

One Fortis Plaza

Floor Plate & Pricing Fact Sheet

2250 Chino Roces Avenue, Makati City, Metro Manila 1231, Philippines

1,398.20

SQM NET PER FLOOR

4

FULL FLOORS AVAILABLE

₱363.0M

LIST PRICE PER FLOOR

Dec 2027

READY FOR OCCUPANCY

FLOOR PLATE SPECIFICATION

Net saleable area, per floor	1,398.20 sqm
Gross area, per floor	1,545.60 sqm
Efficiency (net of gross)	90.5%
Floors offered for sale	3rd, 4th, 5th and 6th — four whole floors
Floors in the building	6
Occupancy per floor	One company — no shared lobby, no shared lift bank
Included on each plate	Dedicated lift lobby, male and female toilets, utility hallway, full mechanical provisions
Frontage	Chino Roces Avenue and the SLEX / Skyway
Handover condition	Full-floor shell, ready for custom fit-out
Parking	Basement parking — priced and transacted separately
Developer	DMCI Homes (D.M. Consunji, Inc.)
Target turnover	December 2027

PRICING — PER WHOLE FLOOR

STANDARD LIST PRICE

₱363,000,000

₱259,620 per sqm net

₱234,860 per sqm gross

CASH PRICE — 10% DISCOUNT

₱326,700,000

₱233,657 per sqm net

Saving of ₱36,300,000 per floor

List price is inclusive of VAT where applicable. Closing fees are exclusive of the prices shown. Parking slots are priced and transacted separately. Unit areas may vary based on actual site conditions. Prices are confirmed at reservation and are subject to change without prior notice.

ACQUISITION

How the purchase works

DOCUMENTS REQUIRED TO RESERVE

- 01 Letter of Intent stating line of business and space requirement
- 02 Company Profile
- 03 SEC Registration
- 04 BIR Certificate of Registration (Form 2303)
- 05 DTI Certificate, if applicable

All acquisitions are subject to evaluation and approval by DMCI Homes Project Development.

FOREIGN-OWNED COMPANIES

Foreign-owned corporations registered with the SEC in the Philippines may acquire commercial space at One Fortis Plaza, subject to DMCI Homes evaluation and approval. Buyers are advised to take independent Philippine legal counsel on applicable ownership regulations before reserving.

PAYMENT OPTIONS

- Spot cash — 10% discount applied on full settlement (₱326,700,000 per floor)
 - Bank financing — terms arranged with the buyer's bank
 - DMCI in-house financing — terms confirmed at briefing
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YOUR AGENT

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Disclaimer — One Fortis Plaza is developed by DMCI Homes / Dacon Corporation. All prices, specifications and renderings in this sheet are for marketing purposes only and are subject to change without prior notice. This document does not constitute an offer or a binding contract. Specifications are based on Availability Plan dated October 2023 (Ref. # DE-23-10-042). Kris Chavez is an independently accredited real estate agent, not a DMCI Homes employee.