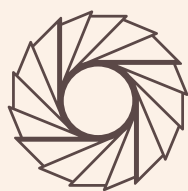




THE OBSERVATORY

SORA TOWER



THE OBSERVATORY

SORA TOWER

VIBRANT CITY LIVING IN THE HEART OF THE METRO

Welcome to THE OBSERVATORY, a mixed-use development of FNG that sets you at the peak of urban culture.



FEDERAL LAND NRE GLOBAL INC.

Through the powerhouse joint venture of Federal Land, Inc. and Nomura Real Estate Development Co. Ltd. emerges the new Federal Land NRE Global, Inc. (FNG). The collaborative spirit between the Philippines and Japan further amplifies the bright future of Philippine Real Estate.



FEDERAL LAND, INC.

With over 50 years of experience, Federal Land, Inc., a member of GT Capital Holdings and a proud partner of the Metrobank Group, has been consistently redefining the urban landscape and reshaping the city skyline to elevate the quality of life of its projects' residents.



NOMURA REAL ESTATE DEVELOPMENT CO. LTD.

Nomura Real Estate Group, which traces its origins back to the 1950s, is engaged in the business of Residential Development, Leasing, Investment Management, Property Brokerage, and Property & Facility Management among others. It is one of the leading developers of condominiums and detached houses centered in the greater Tokyo area.





YOUR CONTEMPORARY URBAN RETREAT

THE OBSERVATORY, situated in Mandaluyong City and across the river from BGC, presents a modern retreat in a strategically advantageous locale, emphasizing convenience and comfort. THE OBSERVATORY integrates modernity with an inviting retreat, promising a holistic urban living experience.

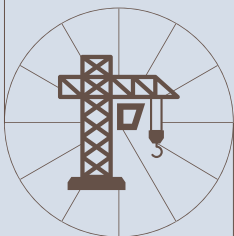
Actual photo of Mandaluyong skyline





STRATEGIC LOCATION

The strategic location of THE OBSERVATORY ensures your access to the nearby central business districts of Makati, BGC, and Ortigas through EDSA and the BGC-Ortigas Link Bridge.



MIXED-USE DEVELOPMENT

In an enclave of modern opportunities, THE OBSERVATORY is a 4.5-ha. mixed-use township with residential towers, retail offerings, and an office building designed as a reimagining of city life in the heart of Metro Manila.



CITY VIEWS

With panoramic views of the iconic BGC skyline from the riverside, THE OBSERVATORY offers you a taste of modern urban living at its most vibrant, convenient, and comfortable.

THRIVE IN THE CITY

Across the Pasig River from BGC, THE OBSERVATORY is home to the dynamic urban culture of the up-and-coming generation.

This next hotspot of exciting new trends and revamped experiences is set at the intersection of contemporary lifestyles in the metro.



THE TRUE CENTER OF METRO MANILA

Your new home at THE OBSERVATORY is strategically located at the corner of Pioneer and Sheridan streets leading to EDSA and the BGC-Ortigas Link Bridge, and connecting you to the central business districts of Makati, BGC, and Ortigas.

