



Project Briefing
October 2011

Target Market

- End-users and Investors
 - Professionals working or doing business in the business districts, particularly in Makati, Ortigas, Bonifacio Global City and Rockwell Center
 - Singles, start-up families and empty nesters
 - Upgrading local market

Project Overview



- Situated on a 1.9-hectare prime lot at the corner of EDSA and Madison St. in Mandaluyong.
- 3 Residential towers with a common podium which consists of commercial spaces and parking levels
- Total inventory is 4,227 units
- Offers Studio, 1-Bedroom and 2-Bedroom units



Location



- **Bounded by EDSA and Madison Street**
- **Centrally and conveniently located at the heart of Metro Manila:** high proximity to commercial centers, CBDs, educational institutions, churches and hospitals.

Location



Ortigas CBD



SM Megamall



Medical City



Rockwell Center



Lourdes School



Makati CBD

- Few meters away from SM Megamall and other commercial centers
- Proximity to CBDs such as Ortigas, Rockwell, Makati and Fort Bonifacio
- Near educational institutions (Lourdes School, St. Paul's Pasig, UAP), hospitals (Polymedic, Medical City), churches (St. Francis, Guadalupe)

Project Features

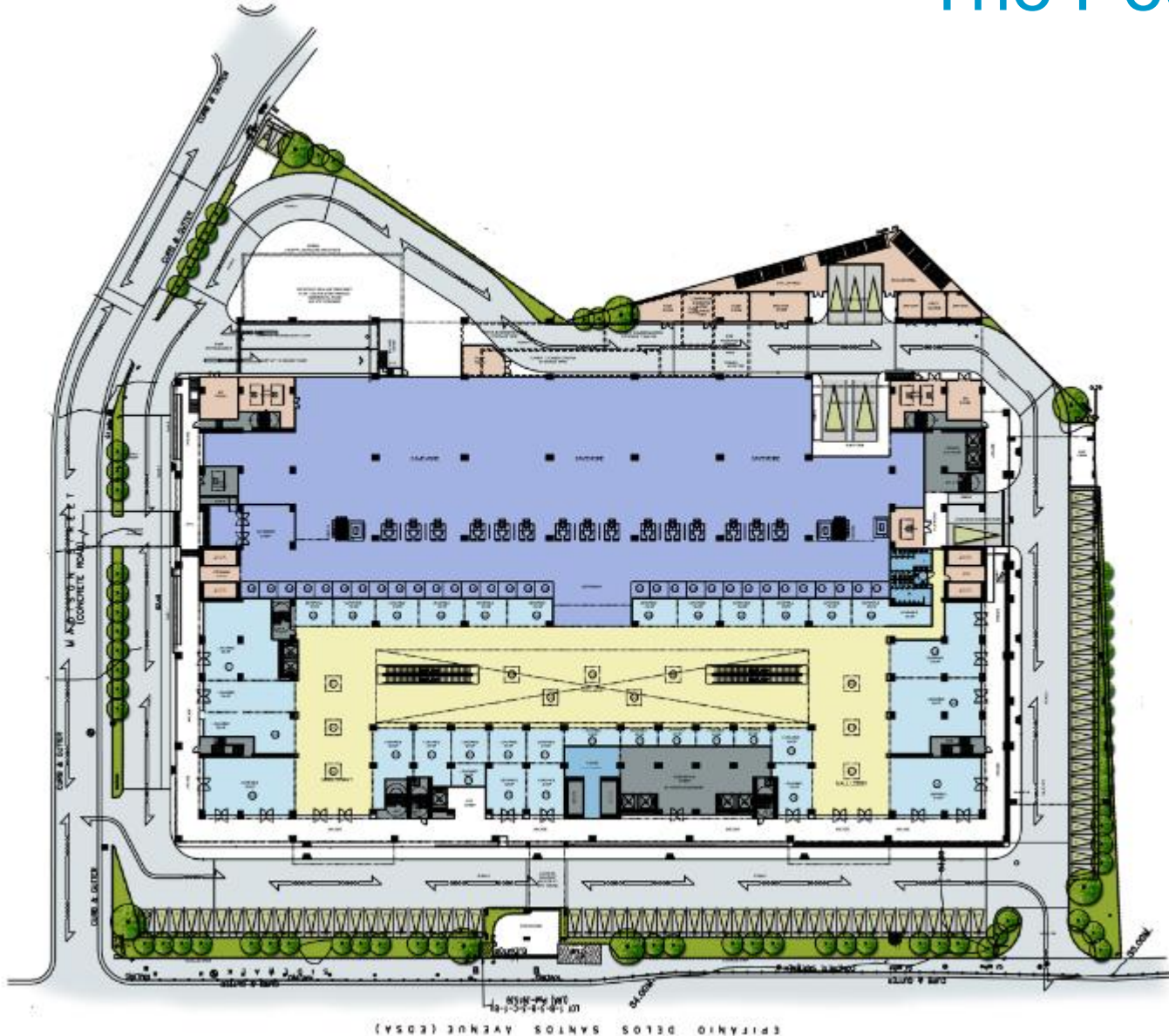
- Grand Lobby
- 20,000-sqm Retail area with cafés, restaurants and shops at the Ground Floor and 2nd Level
 - ✓ Total Leasable area is 10,825 sqm
- Cinemas at the 2nd level
- Dedicated parking for retail guests
- Landscaped amenity area at the Recreational Deck (8th Floor) with an area of about 8,000 sqm
 - ✓ Swimming pools
 - ✓ 5 Function rooms
 - 2 at the 8th floor (184 sqm & 123 sqm)
 - 3 at the 10th floor (104 sqm, 51 sqm & 76 sqm)
 - ✓ Gym (183 sqm)
 - ✓ Jogging path

Facilities

- 4-high speed elevators per tower
 - Waiting time: max. of 60 seconds
 - Capacity per elevator
 - Passenger: 20 persons
 - Freight: 21 persons
- 24-hour security
- Automatic fire alarm system
- Centralized mailroom system at the 8th Floor
- Centralized garbage collection and disposal system (through property management)

