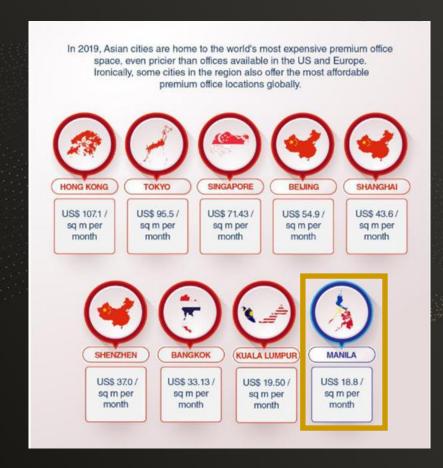


Global Office Market Trend

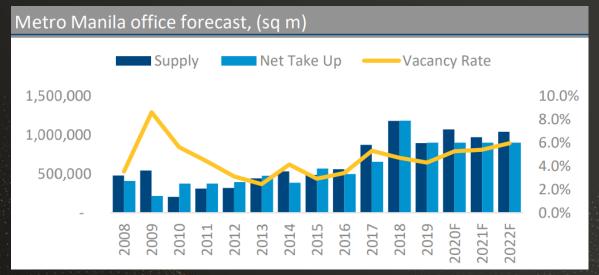


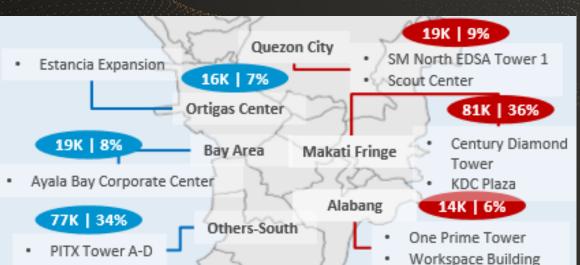
Asian cities are home to the world's most expensive premium office spaces.

Manila offers the most affordable premium office locations globally.



2019 Office Market Review





VACANCY DROPS FURTHER

Despite the completion of 227K sqm in Q4, there was a vacancy of only 4.3%.

FRINGES DOMINATE THE SUPPLY

Take up was particularly strong in Quezon City, Bay City, Alabang, and other areas in the South.



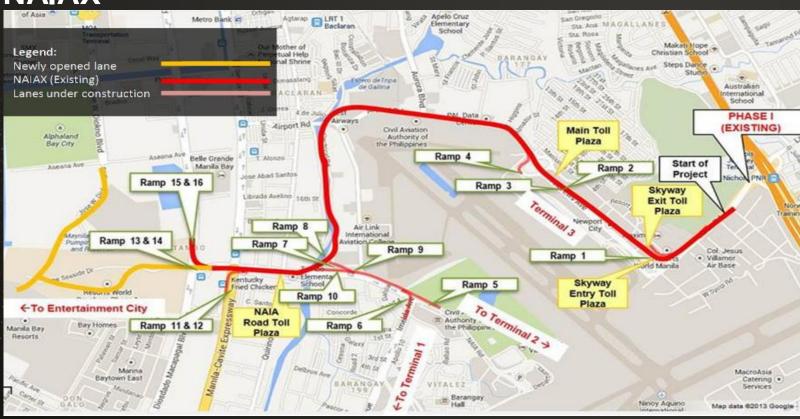




Modernization Marvel

Massive Infrastructure that provides connectivity

NAIAX



NAIAX (Metro Manila Skyway to NAIA Terminal 3 and Resorts World and extension to Bay City/ MOA area)

- SLEX ±3.25km
- Cavitex ±5.3km
- EDSA ±3.4km
- Roxas Blvd ±1.5km
- Entertainment City ±2.75km

Modernization Marvel

A Bigger, Better and More Dynamic NAIA









Super Consortium to Upgrade NAIA

- Expansion and Modernization of Terminals 1, 2, 3 and 4
- 3km People Mover
- Development of 3rd Runway
- Boost passenger capacity to 65M

Local and Global Gateway

More Efficient Way of Doing Business



Local Gateway

- Bay City
- Makati City
- Bonifacio Global City
- Filinvest City

Local and Global Gateway

More Efficient Way of Doing Business



Global Gateway

- Access to domestic locations and to the rest of the world
- 122,902 international flights in 2019
- 154,628 domestic flights in 2019
- 47M passengers in 2019





Gold City is a Premium Mixed-Use Development that will provide a Prestigious and Dynamic Lifestyle

Gold City is a 11.6 hectare master-planned community that offers premium residential, office and boutique retail spaces, all strategically located across the NAIA Terminal 1.

Gold City has inter-connected walkways, subterranean parking, a transport terminal, seamless fusion of architecture and landscape and a well-balanced combination of water and greenery.











