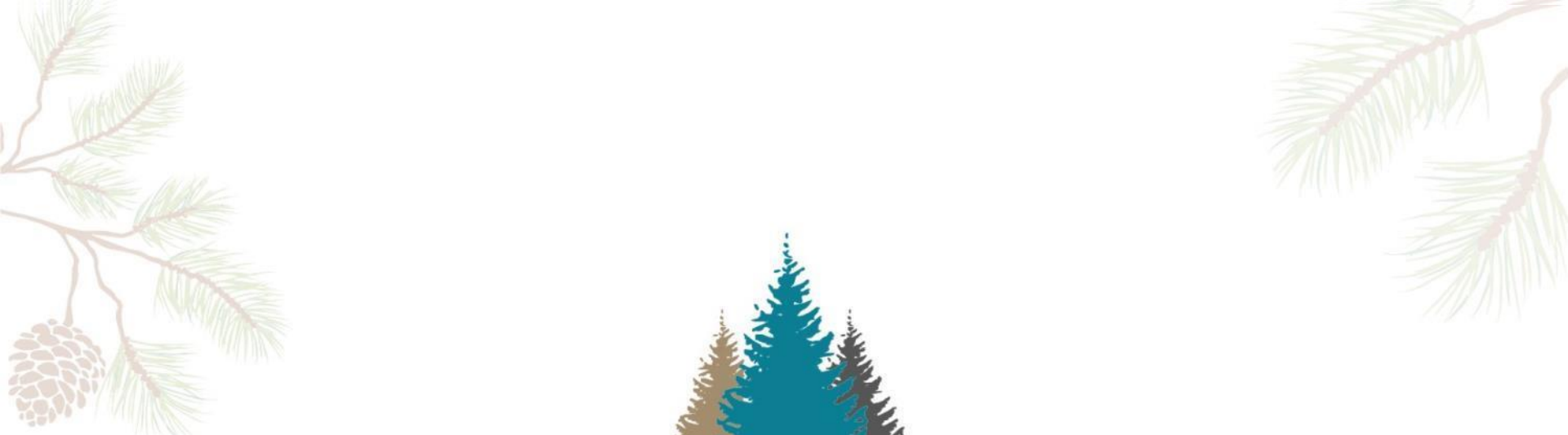
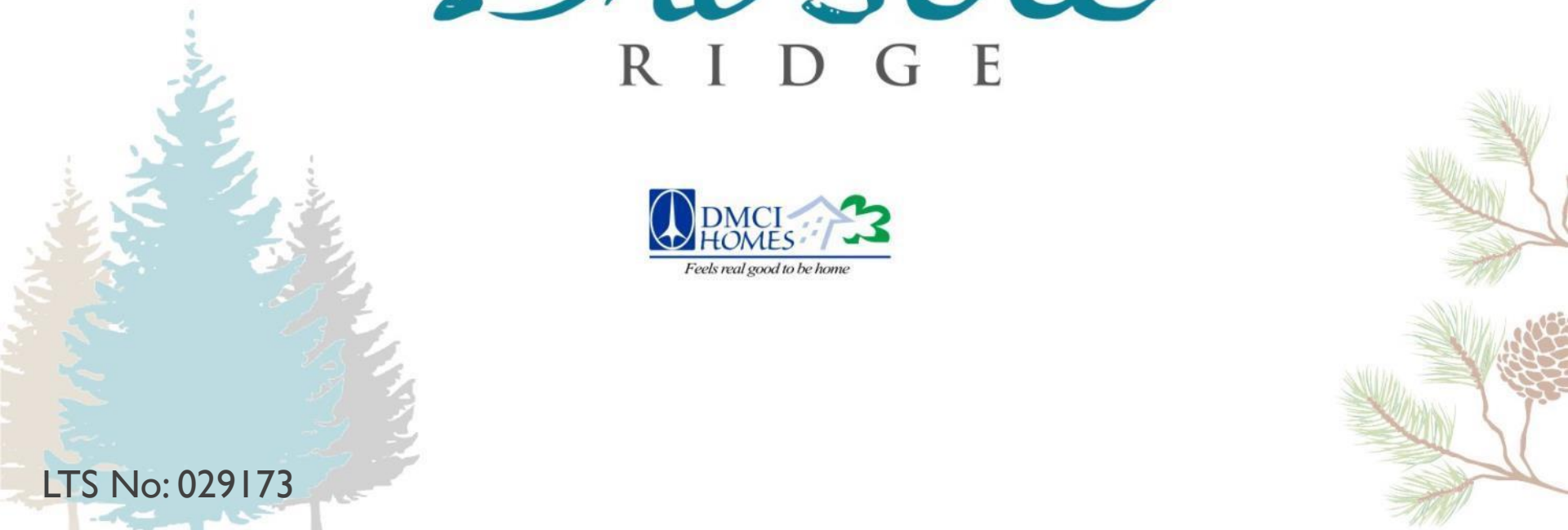