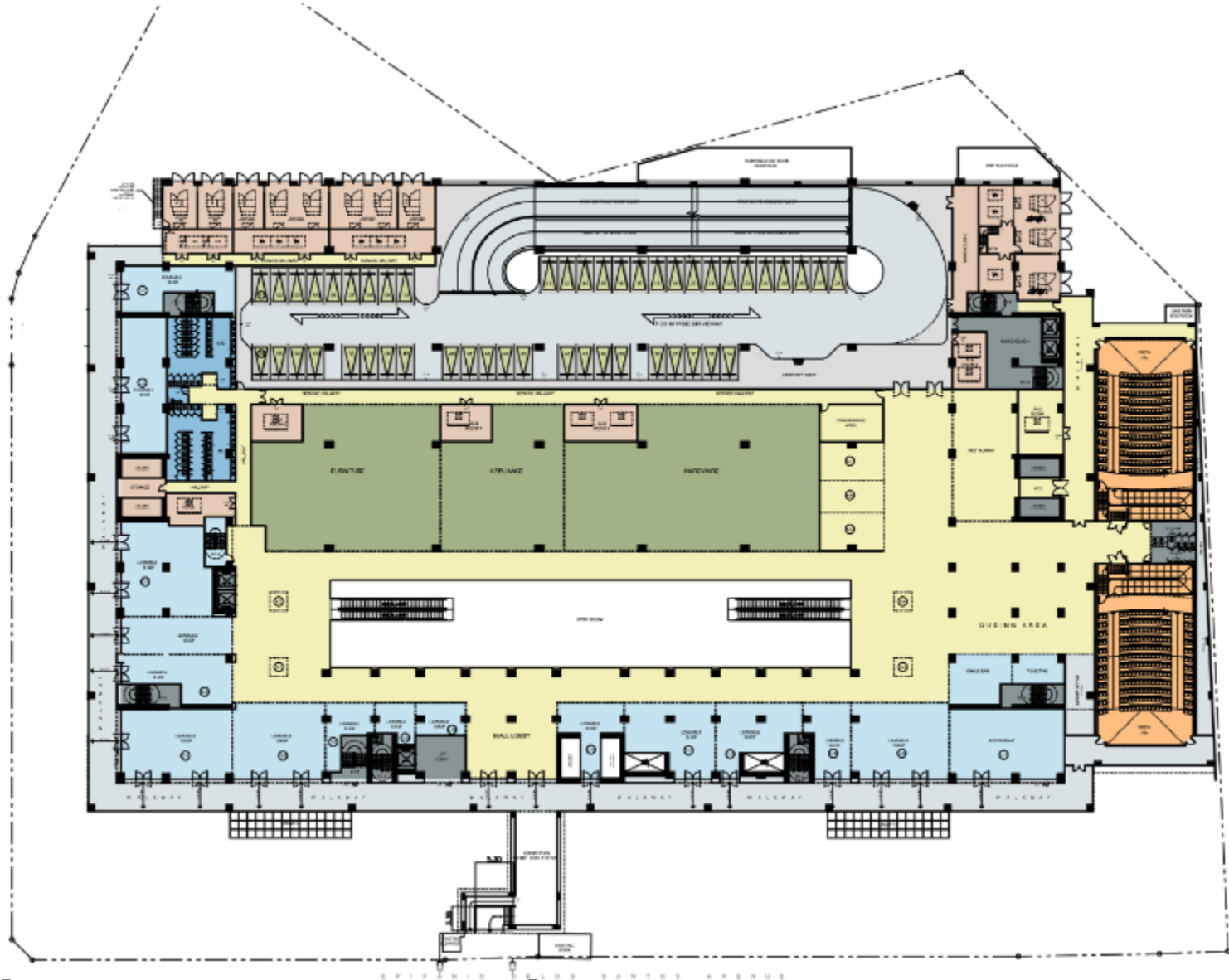
- Back-up power
 - Commercial spaces: 100%
 - Common areas: 100%
 - Residential units:
 - 1 light receptacle for each bedroom
 - 1 light receptacle for living room
 - 1 outlet for refrigerator
- 3 levels of above ground parking (Podium 3, 5 and 7)
 - Total no. of parking slots for residential: 922 slots

