The logo for SMDC, consisting of the letters 'SMDC' in a bold, white, sans-serif font, centered within a solid blue rectangular background. The background of the entire slide is a light yellow color with various decorative elements: orange diagonal stripes in the top-left corner, a teal circle with white dashed lines in the top-right, teal dashes in the bottom-left, and orange circles and leaves in the bottom-right.

SMDC

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THE LOCATION

**GENERAL TRIAS CITY
IN THE PROVINCE OF
CAVITE, IS A HIGHLY
PROGRESSIVE
LOCATION.**

Infrastructure Developments

- CAVITEX
(Cavite Expressway)
- CALAX
(Cavite-Laguna-Expressway)
- LRT Line 1 Extension
- Sangley Int'l Airport Expansion
- LRT Line 6 Proposal

Industrial, Commercial & Tourist Hub

- CEPZA
(Cavite Export Processing Zone
Authority) has 110 firms.
- GATEWAY BUSINESS PARK
- NEW CAVITE INDUSTRIAL CITY
- Various commercial, leisure,
recreational establishments
and tourist destinations

Next Major Real Estate Hub

The growing preference to live in the suburbs, specifically Cavite has spurred major real estate developers to start their projects in the area.

INFRASTRUCTURE DEVELOPMENTS FOR IMPROVED CONNECTIVITY

- CAVITEX
(Cavite Expressway)
- CALAX
(Cavite-Laguna-Expressway)
- LRT Line 1 Extension
- Sangley Int'l Airport Expansion
- LRT Line 6 Proposal



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INDUSTRIAL, COMMERCIAL & TOURIST HUB

- **CEPZA**
(Cavite Export Processing Zone Authority)
- **GATEWAY BUSINESS PARK**
- **NEW CAVITE INDUSTRIAL CITY**
- **VARIOUS COMMERCIAL, LEISURE,
RECREATIONAL ESTABLISHMENTS
AND TOURIST DESTINATIONS.**



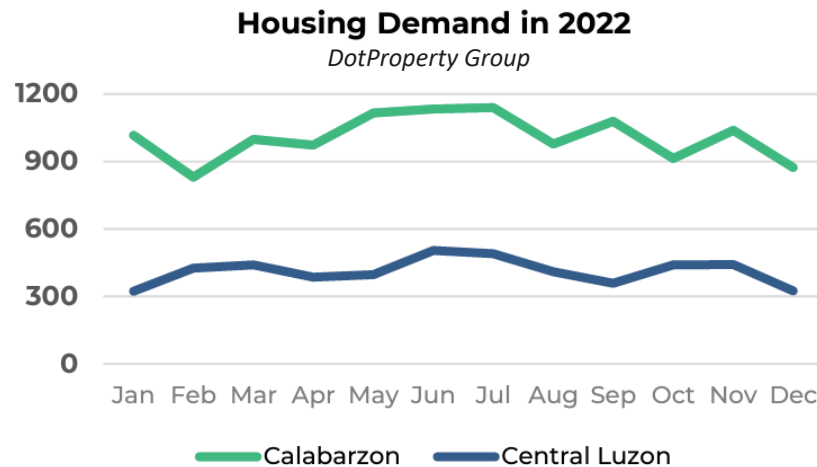
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NEXT MAJOR REAL ESTATE HUB AND COMMERCIAL BUSINESS DISTRICT

The growing preference to live in the suburbs, specifically Cavite has spurred major real estate developers to start their projects in the area.

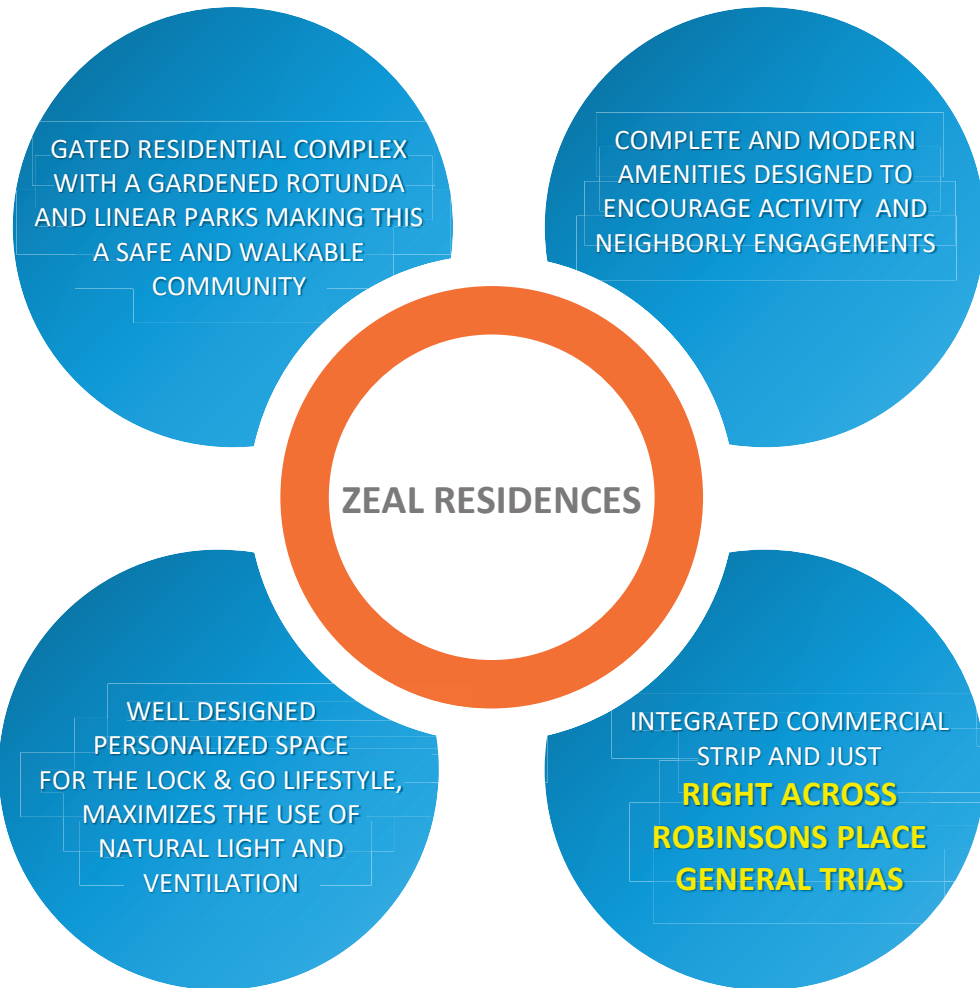
Housing demand

in North and South regions steady throughout 2022



Calabarzon has two areas that spurred housing demand, one of which is Cavite.

THE DEVELOPMENT



**MASTER-PLANNED,
MODERN, COMPLETE
AND EXCLUSIVE
COMMUNITY.**

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

- RELOCATORS
- LOCAL UPGRADERS
- START-UP FAMILIES



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AND VALUABLE FOR INVESTORS

- LAND VALUE APPRECIATION
- RENTAL YIELDS



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THE PROFESSIONAL SERVICES

**YOUR INVESTMENT
IS SAFE, WELL-KEPT
AND CAN BE LEASED
OUT, IF YOU WISH
TO EARN THRU
RENTAL YIELDS**

GREENMIST
PROPERTY MANAGEMENT CORP.



SMDC GOOD STAYS

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PROPERTY MANAGEMENT

Greenmist Property Management Corporation (GMPC) is the official property management company of SMDC.

We provide consistent, first-rate property management services to ensure that the community and your home are safe and well kept.

This way, the property stays as a good investment for you and your family for years to come.



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ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE

1. PRIME LOCATION THAT PROVIDES ACCESSIBILITY TO ALL KEY ESSENTIALS.
2. A MASTER-PLANNED, MODERN, COMPLETE AND EXCLUSIVE COMMUNITY.
3. SUITABLE FOR END-USERS AND VALUABLE FOR INVESTORS.
4. PROFESSIONALLY MANAGED TO BE SAFE, WELL-KEPT AND CAN BE LEASED OUT TO EARN RENTAL YIELDS.

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ZEAL
RESIDENCES
GENERAL TRIAS, CAVITE

**WHETHER YOU ARE AN END-USER
OR AN INVESTOR, THIS DEVELOPMENT WILL
MAKE YOU LIVE LIFE WITH ENTHUSIASM.**

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SMDC GOOD STAYS

LEASING AND TENANCY MANAGEMENT

Experience a hassle-free way to turn your investment into a profitable source of income.

SMDC Good Stays is the official residential leasing arm and tenancy management company of SM Development Corporation.