Bristle

R I D G E



LTS No: 029173

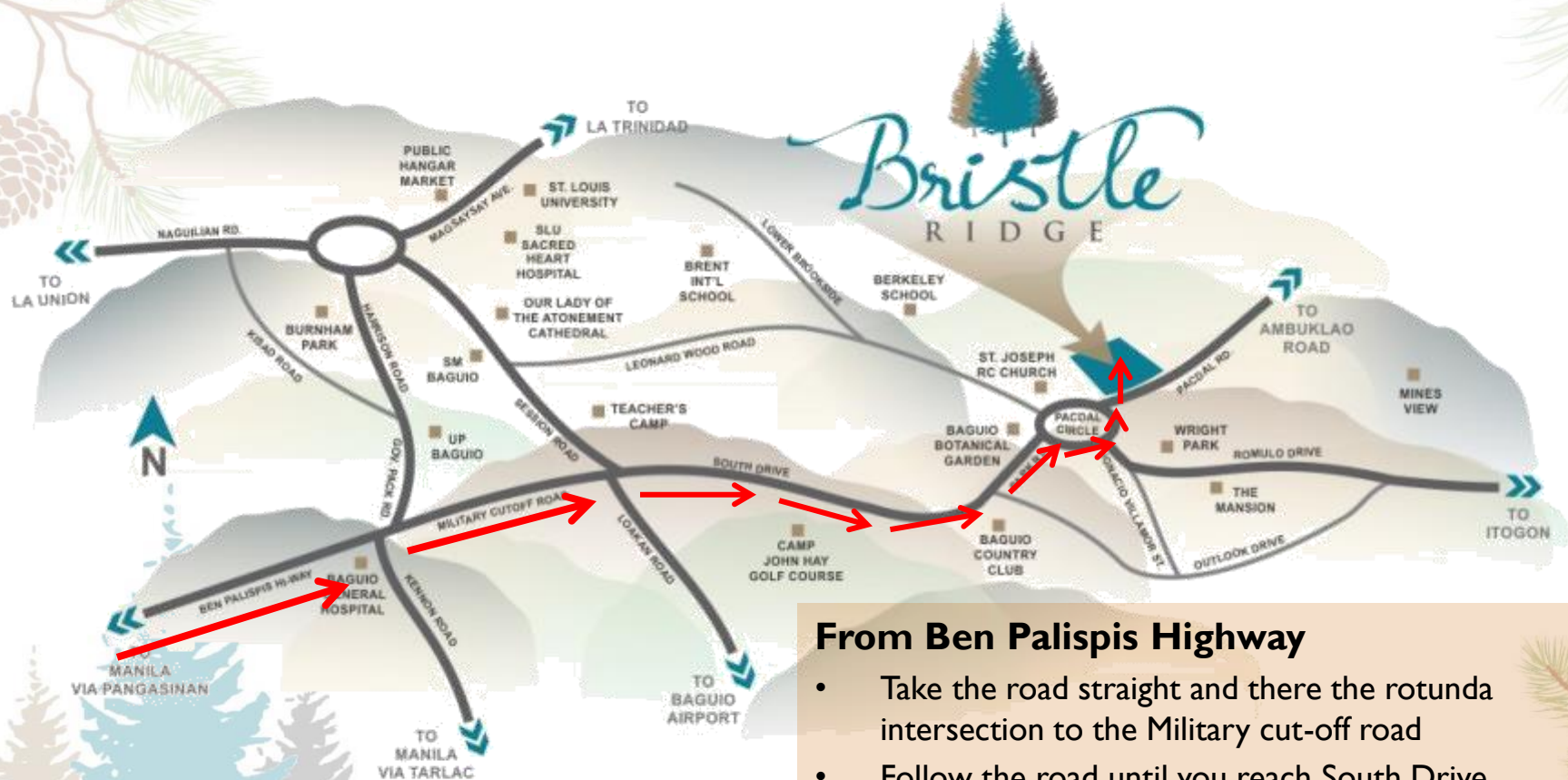
Project Overview

Land Area	1.276 hectares
Location	Pacdal Road, Baguio, Benguet
Type of Development	Medium Rise Buildings
Architectural Theme	Modern Country
No. of Buildings	3
No. of Floors	6
No. of Residential Units	349
No. of Parking Slots	248
Parking Ratio	71%

Site Development Plan



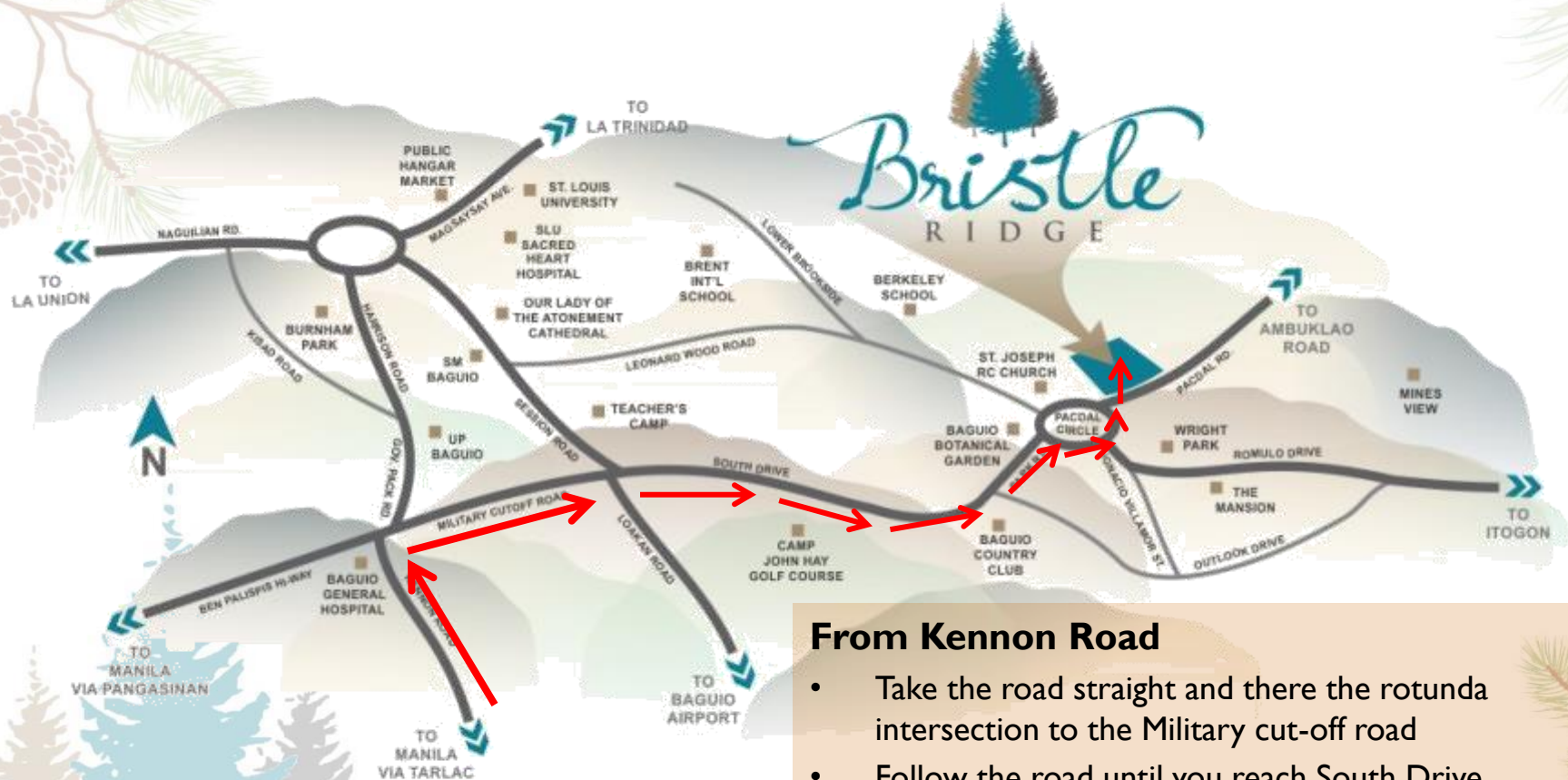
How to get there...



