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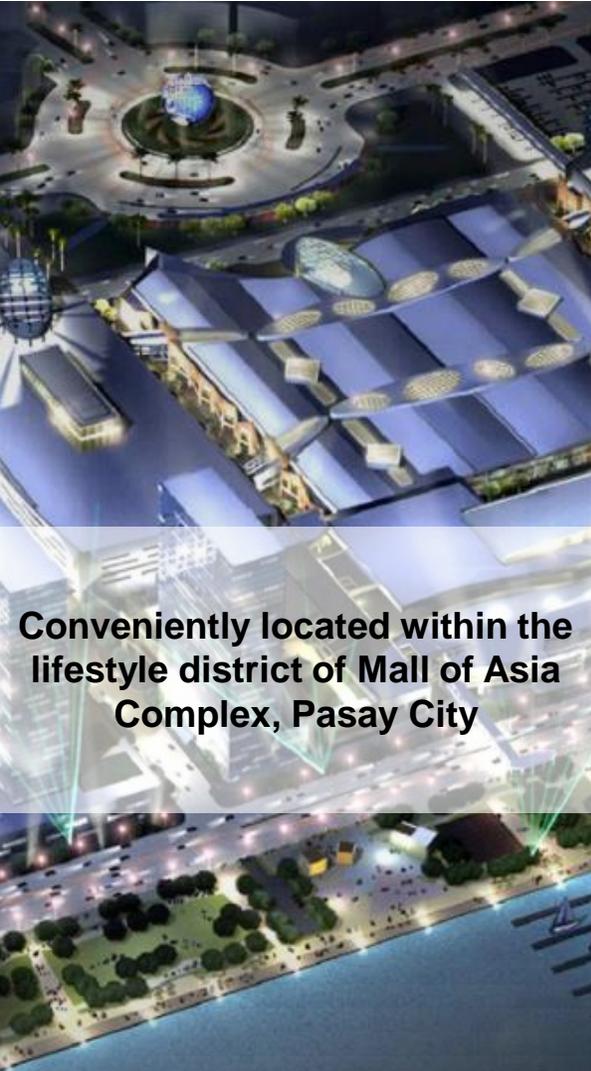
Shore 3

R E S I D E N C E S

MALL OF ASIA, PASAY CITY

Location

- Located at SM Mall of Asia, a notable landmark in the Philippines boasting over five million square feet of space crowned by a giant steel globe.
- It is home to first-class shopping amenities and modern-day cultural landmarks

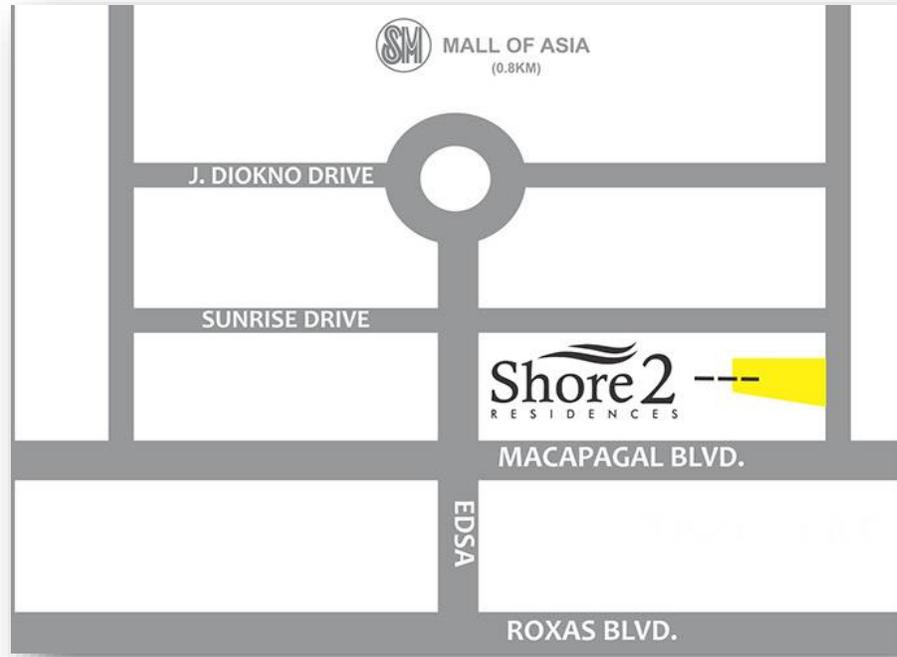


Conveniently located within the lifestyle district of Mall of Asia Complex, Pasay City



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A World-Class and Prime Location



The Mall of Asia Complex is the 21st-Century Bayside Lifestyle and Entertainment District.

