

GOLF RIDGE

P R I V A T E E S T A T E

Frequently Asked Questions (FAQs)

As of June 25, 2023

FOR SALES TRAINING PURPOSES ONLY

DEVELOPMENT DETAILS

1. What is Golf Ridge?

Golf Ridge Private Estate (or simply Golf Ridge) is a private estate set within **3.3 hectares** in **Filinvest Mimosa+, Clark, Pampanga**. This property is designed with unprecedented views of a lush landscape and a world-class golf course.

The property / land is owned by Clark Development Corporation (CDC) and is in a long-term lease (50 years) with Filinvest Clark Mimosa, Inc. (FCMI). FCMI in turn has designed and will develop the land into this 14-storey mid-rise, high-end condominium for Filigree clients.

2. What is Golf Ridge's tagline?

- Your Window Onto a Picture Perfect Landscape

3. What makes Golf Ridge special?

- First: Lush Landscapes, Privileged Views
 - o Golf Ridge is the antidote to the stresses and strains of urban life with 75% of the total development dedicated to open spaces. Featuring century old trees, this nature-inspired community well integrates green into its core proposition.
- Second: Classic Contemporary Architecture
 - o This refreshing architecture by Leandro V. Locsin Partners, creates an amazing sensory experience. Inherent to its modern design is the blurring of the boundaries between the units and the outdoors, bringing in abundant natural light, refreshing views and better indoor air quality.
- Third: Sophisticated Homes in an Exclusive Private Estate
 - o At Golf Ridge, residents get to enjoy a life well lived within its generous and carefully planned living spaces.
- Fourth: Country Club Lifestyle
 - o Experience the country club-like lifestyle in an exclusive neighborhood with features and amenities to help you rejuvenate, unwind, and enhance your personal health and well-being.

4. How many units are there in Golf Ridge? and what is the maximum units per floor?

- For Tower 1, there are **112 units** with a maximum of only **9 units per floor**.

5. What kind of property is being offered in Golf Ridge?

- Golf Ridge offers residential units under **leasehold rights**.

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

6. What are the technical sizes of the units?

	Residential Unit (±meters)
Unit Sizes (exclusive of balcony)	
1BR Junior	±60 sqm
1BR Classic	±62-73 sqm
2BR Classic	±118 sqm
2BR Premier	±109 sqm
3BR Fairway Suite	±155 sqm
3BR Penthouse Suite	±169-208 sqm
Balcony Size	
1BR Classic	±10 sqm
2BR Classic	±10 sqm
2BR Premier	±30 sqm
3BR Fairway Suite	±32 sqm
3BR Penthouse Suite	±35-44 sqm
Floor to Floor Height?	±3.00 meters
Floor to Ceiling Height?	±2.80 meters (max) ; ±2.35 meters (min)
Balcony Railing Height?	±1.10 meters

7. Who designed the development of Golf Ridge?

- We have partnered with renowned consultants who helped us develop the project.
 - o Architect: **Leandro V. Locsin Partners** is responsible for the architectural design of the project. Their previous projects include Botanika Nature Residences (Filinvest City, Alabang) The Enclave Alabang (Las Pinas), Filinvest Cyberzone, Parkway Corporate Center (Filinvest City, Alabang), etc.
 - o Landscape Architect: Renowned design firm **AECOM Singapore Pte Ltd.** is in charge of the planning of the landscaped areas at Golf Ridge. Filinvest partnered with AECOM for many of its projects including Botanika Nature Residences, Filinvest City, The Enclave Alabang, etc.
 - o Interior Design: The interior design was handled by **BUDJI+ROYAL Architecture+Design**. They also handled some Filinvest projects such as Botanika Nature Residences and The Enclave Alabang.

8. Were the unit plans reviewed by a Feng Shui master?

- Yes, the unit plans were reviewed by a Feng Shui master to ensure that all important factors are considered such as building location, door alignment per unit, and unit plans.

