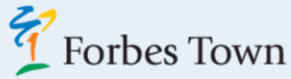




#TOWNSHIPSAREUS



15.4 Has.
FORT BONIFACIO, TAGUIG CITY



5 Has.
FORT BONIFACIO, TAGUIG CITY



McKINLEY HILL
50 Has.
FORT BONIFACIO, TAGUIG CITY



12.4 Has.
ALONG C5 ROAD, PASIG CITY



62 Has.
DAANG HARI, LAS PIÑAS CITY



MCKINLEY WEST
34.5 Has.
FORT BONIFACIO, TAGUIG CITY



18.5 Has.
LIBIS, QUEZON CITY



NEWPORT CITY
25 Has.
PASAY CITY



31 Has.
PARAÑAQUE CITY



TWIN LAKES
1,200 Has.
LAUREL, BATANGAS



35.6 Has.
SAN FERNANDO, PAMPANGA

PAMPANGA

MANILA

LAS PIÑAS

BATANGAS

LAGUNA/CAVITE

RIZAL



EASTLAND HEIGHTS
640 Has.
ANTIPOLO CITY, RIZAL

The
Hamptons
Caliraya
300 Has.
LAGUNA



140 Has.
GEN. TRIAS, CAVITE



561 Has.
BOUNDARY OF CAVITE AND LAGUNA



350 Has.
TANZA, CAVITE



STA. BARBARA HEIGHTS

173 Has.

STA. BARBARA, ILOILO



72 Has.

MANDURRIAO, ILOILO CITY

ILOILO CITY

AKLAN



BORACAY NEWCOAST

150 Has.

BORACAY, AKLAN

THE MACTAN NEWTOWN

30 Has.

LAPU-LAPU CITY, MACTAN, CEBU

CEBU

DAVAO



11 Has.

LANANG, DAVAO

BACOLOD CITY

NORTHILL
GATEWAY

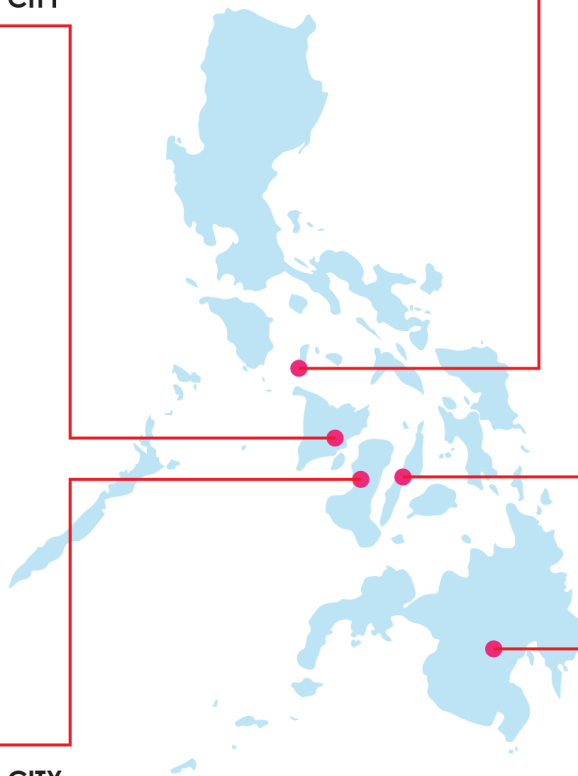
53 Has.

BACOLOD CITY, NEGROS OCCIDENTAL

THE UPPER EAST

34 Has.

BACOLOD CITY, NEGROS OCCIDENTAL



VISAYAS & MINDANAO TOWNSHIP MAP LOCATOR

WHY UPTOWN BONIFACIO?