Provides World-Class Shopping, Dining, Entertainment and Work/ Business Experiences.

A walkable and sustainable community with 24-hour roving security



A World-Class and Prime Location



Unmatched Accessibility

- Readily connects to other Business Districts in Metro Manila, as it is connected to multiple roads and highways.
- Has easy access to the International Airport via the NAIAX (NAIA Expressway).
- Transportation hub that serves all modes of public transportation.

Masterplan

- Known as one of the pioneers of globalization in the architecture profession with hundreds of design awards and groundbreaking work
- The firm today operates in 59 countries worldwide
- Projects of the firm include:

Master Planned by
Arquitectonica

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Microsoft Europe Headquarters
Paris, France



Brickell City Center
Miami, Florida



Testimonio + Ecole Internationale Monaco
Monte Carlo, Monaco



Gulfshore Playhouse
Naples, Florida



Leisure Destinations



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Largest In-city Residential Resort Complex

Site Development Plan

Set in a 9-hectare property, that is fully-integrated to the SM Mall of Asia Complex.



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SHORE RESIDENCES

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How Relevant Is This?

POST PANDEMIC LOCAL TREND

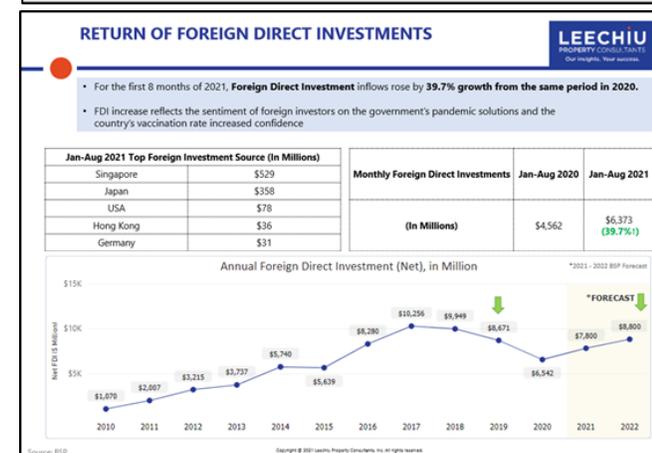
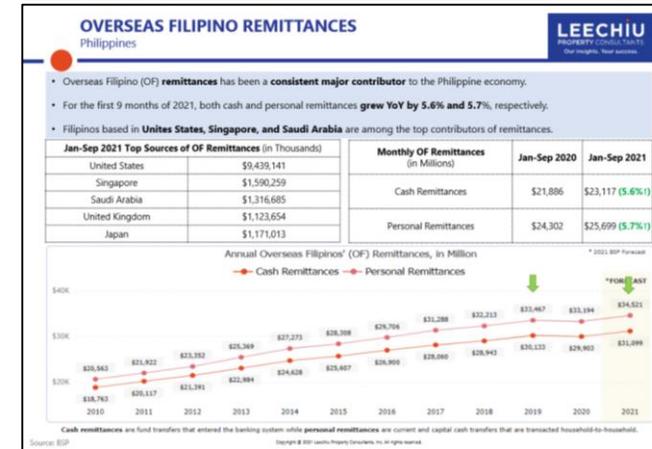
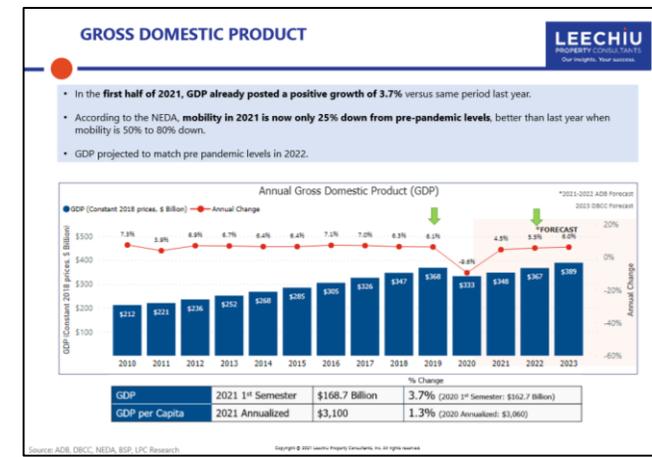
Investors and end-users alike have become **more discerning** opting for features that are found in high-quality properties.

It is forecasted that there will be an increase in the demand for condominiums in **central business districts** and **mixed used developments** within Metro Manila.