LOCATION AND ACCESSIBILITY

1. Where is Golf Ridge located?

- Golf Ridge is located inside Clark, Pampanga, within Filinvest Mimosa+. Its exact address is Narra Drive, Filinvest Mimosa +, Clark Pampanga, Philippines just 10 minutes away from Clark International Airport. It is also accessible via NLEX, SCTEX, & TPLEX, and the newly developed Skyway Stage 3.
- Clark, Pampanga is eyed by the government to be Luzon's next economic hub with its proximity to the 200-hectare National Government Administrative Center to rise in New Clark City. It also has unparalleled accessibility with its proximity to a regional bus terminal in Mabalacat and to Subic Bay International Terminal which is a pit stop to international shipping companies upcoming infrastructure which are Subic-Clark Railway and Manila-Clark Railway. Lastly, Clark has an excellent tourism potential as it is the preferred gaming & golf destination in Central Luzon and is touted as one of the safest cities in the country.
- Filinvest Mimosa+ Leisure City is home to various industries namely office, hospitality, retail, residential, golf, and gaming. Mimosa+ is the perfect urban leisure escape with its Golf Course, Quest Hotel, and Conference Center –

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

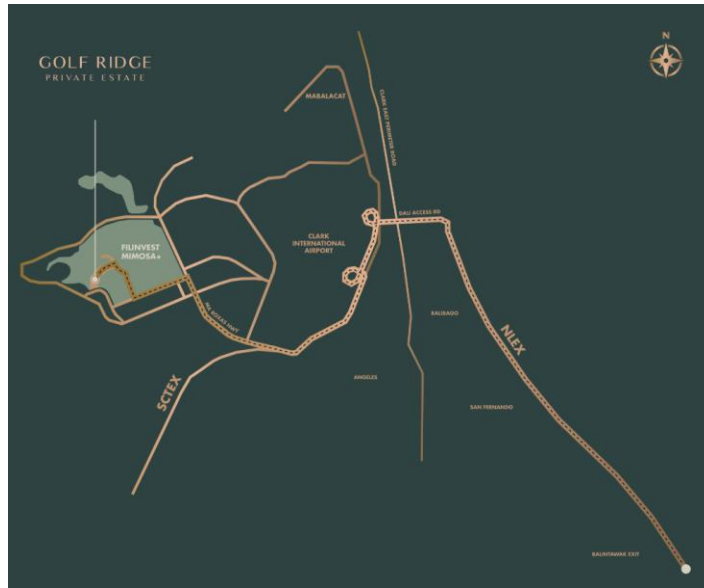
FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

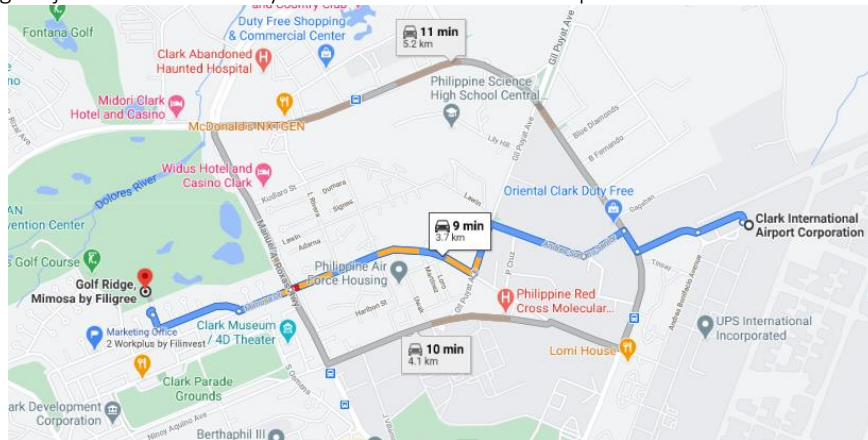
GOLF RIDGE

PRIVATE ESTATE

Clark and Quest Grand Villas. Other future developments are a Casino, Lifestyle Mall, and other Mixed-used projects.