From Ben Palispis Highway

- Take the road straight and there the rotunda intersection to the Military cut-off road
- Follow the road until you reach South Drive
- Follow the road and turn left at Park Road
- Follow the road until you reach Pacdal Circle; from there take Pacdal Road Proper
- Drive a few meters until you reach the site on your left side

How to get there...



From Kennon Road

- Take the road straight and there the rotunda intersection to the Military cut-off road
- Follow the road until you reach South Drive
- Follow the road and turn left at Park Road
- Follow the road until you reach Pacdal Circle; from there take Pacdal Road Proper
- Drive a few meters until you reach the site on your left side

Areas of Interest

Central Business District

- SM Baguio - 2.5 Km
- Baguio Centermall - 3 Km
- Baguio Market - 3 Km

Schools

- Berkley School - 1 Km
- Brent International School - 2 Km
- St. Louis University - 2 Km
- University of the Cordilleras - 2 Km
- University of Baguio - 2 Km
- University of the Philippines - 3 Km

Hospitals

- Notre Dame De Chartres Hospital - 3 Km
- SLU Hospital of the Sacred Heart - 3.5 Km
- Baguio General Hospital - 5 Km
- Fil-Chinese General Hospital - 5 Km
- Pines City Doctors Hospital - 5 Km

Nearby Places of Interest

- The Mansion - 1 Km
- Wright Park - 1 Km
- Mines View Park - 1 Km
- Baguio Country Club - 1 Km
- Camp John Hay - 1 Km
- Baguio-Loakan Airport - 4 Km
- Burnham Park - 4 Km
- Our Lady of the Atonement Cathedral - 3 Km



Behind the Name

- **Etymology**

- Bristle – from the Bristlecone Pine Tree
- Ridge – the property's uphill landscape and surroundings



- **Colors**

- Blue – invokes a feeling of calm, also denotes that the property is in a highland position giving the feeling of elevation.
- Light and Dark Brown – conveys the nature enveloping the project

- **Icon**

- Pine Trees – Baguio's notable flora in the area

- **Font**

- Curved strokes are used to give a feeling tranquility. This is also evocative of the DMCI Home's green building design which promotes the natural flow of light and ventilation.



Value Proposition

For Families and Upgraders in Northern Luzon, as well as vacationers from Manila who are looking for an exclusive, secure, and relaxed living environment, Bristle Ridge is the **medium-rise resort-inspired residential condominium** that offers a **Modern Country** themed environment strategically located in the emerging area of Baguio.

Unlike other condo properties in Baguio, **Bristle Ridge offers exceptional value** because only DMCI Homes can offer a **superior mix of price, location, and quality facilities and amenities** making sure living in Baguio feels real good to be home.

Target Market

End-users - particularly families from Baguio, who are willing to upgrade into living in a condominium, having a monthly household income of Php 120,000 and above.



Families from Manila who want to invest in a residence in Baguio – either as a vacation place or a second home, having a monthly household income of Php 180,000 and above.

Target Market



Families based in the provinces (Regions 1, 2, and 3) looking for a home as Baguio is constantly being developed; as well as Overseas Filipino Workers (OFW's) and Investors.

Market Segmentation



“I want a place in Baguio that has everything I need – mahalaga sa akin na kapag tumira ako doon, comfortable pa rin”

Market Segmentation



“Yung pipiliin kong lugar, yung okay yung laki nung unit. Kaya ko mag relax dun sa lugar pero kapag gusto ko lumabas para mag-ikot ikot o mag-paaliw hindi rin ganoon kahirap. If it’s out of Manila, yung hindi mahirap puntahan sana.”



PROJECT IN FOCUS

In the bottom left corner, there are three stylized pine trees. The central tree is a solid teal color, while the two flanking trees are a lighter, semi-transparent teal. They are set against a white background.

LTS No: 029173



Site Development Plan



Project Information

Size of Development	1.276 hectares
Project Type	Medium Rise Building Development
Location	Pacdal Road, Baguio, Benguet
Unit Mix	2-BR and 3-BR Units
Unit Size	56.50 – 96.00 sqm. (inclusive of balconies)
Number of Units	349
Buildings	3
Number of Floors	6 residential floors per building
Number of Parking Slots	248
Parking Ratio	71%
Open Space	5,618.58 sqm.

Building Façade



Amenities



Indoor Amenities

- Lounge Area
- Coffee Shop/Snack bar
- Fire Place
- Fitness Gym
- Audio-Visual Room
- Game Area
- Function Room
- Al Fresco Area



