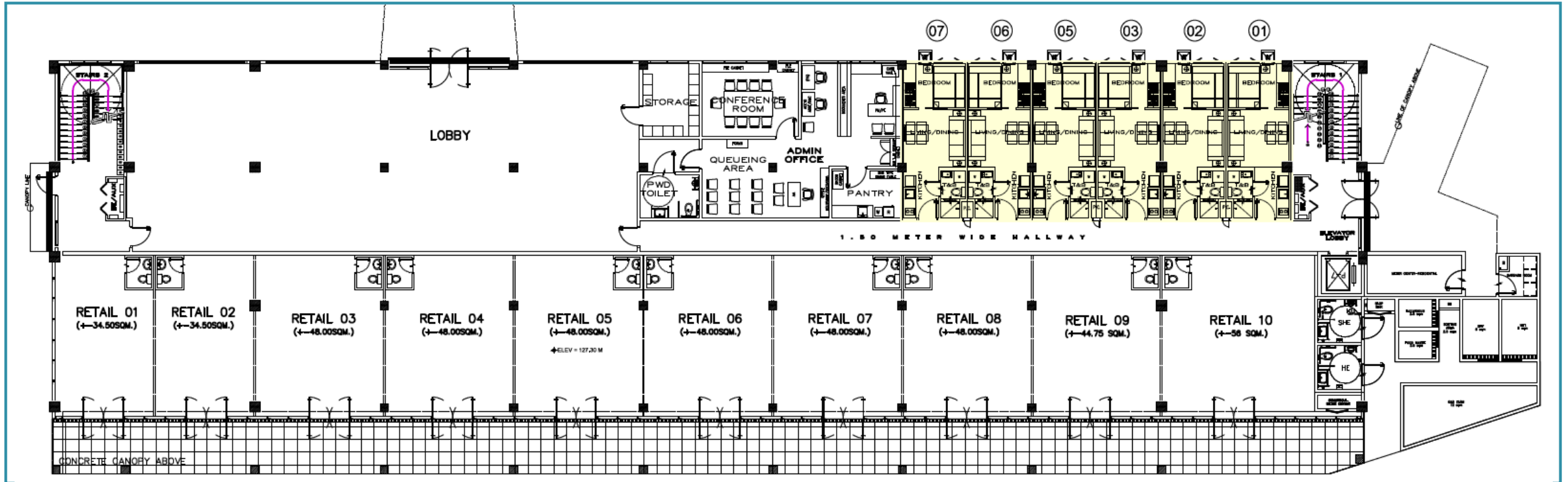
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FLOOR PLAN / BUILDING A

Ground Floor

Main Entrance View

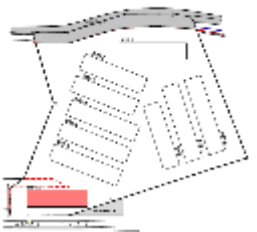


City View

KEY PLAN

LEGENDS:

1 BEDROOM UNIT

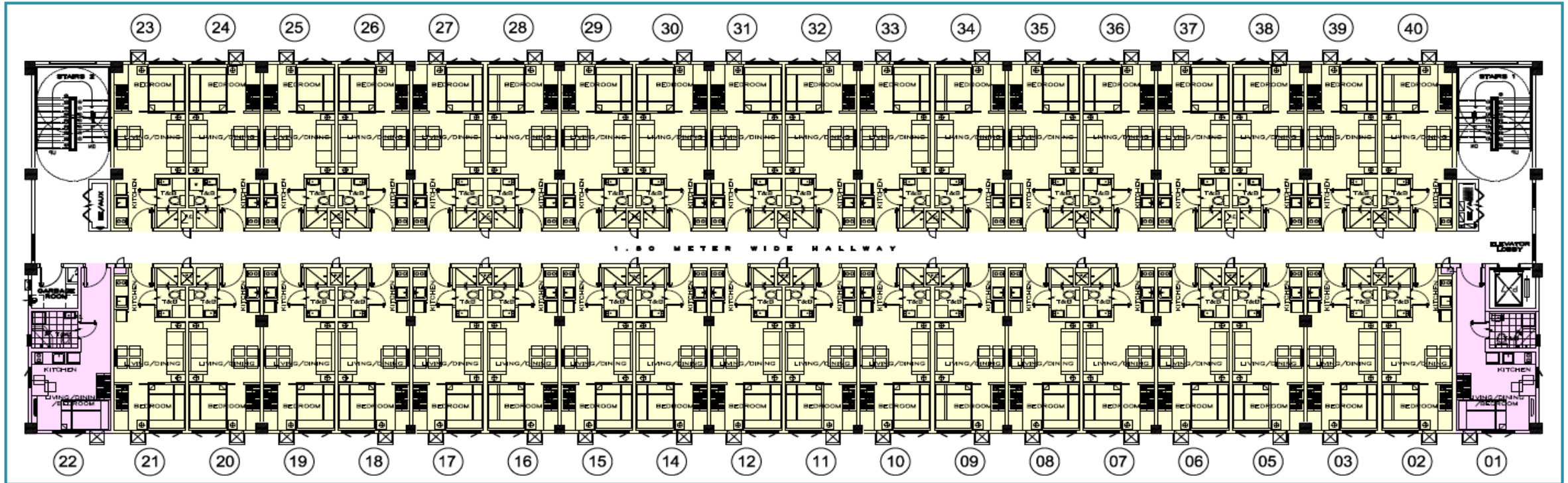




FLOOR PLAN / BUILDING A

Typical 2nd- 4th Floor



Main Entrance View

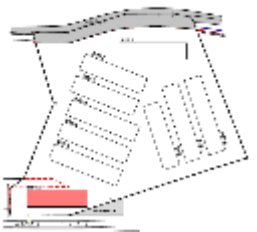


City View

KEY PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

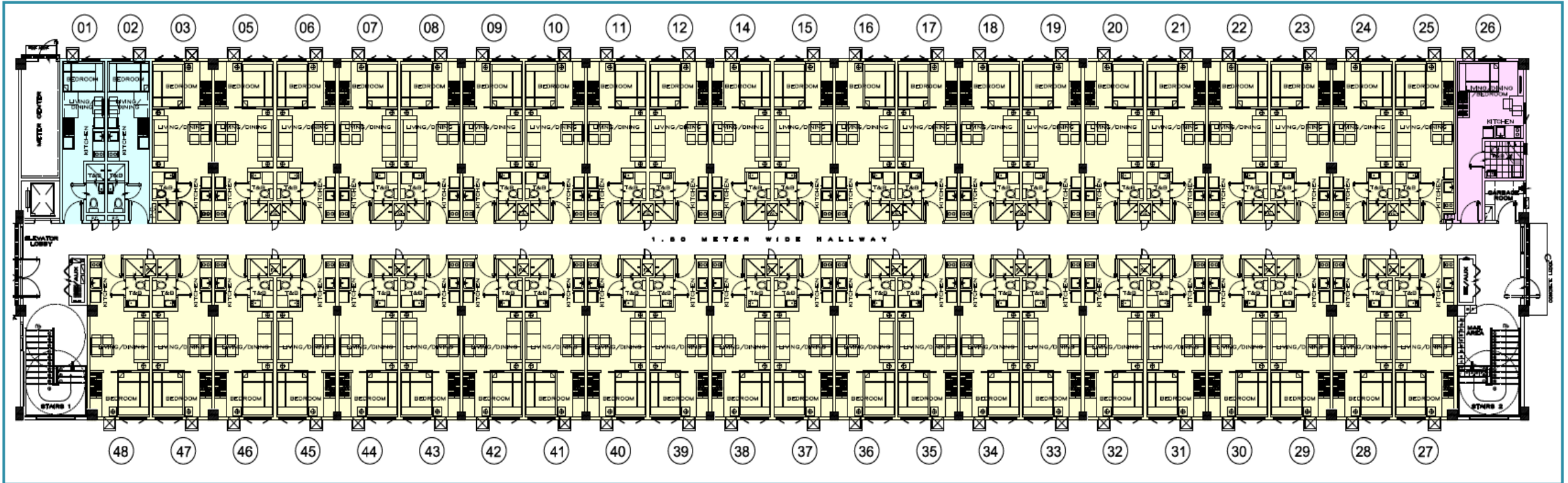


FLOOR PLAN / BUILDING B

Ground Floor






Linear Park View



Main Entrance View

KEY PLAN

LEGENDS:

