

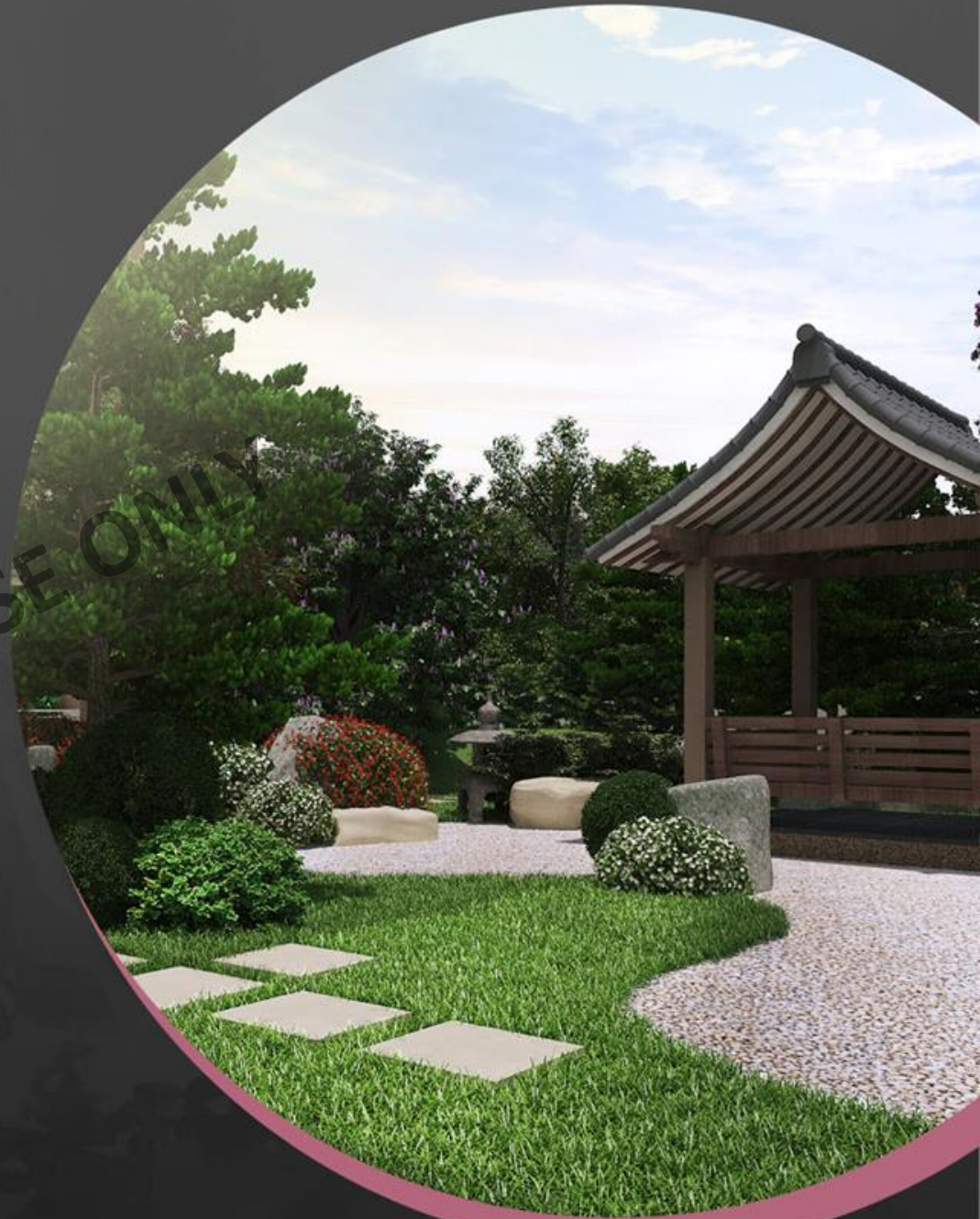
DMCI HOMES



KAI GARDEN

RESIDENCES

FOR INTERNAL USE ONLY





Type of Development

HRB

Residential Floors

41 / 39

Number of Buildings

3

Number of Units

2,953

THE LOGO

Serves as an entrance gate
to exclusive living spaces



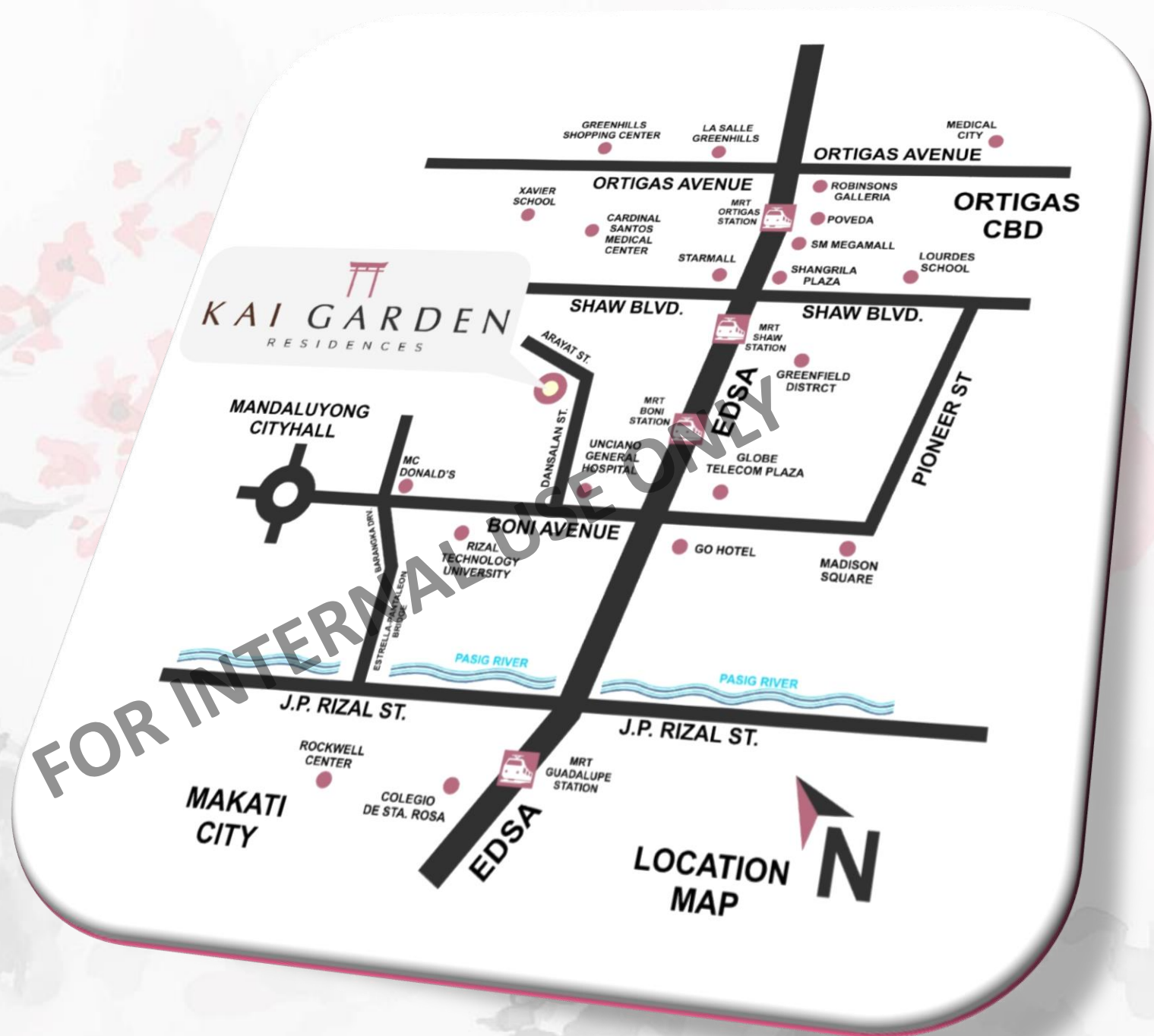
K A I G A R D E N
R E S I D E N C E S

Solid font signifies DMCI
Homes' credibility in building

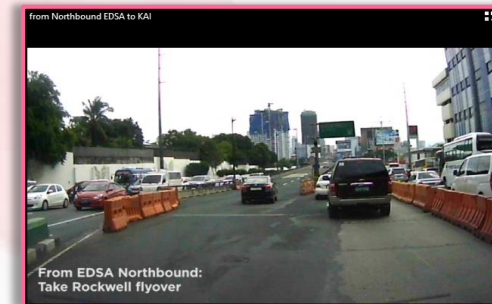
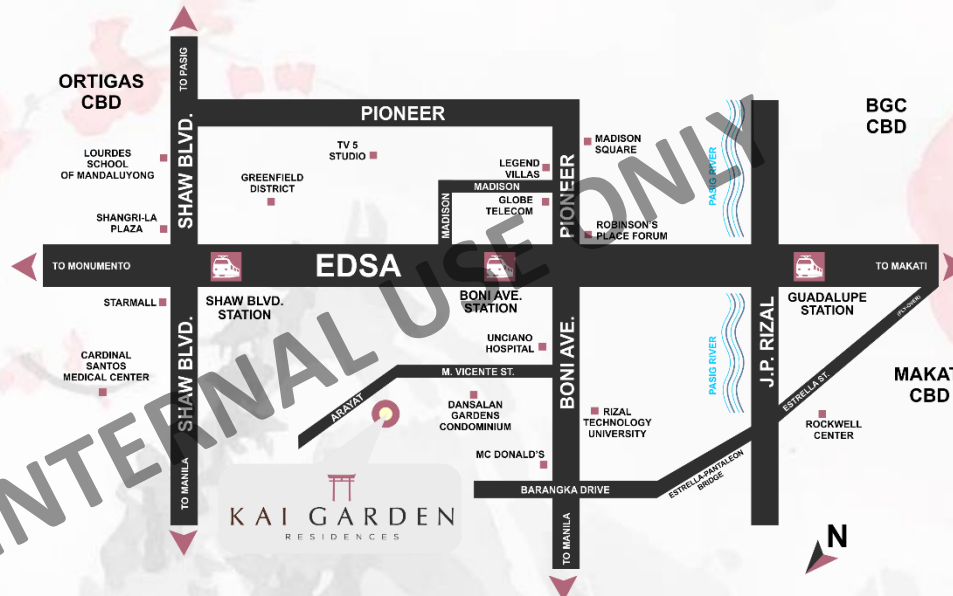
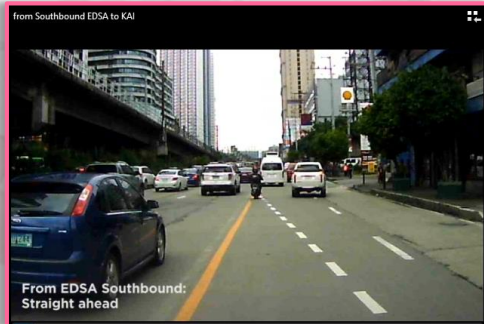
Font spacing represents generous
layout and recreational area