The Podium



Ground Floor - Retail

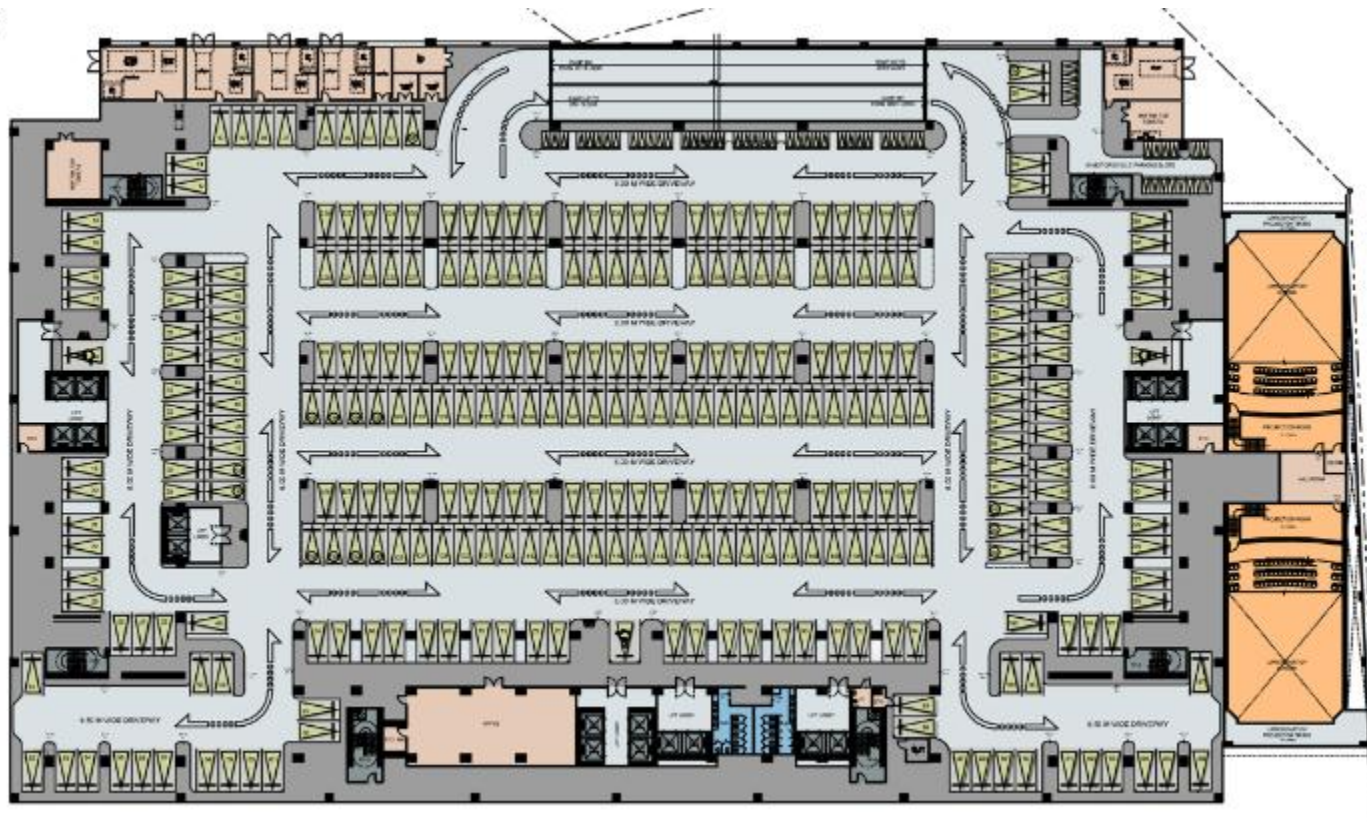
The Podium



Podium Level 2 - Retail



Interior Perspective

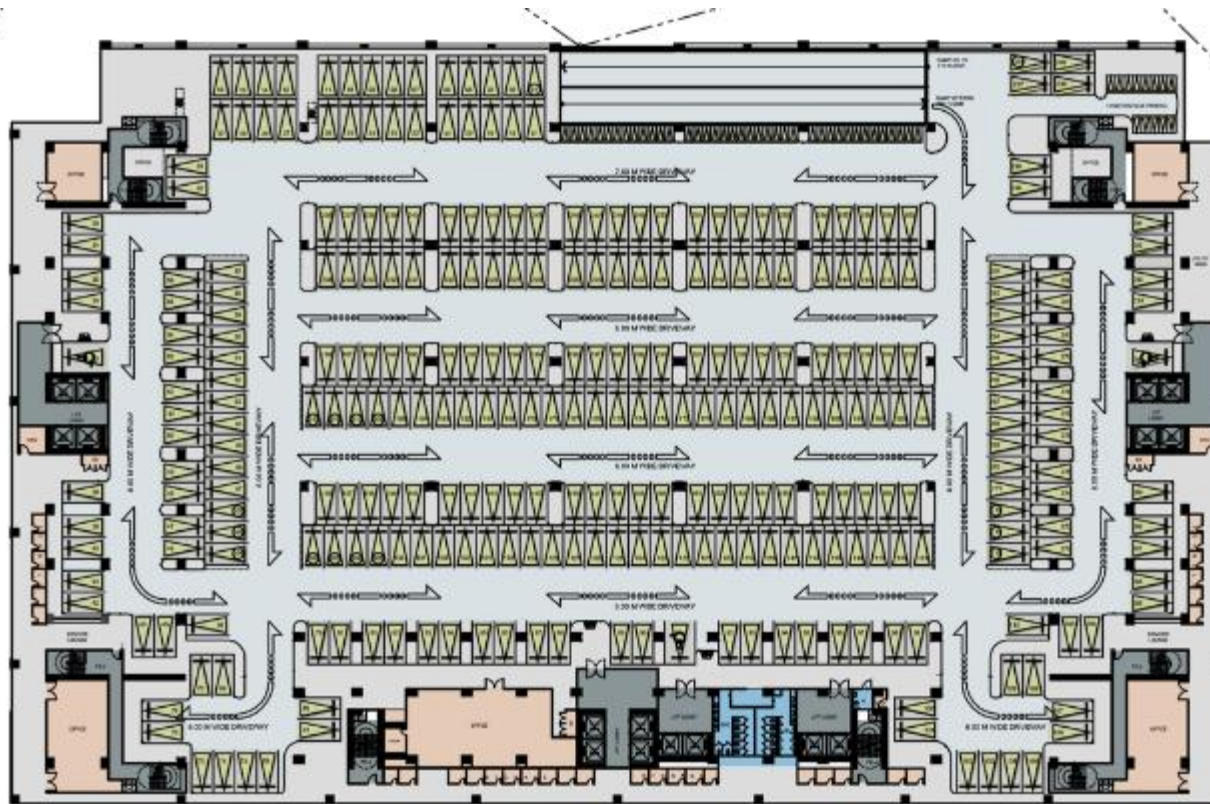


Podium Level 3 – Parking (301 car slots)



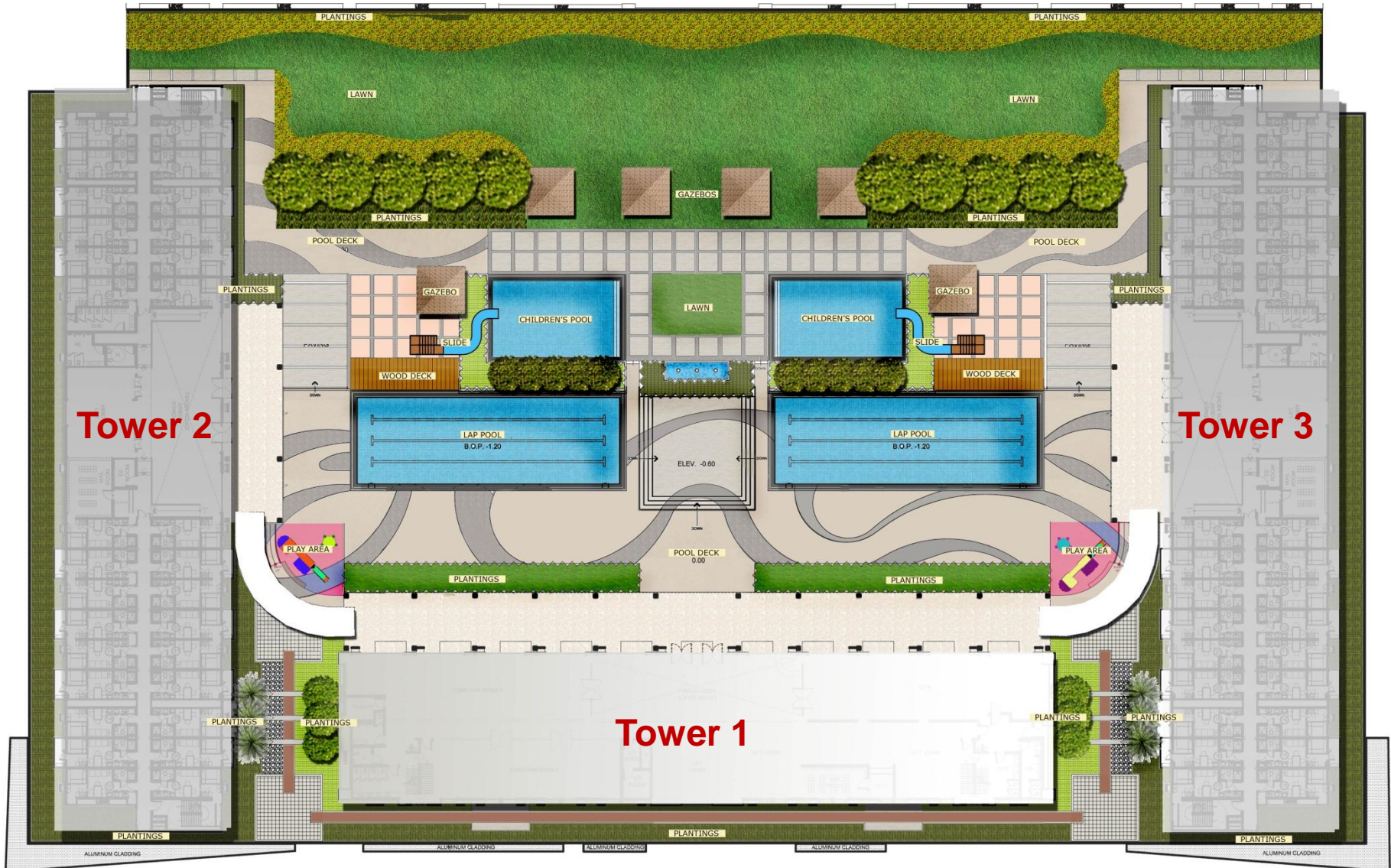
Podium Level 5 – Parking (310 car slots)