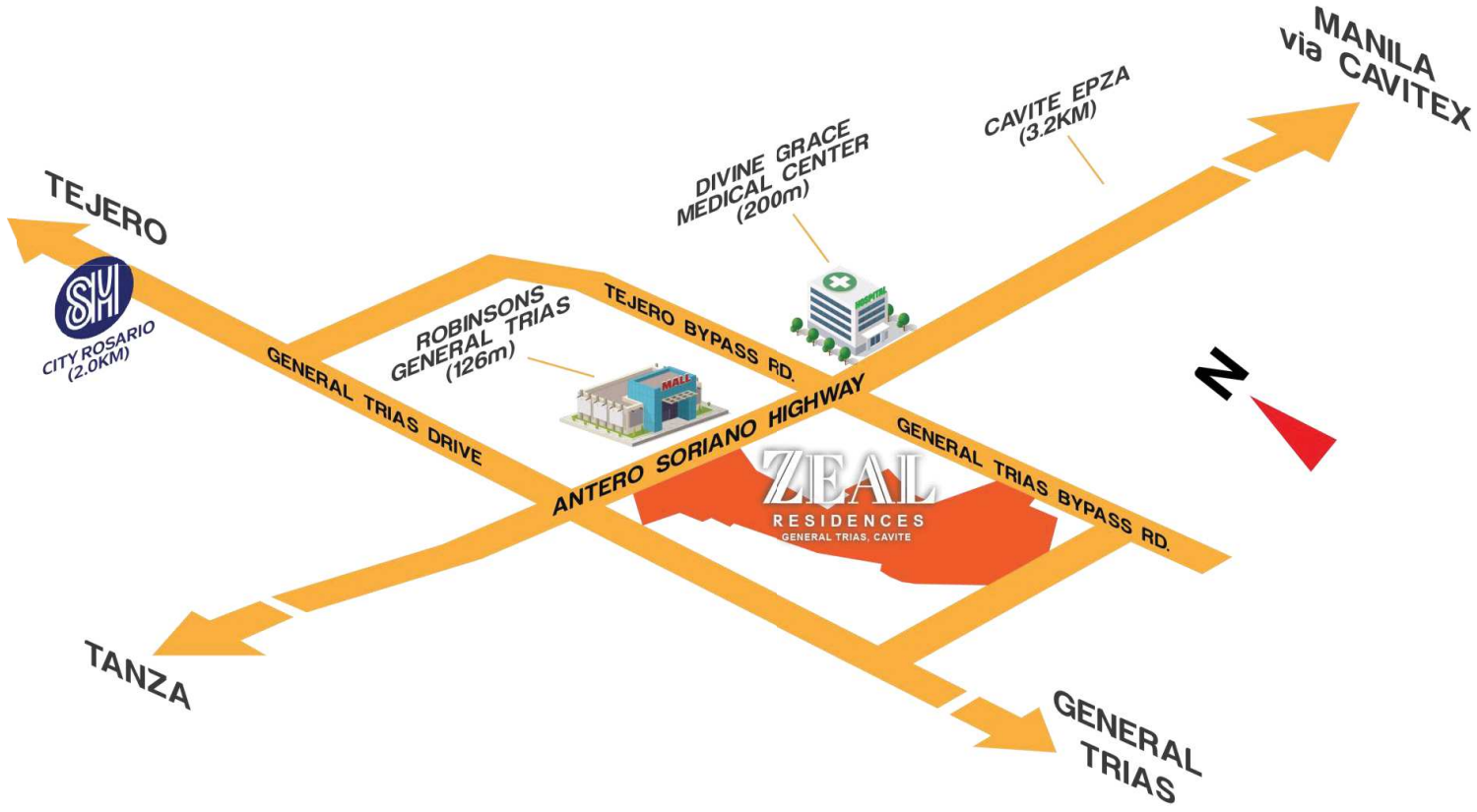
You can maximize your investment with us with our Long-Term Lease, Daily Lease, and Tenancy Management Services.



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LOCATION AND KEY PLACES



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RESIDENCES

GENERAL TRIAS, CAVITE

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PROJECT OVERVIEW

GENERAL FACTS

| | |
|----------------------------|--|
| Owner / Developer | Vancouver Lands Inc. |
| Location | City of Gen. Trias, Cavite |
| No. of Buildings (Towers) | Phase 1 - 9 Buildings Phase 2 - 3 Buildings |
| No. of Floors/Building | 4 floors |
| Total no. of Units | Phase 1 - 1,589 units Phase 2 - 599 units |
| Unit Type | 1 Bedroom Studio Studio End |
| Total No. of Parking Slots | 265 |
| Target Turnover Date | Phase 1 - Dec 2026 Phase 2 - Nov 2027 |



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SITE DEVELOPMENT PLAN



For training purposes only. This



ENTRANCE GATE



Artist's perspective

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GARDEN ROTUNDA



Artist's perspective

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MAIN LOBBY



Artist's perspective

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MAIN LOBBY



Artist's perspective

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LIFT LOBBY



Artist's perspective

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CENTRAL AMENITY



Artist's perspective

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SWIMMING POOL

A wide-angle photograph of a modern residential complex featuring a large, rectangular outdoor swimming pool. The pool is surrounded by a paved deck with several lounge chairs. In the background, there are multi-story apartment buildings with a mix of light and dark facades, interspersed with green trees. A wooden pergola structure is visible on the right side of the pool. The sky is bright blue with scattered white clouds.

Artist's perspective

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SWIMMING POOL

A modern swimming pool area with a wooden pergola and lounge chairs. The pool is surrounded by a paved deck and landscaped with trees and flowers. In the background, there are multi-story apartment buildings with balconies and air conditioning units. The sky is clear and blue.

Artist's perspective

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PLAYGROUND



Artist's perspective

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LINEAR PARK



Artist's perspective

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LINEAR PARK



Artist's perspective

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CLUBHOUSE



Artist's perspective

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COVERED BASKETBALL COURT



Artist's perspective

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ZEAL

R E S I D E N C E S

GENERAL TRIAS, CAVITE

TECHNICAL DETAILS

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SITE DEVELOPMENT PLAN



For training purposes only. This



ZEAL
RESIDENCES
GENERAL TRIAS, CAVITE

BUILDING FEATURES



- ✓ 1 passenger elevator
- ✓ 2 fire exit area/ stairs per building
- ✓ Centralized Mailroom at ground floor per building
- ✓ Standby generator set for the common areas
- ✓ Power will be provided by Meralco
- ✓ Water will be supplied by General Trias Water Corporation
- ✓ Gated community with 24/7 security

VANCOUVER
LANDS INC.

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RESIDENCES
GENERAL TRIAS, CAVITE

**BUILDING
ELEVATION**



4th Floor

3rd Floor

2nd Floor

Ground Floor

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LANDS INC.

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BUILDING DETAILS

BUILDING K

VANCOUVER
LANDS INC.



- 200 residential units
- Ground floor – 50 residential units
- Typical floors (2nd to 4th floors) – 50 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 191 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 7 |
| TOTAL | | 200 |

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BUILDING DETAILS

BUILDING H

VANCOUVER
LANDS INC.



- 200 residential units
- Ground floor – 50 residential units
- Typical floors (2nd to 4th floors) – 50 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 191 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 7 |
| TOTAL | | 200 |

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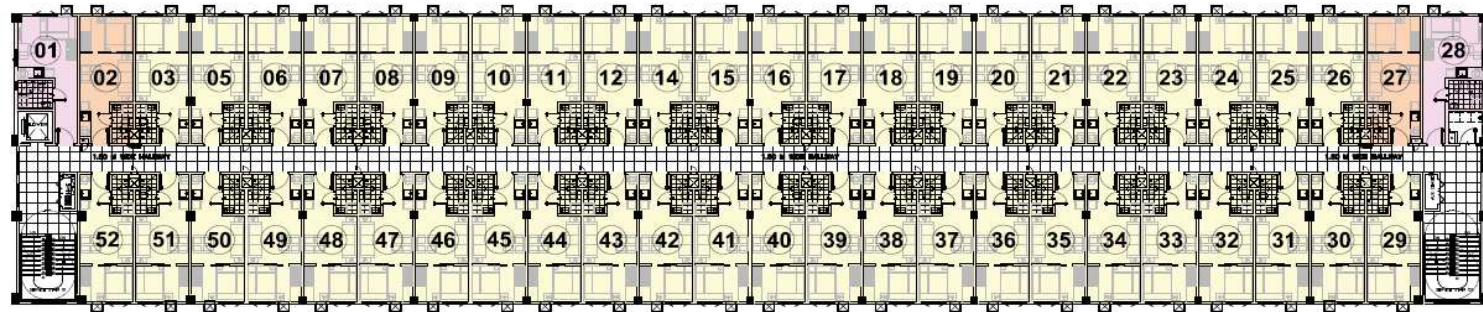
BUILDING FLOOR PLAN

BUILDING H



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South West View



Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



• 50 residential units

Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING I

VANCOUVER
LANDS INC.



