



THE SEASONS
RESIDENCES
FUYU

SALES RALLY

15 JUNE 2023





THE BEST PERFORMING PROJECT OF FEDERAL LAND



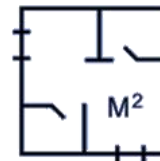
91% SOLD OVERALL

Aki Tower sold 50% within 5 months from launch despite the pandemic



68% BOOKED

Very high booked term take-up



BIG UNIT SIZES

High demand for large units



THE SEASONS
RESIDENCES
FUYU

PROJECT STRENGTHS

WHAT FACTORS CONTRIBUTED TO
THE SEASONS RESIDENCES' SUCCESS?



THE SEASONS
RESIDENCES
FUYU

PROJECT STRENGTHS

PARTNERSHIP

TEAM OF EXPERTS

LOCATION

JAPANESE FEATURES

AMENITIES

NOMURA

Nomura Real Estate Development Co., Ltd. was established in 1957 and since then, it has amassed a portfolio of developments in the residential, office, commercial, hospitality, mixed-use, and logistics sectors. They also entered the overseas property market focusing on rapidly growing major cities in Asia.

Today, NRE is the 5th largest real estate developer in Japan and is behind the hugely successful, PROUD

PROUD

**NO. 1 CONDOMINIUM BRAND IN
JAPAN FOR 14 CONSECUTIVE YEARS**





MITSUKOSHI



Founded in 1673, MITSUKOSHI started as a Kimono fabric store and succeeded by offering new ways of selling and advertising. They focused on customer behavior and sought out ways to deliver ultimate comfort and convenience. Their DNA is rooted on curating and hospitality for the past 350 years.



TEAM OF EXPERTS

FOREIGN CONCEPT DESIGN CONSULTANT (RESIDENTIAL)



The second largest architectural firm in the world.

FOREIGN CONCEPT DESIGN CONSULTANT (COMMERCIAL)



One of Japan's foremost designers, constructors, operators, and managers of architectural spaces

ARCHITECT OF RECORD



Casas + Architects is one of the Philippines' leading architectural firms designing prominent projects which transformed the skyline of key CBDs.

STRUCTURAL CONSULTANTS



OVE ARUP & PARTNERS HONG KONG, LTD. delivers innovative projects across the world with creativity and passion.

ENGINEERING CONSULTANTS



DCCD has maintained its leadership position in the engineering consultancy business SINCE 1957.

The Seasons Residences is designed and built by an impressive team of foreign and local consultants - **all experts in their respective fields.**



TORAFU
ARCHITECTS



ASAO TOKOLO

The Podium façade concept was done by Tokyo-based architecture and design duo **TORAFU ARCHITECTS** in collaboration with TOKYO 2020 Olympic Games Emblem designer **ASAO TOKOLO**



LOCATION

Bonifacio Global City (BGC) has transformed from a military training base headquarters to a sprawling cosmopolitan of retail and lifestyle destinations, commercial hubs, corporate headquarters, cultural centers, prime residences, and expressive open spaces and parks.

It's the preferred address of the Philippine Stock Exchange, several international headquarters, luxury hotels, and exceptional retail establishments. BGC also has unparalleled access to world-class health and educational institutions, and entertainment destinations providing the utmost convenience & leisure for its residents.



GOOGLE PH



PHILIPPINE STOCK EXCHANGE



BONIFACIO HIGH STREET



ST. LUKE'S MEDICAL CENTER



GRAND HYATT MANILA



INTERNATIONAL SCHOOL MANILA



MAYBANK PERFORMING ARTS THEATER

GRAND CENTRAL PARK

The “new gateway” to BGC, Grand Central Park is right at the landing of the newly opened BGC-Ortigas link bridge connecting BGC to another major CBD - Ortigas Center.

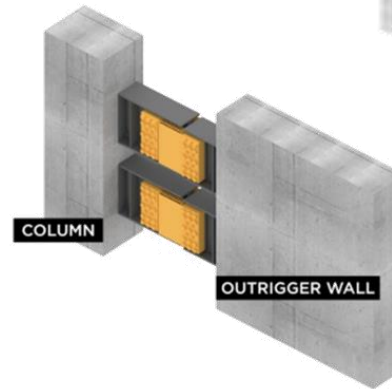
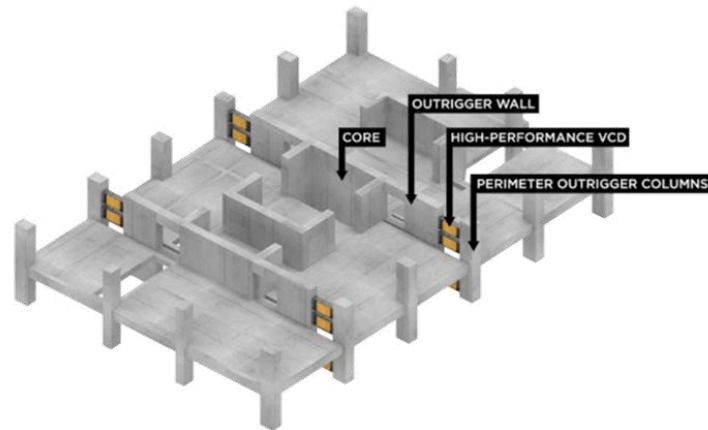
It’s in close proximity to several multinational companies, financial institutions, healthcare institutions, distinguished international schools, places of worship, and other lifestyle and cultural destinations.