-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT

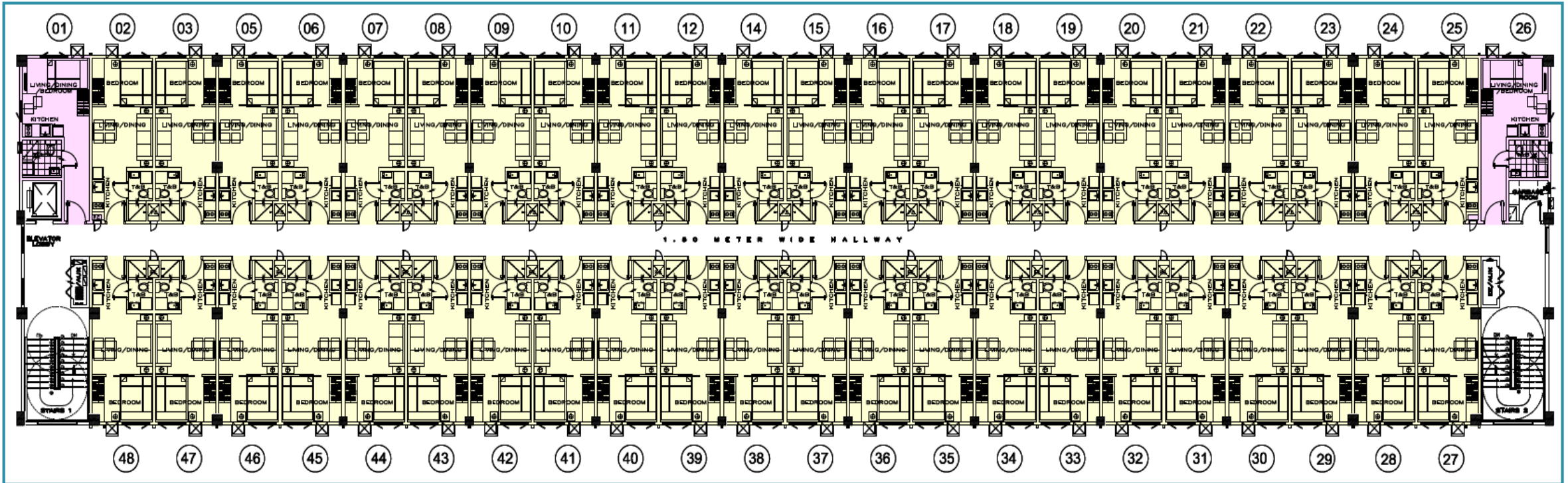


FLOOR PLAN / BUILDING B

Typical 2nd- 4th Floor





Linear Park View



Main Entrance View

KEY PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

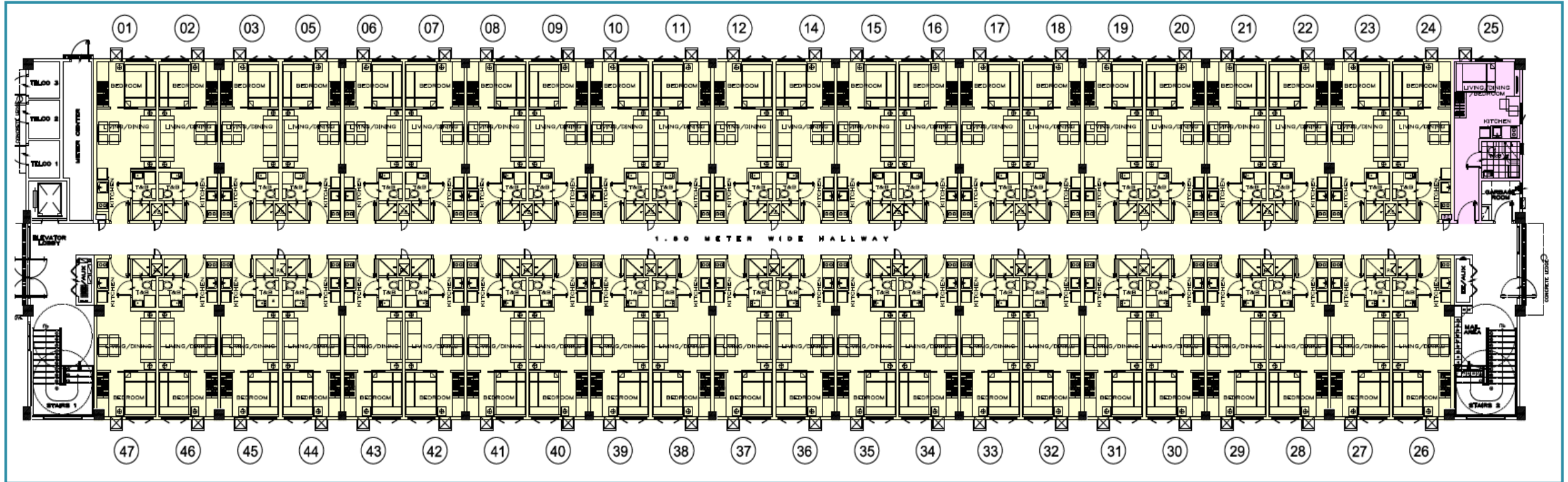


FLOOR PLAN / BUILDING C

Ground Floor



Linear Park View



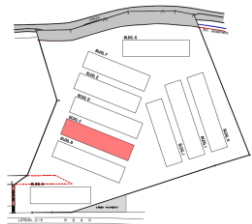
Linear Park View

KEY PLAN



LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

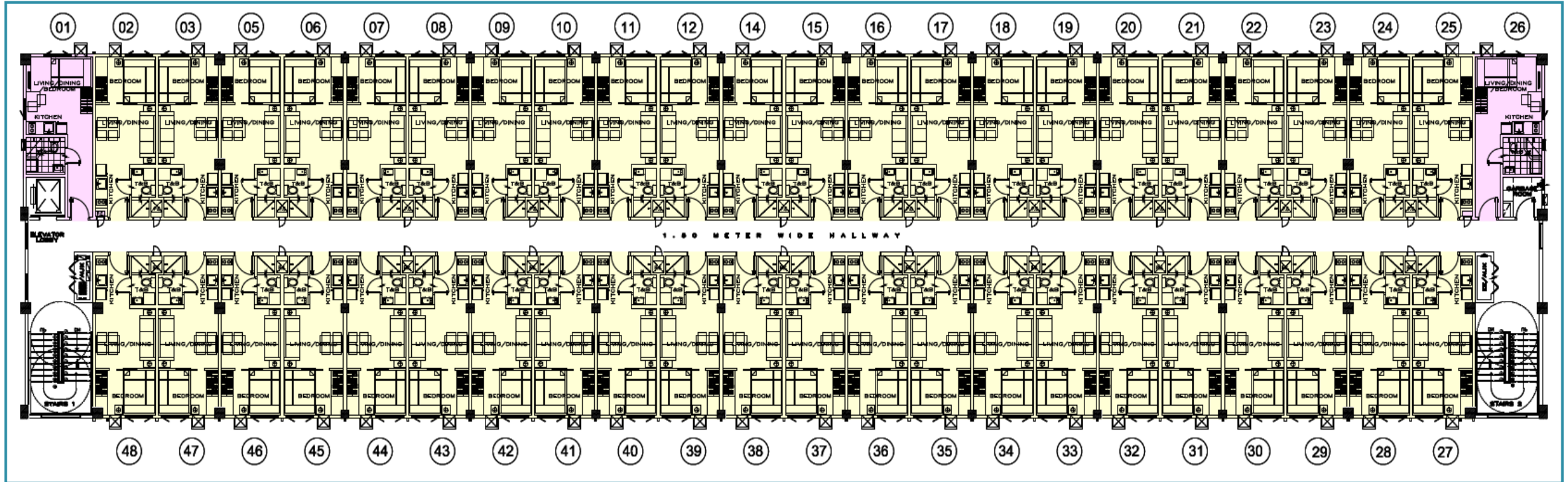


FLOOR PLAN / BUILDING C