- 200 residential units
- Ground floor – 50 residential units
- Typical floors (2nd to 4th floors) – 50 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 191 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 7 |
| TOTAL | | 200 |

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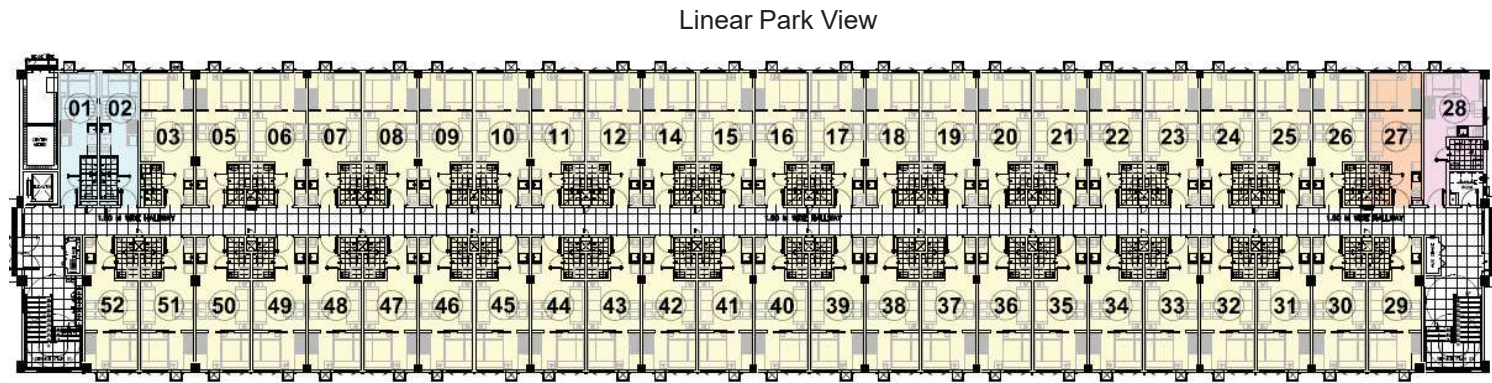


BUILDING FLOOR PLAN

BUILDING I



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LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Ground Floor Plan



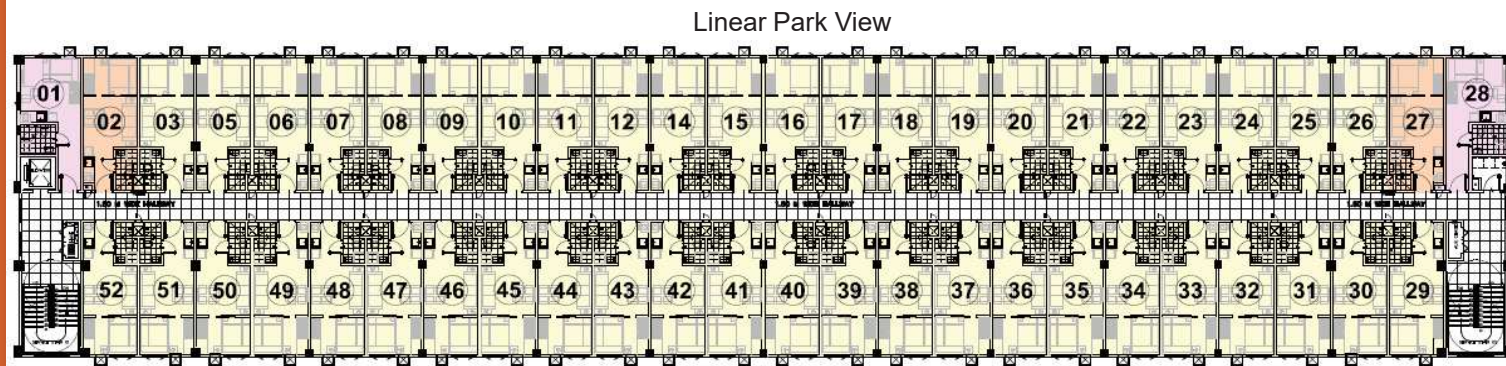


BUILDING FLOOR PLAN

BUILDING I






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Linear Park View

LEGEND:

-  STUDIO END UNIT
-  1 BEDROOM UNIT
-  1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING J

VANCOUVER
LANDS INC.



- 199 residential units
- Ground floor – 49 residential units
- Typical floors (2nd to 4th floors) – 50 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 192 |
| Studio End | 23.81 | 7 |
| TOTAL | | 199 |

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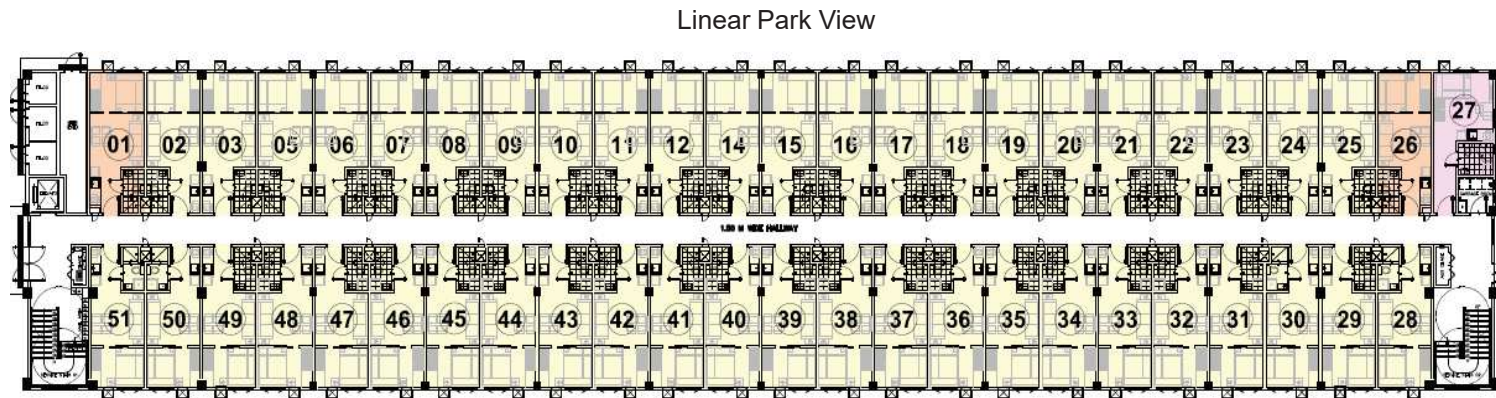


BUILDING FLOOR PLAN

BUILDING J



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Linear Park View

Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Ground Floor Plan





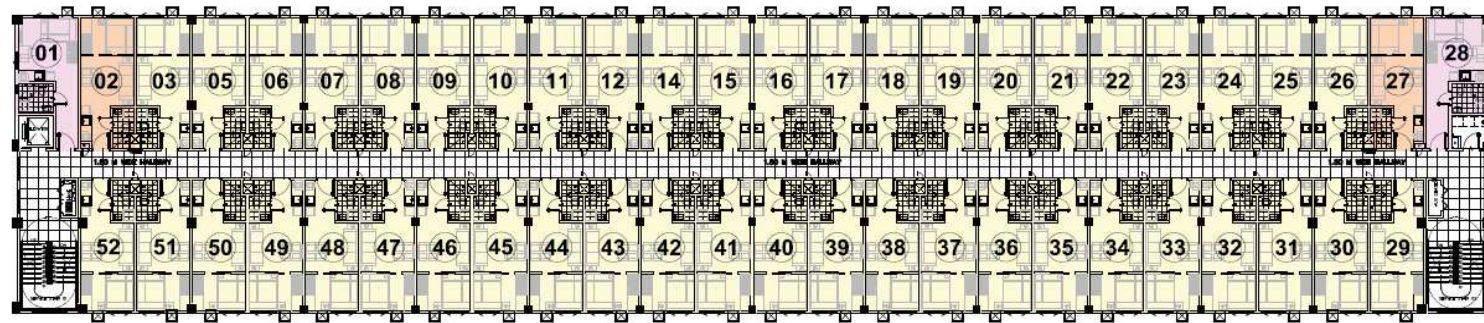
BUILDING FLOOR PLAN

BUILDING J



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Linear Park View



Central Amenity View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Typical (2F to 4F) Floor Plan