Economic Recovery

- GDP was revitalized from -9.6% in 2020 to 4.5% in 2021.
- BSP forecasted a **5.5-6% GDP in 2022**.
- Growth in 2021 was fueled by OFW remittances equating to USD 34B, which is a 5.1% increase from USD 29B in 2020.
- BSP forecasted a **6% growth of OFW remittances in 2022**.
- Return of Foreign Direct Investments amounting to USD 7.8B in 2021 and forecasted to grow to **USD 8.8B in 2022**.



Ease of Doing Business in the Philippines

Total vaccine doses administered as of Feb 8, 2022

129,633,511



18th out of 205 countries globally

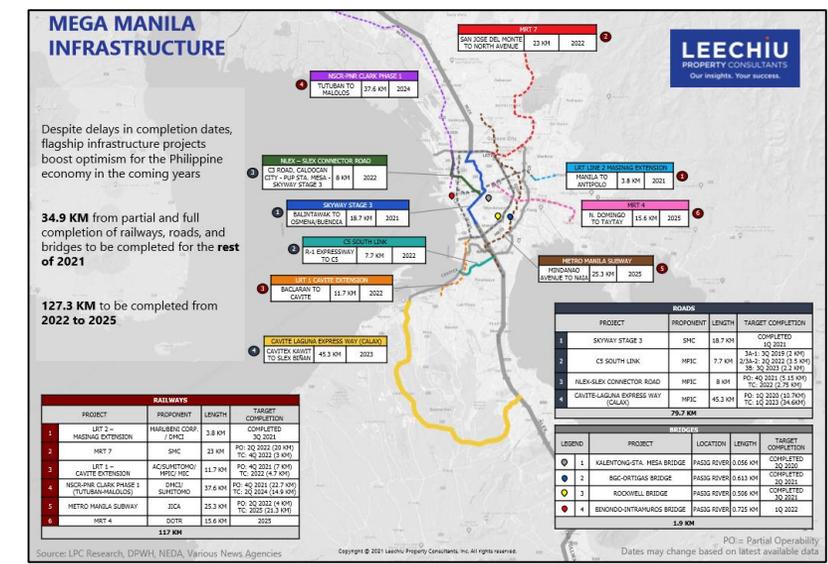


11th out of 47 countries in Asia



3rd out of 10 countries in ASEAN

- Firm up confidence of employers to have more employees work on-site in 2022.
- Working professionals will be more mobile.
- The need for housing will increase, which will help push up prices and rent.



Aside from encouraging travel and tourism, the **improved infrastructure connectivity** will influence residential price growth.



A Premium Wharf-front Lifestyle

Shore 3 Residences offers a premier riverfront inspired lifestyle, with pools that stretch throughout the amenity deck of this development. Stroll through the lush landscaped gardens, or indulge in the luxury of lounging in any of the numerous decks.

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Project Details

Lot Area:

- 3.1 hectares

No. of Towers:

- 4 Towers

No. of Floors:

- Tower 1: 18 floors
- Tower 2: 17 floors
- Tower 3: 18 floors
- Tower 4: 17 floors

No. of Residential Units & Parking Slots:

- Tower 1: 1,321 units & 362 parking slots
- Tower 2: 1,237 units & 353 parking slots
- Tower 3: 1,458 units & 355 parking slots
- Tower 4: 1,366 units & 364 parking slots

Unit Types (all with balconies):

- Fam Suite (25.96 – 34.14 sqm) – 4,340 units
- 1BR (26.58 – 32.16 sqm) – 771 units
- 2BR (35.44 – 77.41 sqm) – 271 units

Project Launch Date:

- October 2016

Latest Turnover Start Date:

- Tower 1 – RFO
- Tower 2 – RFO
- Tower 3 – August 2023
- Tower 4 – October 2023

Building Features:

- 24-hour Security
- Automatic Fire Sprinkler System
- Centralized Garbage Collection and Disposal System
- Centralized Mailroom System
- Stand-by Generator
- Property Management Services
- SMDC Leasing Services
- Retail Stores at the Ground Floor

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Section Elevation

Shore 3 Residences

Tower 1

ROOF DECK
18F (Residential)
17F (Residential)
16F (Residential)
15F (Residential)
14F (Residential)
12F (Residential)
11F (Residential)
10F (Residential)
9F (Residential)
8F (Residential)
7F (Residential)
6F (Residential)
5F (Residential)
4F (Residential)
3F (Residential)
2F (Amenity and Residential)

Tower 2

ROOF DECK
17F (Residential)
16F (Residential)
15F (Residential)
14F (Residential)
12F (Residential)
11F (Residential)
10F (Residential)
9F (Residential)
8F (Residential)
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3F (Residential)
2F (Amenity and Residential)