Typical 2nd- 4th Floor





Linear Park View



Linear Park View

KEY PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT





FLOOR PLAN / BUILDING D

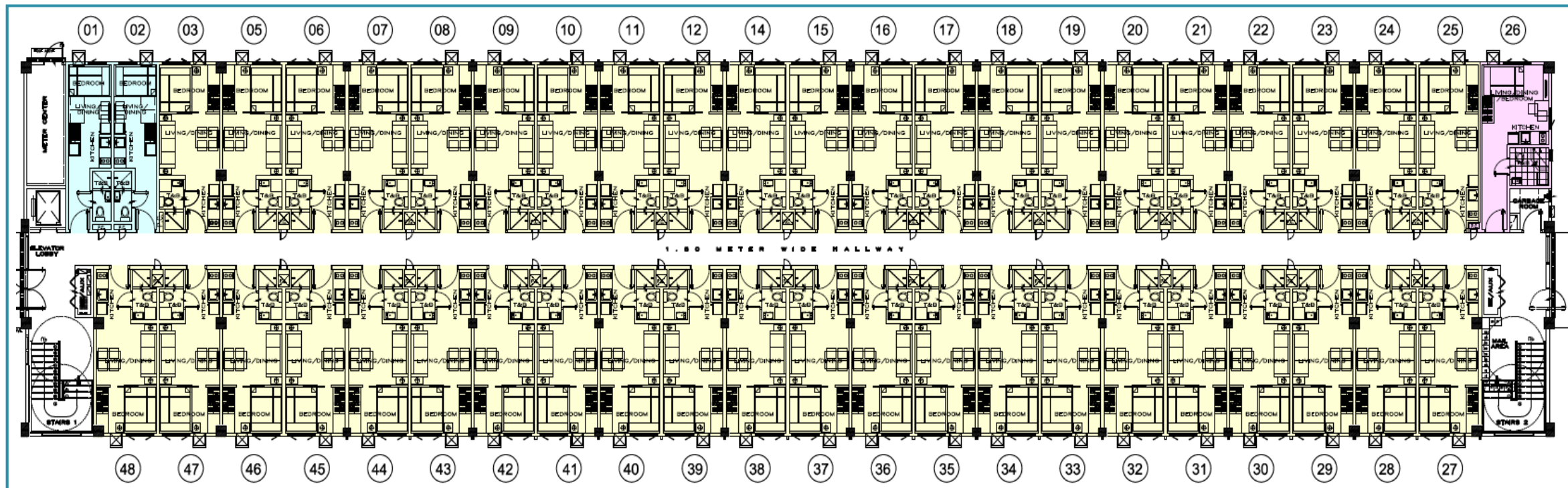
Ground Floor

Linear Park View

01-23

Amenity View

24- 26



Linear Park View

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

KEY PLAN





FLOOR PLAN / BUILDING D

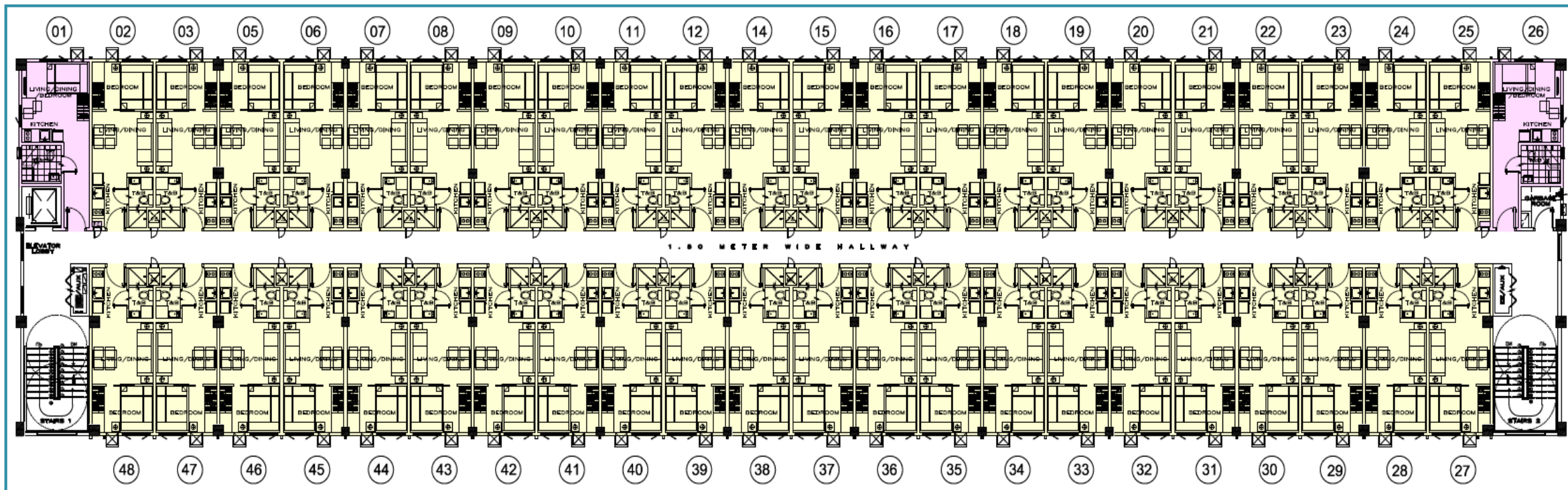
Typical 2nd- 4th Floor

Linear Park View

01-23

Amenity View

24-26

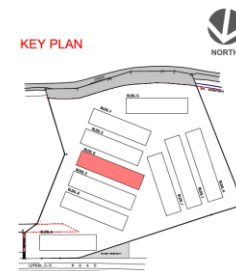


Linear Park View