- 15.4-hectare landbank
- More than 90,000 sqm. of restaurants and commercial space
- 5 Office Towers
- 4 Residential Projects
- Home of Google support office, Prulife UK, Accenture etc.
- JP Morgan's new Philippines headquarters will be situated within the township
- Uptown Bonifacio is a walk-away from British school of Manila. Japanese Int'l School and International School of Manila



STRATEGIC LOCATION

UPTOWN
BONIFACIO

McKINLEY HILL

MCKINLEY WEST

Forbes Town Center



9.8 km to NAIA T3 via EDSA
11.2 km via C5



39 min
9.8 km

38 min
11.2 km



UPTOWN ARTS
RESIDENCE




UPTOWN ARTS
RESIDENCE



N

UPTOWN
BONIFACIO
GOOGLE EARTH MAP
Hospital ng Makati

8TH AVENUE

UNIVERSITY PARKWAY

9TH AVENUE



UPTOWN ARTS
RESIDENCE
SITE DEVELOPMENT PLAN





UNITS OFFERED

- **Studio**
- **1-BR and Executive
1-BR Units**
- **1-BR and Executive
1-BR Loft Units**
- **2-BR and Executive
2-BR Unit**
- **3-BR Units**
- **3-BR Loft unit**



Architect's Perspective

FLOOR PLANS





UPTOWN ARTS RESIDENCE

AMENITY FLOOR PLAN (6TH FLOOR)

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UNIT H
EXECUTIVE 1 BEDROOM LOFT
A = 106.00 SQM + 12.00 SQM LANAI

UNIT A
3 BEDROOM LOFT
A = 153.50 SQM + 14.50 SQM LANAI

UNIT B
1 BEDROOM LOFT
A = 72.00 SQM + 14.00 SQM LANAI

UNIT C
1 BEDROOM LOFT
A = 72.00 SQM + 14.00 SQM LANAI

UNIT D
1 BEDROOM LOFT
A = 80.50 SQM + 14.00 SQM LANAI

UNIT E
1 BEDROOM LOFT
A = 80.50 SQM + 14.00 SQM LANAI

UNIT F
1 BEDROOM LOFT
A = 72.00 SQM + 14.00 SQM LANAI

UNIT G
3 BEDROOM LOFT
A = 93.00 SQM + 16.00 SQM LANAI



UPTOWN ARTS RESIDENCE

6TH FLOOR PLAN - LOWER LOFT LEVEL

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UNIT H
EXECUTIVE 1 BEDROOM LOFT
A = 105.00 SQM + 12.00 SQM LANAI

UNIT A
3 BEDROOM LOFT
A = 153.50 SQM + 14.50 SQM LANAI

UNIT B
1 BEDROOM LOFT
A = 72.00 SQM + 14.00 SQM LANAI

UNIT C
1 BEDROOM LOFT
A = 72.00 SQM + 14.00 SQM LANAI

UNIT D
1 BEDROOM LOFT
A = 80.50 SQM + 14.00 SQM LANAI

UNIT E
1 BEDROOM LOFT
A = 80.50 SQM + 14.00 SQM LANAI

UNIT F
1 BEDROOM LOFT
A = 72.00 SQM + 14.00 SQM LANAI

UNIT G
3 BEDROOM LOFT
A = 93.00 SQM + 16.00 SQM LANAI



UPTOWN ARTS RESIDENCE

6TH FLOOR PLAN - UPPER LOFT LEVEL

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





UPTOWN ARTS RESIDENCE

7TH - 10TH FLOOR PLAN

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UNIT L
1 BEDROOM UNIT
A = 48.00 SQM + 9.00 SQM BALCONY

UNIT K
EXECUTIVE 1 BEDROOM UNIT
A = 52.00 SQM + 6.50 SQM BALCONY

UNIT J
1 BEDROOM UNIT
A = 48.00 SQM + 9.00 SQM BALCONY

UNIT I
2 BEDROOM UNIT
A = 76.00 SQM + 8.00 SQM BALCONY

UNIT H
STUDIO UNIT
A = 36.00 SQM +
5.50 SQM BALCONY

UNIT G
EXECUTIVE 1 BEDROOM UNIT
A = 58.00 SQM +
6.00 SQM BALCONY

UNIT A
3 BEDROOM UNIT
A = 112.50 SQM + 13.00 SQM BALCONY

UNIT B
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT C
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT D
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT E
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT F
EXECUTIVE 2 BEDROOM UNIT
A = 83.00 SQM + 13.00 SQM BALCONY



