

DMCI HOMES

A stylized yellow leaf logo with a curved stem, positioned between the words 'THE' and 'ORIANA'.

THE ORIANA

Your best life begins at home.



**Imagine your future**



**a future of new experiences**



**and new opportunities**



**just like the rising sun**



**that signifies fresh start and**



**and new beginnings.**



**Are you ready to unfold  
your best life?**



## About the logo



Symbolizes:

Rising sun

Gentle touch and pure  
relaxation

Sunrise



# Demographic Overview

DMCI HOMES





Located along Aurora Boulevard, one of Quezon City's busiest thoroughfares

|           |                                          |
|-----------|------------------------------------------|
| Project   | The Oriana                               |
| Address   | Aurora Blvd., Brgy. Marilag, Quezon City |
| Land Area | 9,314 sqm                                |







## Nearby Cities

Quezon City (where ORI is located) tops all other cities within vicinity in terms of population volume



| City        | 2010   | 2015   | 2020 Forecast | Annual % Change |
|-------------|--------|--------|---------------|-----------------|
| Quezon City | 2.8M   | 2.9M   | 3.1M          | 1.3%            |
| Manila      | 1.7M   | 1.8M   | 1.9M          | 1.5%            |
| Caloocan    | 1.5M   | 1.6M   | 1.7M          | 1.3%            |
| Antipolo    | 677.7K | 776.4K | 889.4K        | 2.9%            |
| Pasig       | 669.8K | 755.3K | 851.7K        | 2.6%            |



Nearest DMCI Homes projects to ORI are IFT and SAT

|                       |  |  |
|-----------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Location              | Aurora Blvd., Brgy. Marilag, Quezon City                                           | F. Pasco Ave., Brgy. Santolan, Pasig                                                |
| Type                  | High-Rise Condominium                                                              | High-Rise Condominium                                                               |
| Architectural Theme   | Modern Tropical                                                                    | Neo-Asian Minimalist                                                                |
| Total Land Area       | 12,701 sqm                                                                         | 29,170 sqm                                                                          |
| Total Inventory       | 2,372 units                                                                        | 1,764 units                                                                         |
| Unit Types            | 1BR (33%), 2BR (61%), and 3BR (5%)                                                 | 1BR (28%), 2BR (62%), and 3BR (10%)                                                 |
| Price Ranges          | PhP 2.4M to PhP 8.6M                                                               | PhP 4.0M to PhP 7.4M                                                                |
| Size Ranges           | 28 sqm to 89 sqm                                                                   | 28 sqm to 82 sqm                                                                    |
| % Sold                | 95% (53 mos. selling)                                                              | 79% (32 mos. selling)                                                               |
| LTD: Units Sold / Mo. | 44 units / mo.                                                                     | 55 units / mo.                                                                      |





IFT buyers are mainly middle-aged singles belonging to the mid to upper income class

## Gender



Male

51%

Female

49%

## Civil Status



Single

58%

Married

41%

## Age



31 to 40

39%

41 to 50

24%

21 to 30

23%

## Monthly Income



50K to 80K

35%

180K and Above

23%

80K to 120K

15%

50K & Below

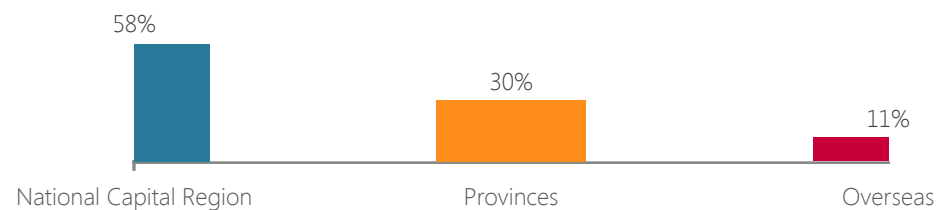
15%





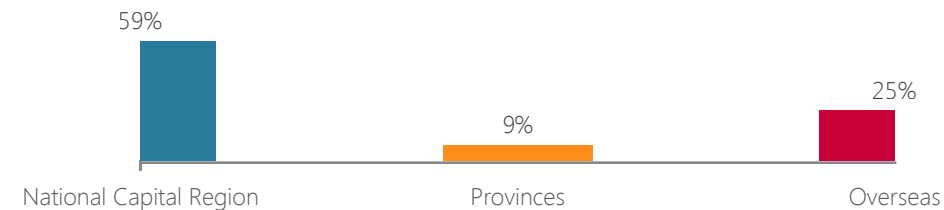
Majority reside and work in NCR, particularly in Quezon City

## Place of Residence



|           |     |         |     |     |     |
|-----------|-----|---------|-----|-----|-----|
| QC        | 780 | Rizal   | 201 | JPN | 162 |
| Manila    | 214 | Bulacan | 92  | CHN | 132 |
| Las Pinas | 71  | Cavite  | 54  | USA | 88  |

## Work Location



|        |     |         |    |     |     |
|--------|-----|---------|----|-----|-----|
| QC     | 486 | Rizal   | 50 | CHN | 248 |
| Makati | 217 | Bulacan | 21 | USA | 155 |
| Manila | 134 | Cavite  | 10 | SGP | 143 |





Similar to IFT, majority of SAT buyers are middle aged singles belonging to the upper to mid income classes

## Gender



Female

55%

Male

45%

## Civil Status



Single

64%

Married

34%

## Age



31 to 40

38%

21 to 30

35%

41 to 50

18%

## Monthly Income



50K to 80K

30%

180K and Above

22%

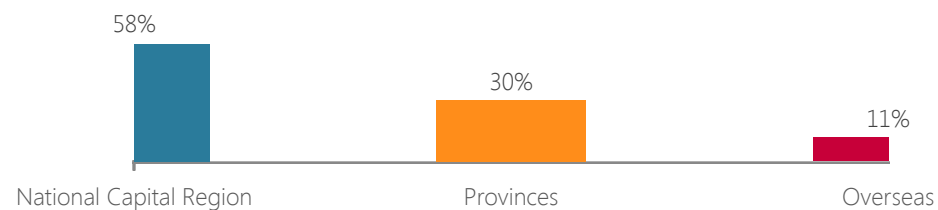
50K and Below

24%



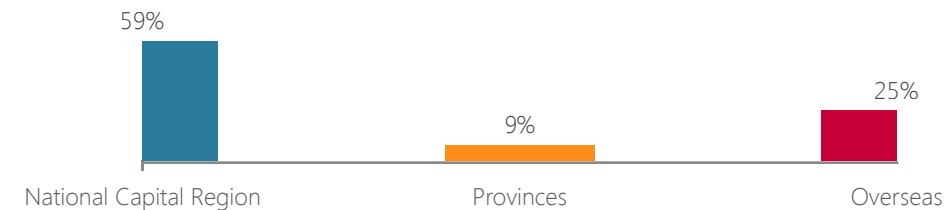
Majority reside and reside in NCR, particularly in Quezon City and Pasig

## Place of Residence



|        |     |         |     |     |    |
|--------|-----|---------|-----|-----|----|
| QC     | 279 | Rizal   | 165 | USA | 75 |
| Pasig  | 246 | Cavite  | 65  | JPN | 43 |
| Manila | 118 | Bulacan | 51  | SGP | 27 |

## Work Location



|        |     |         |    |     |     |
|--------|-----|---------|----|-----|-----|
| QC     | 239 | Rizal   | 33 | USA | 105 |
| Makati | 237 | Cavite  | 14 | JPN | 69  |
| Taguig | 186 | Bulacan | 9  | SGP | 65  |





Both projects primarily cater to investors (mainly for rental income)

### Infina Towers



Investment  
43%

End-Use  
22%

### Satori Residences



Investment  
61%

End-Use  
37%

# Economic Overview

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QC is NCR's second busiest center of commerce after Makati, driven by various industries and infrastructure



Ranks 2nd out of 16 cities in NCR in terms of total assets (95.3B as of 2019)  
Makati – 232.9B  
Manila – 63.5B

Annual asset growth rate is average at 11.7%  
(Total NCR: 13.0%)

(\*Commission on Audit 2019 Annual Report)



Major Sources of Employment:  
IT-BPO  
Government Service  
Mass Media

(\*A fair view of the City. Philippine Daily Inquirer. Retrieved from <https://www.business.inquirer.net/274003/a-fair-view-of-the-city/>)

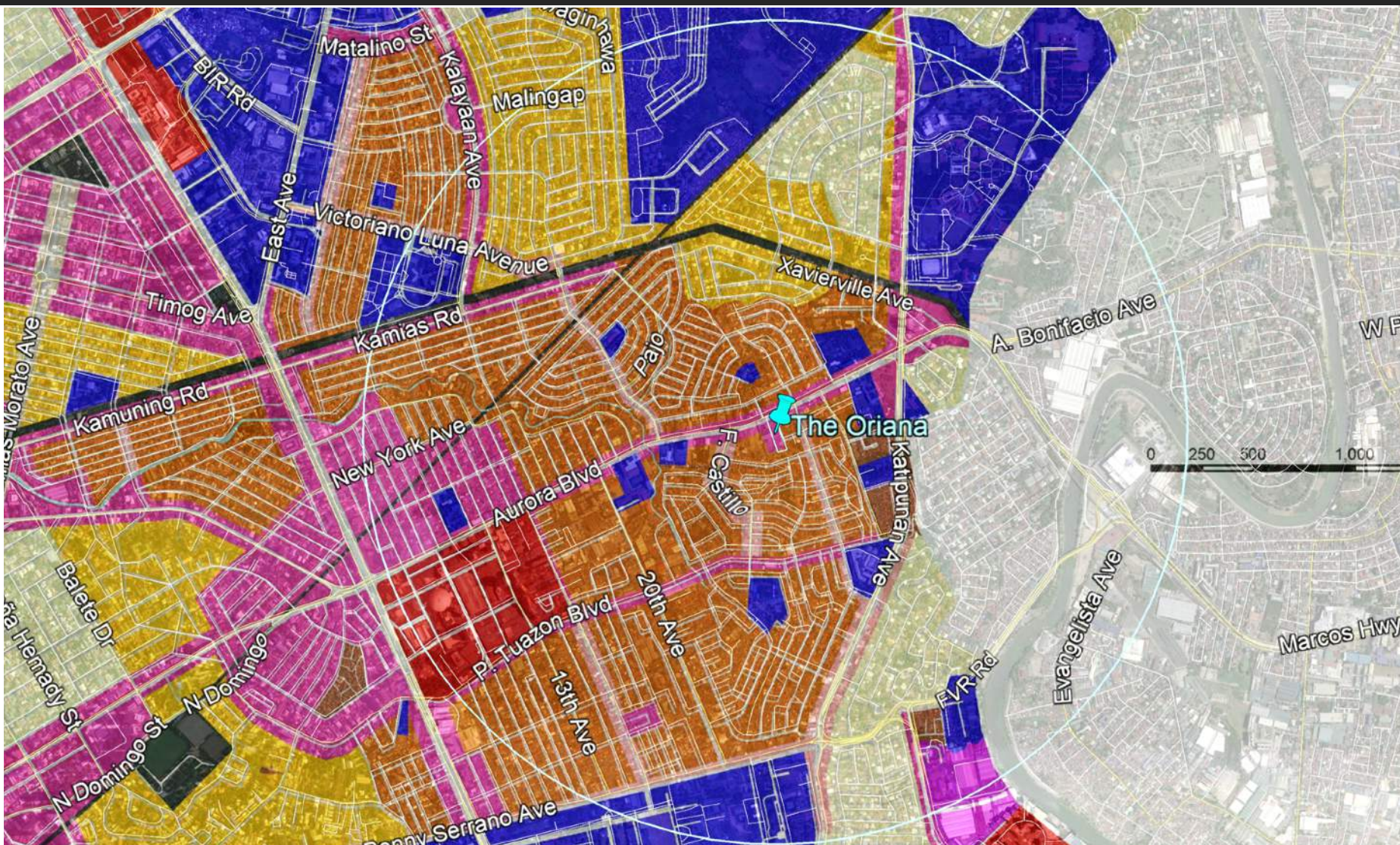


Upcoming key infrastructure to make city an even more attractive investment hub (e.g., MMS, LRT-2 Extension)