Tower 4

ROOF DECK
17F (Residential)
16F (Residential)
15F (Residential)
14F (Residential)
12F (Residential)
11F (Residential)
10F (Residential)
9F (Residential)
8F (Residential)
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5F (Residential)
4F (Residential)
3F (Residential)
2F (Amenity and Residential)

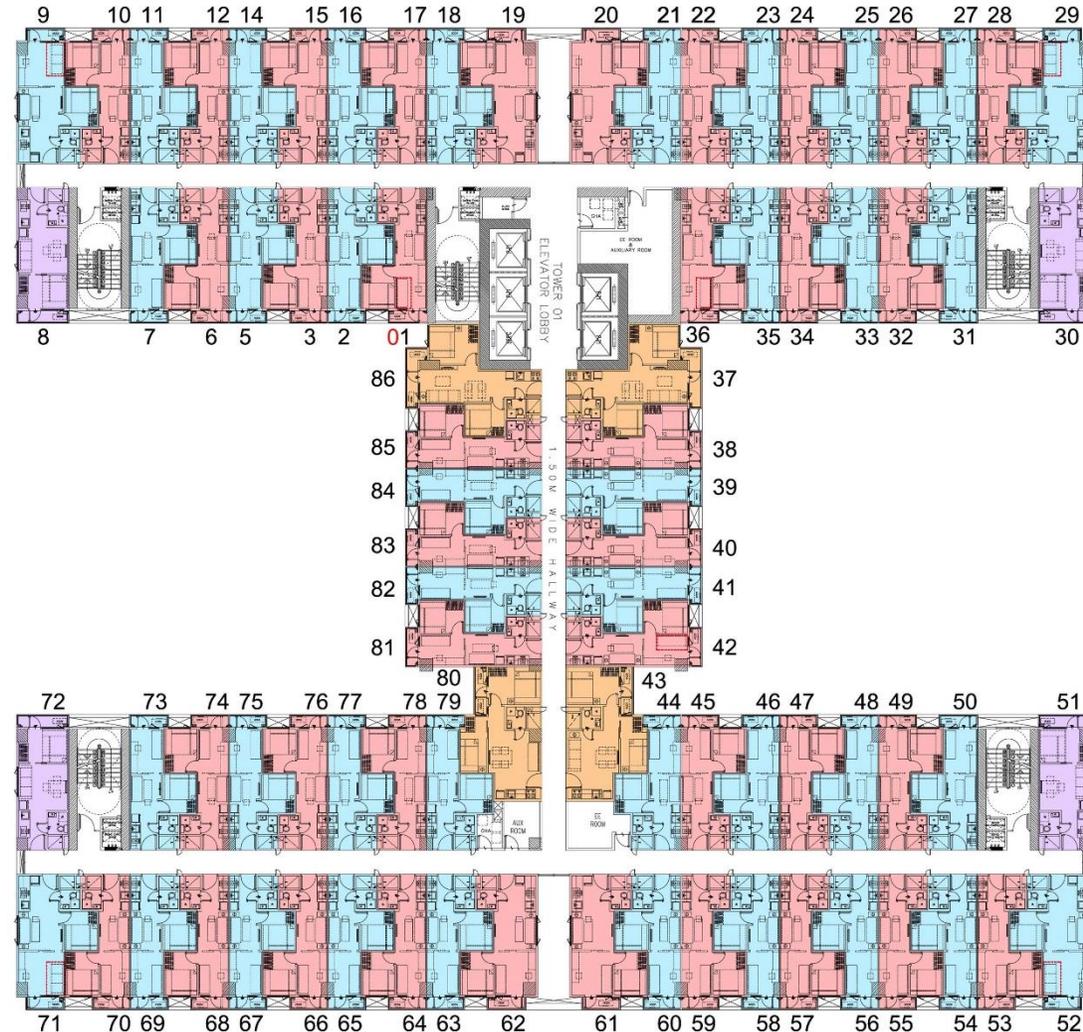
Ground Floor

Basement



Typical Floor Plan

Shore 3 Residences – Tower 1



**TOWER 1
4TH-17TH FLOOR PLAN**

- FAMILY SUITE A W/ BALCONY
- FAMILY SUITE B W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY

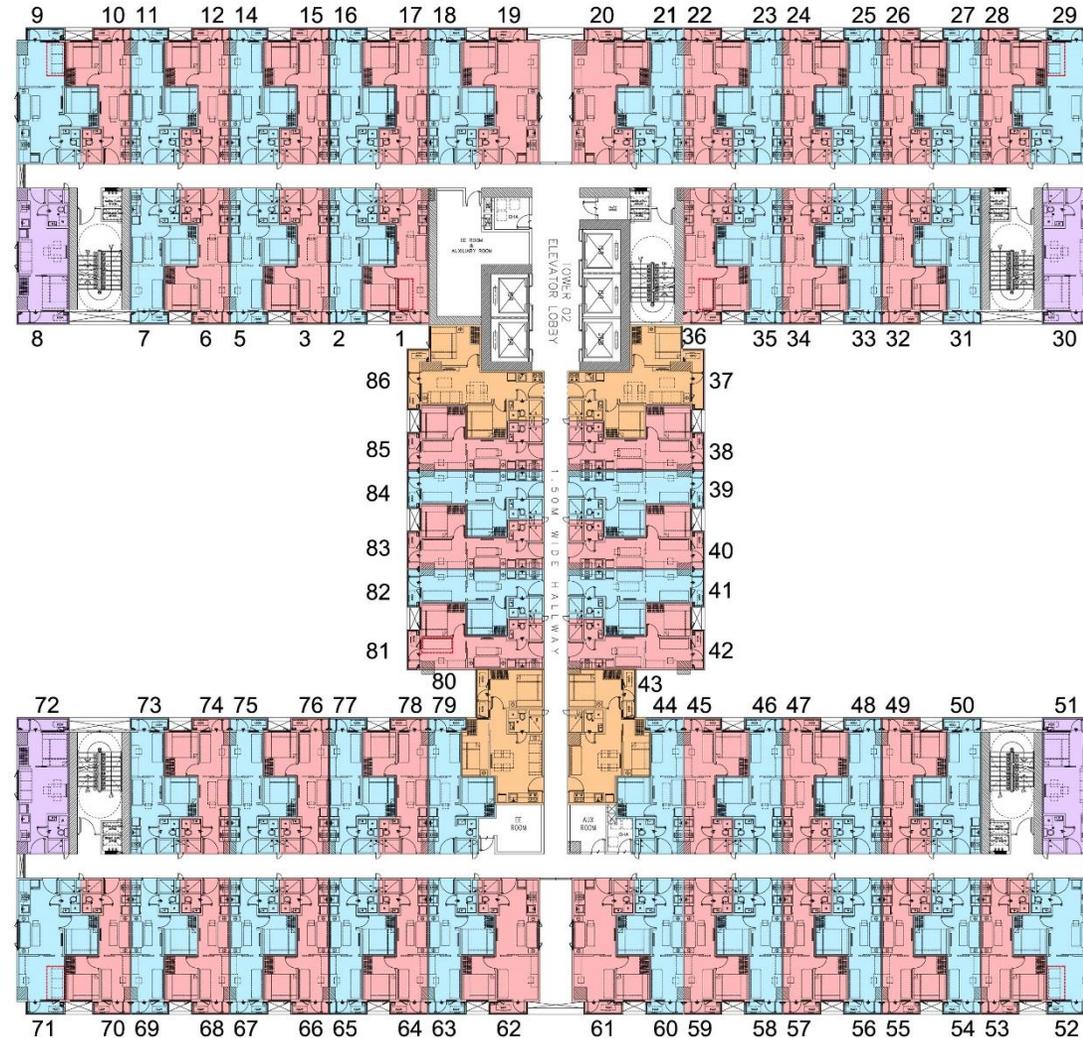
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Typical Floor Plan