- Where is the location of Golf Ridge Sales Gallery?
 - Golf Ridge Sales Gallery is located at 2 WorkPlus Bldg., Acacia Drive, Filinvest Mimosas+, Clark, Pampanga.
 - Our model unit is also located at the Sales Gallery. This features our sizeable and well-planned 1-Bedroom Classic Unit, Unit F. Enhancements have been made to the unit to give you inspiration to customize your own units.
- How far is Golf Ridge from Clark International Airport?
 - Golf Ridge is just 10 minutes away from Clark International Airport.



- What are the existing developments near Golf Ridge?
 - There are existing & future developments near Golf Ridge or within Mimosas+:
 - Existing Developments
 - Mimosa Golf & Country Club
 - Quest Hotel

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

PRIVATE ESTATE

- Work Plus 1 & 2
- Acacia Park
- Retail Strip
- Future Developments
 - Lifestyle Mall
 - Events Pavilion
 - Casino
 - Work Plus 3 to 8
 - Mixed Use Projects

COMPETITION

1. What are the nearby residential projects in Golf Ridge?

Project/ Developer	GOLF RIDGE PRIVATE ESTATE		THE BENCAB		MONTERRACE SUITES		The Sharp	
	Filigree		Rockwell		Donggwang Clark Corp		JB Clark Hills Corporation	
Completion Date	Q4 2025		Q4 2025		Q1 2021		Q2 2020 (T1-2); Q4 2020 (T3-4); Q2 2022(T5)	
Unit Mix	1BR-Jr, 1BR, 2BR, 3BR, PH		Studio, 1BR, 2BR, 3BR		Studio, 2BR, 3BR		Studio, 1BR, 2BR, 3BR, 4BR, PH	
Price Range	13.0m-52.9m		8.1m-22.14m		3.6m-10.1m		5.0m-22.3m	
P/Sqm (VAT-EX)	206k/sqm		260k/sqm		87k/sqm		104k/sqm	
Ownership	Leasehold		Freehold		Leasehold		Leasehold	
Unit Mix	Size	Price	Size	Price	Size	Price	Size	Price
Studio	-	-	32 sqm	8.1m-8.7m	33-40sqm	3.6m-3.7m	33sqm	5.0m-5.6m
1BR Junior	60 sqm	13.0m-13.2m	-	-	-	-	-	-
1BR	72-83 sqm	14.4m-17.1m	45-56 sqm	10.9m-16.8m	-	-	81 sqm	8.5m
2BR	128-139 sqm	26.5m-28.0m	82-98 sqm	19.9m-27m	82-91 sqm	7.9m-8.1m	131 sqm	12.6m
3BR	187 sqm	38.8m-52.9m	126 sqm	31.5m-32.8m	104-113 sqm	9.5m-10.1m	150 sqm	14m-15.5m
4BR	-	-	-	-	-	-	212 sqm	22.3m

**Data as of June 2023. Please refer to the project team for the latest information.*

AMENITIES & FACILITIES

1. What are the amenities offered in Golf Ridge Private Estate?
 - Golf Ridge Private Estate Tower 1 offers the following amenities to its unit owners:
 - Private Driveway and Drop-off
 - Infinity Adult Pool and Kiddie Pool
 - Lawn and Garden Spaces
 - Outdoor Lounge Area
 - Gym
 - Function Room