The Podium



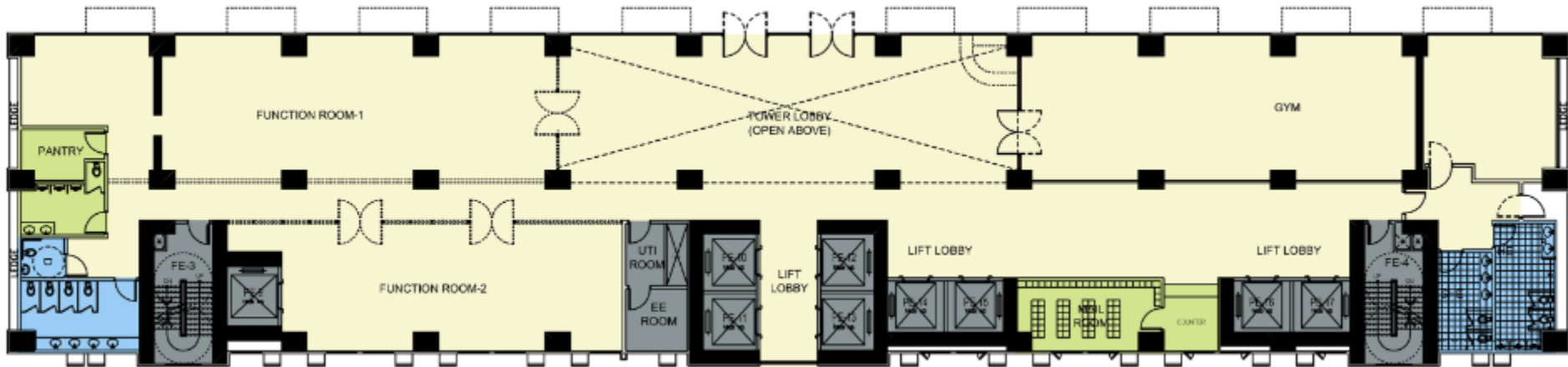
Podium Level 7 – Parking (311 car slots)

Amenities



Recreational Deck at the 8th Floor





Recreational Deck at the 8th Floor

TOWER 2

50th Floor
49th Floor
48th Floor
47th Floor
36 th to 40 th Floor
25th Floor
23th Floor
22th Floor
21th Floor
20th Floor
19th Floor
18th Floor
17th Floor
16th Floor
15th Floor
12th Floor
11th Floor
10th Floor

Amenities

TOWER 1

50th Floor
49th Floor
48th Floor
47th Floor
46th Floor
25th Floor
23rd Floor
22nd Floor
21st Floor
20th Floor
19th Floor
18th Floor
17th Floor
16th Floor
15th Floor
12th Floor
11th Floor
10F – Function Rms & Units

Amenities & Lobby

Amenities

TOWER 3

50th Floor
49th Floor
48th Floor
47th Floor
46th Floor
25th Floor
23th Floor
22th Floor
21th Floor
20th Floor
19th Floor
18th Floor
17th Floor
16th Floor
15th Floor
12th Floor
11th Floor
10th Floor

8F - Lobby & Units

PODIUM
Level

7F – Parking

5F – Parking

3F – Parking

2F – Commercial & Cinemas

GF – Commercial

Res'l Lobby

Tower 1

Unit Choices

Tower 1 unit offerings range from Studio, 1-Bedroom, 1-Bedroom with Balcony, 1-Bedroom Deluxe and 2 Bedroom units

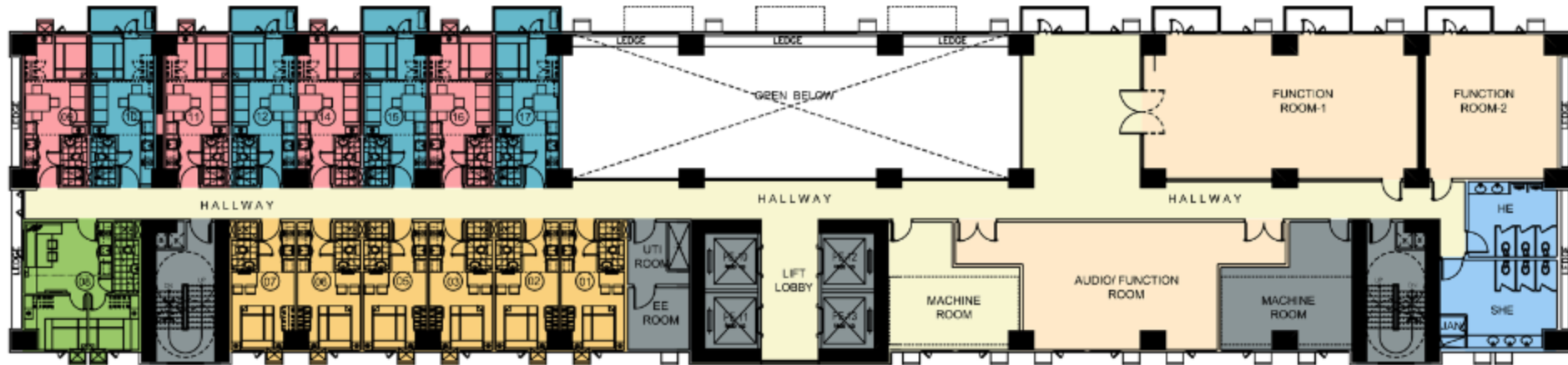
Unit Type	Total No. of Units	%
Studio	391	30%
1-Bedroom	422	32%
1-Bedroom with Balcony	388	30%
1-Bedroom Deluxe	35	3%
2-Bedroom	71	5%
TOTAL	1,307	100%



Unit Choices

10th Floor

Amenities & Pasig Skyline

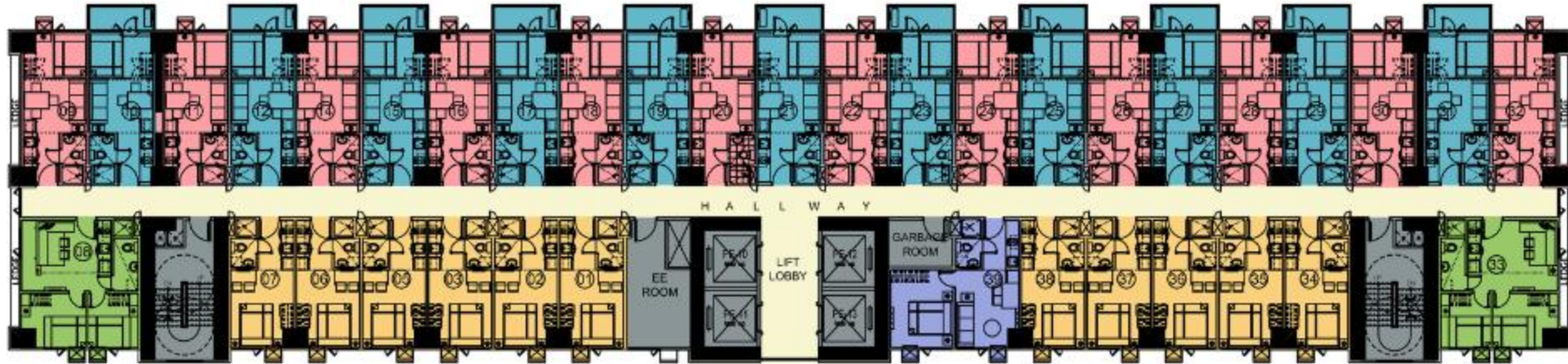


EDSA & Mandaluyong Skyline

- Total of 15 units broken down as follows:
 - 6 Studio units
 - 8 1BR units
 - 1 2BR unit

