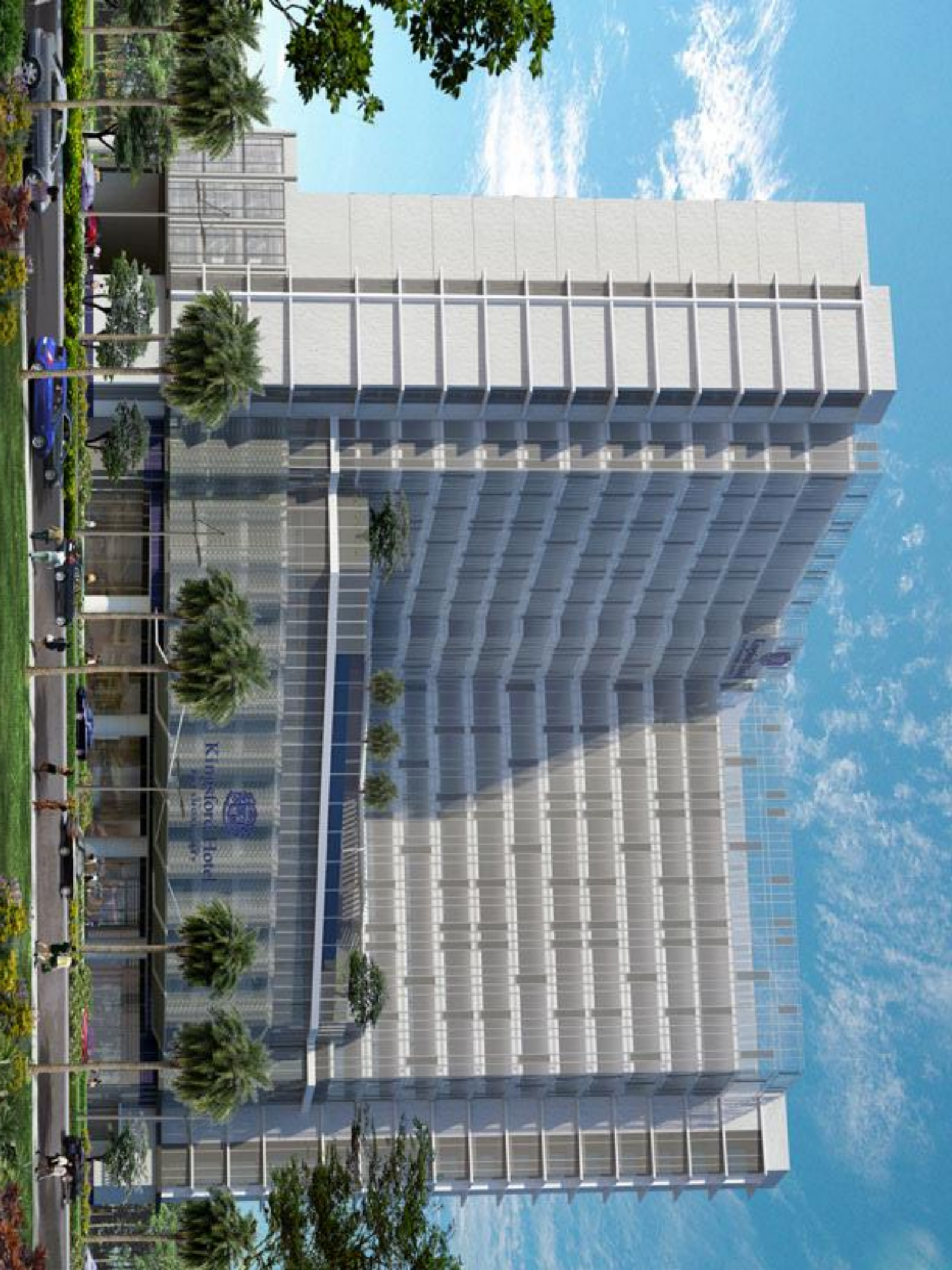


Kingsford Hotel

BAYSHORE CITY



Kingsford Hotel
A Member of



MANILA BAY



MALL OF ASIA

Epifanio De Los Santos Avenue

Diosdado Macapagal Blvd.