KAI means earth, recovery, and worthy

LOCATION MAP



GETTING THERE



NEARBY ESTABLISHMENTS

Business Districts	Distance	Time
Robinsons Pioneer Business Center	2.2Km	20 mins.
Rockwell Business District	4 Km	20 mins.
Ortigas Business Center	3.3Km	16 mins.
Ayala Business District	4.8Km	25 mins.

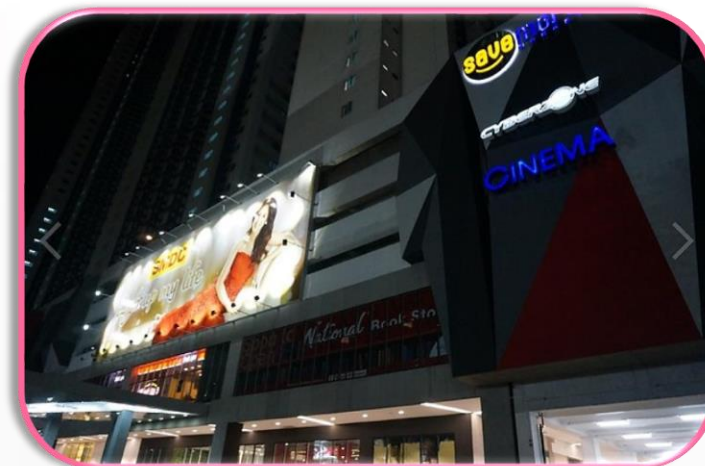


**ORTIGAS
CENTER**



NEARBY ESTABLISHMENTS

Malls	Distance	Time
Domingo Guevara Commercial Strip	400m	5 mins.
S&R Shaw	1.6Km	10 mins.
Cherry Foodarama	1.8Km	10 mins.
500 Shaw Mall	1.7Km	10 mins.
Liberty Center	1.9Km	12 mins.
Shaw IT Mall	2.2Km	14 mins.
Robinsons Forum	2.2Km	16 mins.
SM Light Mall	2.4Km	13 mins.
Pioneer Center	2.5Km	11 mins.
Greenfields Shopping Center	2.7Km	12 mins.
Rockwell Power Plant	2.8Km	15 mins.
Shangri-La Mall	3.0Km	15 mins.
Starmall Shaw	3.0Km	14 mins.
SM Megamall	3.3Km	15 mins.
Estancia Mall	3.8Km	18 mins.



NEARBY ESTABLISHMENTS

Schools	Distance	Time
Rizal Technological University	450 m	6 mins.
City of Mandaluyong Science High School	1.5Km	8 mins.
Lourdes School of Mandaluyong	2.5Km	10 mins.
Colegio De Sta. Rosa	2.9Km	12 mins.
University of Asia and the Pacific	3.0Km	14 mins.
St. Paul College – Pasig City	3.5Km	26 mins.
Saint Pedro Poveda College	4.1Km	23 mins.



NEARBY ESTABLISHMENTS

Churches	Distance	Time
San Roque Parish	450 m	6 mins.
Archdiocesan Shrine of the Divine Mercy	1.5 km	19 mins.
Seventh Day Adventist Church	1.1 km	14 mins.
International Baptist Church	650 m	8 mins.
Our Lady of Fatima Parish	950 m	11 mins.
Victory Church	1.5 km	19 mins.

Police Stations	Distance	Time
Police Community Precinct No. 5	5.5 km	23 mins.
Chief of Police Office	2 km	8 mins.

Hospitals	Distance	Time
Unciano General Hospital	240 m	3 mins.
VRP Medical Center	600 m	7 mins.

Fire Stations	Distance	Time
Mandaluyong Fire Station	2 km	9 mins.
Mauway Fire Sub-Station	500 m	6 mins.
United Mandaluyong Fire Emergency	550 m	7 mins.