Outdoor Amenities

- Roof Garden
- Viewing Deck
- Fire Pit
- Children's Playground
- Gazebo



OTHER FACILITIES & FEATURES



GATE & GUARDHOUSE



LTS No: 029173

ATRIUM



ROOFDECK



LOBBY





COFFEE SHOP





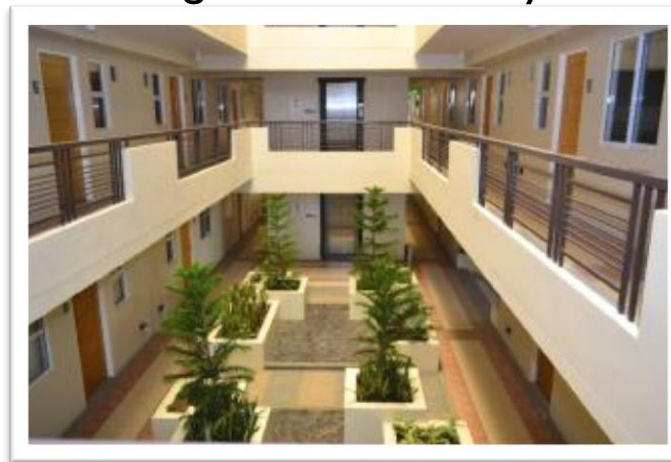
FIRE PLACE



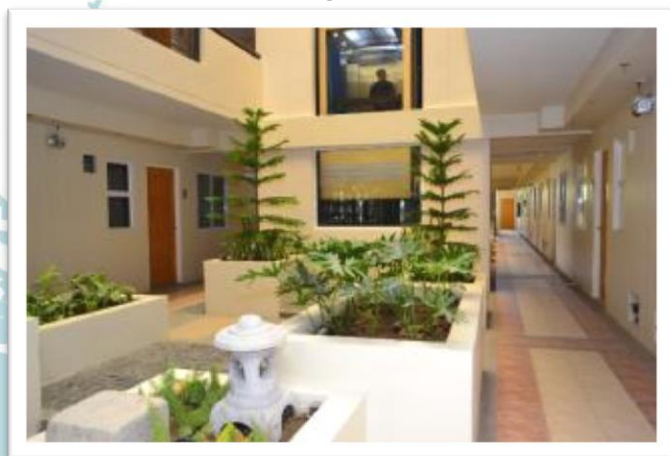
Unit Balconies



Single-loaded Hallways



Building Elevator



Mailbox



Provision for CCTV in Common Areas



Wi-Fi ready Indoor Amenity Area



Stand-by Power Generator for Common Areas



Individually metered utility



Fire Detection and Alarm System



Fire Sprinkler System



Provision for telephone, cable and internet connections for each unit



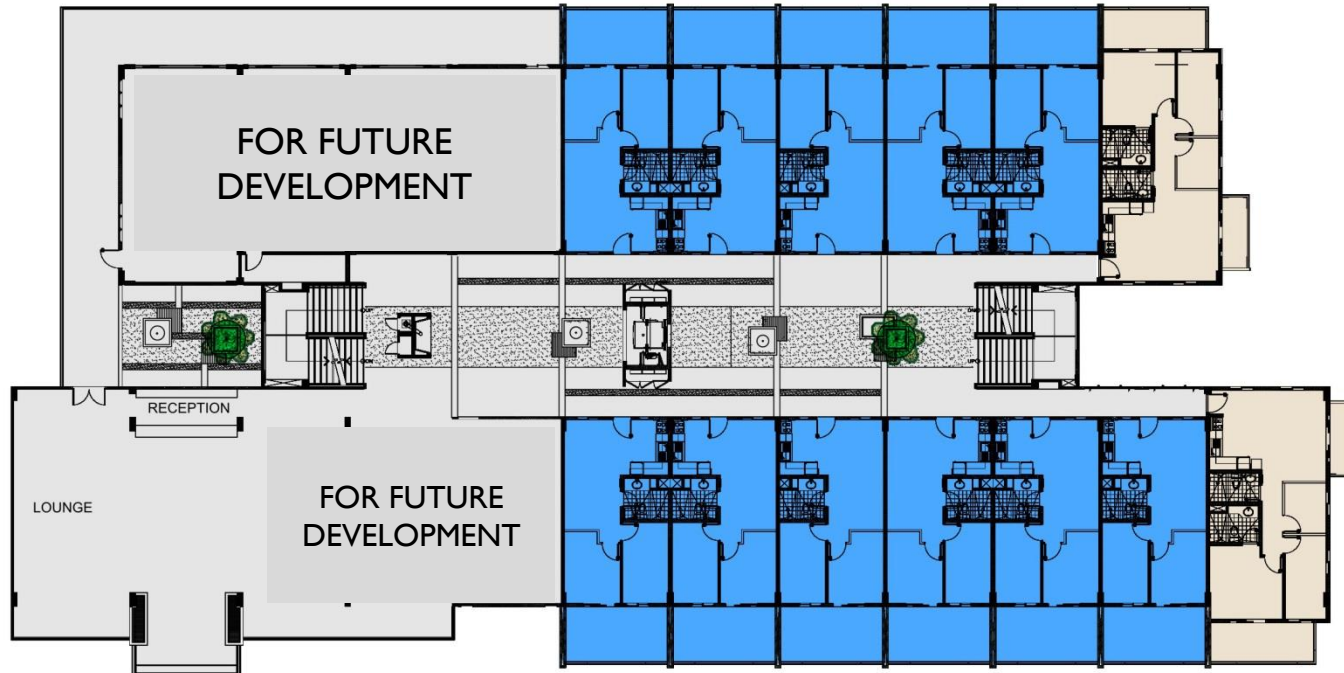
Electrified Perimeter Fence





FLOOR LAYOUTS