Roxas Blvd.

Roxas Blvd.

ROMENADE

PROPOSED NEW MAYON'S PILIPINO

BAYSHORE COMPLEX

Bay Boulevard

Island Channel

Alfonso A. Rodriguez

UNIWIDE COASTAL MALL

MALA ROAD

MINOY AQUINO DOMESTIC AIRPORT

Airport Road

OLD NAVONG PILIPINO

MALA TERMINAL 3

NEWPORT CITY



Kingsford Hotel
BAYSHORE CITY

POOL BAR
POOL DECK
KIDDIE POOL
LAP POOL

POOL DECK
POOL AREA
WET LOUNGE
POOL LOUNGE AREA

DRIVEWAY
BAY BOULEVARD

GARDEN DECK



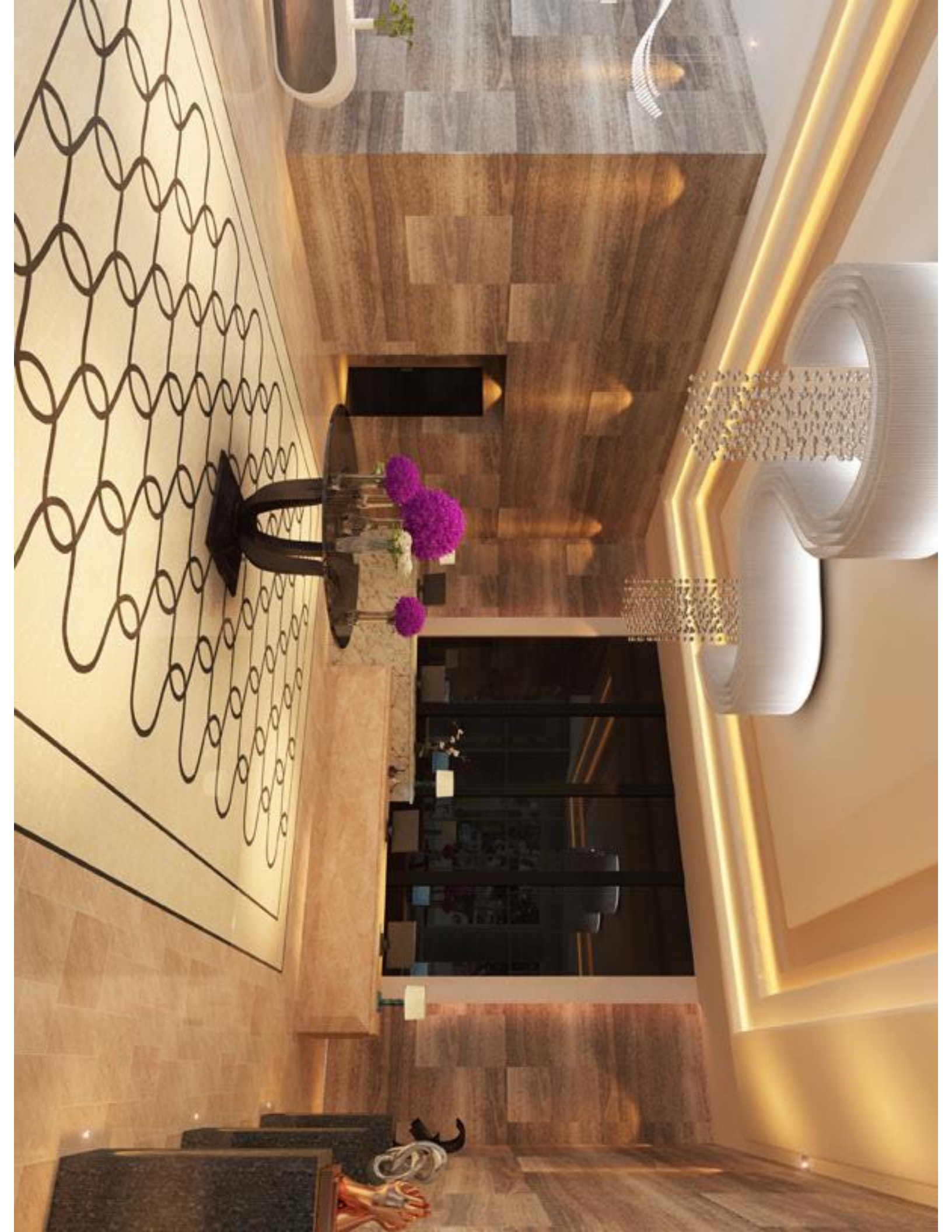




















Kingsford Hotel

BARSHORE CITY



6TH FLOOR PLAN

All areas are furnished with the finishes and appliances (optional) listed in the contract. Any floor finishes, stains, trimwork or details that may be indicated in the plans has been indicated thereon. For dimension purposes only and is not included in the area. The entire floor is structural steelwork and utility pipe channels are subject to change and may differ from actual deliverable condition.