MAKATI

MEDICAL FACILITIES

Makati Medical Center, **5.2km**

OFFICES AND HEADQUARTERS

GT Tower International, **5.1km**

AXA, **5.1km**

Nestle, **2.3km**

EDUCATIONAL INSTITUTIONS

Ateneo Professional Schools, **5.0km**

Assumption San Lorenzo, **4.7km**

LEISURE

Ayala Center, **4.2km**

ORTIGAS

MEDICAL FACILITIES

The Medical City, **3.8km**

OFFICES AND HEADQUARTERS

Asian Development Bank, **2.3km**

San Miguel Corporation, **2.4km**

Meralco, **2.6km**

Petron, **3.2km**

Jollibee Foods Corporation, **2.9km**

EDUCATIONAL INSTITUTIONS

St. Pedro Poveda College, **2.9km**

Ateneo School of Medicine

& Public Health, **3.9km**

University of Asia & The Pacific, **1.7km**

LEISURE

The Podium, **2.3km**

Shangri-La Plaza, **1.6km**

SM Megamall, **1.9km**

Robinsons Galleria, **3.2km**

BGC

MEDICAL FACILITIES

St. Luke's Medical Center, **1.7km**

OFFICES AND HEADQUARTERS

Phillippine Stock Exchange, **3.7km**

Metrobank Center, **2.4km**

HSBC, **3.5km**

JPMorgan Chase & Co., **2.4km**

Google, **3.9km**

Unilever, **3.6km**

Procter & Gamble, **3.5km**

EDUCATIONAL INSTITUTIONS

Manila Japanese School, **3.0km**

International School Manila, **3.2km**

British School Manila, **3.2km**

UP BGC Campus, **2.5km**

LEISURE

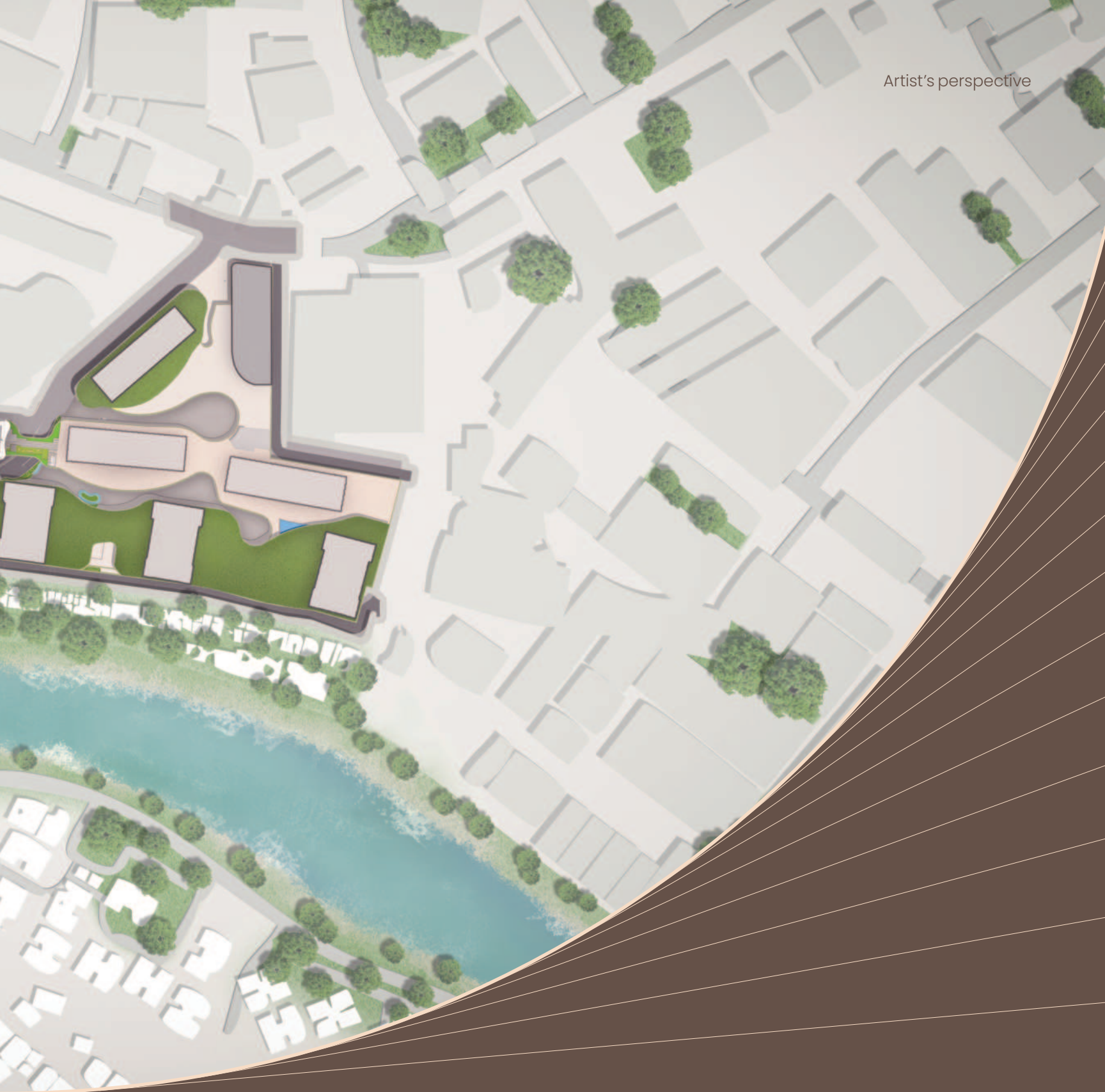
MITSUKOSHI BGC, **2.4km**

Uptown Bonifacio, **2.6km**

Bonifacio High Street, **3.4km**



KEEPING UP WITH YOUR CITY LIFE



THE OBSERVATORY is a mixed-use development featuring a master plan that prioritizes your comfort and convenience.

The 4.5-hectare township includes a neighborhood of residential towers, sprawling retail facilities, and an office building.

These experiences are seamlessly connected through walkable and open spaces intentionally oriented to value your safety and ease of access throughout the complex.