Total Area	10-hectares
Location	North BGC
Landmarks	Grand Hyatt Manila MITSUKOSHI BGC Lexus Philippines Showroom
Nearby Roads	BGC-Ortigas Link Bridge Kalayaan Ave. EDSA C5 McKinley Road

JAPANESE FEATURES

Aside from a team of design experts, The Seasons Residences also boasts of several Japanese innovations.



VCDs use high-damping material bonded between steel plates. They are easily connected to the building structure using high-strength bolts.



Viscoelastic Coupling Damper or VCDs increase building comfort, safety and resilience to both wind and earthquakes. They also protect buildings from structural damage during extreme earthquakes. They are 100% maintenance free.

During earthquakes and typhoons, the high-performance 3M Viscoelastic Material is deformed - transforming the building's vibrational energy safely into heat.

JAPANESE FEATURES

Low E-glass enables thermal energy from the sun to be reflected outside, creating a cool and comfortable home despite the harsh heat outdoors. It also prevents majority of UV radiation from entering the unit.



CONVENTIONAL SLAB



SUNKEN SLAB

A sunken slab or double slab treatment is used for the project's wet areas - like the bathrooms - so that pipe maintenance can be done within the unit owner's unit without the inconvenience to the unit below.

JAPANESE FEATURES

Rangehood with Japanese Oil Filter Technology

A Rangehood with a unique Japanese Rectifier Baffle Panel (RBP) technology that has high smoke capture efficiency and advanced oil collecting system.

Air-Washing Tiles

A special type of tiles which absorbs excessive humidity, absorbs household odors, and reduces harmful substances in the air.

Japanese Shower Toilet

Aside from saving water feature, it also does not require harsh chemicals for cleaning, making it environment-friendly.

Space-Saving Kitchen Sink

The sink is space-saving and multi-purpose as it can be used not just for washing but also for cooking preparation and draining.

Kitchen Floor Storage System

Residents can use this additional storage for various items such as food, drinks or even cleaning supplies