OAKHILL BUILDING

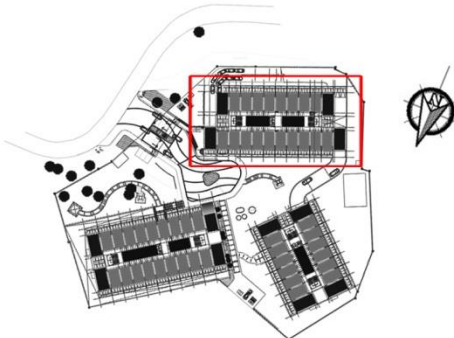


 2-Bedroom A Inner Unit
Approx. Gross Area: 64.50 sqm

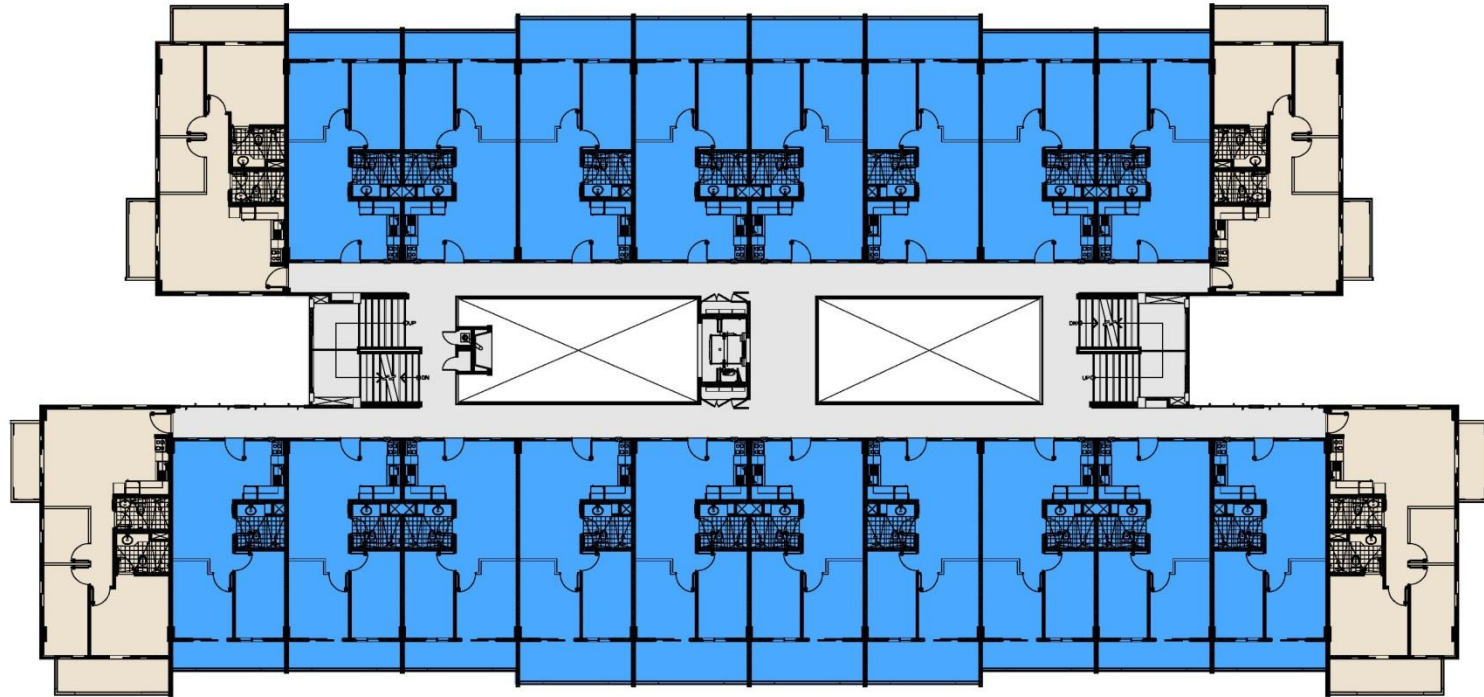
 3-Bedroom End Unit
Approx. Gross Area: 85.50 sqm

Oakhill Upper Ground floor Building Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.
- Approx. Gross Area is exclusive of service area at the roofdeck, if applicable.



OAKHILL BUILDING

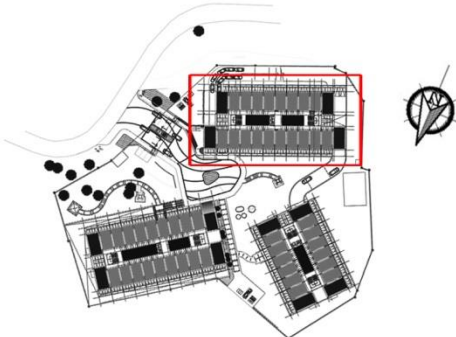


 2-Bedroom A Inner Unit
Approx. Gross Area: 56.50 - 59.50 sqm

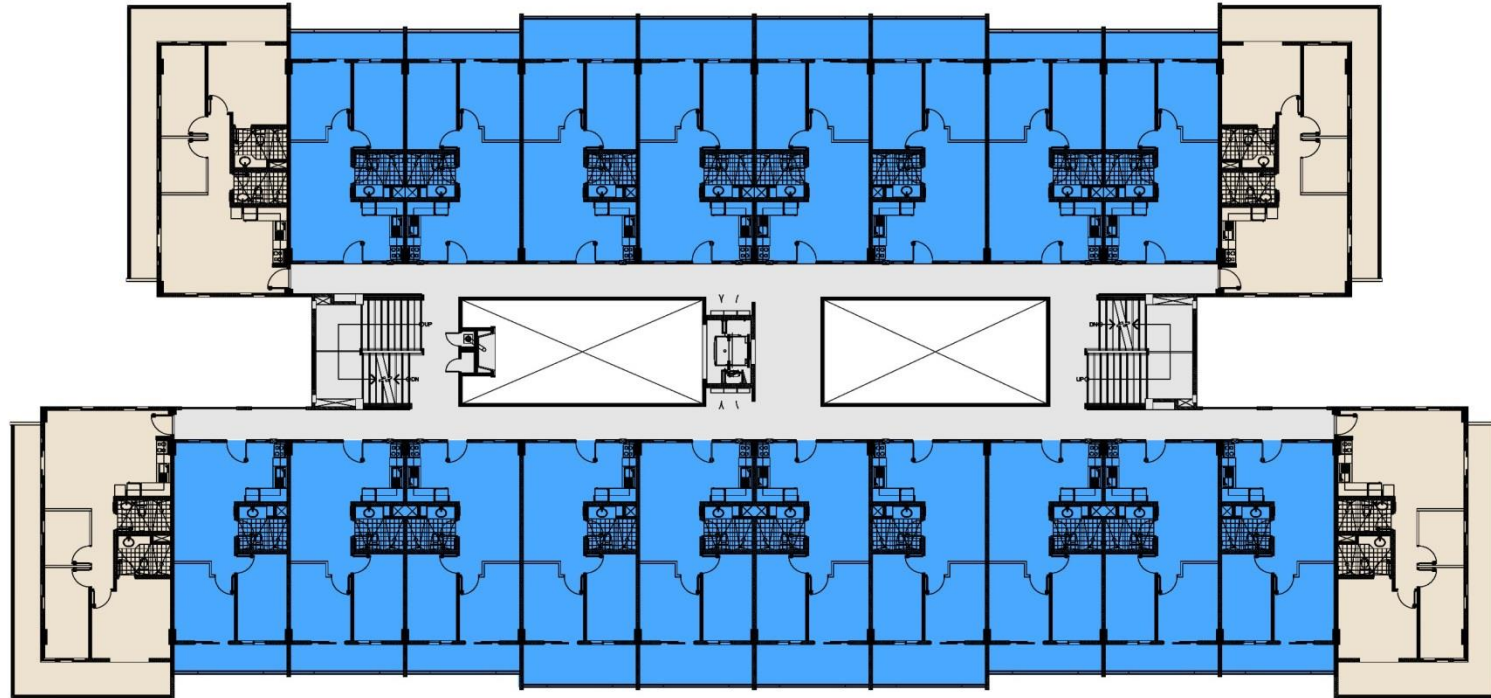
 3-Bedroom End Unit
Approx. Gross Area: 83.50 sqm

Oakhill 2nd to 5th floor Building Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.
- Approx. Gross Area is exclusive of service area at the roofdeck, if applicable.