(\*A fair view of the City. Philippine Daily Inquirer. Retrieved from <https://www.business.inquirer.net/274003/a-fair-view-of-the-city/>)



ORI is located along a major commercial zone



### Legend

- Radius: 2KM, 3KM
- R-1 (Low Density Resi)
- R-2 (Medium Density Resi)
- R-3 (High Density Resi)
- Socialized Housing
- C-1 (Minor Commercial)
- C-2 (Major Commercial)
- C-3 (Metropolitan Commercial)
- I-1 (Light Industrial)
- I-2 (Medium Industrial)
- Institutional
- Urban Redevelopment
- Parks
- Utility
- Cemetery
- Road
- Waterways



Property itself has low risk flooding as it is located in area with higher elevation







Located along Aurora Boulevard, one of Quezon City's busiest thoroughfares



## North Tower Price Range (as of March 2021 Scheme)

| Unit Type | Min TCP | Max TCP | Min P/Sqm | Max P/Sqm | Min Area | Max Area |
|-----------|---------|---------|-----------|-----------|----------|----------|
| 2BR       | 6.8M    | 9.1M    | 90,842    | 123,602   | 54.5     | 81.5     |



# The Location

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# The Location

Marikina

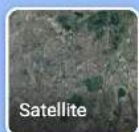
Quezon City

Antipolo

Manila

Mandaluyong

Pasig

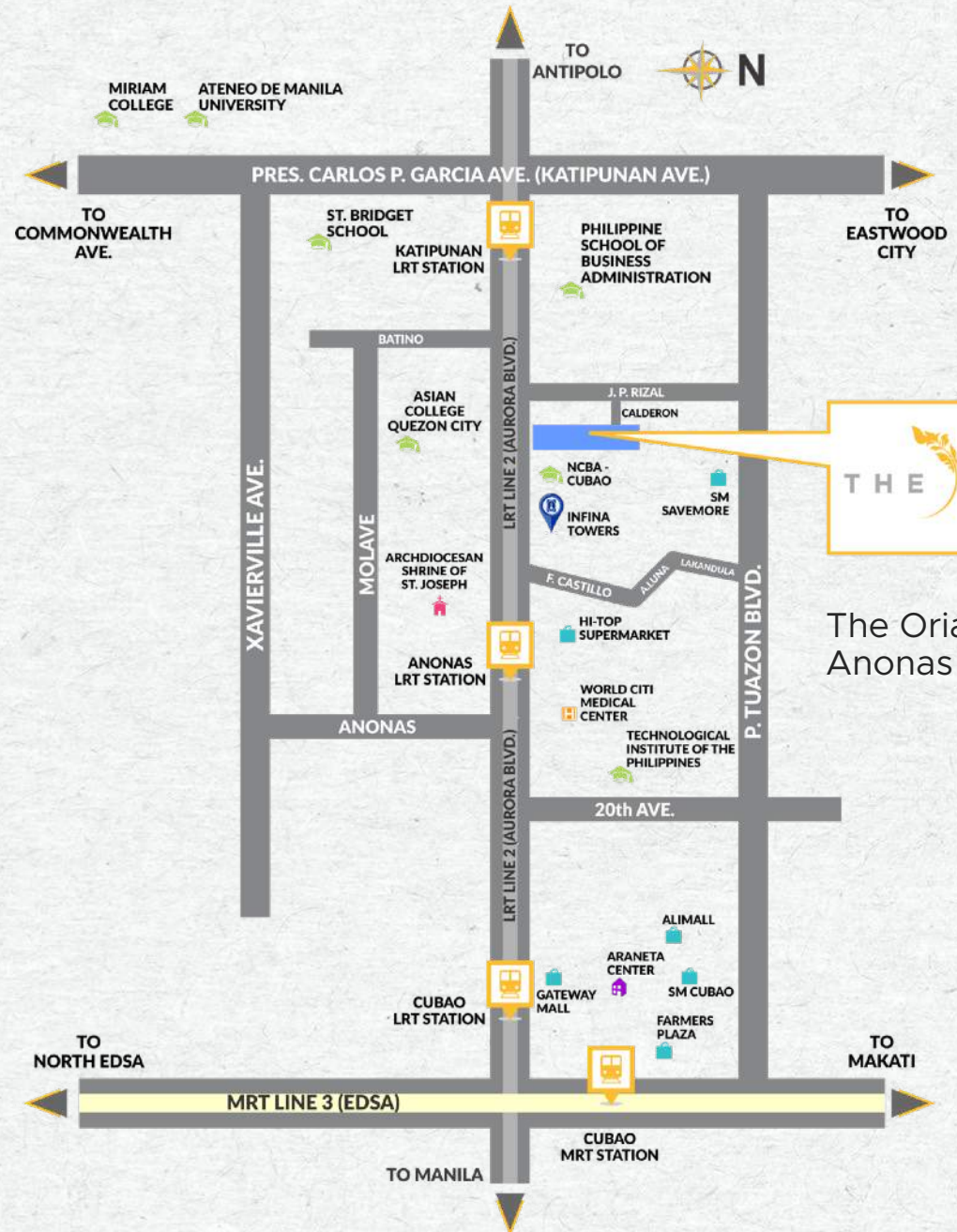




# The Location



The Oriana is highly accessible to prestigious schools, malls, business centers, and transport hubs.



The Oriana is 400 m from Anonas LRT-2 Station



# **The Transit-Oriented Development (TOD) concept**

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# Transit-Oriented Development (TOD)



**Consist of efficient  
public transportation**



**Comprise of  
mixed-use  
developments**

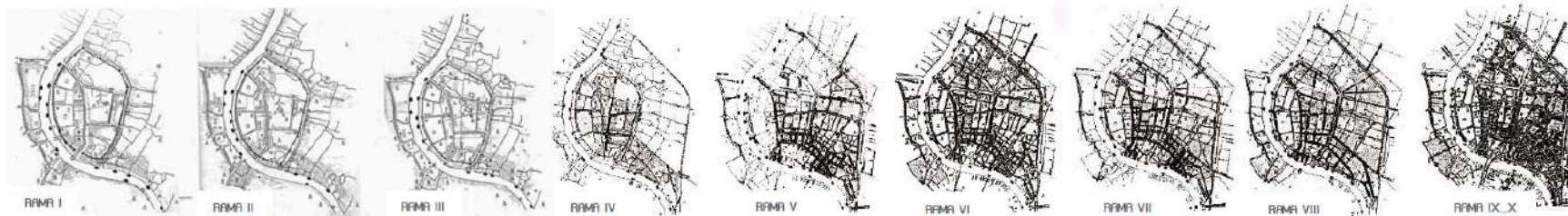


**Presence of  
community areas**

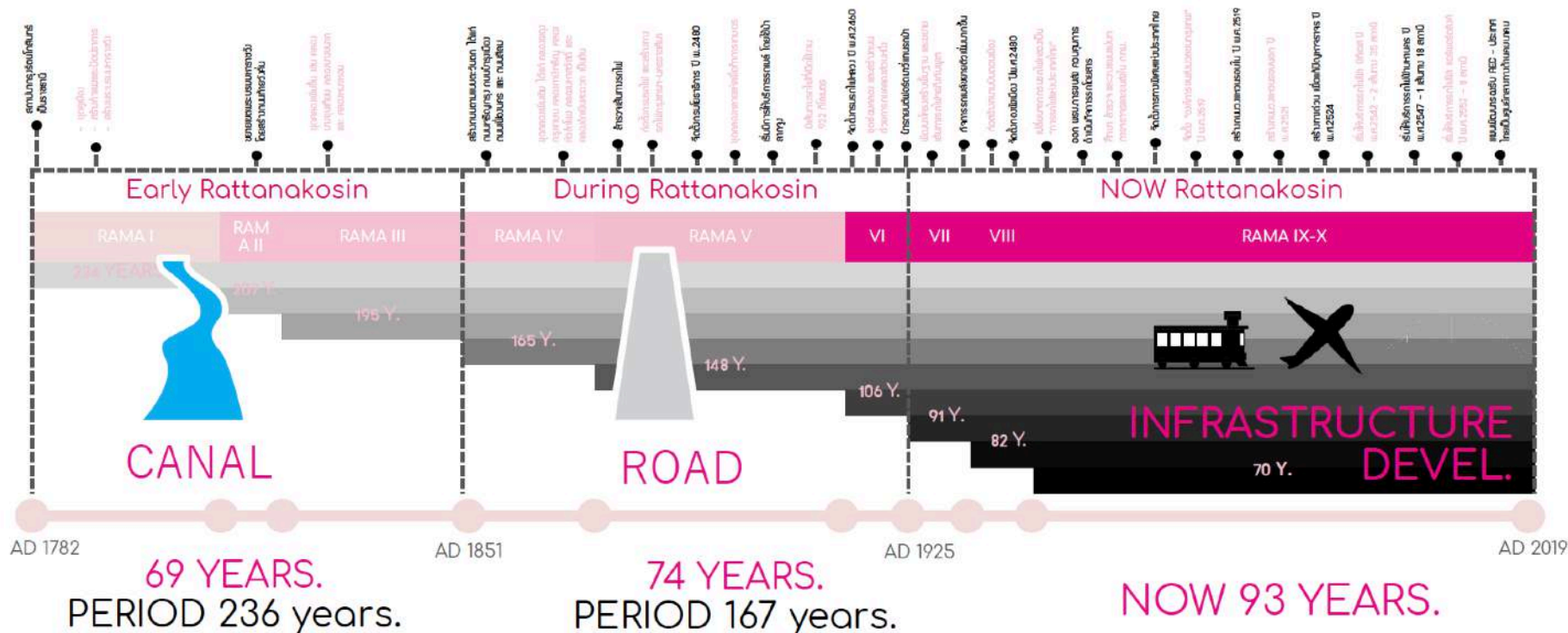


# Transportation System in Bangkok 1910-2020

1782 1809 1824 1851 1868 1910 1925 1910 1934 1946 2020



From : Physical Features of Rattanakosin, 1985



The increase in land value near transit stations promotes greater benefits and indicates a positive impact to:

- local economy
- quality of life
- overall property market

Source:  
TOD and Its Sustainability

Associate Dr. Pawinee lamtrakul



# The Impact of Transit System on Property Values

## PRICE INDEX OF VACANT LAND IN GREATER BANGKOK, 2012-2020

Index % yearly change



Source: Bangkok Post, Feb. 9, 2021

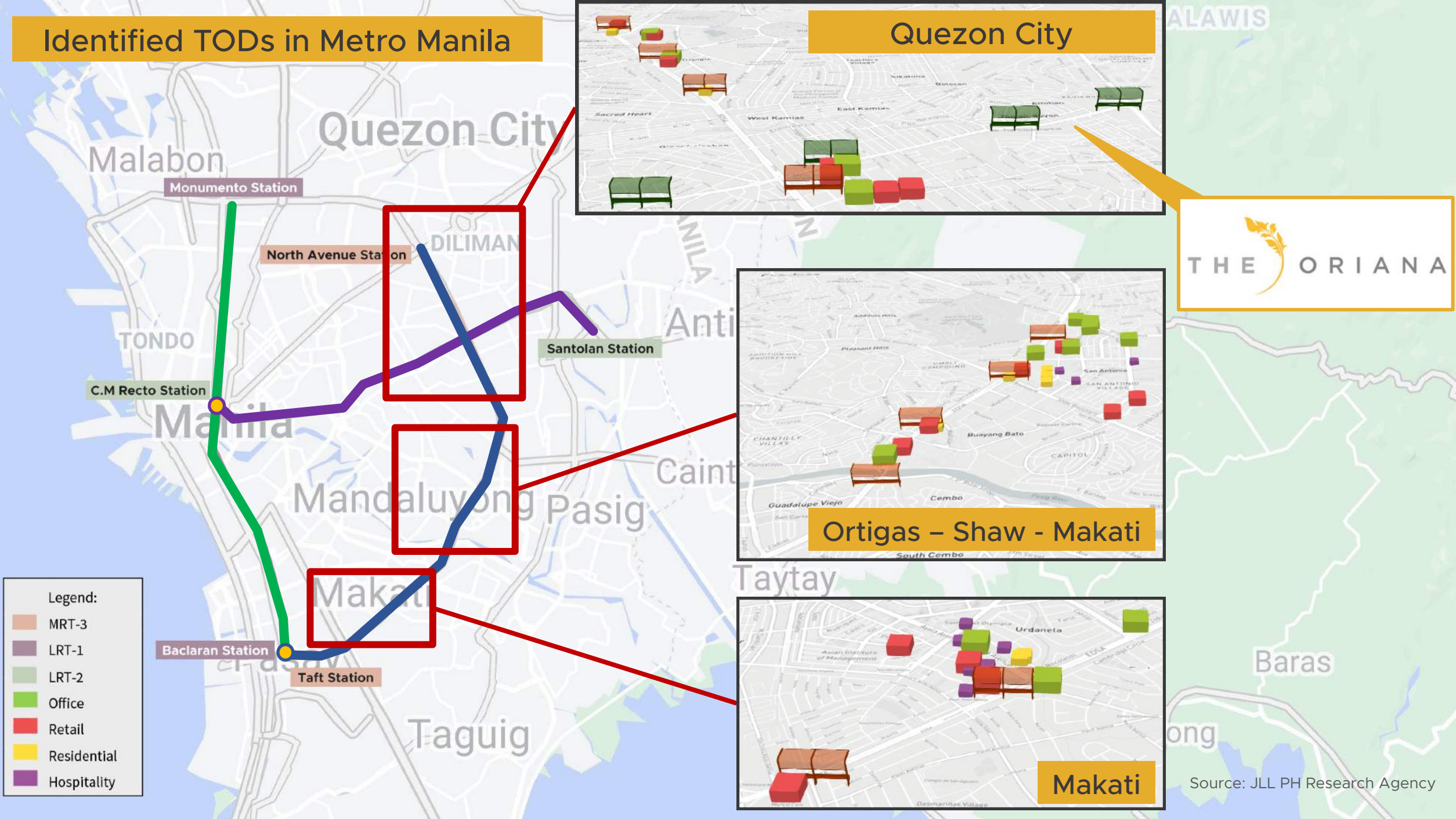


ANANDA

There's a substantial increase in the property land value along the transit system in Bangkok, Thailand.



# Identified TODs in Metro Manila





Transit System

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Residential Developments

## The Transit-Oriented Development (TOD) Concept

Office Buildings

Retail Hubs

Transit System

School

Office Buildings

Hospital

Hotel Development

According to JLL PH Research Agency, **Transit-Oriented Developments (TODs)** are any retail, office, hotel or **residential** developments located directly or within 1KM distance to transit station.





# Benefits of living in a Transit-Oriented Development (TOD)

- Increase in real estate land value.
- Great potential for leasing/rental
- Residents can manage and use their time efficiently.
- Accessibility and convenience in going to work, school, malls, and other establishments.
- Improves health and well-being.



# Infrastructure

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## TIME LOST IN RUSH HOUR - PER YEAR

How much extra time was spent driving in rush hours over the year?

**257 hours = 10 days, 17 hours**

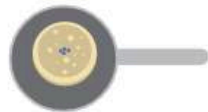


How many times could  
you have listened to  
"Imagine" by John  
Lennon?

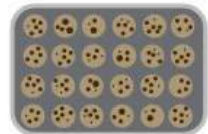


**4938  
times**

What could you have  
cooked?



**7431  
pancakes**



**12365  
cookies**

Did you know?

**2**

## WORLD RANK 2019

| WORLD<br>RANK ▼ | CITY                         | CONGESTION<br>LEVEL 2019 ▼ |
|-----------------|------------------------------|----------------------------|
| 1               | <b>Bengaluru</b><br>India    | <b>71%</b>                 |
| 2               | <b>Manila</b><br>Philippines | <b>71%</b>                 |
| 3               | <b>Bogota</b><br>Colombia    | <b>68%</b>                 |
| 4               | <b>Mumbai</b><br>India       | <b>65%</b>                 |
| 5               | <b>Pune</b><br>India         | <b>59%</b>                 |



# METRO MANILA SUBWAY STATIONS

- 1 EAST VALENZUELA
- 2 QUIRINO HIGHWAY
- 3 TANDANG SORA
- 4 NORTH AVENUE
- 5 QUEZON AVENUE
- 6 EAST AVENUE
- 7 ANONAS
- 8 KATIPUNAN
- 9 ORTIGAS
- 10 SHAW
- 11 KALAYAAN AVENUE
- 12 BONIFACIO GLOBAL CITY
- 13 LAWTON
- 14 SENATE-DEPED
- 15 FTI
- 16 NAIA TERMINAL 3
- 17 BICUTAN



## Upcoming Infrastructure



## Metro Manila Subway

- Targeted to run from Quirino Highway in Quezon City to FTI in Taguig, with branch lines being considered leading to NAIA, Asiaworld, and Bicutan.
- The first four stations are targeted to be partially operational by 2021:
  - East Valenzuela
  - Quirino Highway
  - Tandang Sora
  - North Avenue
 while the rest of the stations are eyed to be completed by 2025.

Note: Update as of February 2021





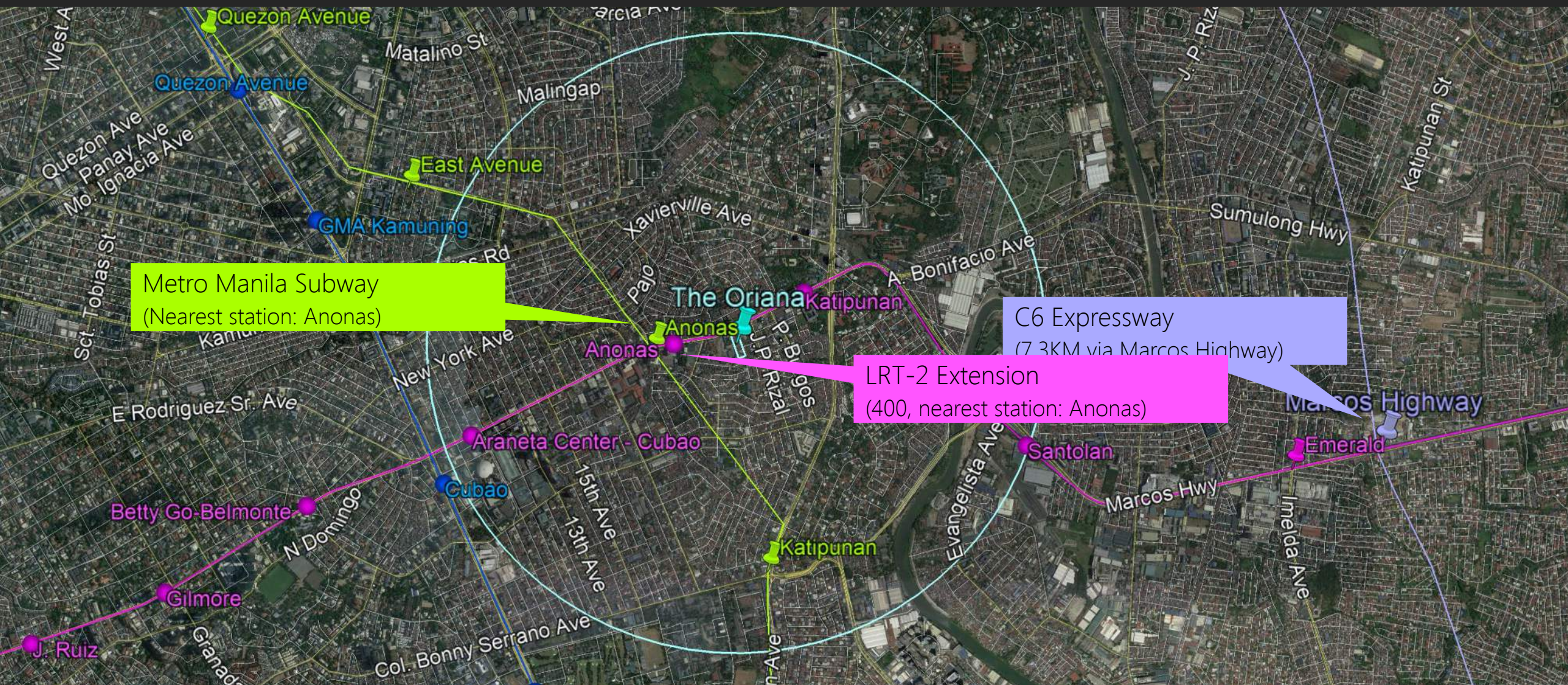
Anonas LRT-2 is the nearest station to The Oriana that is interconnected to the Metro Manila Subway.





# Upcoming Infrastructure

Located in the crossroad of various upcoming infrastructure







The eastern extension of the LRT-2 is targeted to be completed by next year, while the western extension is pegged for 2023

## LRT-2 Western Extension

- Targets to reduce the travel time from Recto to Pier 4 to only five minutes, and from Masinag to Pier 4 to less than an hour
- Procurement already began in January 2020, while the target year of completion is 2023



Western Extension

Divisoria, Pier 4, Recto, Legarda Station, V. Mapa, J. Ruiz, Gilmore, Betty Go-Belmonte, Araneta Center - Cubao, Anonas, The Oriana, Santolan, Emerald, Masinag

## LRT-2 Eastern Extension

- Reduces travel time between Recto to Masinag to 40 minutes (from 3 hours via bus or jeepney)
- The project is already 92% complete as of September 2020, and is targeted to be fully operational by April 2021