PRIME LOCATION
THAT PROVIDES LOCAL
AND GLOBAL CONNECTIVITY

Across the Airport
Near Transport Infrastructures
A Cross-Road to Key Places

FLEXIBLE URBAN WORKSPACE

Office Standard
Office Premium
Office Suite

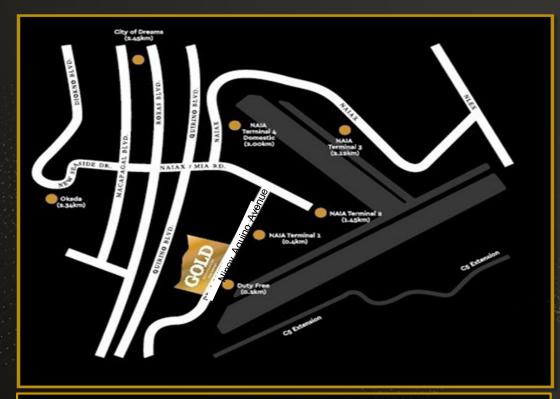
PREMIER COMMUNITY LIFESTYLE

Prime Location
Iconic Landmark
World-Class Office Lobbies
Luxurious Amenities
Luxurious Service

IN A WORLD-CLASS
MIXED-USE
DEVELOPMENT

Urban Design International Design Firm Walkable Community

Location



Ninoy Aquino Avenue, Brgy. Sto. Nino, Paranaque City Location:

Development Type: Commercial Office and Retail

Lot Area: 9,888 sqm

Landmark	Distance
TRANSPORTATION HUB	
NAIA Terminal 1 / 2 / 3/ 4 Parañaque Integrated Transport Terminal NAIA Expressway	±338.5m - ±2.3km±2.4km±4.9km
CBD	
Bay Area CBD Makati CBD	■ ±3.8km ■ ±6.4km
MALLS	
S&R Membership Shopping Puregold Paranaque SM Sucat Paranaque SM Mall of Asia	 ±125m ±195m ±2.20km ±3.80km

Site Development Plan



GOLD OFFICE Phase 1 (Bldg. A and B)	Ninoy Aquino Avenue, Barangay Sto. Niño Parañaque City
Land Area	9, 888 sqm
Buildings	2
Floors	12 (8 office levels, 2 parking levels, 1 GF Retail Strip, 1 Basement)
Units	230 (220 Office, 10 Retail)
Parking Slots	746 (436 Regular parking slots: 404 Office 32 Retail, 280 Office slots with lift provision, 28 PWD, Retail 2 Service Slots)
Average Unit Area	±221sqm. (144 sqm – 394 sqm)
Unit Type	Standard, Premium, Suite
Turnover	January 31, 2024



Design Story

The slanted panels of golden glass pays homage to the airplane's wings at golden hour, reflecting the sun's brilliance and creating a dynamic geometry in the process.

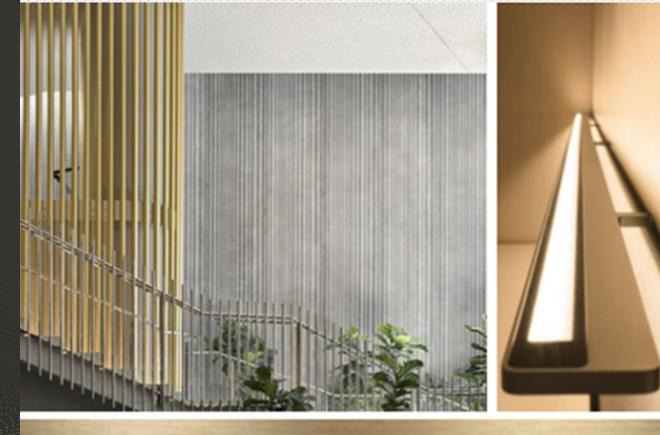
Gold Office capitalizes on 360-degree views with its full glass façade on its frontage and astounding vistas of the city.





Interior Story

Humans are drawn to the Golden lustre, bringing wealth, warmth and security. The attraction to Gold is intrinsic within all humans. We seek the glimmer, excitement, intrigue and prestige of Gold.







Interior Designer- Plus Architecture





Plus Architecture is an award-winning, integrated master planning, architecture and interior design practice.





