

WHARTON PARKSUITES

La Torre St., cor. Masangkay St., Sta. Cruz,
Manila
Anchor Properties Corporation



PROJECT BRIEF

July 9, 2010

What is the exact location of the property?

The property is located at La Torre St., cor. Masangkay St., Sta. Cruz, Manila

What are the views that can be enjoyed by the residential unit owners?

Manila Bay, Manila Skyline, Rizal Park, Intramuros & whole vicinity of China Town

PROPERTY AND STRUCTURE DIMENSIONS

What is the total lot area of the structure?

The total lot area is 1,152.60 square meters.

What is the building footprint?

Building footprint is 732.37 square meters.

What is the total gross floor area of the project?

The total gross floor area of the project is approximately 38,024.21 square meters.

What is the total height of the building? (No. of floors and heights in meters)

The building is composed of 41 levels with roof deck and machine room deck for elevator and elevated by 0.60 meters from the sidewalk. It has a total height of 154.60 meters approximately from adjoining sidewalk up to the apex of the crown. Numbering of floors is up to 39th level excluding 13th level.

LOBBY AND ELEVATORS

How many lobbies will there be?

There will be one (1) main lobby located at the ground floor.

What is the floor to floor vertical height of the main lobby?

The lobby will have a vertical height of 5.20 meters. (Refer to interior designer for the enhancement)

What is the area measurement of the main lobby?

Total area of the lobby including reception, lounge and elevator lobby is 155.30 square meters.

What materials will be used for the interior of the grand lobby?

As per architectural:

- a. Floor : Tile and Granite
- b. Ceiling : Gypsum Board Painted Finish
- c. Walls : Latex Semi-gloss Enamel Paint Finish

(Refer to interior designer for the enhancement)

What materials will be used for the interior of the typical lift lobby?

As per architectural:

- a. Floor : Homogenous Tiles (0.60m x 0.60m)
- b. Ceiling : Gypsum Board Painted Finish
- c. Walls : Latex Semi-gloss Enamel Paint Finish

(Refer to interior designer for the enhancement)

How many elevators will be provided in each tower?

Four high speed elevators will be provided (3-15 passenger elevators, 1-20 person service elevators)

RESIDENTIAL UNITS

What floors will be covered by the residential units?

The floors that will be covered by residential units will be from 8th floor up to the 39th floor.

How many units will there be?

There will be a total is 275 (100%) residential units from 8th – 39th (excluding 13th) floor tallied as follows.

| No. of Units | Type | Percentage (%) | Range of Areas |
|--------------|--------------------|----------------|---------------------|
| 89 | One bedroom Unit | 33.0% | 36.10 – 49.80 SQM |
| 91 | Two bedroom Unit | 33.0% | 84.30 – 90.60 SQM |
| 95 | Three bedroom unit | 33.0% | 123.70 – 134.60 SQM |

What is the floor to floor height of each residential floor?

The floor to floor height of each residential unit is 3.25 m.

What is the width of the hallway?

The width of the hallway is 1.50 meters.

What is the width of the elevator lobby per each residential floor?

The width of the elevator lobby per each residential floor is 2.40 meters.

What materials will be used for the interior of the residential units?

Note: (Refer to interior designer for the enhancement)

Floor

| | | |
|-----------------|---|---|
| Living & Dining | : | 600mm x 600mm homogenous tiles |
| Kitchen | : | 300mm x 300mm ceramic tiles |
| Bedrooms | : | Wood Laminated floor finish |
| Toilet | : | 300mm x 300mm unglazed ceramic tiles with waterproofing |

Walls

| | | |
|---------------------|---|--|
| Unit Partitions | : | 6" thick CHB walls, latex semi gloss enamel paint finish |
| Interior Partitions | : | 4" thick CHB walls, latex semi gloss enamel paint finish |
| Toilet | : | 300mm x 300mm ceramic wall tiles |

Ceiling

| | | |
|-------------------------|---|---|
| Living, Dining, Kitchen | : | Poured concrete off-form skim coated painted finish |
| Bedrooms | : | |

Windows

Tempered glass on aluminum powder coated frame

Doors

| | | |
|----------------------|---|------------------------|
| Main Door | : | Wooden Panel door |
| Bedroom doors | : | Hollow core flush door |
| Toilet & Bath doors: | : | Wood Door |
| Maid's Room | : | PVC Accordion Door |
| Cabinets | : | MFC cabinets |

STRUCTURAL SPECIFICATION AND UTILITIES

What is the type of foundation that will be used for the building?