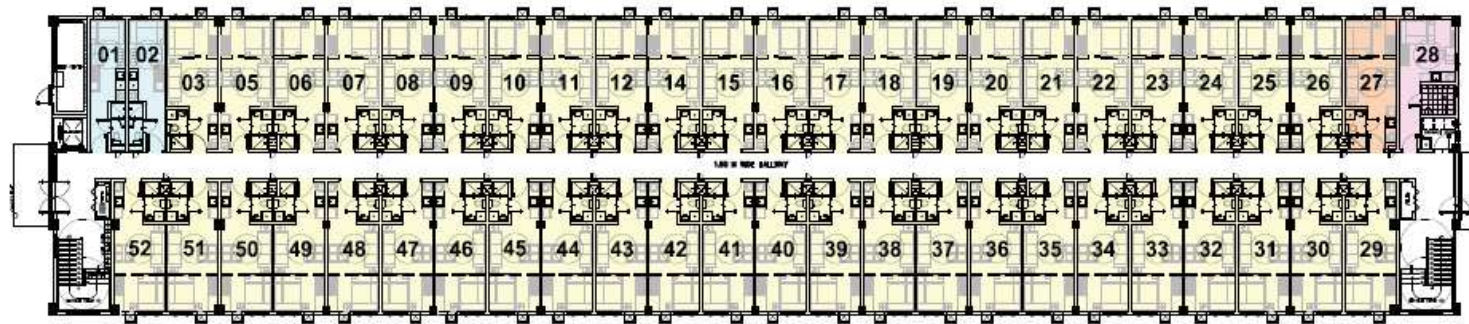
BUILDING FLOOR PLAN

BUILDING K



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Linear Park View



Central Amenity View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Ground Floor Plan





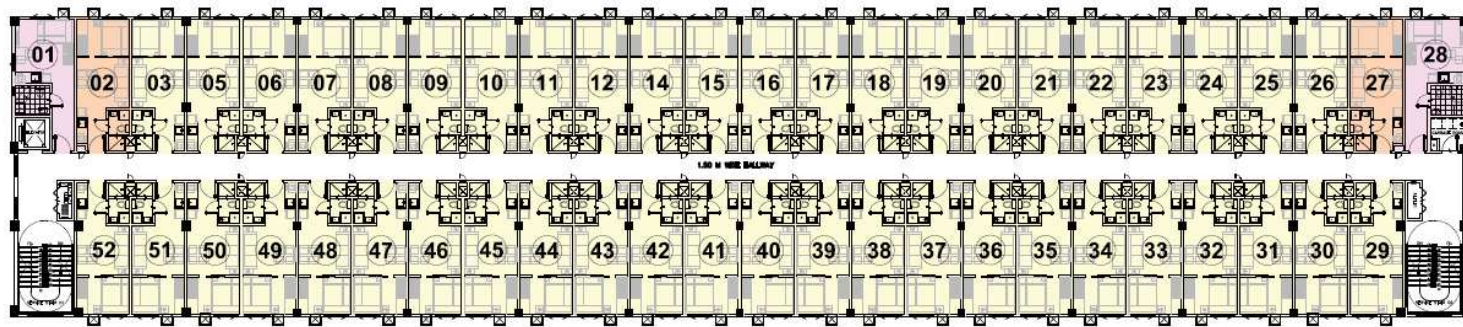
BUILDING FLOOR PLAN

BUILDING K



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Linear Park View



Central Amenity View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING L



- 156 residential units
- Ground floor – 30 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 149 |
| Studio End | 23.81 | 7 |
| TOTAL | | 156 |

VANCOUVER
LANDS INC.

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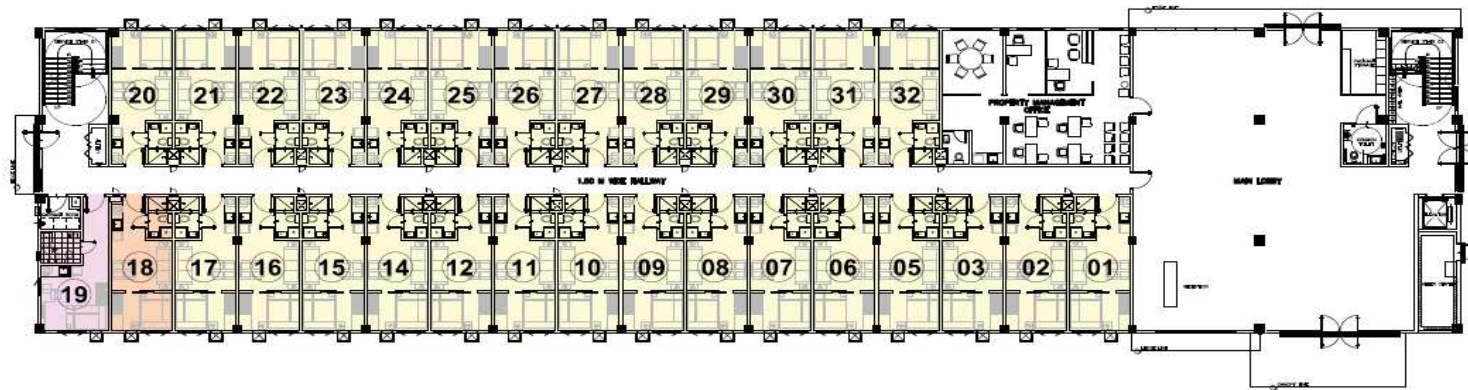
BUILDING FLOOR PLAN

BUILDING L



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Central Amenity View



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- Main Lobby
- PMO Office

- 30 residential units

Ground Floor Plan





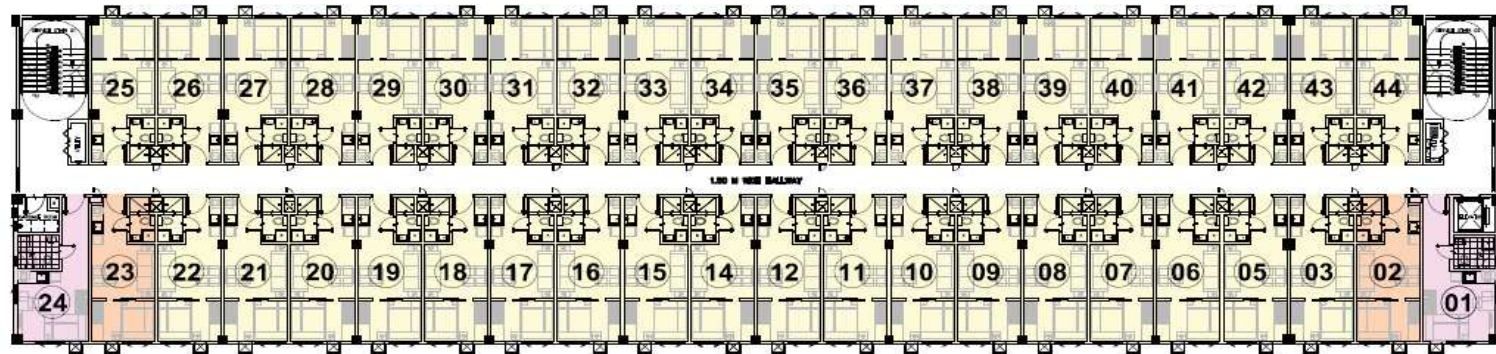
BUILDING FLOOR PLAN

BUILDING L



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Central Amenity View



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 42 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING M

VANCOUVER
LANDS INC.