66 Eagle Street, Brisbane



Corsair Capital Offices, Melboune

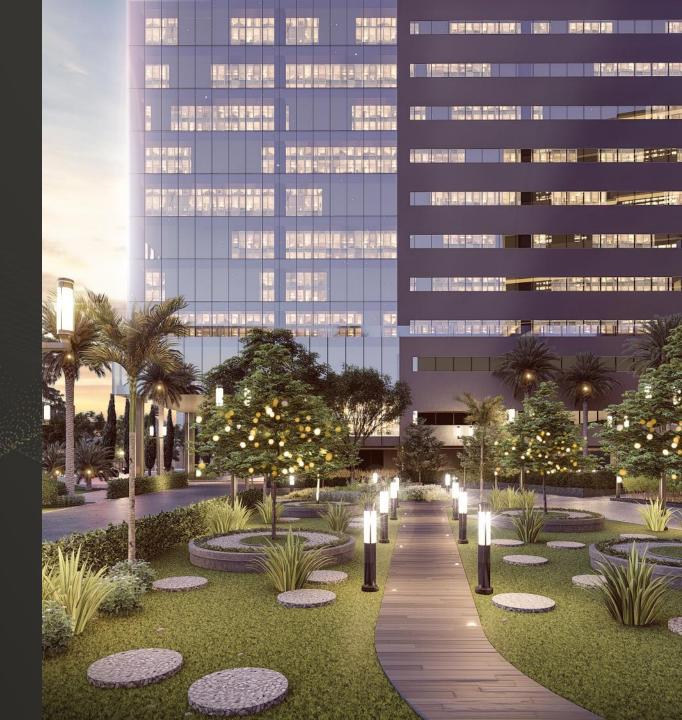


Landscape Vision

The landscape is formed in a curvilinear arrangement as a counterpoint to the architecture.

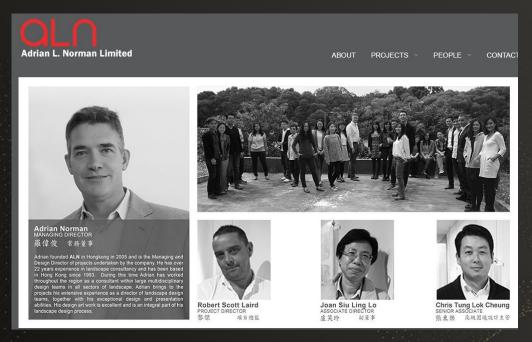
Water is used extensively in the form of cascading and reflective elements.

The landscape ensures various passive and active experiences creating intimate and secluded areas and vibrant communal areas.





Landscape Designer- ALN (Adrian L. Norman Limited)



ALN specializes in Landscape Architecture, Urban Design and Master-Planning. The company's design philosophy extends from a belief in the creation of exceptional spaces through integrated and sensitive design solutions.



Park Square, Dubai





Section Elevation



9th to 11th Floor: High Zone 8th Floor: Transition Zone 4th to 7th Floor: Low Zone 2nd and 3rd Parking Level Ground Floor Retail Basement Level Parking

Floor Description

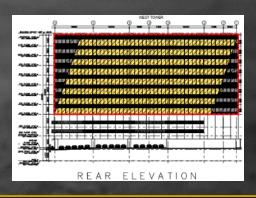
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Road Elevation

Podium Deck

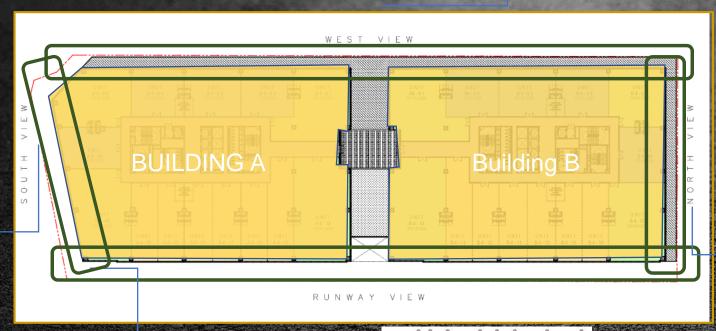
Views and External Features

64% Glass Finish 36% Concrete Finish



VIEWS

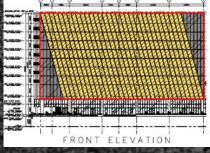
- Runway View: Facing NAIA Terminal 1, East Facing
- West View: Facing Gold Residences Building A, B
- North View: Facing Gold Residences Building C and Community Rotonda
- South View: Facing S&R and Barangay Sto. Nino