Tower 1 - 11th to 49th Floor

Amenities & Pasig Skyline

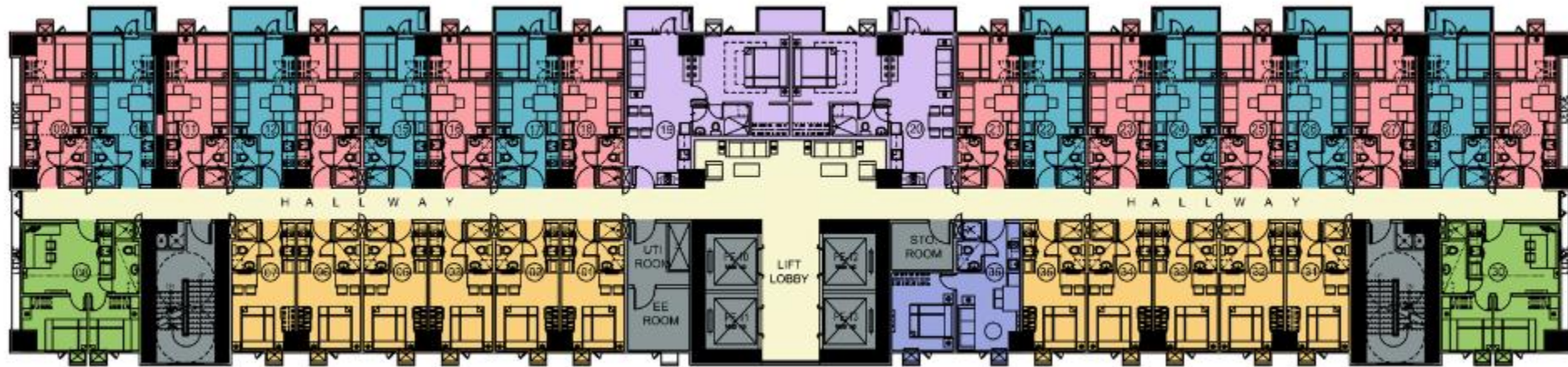


EDSA & Mandaluyong Skyline

- Total of 37 units broken down as follows:
 - 11 Studio units
 - 23 1BR units
 - 1 1BR Deluxe unit
 - 2 2BR units

Penthouse (50th Floor)

Amenities & Pasig Skyline



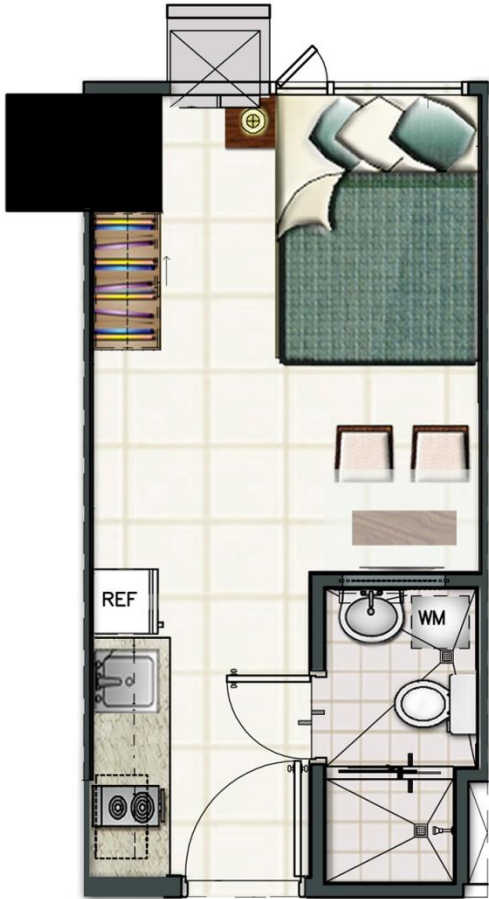
EDSA & Mandaluyong Skyline

- Total of 34 units broken down as follows:
 - 11 Studio units
 - 18 1BR units
 - 1 1BR Deluxe unit
 - 2 2BR units
 - 2 1BR Penthouse unit

Tower 1 Unit Choices

Studio Unit

Approximately 20 sq.m.



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living & Dining Area	5.149	55.423
Kitchen Area	4.465	48.061
Toilet & Bath	3.459	37.232
Sleeping Area	6.930	74.594
Total	20.003	215.310

Tower 1 Unit Choices

1-Bedroom Approximately 23 sq.m.



TYPICAL 1-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	3.623	38.998
Dining Area	3.893	41.903
Kitchen Area	5.597	60.246
Toilet & Bath	3.266	35.155
Bedroom	7.088	76.295
Total	23.467	252.597

Tower 1 Unit Choices

1-Bedroom with Balcony

Approximately 27 sq.m.



1-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	3.623	38.998
Dining Area	3.893	41.903
Kitchen Area	5.597	60.246
Toilet & Bath	3.266	35.155
Bedroom	7.088	76.295
Balcony	3.900	41.979
Total	27.367	294.576

Tower 1 Unit Choices

1-Bedroom Deluxe

Approximately 32 sq.m.



1 BEDROOM DELUXE		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living/Dining Area	11.887	127.951
Kitchen Area	4.465	48.060
Toilet & Bath	3.695	39.772
Bedroom	12.590	135.518
Total	32.637	351.301

Tower 1 Unit Choices

2-Bedroom

Approximately 32 sq.m.



2 BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living & Dining	6.953	74.841
Kitchen Area	5.916	63.679
Toilet & Bath	4.881	52.539
Bedroom 1	7.000	75.347
Bedroom 2	7.000	75.347
Total	31.75	341.754

Tower 2 & 3



Unit Choices

Tower 3 unit offerings are 1-Bedroom, 1-Bedroom with Balcony and 2 Bedroom units with Balcony

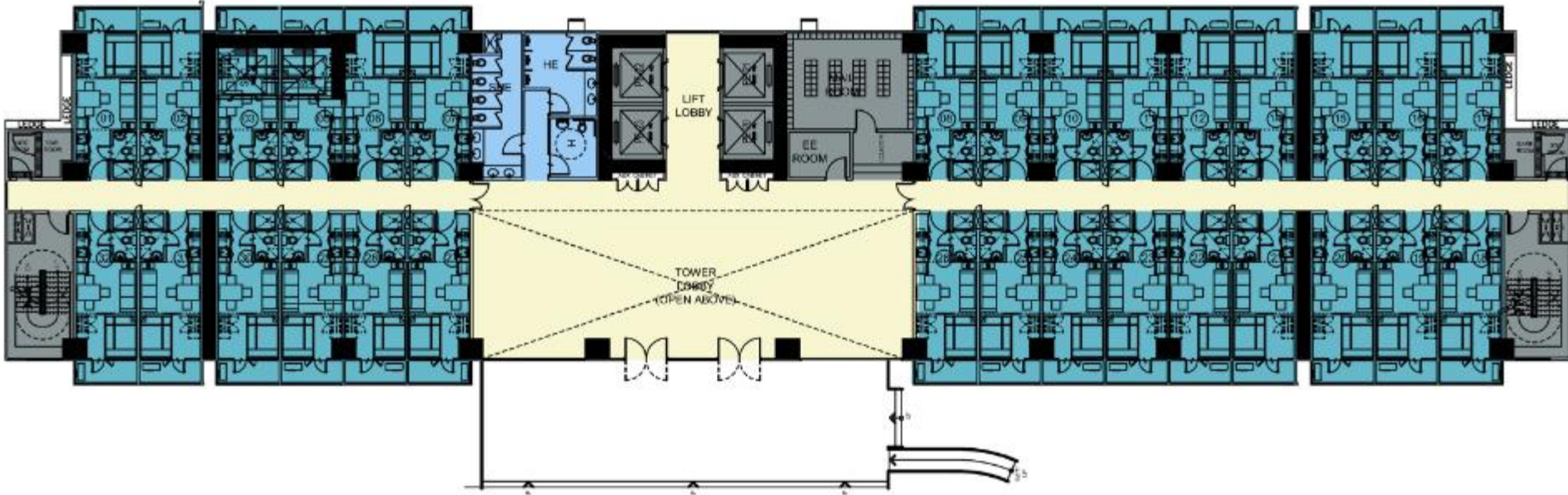
Tower 3 – Unit Type	Total No. of Units	%
1-Bedroom	730	50%
1-Bedroom with Balcony	692	47%
2-Bedroom with Balcony	36	2%
1-Bedroom Suite at PH	2	1%
TOTAL	1,460	100%