- 168 residential units
- Ground floor – 42 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 159 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 7 |
| TOTAL | | 168 |

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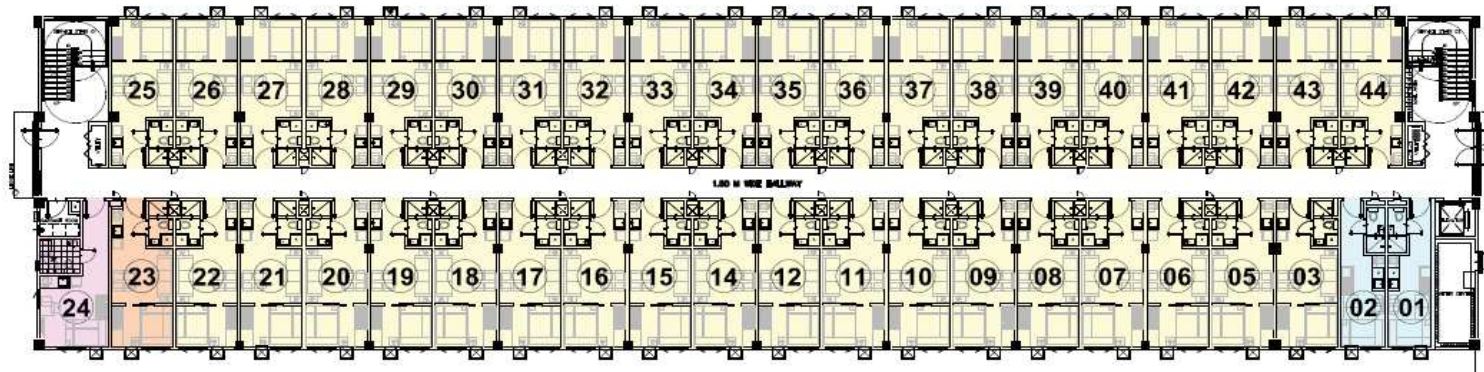
BUILDING FLOOR PLAN

BUILDING M



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Central Amenity View



North East View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 42 residential units

Ground Floor Plan





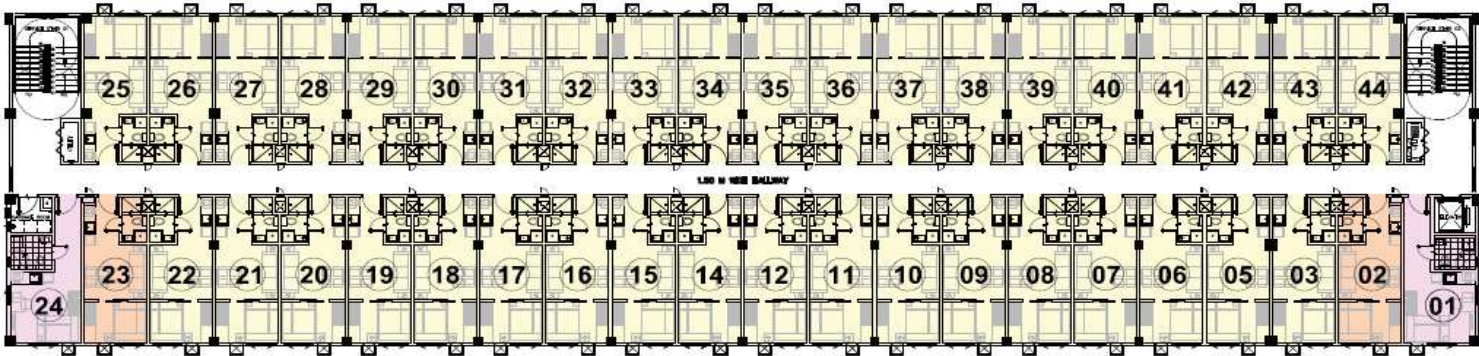
BUILDING FLOOR PLAN

BUILDING M



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Central Amenity View



North East View

- LEGEND:
- STUDIO END UNIT
 - 1 BEDROOM UNIT
 - 1 BEDROOM UNIT (NO COLUMN)



- 42 residential units
- Typical (2F to 4F) Floor Plan



BUILDING DETAILS

BUILDING N



- 167 residential units
- Ground floor – 41 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 160 |
| Studio End | 23.81 | 7 |
| TOTAL | | 167 |

VANCOUVER
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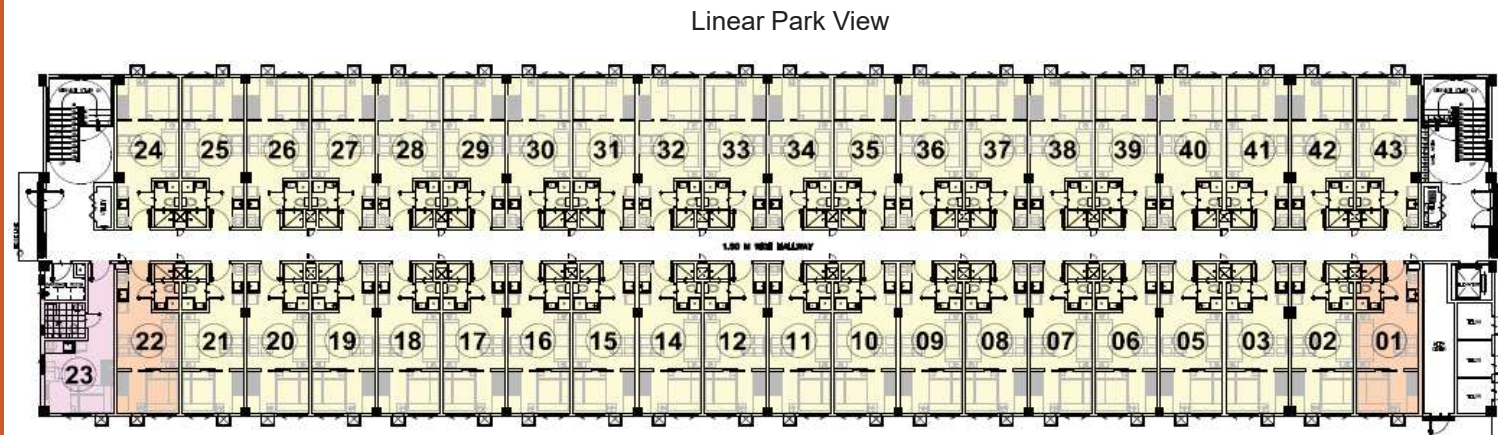


BUILDING FLOOR PLAN

BUILDING N



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Linear Park View

North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 41 residential units

Ground Floor Plan





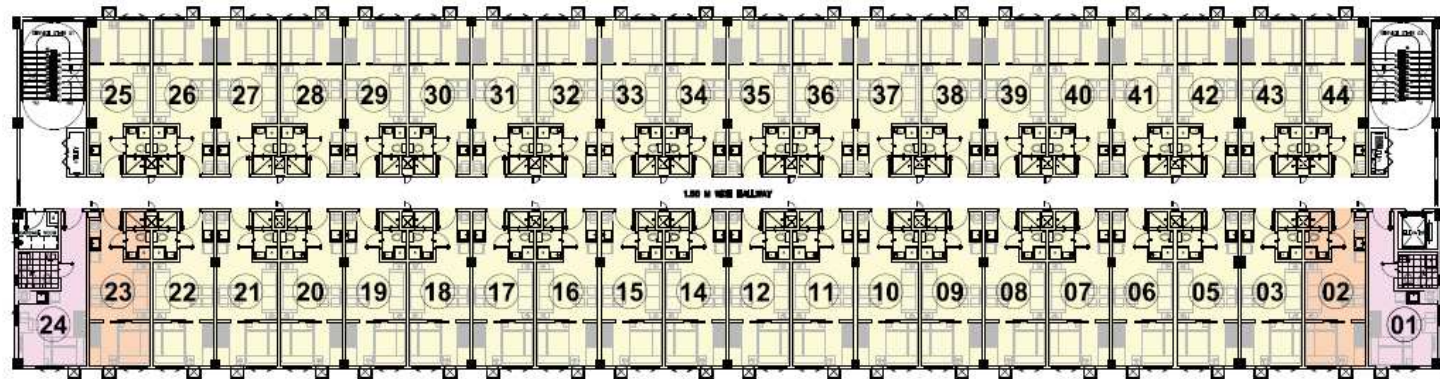
BUILDING FLOOR PLAN

BUILDING N



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Linear Park View



North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 42 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING O

VANCOUVER
LANDS INC.



- 179 residential units
- Ground floor – 41 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 171 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 6 |
| TOTAL | | 179 |

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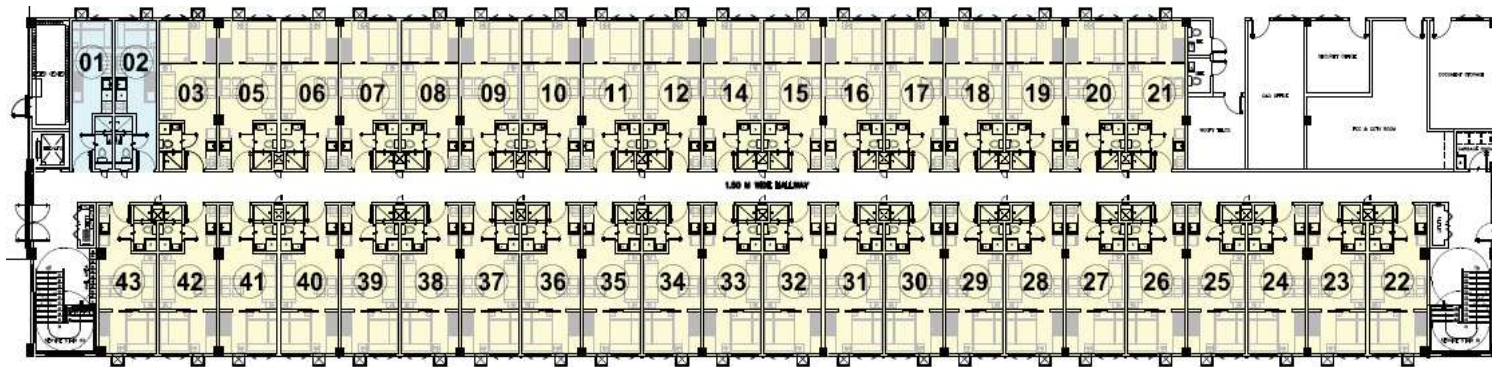
BUILDING FLOOR PLAN