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

- Game Room
 - Open Parking Area
2. Are the amenities in Tower 1 be shared with the rest of the towers?
 - Yes, amenities in Tower 1 will be shared with the residents from the other Towers. All amenities in Golf Ridge will be shared by all unit owners. The idea is to have unique amenities per cluster to provide more options to the residents.
 3. Is there a dedicated parking for guests?
 - Yes, there will be a dedicated parking for clients & guests on a first-come-first-served basis. Guests of the unit owners may use their parking slots with prior notice to the Admin.
 4. Why is the parking lot located outside the building?
 - The parking lot is a part of the whole development of Golf Ridge with most of the centennial trees are located. The parking lot is located outside to maximize the outdoor space and to also respect the growth of centennial trees as well. This is in line with Golf Ridge's core proposition which is to respect and be immersed with nature.
 5. What are the features of the development?
 - Convenience & Services
 - Air-conditioned exclusive lobby & Private drop-off to provide exclusivity and privacy to our unit owners.
 - Centralized Mailroom located at the ground floor, adjacent to the lobby.
 - Property Management Office is located at the Mezzanine floor. The PMO Office is available for the unit owners for their inquiries, needs or concerns.
 - Safety & Security
 - 24-hr security center is located at the Ground Floor and is manned 24 hours by a security team to ensure safety & security within the property.
 - 100% emergency power back-up for both the residential units and common areas which equips the tower in case of brownouts.
 - Fire detection and alarm system is directly connected to the Fire Command Center (FCC) to immediately notify security in case of emergencies.
 - Elevator Key-card Access which will be provided to the residents to enable them to access their respective units only.
 - Integrated CCTV security system in the common area which is directly connected to the Fire Command Center (FCC) & Security Command Center (SCC) to be monitored by the security team.
 6. What safety measures are you considering for earthquake calamities?
 - We have engaged Alcantara Ubay Inc., a civil and structural design engineering consultancy firm to ensure building's structural integrity and compliance to relevant building codes. Golf Ridge's structural design aims to minimize the impact of movements caused by earthquakes. We have engaged with a geotechnical consultant to advise us on what's the most suitable structural system to be used based on the soil profile.
 7. Is Golf Ridge handicap-friendly?
 - Yes, Golf Ridge's design also considers the requirements of persons with disabilities. Ramps are provided for handicaps to use. The ground level amenities have the same floor elevation. Hallways, main entrance doorways, and pathways are wide enough to accommodate wheelchairs.

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

8. Are the common areas air-conditioned?
 - All common areas are air-conditioned except for the outdoor lounge and hallways.
9. Can we use the Function Room for parties or other social gatherings?
 - The Function Room can be used with applicable charges provided by the Property Management Office (PMO). A settled reservation fee, security bond and a PMO approved reservation form validates the reservation.
10. Can we use the Game room for parties or other social gatherings?
 - For non-event use, the Game room can be used for free by residents & guests. For event use, the Management Committee and the PMO may determine to charge the use of the Game room with a settled reservation fee, security bond and a PMO approved reservation form validates the reservation.
11. What is the difference of a fire exit to a pressurized stairwell?
 - Fire exit stairs may be kept opened at all times or may have windows, but can still be used as an access in case of fire.

Pressurized stairwell (as what is provided in Golf Ridge), is a smoke-protected enclosure with mechanical ventilation for activation during fire mode; as such, on regular or normal operation hours of the building may also be opened, depending on the property management regulations.
12. How many parking slots does Golf Ridge have?
 - Golf Ridge has approximately 125 available parking slots. Breakdown of this is the following:
 - o 112 Residential Parking Slots
 - o 5 PWD Parking Slots
 - o Other necessary parking slots allocated for delivery and admin use
Golf Ridge Parking slots will be offered to Golf Ridge Unit owners on a short-term lease basis (minimum of 1 year) upon availability and can be renewed annually. Slots are not for leasehold sale.
13. What is the distance of the development from Tower 1 to Tower 2?
 - Tower 1 is 30 meters away from Tower 2 (width of an 8-lane road).
14. What is the distance from Tower 1 to outside Parking Area?
 - The distance from Tower 1 to outside Parking area is approximately 50 meters to the nearest slot.
15. What is the distance from Tower 1 to Pool Area?
 - The distance from Tower 1 to pool area is approximately 15 meters.
16. What is the width of the common hallways?
 - The common hallways are 1.5 meters wide.
17. How many elevators are available in the building?
 - There are two elevators available in Tower 1. Both elevators can be used as passenger elevator and one of these will also be used as a service elevator.
18. How big is the service elevator?
 - Based on the current plans, the service elevator is approximately 1.5 meters by 1.6 meters.