AMENITIES



JOGGING PATH



AMENITY DECK



GYM



MUSIC STUDIO



THE GUEST HOUSE



OUTDOOR PLAY AREA

KEY HIGHLIGHTS



LOCATION

Within a **mixed-use community** - GRAND CENTRAL PARK

Direct access to the MITSUKOSHI BGC



PARTNERSHIPS

NOMURA - one of Japan's largest conglomerates

ISETAN MITSUKOSHI with 350 years of retail and service



TEAM OF EXPERTS

Best line-up of **Japanese foreign consultants**

Paired with the **best of local consultants**



FEATURES & AMENITIES

Japanese **safety, space-saving features, & technology**

26 amenities shared by all four towers

The Guest House - first of its kind of amenity



EARLY TURNOVER

Fuyu Tower turnover scheduled for **December 2027**



THE **FINAL SEASON**
TO GET YOUR OWN PIECE OF JAPAN

FUYU TOWER UNIT MIX & ZONING

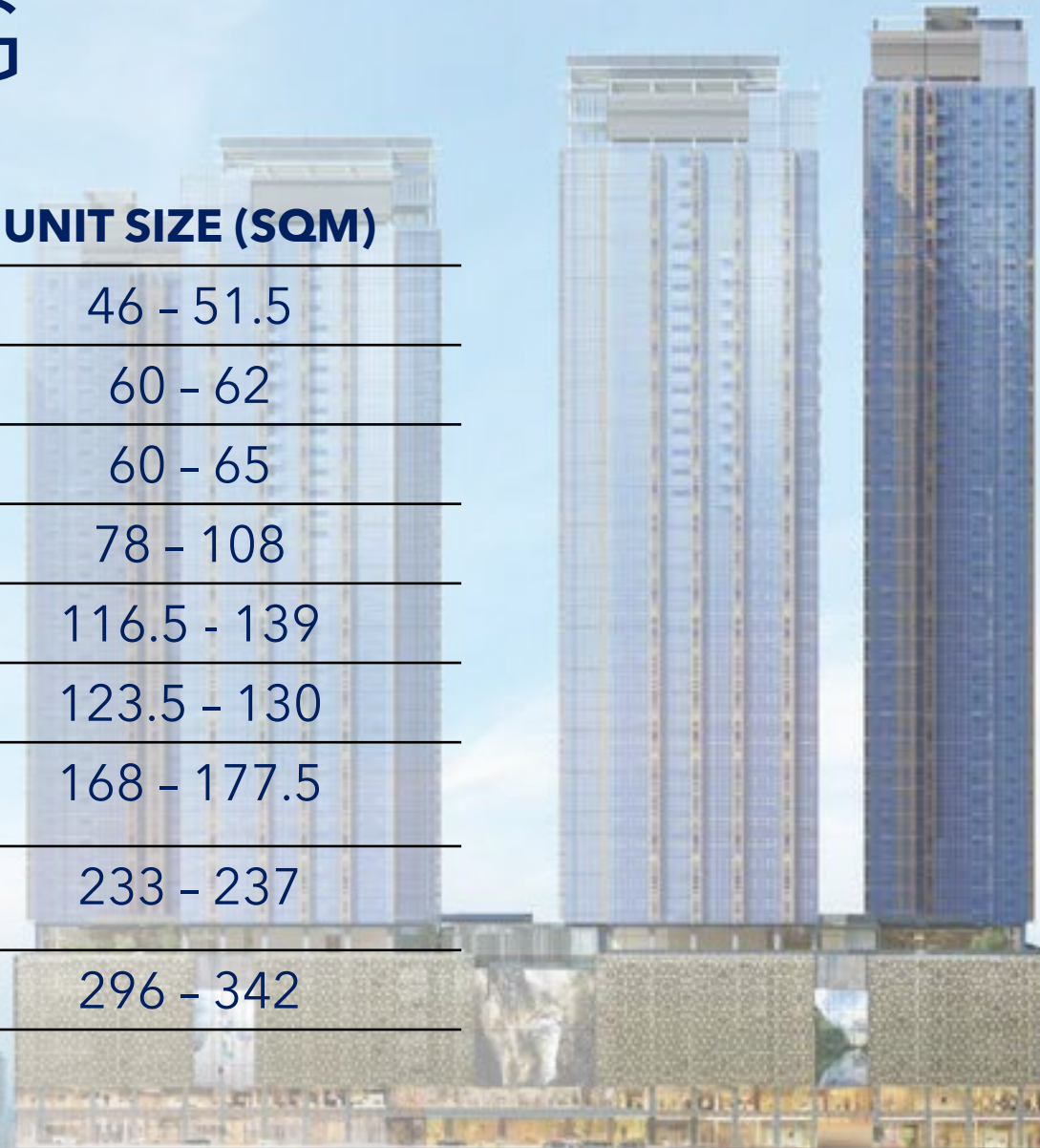




FUYU TOWER

UNIT MIX & ZONING

UNIT TYPE	NO. OF UNITS	%	UNIT SIZE (SQM)
1BR	72	21%	46 - 51.5
1BR SUITE	40	12%	60 - 62
2BR	37	11%	60 - 65
2BR SUITE	147	43%	78 - 108
3BR	11	3%	116.5 - 139
3BR FLEX	12	4%	123.5 - 130
3BR SUITE (LOWER PH)	16	5%	168 - 177.5
3BR PH (UPPER PH)	2	1%	233 - 237
3BR VILLA	2	1%	296 - 342
TOTAL	339	100%	