70% Glass Finish 30% Concrete Finish

OT FOR PUBLIC DISTRIBUTION

100% Glass Finish

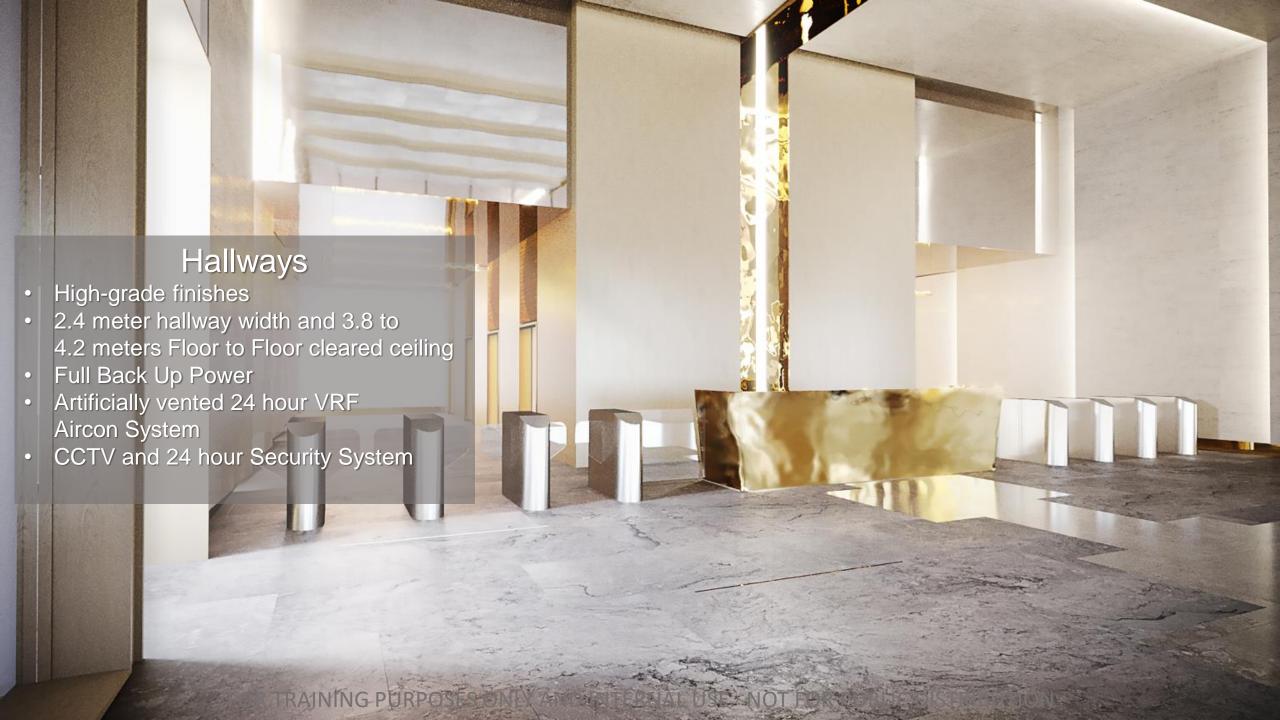


70% Glass Finish 30% Concrete Finish









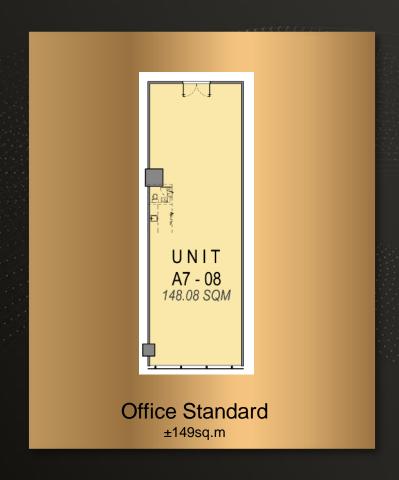


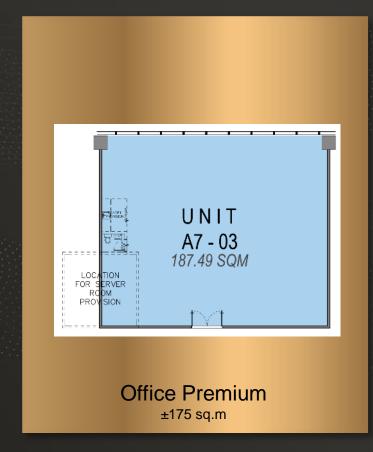


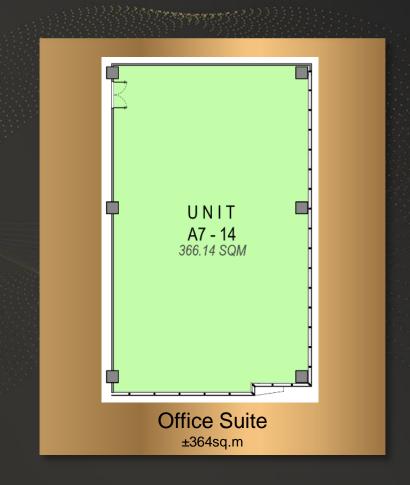




Unit Layouts





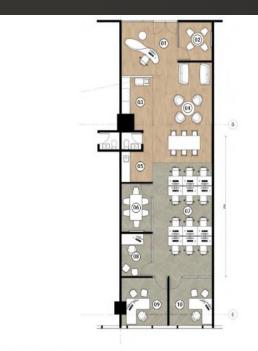


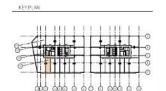


Office Standard



- 148.08 sqm.
- Ad Agency Peg
- Ideal for 30 employees
- With Pantry and Executive Toilet







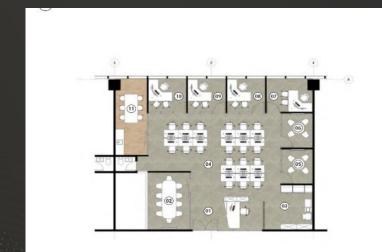


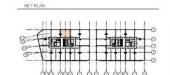


Office Premium



- 188 sqm.
- Traditional Office Peg
- Ideal for 40 employees
- With Pantry and Executive Toilet