OAKHILL BUILDING

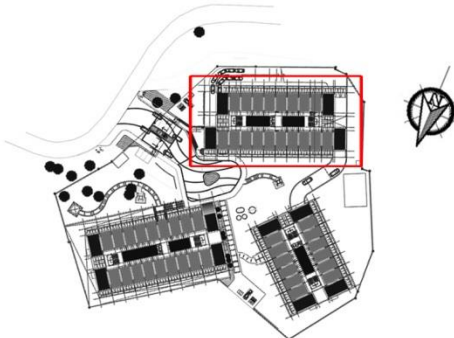


 2-Bedroom A Inner Unit
Approx. Gross Area: 56.50 - 59.50 sqm

 3-Bedroom End Unit
Approx. Gross Area: 96.50 sqm

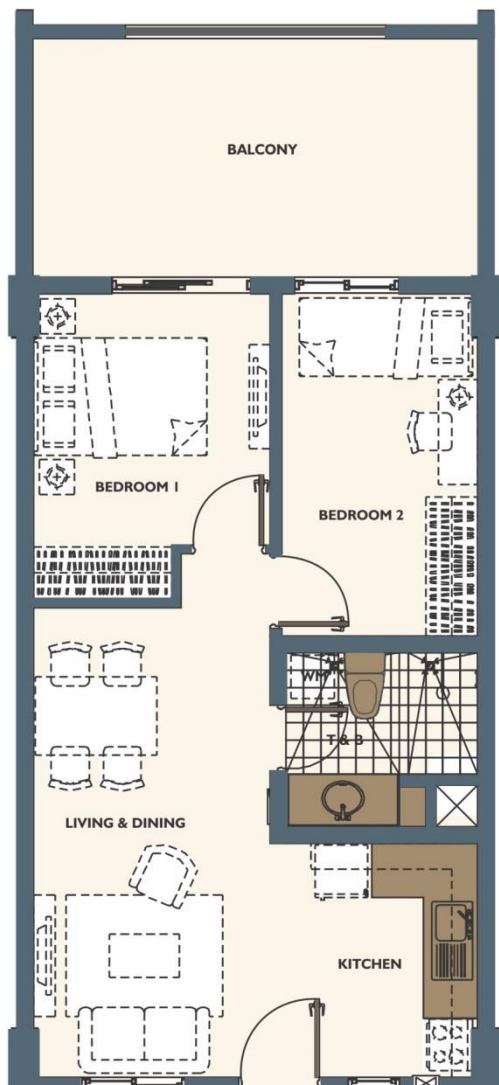
Oakhill 6th floor Building Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.
- Approx. Gross Area is exclusive of service area at the roofdeck, if applicable.





UNIT LAYOUTS



2-BEDROOM A INNER UNIT WITH BALCONY

Approx. Gross Floor Area: 64.50 sqm

AREA ALLOCATION

LIVING & DINING	17.15 sqm
KITCHEN	7.00
BEDROOM 1	10.15
BEDROOM 2	10.00
TOILET & BATH	5.20
BALCONY	15.00

APPROX. GROSS FLOOR AREA: 64.50 sqm

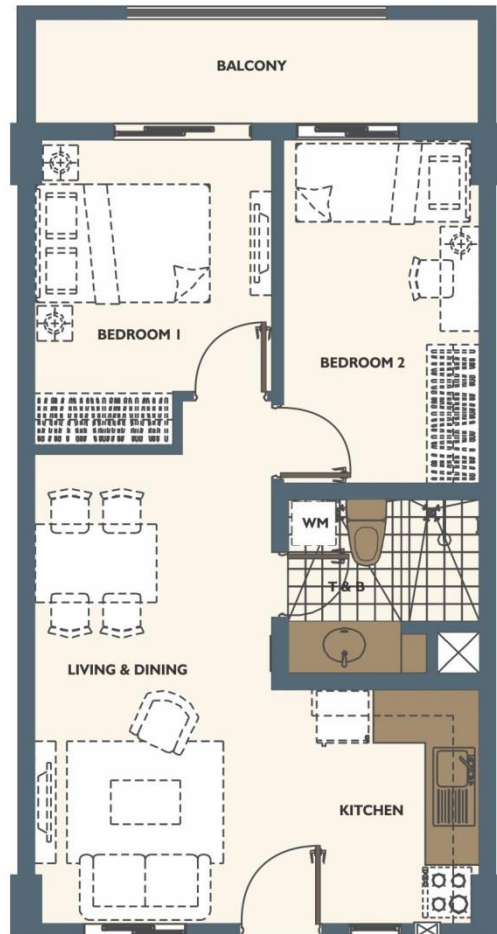
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON UPPER GROUND FLOOR.



LTS No. 29173

EFFECTIVE AUGUST 2015

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

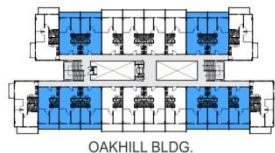


2-BEDROOM A INNER UNIT WITH BALCONY

Approx. Gross Floor Area: 56.50 sqm

AREA ALLOCATION

LIVING & DINING	17.15 sqm
KITCHEN	7.00
BEDROOM 1	10.15
BEDROOM 2	10.00
TOILET & BATH	5.20
BALCONY	7.00
APPROX. GROSS FLOOR AREA:	56.50 sqm