The building will use combination of Bored piling and matt footing works.

Is there a provision for air-conditioning units?

All residential units have electrical provision for split type air-conditioning unit for living/ dining, and bedrooms. Space for condensing units is also provided.

Is there a provision for hot and cold water in each residential unit?

Electrical provision would be provided for water heater. Single point Water heater to supply shower heads will be provided by the unit owner.

Where will the water tanks be located?

Water tanks at the roof deck shall have a capacity of 30,000 U.S. gals. for the fire reserve water tank and 25,000 U.S. gals. capacity for the elevated water tank. Located at the basement level are the cisterns with 75,000 U.S. gals. and fire reserve tank with 60,000 U.S. gals. capacity

Is there a back-up power?

In the event of normal power failure, generator sets will be utilized as standby power source of the building. The common areas will have 100% back-up power while each residential unit will be provided with a limited power enough to run basic appliances and light. The emergency power will be diesel-fueled engine generator sets.

Can the genset provide enough power for the entire building?

The following percentage will be provided by the genset:

- a. 100% lighting and receptacle outlet for common area.
- b. 100% life safety and essential load.
- c. 30% lighting and receptacle load for commercial area.

- d. For residential, 1 receptacle for refrigerator, 1 for living area and 1 for master's bedroom.

Will there be individualized electric and water meters?

All residential units will be provided with individual electrical sub-metering. Emergency power consumption will be billed on a pro-rated basis. No metering for emergency power. Individual water meters are also provided for each unit.

AMENITIES, SERVICES AND OTHER FEATURES

What are the amenities of the project?

- Adult lap pool (25.00 x 5.00 meters)
- Kiddie pool
- Taichi area
- Exercise area / zone
- Kiddie corner with rubber mat flooring
- Function room for parties, birthdays, corporate events, meetings, family gatherings, etc)
- High ceiling amenity lounge with soothing hard and softscape
- Music corner for violin, piano, guitar, and drum
- Library provided with reading area/ Internet corner / Wi-fi zone
- Tutorial rooms
- Chess corner
- Conversation nooks
- Jogging path
- He / She shower rooms
- Water features
- Viewing decks
- Rock gardens
- Naturally ventilated yoga room
- Meditation area
- Fitness center overlooking the pool

What are the other features of the project?

- a. 24-hr security.
- b. 7 levels of parking
- c. 4 high speed elevators
- d. Automatic fire alarm and sprinkler system
- e. CCTV
- f. Natural ventilation at lift lobby

What are the safety features of the building?

- a. Building life safety compliance to local fire code and NFPA 101 safety code.
- b. Semi-addressable Fire Detection and Alarm System.
- c. Automatic Fire Sprinkler System (AFSS)
- d. Two fire escape locations at all levels.
- e. All equipment provided with accessible clearance for maintenance.
- f. Fire rated residential doors
- g. Security intercom

PARKING LEVELS

How many parking levels will be provided?

There will be 7 – parking levels at the podium, starting from the Mezzanine level up the 6th level.

What is the total number of the parking slots?

| Floor | Slots | For |
|-------------------------------|------------------|-------------|
| Mezzanine level parking | 25 | Residential |
| 1 st level parking | 25 | Residential |
| 2 nd level parking | 25 | Residential |
| 3 rd level parking | 28 | Residential |
| 4 th level parking | 28 | Residential |
| 5 th level parking | 28 | Residential |
| 6 th level parking | 27 | Residential |
| Total: | 186 slots | |

What is the size of each parking slot?

The size of each parking slots is 2.50 meters wide by 5.0 meters in length with a total of 12.50sq.m.

What is the vertical clearance of the carpark?

2.40 meters on the mezzanine level parking up to the 5th level parking, and 3.65 meters on the 6th parking level or 2.45 meters on other parking areas affected by the pool on the amenity floor above

What is the width of the driveway of the parking area?

The width of the driveways in the parking levels is 6.0 meters.

Where is the entrance/exit point of the carpark?

The entrance / exit point is along La Torre St.

Advantages of tenants for having a unit in this project:

- a. Restaurant in ground floor
- b. Centralized mail room and service lift
- c. Every residential level has a fire escape
- d. Unique amenities at 7th floor
- e. Proximity to Binondo commercial/business district, malls, offices, churches, hospital, schools, and other necessities
- f. Separate title per unit
- g. Most of the units have provision for maid's room and utility area for washing and drying.
- h. Modular planning so possible unit buyers have options for additional unit reconfigurations
- i. The Wharton Parksuites is located in a very accessible area for public and private transportation