MASTERFUL DESIGN AND COLLABORATION

A symbol of elegance, community, and environmental health, the Philippine eagle embodies the values of the Filipino people.



Based on the national bird of the Philippines, the design concept of THE OBSERVATORY envisions the development as both a vantage point of Metro Manila and a thriving community in a sustainable environment.

PARTNERS

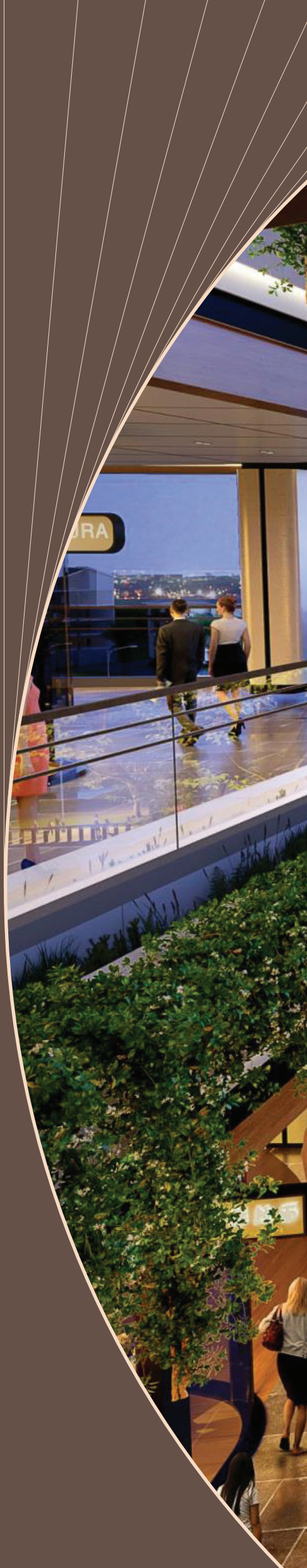
THE OBSERVATORY is a culmination of the collaborative work of its partners, whose seasoned expertise and internationally-recognized excellence are behind the thoughtfulness and intentionality of the township's design.

Among these accomplished design consultants are Nikken Sekkei Ltd. for the master plan and concept design of the residential towers, Garde Co., Ltd. for the interior & landscape design of the commercial component, Magnusson Klemencic Associates for the structural engineering design, and Pimentel, Rodriguez, Simbulan & Partners as the architect of record.

A NEW HUB OF VIBRANT LIFESTYLES

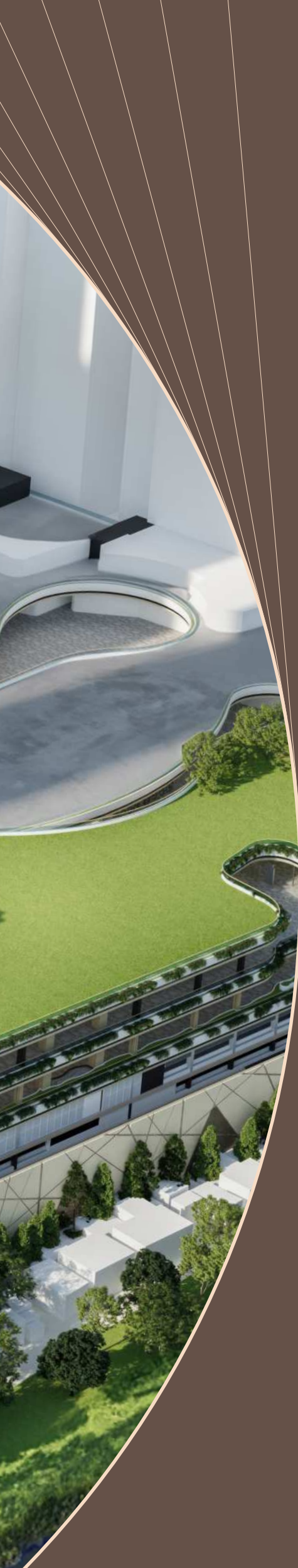
THE OBSERVATORY opens its doors to those from all walks of urban culture, reimagining city life for its residents, neighboring communities, and surrounding districts.

As a contemporary mixed-use complex designed for convenience, THE OBSERVATORY revamps experiences with flavorful dining, fresh choices, specialty offerings, and unique shopping spaces accompanied by panoramic views of the BGC skyline.









THE OBSERVATORY SORA TOWER

The first residential tower rising at THE OBSERVATORY ushers in a new era living in the city.

Its Japanese name meaning “sky”, SORA TOWER soars over the city as your next home at the seat of urban culture and fast-paced lifestyles in Metro Manila.

