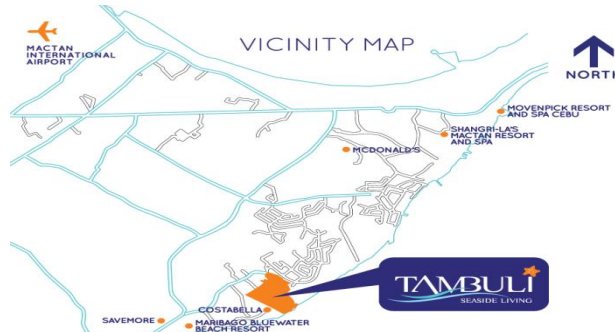




TYTANS PROPERTIES AND DEVELOPMENT INC.
 G/F ZR & DC Bldg., Rosal St., Lahug, Cebu City, Phils. 6000



ABOUT TAMBULI

Tambuli Seaside Living is the first solely residential resort development in Cebu. The 11-hectare property boasts of a ready 200-meter natural beachfront blessed with fine, powdery white sand. Residents can enjoy the use of the 4-hectare amenity area.

Tambuli Seaside Living takes its architectural cues from the natural environment. Among the focal points of the resort community are the huge acacia and banyan trees and the abundance of smaller yet equally captivating trees dotted throughout the entire development.

Tambuli Seaside Living can best be described as modern tropical, with wide open spaces allowing for breezy comings and goings. Nothing formal or restricted, the air of casual chic resonates from the entrance of the modern lobby to the charmingly modern wood deckings that seemingly mimic the natural surroundings.

Fast Facts:

- Tambuli Seaside Living is located at Buyong Road, Maribago, Mactan Island, Cebu. The Mactan Cebu International Airport is a quick 9.1km drive away while the central business district of Metro Cebu is some 45mins. away.
- It is close to schools, churches, hospitals, local transportation terminals and a supermarket.
- Reference Guide (www.maps.google.com.ph)

| FROM TAMBULI TO | IN KMS | IN MINUTES |
|-------------------------------|-----------|------------|
| Airport | 9.1km | 20 min. |
| Central business district | 22km | 45 mins. |
| Nearest hospital | 5.7km | 15 mins |
| Nearest University | 5.5km | 15 mins. |
| Nearest Supermarket | 1.1km | 5 mins. |
| Transport Terminal (taxi,PUJ) | 800meters | 5 mins. |

MASTER PLAN

- Total Land Area : 110,000 sqm. (11 hectares)
- Central Amenity : 40,000 sqm. (4 hectares)
- 6 Towers in Phase 1

BUILDING DETAILS

Towers A & B Turnover: *Commencing on the 4th quarter of 2016*

| | |
|--|-------------|
| Total # of Residential Floors/Tower | : 9 Floors |
| Total # of Parking Floors | : 1 Floor |
| Total # of Floors per tower (Structural) | : 10 Storey |
| Total # of Residential Units/Tower | : 144 units |

| Unit Type | Approximate Area | Indicative Price |
|----------------------------------|------------------|------------------|
| Studio (88 units / Tower) | 35-38 sq.m. | 3.2M |
| 1 Bedroom (40 units / Tower) | 47 – 66 sq.m. | 5M-7.2M |
| 2 Bedroom (16 units / Tower) | 95 – 100 sq.m. | 10.9M – 12.9M |
| Parking Slots (26 units / Tower) | 12.5 sq.m. | 850,000.00 |

Tower C Turnover: *Commencing on the 4th quarter of 2017*

Tower D Turnover: *Commencing on the 4th quarter of 2018*

| | |
|--------------------------------------|-------------|
| Total # of Residential Floors/Tower | : 13 floors |
| Total # of Parking Floors | : 2 Floors |
| Total # of Floors/Tower (Structural) | : 15 Storey |
| Total # of Residential Units /Tower | : 192 units |

| Unit Type | Approximate Area | Indicative Price |
|----------------------------------|------------------|------------------|
| Studio (108 units / Tower) | 36.5 sq.m | 3.2M |
| 1 Bedroom (60 units / Tower) | 47.5 – 66 sq.m | 5.2M – 7.7M |
| 2- Bedroom (24 units /Tower) | 95- 110 sq.m | 11.7M – 14.2M |
| Parking Slots (51 units / Tower) | 12.5 sq.m. | 850,000.00 |

Tower F Turnover: *Commencing on the 4th quarter of 2020*

| | |
|--------------------------------------|--------------|
| Total # of Residential Floors/Tower | : 17 Floors |
| Total # of Parking Floors | : 3 Floors |
| Total # of Floors/Tower (Structural) | : 20 Storeys |
| Total # of Residential Units /Tower | : 256 units |

| Unit Type | Approximate Area | Indicative Price |
|------------------------|------------------|------------------|
| Studio (144 units) | 36.5 sq.m | 3.2M |
| 1 Bedroom (80 units) | 47.5 – 66 sq.m | 5M – 7.5M |
| 2- Bedroom (32 units) | 95- 110 sq.m | 11.7M – 14.2M |
| Parking Slots | 12.5 sq.m. | 850,000.00 |