VALUE PROPOSITION STATEMENTS

FOR INTERNAL USE ONLY

DMCI HOMES



KAI GARDEN
RESIDENCES

SELLING POINTS

K EY ACCESS POINTS

A MBIANCE

FOR INTERNAL USE ONLY

I NNOVATION

DMCI HOMES



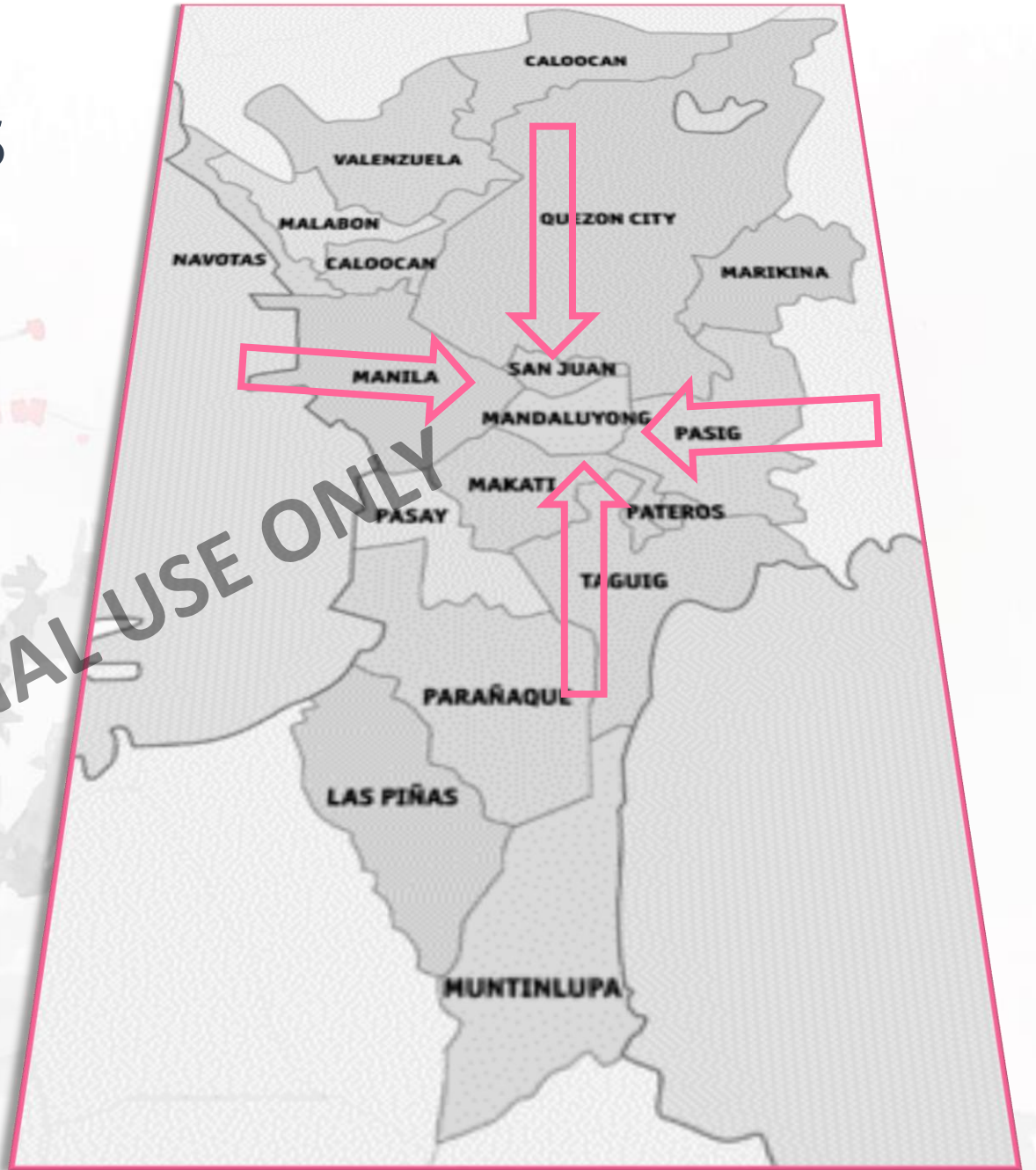
KAI GARDEN
RESIDENCES

REASONS TO BELIEVE

K

EY ACCESS POINTS

FOR INTERNAL USE ONLY



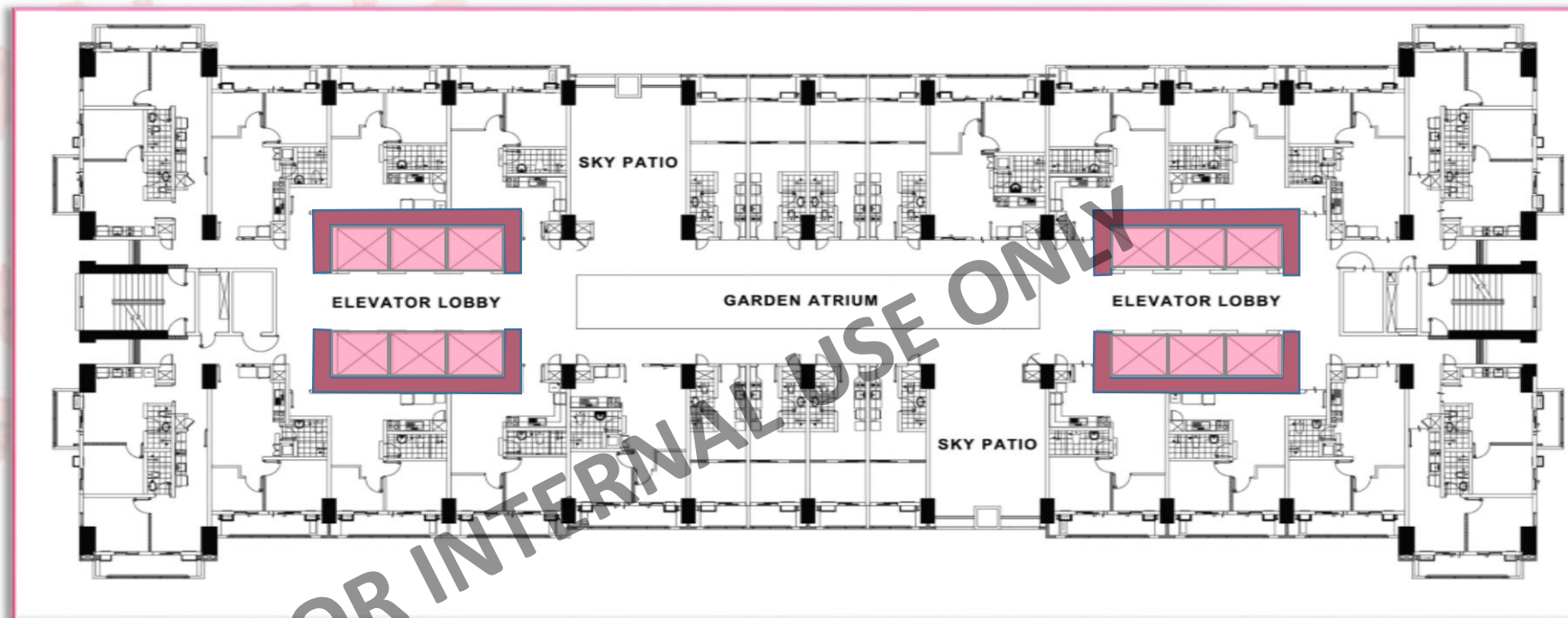
REASONS TO BELIEVE

A M B I A N C E



REASONS TO BELIEVE

INNOVATION



REASONS TO BELIEVE

QUALITY GUARANTEED



PROJECT IN FOCUS

FOR INTERNAL USE ONLY

DMCI HOMES



KAI GARDEN
RESIDENCES

PROJECT DETAILS



M. Vicente St., Mandaluyong City

3 High-Rise Buildings

39 Residential Floors (Sugi only)

1,028 Units (Sugi only)

Japanese-Inspired Architecture



2 Amenity Levels



4 Basement Parking Levels

613 Parking Slots (Sugi only)

60% Parking Ratio (Sugi only)

PERSPECTIVES

FOR INTERNAL USE ONLY

DMCI HOMES

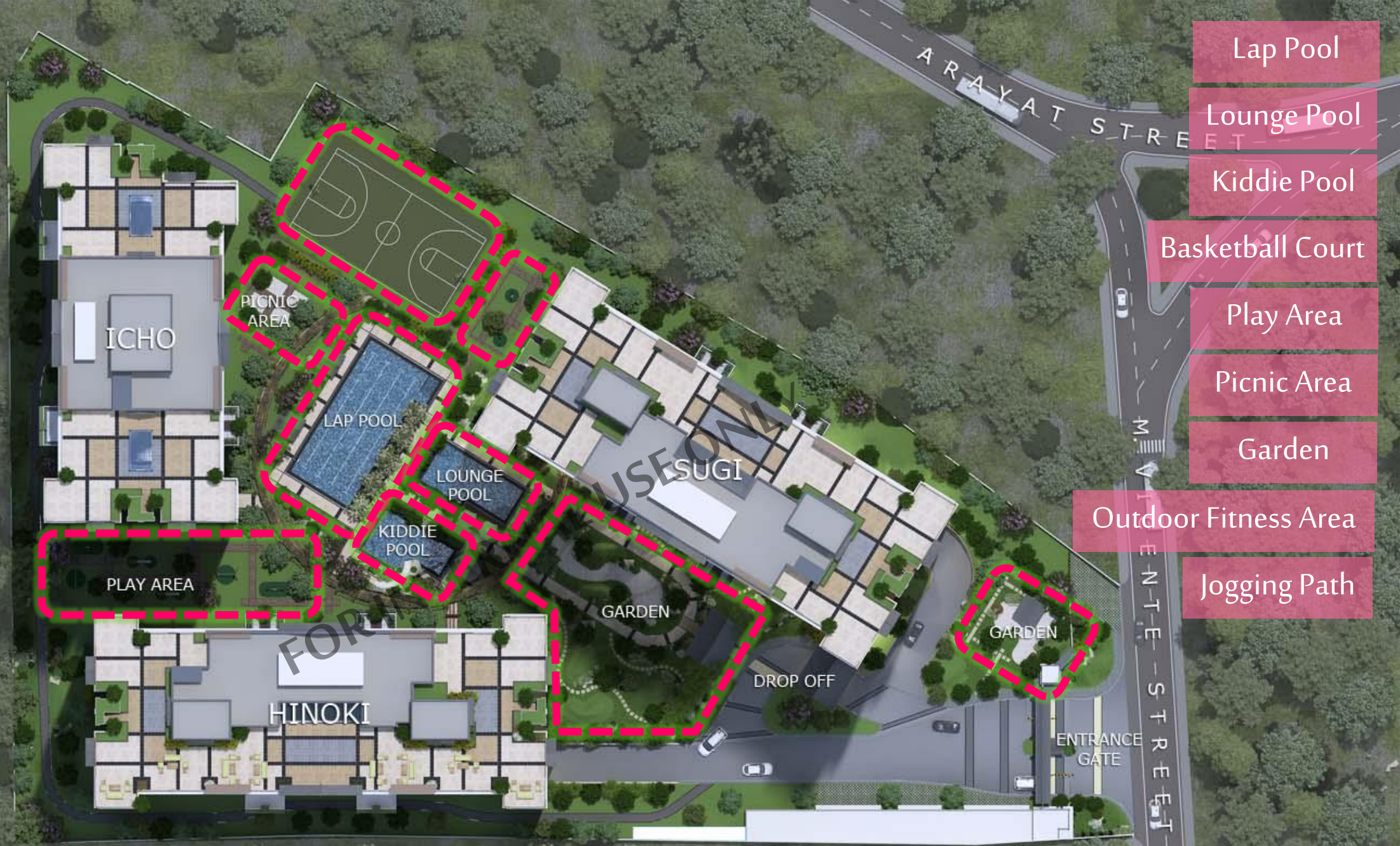


KAI GARDEN
RESIDENCES

17,082 sqm
LAND AREA



Site Development Plan



Lap Pool

Lounge Pool

Kiddie Pool

Basketball Court

Play Area

Picnic Area

Garden

Outdoor Fitness Area

Jogging Path

Site Development Plan



Building Facade



Building Facade (Night)



Entrance Gate



FOR INTERNAL USE ONLY

Reception Lobby



Bar and Game Area



Lounge Area



Atrium Level



Sky Patio



Amenity Core



Lap Pool



Lap Pool



Lounge Pool



Kiddie Pool



Garden Entrance



Garden



Garden



Garden



Garden



Garden



Garden



Garden



Garden



Jogging Path



OTHER AMENITIES



Audio-Visual Room



Fitness Gym



Roof Deck



Function Room

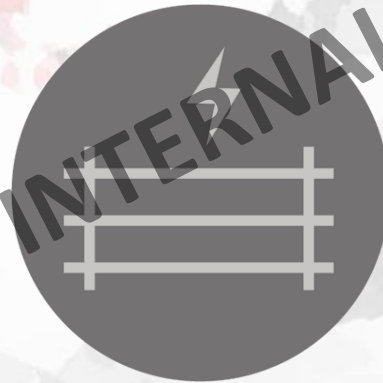
BUILDING FEATURES



CCTV Cameras
(for strategic areas)



Full Back-up
Power



Electrified Perimeter
Fence



Fire detection, alarm, and
suppression systems

BUILDING FEATURES



Lumiventt Technology



Landscaped Atriums



12 High-speed Elevators

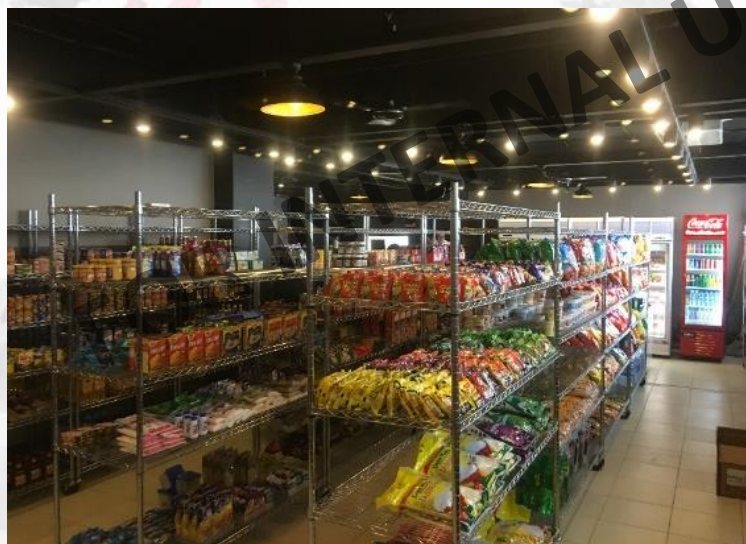
BUILDING FEATURES



Mailbox Area



Water Refilling Station



Commercial Space



Laundry Station

UNIT FEATURES



Individual metered
utilities

Provision for:



Telephone
Connection



Cable
Connection



Internet
Connection

PMO SERVICES



Guarded gate and
entrance



Maintenance of
landscaped areas



Roving security personnel



Taxi call-in service

FLOOR PLANS

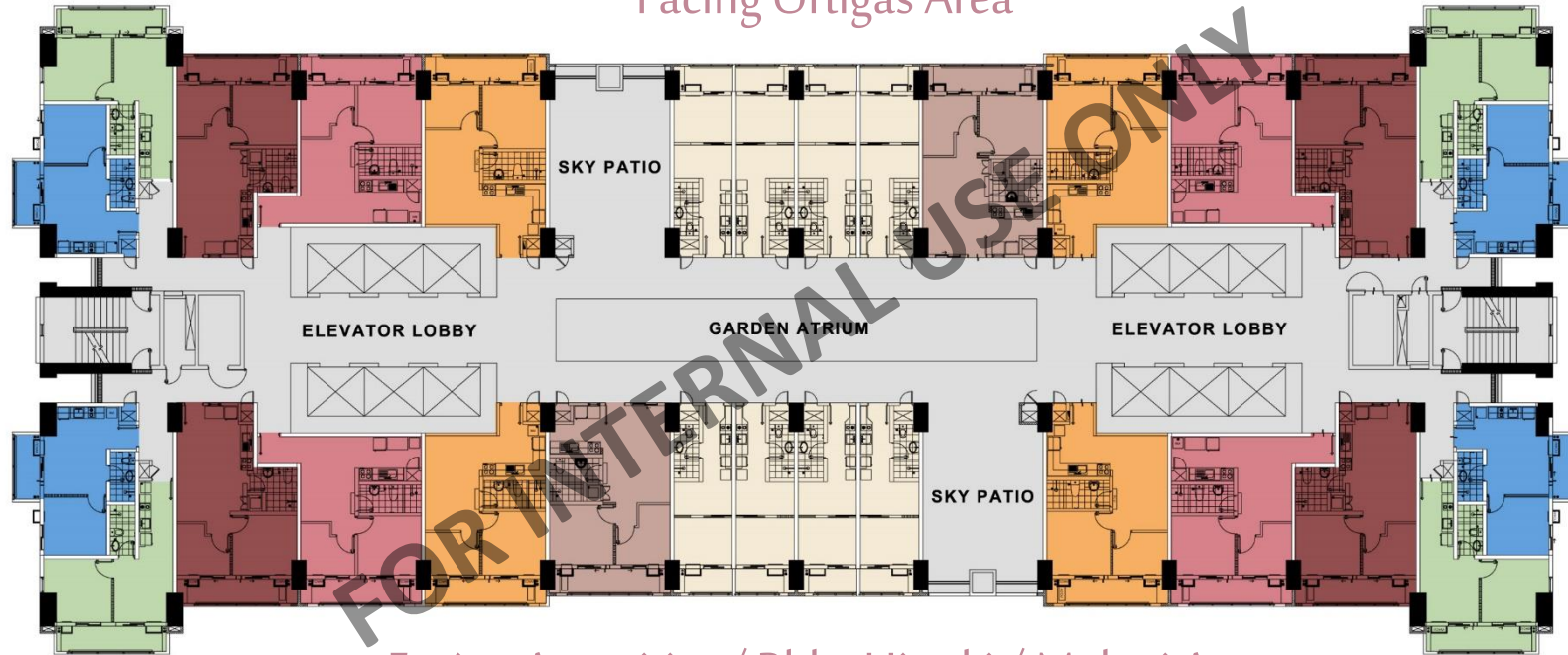
FOR INTERNAL USE ONLY

DMCI HOMES



KAI GARDEN
RESIDENCES

Facing Ortigas Area



Facing Amenities / Bldg. Hinoki / Makati Area

- | | | |
|---|---|---|
| 1 - Bedroom A Mid Unit
Approx. Gross Area: 28.00 sqm | 1 - Bedroom B End Unit
Approx. Gross Area: 36.00 sqm | 1 - Bedroom C End Unit
Approx. Gross Area: 39.50 sqm |
| 2 - Bedroom A Inner Unit
Approx. Gross Area: 56.00 sqm | 2 - Bedroom C Inner Unit
Approx. Gross Area: 52.50 sqm | 2 - Bedroom D Inner Unit
Approx. Gross Area: 53.50 sqm |
| 2 - Bedroom E Inner Unit
Approx. Gross Area: 53.50 sqm | | |

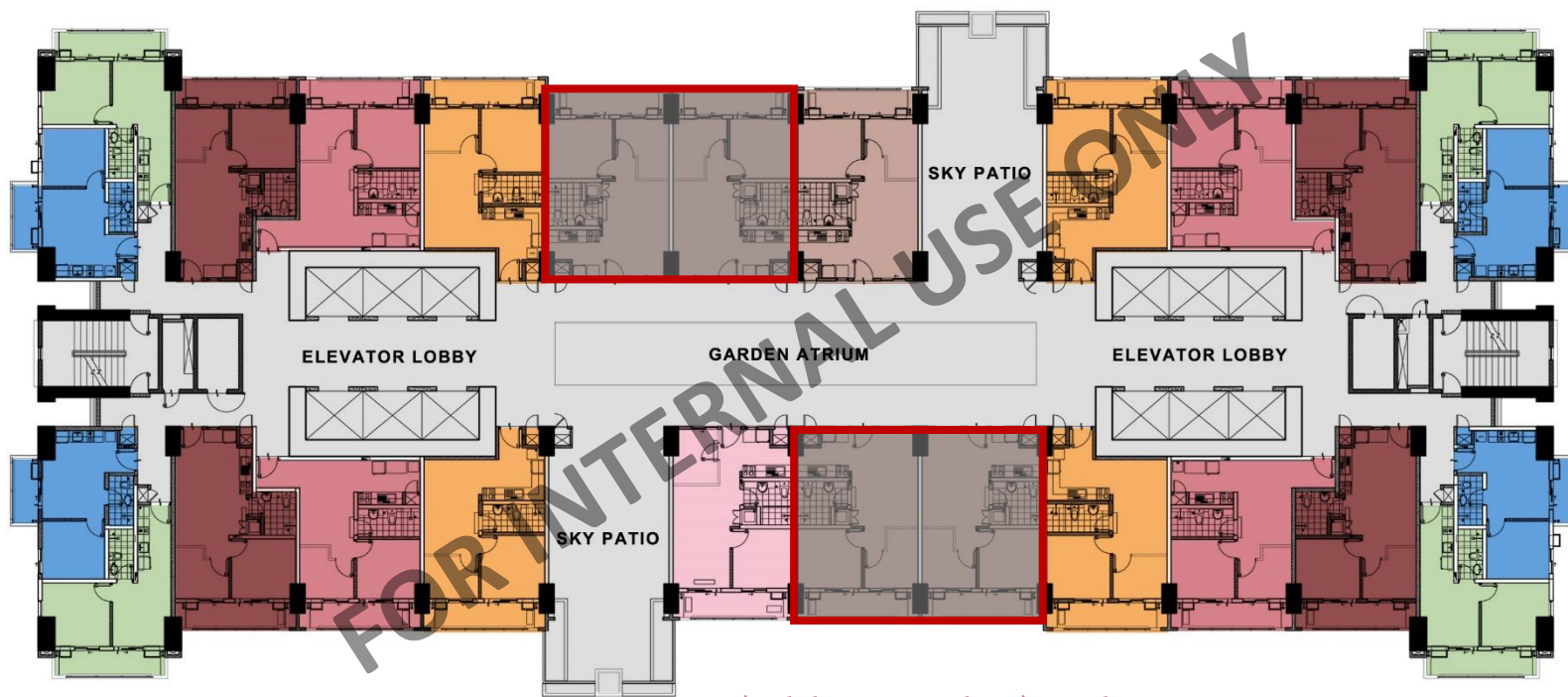
Note: Standard policy regarding request for tandem shall apply



2nd Floor Level 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 in purchasing with your seller.

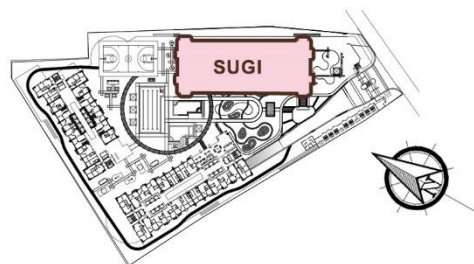
Facing Ortigas Area



Facing Amenities / Bldg. Hinoki / Makati Area

- | | | |
|---|---|---|
| 1 - Bedroom B End Unit
Approx. Gross Area: 36.00 sqm | 1 - Bedroom C End Unit
Approx. Gross Area: 39.50 sqm | 2 - Bedroom A Inner Unit
Approx. Gross Area: 56.00 sqm |
| 2 - Bedroom B Inner Unit
Approx. Gross Area: 56.00 sqm | 2 - Bedroom C Inner Unit
Approx. Gross Area: 52.50 sqm | 2 - Bedroom D Inner Unit
Approx. Gross Area: 53.50 sqm |
| 2 - Bedroom E Inner Unit
Approx. Gross Area: 53.50 sqm | | |