Office Suite

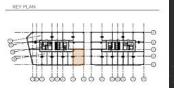


- 366.14 sqm.
- **BPO Peg**
- Ideal for 80 employees
- With Pantry and Executive Toilet



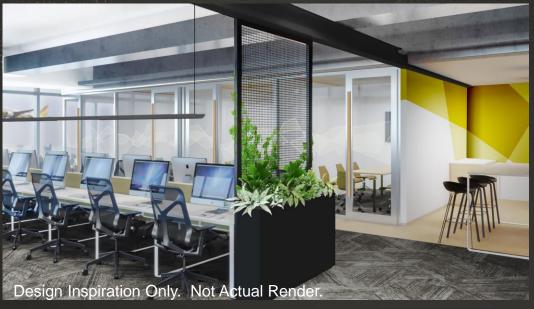
- 01 RECEPTION 02 EXECUTIVE OFFICE

- 02 EXECUTIVE OFFICE
 03 MEETING
 04 UTILITY
 05 OFFICE
 06 WORKSTATIONS
 07 BREAKOUT
 08 WORKSTATIONS
 09 MEETING
 11 MEETING
 11 MEETING
 12 INFORMAL MEETING
 13 WORKSTATIONS



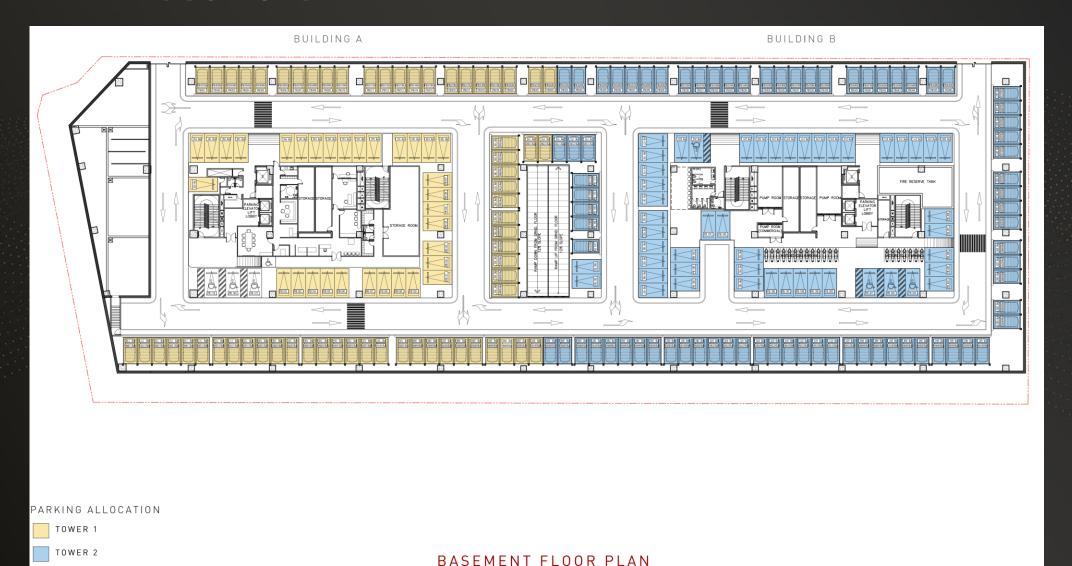
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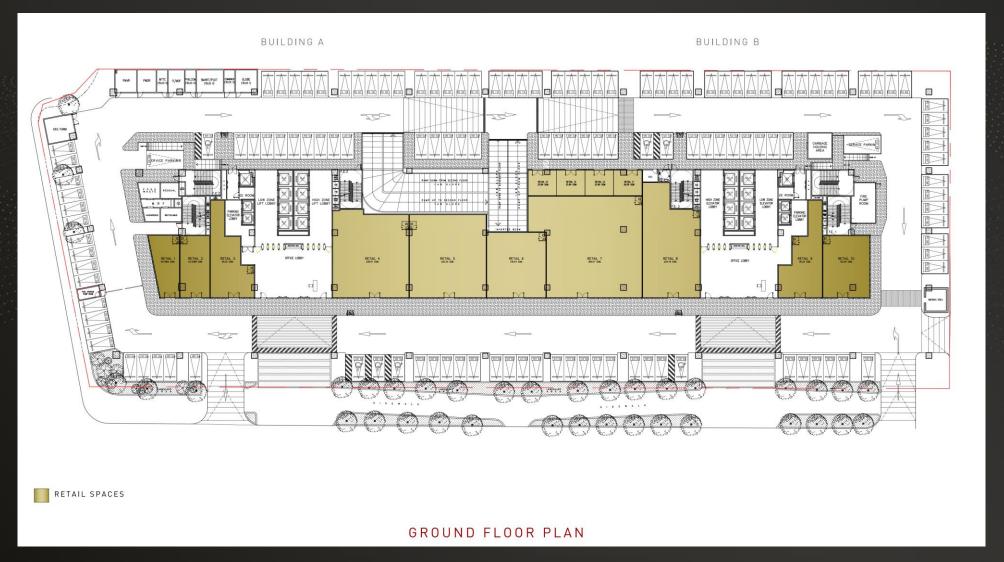