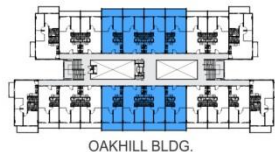
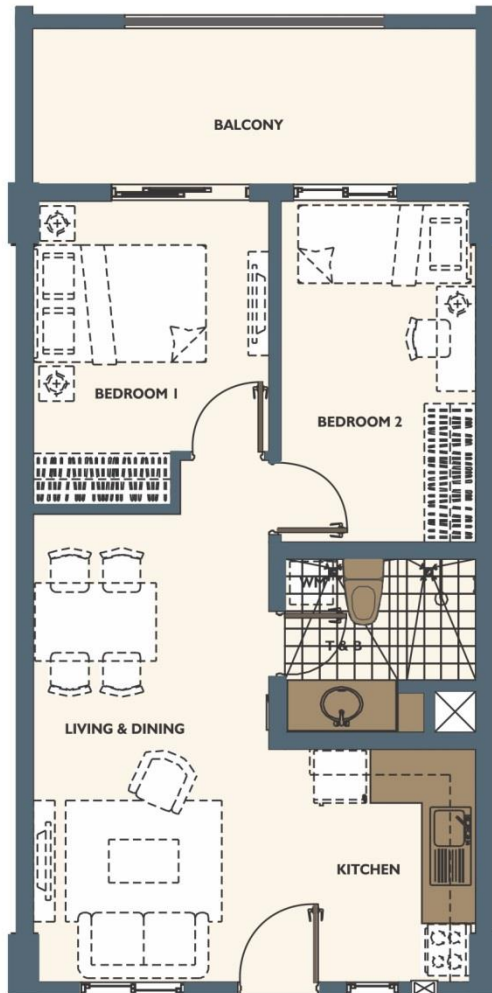
OAKHILL BLDG.

LTS No. 29173

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- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.



2-BEDROOM A INNER UNIT WITH BALCONY

Approx. Gross Floor Area: 59.50 sqm

AREA ALLOCATION

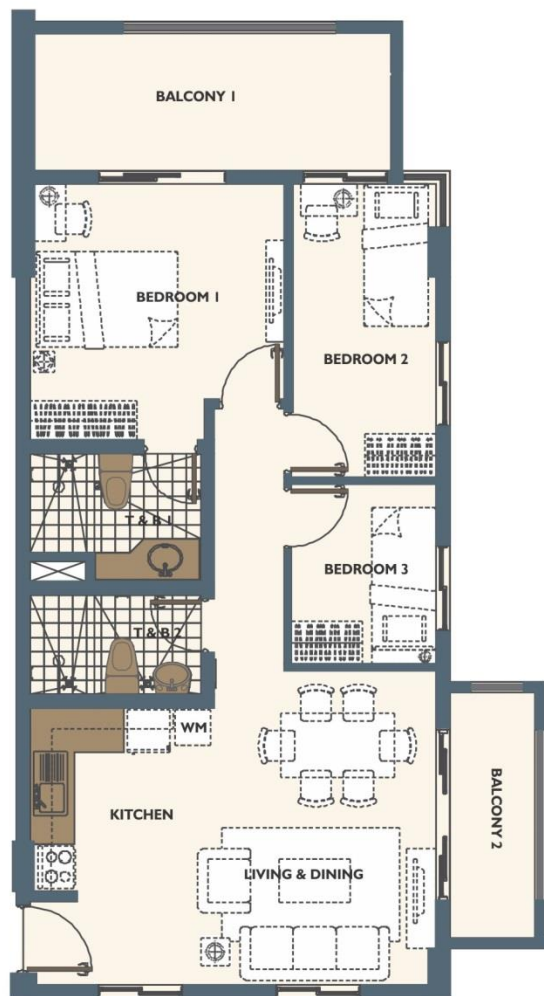
LIVING & DINING	17.15 sqm
KITCHEN	7.00
BEDROOM 1	10.15
BEDROOM 2	10.00
TOILET & BATH	5.20
BALCONY	10.00
APPROX. GROSS FLOOR AREA:	59.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

LTS No. 29173

EFFECTIVE AUGUST 2015

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



3-BEDROOM END UNIT WITH BALCONIES

Approx. Gross Floor Area: 85.50 sqm

AREA ALLOCATION

LIVING & DINING	23.75 sqm
KITCHEN	7.10
BEDROOM 1	13.90
BEDROOM 2	10.00
BEDROOM 3	6.00
TOILET & BATH 1	5.15
TOILET & BATH 2	4.10
BALCONY 1	10.50
BALCONY 2	5.00

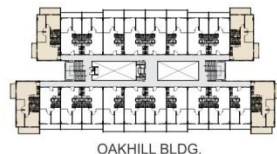
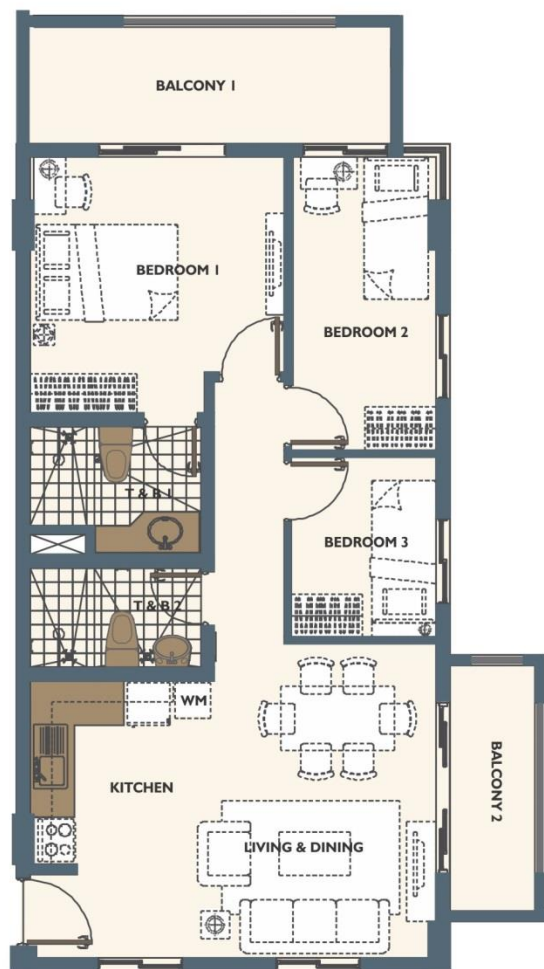
APPROX. GROSS FLOOR AREA: 85.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON UPPER GROUND FLOOR.