BUILDING FEATURES

- Reception Area
- 2passenger elevators
- 1 service elevator
- 2 fire exit staircase
- Individually metered water and electricity
- Provision for telephone and cable outlets
- Fire alarm and sprinkler system (heat and smoke detector)
- CCTV in all common areas
- Balcony in all units
- 100% backup Power Supply
- Centralized garbage room per floor per Tower
- Ground level parking area
- Golf cart service per Tower
- Building maintain and property management group
- 24-hours security
- Mail Area
- Audio/Video Guest Annunciator
- Water reservoir and separate fire reserves
- Rainwater Collection System

AMENITIES

1. Modern Asian Clubhouse
2. Commercial Complex
3. Swimming Pool, Lagoon Type with Bar
4. Lapping Pool with Kiddie Pool
5. Resort Spa
6. Deck by the Sea
7. Fine Dining Restaurant, Wine & Cheese Tapas Bar
8. Native Restaurant
9. Asian Restaurant
10. Gym
11. Drop-off Area
12. Dry Sports Facility
13. 24-hour emergency clinic w/ medical staff and ambulance
14. Additional Features - Golf- Carts and Mini Waterfalls

THE DEVELOPERS

In ancient Greek mythology, the Tytans were a primeval race of powerful deities that ruled during the legendary Golden Age, descendants of the gods of Earth and Sky.

Today, as Estate Development, Tytans Properties and Development Inc. boldly steps in with its pioneering project, Tambuli Seaside Living.

Tytans Properties and Development Inc is a proudly Cebuano developer headed by its President, Mr. Gerard Tan and Chairman, Mr. Montano Ty.

Both astute businessmen, the partners found no difficulty finding good business sense when the opportunity for acquiring the 11 hectare property was presented. Undoubtedly homegrown Cebuano, Mr. Tan shares that the value that comes with owning the iconic beach side property is priceless, further stressing that the mere mention of Tambuli evokes memories among Cebuanos and local tourists who have had their share of memorable summers and holidays at the former Tambuli beach club, arguably the place to be in the 70s and 80s.

Among those with the fondest memories of Tambuli is its Chairman, Mr. Montano Ty. Mr. Ty brings to the forefront his expertise in high-end residential development, being the President of Green Peaks Development Inc., developer of the exclusive 27-storey condominium, "The Padgett Place" in Lahug, Cebu City.

With the vision of its founders of providing a serene, tranquil beach front living nestled comfortably within the lush confines of extravagant natural greenery, Tambuli Seaside Living is not just another destination...it is Home...where paradise greets you at every turn. Come home to Paradise. Come home to Tambuli Seaside Living.

PARTNERS

| | | |
|--|------------|--|
| Architectural Design | - CEBU | : Arkinamix, Arch. Alex Medalla |
| Structural Consultant & Quantity Surveyor | - HONGKONG | : Jmartin & Associates, Inc. / Erwin Ponce |
| Landscape Architect | - MANILA | : Efren Aurelio Landscape Architects |
| Interior Design | - CEBU | : Arch. Alex Medalla |
| Soil Exploration | - MANILA | : GeoTechnics Philippines |
| Soil Coring& GPR (Ground Penetrating Radar) Survey | - MANILA | : Engr. Jess Urena |
| Land Development Engineering | - CEBU | : Arch. Alex Medalla |
| Bank Partner | - MAKATI | : Bank of the Philippine Islands |
| Property Management Consultant | - MANILA | : KMC Mag Group, an Associate of Savills International |
| Contractor | - CEBU | : Vineyard Construction |

Arkinamix, one of Cebu's premier architectural firms, headed by Alex Medalla, takes the oft beat track, sharing that the natural foliage and the backdrop of sand, sea and sky take center stage for this design.

Medalla brings with him over 10 years of experience working with top architects in Hong Kong, where residential space is limited, thus, sharpening his skills in efficient space planning. To enhance the landscape design, Tambuli enlists the collaboration of Arkinamix and EA Aurelio Landscape.

FREQUENTLY ASKED QUESTIONS

- Are the units fully furnished?
Only units in Towers A, B, C & D comes with free furnishings and appliances but are subject to change without prior notice.
- How much is the monthly condominium dues?
The monthly condo dues will range from P75 to P100 per sq. m.
- Does all units have balcony?
Yes, all units are with balcony and have a direct sea view.
- Are there sufficient parking spaces for all the residents of Tambuli Seaside Living?
There are 26 parking spaces per Tower (A&B). For Oceanus and Tower D, there are 51 parking spaces for each tower. However, ample parking areas are provided outside the building for lease on a monthly or daily basis. Also, common parking area is provided.
- What is the distance per Tower?
There is a 40-meter distance from each Tower and there will be a Golf Cart shuttle that will drive the unit owners around Tambuli Seaside Living.