Basement



Ground Floor Retail



2nd Level Parking

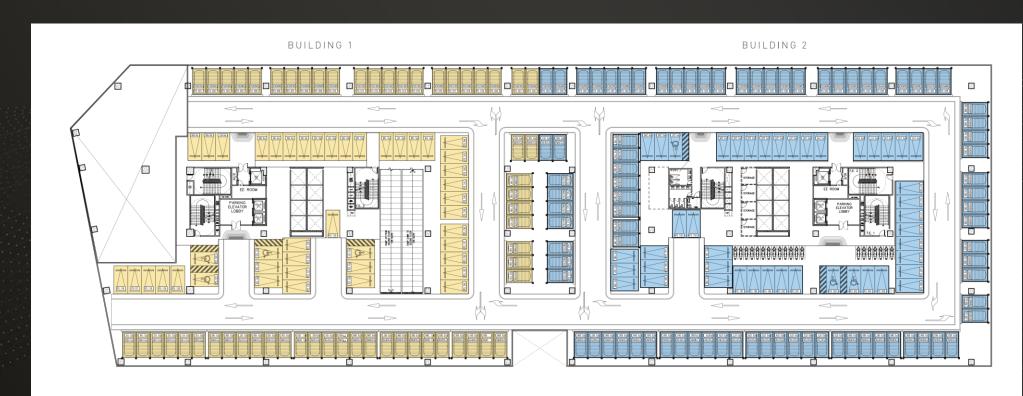


PARKING ALLOCATION

TOWER 1

SECOND FLOOR PLAN

3rd Level Parking



PARKING ALLOCATION

TOWER 1

TOWER 2

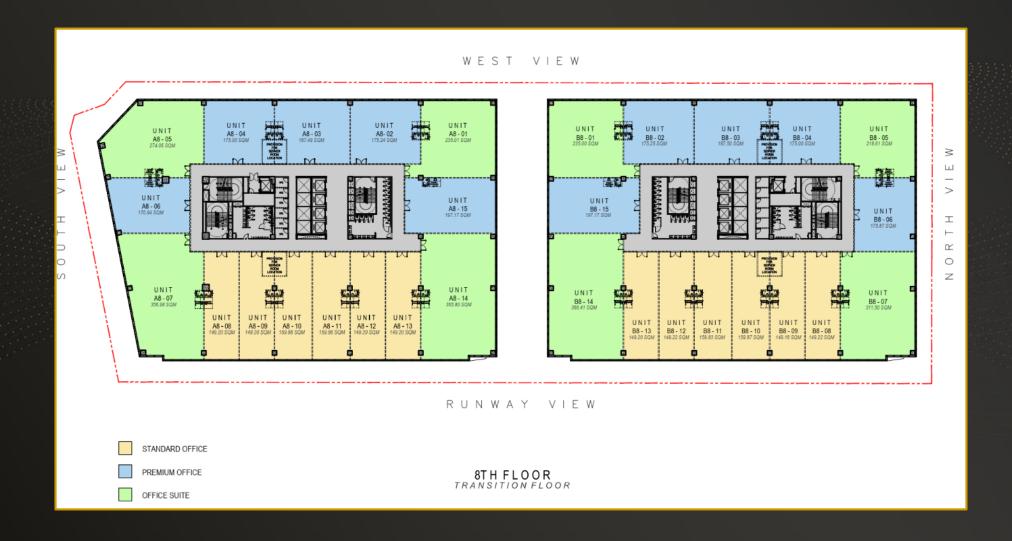
THIRD FLOOR PLAN





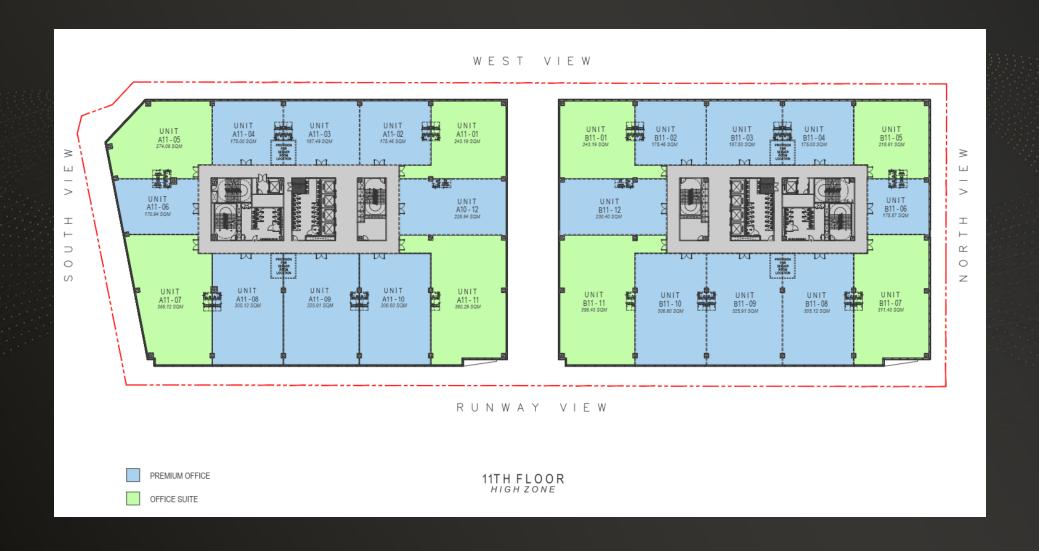












Unit Specifications









Bare Finish Deliverable

Ceiling: Open Ceiling with sprinkler/FDAS/FCU and refrigerant pipes.

Walls: Drywall/CHB Wall (Tool joint Finish)

Flooring: Smooth finish Ready to receive carpet/Vinyl tiles

Other Provisions: Utility and storage stub out and exhaust provision for executive toilet and pantry

- 2.7 meter floor to ceiling cleared height
- Dry Party Wall in Between Units
- VRF System with ACCU units

Unit Specifications









Commercial Office Unit (Bare Finish)

- Smooth finish flooring ready to receive carpet or vinyl tiles in all areas of the UNIT
- Off concrete form finish on ceiling
- Dry party wall unit to unit partition and temporary dry wall partition along common hallway
- Utility and storage stub out and exhaust provision for executive toilet and pantry
- 100% Back up Power
- Fiber optic backbone for telecommunication and broadband
- Smoke detector, fire alarm control panel and accessories monitor
- Automatic sprinkler system and fire hose cabinets for fire heads for Fire protection system
- Variable Refrigerant Flow (VRF) Air con for Air-conditioning system with fan coil units inside the leased area with corresponding ACCUs



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MDDR Commercial Unit Office Restrictions

- No Office and/or Commercial Retail Unit shall be used for any purpose which will require persons to reside therein overnight.
- No Office and/or Commercial Retail Unit shall be used as a machine shop or industrial establishment.
- No Office Unit shall be used as an employment bureau, recruitment agency, public stenography office, or for other purposes which will materially increase the number of persons coming to the Condominium Development (per Declarant).