Eastern Extension

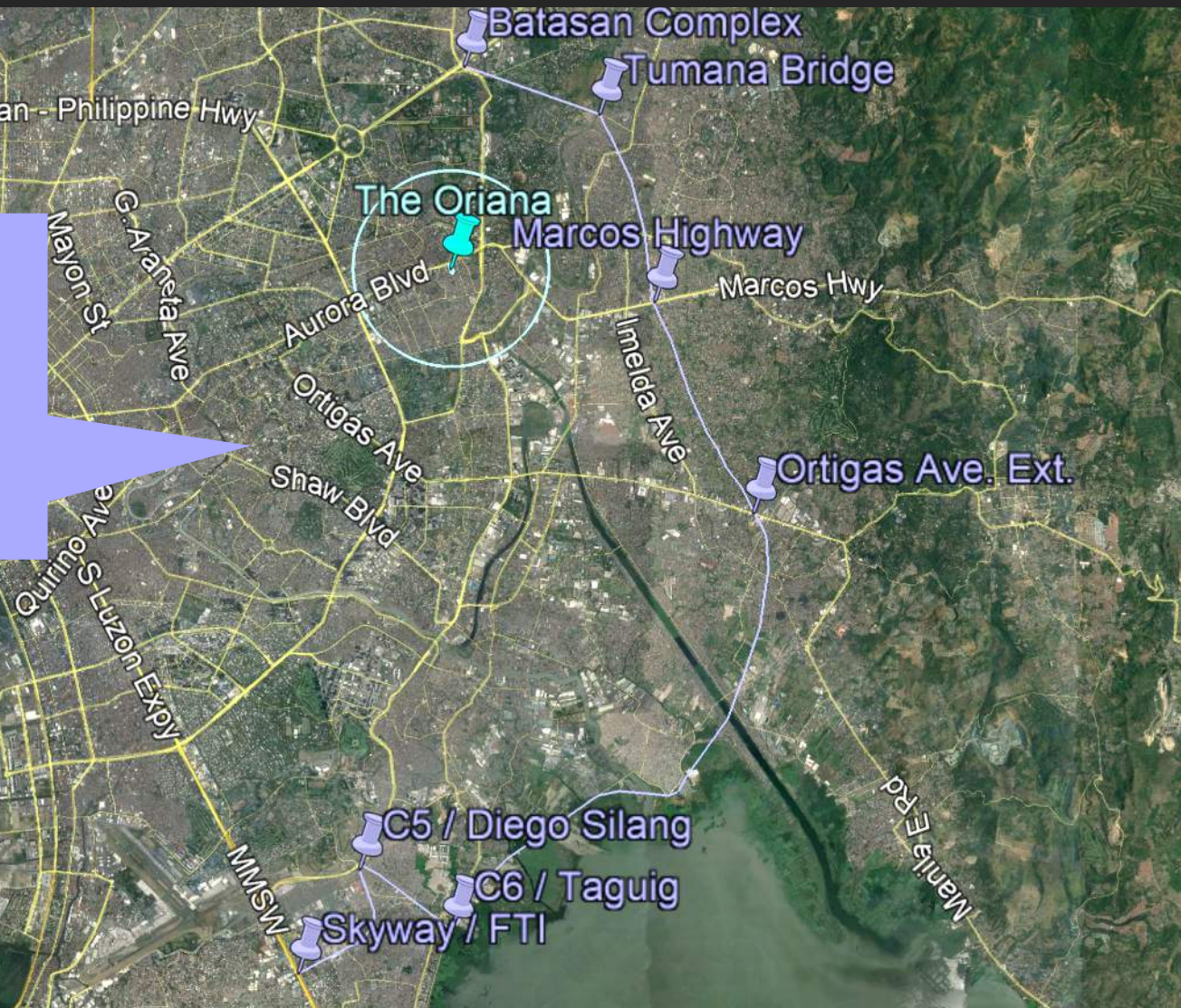




SEMME can improve accessibility to the south, particularly to BGC/Taguig

## Southeast Metro Manila Expressway (SEMME)

- Spans 34KM from Skyway/FTI in Taguig to Batasan Complex in Quezon City, with interchanges in Ortigas Ave. Extension, Marcos Highway and Tumana Bridge
- As of July 2020, DPWH mentions in a pre-SONA forum that construction has been ongoing





# Property Overview

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North Tower

South Tower

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THE ORIANA

## PROJECT SUMMARY



9,314 sqm



1 Amenity Level



2 HRB  
55 & 56 Storeys



54 & 56 Residential Floors  
2,508 Units



7 Basement Parking Floors  
1,440 Parking Slots  
(57% Parking Ratio)



AURORA BOULEVARD

F. CALDERON

DMCI HOMES



THE ORIANA



**North Tower**  
1,242 units

**South Tower**  
1,266 units



# ARCHITECTURAL THEME



Modern Tropical





# Amenities and Facilities

DMCI HOMES





# SITE DEVELOPMENT

AURORA BOULEVARD

F. CALDERON

DMCI HOMES



THE ORIANA



1. Entrance to/ Exit from Basement Parking
2. Drop Off Area & Entrance Gate
3. Landscaped Garden
4. Lap Pool
5. Leisure Pool
6. Kiddie Pool

7. Tree Promenade
8. Lawn & Picnic Area
9. (BELOW) Covered Basketball Court
10. (ABOVE) Upper Deck Garden
11. Children's Play Area
12. Secondary Exit from Basement Parking





**DROP OFF AREA & ENTRANCE GATE**



56%

AMENITY  
RATIO

AMENITY CORE



LAP POOL





LEISURE POOL



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THE ORIANA

KIDDIE POOL



# LAWN & PICNIC AREA







**COVERED BASKETBALL COURT**





STAIRS TO UPPER DECK GARDEN



# UPPER DECK GARDEN



# UPPER DECK GARDEN





CHILDREN'S PLAY AREA



# INDOOR AMENITIES

- ✓ Open Lounge Lobby
- ✓ Game Area
- ✓ Snack Bar
- ✓ Entertainment Room
- ✓ Function Hall
- ✓ Fitness Gym
- ✓ Sky Lounge & Promenade



# ENTERTAINMENT ROOM

*(Actual image from an RFO project)*



# FUNCTION HALL

*(Actual image from an RFO project)*



FITNESS GYM



SKY PROMENADE



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THE ORIANA



Lumiventt

LUMIVENTT TECHNOLOGY



DMCI HOMES

THE ORIANA

SKY PATIO



# SKY PATIO







**CONVENIENCE STORE**



**WATER REFILLING STATION**



**CARD-OPERATED LAUNDRY  
STATION**

# **FACILITIES**

## **OTHERS**

High-Speed Elevators  
100% Emergency Back-Up Power  
Property Management Office (DPMC)



# Roof Deck Views

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THE ORIANA

# QC NORTH NORTH VIEW

Image source: YouTube (City Explorer Plus)





# ANTIPOLO EAST VIEW





# MANILA / Facing Amenities

## WEST VIEW





**EASTWOOD, QC**  
**SOUTH VIEW**





# Project Features

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**BIGGER BALCONY WINDOWS  
& DOORS + GLASS RAILINGS**



**BIGGER UNIT SIZES**



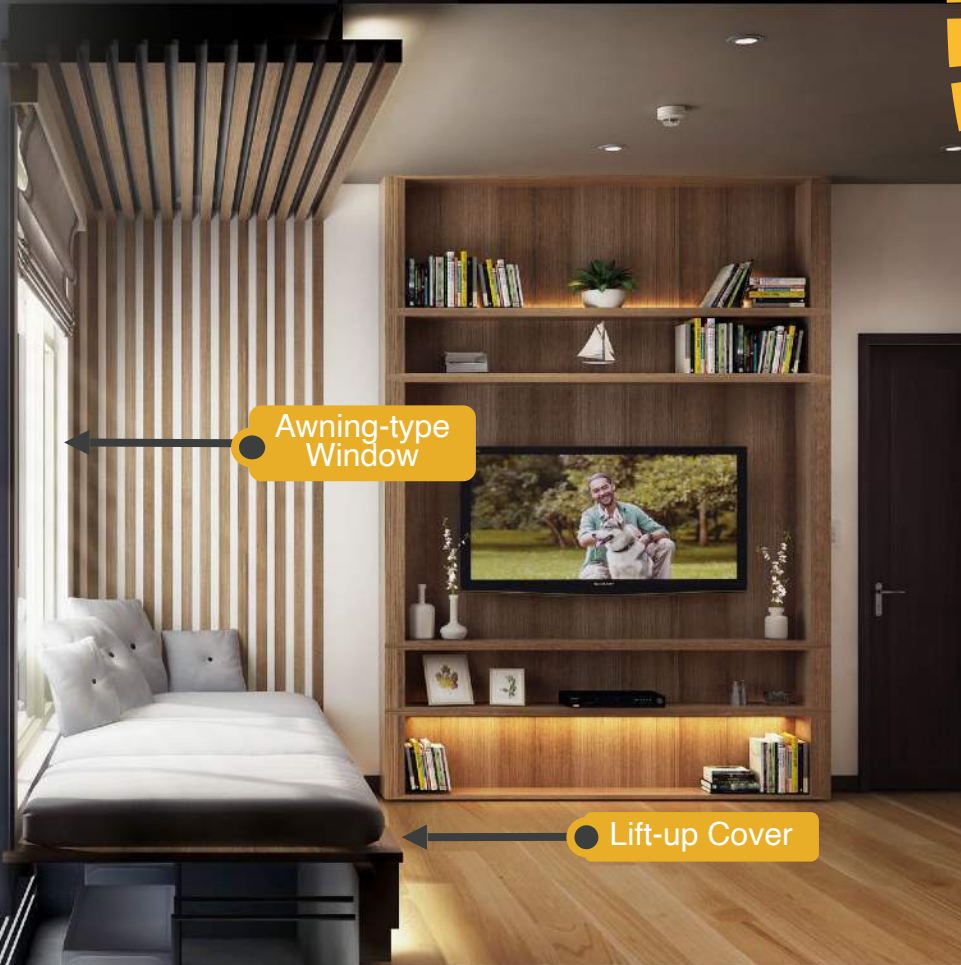
**PROVISION FOR  
SPLIT-TYPE AIRCON UNIT**

## IMPROVED UNIT FEATURES



# Cross-Section of Daybed

DMCI HOMES  
THE ORIANA



Awning-type  
Window

Exhaust Air  
Louver

Lift-up Cover

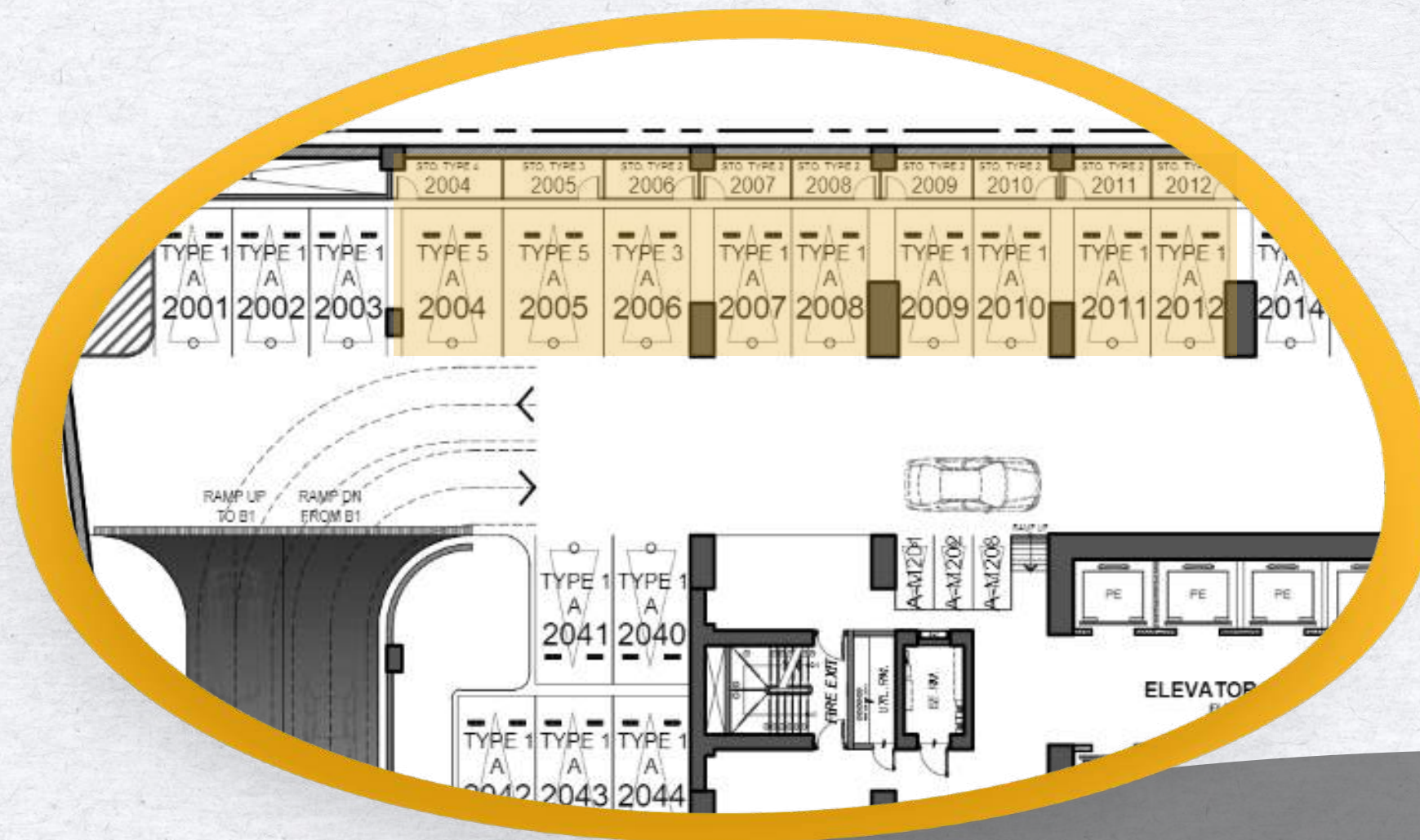
Location of Aircon  
Condenser



**UNITS WITH DAYBED**  
*(Based on artist's visualization only.)*



# SAMPLE PARKING AVAILABILITY PLAN



## PARKING SLOTS W/ STORAGE

*(Ongoing study of optimum material to be used for storage area.)*



# Coworking Space

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**ADDITIONAL AMENITIES/FACILITIES**