Tower 3 - Unit Choices

8th Floor

Fort Boni & Makati Skyline



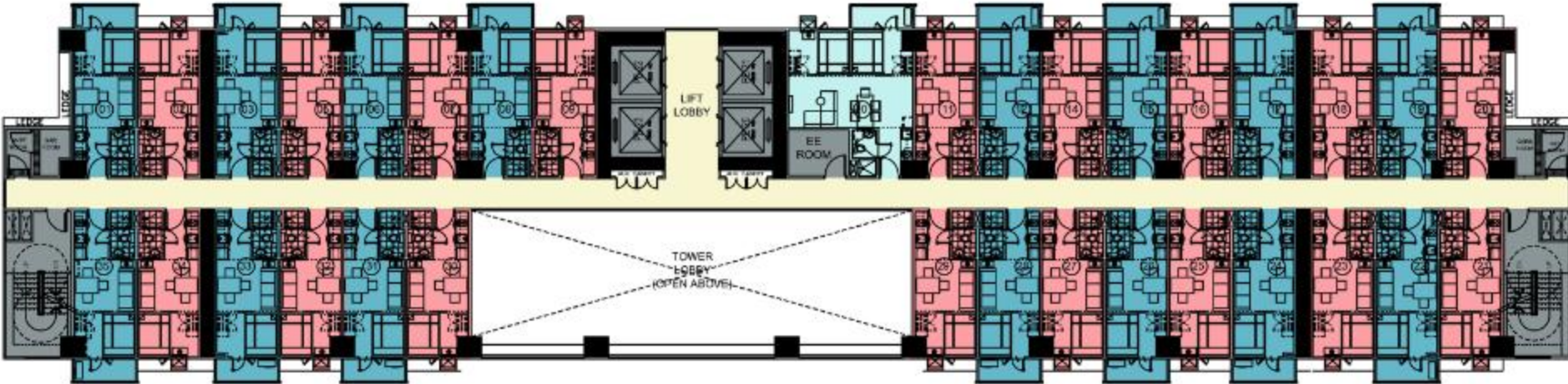
Amenities, Quezon City & Ortigas Skyline

- Total of 30 1BR units

Tower 3 - Unit Choices

10th Floor

Fort Boni & Makati Skyline



Amenities, Quezon City & Ortigas Skyline

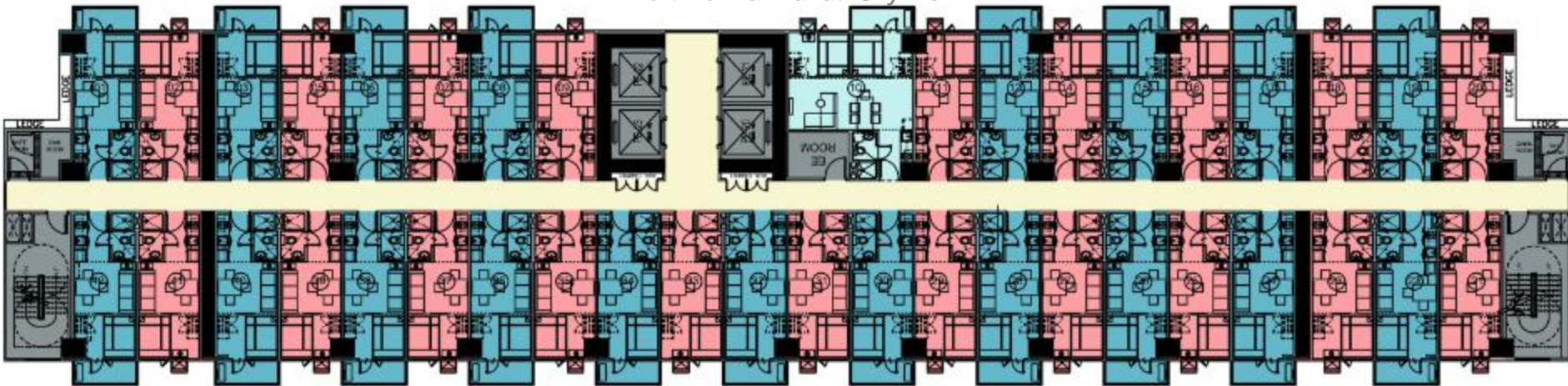
- Total of 33 units broken down as follows:
 - 32 1BR units
 - 1 2BR unit

Tower 3 - Unit Choices

11th to 49th Floor



Fort Boni & Makati Skyline



Amenities & Ortigas Skyline

- Total of 40 units broken down as follows:
 - 39 1BR units
 - 1 2BR unit



Tower 3 - Unit Choices

Penthouse (50th Floor)

Fort Boni & Makati Skyline



Amenities, Quezon City & Ortigas Skyline

- Total of 39 units broken down as follows:
 - 38 1BR units
 - 1 2BR unit

Tower 3 - Unit Choices

1-Bedroom Approximately 23 sq.m.



TYPICAL 1-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	3.623	38.998
Dining Area	3.893	41.903
Kitchen Area	5.597	60.246
Toilet & Bath	3.266	35.155
Bedroom	7.088	76.295
Total	23.467	252.597

Tower 3 - Unit Choices

1-Bedroom with Balcony

Approximately 27 sq.m.



1-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	3.623	38.998
Dining Area	3.893	41.903
Kitchen Area	5.597	60.246
Toilet & Bath	3.266	35.155
Bedroom	7.088	76.295
Balcony	3.900	41.979
Total	27.367	294.576

Tower 3 - Unit Choices

2-Bedroom with Balcony

Approximately 44 sq.m.