UPTOWN ARTS
RESIDENCE

11TH - 15TH FLOOR PLAN
(NO 13TH FLOOR)

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UNIT L
1 BEDROOM UNIT
A = 49.00 SQM + 9.00 SQM BALCONY

UNIT K
EXECUTIVE 1 BEDROOM UNIT
A = 53.50 SQM + 6.50 SQM BALCONY

UNIT J
1 BEDROOM UNIT
A = 49.00 SQM + 9.00 SQM BALCONY

UNIT I
2 BEDROOM UNIT
A = 76.00 SQM + 8.00 SQM BALCONY

UNIT H
STUDIO UNIT
A = 36.00 SQM + 5.50 BALCONY

UNIT G
EXECUTIVE 1 BEDROOM UNIT
A = 58.50 SQM + 6.00 BALCONY

UNIT A
3 BEDROOM UNIT
A = 112.50 SQM + 13.00 SQM BALCONY

UNIT B
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT C
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT D
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT E
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT F
EXECUTIVE 2 BEDROOM UNIT
A = 83.50 SQM + 13.00 SQM BALCONY



UPTOWN ARTS RESIDENCE

16TH - 30TH FLOOR PLAN

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UNIT L
1 BEDROOM UNIT
A = 49.00 SQM + 9.00 SQM BALCONY

UNIT K
EXECUTIVE 1 BEDROOM UNIT
A = 54.00 SQM + 6.50 SQM BALCONY

UNIT J
1 BEDROOM UNIT
A = 49.00 SQM + 9.00 SQM BALCONY

UNIT I
2 BEDROOM UNIT
A = 76.00 SQM + 8.00 SQM BALCONY

UNIT H
STUDIO UNIT
A = 36.00 SQM + 5.50 BALCONY

UNIT G
EXECUTIVE 1 BEDROOM UNIT
A = 59.00 SQM + 6.00 BALCONY

UNIT A
3 BEDROOM UNIT
A = 112.50 SQM + 13.00 SQM BALCONY

UNIT B
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT C
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT D
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT E
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT F
EXECUTIVE 2 BEDROOM UNIT
A = 84.00 SQM + 13.00 SQM BALCONY



UPTOWN ARTS
RESIDENCE

31ST - 45TH FLOOR PLAN
(NO 44TH FLOOR)

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UNIT L
1 BEDROOM UNIT
A = 50.00 SQM + 9.00 SQM BALCONY

UNIT K
EXECUTIVE 1 BEDROOM UNIT
A = 55.50 SQM + 6.50 SQM BALCONY

UNIT J
1 BEDROOM UNIT
A = 50.00 SQM + 9.00 SQM BALCONY

UNIT I
2 BEDROOM UNIT
A = 76.00 SQM + 8.00 SQM BALCONY

UNIT H
STUDIO UNIT
A = 36.00 SQM +
5.50 BALCONY

UNIT G
EXECUTIVE 1 BEDROOM UNIT
A = 60.00 SQM +
6.00 BALCONY

UNIT A
3 BEDROOM UNIT
A = 112.50 SQM + 13.00 SQM BALCONY

UNIT B
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT C
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT D
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT E
STUDIO UNIT
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT F
EXECUTIVE 2 BEDROOM UNIT
A = 85.50 SQM + 13.00 SQM BALCONY



UPTOWN ARTS
RESIDENCE

UNIT LAYOUTS



LOWER LOFT



UPTOWN ARTS RESIDENCE

UNIT A
3 BEDROOM LOFT
A = 153.50 SQM + 14.50 SQM LANAI
6TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