Sky Bridge

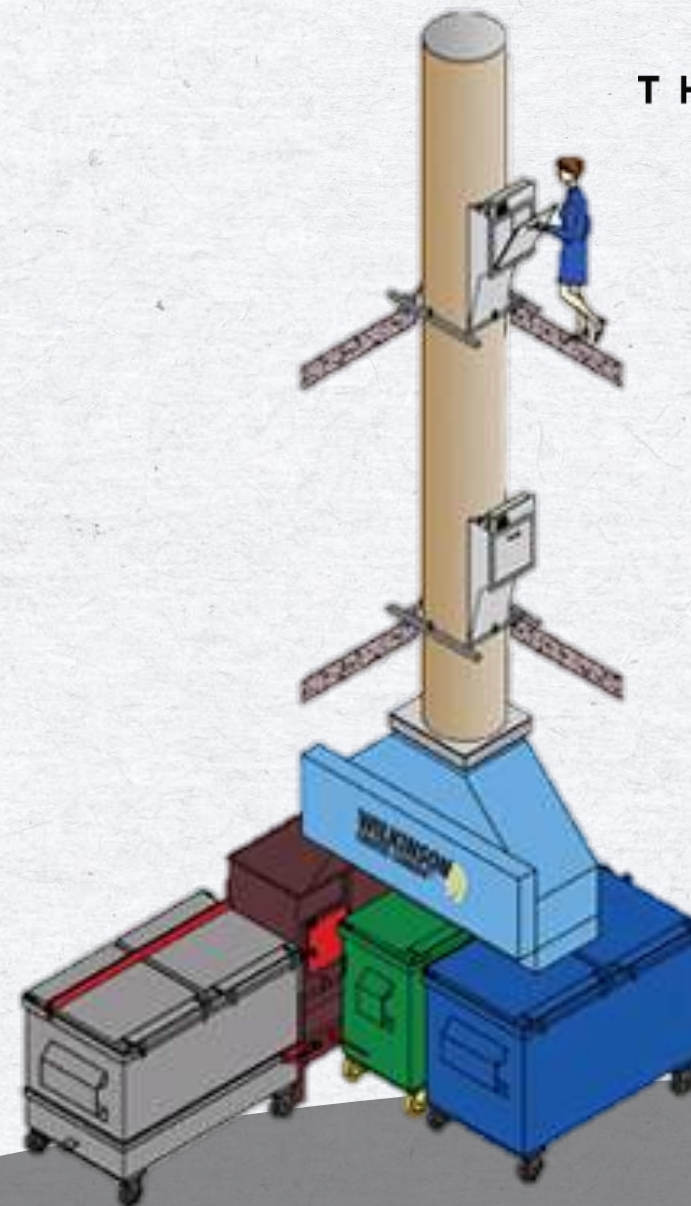
ADDITIONAL AMENITIES/FACILITIES



# Garbage Chute



Image source: chuteplus.com



**ADDITIONAL AMENITIES/FACILITIES**



# Launch Inventories

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# North Tower

DMCI HOMES

THE ORIANA

## INVENTORIES FOR LAUNCH

| UNITS     |                 |                  |            |
|-----------|-----------------|------------------|------------|
| Unit Type | Unit Area (sqm) | Gross Area (sqm) | # of Units |
| 2-BR      | 46.5 – 73.5     | 54.5 – 81.5      | 414        |

**TOTAL 414**

| PARKING SLOTS |               |              |
|---------------|---------------|--------------|
| PS Type       | PS Area (sqm) | # of Parking |
| Single PS*    | 13.0 – 22.0   | 613          |
| Tandem PS     | 13.0          | 20           |

*\*Some PS come w/ utility storage.*

**TOTAL 633**

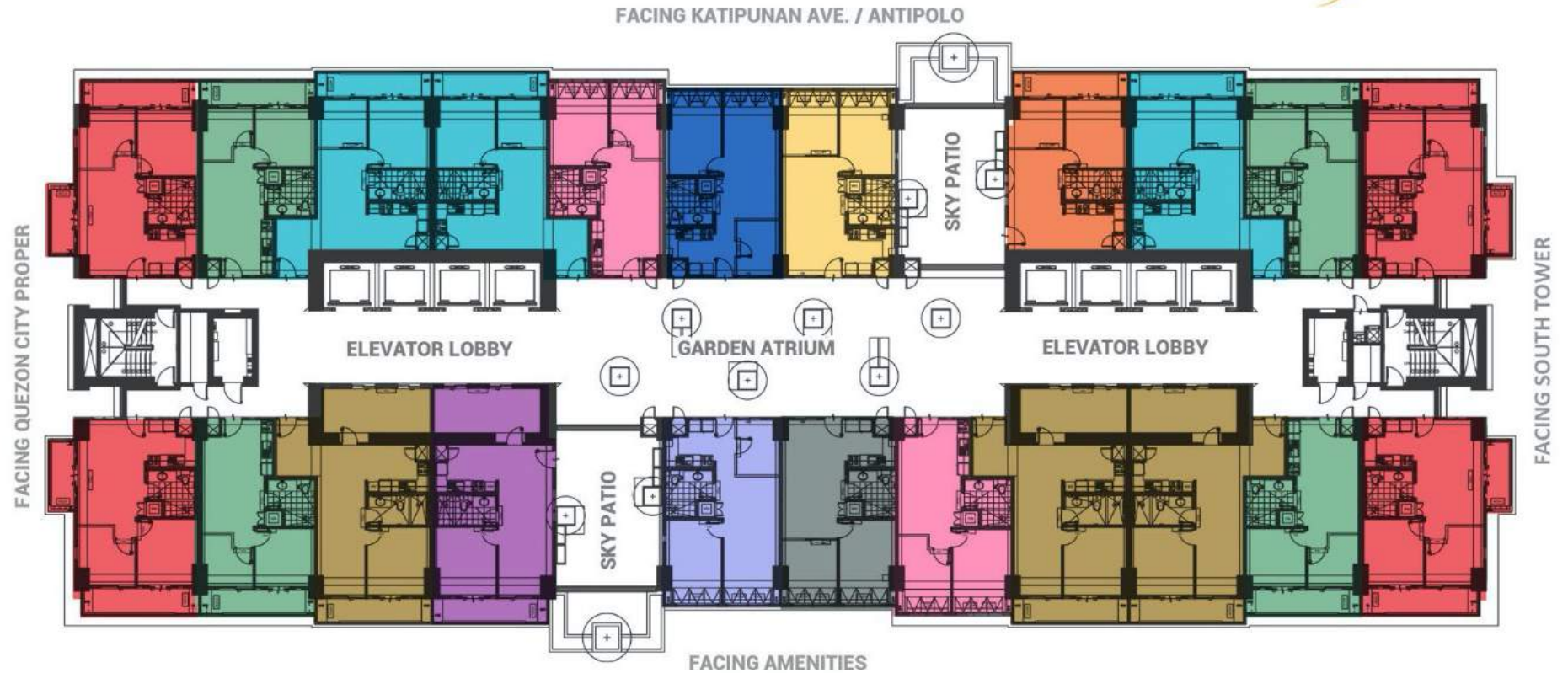


# ATRIUM FLOOR

# 22

UNITS PER  
FLOOR

NOTE: Standard policy regarding request for tandem shall apply.



**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 54.50 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 57.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 60.00 sqm

**2 Bedroom F (Inner Unit)**  
Approx. Gross Floor Area: 54.50 sqm

**2 Bedroom H (End Unit)**  
Approx. Gross Floor Area: 70.00 sqm

**2 Bedroom K1 (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm

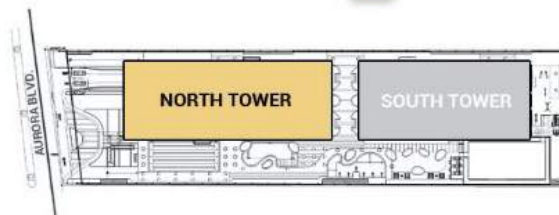
**2 Bedroom K2 (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm

**2 Bedroom L1 (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm

**2 Bedroom L2 (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm

**2 Bedroom O (Inner Unit)**  
Approx. Gross Floor Area: 79.00 sqm

**2 Bedroom P (Inner Unit)**  
Approx. Gross Floor Area: 81.50 sqm



## 39th & 51st Floor Level Plan

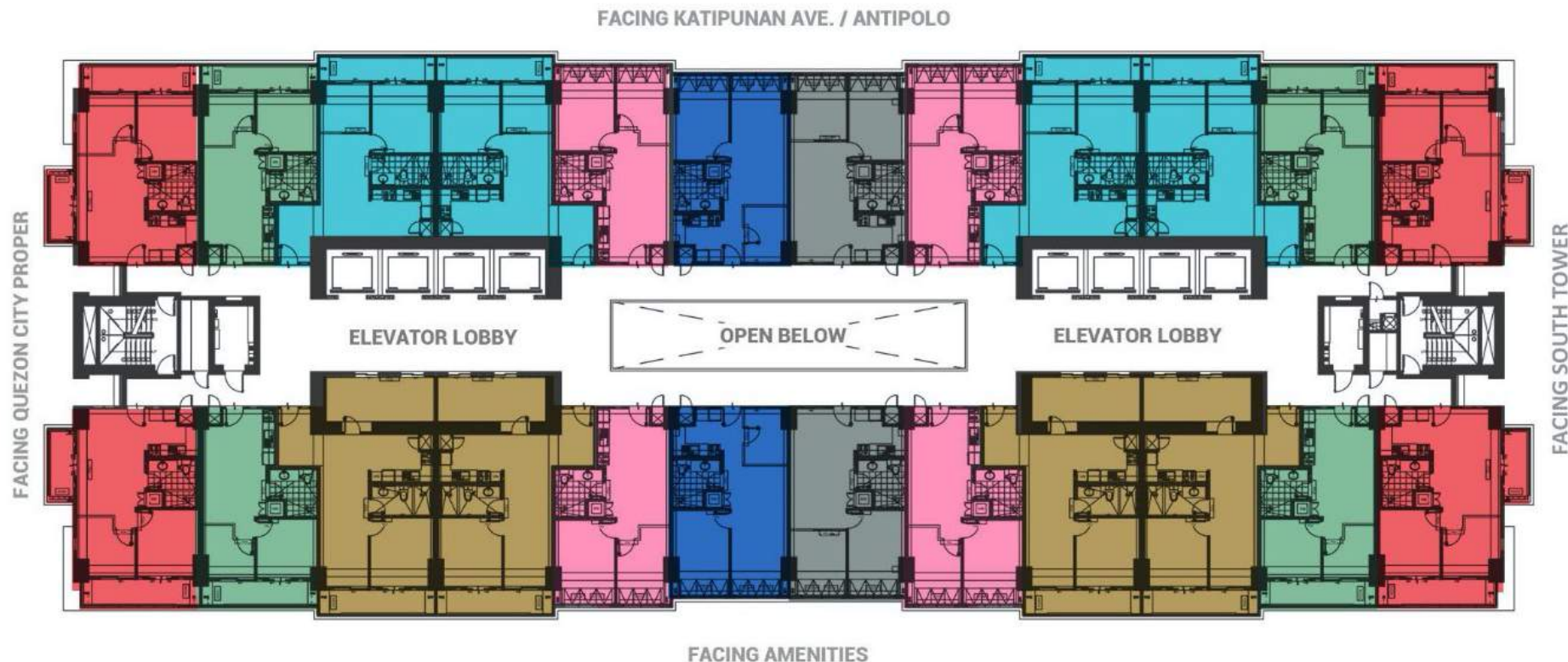
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.