LTS No. 29173

EFFECTIVE AUGUST 2015

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



3-BEDROOM END UNIT WITH BALCONIES

Approx. Gross Floor Area: 83.50 sqm

AREA ALLOCATION

LIVING & DINING	23.75 sqm
KITCHEN	7.10
BEDROOM 1	13.90
BEDROOM 2	10.00
BEDROOM 3	6.00
TOILET & BATH 1	5.15
TOILET & BATH 2	4.10
BALCONY 1	8.50
BALCONY 2	5.00

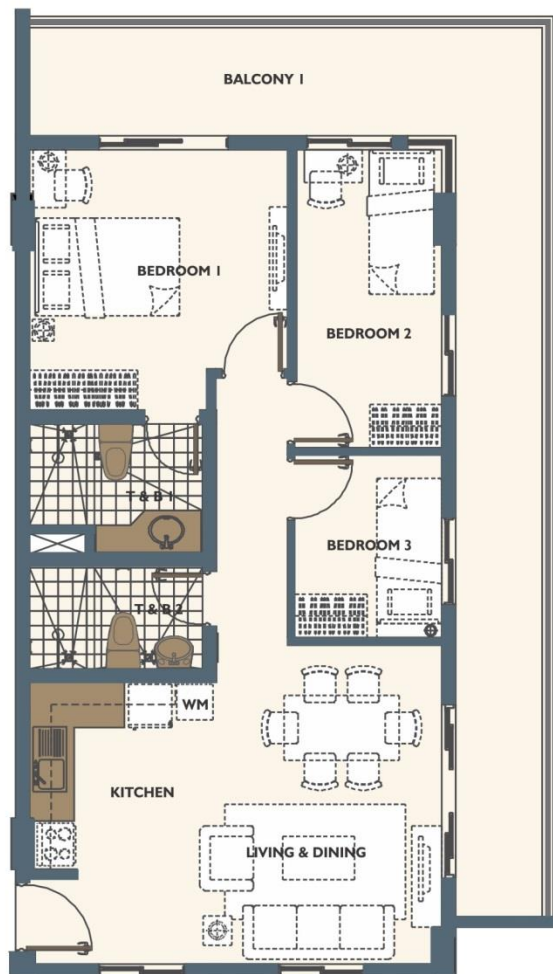
APPROX. GROSS FLOOR AREA: 83.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

LTS No. 29173

EFFECTIVE AUGUST 2015

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



3-BEDROOM END UNIT WITH BALCONY

Approx. Gross Floor Area: 96.50 sqm

AREA ALLOCATION

LIVING & DINING	23.75 sqm
KITCHEN	7.10
BEDROOM 1	13.90
BEDROOM 2	10.00
BEDROOM 3	6.00
TOILET & BATH 1	5.15
TOILET & BATH 2	4.10
BALCONY 1	26.50

APPROX. GROSS FLOOR AREA: 96.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON 6TH FLOOR ONLY.

LTS No. 29173

EFFECTIVE AUGUST 2015

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

TURNOVER FINISHES & FIXTURES

RESIDENTIAL UNITS	2-BEDROOM UNIT		3-BEDROOM UNIT
	49.50 sqm.	51.00 sqm.	70.00 sqm.
Floor Finishes			
Living, Dining & Kitchen	Vinyl Planks with baseboard		
Bedrooms	Vinyl Planks with baseboard		
Balcony	Ceramic tiles with pebble washout		
Toilet & Bathroom	Unglazed ceramic tiles		
Wall Finishes			
Interior Walls	Painted finish		
Toilet & Bath	Ceramic Tiles; Painted cement finish above wall tiles		
Ceiling Finishes			
Living, Dining and Kitchen	Plain cement painted finish		
Bedrooms	Plain cement painted finish		
Toilet & Bath	Painted ficem board ceiling		
Specialties			
Kitchen Area	Granite finish kitchen countertop with cabinet system		
Toilet & Bath	Granite finish lavatory countertop	Granite finish lavatory countertop for T&B I only	



TURNOVER FINISHES & FIXTURES

RESIDENTIAL UNITS	2-BEDROOM UNIT		3-BEDROOM UNIT
	49.50 sqm.	51.00 sqm.	70.00 sqm.
Doors & Windows			
Entrance Door	Wood panel door on metal jamb		
Bedroom Door	Wooden door on metal jamb		
Toilet Door	Wooden door with louver on metal jamb		
Balcony Door	Aluminum framed glass panel with insect screen		
Windows	Aluminum framed glass panel with insect screen (except awning windows)		
Finishing Hardware			
Main Door Lockset	Lever type keyed lockset		
Bedroom Lockset	Lever type keyed lockset		
Toilet Lockset	Lever type privacy lockset		
Toilet and Kitchen Fixtures			
Water Closet	Top flush, one-piece type		
Lavatory	Undercounter-type lavatory	Undercounter-type lavatory and wall-hung w/ semi-pedestal type	
Kitchen Sink	Single Bowl w/ side drain, stainless steel kitchen sink		
Kitchen Faucet	Lever-type faucet		

PRICE RANGE

OAKHILL BUILDING

Unit Type	No. of Inventory	Gross Area	List Price*	
			Minimum	Maximum

Residential Units

2 Bedroom A (Inner Unit)	101	57.0 - 65.0	4,570,000	5,170,000
3 Bedroom (End Unit)	22	84.0 - 97.0	6,300,000	7,310,000
	123			

Car Parking Slots

Covered Parking Slots	136**	12.5 - 14.5	700,000
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*Exclusive of closing fees. Refer to memo no. PD-15-07-037.

**Only Oakhill Lower Level 1 with 67 covered parking slots are launched.



SELLING PROGRAM



- Release of Price List

July 28, 2015

- Effectivity of Price List

August 11, 2015

- RFO Date

Oakhill Building

May 2019



PAYMENT TERM

MINIMUM DOWN PAYMENT

20%

All units and parking
slots

Note: Regular discounts shall apply based on memo released by Finance with reference no. FIN-12-03-030 dated March 29, 2011.



SAMPLE COMPUTATION



		2 BR A (49.5 sqm.)	3 BR (70.0 sqm)
List Price		4,566,000	6,298,000
Less: Regular Discounts	5%	228,300	314,900
Less: PDC Discount	2%	86,754	119,662
Net Contract Price		4,250,946	5,863,438
10% Closing Fees		425,095	586,344
Down payment less reservation fee	20%	830,189	1,152,688
No. of months 'til RFO		45 months	45 months
Monthly DP with 10% closing fees		27,895	38,645
Balance (Bank Financing)	80%	3,400,757	4,690,750



Bristle Ridge bears the DMCI Homes Quality Seal, which represents our commitment to deliver homes that are built to last. Your new home is subject to our proprietary quality management system, and comes with a 2-year limited warranty*.

**Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear. Terms and conditions apply.*