FLOOR PLANS

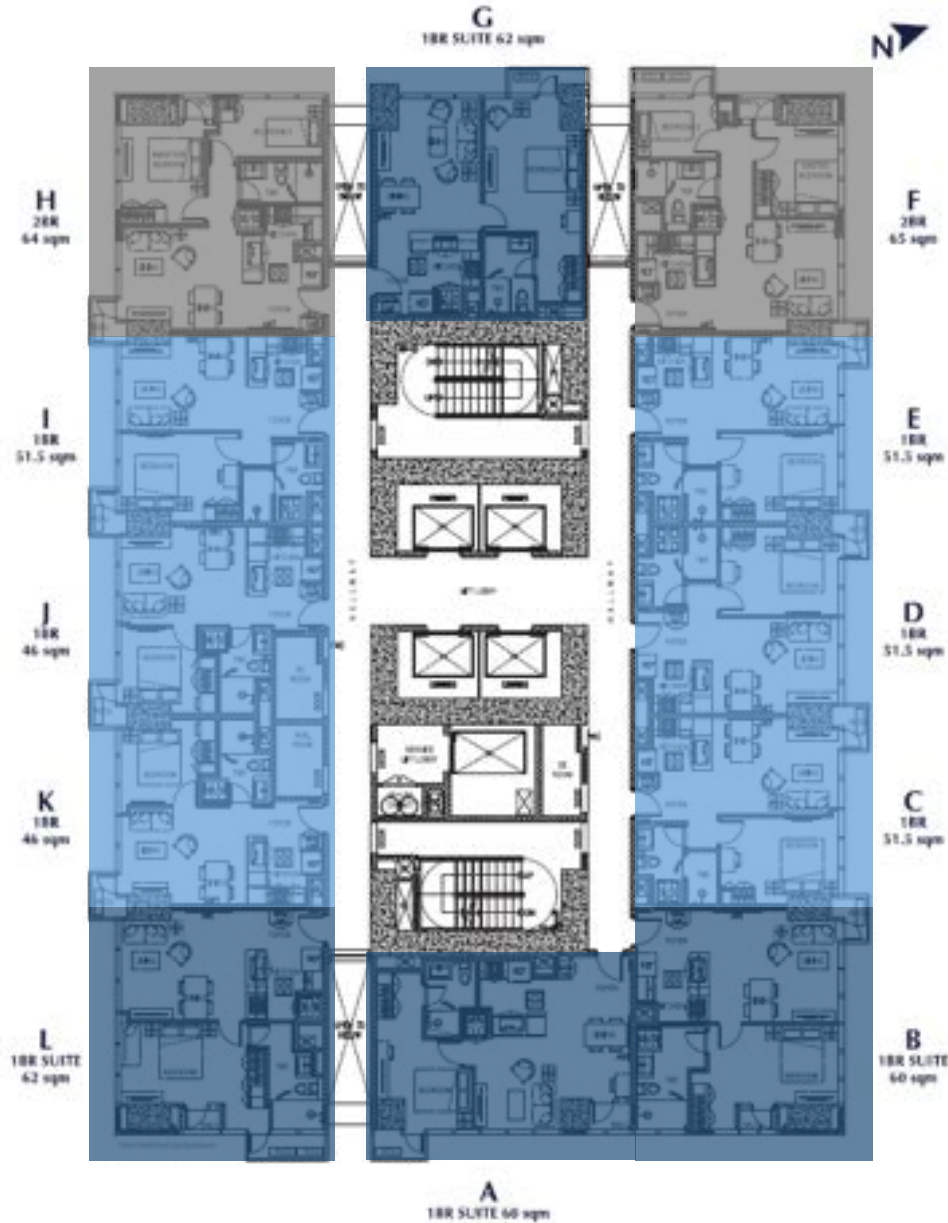


PARK AVENUE

LOW ZONE

15TH - 21ST FLOOR

AMENITIES



ORTIGAS

8TH AVENUE



1 BEDROOM

1 BEDROOM SUITE

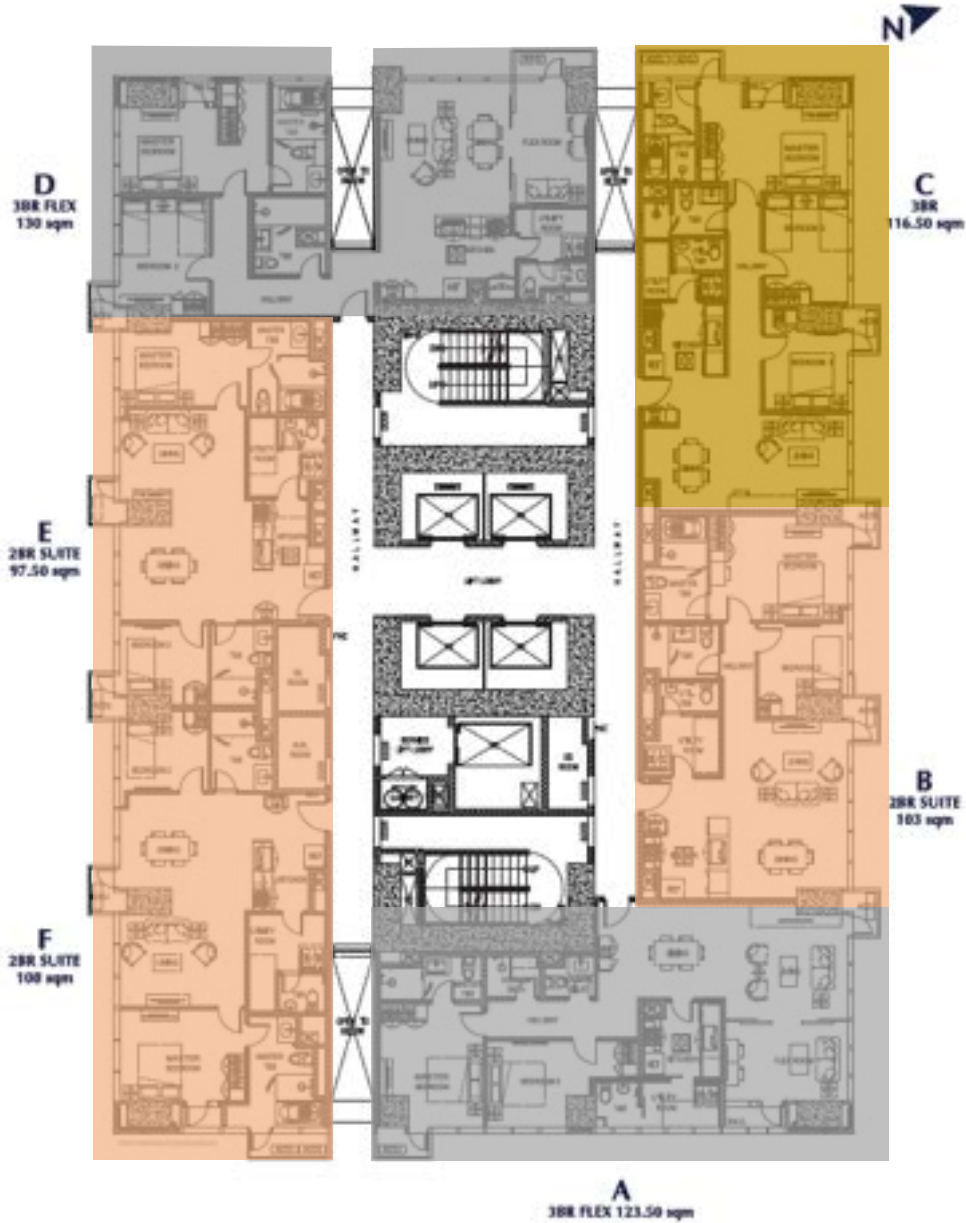
2 BEDROOM

PARK AVENUE

MID ZONE