# TYPICAL FLOOR

# 24

UNITS PER FLOOR



**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 54.50 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 60.00 sqm

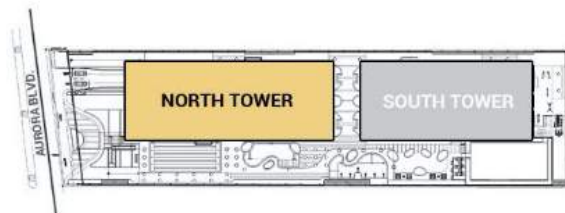
**2 Bedroom F (Inner Unit)**  
Approx. Gross Floor Area: 54.50 sqm

**2 Bedroom H (End Unit)**  
Approx. Gross Floor Area: 70.00 sqm

**2 Bedroom K1 (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm

**2 Bedroom L1 (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm

**2 Bedroom P (Inner Unit)**  
Approx. Gross Floor Area: 81.50 sqm



## 42nd-44th & 54th-PH 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 on purchasing with your seller.

NOTE: Standard policy regarding request for tandem shall apply.



# 2 Bedroom A (Inner Unit)



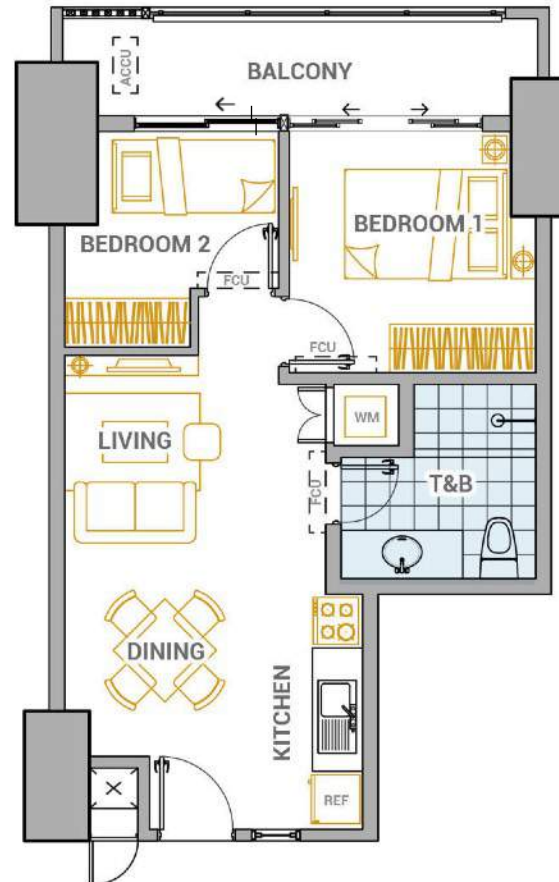
## 2 BEDROOM A - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.20 sqm |
| KITCHEN         | 7.70      |
| BEDROOM 1       | 10.20     |
| BEDROOM 2       | 7.70      |
| TOILET & BATH   | 6.70      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 54.50 sqm

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



EFFECTIVE APRIL 2021

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.

Location Inner Unit

Floor Level 39<sup>th</sup>-PH Floors

Unit Area 46.50 sqm

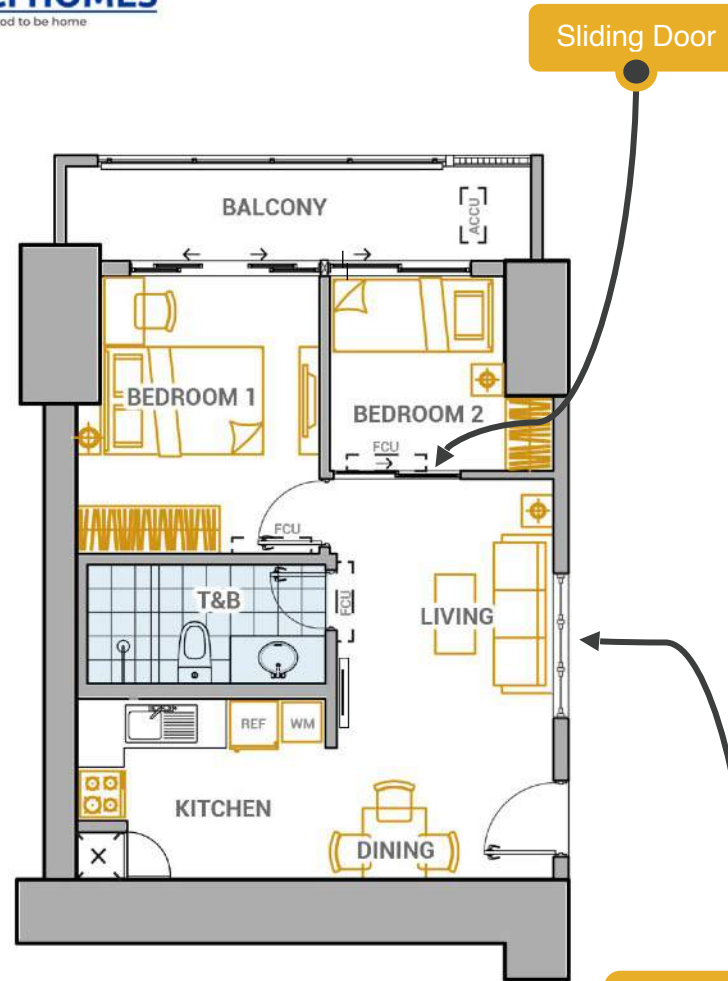
Gross Area 54.50 sqm



# 2 Bedroom B (Inner Unit)



|             |                                                                                                                        |
|-------------|------------------------------------------------------------------------------------------------------------------------|
| Location    | Inner Unit                                                                                                             |
| Floor Level | 39 <sup>th</sup> –41 <sup>st</sup> , 45 <sup>th</sup> –47 <sup>th</sup><br>& 51 <sup>st</sup> –53 <sup>rd</sup> Floors |
| Unit Area   | 49.00 sqm                                                                                                              |
| Gross Area  | 57.00 sqm                                                                                                              |



## 2 BEDROOM B - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.65 sqm |
| KITCHEN         | 8.10      |
| BEDROOM 1       | 12.40     |
| BEDROOM 2       | 8.20      |
| TOILET & BATH   | 5.65      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 57.00 sqm

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



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 MARCH 2021



# 2 Bedroom C (Inner Unit)



Location **Inner Unit**

Floor Level **39<sup>th</sup>-PH Floors**

Unit Area **52.00 sqm**

Gross Area **60.00 sqm**



Louver-type  
Window



## 2 BEDROOM C - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 18.75 sqm |
| KITCHEN         | 8.10      |
| BEDROOM 1       | 12.40     |
| BEDROOM 2       | 7.10      |
| TOILET & BATH   | 5.65      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 60.00 sqm

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

EFFECTIVE APRIL 2021

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 F (Inner Unit)



Daybeds



## 2 BEDROOM F - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.65 sqm |
| KITCHEN         | 7.70      |
| BEDROOM 1       | 14.45     |
| BEDROOM 2       | 11.00     |
| TOILET & BATH   | 6.70      |

**APPROX. GROSS FLOOR AREA:** 54.50 sqm

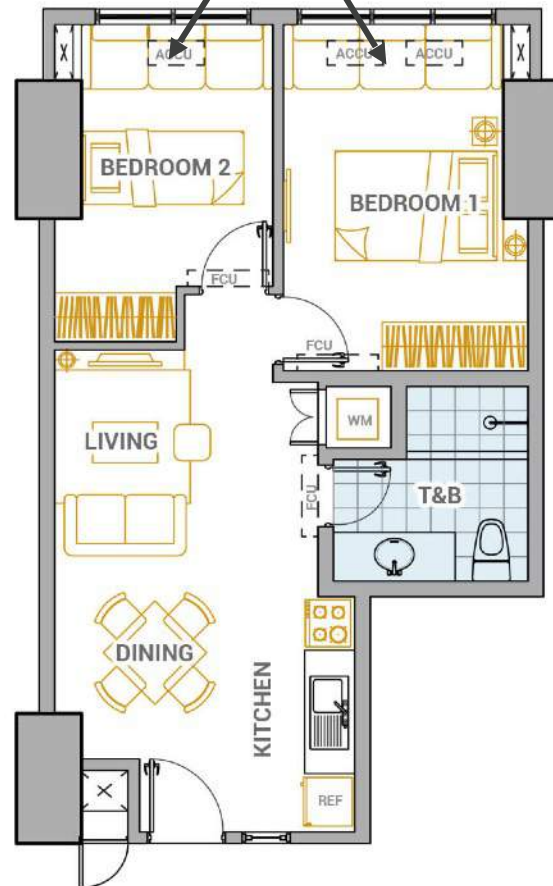
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

Location Inner Unit

Floor Level 39<sup>th</sup>-PH Floors

Unit Area 54.50 sqm

Gross Area 54.50 sqm



EFFECTIVE APRIL 2021

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 H (End Unit)

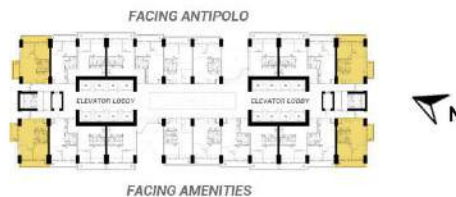


Location Inner Unit

Floor Level 39<sup>th</sup>-PH Floors

Unit Area 57.00 sqm

Gross Area 70.00 sqm



## 2 BEDROOM H - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 20.35 sqm |
| KITCHEN         | 7.75      |
| BEDROOM 1       | 12.00     |
| BEDROOM 2       | 9.60      |
| TOILET & BATH   | 7.30      |
| BALCONY 1       | 8.50      |
| BALCONY 2       | 4.50      |

**APPROX. GROSS FLOOR AREA:** 70.00 sqm

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

EFFECTIVE APRIL 2021

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 K (Inner Unit)



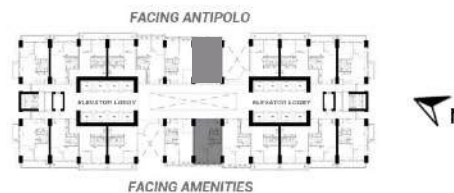
## 2 BEDROOM K - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 20.50 sqm |
| KITCHEN         | 7.10      |
| BEDROOM 1       | 13.75     |
| BEDROOM 2       | 10.45     |
| TOILET & BATH   | 6.70      |