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

KEY PLAN

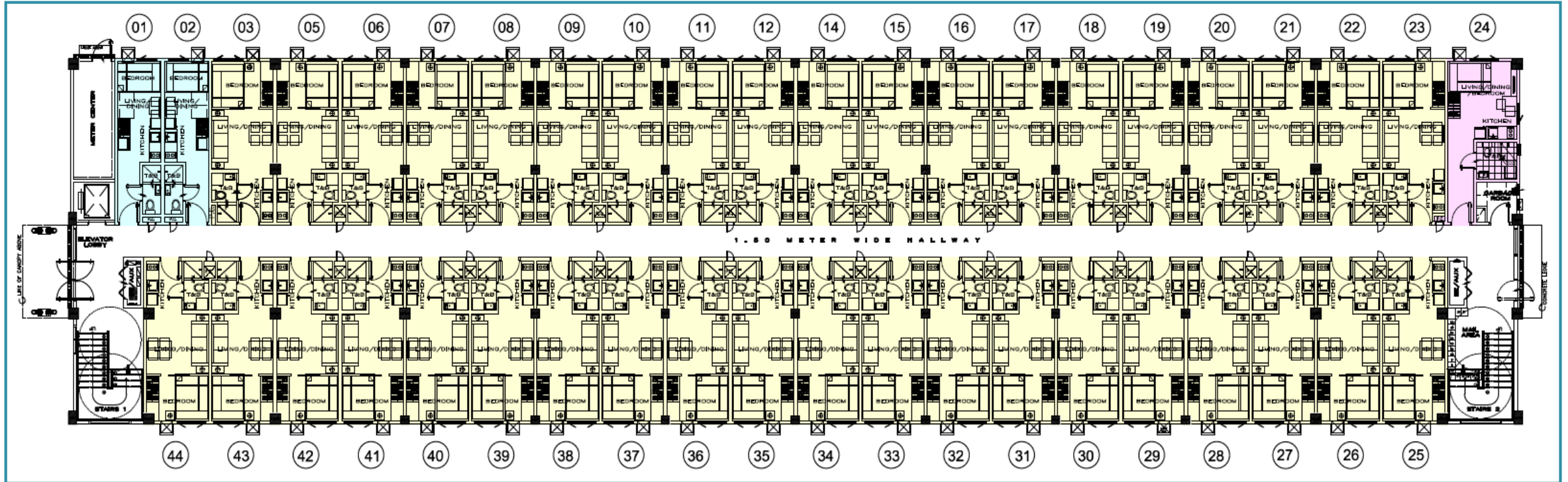




FLOOR PLAN / BUILDING E

Ground Floor

Linear Park View

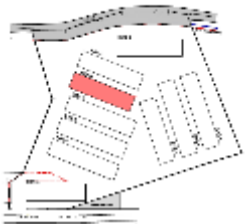


Linear Park View

KEY PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

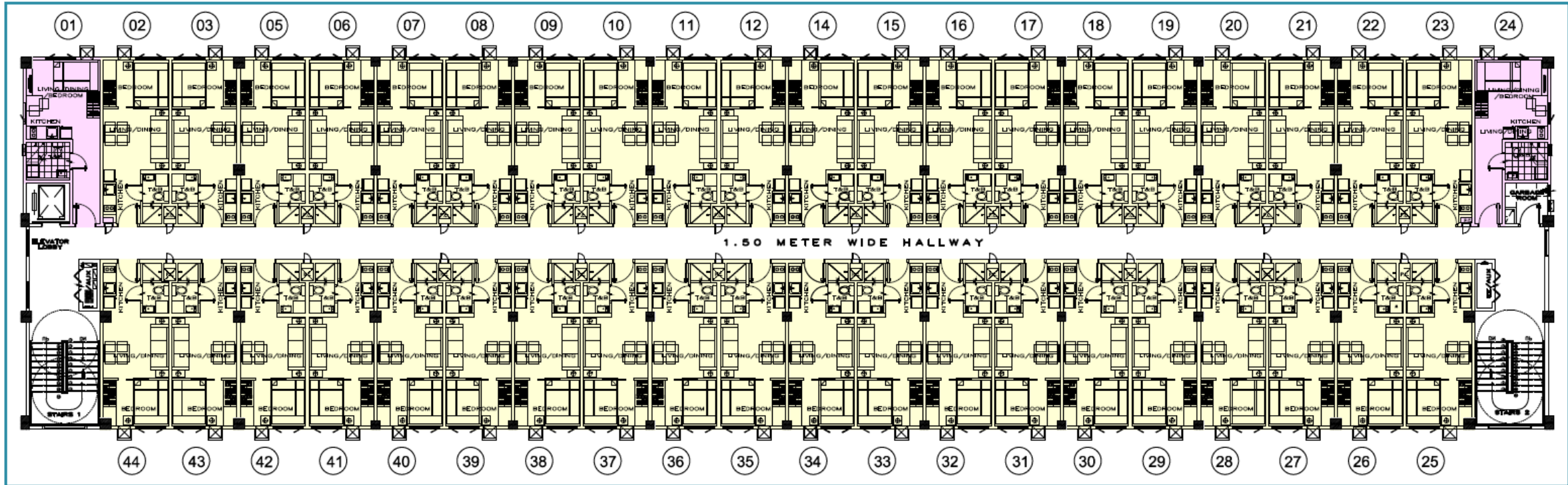




FLOOR PLAN / BUILDING E

Typical 2nd- 4th Floor

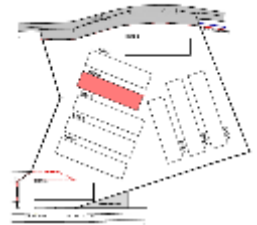
Linear Park View



Linear Park View

KEY PLAN

- LEGENDS:
- STUDIO END UNIT
 - 1 BEDROOM UNIT



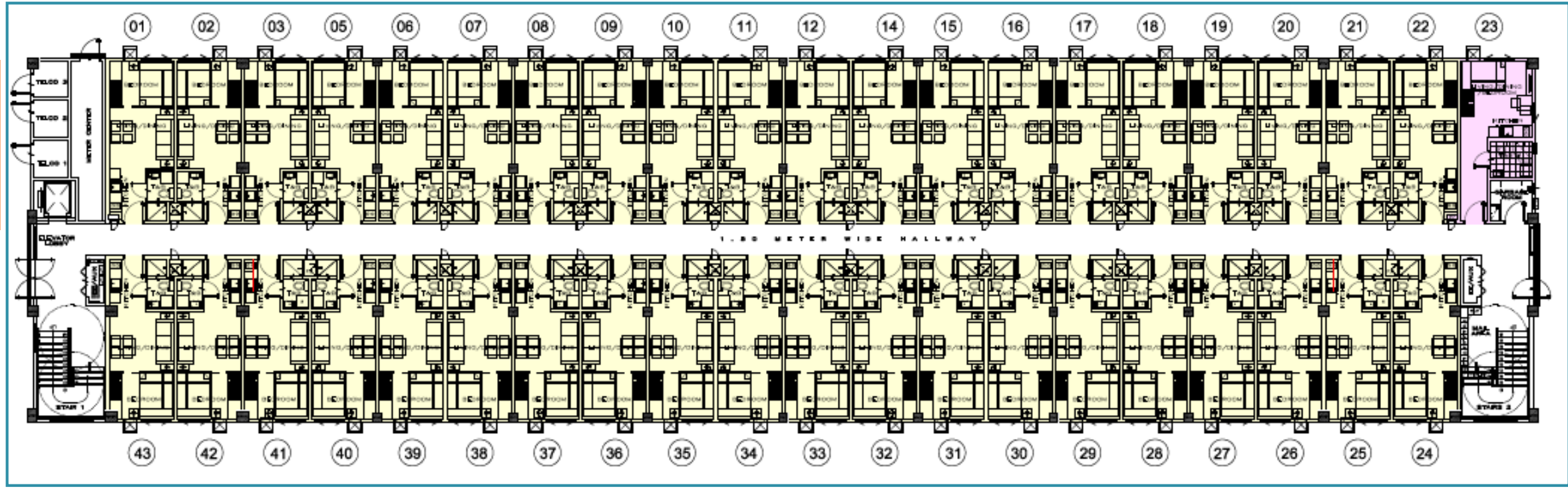
FLOOR PLAN / BUILDING F