22ND - 28TH FLOOR

AMENITIES



ORTIGAS

8TH AVENUE



2 BEDROOM SUITE

3 BEDROOM

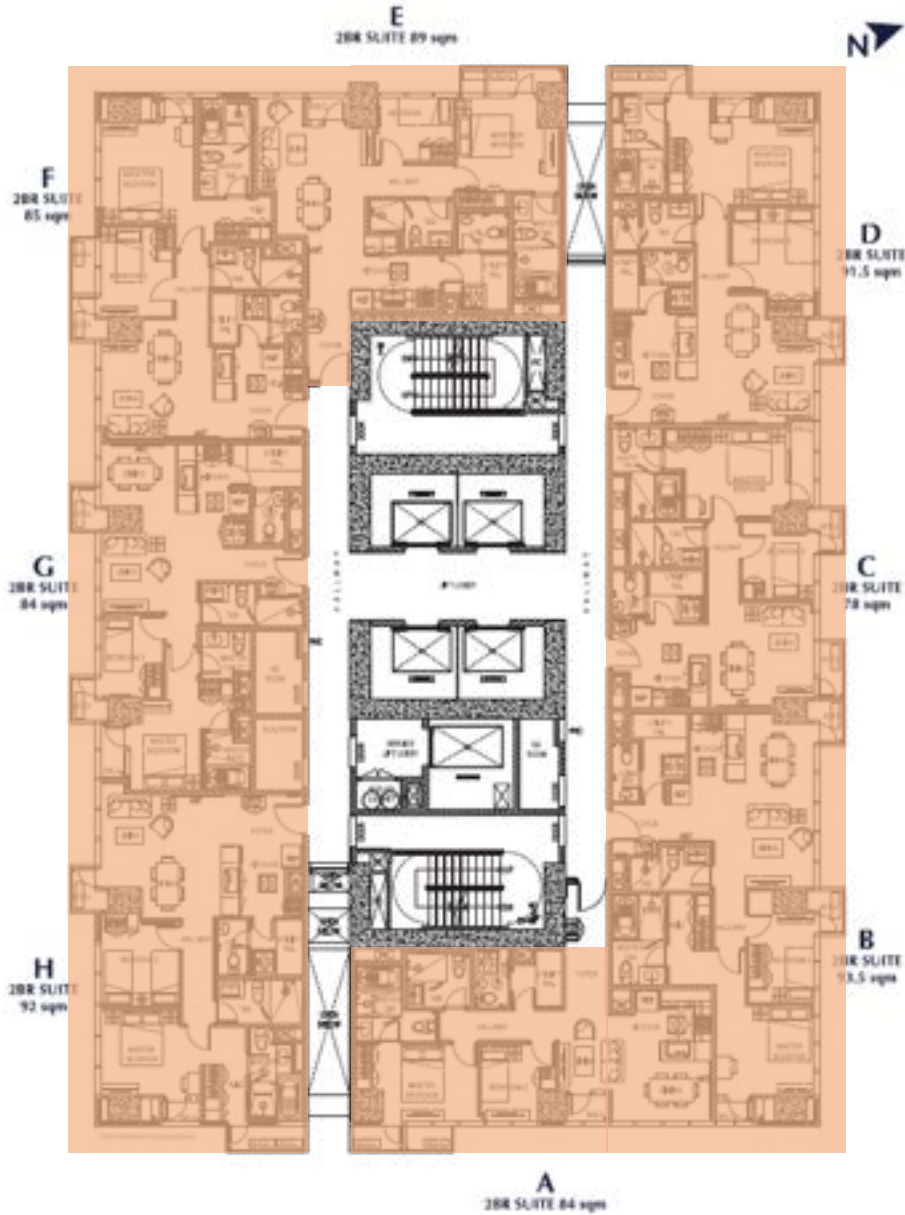
3 BEDROOM FLEX

PARK AVENUE

HIGH ZONE

32ND - 46TH FLOOR

AMENITIES



ORTIGAS



2 BEDROOM SUITE

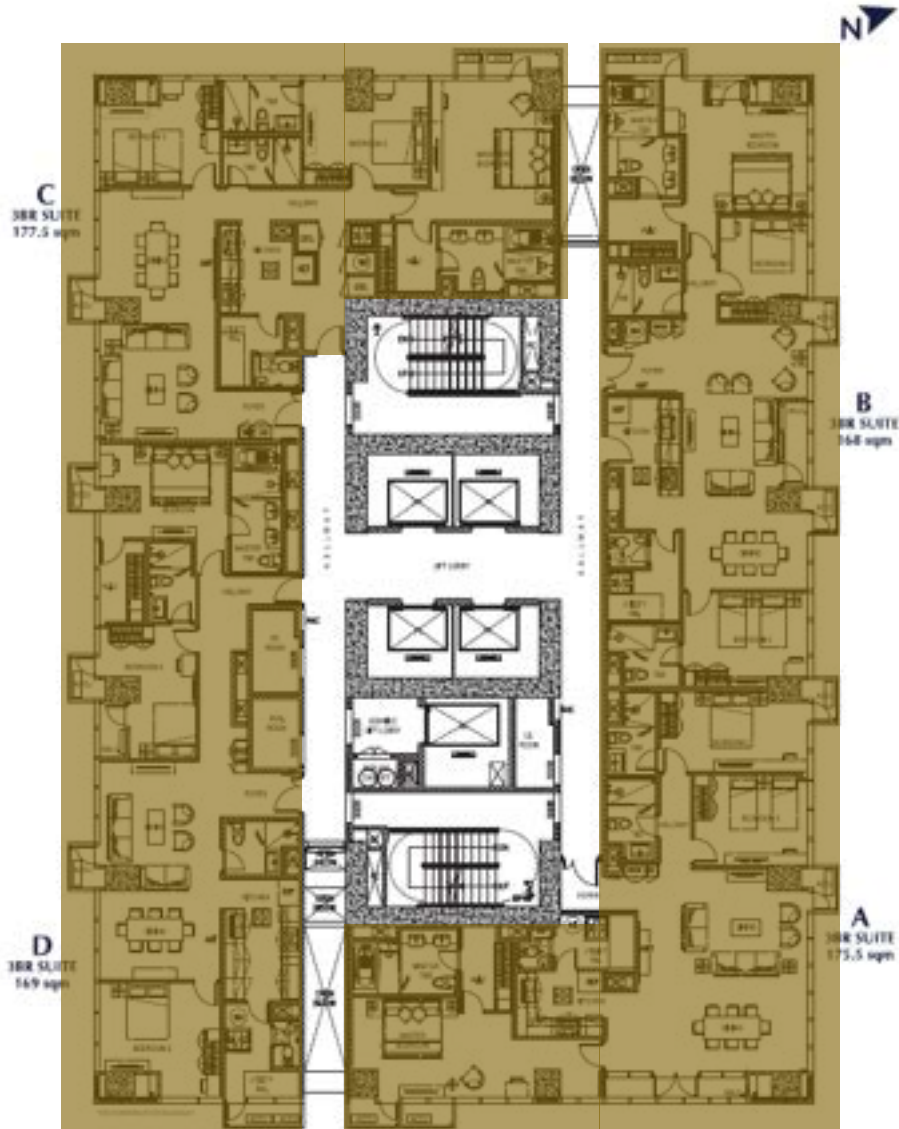