2-BEDROOM UNIT W/ BALCONY
(TOWERS 2 & 3)

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	8.545	91.978
Dining Area	8.496	91.450
Kitchen Area	4.465	48.061
Toilet & Bath	3.655	39.342
Bedroom 01	7.360	79.222
Bedroom 02	7.245	77.985
Balcony	3.900	41.979
Total	43.666	470.017

Unit Choices

Tower 2 unit offerings are 1-Bedroom, 1-Bedroom with Balcony and 2 Bedroom units with Balcony

Tower 2 – Unit Type	Total No. of Units	%
1-Bedroom	730	50%
1-Bedroom with Balcony	692	47%
2-Bedroom with Balcony	36	2%
1-Bedroom Suite at PH	2	1%
TOTAL	1,460	100%

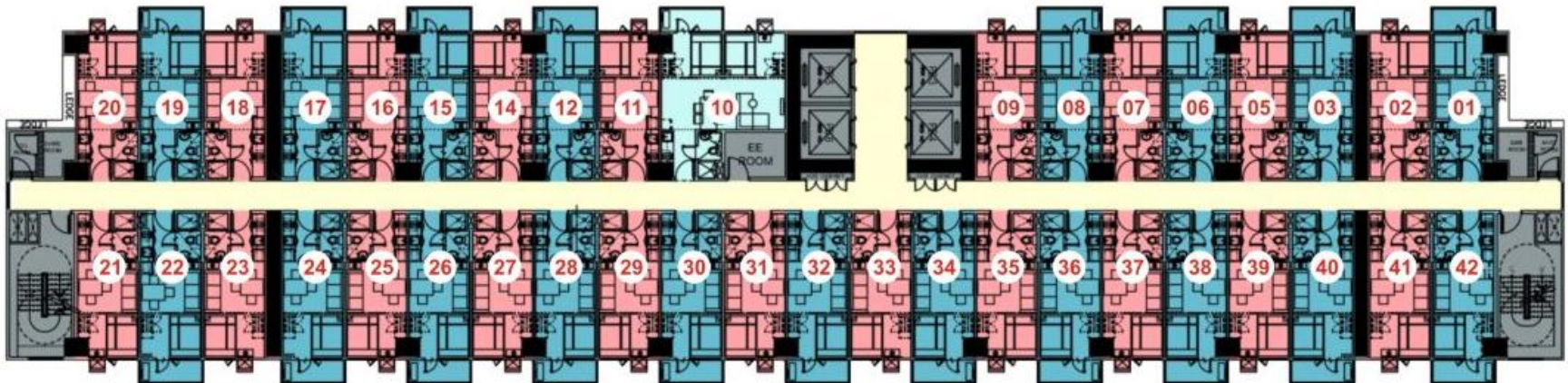


Tower 2 - Unit Choices

11th to 49th Floor



Madison St. (Quezon City / Ortigas Skyline)



Amenities

- Total of 40 units broken down as follows:
 - 39 1BR units
 - 1 2BR unit



Unit & Corridor Measurements

Corridor

- Width: 1.5m
- Floor to Ceiling Height: 2.4m

Residential Units

- Floor to Ceiling Height: 2.4m to 2.6m
- Floor to Floor Height: 3.1m

Unit Merging

Merging specs to be provided by SMDC:

- Provide access between units (no door)
- Deletion/Un-installation of kitchen countertop
- Deletion/Un-installation of toilet & bath

Project Consultants

Project Architect

ASYA Design

Project Manager

Arknet, Inc.

General Contractor

DDT Konstruct, Inc.

Interior Design

M Concept

Structural Consultant

Sy²

Mechanical Consultant

Domingo Lagman & Co.

Electrical Consultant

Mar A. Alix & Associates

Sanitary & Fire Protection Consultant

N.G. Yumol & Associates

Landscape Consultant

EA Aurelio Landscape Architects

Elevator Consultant

Meinhardt Phils., Inc.



LIGHT RESIDENCES TOWER 1 & 3

Payment Terms

Effective beginning September 01, 2011

	Light Residences TOWER 1 - Standard Payment Terms										
	Cash 30	Deferred Cash	Spot DP 10%	Spot DP 20%	Spot DP 30%	Spot DP 40%	Spot DP 50%	10 / 10 / 80 24 months	Deferred DP 20% 24 months	Deferred DP 30% 24 months	Deferred DP 20% 24 months
Discount on TLP	15.0%	6.0%	5.0%	7.0%	8.0%	10.0%	11.0%	n/a	n/a	n/a	None
Reservation Fee	25,000	100,000	25,000	25,000	25,000	25,000	25,000	n/a	n/a	n/a	25,000
Downpayment	96%	No DP	10%	20%	30%	40%	50%				20%
	net of reservation		net of reservation	net of reservation	net of reservation	net of reservation	net of reservation	n/a	n/a	n/a	net of reservation; payable in 24 months 1st monthly payment due 30 days from DP
Balance*	n.a.	100%	90%	80%	70%	60%	50%	n/a	n/a	n/a	80%
		payable in 24 months	payable in 24 months	payable in 24 months	payable in 24 months	payable in 24 months	payable in 24 months				due on the 25th month
Retention	50,000	none	none	none	none	none	none	n/a	n/a	n/a	none

	Light Residences TOWER 3 - Standard Payment Terms										
	Cash 30	Deferred Cash	Spot DP 10%	Spot DP 20%	Spot DP 30%	Spot DP 40%	Spot DP 50%	10 / 10 / 80 24 months	Deferred DP 20% 24 months	Deferred DP 30% 24 months	Deferred DP 20% 30 months
Discount on TLP	15.0%	6.0%	5.0%	7.0%	8.0%	10.0%	11.0%	4.0%	3.0%	4.0%	None
Reservation Fee	25,000	100,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Downpayment	96%	No DP	10%	20%	30%	40%	50%	10%	20%	30%	20%
	net of reservation		net of reservation	net of reservation	net of reservation	net of reservation	net of reservation	net of reservation payable in 24	net of reservation; payable in 24	net of reservation; payable in 24	net of reservation; payable in 30
								1st monthly payment due 30 days from DP	1st monthly payment due 30 days from DP	1st monthly payment due 30 days from DP	1st monthly payment due 30 days from DP
Balance*	n.a.	100%	90%	80%	70%	60%	50%	80%	80%	70%	80%
		payable in 30 months	payable in 30 months	payable in 30 months	payable in 30 months	payable in 30 months	payable in 30 months	due 30 days after the last monthly payment	due on the 25th month	due on the 25th month	due on the 31st month
Retention	50,000	none	none	none	none	none	none	none	none	none	none

***Note: Payment terms shall be adjusted every 6 months.**

Payment Terms

LIGHT RESIDENCES TOWER 2											
Payment Terms											
Effective beginning August 22, 2011											
Light Residences TOWER 2 - Standard Payment Terms											
	Cash 30	Deferred Cash	Spot DP 10%	Spot DP 20%	Spot DP 30%	Spot DP 40%	Spot DP 50%	10 / 10 / 80 24 months	Deferred DP 20% 24 months	Deferred DP 30% 24 months	Deferred DP 20% 36 months
Discount on TLP	15.0%	6.0%	5.0%	7.0%	8.0%	10.0%	11.0%	4.0%	3.0%	4.0%	None
Reservation Fee	25,000	100,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Downpayment	96%	No DP	10%	20%	30%	40%	50%	10%	20%	30%	20%
	net of reservation		net of reservation	net of reservation	net of reservation	net of reservation	net of reservation	net of reservation	net of reservation;	net of reservation;	net of reservation;
								payable in 24 months;	payable in 24 months	payable in 24 months	payable in 36 months
								1st monthly payment due 30 days from DP	1st monthly payment due 30 days from DP	1st monthly payment due 30 days from DP	1st monthly payment due 30 days from DP
Balance*	n.a.	100%	90%	80%	70%	60%	50%	80%	80%	70%	80%
		payable in 36 months	payable in 36 months	payable in 36 months	payable in 36 months	payable in 36 months	payable in 36 months	due 30 days after the last monthly payment	due on the 25th month	due on the 25th month	due on the 37th month
Retention	50,000	none	none	none	none	none	none	none	none	none	none

*Note: Payment terms shall be adjusted every 6 months.