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

19. What are the materials used to finish the units in Golf Ridge?

Unit Area	Floor	Wall	Ceiling
Bedroom	Homogenous Tiles	Painted Finish	Painted Finish
Living / Dining	Homogenous Tiles	Painted Finish	Painted Finish
Kitchen	Homogenous Tiles	Painted Finish	Painted Gypsum Board
T&B	Homogenous Tiles	Homogenous Tiles	Painted Gypsum Board

20. What are the deliverables included in my unit?

- Bedroom – all bedrooms will be provided with a built-in closet.
- Kitchen
 - Modular Kitchen Base & overhead cabinets,
 - Quart stone countertop,
 - Stainless steel sink and faucet with grease trap, and
 - Range hood.
- T&B
 - Rain shower faucet,
 - Shower glass enclosure,
 - Water closet complete with seat and cover,
 - Stone surface lavatory counter, and
 - Exhaust fans

21. Will the stoves be electric or powered by separate LPG tanks?

- The stoves (provided by the unit owner) should be electric powered and the building will not permit any installation of LPG tanks for safety purposes.

22. Do you allow conversion of shower area to bath tub?

- Only the Master Bedroom T&B of the 3BR Fairway Suite & 3BR Penthouse suite can accommodate conversion to a bath tub. This conversion is still subject to review of the Building Engineer & Developer and will be at the cost of the unit owner.

23. What are the available fixtures in my unit?

- Air-conditioning- energy efficient multi-split type air conditioning, these units are provided and will be delivered upon turnover.
- Audio entry phone – this is connected to the reception area

24. What are the available provisions in my unit?

- FETH cable / internet / phone ports - this is provided in all rooms
- Multi-point water system – available for toilet & bath and water dryer

BUILDING MANAGEMENT & HOUSE RULES

1. What is the Property Management Office (PMO)?

- The Property Management Office is the liaison of the Management Committee in implementing the House Rules of Golf Ridge Private Estate. They are also in charge of handling security, maintenance, and the collection of Association Dues, Utility Dues, etc. Their office will be located at the Mezzanine floor of Golf Ridge and is open during business hours.

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

2. How will the waste management be facilitated in the development?
 - A garbage room is provided on all residential floors. Unit owners are required to sort their garbage following guidelines on waste management to be issued by Property Management Office (PMO).
3. Are pets allowed in Golf Ridge?
 - According to Golf Ridge House Rules, small to medium pets are allowed in non-commercial quantities.
4. When will I be provided with House Rules?
 - The House Rules for Golf Ridge will be provided to unit owners during turnover.
5. How much is the Management Dues?
 - Computation for the Management dues is not yet available since the property is still under development. To give an idea, currently, the going rates for other projects within the vicinity ranges from at P60/sqm – P90/sqm. This is as of Q1 2020. The developer shall release the final Management Dues assessment once finalized.
6. Is there a maximum number of residents that is allowed per unit?
 - Yes, Golf Ridge was planned for a fixed number of residents. The maximum number of residents allowed per unit are as follows:

Unit Type	Allowable # of residents
One (1)-Bedroom	Two (2) occupants
Two (2)-Bedroom	Six (6) occupants
Three (3)-Bedroom	Eight (8) occupants
Three (3)-Bedroom Penthouse	Eight (8) occupants

**Occupants refer to the Lessees or Tenants and shall include their household employees, if any.*

7. Will I be allowed to place any type of furniture on the balcony?
 - Furniture may be placed on the balcony but the same shall not exceed the height of balcony railings of approx. 1.1 meters.