BUILDING O



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South West View



Linear Park View

LEGEND:

- STUDIO UNIT
- 1 BEDROOM UNIT

- 41 residential units

Ground Floor Plan





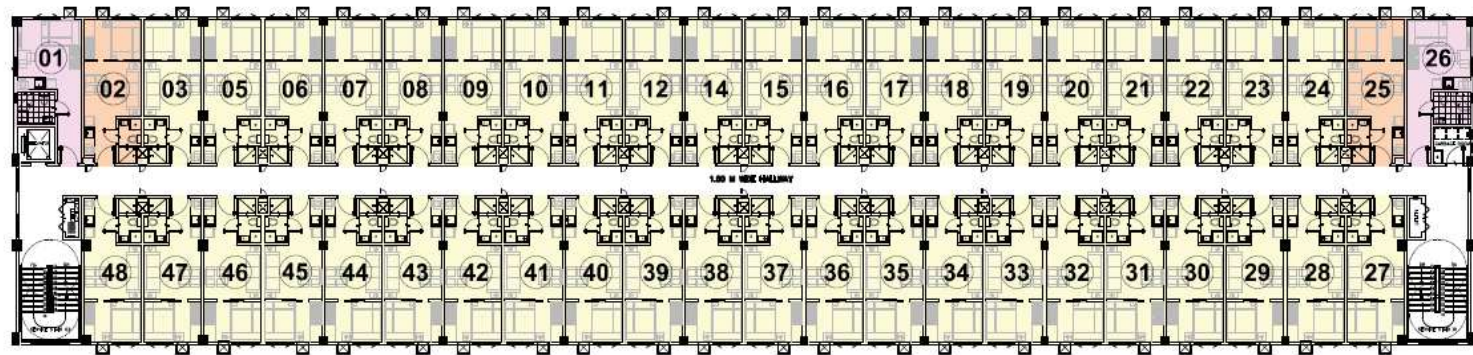
BUILDING FLOOR PLAN

BUILDING O



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South West View



Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 46 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING P

VANCOUVER
LANDS INC.



- 184 residential units
- Ground floor – 46 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 175 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 7 |
| TOTAL | | 184 |

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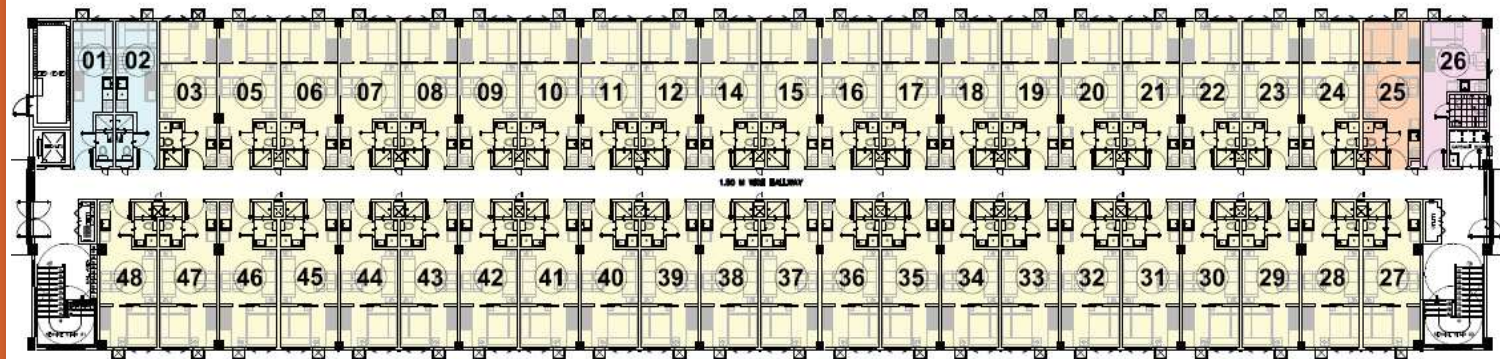
BUILDING FLOOR PLAN

BUILDING P



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South West View



Linear Park View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 46 residential units

Ground Floor Plan





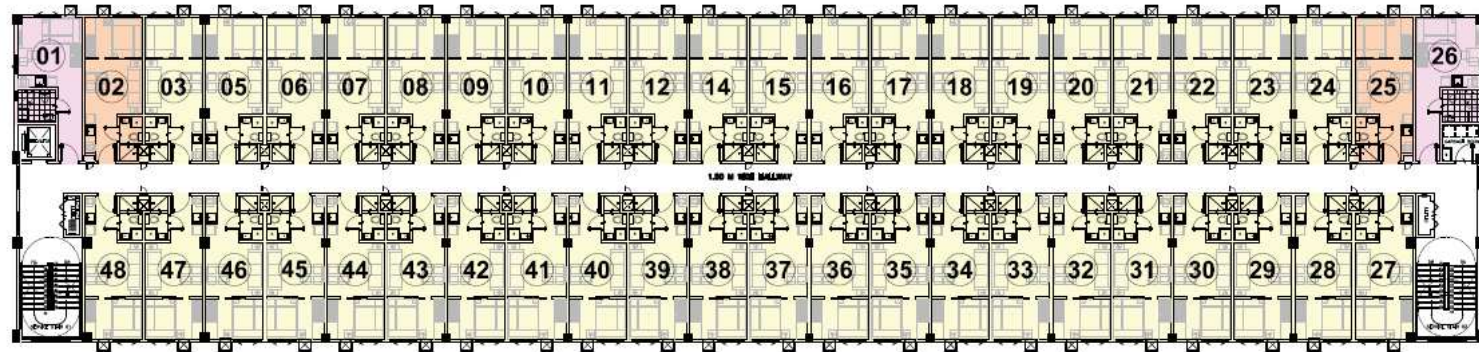
BUILDING FLOOR PLAN

BUILDING P






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South West View



Linear Park View

LEGEND:

-  STUDIO END UNIT
-  1 BEDROOM UNIT
-  1 BEDROOM UNIT (NO COLUMN)

- 46 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING Q

VANCOUVER
LANDS INC.



- 184 residential units
- Ground floor – 46 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 175 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 7 |
| TOTAL | | 184 |

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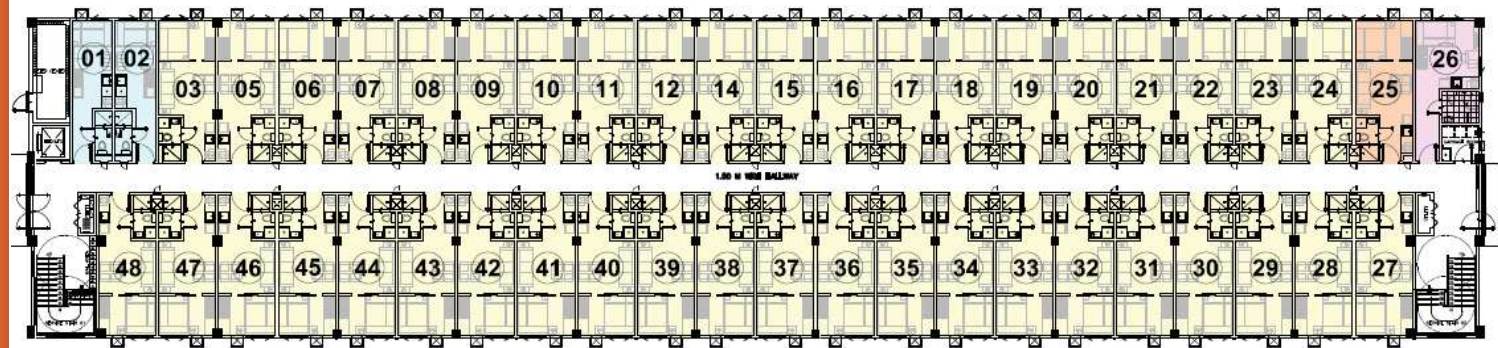
BUILDING FLOOR PLAN