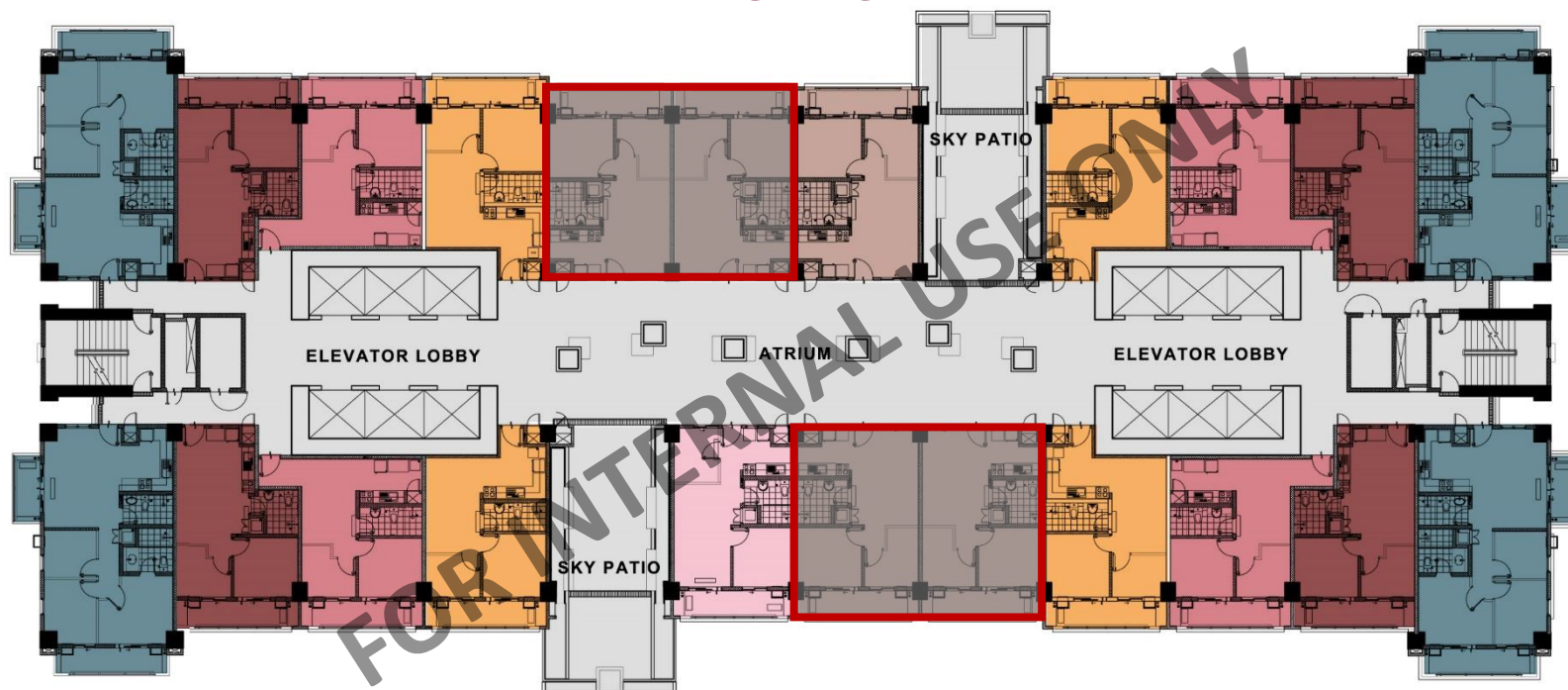
Note: Standard policy regarding request for tandem shall apply



7th, 18th & 28th Floor Level 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 in purchasing with your seller.

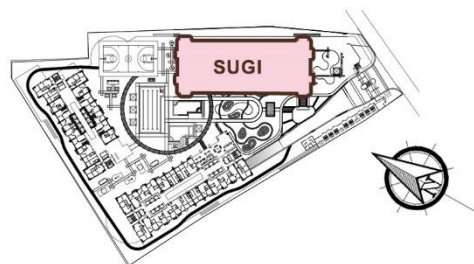
Facing Ortigas Area



Facing Amenities / Bldg. Hinoki / Makati Area

2 - Bedroom A Inner Unit Approx. Gross Area: 56.00 sqm	2 - Bedroom B Inner Unit Approx. Gross Area: 56.00 sqm	2 - Bedroom C Inner Unit Approx. Gross Area: 52.50 sqm
2 - Bedroom D Inner Unit Approx. Gross Area: 53.50 sqm	2 - Bedroom E Inner Unit Approx. Gross Area: 53.50 sqm	3 - Bedroom End Unit Approx. Gross Area: 81.50 sqm

Note: Standard policy regarding request for tandem shall apply



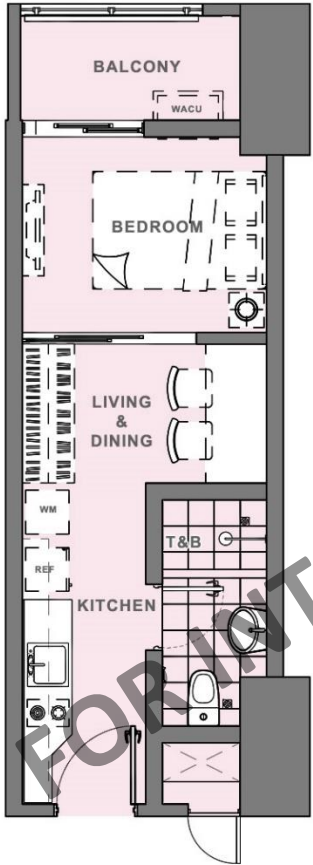
38th Floor Level Plan

-Plans reflected as visuals are not to scale.
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-Please check the specifications of the particular unit you are interested in purchasing with your seller.

UNIT LAYOUTS

FOR INTERNAL USE ONLY

UNIT TYPE	1BR A
Location	Inner Unit
Floor Level	2F – 6F
# of units per floor	8
Min Price	2.60 Mn
Max Price	2.87 Mn



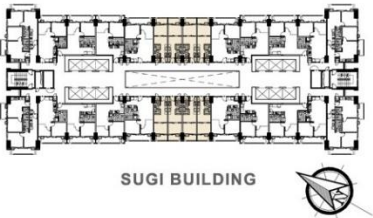
1- BEDROOM A INNER UNIT

AREA ALLOCATION

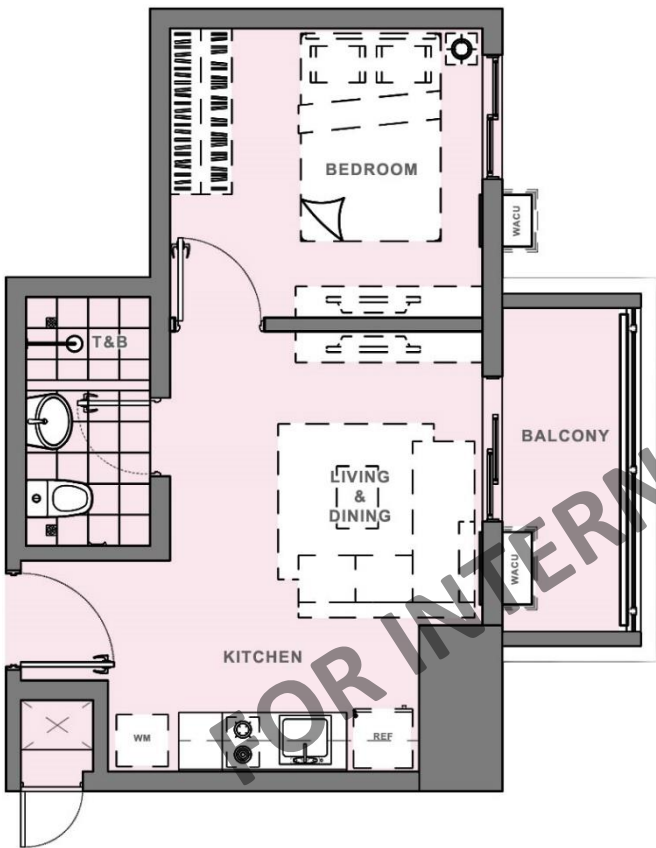
LIVING & DINING	5.40 sqm
KITCHEN	6.10
BEDROOM	7.50
TOILET & BATH	5.00
BALCONY	4.00

APPROX GROSS FLOOR AREA 28.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITON.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



UNIT TYPE	1BR B
Location	End Unit
Floor Level	2F – 32F
# of units per floor	4
Price	3.40 Mn



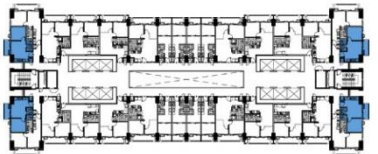
1- BEDROOM B END UNIT

AREA ALLOCATION

LIVING & DINING	10.90sqm
KITCHEN	7.40
BEDROOM	9.70
TOILET & BATH	3.50
BALCONY	4.50

APPROX GROSS FLOOR AREA 36.00 sqm

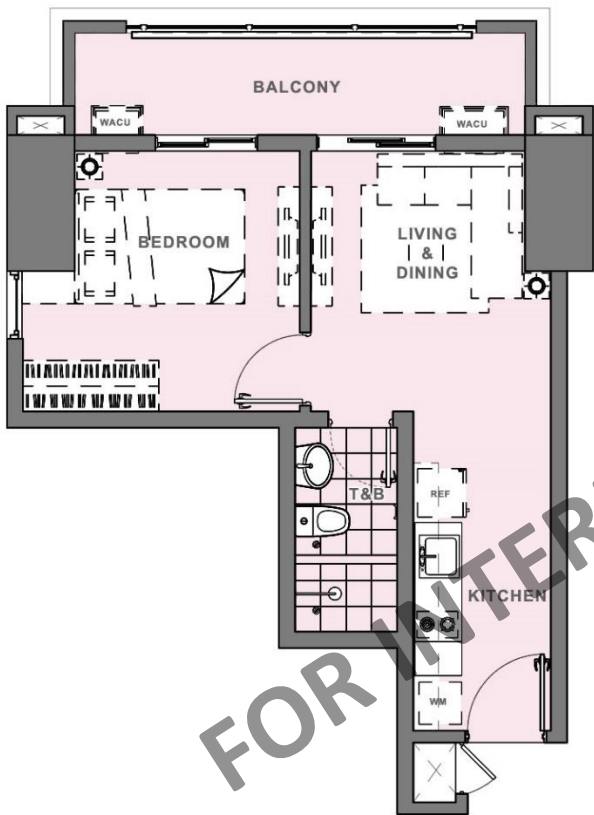
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SUGI BUILDING