LEASEHOLD RIGHTS

1. Are the condominium units & parking slots offered as freehold or leasehold rights? What is the difference between freehold from leasehold rights?
 - The concept of a freehold right is defined by the outright ownership of an individual of a property in perpetuity. Meanwhile, leasehold rights is defined by a permission given by the Lessor to hold the ownership rights of a property to a Lessee for a limited period of time.
 - For Golf Ridge, Leasehold rights are being sold to unit owners (Lessee) by FCMI (Lessor) with a lease agreement until the year 2066. Upon the end of the contract, the Lessee must return the rights of the property to the Lessor who in turn must return it to CDC unless renewed.
2. What are the benefits of leasehold properties?
 - Leasehold properties are valued accordingly to its location. Prime leasehold locations would be areas with high business and leisure attractions. With locations of the same attributes, such as Golf Ridge that is set within Mimosa +, Clark Pampanga, there will be a demand for rental and ownership of property. Golf Ridge also permits

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

the re-selling the leasehold property through the transfer of leasehold rights. Many premium properties located in other countries are under leasehold rights. They are often located in very exclusive locations such as central business districts, possibly due to future government plans. Properties within exclusive areas are high in value while leasehold properties, such as Golf Ridge Private Estate give opportunity to live in these areas within appealing prices.

3. How long is the ownership of leasehold rights of Golf Ridge?
 - The contract of leasehold rights of Golf Ridge will be until 2066. Upon the expiration, the ownership of leasehold rights will be returned to Clark Development Corporation.

4. Since the property is under leasehold rights, what will be the substitution for the title?
 - As substitution for the title, a Leasehold Agreement will be made between the Developer / Lessor (FCMI) and the Lessee (unit owner). Once the agreement has been finalized, the lessor must go through a process by Clark Development Corp to attain the Condominium Certificate of Ownership for Leasehold Rights (CCOLR) as proof of ownership of the leasehold rights to the unit. FCMI and Filigree will assist in acquiring of the CCLOR. Leasehold rights are embodied in a document called CCOLR which is the leasehold equivalent of CCTs.

5. What are the requirements to apply for CCOLR?
 - a. Developer's endorsement letter to CDC addressed to CDC's Representative
 - b. Completely filled-out application for CCOLR
 - c. Duly signed and notarized sub-lease agreement between developer and tenant
 - d. Duly signed resume of the tenant with education and employment history
 - e. Photocopy of bio-page of passport and all stamps in the Philippines
 - f. Colored photos of unit to be leased out (at least 3 photos of entire unit)
 - g. Special Power of Attorney from Tenant authorizing its representatives to sign on his/her behalf, if any.
 - h. Consent letter of applicant to conduct no derogatory check addressed to CDC's Representative
 - i. Proof of payment of CDC Revenue share or Official Receipt issued by CDC
 - j. If applicant is minor (20-year-old & Below) Copy of authenticated/apostille birth certificate from country of origin
 - k. Requirement for further sub-lease is a duly signed letter of undertaking

6. Are unit owners allowed to sub-lease the units in Golf Ridge? What is the process for sub-lease?
 - Yes, Unit owners are allowed to sub-lease the units in Golf Ridge if approved by CDC. During application or upon attainment of the CCOLR, unit owners must declare that they intend to sub-lease their property and agree to the condition that they will remit 5% of their rental income to be paid directly to CDC. A duly signed letter of undertaking shall be submitted to further sub-lease the unit.

7. Is the Maceda Law applicable for Golf Ridge/Leasehold Rights?
 - The Maceda Law is not applicable for Golf Ridge.

8. Should the client request that the marital consent be waived, would that be approved?
 - By the Philippine law, all legal contracts that the client enters post marriage is conjugal. Therefore, any request to waive the marital consent for the purchase of Golf Ridge units is beyond the developer's control.

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

TIMELINE & CONSTRUCTION

1. When is the launch date of Golf Ridge?
 - Soft Launch was held in December 2019.
2. When is the target turnover of the units?
 - The first tower of Golf Ridge is targeted to be turned over by the end of 2025. The developer shall make further announcement on the timeline once the construction is on its final stages.