BUILDING Q



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Linear Park View



Linear Park View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)



- 46 residential units

Ground Floor Plan



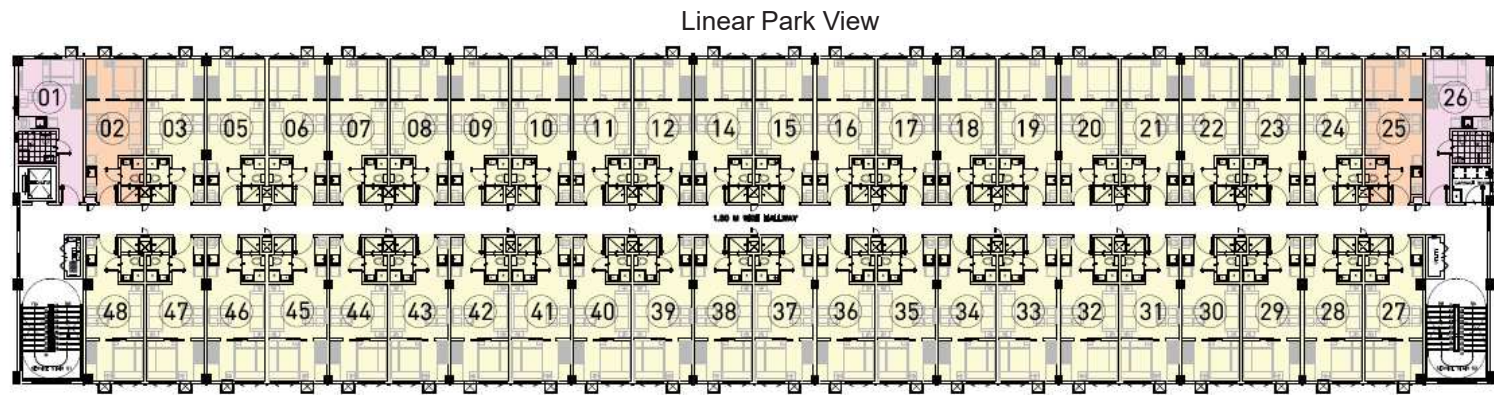


BUILDING FLOOR PLAN

BUILDING Q



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Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 46 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING R



- 167 residential units
- Ground floor – 41 residential units
- Typical floors (2nd to 4th floors) – 42 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 160 |
| Studio End | 23.81 | 7 |
| TOTAL | | 167 |

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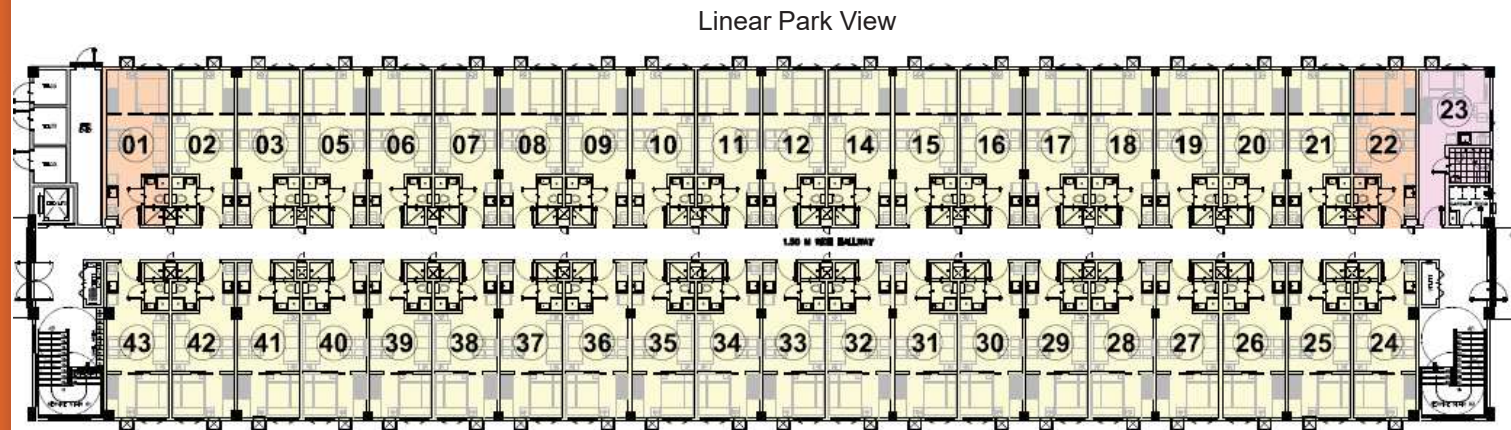


BUILDING FLOOR PLAN

BUILDING R



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North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 41 residential units

Ground Floor Plan



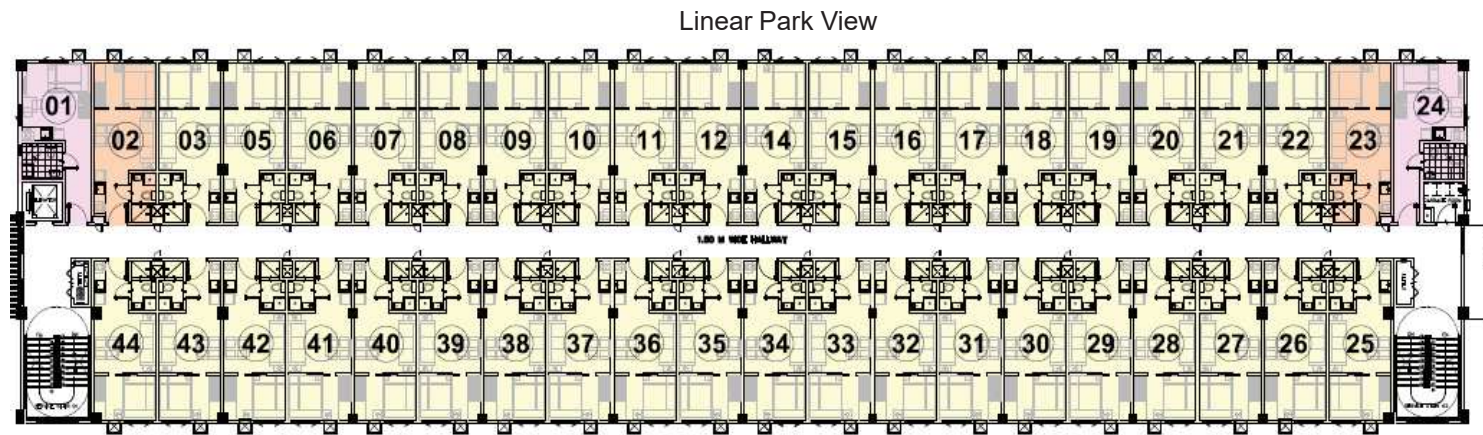


BUILDING FLOOR PLAN

BUILDING R



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North East View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 42 residential units

Typical (2F to 4F) Floor Plan





BUILDING DETAILS

BUILDING S

VANCOUVER
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- 184 residential units
- Ground floor – 46 residential units
- Typical floors (2nd to 4th floors) – 46 residential units

| Unit Type | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom | 24.11 to 24.99 | 175 |
| Studio | 17.63 to 18.21 | 2 |
| Studio End | 23.81 | 7 |
| TOTAL | | 184 |

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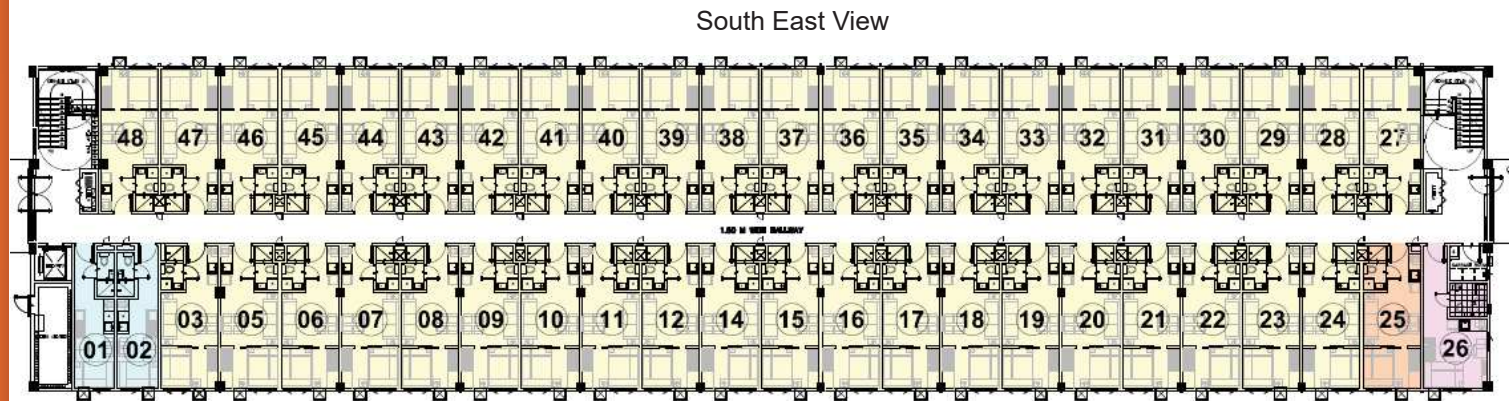