UNIT TYPE	1BR C
Location	End Unit
Floor Level	2F – 32F
# of units per floor	4
Price	3.40 Mn

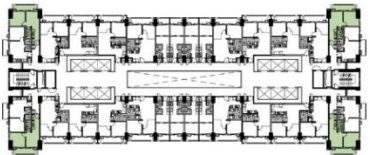


1- BEDROOM C END UNIT AREA ALLOCATION

LIVING & DINING	10.00 sqm
KITCHEN	7.25
BEDROOM	11.75
TOILET & BATH	3.50
BALCONY	7.00

APPROX GROSS FLOOR AREA 39.50 sqm

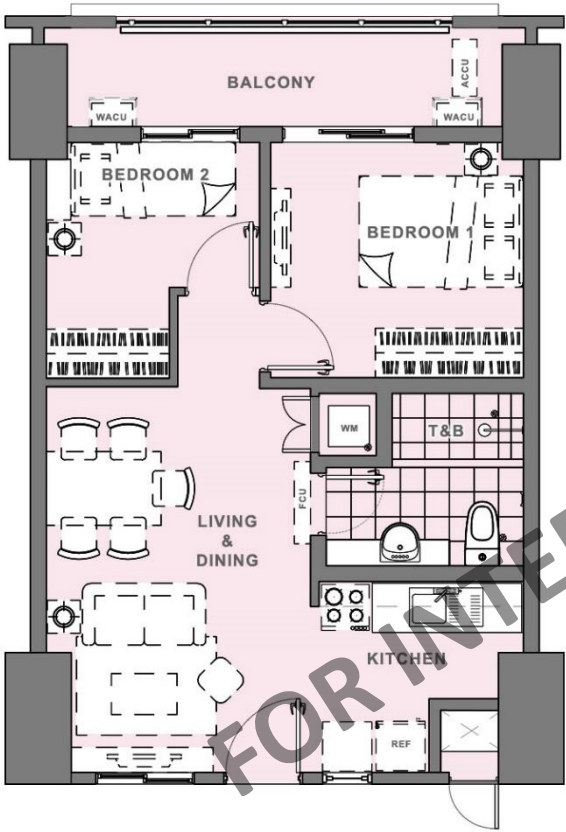
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-KEY PLAN IS BASED ON TYPICAL FLOOR



SUGI BUILDING



UNIT TYPE	2BR A
Location	Inner Unit
Floor Level	2F – PH
# of units per floor	2-7
Min Price	4.66 Mn
Max Price	5.38 Mn

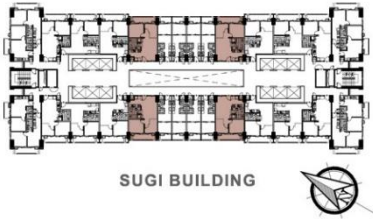


2- BEDROOM A INNER UNIT AREA ALLOCATION

LIVING & DINING	17.90 sqm
KITCHEN	6.60
BEDROOM 1	10.15
BEDROOM 2	7.35
TOILET & BATH	6.00
BALCONY	8.00

APPROX GROSS FLOOR AREA 56.00 sqm

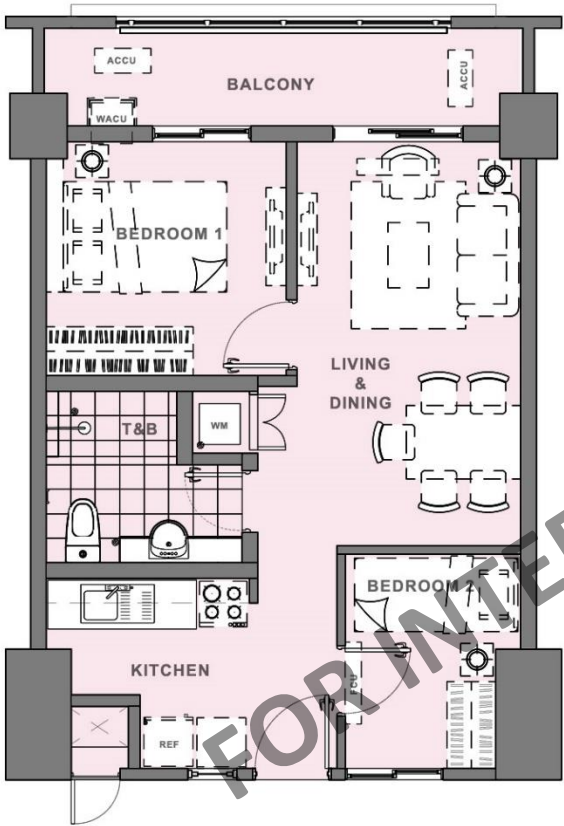
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Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

EFFECTIVE AUGUST 2017

UNIT TYPE	2BR B
Location	Inner Unit
Floor Level	7F – PH
# of units per floor	1
Min Price	4.81 Mn
Max Price	5.45 Mn



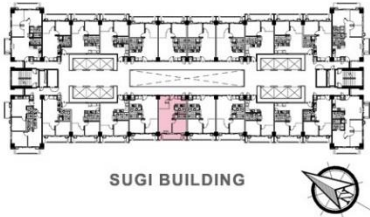
2- BEDROOM B INNER UNIT

AREA ALLOCATION

LIVING & DINING	19.25 sqm
KITCHEN	6.60
BEDROOM 1	9.75
BEDROOM 2	6.40
TOILET & BATH	6.00
BALCONY	8.00

APPROX GROSS FLOOR AREA 56.00 sqm

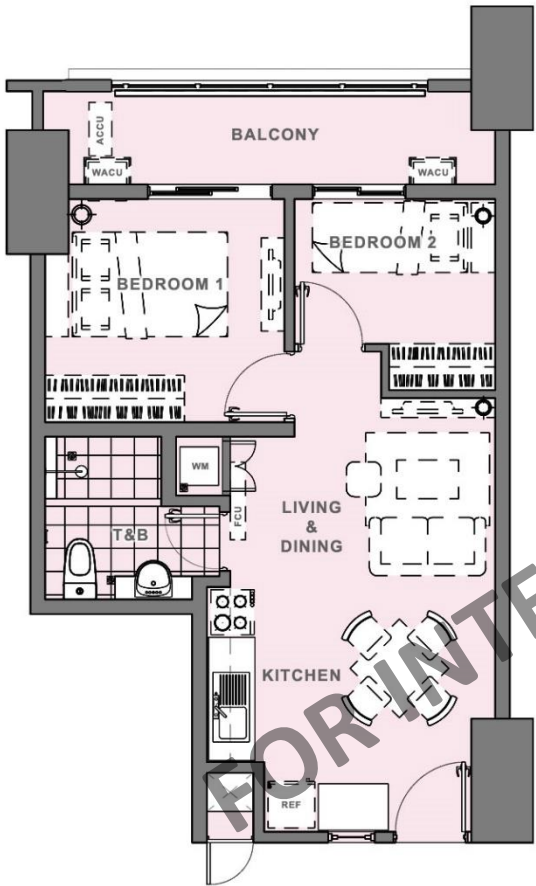
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EFFECTIVE AUGUST 2017

UNIT TYPE	2BR C
Location	Inner Unit
Floor Level	2F – PH
# of units per floor	4
Min Price	4.31 Mn
Max Price	5.00 Mn



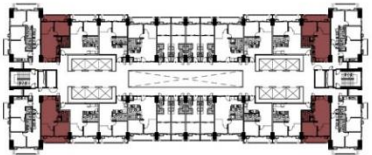
2- BEDROOM C INNER UNIT

AREA ALLOCATION

LIVING & DINING	14.10 sqm
KITCHEN	7.95
BEDROOM 1	10.30
BEDROOM 2	6.75
TOILET & BATH	5.40
BALCONY	8.00

APPROX GROSS FLOOR AREA 52.50 sqm

- DIMENTIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITON.
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- KEY PLAN IS BASED ON TYPICAL FLOOR



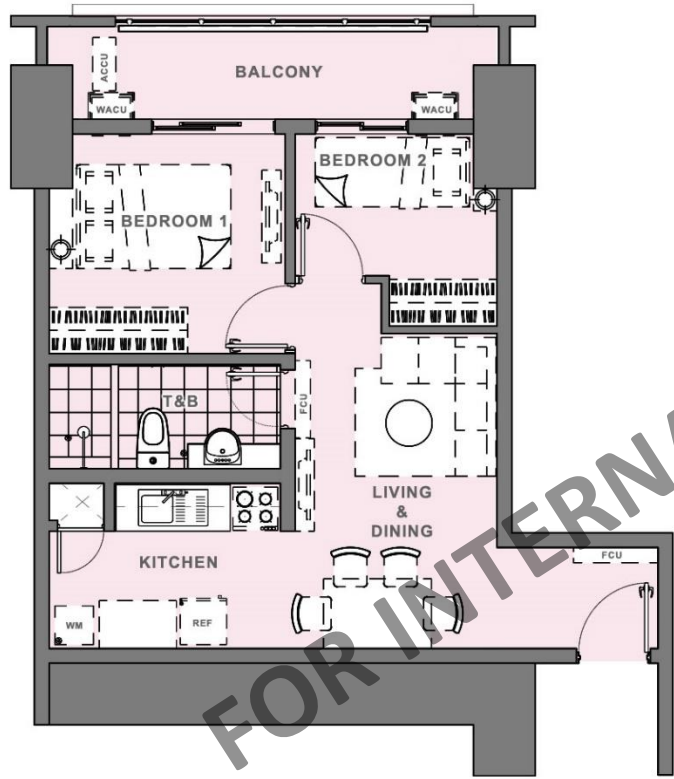
SUGI BUILDING



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.