**APPROX. GROSS FLOOR AREA:** 58.50 sqm

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



|             |                             |
|-------------|-----------------------------|
| Location    | Inner Unit                  |
| Floor Level | 39 <sup>th</sup> -PH Floors |
| Unit Area   | 58.50 sqm                   |
| Gross Area  | 58.50 sqm                   |



# 2 Bedroom L (Inner Unit)

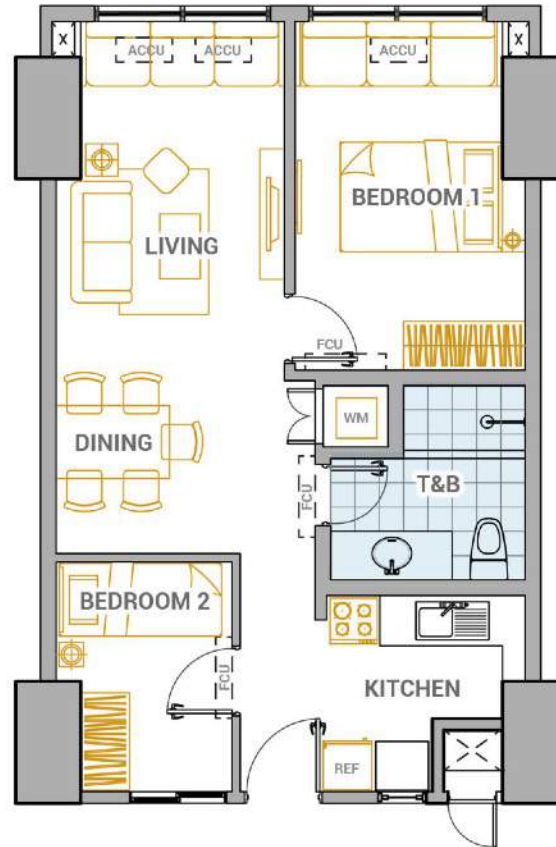


Location Inner Unit

Floor Level 39<sup>th</sup>-PH Floors

Unit Area 58.50 sqm

Gross Area 58.50 sqm



## 2 BEDROOM L - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 23.95 sqm |
| KITCHEN         | 7.10      |
| BEDROOM 1       | 13.75     |
| BEDROOM 2       | 7.00      |
| TOILET & BATH   | 6.70      |

**APPROX. GROSS FLOOR AREA:** 58.50 sqm

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

EFFECTIVE APRIL 2021

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 O (Inner Unit)



Location Inner Unit

Floor Level 39<sup>th</sup>–41<sup>st</sup>, 45<sup>th</sup>–47<sup>th</sup>  
& 51<sup>st</sup>–53<sup>rd</sup> Floors

Unit Area 71.00 sqm

Gross Area 79.00 sqm



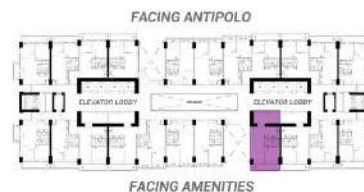
## 2 BEDROOM O - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 26.00 sqm |
| KITCHEN         | 9.75      |
| BEDROOM 1       | 12.40     |
| BEDROOM 2       | 17.20     |
| TOILET & BATH   | 5.65      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 79.00 sqm

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



EFFECTIVE APRIL 2021

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 P (Inner Unit)



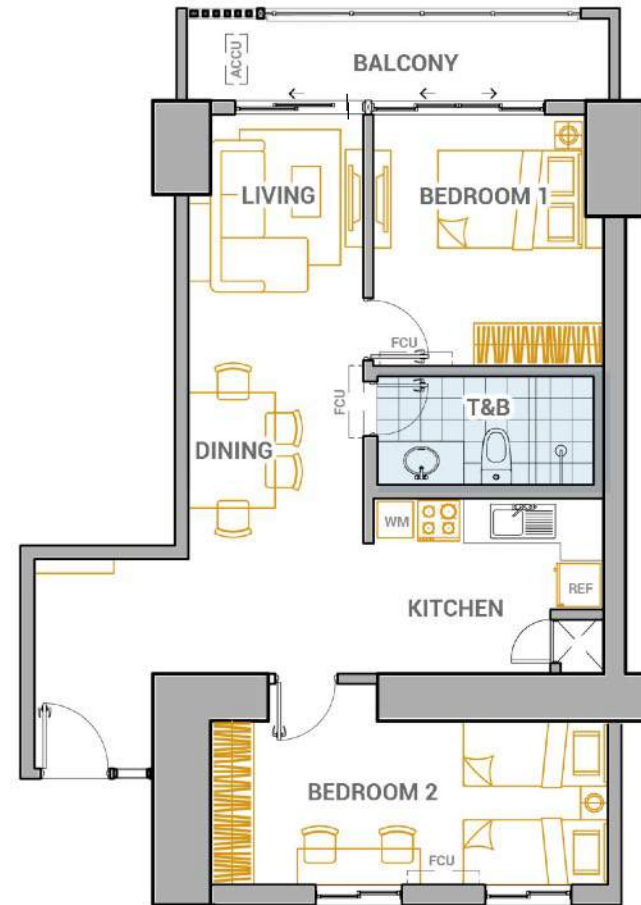
## 2 BEDROOM P - INNER UNIT NORTH TOWER

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 28.50 sqm |
| KITCHEN         | 9.75      |
| BEDROOM 1       | 12.40     |
| BEDROOM 2       | 17.20     |
| TOILET & BATH   | 5.65      |
| BALCONY         | 8.00      |

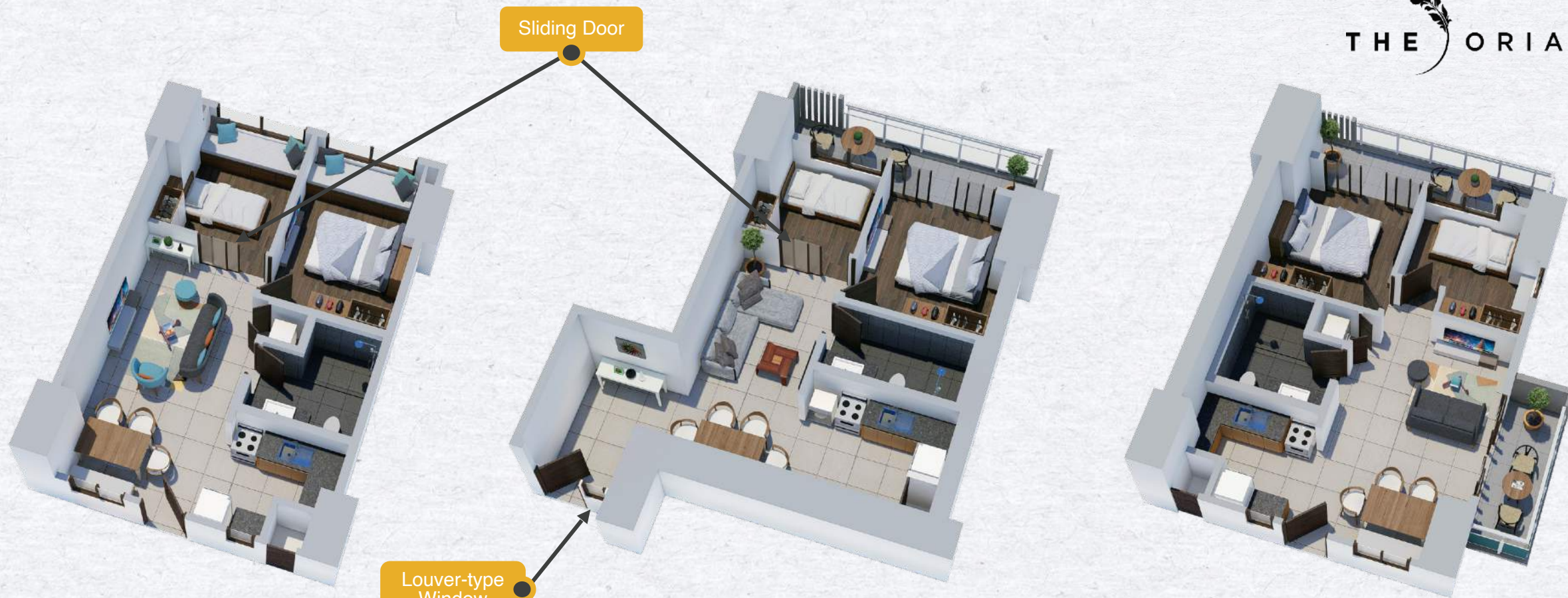
**APPROX. GROSS FLOOR AREA:** 81.50 sqm

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



|             |                             |
|-------------|-----------------------------|
| Location    | Inner Unit                  |
| Floor Level | 39 <sup>th</sup> -PH Floors |
| Unit Area   | 73.50 sqm                   |
| Gross Area  | 81.50 sqm                   |





**58.5 sqm**

**2 Bedroom K**

**60.0 sqm**

**2 Bedroom C**

**70.0 sqm**

**2 Bedroom H**

**3D OF SELECT UNIT LAYOUTS**



# INVENTORIES FOR LAUNCH

| UNITS        |                 |                  |            |
|--------------|-----------------|------------------|------------|
| Unit Type*   | Unit Area (sqm) | Gross Area (sqm) | # of Units |
| 2-BR A Inner | 46.5            | 54.5             | 72         |
| 2-BR B Inner | 49.0            | 57.0             | 9          |
| 2-BR C Inner | 52.0            | 60.0             | 63         |
| 2-BR F Inner | 54.5            | 54.5             | 54         |
| 2-BR H End   | 57.0            | 70.0             | 72         |
| 2-BR K Inner | 58.5            | 58.5             | 36         |
| 2-BR L Inner | 58.5            | 58.5             | 36         |
| 2-BR O Inner | 71.0            | 79.0             | 9          |
| 2-BR P Inner | 73.5            | 81.5             | 63         |

Unit types in **yellow** are w/ daybed instead of balcony.

**TOTAL 414**

| PARKING SLOTS |           |              |
|---------------|-----------|--------------|
| PS Type       | PS Area   | # of Parking |
| Single PS**   | 13.0-22.0 | 613          |
| Tandem PS     | 13.0      | 20           |

\*\*Some PS come w/ utility storage.