BUILDING FLOOR PLAN

BUILDING S



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South East View

Linear Park View

LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 46 residential units

Ground Floor Plan





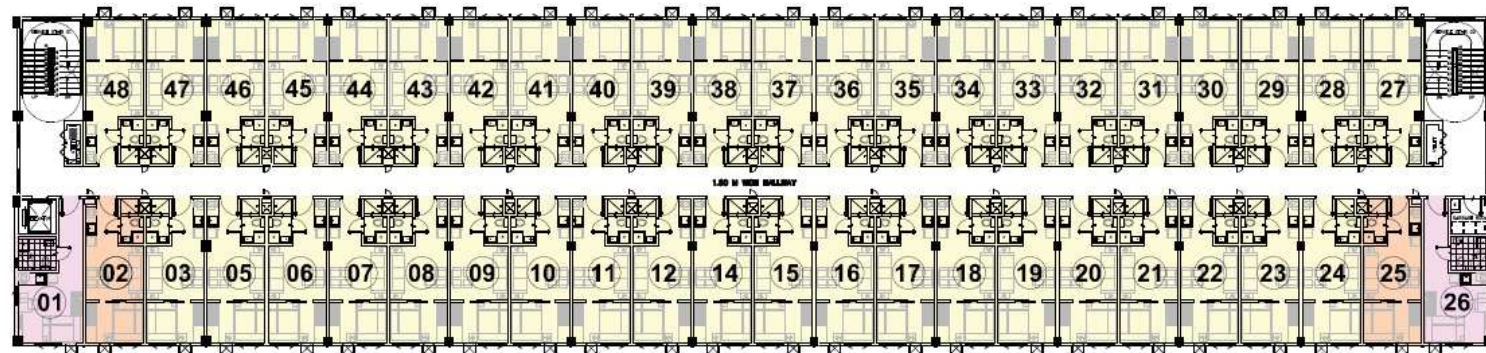
BUILDING FLOOR PLAN

BUILDING S



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South East View



Linear Park View

LEGEND:

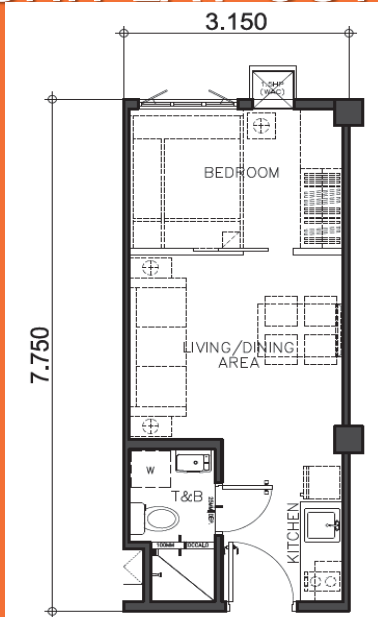
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 46 residential units

Typical (2F to 4F) Floor Plan



UNIT LAY-OUT



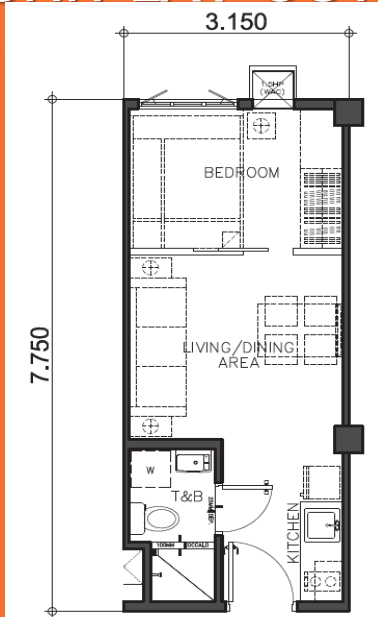
1 BEDROOM UNIT

| 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 |



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UNIT LAY-OUT



1 BEDROOM UNIT

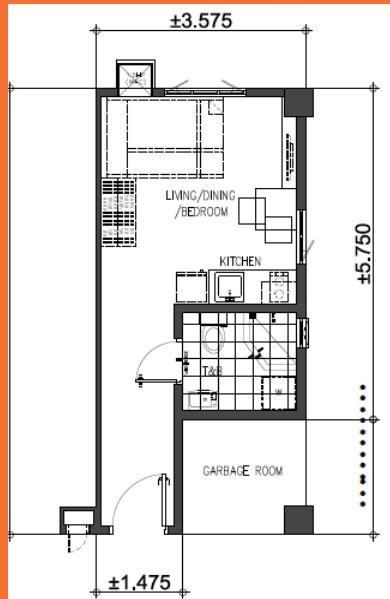
| ROOM DESCRIPTION | FLOOR AREA | |
|--------------------|---------------------------------|--------------------------------|
| | Square Meters (m ²) | Square Feet (ft ²) |
| Bedroom | 7.40 | 79.65 |
| Living/Dining Area | 8.82 | 94.94 |
| Toilet & Bath | 3.58 | 38.53 |
| Kitchen | 4.61 | 49.62 |
| TOTAL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



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UNIT LAY-OUT



STUDIO END UNIT

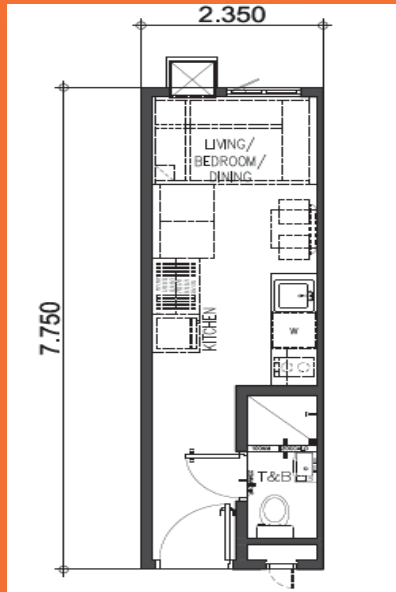
| ROOM DESCRIPTION | FLOOR AREA | |
|------------------------------------|---------------------------------|--------------------------------|
| | Square Meters (m ²) | Square Feet (ft ²) |
| Living/Dining/Bedroom/Kitchen Area | 19.31 | 207.85 |
| Toilet & Bath | 4.50 | 48.44 |
| TOTAL | ±23.81 | ±256.04 |



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UNIT LAY-OUT



| STUDIO UNIT | | |
|------------------------------------|---------------------------------|--------------------------------|
| ROOM DESCRIPTION | FLOOR AREA | |
| | Square Meters (m ²) | Square Feet (ft ²) |
| Living/Dining/Bedroom/Kitchen Area | 14.89 | 160.27 |
| Toilet & Bath | 3.32 | 35.74 |
| TOTAL | ±18.21 | ±195.95 |



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UNIT DELIVERABLES

TYPICAL UNIT FINISHES

| | |
|----------------|--|
| Floor Finishes | Ceramic Floor tiles or equivalent in all areas of the unit |
| Wall Finishes | Cement painted finish |
| Doors | Main: Laminated wood door Bedroom: Sliding laminated wood door T & B: PVC door |
| Windows | Aluminum framed window |
| Toilet & Bath | Combination of tiles and painted cement finish on portion of walls |
| Kitchen | Kitchen counter with sink, accessories and under-counter cabinet |



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ZEAL
RESIDENCES
GENERAL TRIAS, CAVITE

SHOWROOM LOCATION



2nd Floor SM City Rosario (beside SM Store and Toby's Sports)
General Trias Drive cor. Costa Verde Access Road, Tejeros Convention,
Rosario, Cavite

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ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE

For further inquires, please contact:

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Marietta D. Eborde
Project Director

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The logo consists of the letters 'SMDC' in a bold, white, sans-serif font, centered within a solid blue rectangular background. The background of the entire slide is a light yellow color with various decorative elements: orange diagonal stripes in the top-left, a teal circle in the top-right, teal dashes in the bottom-left, orange dots and a leaf branch in the bottom-right, and a white spiral pattern in the upper right quadrant.

SMDC

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