EFFECTIVE AUGUST 2017

UNIT TYPE	2BR D
Location	Inner Unit
Floor Level	2F – PH
# of units per floor	4
Min Price	4.40 Mn
Max Price	5.09 Mn



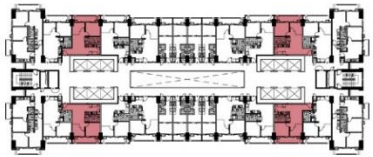
2- BEDROOM D INNER UNIT

AREA ALLOCATION

LIVING & DINING	16.15 sqm
KITCHEN	7.74
BEDROOM 1	10.03
BEDROOM 2	6.78
TOILET & BATH	4.80
BALCONY	8.00

APPROX GROSS FLOOR AREA 53.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITON.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



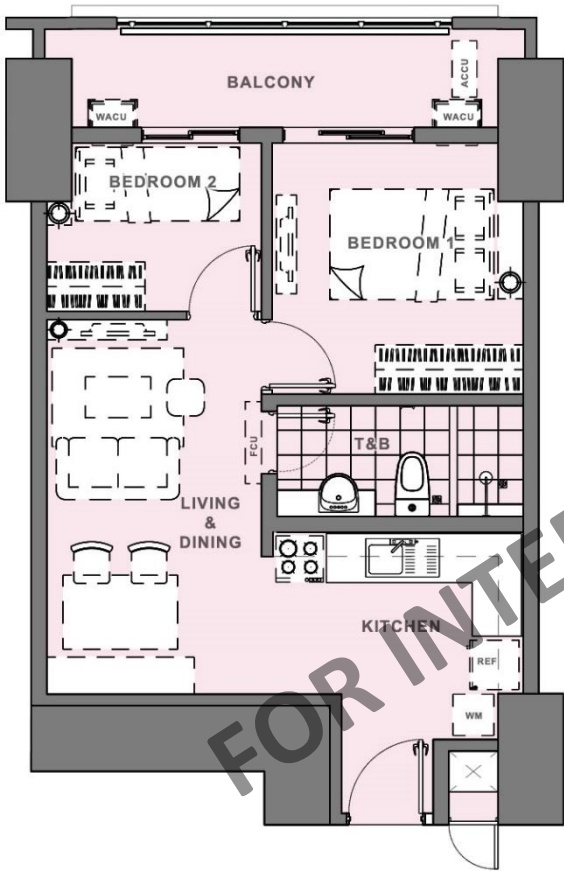
SUGI BUILDING



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.

EFFECTIVE AUGUST 2017

UNIT TYPE	2BR E
Location	Inner Unit
Floor Level	2F – PH
# of units per floor	4
Min Price	4.38 Mn
Max Price	5.12 Mn



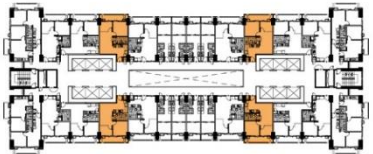
2- BEDROOM E INNER UNIT

AREA ALLOCATION

LIVING & DINING	13.30 sqm
KITCHEN	10.50
BEDROOM 1	10.60
BEDROOM 2	6.30
TOILET & BATH	4.80
BALCONY	8.00

APPROX GROSS FLOOR AREA 53.50 sqm

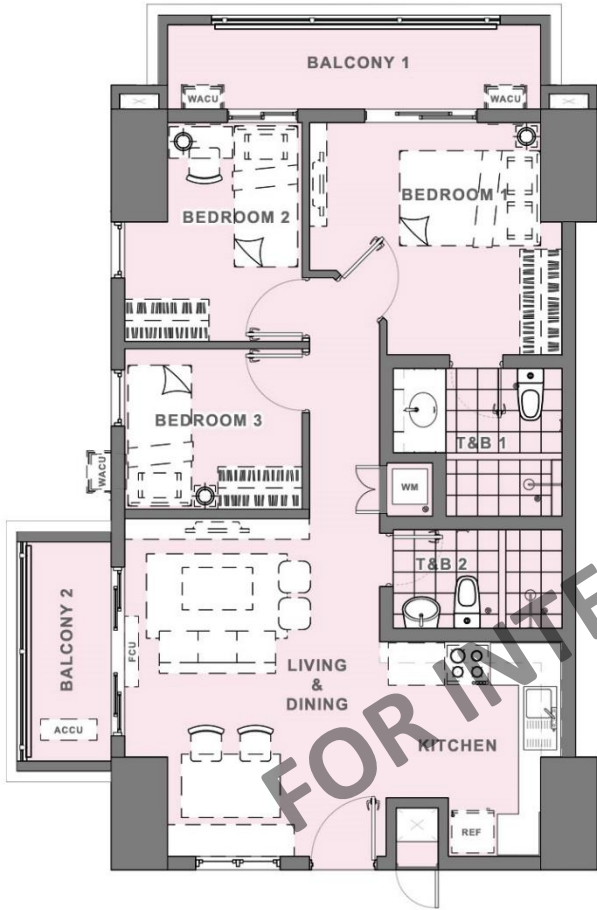
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-KEY PLAN IS BASED ON TYPICAL FLOOR



SUGI BUILDING



UNIT TYPE	3BR
Location	End Unit
Floor Level	33F – PH
# of units per floor	4
Min Price	6.79 Mn
Max Price	7.44 Mn

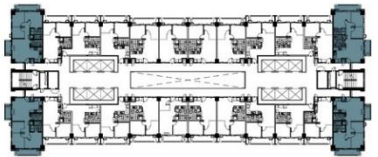


3- BEDROOM END UNIT AREA ALLOCATION

LIVING & DINING	23.70 sqm
KITCHEN	8.65
BEDROOM 1	12.00
BEDROOM 2	9.30
BEDROOM 3	6.35
TOILET & BATH 1	6.00
TOILET & BATH 2	4.00
BALCONY 1	7.00
BALCONY 2	4.50

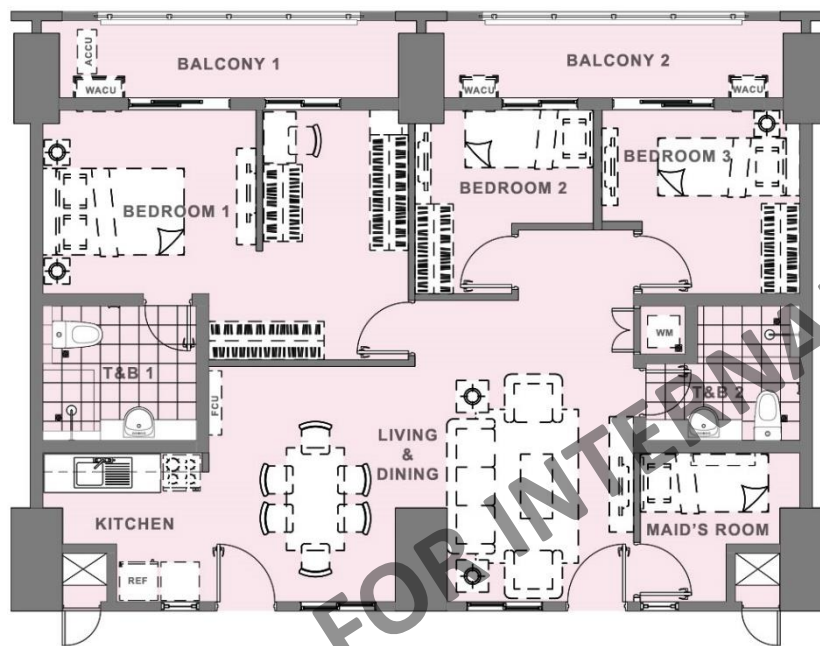
APPROX GROSS FLOOR AREA 81.50 sqm

-DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITON.
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-KEY PLAN IS BASED ON TYPICAL FLOOR



SUGI BUILDING



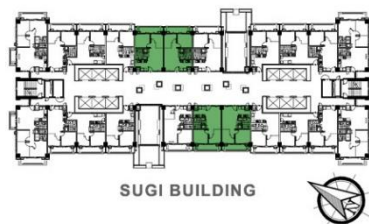


TANDEM UNIT AREA ALLOCATION

LIVING & DINING	31.60 sqm
KITCHEN	6.60
BEDROOM 1	22.00
BEDROOM 2	7.60
BEDROOM 3	9.50
MAID'S ROOM	6.70
TOILET & BATH 1	6.00
TOILET & BATH 2	6.00
BALCONY 1	8.00
BALCONY 2	8.00

APPROX GROSS FLOOR AREA 112.00 sqm

-DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITON.
-FURNITURE AND APPLIANCES ARE NOT INCLUDED.
-KEY PLAN IS BASED ON TYPICAL FLOOR



SUGI BUILDING

UNIT MIX AND PRICE RANGES

Unit Type	No. of Units	Unit Area	Gross Area	LIST PRICE	
		(sqm)	(sqm)	Minimum	Maximum
1 Bedroom A	40	24	28	2.60 Mn	2.87 Mn
1 Bedroom B	120	31.5	36	3.40 Mn	3.40 Mn
1 Bedroom C	120	32.5	39.5	3.40 Mn	3.40 Mn
2 Bedroom A	210	48	56	4.66 Mn	5.38 Mn
2 Bedroom B	34	48	56	4.81 Mn	5.45 Mn
2 Bedroom C	156	44.5	52.5	4.31 Mn	5.00 Mn
2 Bedroom D	156	45.5	53.5	4.40 Mn	5.09 Mn
2 Bedroom E	156	45.5	53.5	4.38 Mn	5.12 Mn
3 Bedroom A	36	70	81.5	6.79 Mn	7.44 Mn
TOTAL	1,028			2.60 Mn	7.44 Mn