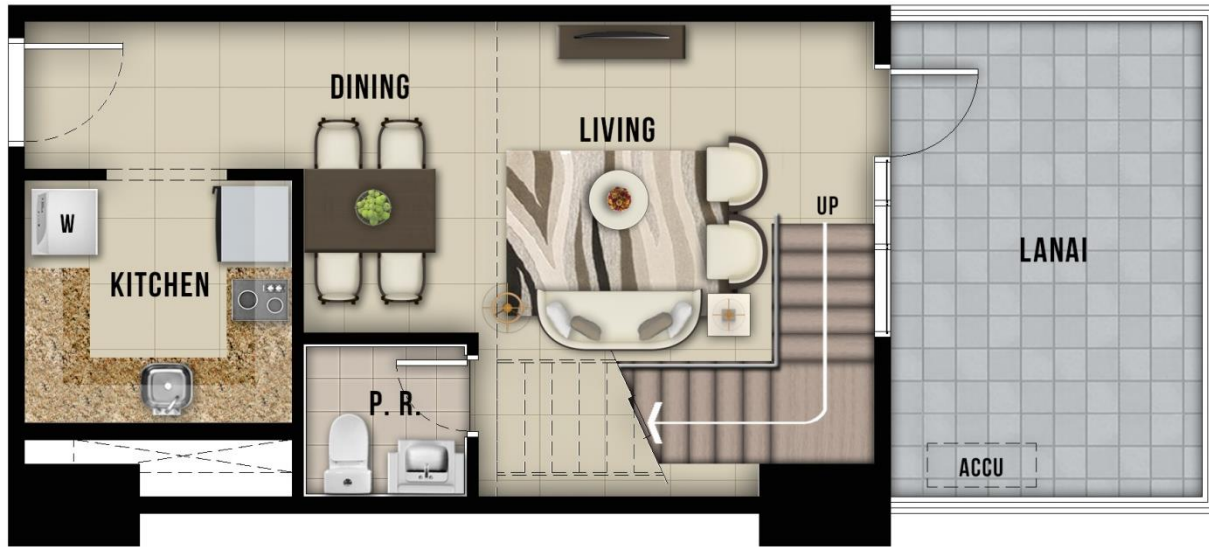
UPPER LOFT



UPTOWN ARTS RESIDENCE

UNIT A

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



LOWER LOFT



UPPER LOFT



UPTOWN ARTS

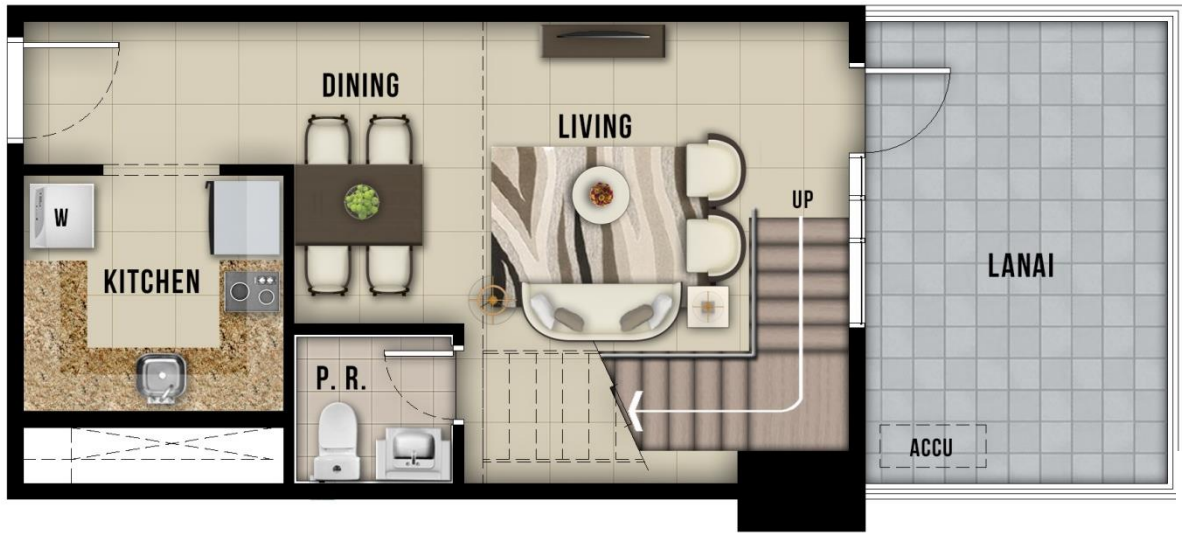
RESIDENCE

UNIT B, C & F
1 BEDROOM LOFT

A = 72.00 SQM + 14.00 SQM LANAI

6TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



LOWER LOFT



UPPER LOFT



UPTOWN ARTS

RESIDENCE

UNIT D & E

1 BEDROOM LOFT

A = 80.50 SQM + 14.00 SQM LANAI

6TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

1 BR DINING AND LIVING



BEDROOM





LOWER LOFT



UPTOWN ARTS RESIDENCE

UNIT G
3 BEDROOM LOFT
A = 93.00 SQM + 16.00 SQM LANAI
6TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UPPER LOFT



UPTOWN ARTS RESIDENCE

UNIT G

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



LOWER LOFT



UPTOWN ARTS RESIDENCE

UNIT H
EXECUTIVE 1 BEDROOM LOFT
 A = 105.00 SQM + 12.00 SQM LANAI
 6TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UPPER LOFT



UPTOWN ARTS RESIDENCE

UNIT H

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

3-BR DINING AND LIVING (ARCHITECT'S PERSPECTIVE)



3-BR BEDROOM (ARCHITECT'S PERSPECTIVE)



STUDIO UNIT (ARCHITECT'S PERSPECTIVE)





UPTOWN ARTS
RESIDENCE

DEVELOPMENT FEATURES AND HIGHLIGHTS

Studio Units

- Sleeping area with modular closet
- Kitchen and toilet with mechanical ventilation
- Split-type air-conditioning unit

1-BR and Executive 1-BR Units

- Bedroom with modular closet