Ground Floor

City View
01-10

Open Garden View
11-23

Amenity View



Linear Park View

- LEGENDS:
- STUDIO END UNIT
 - 1 BEDROOM UNIT



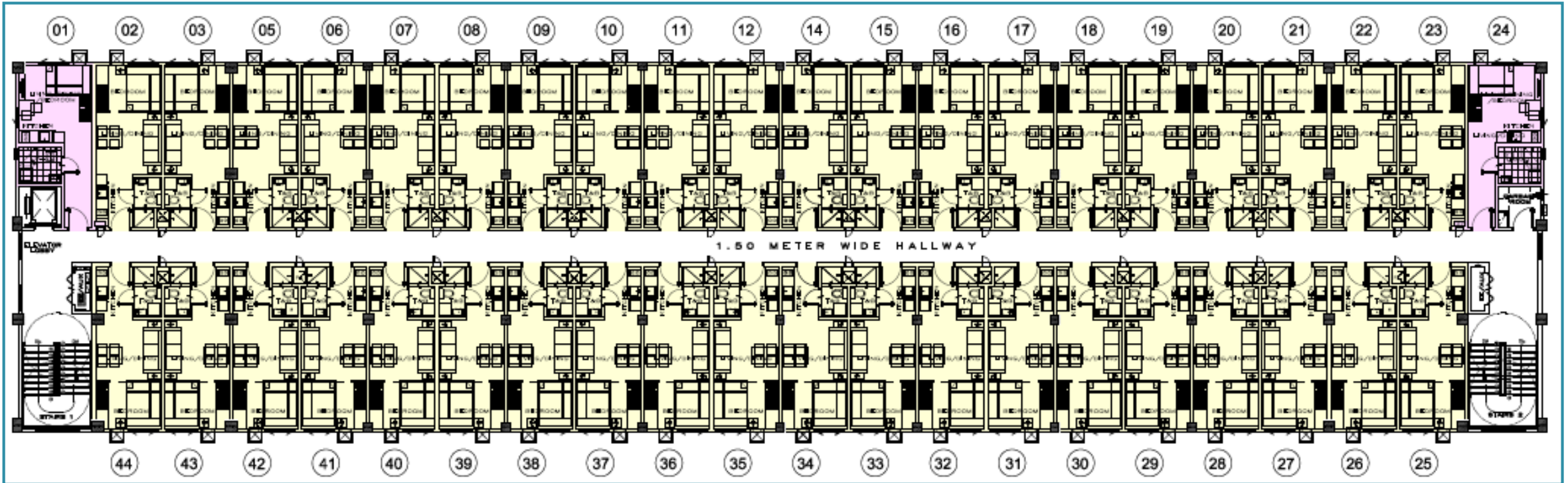
FLOOR PLAN / BUILDING F

Typical 2nd- 4th Floor

City View
01-11


Open Garden View
12-24

Amenity View



Linear Park View

LEGENDS:

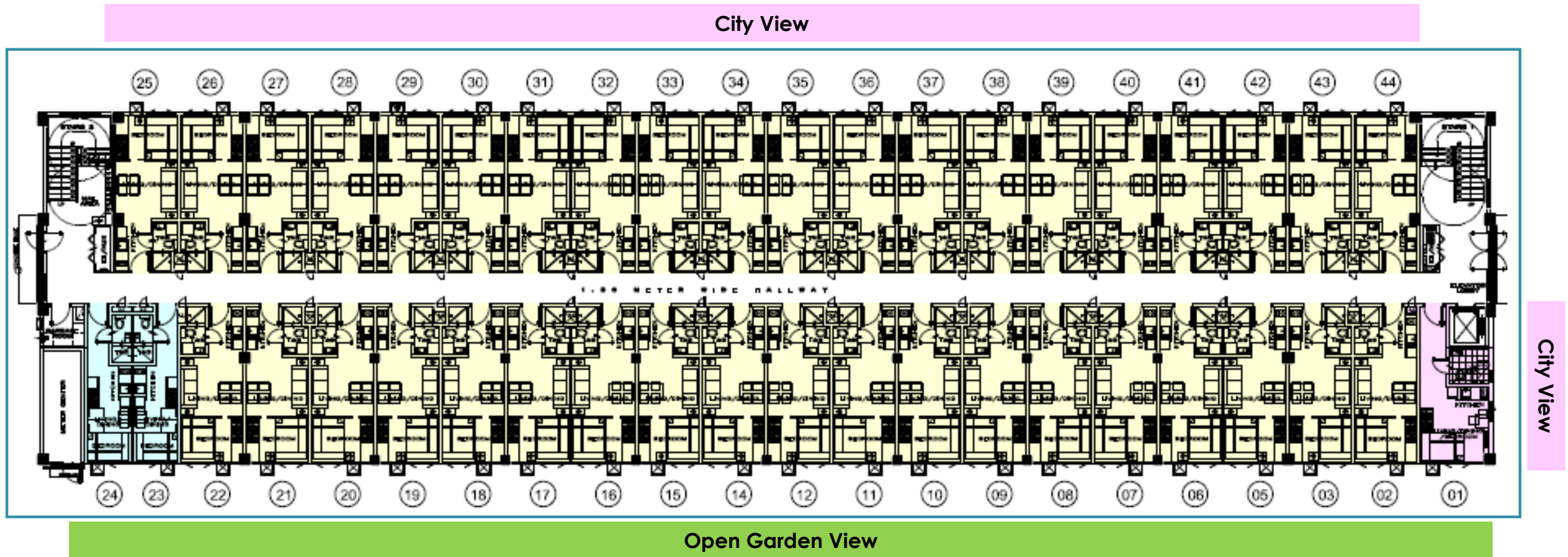
-  STUDIO END UNIT
-  1 BEDROOM UNIT

KEY PLAN



FLOOR PLAN / BUILDING G

Ground Floor



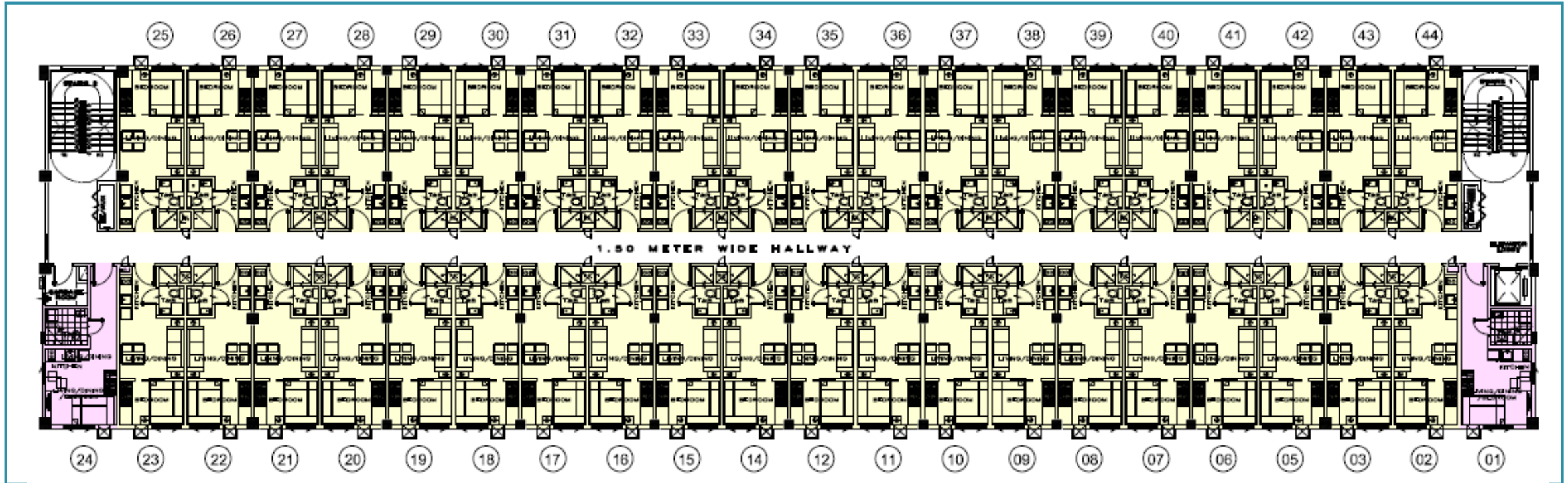
- LEGENDS:
- STUDIO END UNIT
 - STUDIO UNIT
 - 1 BEDROOM UNIT