**TOTAL 633**



| RESIDENTIAL UNITS          | 2-BEDROOM UNIT                                                    |            |            |                           |            |            |            |            |                                                                   |
|----------------------------|-------------------------------------------------------------------|------------|------------|---------------------------|------------|------------|------------|------------|-------------------------------------------------------------------|
|                            | 49.00 sq.m                                                        | 52.00 sq.m | 53.50 sq.m | 46.50 sq.m                | 57.00 sq.m | 71.00 sq.m | 73.50 sq.m | 54.50 sq.m | 58.50 sq.m                                                        |
| <u>FLOOR FINISHES</u>      |                                                                   |            |            |                           |            |            |            |            |                                                                   |
| Living, Dining and Kitchen | Ceramic Tiles with baseboard                                      |            |            |                           |            |            |            |            |                                                                   |
| Bedrooms                   | Vinyl planks with baseboard                                       |            |            |                           |            |            |            |            |                                                                   |
| Balcony                    | Ceramic tiles with pebble washout                                 |            |            |                           |            |            |            | N/A        |                                                                   |
| Toilet & Bath              | Unglazed ceramic tiles                                            |            |            |                           |            |            |            |            |                                                                   |
| <u>WALL FINISHES</u>       |                                                                   |            |            |                           |            |            |            |            |                                                                   |
| Interior Walls             | Painted finish                                                    |            |            |                           |            |            |            |            |                                                                   |
| Toilet & Bath              | Unglazed ceramic tiles; Painted cement finish above wall tiles    |            |            |                           |            |            |            |            |                                                                   |
| <u>CEILING FINISHES</u>    |                                                                   |            |            |                           |            |            |            |            |                                                                   |
| Living, Dining and Kitchen | Painted plain cement finish                                       |            |            |                           |            |            |            |            |                                                                   |
| Bedrooms                   | Painted plain cement finish                                       |            |            |                           |            |            |            |            |                                                                   |
| Toilet & Bath              | Painted ficem board finish                                        |            |            |                           |            |            |            |            |                                                                   |
| <u>SPECIALTIES</u>         |                                                                   |            |            |                           |            |            |            |            |                                                                   |
| Kitchen Area               | Granite finish kitchen countertop with cabinet system             |            |            |                           |            |            |            |            |                                                                   |
| Toilet and Bath            | Granite finish lavatory countertop                                |            |            |                           |            |            |            |            |                                                                   |
| <u>DOORS</u>               |                                                                   |            |            |                           |            |            |            |            |                                                                   |
| Entrance Door              | Wooden panel door on metal jamb                                   |            |            |                           |            |            |            |            |                                                                   |
| Bedroom Door               | Wooden door on metal jamb and aluminum sliding framed glass panel |            |            | Wooden door on metal jamb |            |            |            |            | Wooden door on metal jamb and aluminum sliding framed glass panel |
| Toilet Door                | Wooden panel door with half louver on metal jamb                  |            |            |                           |            |            |            |            |                                                                   |
| Balcony Door               | Aluminum sliding framed glass panel with insect screen            |            |            |                           |            |            |            | N/A        |                                                                   |

**TURNOVER FINISHES**

THE ORIANA



| RESIDENTIAL UNITS                  | 2-BEDROOM UNIT                                                         |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
|------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------|------------|------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------|
|                                    | 49.00 sq.m                                                             | 52.00 sq.m                                                                                           | 53.50 sq.m                                                             | 46.50 sq.m               | 57.00 sq.m | 71.00 sq.m | 73.50 sq.m                                                                                           | 54.50 sq.m                                                             | 58.50 sq.m |
| <u>WINDOWS</u>                     | Aluminum framed glass panel with insect screen (except awning windows) | Aluminum framed glass panel and glass louver with insect screen (except awning and louvered windows) | Aluminum framed glass panel with insect screen (except awning windows) |                          |            |            | Aluminum framed glass panel and glass louver with insect screen (except awning and louvered windows) | Aluminum framed glass panel with insect screen (except awning windows) |            |
| <u>FINISHING HARDWARE</u>          |                                                                        |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Main Door Lockset                  | Mortise type keyed lockset                                             |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Bedroom Lockset                    | Lever type keyed lockset and flush lock handle                         |                                                                                                      |                                                                        | Lever type keyed lockset |            |            |                                                                                                      |                                                                        |            |
| Toilet Lockset                     | Lever type privacy lockset                                             |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| <u>TOILET AND KITCHEN FIXTURES</u> |                                                                        |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Water Closet                       | Top flush, one-piece type                                              |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Lavatory                           | Undercounter type basin                                                |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Shower Head and Fittings           | Exposed rain shower and mixer type                                     |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Toilet Paper Holder                | Recessed type                                                          |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Soap Holder                        | Niche at wall                                                          |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Kitchen Sink                       | Stainless steel, single bowl with one-side drain board                 |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Kitchen Faucet                     | Rotary lever type                                                      |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Toilet Exhaust                     | Ceiling-mounted exhaust fan                                            |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| Kitchen Exhaust                    | Rangehood Provision                                                    |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |
| <u>AIR CONDITION</u>               | Provision for Single/Multi Split type Air Conditioning Unit            |                                                                                                      |                                                                        |                          |            |            |                                                                                                      |                                                                        |            |

DMCI HOMES



# The Price

DMCI HOMES

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| Unit Type    | Description         | Inventories | Unit/PS Area            | Gross Area    | List Price |         |
|--------------|---------------------|-------------|-------------------------|---------------|------------|---------|
|              |                     |             | (in sqm., more of less) |               | Min        | Max     |
| Unit Type    | 2-Bedroom A (Inner) | 72          | 46.50                   | 54.50         | 6.84 Mn    | 7.71 Mn |
|              | 2-Bedroom B (Inner) | 9           | 49.00                   | 57.00         | 7.31 Mn    | 7.80 Mn |
|              | 2-Bedroom C (Inner) | 63          | 52.00                   | 60.00         | 7.52 Mn    | 8.24 Mn |
|              | 2-Bedroom F (Inner) | 54          | 54.50                   | 54.50         | 7.12 Mn    | 8.05 Mn |
|              | 2-Bedroom H (End)   | 72          | 57.00                   | 70.00         | 8.12 Mn    | 9.11 Mn |
|              | 2-Bedroom K (Inner) | 36          | 58.50                   | 58.50         | 7.41 Mn    | 8.42 Mn |
|              | 2-Bedroom L (Inner) | 36          | 58.50                   | 58.50         | 7.45 Mn    | 8.42 Mn |
|              | 2-Bedroom O (Inner) | 9           | 71.00                   | 79.00         | 7.83 Mn    | 8.48 Mn |
|              | 2-Bedroom P (Inner) | 63          | 73.50                   | 81.50         | 7.92 Mn    | 8.83 Mn |
| <b>TOTAL</b> |                     | <b>414</b>  |                         |               |            |         |
| Parking      | Single Parking*     | 613         | 13.00 - 17.00           | 13.00 - 22.00 | 0.85 Mn    | 0.99 Mn |
|              | Tandem Parking      | 20          | 13.00                   | 13.00         | 0.75 Mn    | 0.80 Mn |
| <b>TOTAL</b> |                     | <b>633</b>  |                         |               |            |         |

*\*Some parking slots come w/ utility storage.*

## PRICE RANGES



30%

MINIMUM  
DOWNPAYMENT

*Regular discount shall apply as indicated in memo PD-19-09-026.*



# MARCH 2026

END OF DP PERIOD

# APRIL 2026

RFO DATE  
FOR NORTH TOWER

*Note: Due date for Bank Financing & balance upon turnover shall be on RFO date based on memo CC-20-07-008 dated July 14, 2020*



|                                       | 2BR - A         | 2BR - H         | 2BR - P         |
|---------------------------------------|-----------------|-----------------|-----------------|
| <b>Unit Area</b>                      | <b>46.5 sqm</b> | <b>57.0 sqm</b> | <b>73.5 sqm</b> |
| <b>Gross Area</b>                     | <b>54.5 sqm</b> | <b>70.0 sqm</b> | <b>81.5 sqm</b> |
| <b>List Price*</b>                    | 6,843,000       | 8,123,000       | 7,923,000       |
| <b>Regular Discount</b>               | -               | -               | -               |
| <b>List Price net of Reg Discount</b> | 6,843,000       | 8,123,000       | 7,923,000       |
| <b>Special Discount (5%)</b>          | 342,150         | 406,150         | 396,150         |
| <b>Total Contract Price</b>           | 6,500,850       | 7,716,850       | 7,526,850       |

|                                   |                  |               |               |
|-----------------------------------|------------------|---------------|---------------|
| <b>Reservation Fee</b>            | 20,000           | 20,000        | 20,000        |
| <b>Down payment (15%)</b>         | 955,128          | 1,137,528     | 1,109,028     |
| <b>DP period (until Mar 2026)</b> | <b>58 months</b> |               |               |
| <b>Monthly DP</b>                 | <b>16,468</b>    | <b>19,613</b> | <b>19,121</b> |
| <b>Monthly DP with CF</b>         | 27,676           | 32,917        | 32,098        |
| <b>Balance (85%)</b>              | 5,525,723        | 6,559,323     | 6,397,823     |

## SAMPLE COMPUTATION

\*Minimum list price per unit type of inventories for release.



# Key Takeaways

DMCI HOMES

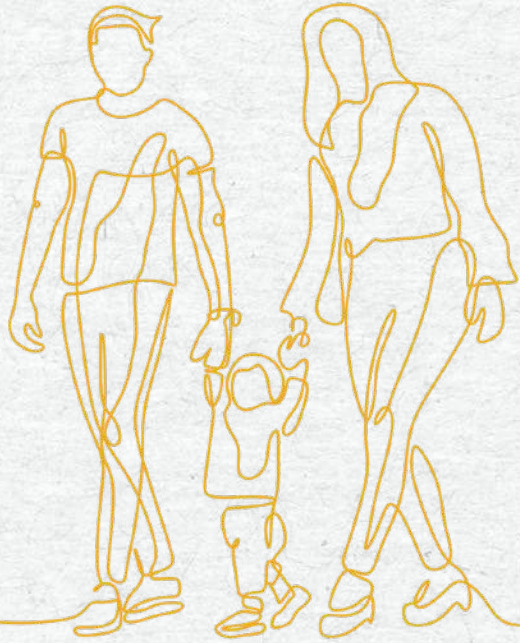




# Imagine your future

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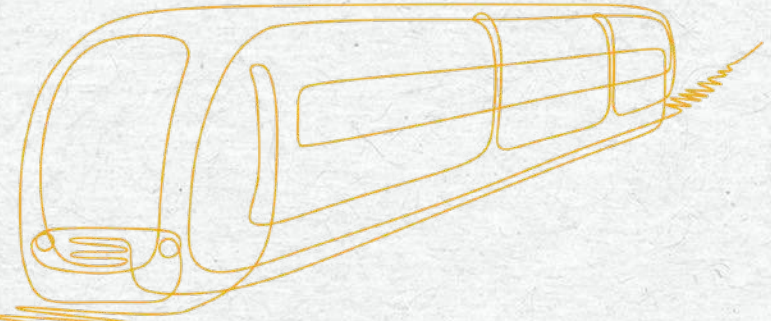
**where you and your family**



**can grow together  
comfortably,**







**move efficiently,**





**discover learning  
opportunities,**





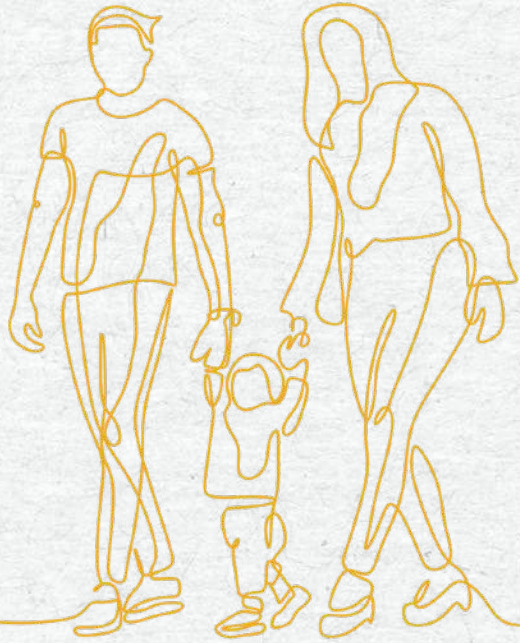
**and live with a  
healthy lifestyle  
and well-being.**





**Imagine your future in  
a healthy home within  
a nurturing community.**





**Because you and your family  
deserve the best in life.**



DMCI HOMES



THE ORIANA

**Your best life begins at home.**

**Quality home:** Improved unit layout and deliverables

**Ideal location:** Within a Transit-oriented Development (TOD)

**Competitive price:** Value-for-money investment

**Resort-style amenities and facilities**





**The Oriana 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.*