PRICING & PAYMENT SCHEMES

1. How much is the reservation fee?
 - A non-refundable reservation fee of P100k is required to secure the unit.
 - If the client would like to pay via cash, he can go directly to the cashier at 23F, Filinvest Axis Tower One Bldg. Northgate Cyberzone, Filinvest City, Alabang. The client can also pay via bank deposit:
 - o Local Deposit/Remittance:
 - Receiving Bank Name: East West Bank Corporation
 - Beneficiary Name: Filinvest Clark Mimosa, Inc.
 - PESO Account Number: 2000-2094-8921
 - DOLLAR Account Number: 3000-0148-0182
 - SWIFT Code No (For International Remittance): EWBCPHMM
 - For check reservations – check must be named to Filinvest Clark Mimosa, Inc.
2. How much are the units in Golf Ridge?
 - Golf Ridge's selling price/square meter is P206k/sqm.
 - o 1 Bedroom Junior: Php13.1m-13.2m
 - o 1 Bedroom Classic: Php14.4m-17.1m
 - o 2 Bedroom Classic: Php26.5m-26.8m
 - o 2 Bedroom Premier: P27.7m-28m
 - o 3 Bedroom Fairway Suite: P38.8m-39.3m
 - o 3 Bedroom Penthouse Suite: Php41m-52.9m
 - Pricing is as of June 2023 and is subject to change. Please consult with the Project Development team on the latest pricing of the project.
3. Is Golf Ridge VAT Inclusive?
 - No, Golf Ridge is VAT EXCLUSIVE.
4. Are there any additional charges in buying a unit?
 - Yes. On top of the selling price stated above, the following additional charges are the following:
 - o 0.5% Processing Fee– This includes the admin & miscellaneous fees needed for booking the unit, and the processing fee for application of CCOLR. This fee is already included in the Total Contract Price (TCP) of a unit.
 - o Turnover fees – this includes payment for the membership fee, utility deposits, fire extinguishers, etc. Turnover fee per unit varies and is collected prior to turnover.

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.

GOLF RIDGE

P R I V A T E E S T A T E

5. What is the potential return on investments (ROI)?
 - The market rental rate p/sqm is P1,400/sqm (as of Nov 2021). Given that our smallest unit is 60 sqm, we can assume an estimated annual rental income of 1 million. With this, it can be expected that the return on investment would be at 6.8% in the first year. With the ROI, the cost of your investment may be recovered after 10 years.
6. Can clients request for a special payment schedule that fits their cash flow?
 - Yes, clients can request through the seller if they have a preferred payment schedule (ie smaller DP, longer terms, additional discount, etc.). Seller shall relay the request to the Project Development team who shall in turn evaluate the request. The release of special terms is within 48 hours after the request to the Project Development team has been made.

MIMOSA GOLF AND COUNTRY CLUB MEMBERSHIP

1. Will I be granted an automatic free membership when I buy a unit in Golf Ridge?
 - The Mimosa Golf and Country Club is a separate entity from Golf Ridge Private estate. There is no current tie up / partnership with Mimosa Plus Golf Course to offer free membership to Golf Ridge Clients.
 - The Mimosa Golf Course is currently available for public play and may book their tee-time and green fees on the Mimosa Golf Course website. For the rates of the green fees, prices are available in www.mimosagolf.com

FILIGREE

1. What is Filigree?
 - Filigree is a brand portfolio of masterfully crafted, upscale living spaces. It redefines luxury by sealing its every project with tangible real value and with highly functional design. In the pursuit to achieve the finest quality of homes its clientele deserves, filigree ensures that their lifestyles were put in mind from planning to implementation, from construction to delivery, so they will live their lives with ease and comfort. Other projects under Filigree are Botanika Nature Residences, Bristol at Parkway Place, The Beaufort, and The Enclave Alabang.

GOLF RIDGE PRIVATE ESTATE FAQs ver June 2023

FOR INTERNAL/SALES TRAINING PURPOSES ONLY. INFORMATION CAN STILL BE SUBJECT TO CHANGE.

The developer has implemented a strict non-disclosure policy for the provided document. Given that, if actual copy were to be disclosed to the public, the developer will investigate and charge penalties that are deemed necessary for the harmful acts done to the developer.