FLOOR PLAN / BUILDING G

Typical 2nd- 4th Floor



City View



City View

Open Garden View

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

KEY PLAN

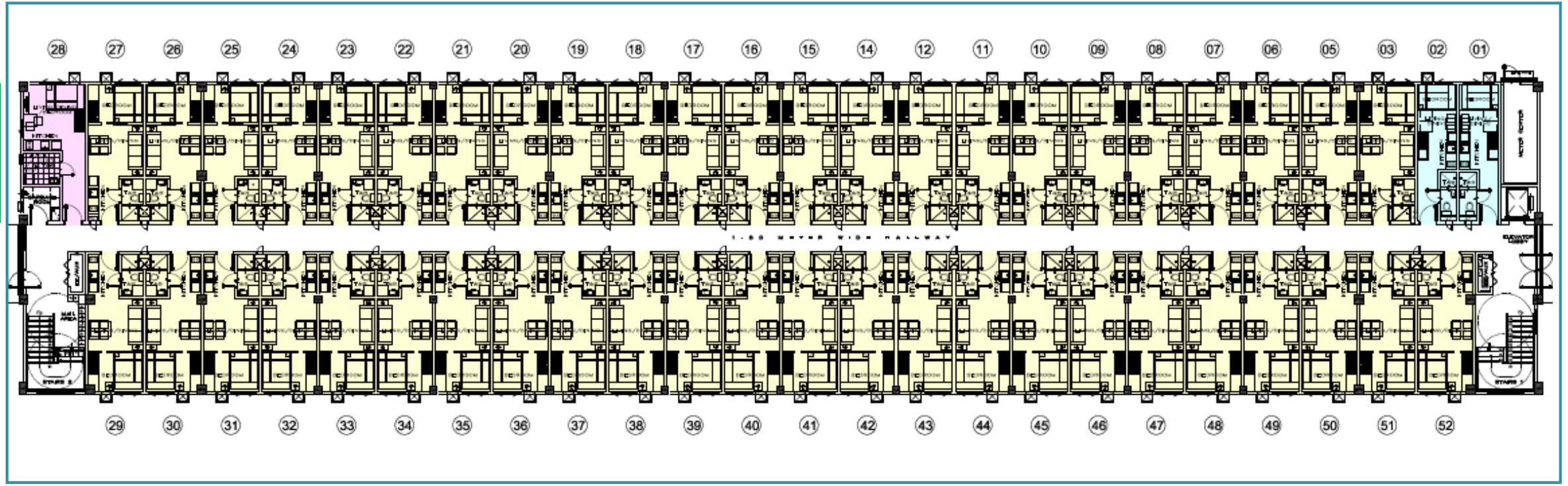


FLOOR PLAN / BUILDING H

Ground Floor

City View

Open
Garden View



Linear Park View

LEGENDS:

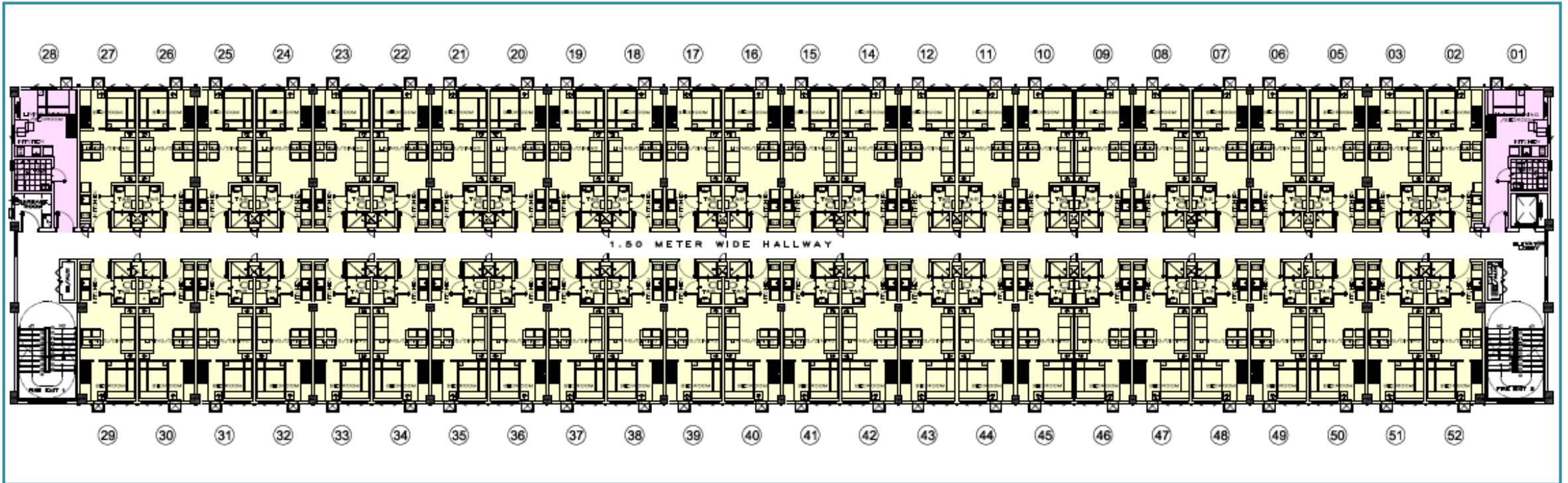
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



FLOOR PLAN / BUILDING H



Typical 2nd- 4th Floor

City View

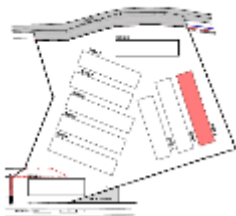


Linear Park View

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

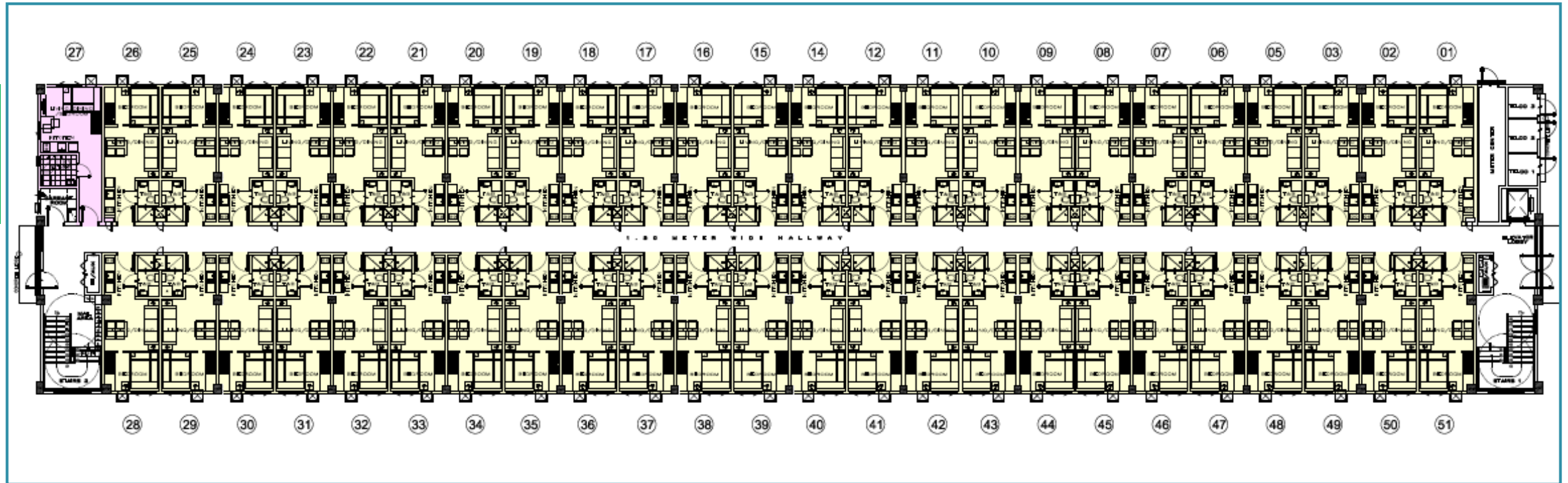
KEY PLAN



FLOOR PLAN / BUILDING I



Ground Floor

Linear Park View



Linear Park View

LEGENDS:

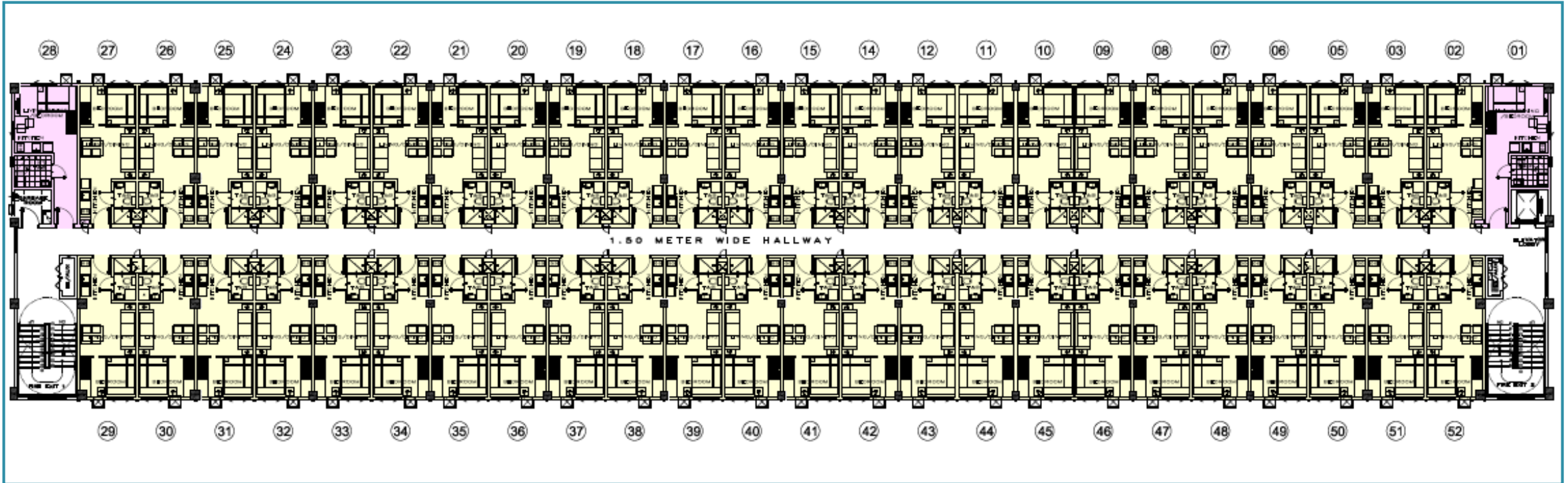
-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLAN / BUILDING I



Typical 2nd- 4th Floor

Linear Park View



Linear Park View

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

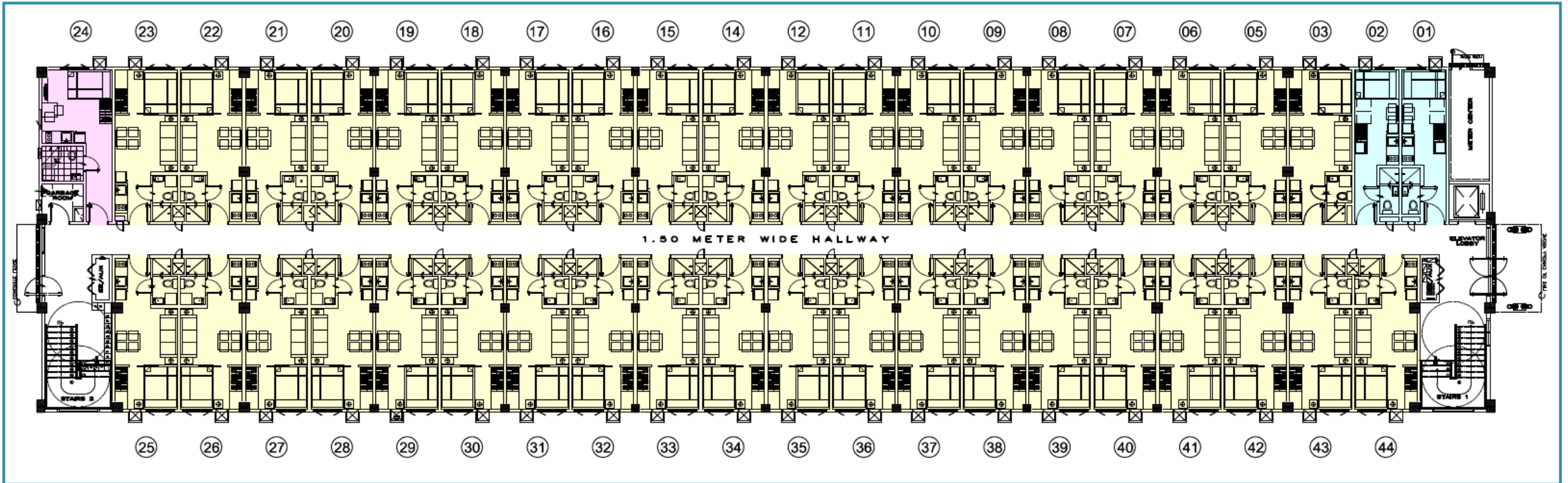


FLOOR PLAN / BUILDING J

Ground Floor



Linear Park View

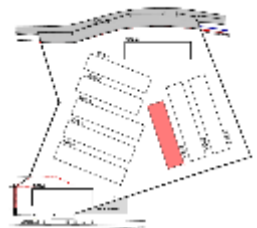


Amenity View

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

KEY PLAN

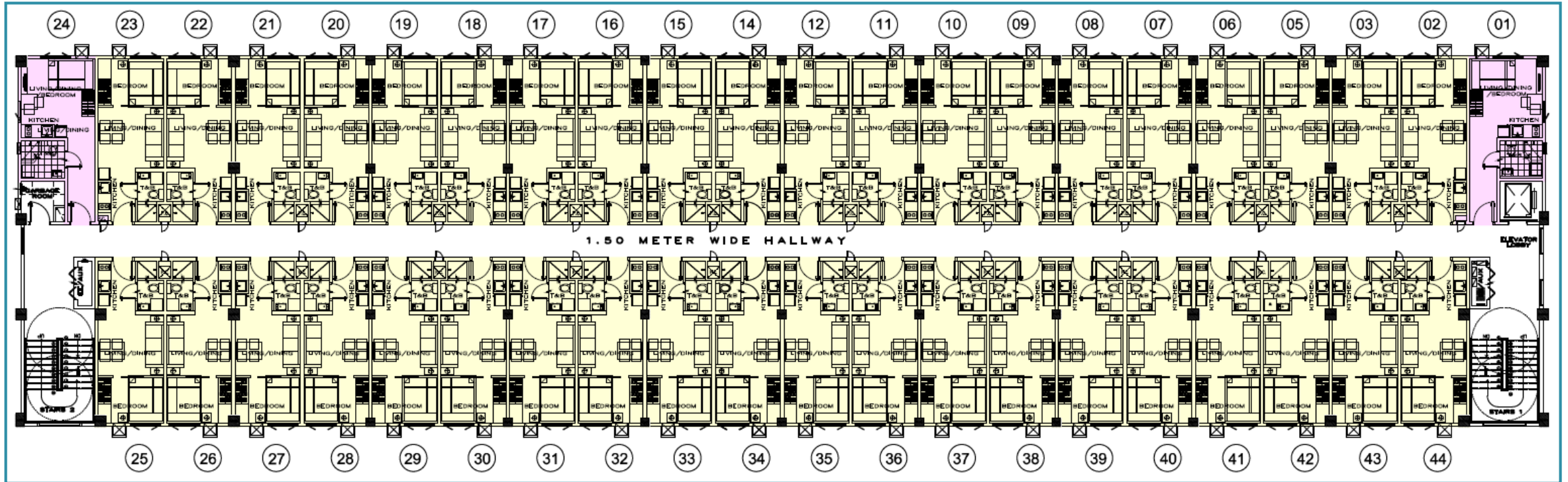




FLOOR PLAN / BUILDING J

Typical 2nd- 4th Floor

Linear Park View



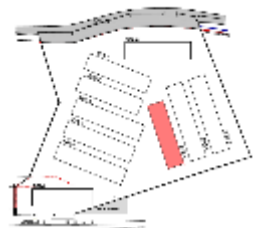
Amenity View

KEY PLAN

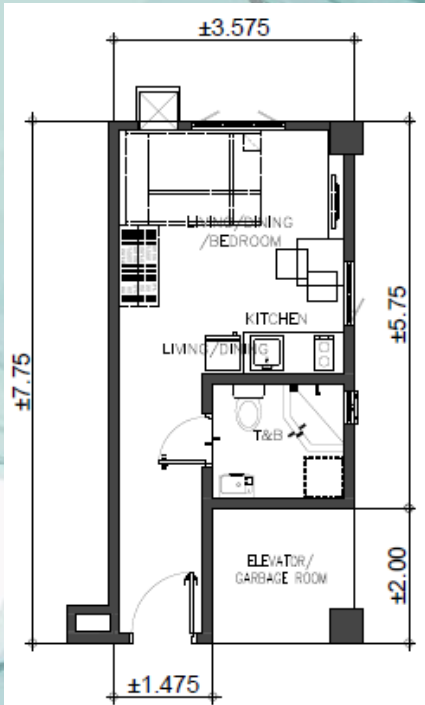
LEGENDS:

STUDIO END UNIT

1 BEDROOM UNIT



UNIT LAYOUT



STUDIO END UNIT

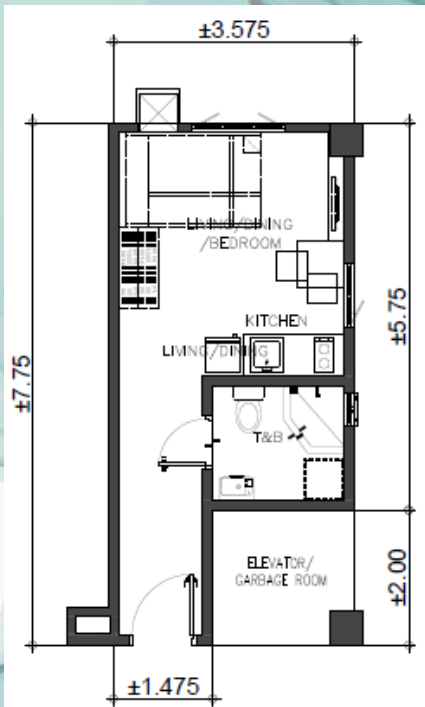
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	19.31	207.85
Toilet & Bath	4.50	48.44
TOTAL	±23.81	±253.06


STUDIO END UNIT
 SCALE: NOT TO SCALE



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

UNIT LAYOUT



STUDIO END UNIT

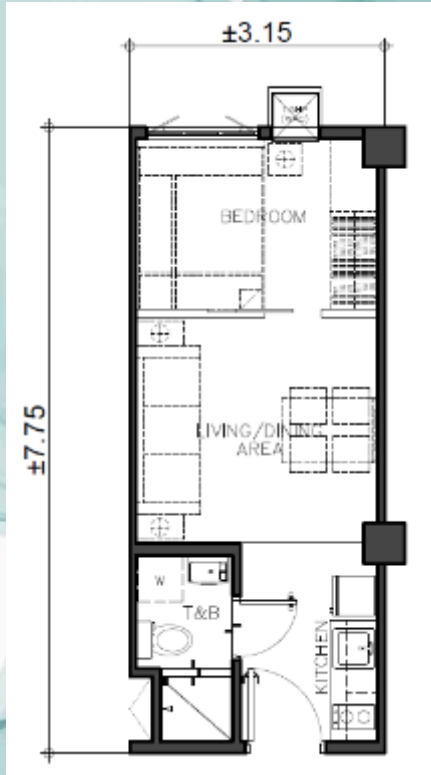
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UNIT LAYOUT



1 BEDROOM UNIT

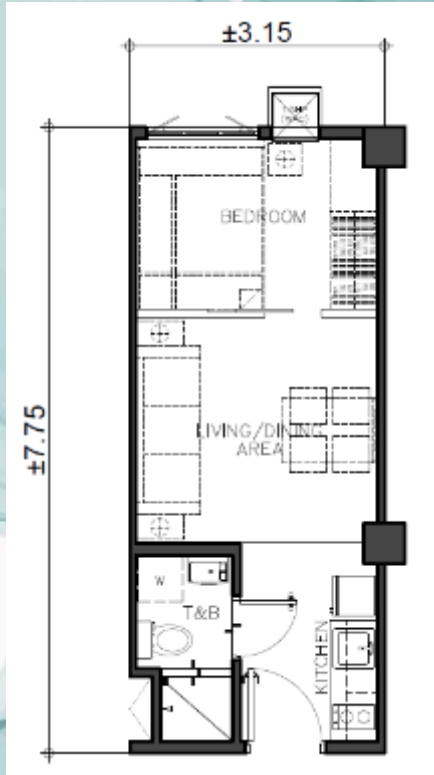
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74

1 BEDROOM UNIT
SCALE NOT TO SCALE



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UNIT LAYOUT



1 BEDROOM UNIT

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SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

BUILDING FEATURES

VANCOUVER
LANDS INC.



- ✓ Gated community with 24/7 security
- ✓ Commercial Strip
- ✓ CCTV for common areas
- ✓ Mailroom located at the GF
- ✓ Power by Angeles Electric Corporation
- ✓ Garbage room in every floor
- ✓ Wi-Fi ready lobby
- ✓ Property Management Services
- ✓ Prime Key Leasing

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UNIT DELIVERABLES

TYPICAL UNIT FINISHES

Wall Finish	<ul style="list-style-type: none"> Living, Dining, Kitchen & Bedroom: Semi-gloss paint finish Toilet & Bath: Semi-gloss paint finish with 1.5m-high tiles on shower area and tiled baseboard
Floor Finish	<ul style="list-style-type: none"> Ceramic tiles or equivalent
Doors	<ul style="list-style-type: none"> Main Entrance: Laminated wood door Bedroom: Laminated wood door Toilet & Bath: PVC door
Windows	<ul style="list-style-type: none"> Aluminum casement window
Toilet & Bath	<ul style="list-style-type: none"> Water closet Lavatory Soap Holder Tissue Holder Shower Assembly Fixtures
Kitchen	<ul style="list-style-type: none"> Polished tiles on concrete kitchen countertop

SMDC

NOW

RESIDENCES
ANGELES CITY, PAMPANGA

SHOWROOM LOCATION



VANCOUVER
LANDS INC.



ACTUAL MODEL UNIT PHOTO (DRESSED UP)

Unit No 109-110, GF BPO5 Bldg ([Tech Hub Building 5](#))

SM City Clark, MA Roxas Highway Brgy Malabanas Angeles City, Pampanga, 2009 Philippines

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What is Now Residences?

Now Residences is a midrise residential development which offers the best of both worlds in the very prime location City of Angeles, Pampanga

Where is Now Residences?

Now Residences is located along Poinsettia Avenue, Brgy Pampang, Angeles City, Pampanga

Who is the developer of Now Residences?

Now Residences is developed by Vancouver Lands, Inc (VLI) It is a wholly owned subsidiary of SM Development Corporation, the leading developer of condominiums in the Central Business Districts of Metro Manila

How many buildings?

10 midrise buildings

How many floors will Now Residences have?

All buildings of Now Residences will have four (4) physical floor levels

What is the ceiling height of the unit?

2.40m to 2.70m - Kitchen and T&B
2.80m to 3.10m - Other Areas

What is the hallway or corridor width?

1.50m

How many elevators are there?

1 per building (8 people capacity)

How many garbage rooms are there?

1 located at the end of each floor of all buildings

**INVEST
NOW**

**REASONS TO
BELIEVE**

PHILIPPINES & REAL ESTATE

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.

NOW RESIDENCES

WHY INVEST IN NOW 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.

SMDC

NOW

RESIDENCES

ANGELES CITY, PAMPANGA

DHSUD LTS NO: 2023-02-483

TARGET COMPLETION DATE: June 2027

DEVELOPER: Vancouver Lands, Inc.

Charmaine Comandao, APD
charmaine.comandao@smdevelopment.com

Joseph Lawrence E. Cruz, PD
joseph.cruz@smdevelopment.com

SMDC

VANCOUVER
LANDS INC.