Payment Terms Summary

Payment Term	For Tower 1 only Catch - up Terms (Max 24 months)		For Tower 3 only Standard Terms (Max 30 months)		For Tower 2 only Standard Terms (Max 36 months)	
	Period	Standard Discount*	Period	Standard Discount*	Period	Standard Discount*
Cash 30		15.0%		15.0%		15.0%
Deferred Cash	24 Mos	6.0%	30 Mos	6.0%	36 Mos	6.0%
Spot DP 10%	24 Mos	5.0%	30 Mos	5.0%	36 Mos	5.0%
Spot DP 20%	24 Mos	7.0%	30 Mos	7.0%	36 Mos	7.0%
Spot DP 30%	24 Mos	8.0%	30 Mos	8.0%	36 Mos	8.0%
Spot DP 40%	24 Mos	10.0%	30 Mos	10.0%	36 Mos	10.0%
Spot DP 50%	24 Mos	11.0%	30 Mos	11.0%	36 Mos	11.0%
10 / 10 (___) / 80	18 Mos	4.0%	24 Mos	4.0%	24 Mos	4.0%
Deferred DP 20%	n/a		24 Mos	3.0%	24 Mos	3.0%
Deferred DP 30%	n/a		24 Mos	4.0%	24 Mos	4.0%
Deferred DP 20%	24 Mos	0.0%	30 Mos	0.0%	36 Mos	0.0%
Deferred DP 30%	24 Mos	1.0%	30 Mos	1.0%	36 Mos	1.0%

*Effective September 01, 2011

Progress Photos

38TH floor (32nd Level)

8TH floor (6TH Level)

Progress Photos



38TH floor (32ND Level)

8TH floor (6TH Level)

VIEW FROM MRT EDSA-BONI STATION

*as of Oct 2011

Progress Photos



21ST floor (16TH Level)

8TH floor (6TH Level)

Progress Photos

Mock-up Floor



11th Floor Hallway



1BR Unit

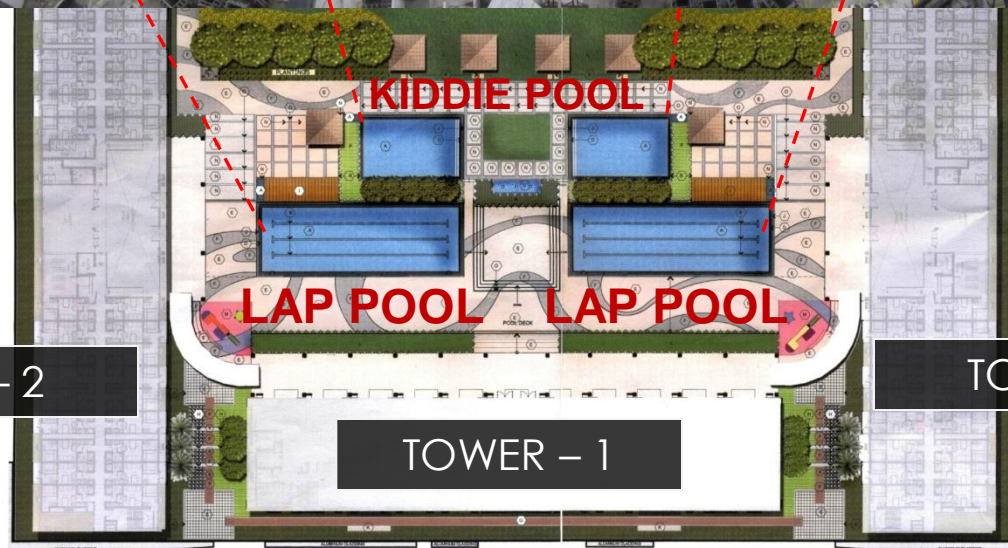
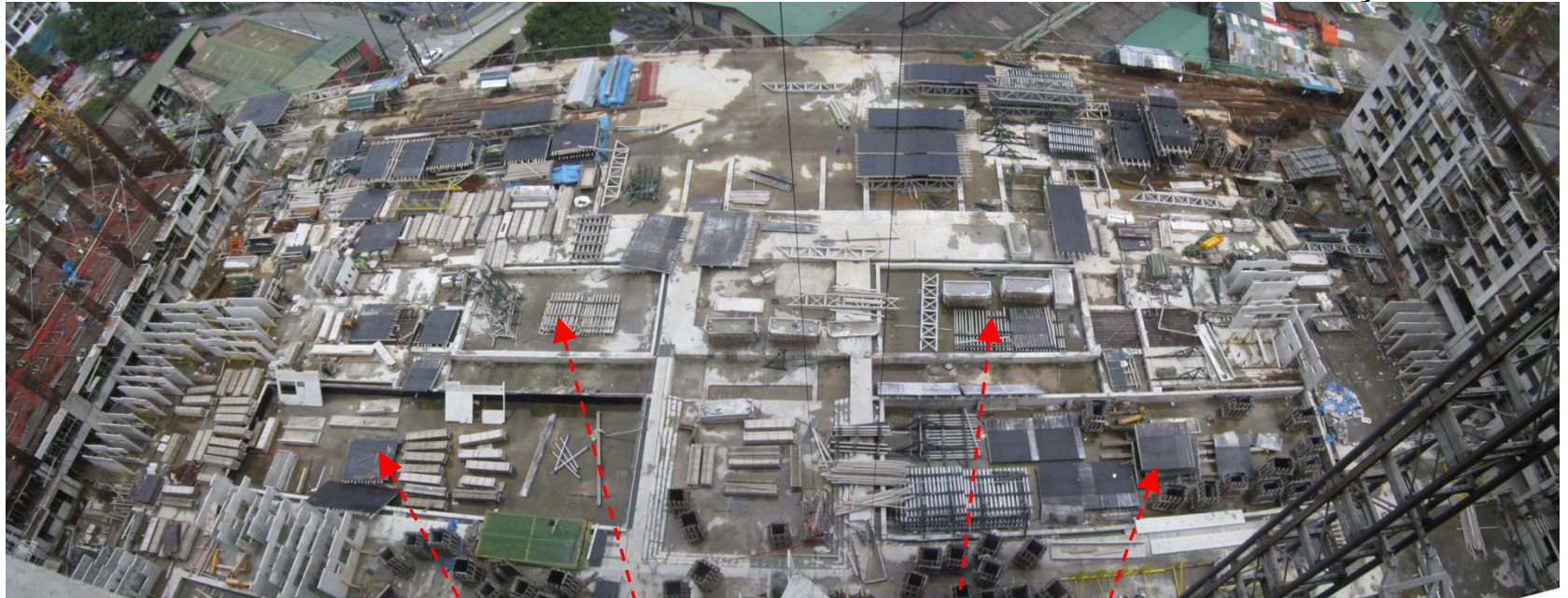


T&B

*as of July 2011

Progress Photos

COMPLETION OF STRUCTURAL WORKS FOR 8TH FLOOR Amenity Deck



TOWER - 2

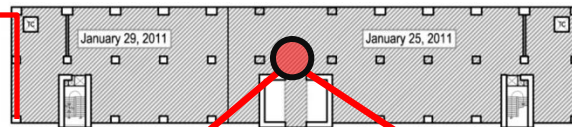
TOWER - 3

TOWER - 1

Views at 23F Tower 1



YOU ARE HERE 23RD FLOOR



Thank you!