Shore 3 Residences – Tower 2



**TOWER 2
4TH-16TH FLOOR PLAN**

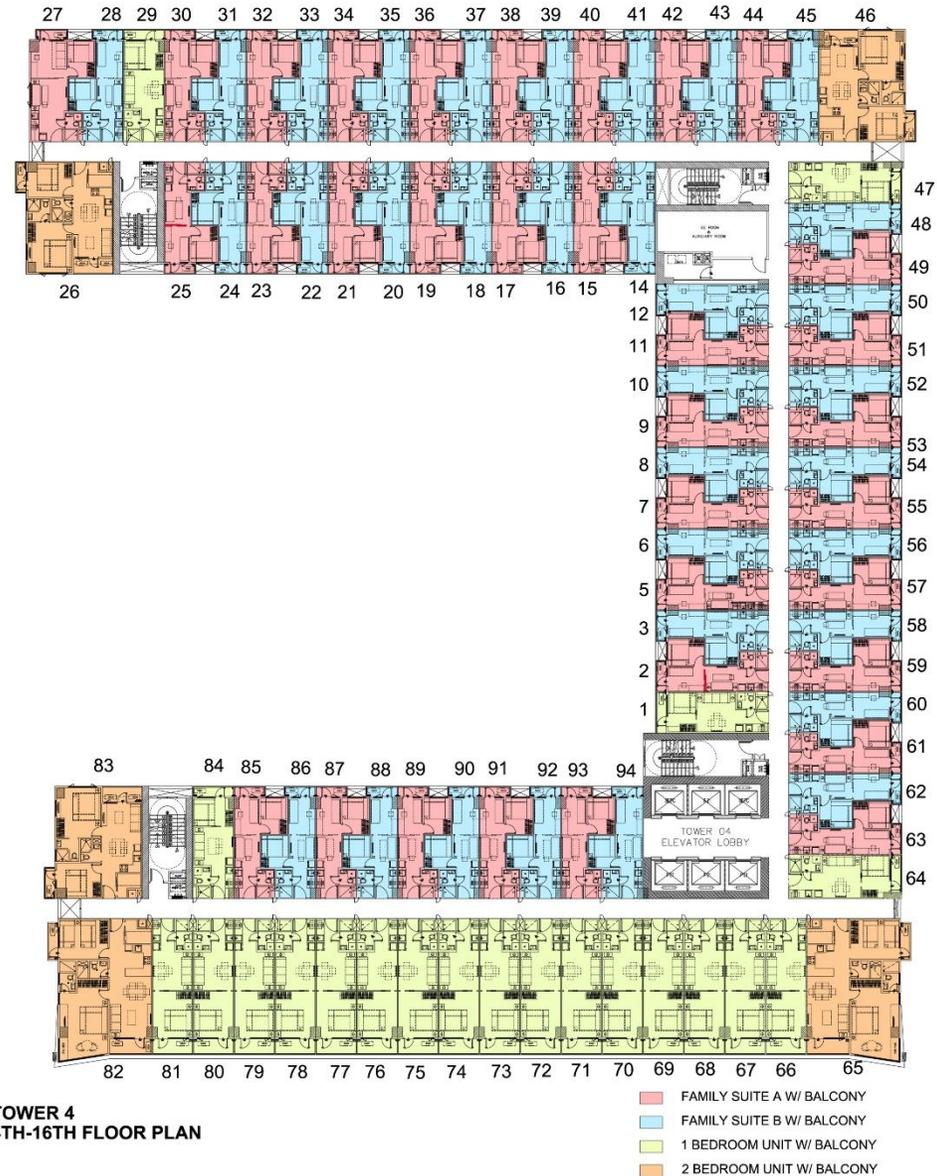
- FAMILY SUITE A W/ BALCONY
- FAMILY SUITE B W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY



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Typical Floor Plan

Shore 3 Residences – Tower 4



Amenities

Shore 3 Residences



- **Swimming Pools**
- **Function Rooms**
- **Lounge Areas**
- **Outdoor Gym Circuit**
- **Lush Gardens**

Unit Choices

Shore 3 Residences

UNIT TYPE	TOWER 1		TOWER 2		TOWER 3			TOWER 4			TOTAL
	AMENITY	MAKATI VIEW	AMENITY	MAKATI VIEW	AMENITY	MALL OF ASIA	SHORE 1/BOULEVARD	AMENITY	MALL OF ASIA	ENTERTAINMENT CITY	
FAMILY SUITE A w/ BALCONY	440	159	412	149	398	0	124	373	0	116	2,171
FAMILY SUITE B w/ BALCONY	439	159	411	149	398	0	124	373	0	116	2,169
1 BR WITH BALCONY	0	0	0	0	47	256	32	44	240	30	649
1BR END UNIT WITH BALCONY	63	0	59	0	0	0	0	0	0	0	122
2 BR WITH BALCONY	61	0	57	0	0	0	0	0	0	0	118
2 BR END UNIT WITH BALCONY	0	0	0	0	47	32	0	44	30	0	153
TOTAL	1,003	318	939	298	890	288	280	834	270	262	5,382



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TYPICAL UNIT FINISHES

Living Dining Bedroom	<ul style="list-style-type: none">• Painted walls and ceiling• Floor tiles
Toilet & Bath	<ul style="list-style-type: none">• Wall and floor tiles• Painted ceiling• Water closet• Lavatory with faucet• Shower set• Exhaust fan
Kitchen	<ul style="list-style-type: none">• Cooktop• Range hood• Painted walls and ceiling• Floor tiles• Kitchen sink• Kitchen base and overhead cabinets
Balcony	<ul style="list-style-type: none">• Painted walls and ceiling• Floor tiles• Painted railings