8TH AVENUE

MAKATI SKYLINE

LOWER PENTHOUSE

49TH - 52ND FLOOR

BGC SKYLINE



ORTIGAS

8TH AVENUE



3 BEDROOM SUITE



UNIT LAYOUTS

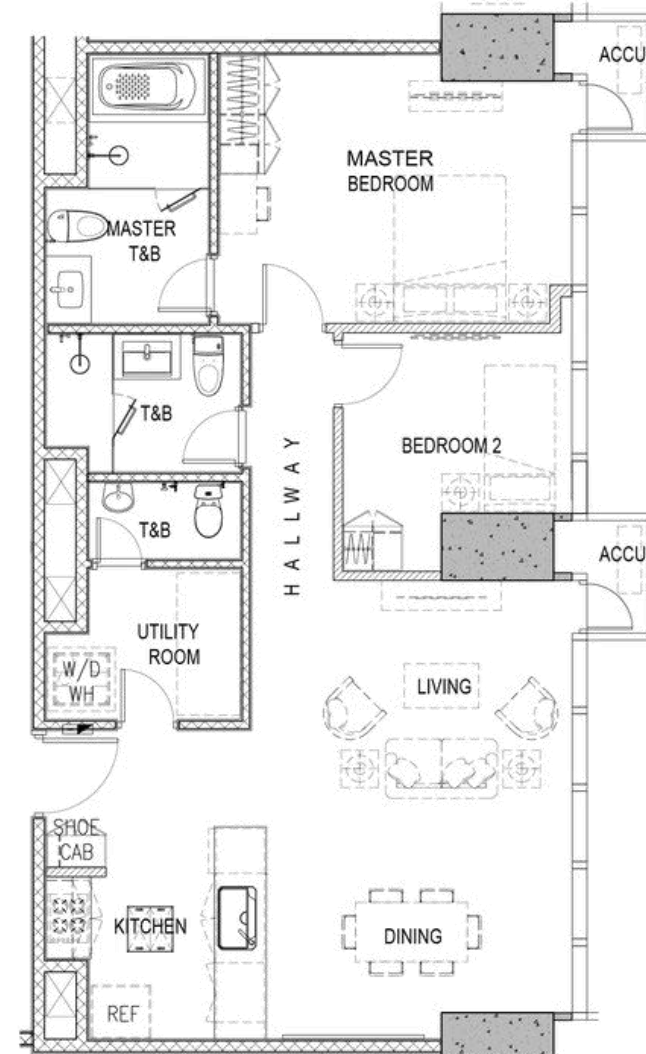
TWO BEDROOM SUITE

22ND - 28TH FLOOR

UNIT B

AREA (SQM)

FOYER	5.5
LIVING / DINING	28.0
KITCHEN	7.0
UTILITY ROOM	5.5
UTILITY T&B	2.5
T&B	5.75
BEDROOM 2	11.25
MASTER BEDROOM	19.0
MASTER T&B	8.0
HALLWAY	4.0
ACCU LEDGE	3.0
CHASE	3.5
TOTAL	103.0



THREE BEDROOM

22ND - 28TH FLOOR

UNIT C

AREA (SQM)