- No Office Unit shall be used as an embassy, consular or similar office, or such other office which, in the judgment of the Declarant or the Condominium Corporation, will compromise the security of the Condominium Development or the Owners therein.
- No Office Unit shall be used in a manner, which is improper, offensive or annoying to public sensibilities.

Payment Terms

Standard Payment Term

Scheme	Particulars		TLP Discount Parking Slot
Spot Cash	100% 30 days after Reservation	5%	2%
Deferred Cash	100% payable in 42 mos.	2%	0%
Nnot I)P I)eterred (ach	50% Spot 50% in 42 mos.	4%	0%
	30% Spot 70% in 42 mos.	2%	0%
Spot DP	10% Spot payment, 40% payable in 41 mos., 50% balance	0%	0%
Easy Payment Scheme	40% payable in 42 mos, 60% Lumpsum	0%	0%

RESERVATION FEE

Office unit: Php100,000

Parking Slot: Php25,000

RETENTION FEE

Office unit: Php100,000

Parking Slot: Php50,000

Parking Requirement per Unit



Standard: 1 Parking Slot

Premium: 1 Parking Slot

Suite: 1 Parking Slot

Parking Slots: Php25k RF, 12% VAT, 4% OC and 2% Cash Disc.

Price: Php2M – Php2.2M TLP per Slot

Frequently Asked Questions- Project Info



It is a premium commercial condominium office and retail development located inside a master-planned community that is located across NAIA Terminal 1.

Where is Gold Office?

It is located along Ninoy Aquino Ave., Brgy. Sto. Niño, Parañaque City.

Who is the developer of Gold Office?

It is developed by Summerspring Development Corporation. It is a wholly owned subsidiary of SM Development Corporation, the leading developer of condominiums in the Central Business Districts of Metro Manila.

Accessibility

The project is accessible via Sucat Road and NAIA Terminal Expressway (Terminal 1 and 2 Exit). Public utility vehicles such as jeepneys and FX vans ply along Ninoy Aquino Avenue.

How many buildings will Gold Office have?

Phase 1 has 2 commercial buildings over common podium parking and common basement parking.

How many floor levels does Gold Office have?