Residential Units

- Floor to Floor Height: 2.95m
- Floor to Ceiling Height: 2.40m
- Balcony Railing Height: 1.20m



Unit Layouts



**Family Suite B
w/ Balcony**
Ave. ± 26.00 sqm



**Family Suite A
w/ Balcony**
Ave. ± 26.12 sqm



**1 Bedroom Unit
w/ Balcony**
Ave. ± 27.01 sqm



**1 Bedroom Unit
w/ Balcony**
Ave. ± 32.16 sqm



**2 Bedroom End Unit
w/ Balcony**
Ave. ± 58.73 sqm



**2 Bedroom End Unit
w/ Balcony**
Ave. ± 77.41 sqm

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Construction Updates



Building Façade of Tower 2
View from Macapagal Avenue

Building Façade of Tower 1
View from Macapagal Avenue



Construction Updates



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Reception Lobby of
Towers 1 & 2



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Construction Updates



Reception Lobby of Tower 1



Reception Lobby of Tower 2



Construction Updates

Waiting Area



Mailroom



Construction Updates

Driveway

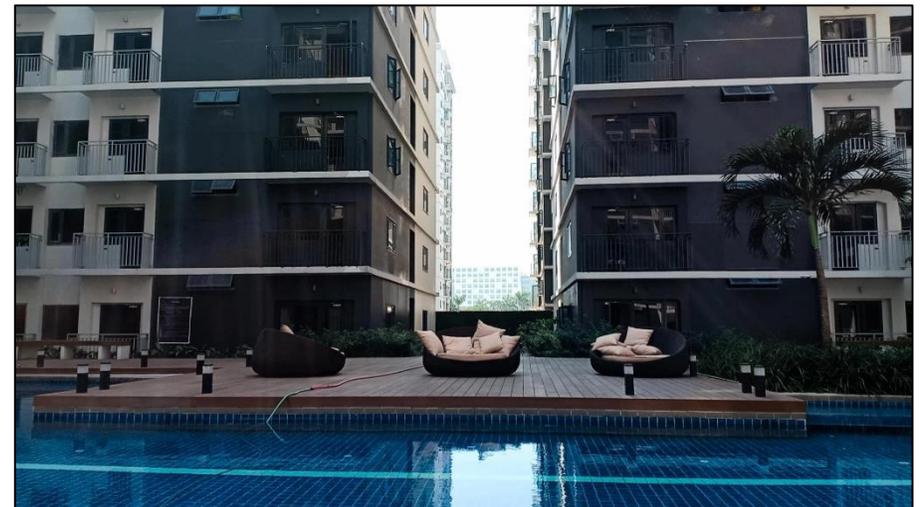


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Construction Updates

Swimming Pool



Construction Updates



Building Façade of Tower 3
View from Sunrise Drive



Building Façade of Tower 4
View from Sunrise Drive



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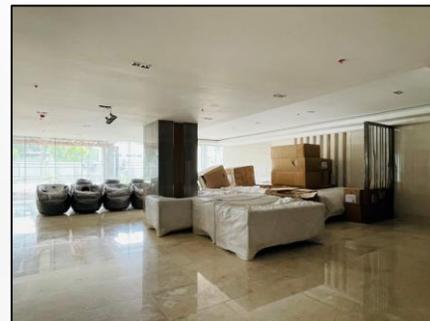
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Construction Updates