- Common toilet and bath
- Kitchen and toilet with mechanical ventilation
- Maid's/utility room with toilet (For Executive 1-BR Units only)
- Split-type air-conditioning unit

1-BR and Executive 1-BR Loft Units

- Bedroom with modular closet and toilet & bath
- Powder room
- Kitchen and toilet with mechanical ventilation
- Maid's/utility room with toilet (For Executive 1-BR Loft Units only)
- Split-type air-conditioning unit

2-BR and Executive 2-BR Units

- Master bedroom with modular closet and toilet & bath
- Bedroom with modular closet
- Common toilet and bath
- Maid's/utility room with maid's toilet
- Kitchen and toilets with mechanical ventilation
- Split-type air-conditioning unit

3-BR Units

- Master bedroom with walk-in closet
- Master toilet & bath with bath tub
- Bedrooms with modular
- Common toilet & bath
- Powder room
- Maid's/utility room with toilet
- Kitchen and toilets with mechanical ventilation
- Split-type air-conditioning unit

3-BR Loft Units

- Master bedroom with modular closet
- Master toilet & bath with bath tub
- Bedrooms with modular closet and toilet & bath
- Powder room
- Maid's/utility room with toilet
- Kitchen and toilets with mechanical ventilation
- Split-type air-conditioning unit

Unit Inclusions

- 2-burner cooktop with hood (for Studio, 1-BR, Loft and Executive 1-BR Loft Units)
- 4-burner cooktop with built-in oven and hood (for 2-BR, Executive 2-BR, 3-BR Loft units)
- Split-type air-conditioning unit