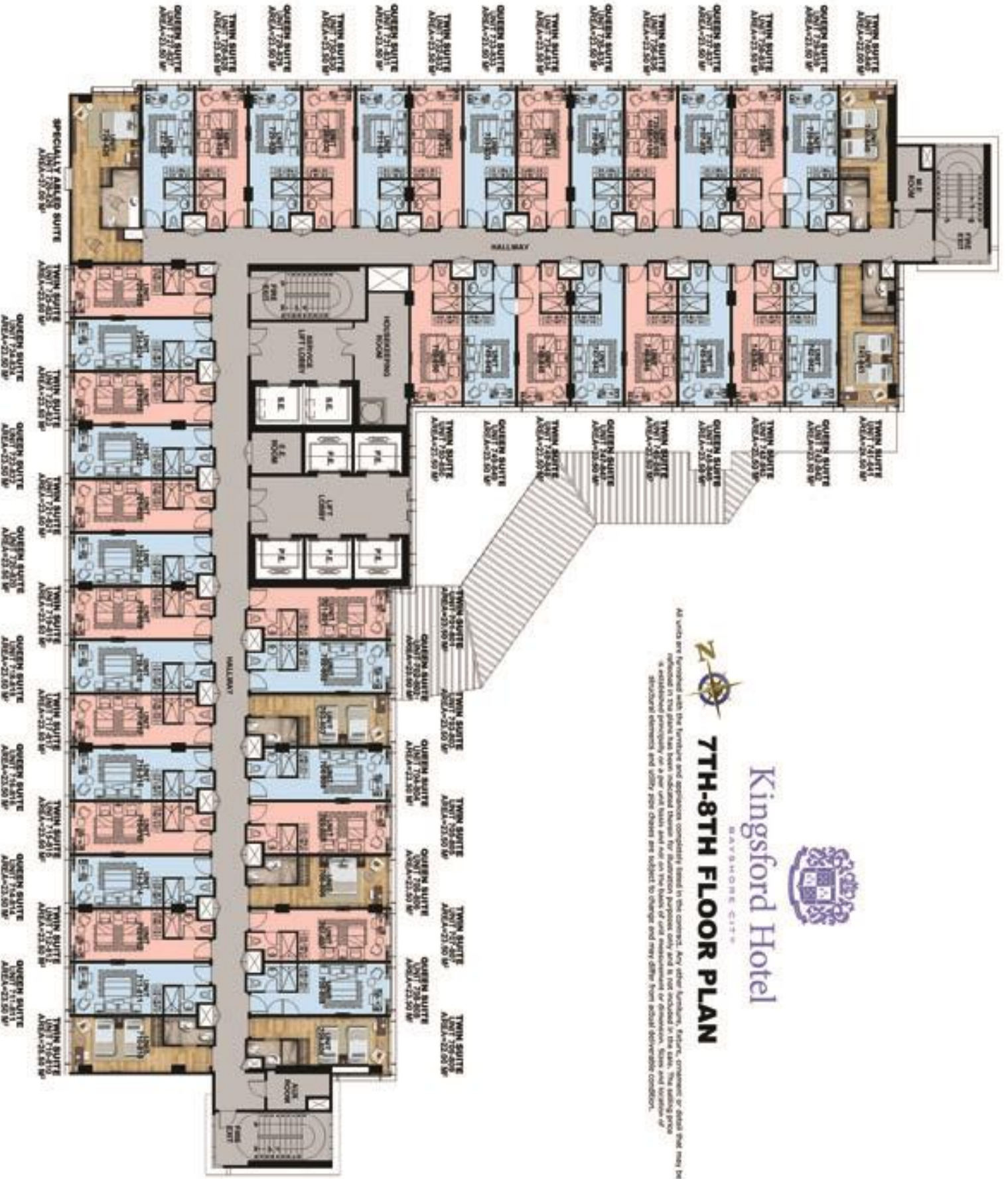
Kingsford Hotel

BAYSHORE CITY



7TH-8TH FLOOR PLAN

All units are furnished with the furniture and appliances completely listed in this contract. Any other furniture, fixture, ornament or detail that may be indicated in this plan has been indicated otherwise for illustration purposes only and is not included in the sale. The selling price is exclusive of property tax and is based on the basis of unit measurement of construction, size and location of structural elements and other floor plans are subject to change and may differ from actual delivered condition.





Kingsford Hotel

BAVESHORE CITY



12TH-15TH FLOOR PLAN

All units are furnished with full kitchen and appliances completely listed in the contract. Any other furniture, fixtures, appliances or items that may be included in the plan has been indicated and must be provided by the tenant. The selling price and is not included in the sale. The selling price is a maximum price only and is not a guarantee of sale. The actual selling price may vary. The actual selling price is subject to change and may differ from actual delivery conditions.





Kingsford Hotel

BAVSHORE CITY



18TH FLOOR PLAN

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be indicated in the plans has been indicated therein for information purposes only and is not included in the sale. The selling price is established primarily on a per unit basis and not on the basis of unit measurement or dimensions. Sizes and locations of structural elements and utility pipe chains are subject to change and may differ from actual dimensions condition.





Kingsford Hotel

BAYSHORE CITY

TWIN SUITE
A = 23.50 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of 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. Buyer acknowledges that the actual unit dimensions are based on Development features and highlights as stated in the project brochure. Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

QUEEN SUITE

A = 23.50 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of 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 My acknowledgement that the actual unit dimensions are based on Development Features and Sightings as stated in the project brochure.
 *Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

TWIN SUITE
A = 22.00 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be selected in the plans has been indicated there. The installation drawings every one is not included in the sale. The selling price is established primarily on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe classes are subject to change and may differ from actual deliverable condition.

1. Very appreciate that the actual unit deliveries are based on Development Features and legends as stated in the project brochure.
*Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

TWIN SUITE
A = 24.50 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in this plan, has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of 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 Fully acknowledge that the actual unit deliverables are based on Development Features and Highlights as stated in the project brochure.

²Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

TWIN SUITE
A= 25.50 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be required for the complete furnishing of the unit shall be provided by the contractor. The contractor shall be responsible for the installation of all electrical and plumbing fixtures and shall be responsible for the installation of all electrical and plumbing fixtures and shall be responsible for the installation of all electrical and plumbing fixtures.

1. Any acknowledgment that the actual unit deliverables are based on Development Features and Specifications as stated in the project brochure. Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

JUNIOR SUITE
A = 37.00 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of 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 May acknowledge that the actual unit deliverables are based on Development Features and Highlights as stated in the project brochure.
 *Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

EXECUTIVE SUITE

A = 45.50 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated thereon for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Steps and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

¹ Lully acknowledges that the actual unit deliverables are based on Development Features and Highlights as stated in the project brochure.

²Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

SPECIALY ABLED SUITE A= 37.00 M²

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sites and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

¹ Fully acknowledge that the actual unit deliverables are based on Development Features and Highlights as stated in the project brochure.
²Please refer to the floorplan for the exact orientation and location of unit.



Kingsford Hotel

BAYSHORE CITY

Development Features and Highlights

Executive Suite

- Bedroom with queen-size bed
- Toilet & bath
- Dresser, night table with lighting
- Wall-mounted LCD TV
- Lounge chair
- Table and chair
- Living area with sofa and coffee table
- 2-seater dining set
- Mini bar
- Safety deposit box

Junior Suite

- Sleeping area with queen-size bed
- Toilet & bath
- Night table with lighting
- Wall-mounted LCD TV
- Coffee table and chair
- Table and chair
- Mini bar
- Safety deposit box

Queen Suite

- Sleeping area with queen-size bed
- Toilet & bath
- Night table with lighting
- Wall-mounted LCD TV
- Lounge chair
- Table and chair
- Mini bar
- Safety deposit box

Twin Suite

- Sleeping area with two twin beds
- Toilet & bath
- Side table with lighting
- Wall-mounted LCD TV
- Lounge chair
- Table and chair
- Mini bar
- Safety deposit box

Suite for Specially-Abled

- Sleeping area with two twin beds or queen-size bed
- Spacious toilet and bath
- Side table with lighting
- Wall-mounted LCD TV
- Lounge chair
- Table and chair
- Mini bar
- Safety deposit box

Typical Guest Room Features

- Entrance panel door with viewer
- Modular closet
- Individual temperature control
- Telephone system
- Cable TV lines
- Wi-Fi capable guestrooms
- Hot and cold water lines per unit in toilet & bath only
- Toilet & bath with mechanical ventilation
- Tile flooring for the bedroom of Executive Suites
- Tile flooring for the sleeping area of the Queen and Twin Suites
- Tile flooring for the Suites of Specially abled
- Tile flooring for toilet and bath
- Connecting door in selected rooms (option to combine adjacent Queen or Twin suite)
- Centralized air-conditioning system
- Individual Condominium Certificate of Title (CCT)

Ground and 5th Level Service and Business Facilities

- Grand entrance and drop-off points
- High-ceiling lobby
- Front desk reception
- All-day dining
- Wi-Fi capable
- Pre-function area
- Meeting rooms

Entertainment/Recreational Amenities and Facilities

- Swimming pool
- Wet lounge area
- Children's pool
- Fitness gym
- Male and female shower and changing rooms

Building Facilities/Services

- Five high-speed, interior-finished passenger elevators
- Two high-speed, service elevators for housekeeping
- Security command center for 24-hour monitoring of all building facilities
- Closed-circuit TV (CCTV) monitoring in selected areas
- Automatic heat/smoke detection and fire sprinkler system for all units
- Overhead tank and underground cistern for ample water supply
- 100% back-up power supply
- Back-of-the-house facilities per floor
- PABX system
- Hotel key card security system
- Prime hotel operations and management



Kingsford Hotel

BAYSHORE CITY

17 STOREYS

12 Floors

Guest Rooms

1 Floor

Lobby, Coffee shop, Laundry

3 Floors

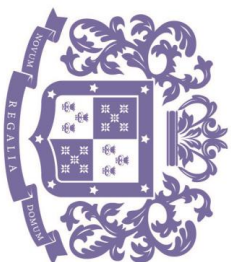
Guest Parking

1 Floor

Meeting rooms & Hotel Offices

524 Guest Rooms

P 250,000 per sqm



Kingsford Hotel
BAYSHORE CITY

PAYMENT TERMS and ROI PROJECTION