Lobby – Tower 3 & 4

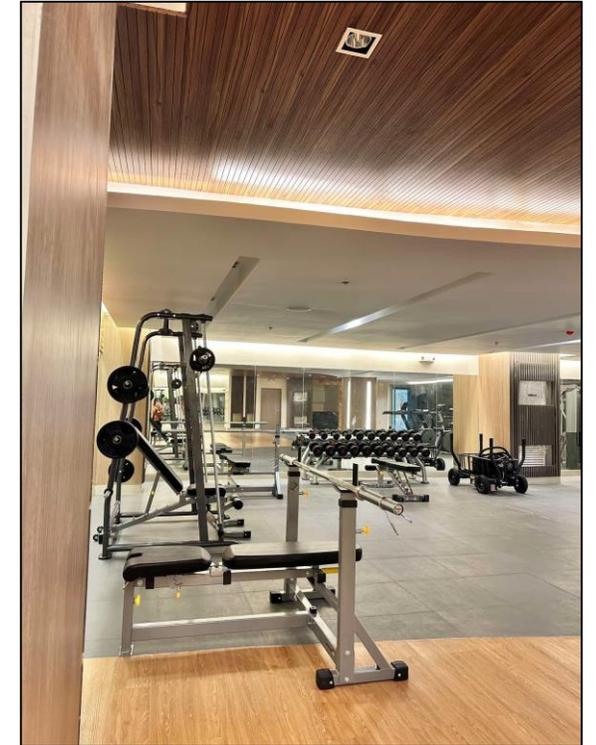
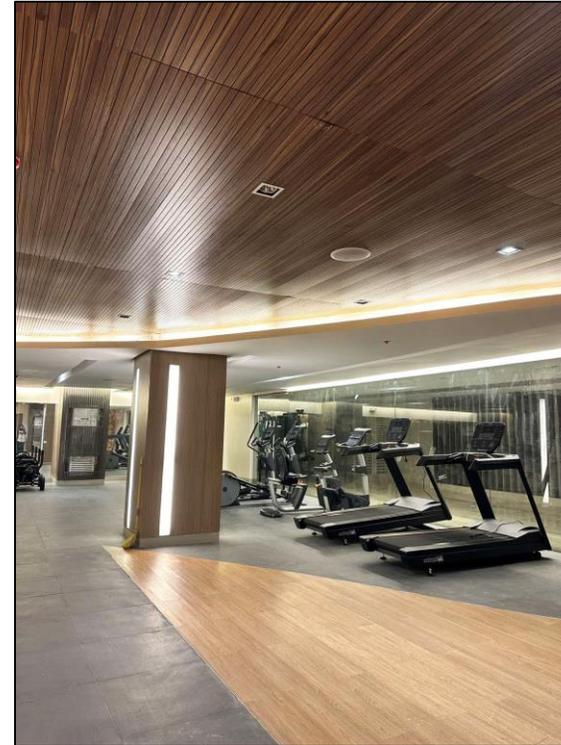
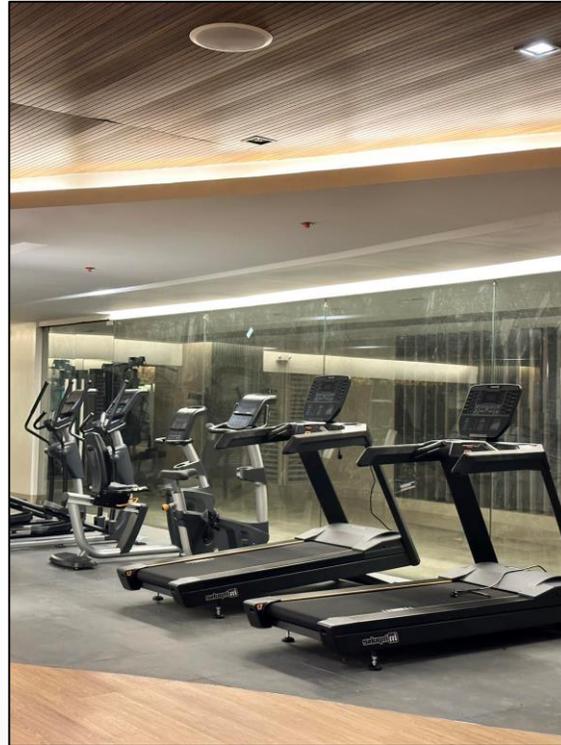


Function Room – Tower 3 & 4



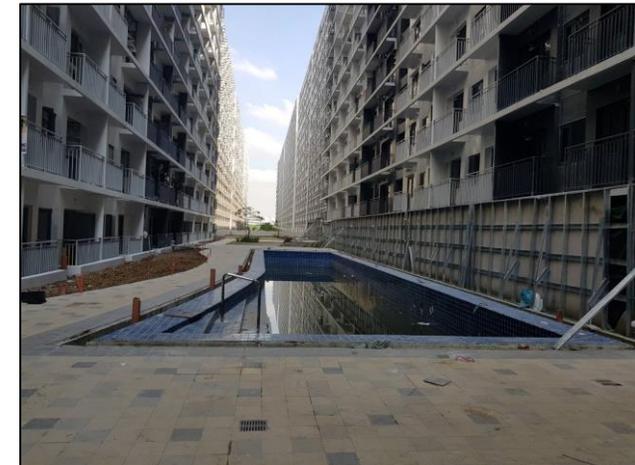
Construction Updates

Gym – Tower 3



Construction Updates

Swimming Pools – Tower 3 & 4



Attractive Capital Appreciation & Price Growth



P123K/SQM

P276K/SQM

124% CAPITAL APPRECIATION
14.45% CAGR

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For further inquiries, please contact: **Camille Bondad/ Project Director**
camille.bondad@smdevelopment.com

Nicolo Bengzon/ Assistant Project Director
nicolo.bengzon@smdevelopment.com

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