UPTOWN ARTS
RESIDENCE

AMENITIES

- **Recreational Amenities/Facilities**
- Infinity pool
- Pool deck
- Male and Female Changing & Shower Rooms
- Outdoor Lounge
- Daycare
- Children's play area
- Gym
- Function Room with Spill-over



LOBBY

FUNCTION ROOM





GYM

DAYCARE



CHILDREN'S PLAY AREA





OUTDOOR LOUNGE

POOL VIEW





Typical Residence Features

- Entrance panel door with viewer
- Individual electric and water meter
- Provision of Fibr-to-the-Home triple play technology per unit
- Provision for other provider's telephone and CATV lines per unit
- Provision for hot and cold water lines per unit at common and master T&B only (water heater not included)
- Kitchen with modular under counter and overhead cabinets
- Partial glass shower enclosure in toilet & baths (except for Maid's T&B)
- Ceramic plank for bedrooms
- Ceramic plank for Studio Units
- Ceramic tiles for toilet & bath and kitchen area
- Ceramic tiles for living and dining areas
- 2-burner cooktop with hood (for Studio, 1-BR, Executive 1-BR Loft and Executive 1-BR Loft Units)
- 4-burner cooktop with built-in oven and hood (for 2-BR, Executive 2-BR, 3-BR Loft units)
- Individual mail boxes with keys
- Individual Condominium Certificate of Title (CCT)

Ground Floor Features

- Residential lobby with reception counter and lounge area
- Wi-Fi internet access at main lobby and amenity floor
- 4 passenger elevator
- 1 service elevator
- Security command center for 24-hour monitoring of all building facilities
- Video-phone security system connecting reception/security counter to all units
- Centralized mail room
- Close-circuit TV (CCTV) monitoring for selected areas
- Retail spaces

Building Facilities/Services

- Automatic heat/smoke detection and fire sprinkler system for all units
- Overhead tank and underground cistern for ample water supply
- Standby power generator for selected common and residential units' specified areas
- Closed-circuit TV (CCTV) monitoring at selected areas
- Building administrator/security office
- Emergency annunciator system

Parking Levels

- Multi-level basement and podium parking
- Driver's lounge
- Driver paging system



UPTOWN ARTS
RESIDENCE

PAYMENT TERMS

PAYMENT PLAN	DOWNPAYMENT	Monthly amortization @ Zero interest	Lumpsum Payments	TURNOVER
Cash Term (12.5% discount on contract price) Payable within 30 days from date of reservation	n/a	n/a	n/a	n/a
No Monthly Amortization	50% <i>(10% Discount on downpayment)</i> Payable within 30 days from date of reservation	10% in 60 months	n/a	40%
Low Monthly	30% <i>(7% Discount on downpayment)</i> Payable within 30 days from date of reservation	30% in 60 months	n/a	40%
Low Monthly	20% <i>(3% Discount on downpayment)</i> Payable within 30 days from date of reservation	40% in 60 months	n/a	40%
Low downpayment	10% Payable within 30 days from date of reservation	30% in 60 months	5% on the 12th month 5% on the 24th month 5% on the 36th month 5% on the 48th month	40%
Low downpayment	5% Payable within 30 days from date of reservation	35% in 60 months	5% on the 12th month 5% on the 24th month 5% on the 36th month 5% on the 48th month	40%
No downpayment	n/a	100% in 60	n/a	n/a

A.) RESERVATION FEE

₱50,000.00

to be deducted from the downpayment or from the total discounted price for No Downpayment terms

B.) DISCOUNTS:

- **PDC discount** - 5% PDC discount (applicable to unit cost only provided complete postdated checks are submitted to Megaworld-Finance within 15 days from date of reservation)

NOTE: not applicable to cash term

- **Regular/Referral / Loyalty discount** . 2%
- **Bulk discount** .1.5%

applicable to purchase of minimum 10 units by the same buyer at the same time. All units should be maintained/retained by he bulk buyer until full payment