The Project will have 12 floor levels with the following assignments

- Basement: Parking Level
- Ground Floor: Lobbies, Commercial Retail Area
- 2nd and 3rd Floor: Parking Levels
- 4th Floor: Podium Deck and Office Floor Levels
- 5th to 11th floor: Office Floor Levels

What are the amenities of Gold Office?

- Ground Floor Commercial Retail Area,
- Interconnected basement level to Gold Residential Development and NAIA Road.
- Podium Sitting Area
- High End Finishes designed by Foreign Consultants

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Frequently Asked Questions- Project Info

How many units per floor?

Gold office Building has 12-14 office units per floor ranging from 144 to 397 sqm. There are 10 combinable Retail spaces in the Ground floor with 220 Office Units for both Buildings.

Building A – 110 units Building B – 110 units

What are the available Tower facilities of Gold Office?

- 4 Passengers Elevator (20 pax) and 1 Service Elevator (24pax) per Tower
- 24 hour Security System
- Automated Fire Sprinkler System
- 100% Back Up operable for 90 hours reserve
- Provision for 4 Telcom and Cable Lines
- CCTV System
- Property Management

How close is the project from the Airport?

- NAIA Terminal 1 ±338.5m
- NAIA Terminal 2 ±1.6km
- NAIA Terminal 3 ±2.3km
- NAIA Terminal 4 ±2.0km

When is the project Completion date? January 2024

What are the back-up power?

 For common and office unit areas: 100% back-up power operable for 90 hours

What is ceiling height?

2.7m

What is the hallway or corridor width?

2.4m

What will be the ventilation type on the typical residential floors?

Artificial Ventilation is provided via VRF System with ACCUs.

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Frequently Asked Questions- Operation

What kind of offices can Gold Office cater?

Gold Office can cater to both traditional and BPO offices. It is open to accept call centers and businesses that have 24 hour operation.

Is there zoning requirement to purchase office units?

Individual and corporations may purchase Gold Office Units however, the guidelines of the declarant and house rules of Property Management will prevail and will be extended to lessees of the buyers. There is no zoning for Gold Office and qualification of line of business will be dependent on the declarant / property management.

Can a unit be subleased?

Unit can be rented to different Lessees for as long as guidelines and house rules be followed. A recommended 1 person per 5 square meter should be observed in populating the development.

Will unit combination be allowed?

Unit combination is allowed but construction and fit out of offices is subject for evaluation and approval of the Property Management upon unit turnover.

What is the process of charging?

Dues associated with the development will be administered by Property Management. Such covers for the ff but not limited to: Water, Electricity, CUSA/CAMC, Aircon usage. Aircon dues may vary depending on the submitted operating hours of the tenants in the development.

How is billing distributed?

Billing depends on the operating hours of the office tenant. Corresponding dues in electricity, aircon and water will be payable since the development has numerous sub meters and kill switches to control utility supply.

What will guide the fit out, can we put signage on the hall way, what about outside the building?

Construction guidelines and house rules will be implemented by property management. Signage directed outside is generally not allowed unless the whole building is purchased.

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Frequently Asked Questions- Operation

Where are stub outs/provision located?

ACCUs, water supply and drain lines are located approximately in the areas identified in the SDP while electrical tapping point will be at the nearest electrical metering room. Line from the meter room to the unit will be for the account of owner.

How do you proceed with fit out works, how much is the bond?

Plans need to be submitted to Property Management for evaluation and checking, once approved, a construction bond worth Php1000 per sqm. will be required from owner. Any violation of owner's tenant will hold owner liable.

Do offices practice the 60-40 Filipino Ownership in Gold Office?

Yes, the rule applies to any property regardless of use whether commercial or residential

How do we purchase Unit?

Reservation should be accomplished together with Parking Slot Purchase, a minimum of 1 parking should be bought by clients upon reservation of an office unit.

How much is the condo dues?

Dues will be dependent based on actual business hours declared by tenant but current rates of SM Prime Properties ranges from Php140 to Php160 per sqm per month

How much is the rental rates?

This will be dependent upon actual turnover of building but current rental rates of SM Managed Office Space is Php1200 to Php1400 per sqm per month.

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Frequently Asked Questions- Operation

What are the needed documents to book corporations?

Among others needed docs are the ff:

- Articles of Incorporation and By Laws
- Secretary Certificate authorizing Purchase of Unit (include unit number) Signed and Notarized

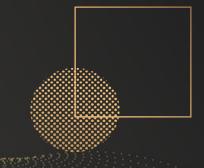
What are needed for application of Business Permit?

The following are the needed requirements of Business Permit Application

- Certificate of Occupancy / Occupancy Permit
- Building Permit with Construction Cost
- Locational Clearance
- Picture of Establishment (In and Out)
- Vicinity Map

For New Businesses the following will be required:

- Official Address
- Line of Business
- Total Floor Area
- Target Opening Date
- Capitalization and Construction cost





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