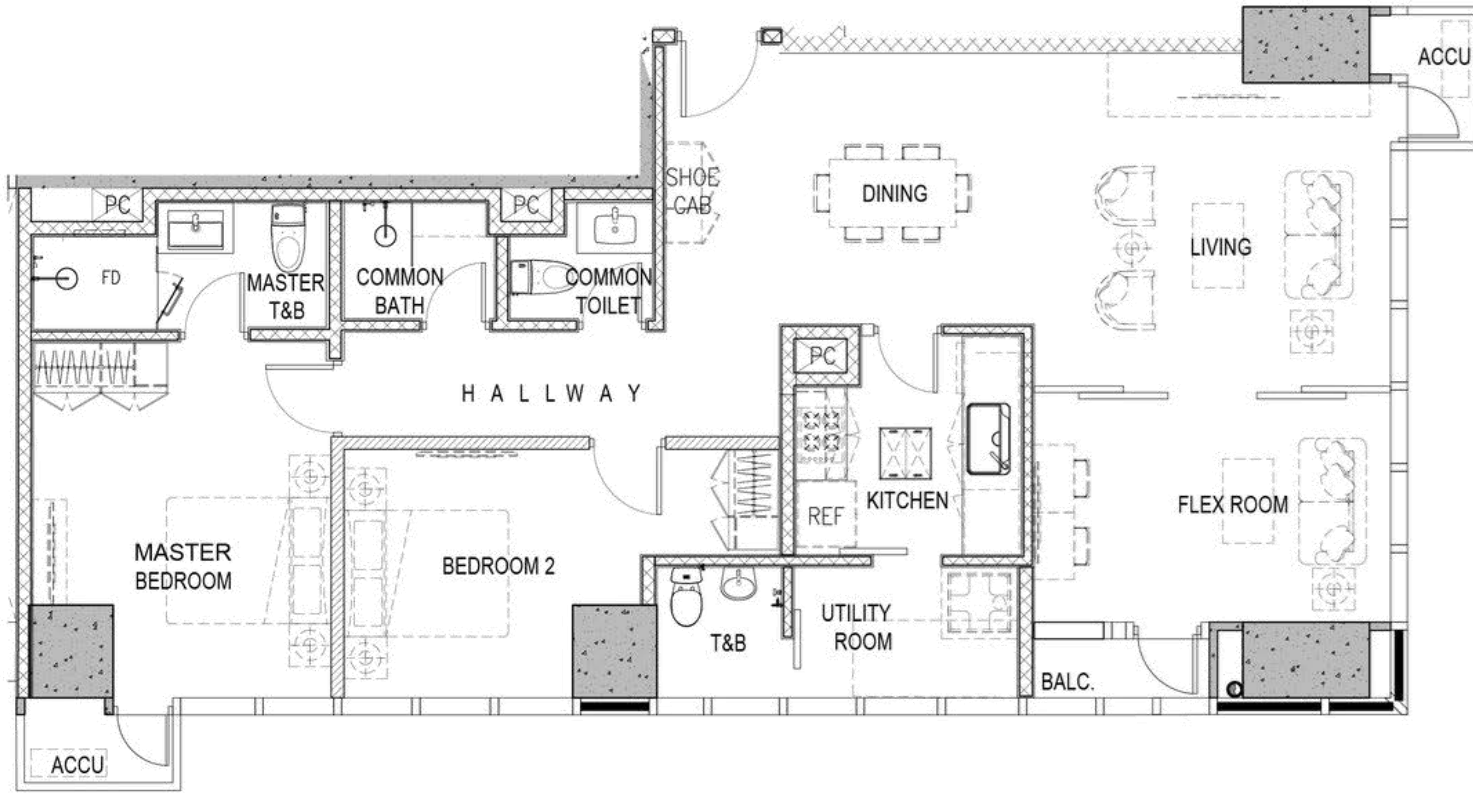
FOYER	5.5
LIVING / DINING	23.5
KITCHEN	7.5
UTILITY ROOM	4.5
UTILITY T&B	2.25
BEDROOM 2	13.25
BEDROOM 3	10.5
T&B	5.0
MASTER BEDROOM	20.25
MASTER T&B	7.25
HALLWAY	9.0
BALCONY	1.5
ACCU LEDGE	4.0
CHASE	2.5
TOTAL	116.5



THREE BEDROOM FLEX

22ND - 28TH FLOOR

UNIT A



AREA (SQM)

FOYER	5.5
LIVING / DINING	28.25
FLEX ROOM	15.25
BALCONY	2.0
KITCHEN	7.25
UTILITY ROOM	5.25
UTILITY T&B	3.25
BEDROOM 2	14.25
MASTER BEDROOM	17.25
MASTER T&B	6.25
COMMON BATH	3.5
COMMON TOILET	3.0
HALLWAY	7.25
ACCU LEDGE	3.25
CHASE	2.0
TOTAL	123.5



PRICING & PAYMENT TERMS

LAUNCH PRICE

Ave. SP of Php 431K/sqm (with VAT)

UNIT TYPE	SIZE RANGE (sqm)	AVE. TCP
1 BR	46 - 51.5	P18.0M - 21.5M
1BR SUITE	60 - 62	P23.4M - 26.5M
2BR	60 - 65	P23.0M - 27.5M
2BR SUITE	78 - 97.5	P32.4M - 46.3M
2BR SUITE	103 - 108	P41.7M - 49.0M
3BR	116.5	P48.6M - 50.4M
3BR	139	P52.4M - 66.1M
3BR FLEX	123.5 - 130	P49.8M - 56.2M
3BR SUITE	168 - 177.5	P80.3M - 88.0M



P 2.8M
SINGLE

P 5.1M
TANDEM

PAYMENT TERMS

LAUNCH TERMS (July to September)

	UNIT DISCOUNT	TERMS
C2	10%	95% cash in 30 days, 5% LS
C1	5%	50% DP, 50% payable in 54 mos.
B3	10%	30% DP, 70% LS or BF
A1	1%	10% DP, 25% in 53 mos., 65% LS of BF
A3*	0%	23% payable in 54 mos., 77% LS

3%
LAUNCH DISCOUNT
FOR THE FIRST 70 UNITS

*** Except for the following units:**

LZ	B, F, H, L
MZ	A, C, D, F
HZ	B, D, F, H
HZ Damper	B, D, E, G
Lower PH	A, B, C, D
Upper PH	
Villa	

Turnover Commitment: December 2027



SALES --- MECHANICS

IMPORTANT DATES

LOI
SCHEDULE

JUNE 21, 2023
WEDNESDAY

PRIORITY
SELLING
SCHEDULE

JULY 8, 2023
SATURDAY



THE SEASONS
RESIDENCES

THANK YOU