PARKING PRICE RANGES

Parking Type	No. of Slots	Gross Area	LIST PRICE	
			Minimum	Maximum
Single Parking	525	12.50-13.00	840K	900K
Tandem Parking	88	25.00-26.00	1.48 Mn	1.60 Mn
TOTAL	613		840K	1.60 Mn

FOR INTERNAL USE ONLY

TURNOVER FINISHES

Residential Units	1 Bedroom Unit			2 Bedroom Unit			3 Bedroom Unit
	24.00 sqm	31.50 sqm	31.50 sqm	44.50 sqm	45.50 sqm	48.00 sqm	70.00 sqm
FLOOR FINISHES							
Living, Dining and Kitchen	Vinyl planks with baseboard			Ceramic tiles with baseboard			
Bedrooms	Vinyl planks with baseboard						
Balcony	Ceramic tiles with pebble washout (except for units at ground floor)						
Toilet and Bath	Unglazed ceramic tiles						
WALL FINISHES							
Interior Walls	Painted finish						
Toilet	Ceramic tiles; Painted cement finish above wall tiles						
CEILING FINISHES							
Living, Dining and Kitchen	Painted plain cement finish						
Bedrooms	Painted plain cement finish						
Toilet and Bath	Painted ficemboard ceiling						
SPECIALTIES							
Kitchen Area	Granite finish kitchen countertop with cabinet system						
Toilet and Bath	Mirror Cabinet			Granite finish lavatory countertop for T&B 1			
DOORS							
Entrance Door	Wooden door on metal jamb						
Bedroom Door	Aluminum sliding framed glass panel	Wooden door on metal jamb					
Toilet Door	Wooden door with half louver on metal jamb						
Balcony Door	Aluminum sliding framed glass panel with insect screen						

TURNOVER FINISHES

Residential Units	1 Bedroom Unit			2 Bedroom Unit			3 Bedroom Unit
	24.00 sqm	31.50 sqm	32.50 sqm	44.50 sqm	45.50 sqm	48.00 sqm	70.00 sqm
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)						
FINISHING HARDWARE							
Main Door Lockset	Mortise type keyed lockset						
Bedroom Lockset	Flush type keyed lockset	Lever type keyed lockset					
Toilet Lockset	Lever type privacy lockset						
TOILET AND KITCHEN FIXTURES							
Water Closet	Top flush, one-piece type						
Lavatory	Wall-hung with semi-pedestal type			Semi-counter top basin			Undercounter type and wall hung with semi- pedestal type
Shower Head and Fittings	Exposed shower and mixer type						
Toilet Paper Holder	Recessed type						
Soap Holder	Niche at wall						
Kitchen Sink	Stainless steel, single bowl			Stainless steel, single bowl with one-side drainboard			
Kitchen Faucet	Gooseneck type			Rotary lever type			
Toilet Exhaust	Ceiling-mounted exhaust fan						
Kitchen Exhaust	Rangehood provision						
AIR CONDITION	Provision for Window type Air Conditioning Unit			Provision for Window type and Split type Air Conditioning Unit			

SELLING PROGRAM & IMPLEMENTING GUIDELINES



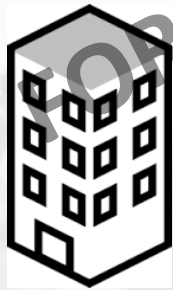
July 27, 2017

Release of Pricelist,
Availability Plans,
Unit Layouts and Turnover
Specifications



August 15, 2017

Effectivity
of Pricelist



January 2023

Target
Completion Date

MINIMUM DOWNPAYMENT

30%

Condominium Units

Parking Slots

FOR INTERNAL USE ONLY

SAMPLE COMPUTATION

Unit Type		1 Bedroom		
Unit Area		24.00	31.50	32.50
List Price		2,595,000	3,400,000	3,400,000
Regular Discount	6%	155,700	204,000	204,000
List Price (Net of Regular Discount)		2,439,300	3,196,000	3,196,000
PDC Discount	2%	48,786	63,920	63,920
Total Contract Price		2,390,514	3,132,080	3,132,080
Closing Fees	10%	239,051	313,208	313,208
Reservation		20,000	20,000	20,000
Down Payment	30%	697,154	919,624	919,624
No. of Months until RFO		65 MONTHS		
Monthly Payment (Less Reservation Fee)		10,725	14,148	14,148
Monthly Payment (With Closing Fees)		14,403	18,967	18,967
Balance - BF	70%	1,673,360	2,192,456	2,192,456

Discounts are based on Bank Financing discount rates from memo #FIN-12-03-030.

SAMPLE COMPUTATION

Unit Type		2 Bedroom			3 Bedroom
Unit Area		48.00	44.50	45.50	70.00
List Price		4,662,000	4,314,000	4,403,000	6,791,000
Regular Discount	6%	279,720	258,840	264,180	407,460
List Price (Net of Regular Discount)		4,382,280	4,055,160	4,138,820	6,383,540
PDC Discount	2%	87,646	81,103	82,776	127,671
Total Contract Price		4,294,634	3,974,057	4,056,044	6,255,869
Closing Fees	10%	429,463	397,406	405,604	625,587
Reservation		20,000	20,000	20,000	20,000
Down Payment	30%	1,268,390	1,172,217	1,196,813	1,856,761
No. of Months until RFO		65 MONTHS			
Monthly Payment (Less Reservation Fee)		19,514	18,034	18,413	28,566
Monthly Payment (With Closing Fees)		26,121	24,148	24,653	38,190
Balance - BF	70%	3,006,244	2,781,840	2,839,231	4,379,108

Discounts are based on Bank Financing discount rates from memo #FIN-12-03-030.

SELLING POINTS

K

FOR INTERNAL USE ONLY

A

/

Key Access Points



SELLING POINTS

Ambiance

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DMCI HOMES



KAI GARDEN
RESIDENCES

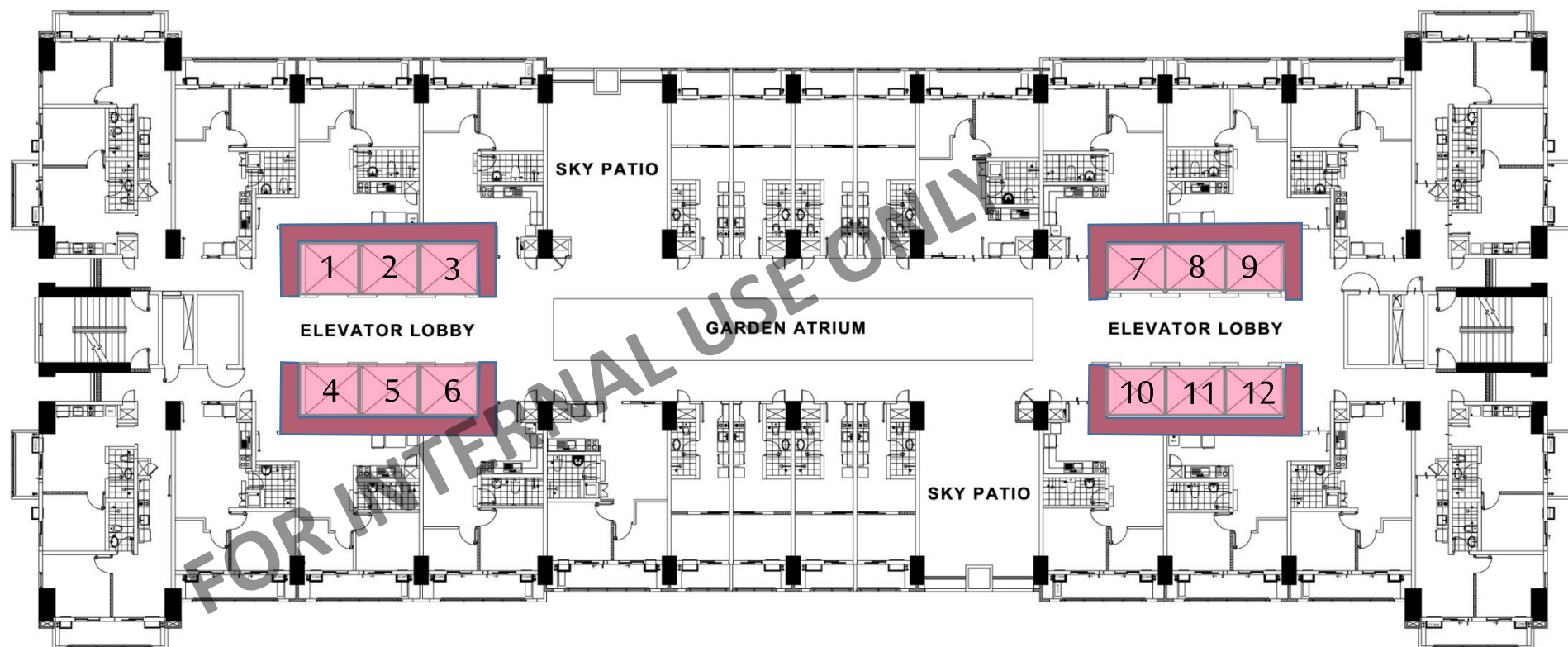






SELLING POINTS

Innovation



DMCI HOMES


KAI GARDEN
RESIDENCES

Innovation

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FOR INTERNAL USE ONLY

1

2

SELLING POINTS

K - Key Access Points

A - Ambiance

I - Innovation

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DMCI HOMES



KAI GARDEN
RESIDENCES

Thank You

and

Happy Selling!

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DMCI HOMES



KAI GARDEN
RESIDENCES

DISCLAIMER

In its continuing desire to improve the project, DMCI Homes reserves the right to change product features without prior notice and approval. Floor plans and perspectives depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.



Kai Garden Residences 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.