RESIDENTIAL UNITS

The wide range of units offered among the skies at THE OBSERVATORY SORA TOWER are thoughtfully designed to keep up with every stage of your city life. Each unit features ingenious solutions to your changing needs.

UNIT TYPE	UNIT COUNT	UNIT AREAS
Studio	336	28-33.5 sqm
One-Bedroom	228	45.5-61.5 sqm
Two-Bedroom	48	65-87 sqm
Three-Bedroom	32	137-148 sqm
Penthouse	6	155.5-202 sqm
TOTAL	650	





Actual Photo



TOKYO

Actual Photo



HOKKAIDO

Actual Photo



KYOTO

Actual Photo



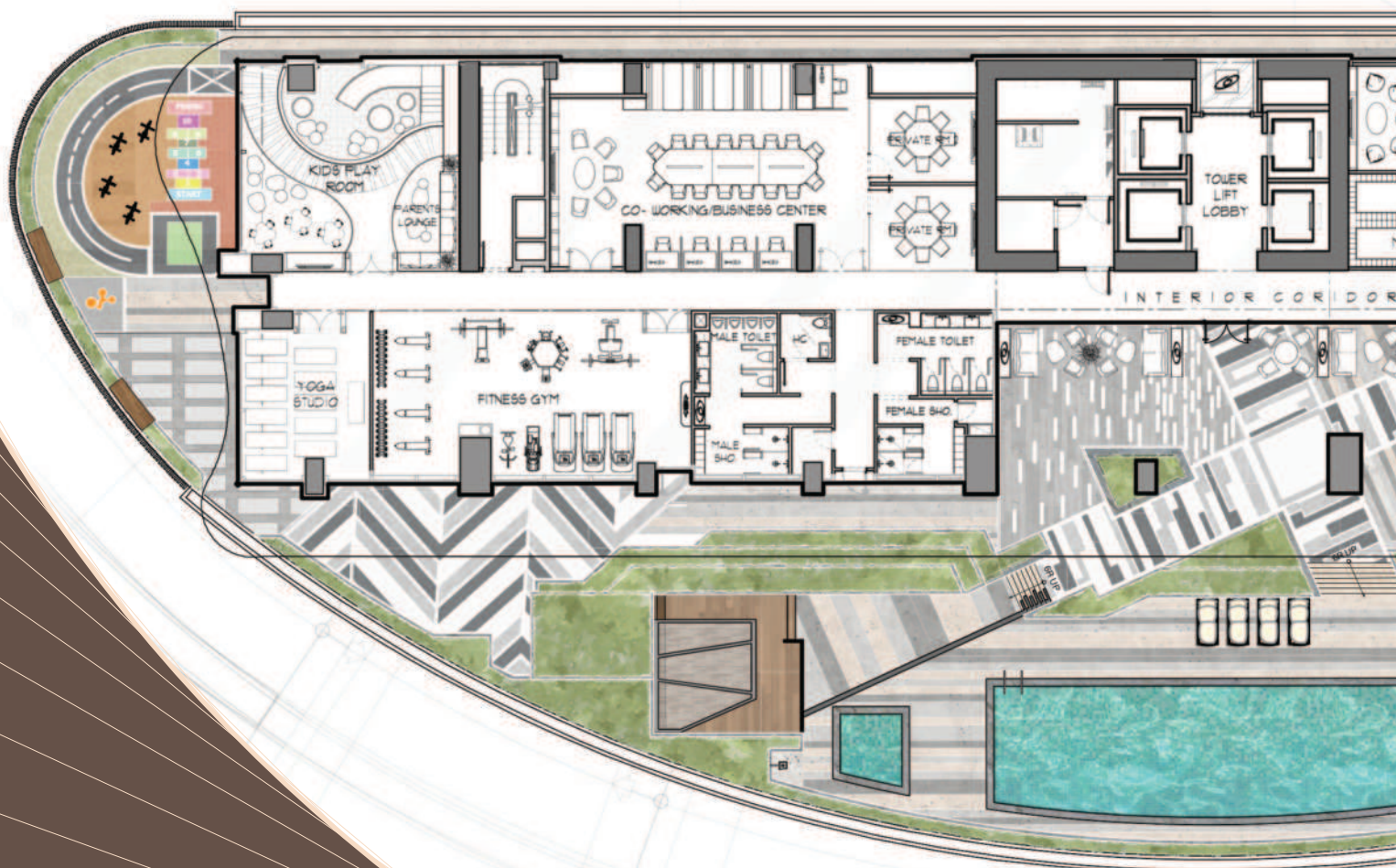
OSAKA



JOURNEY ACROSS JAPAN

Immerse yourself in the best of Japanese city culture
at THE OBSERVATORY.

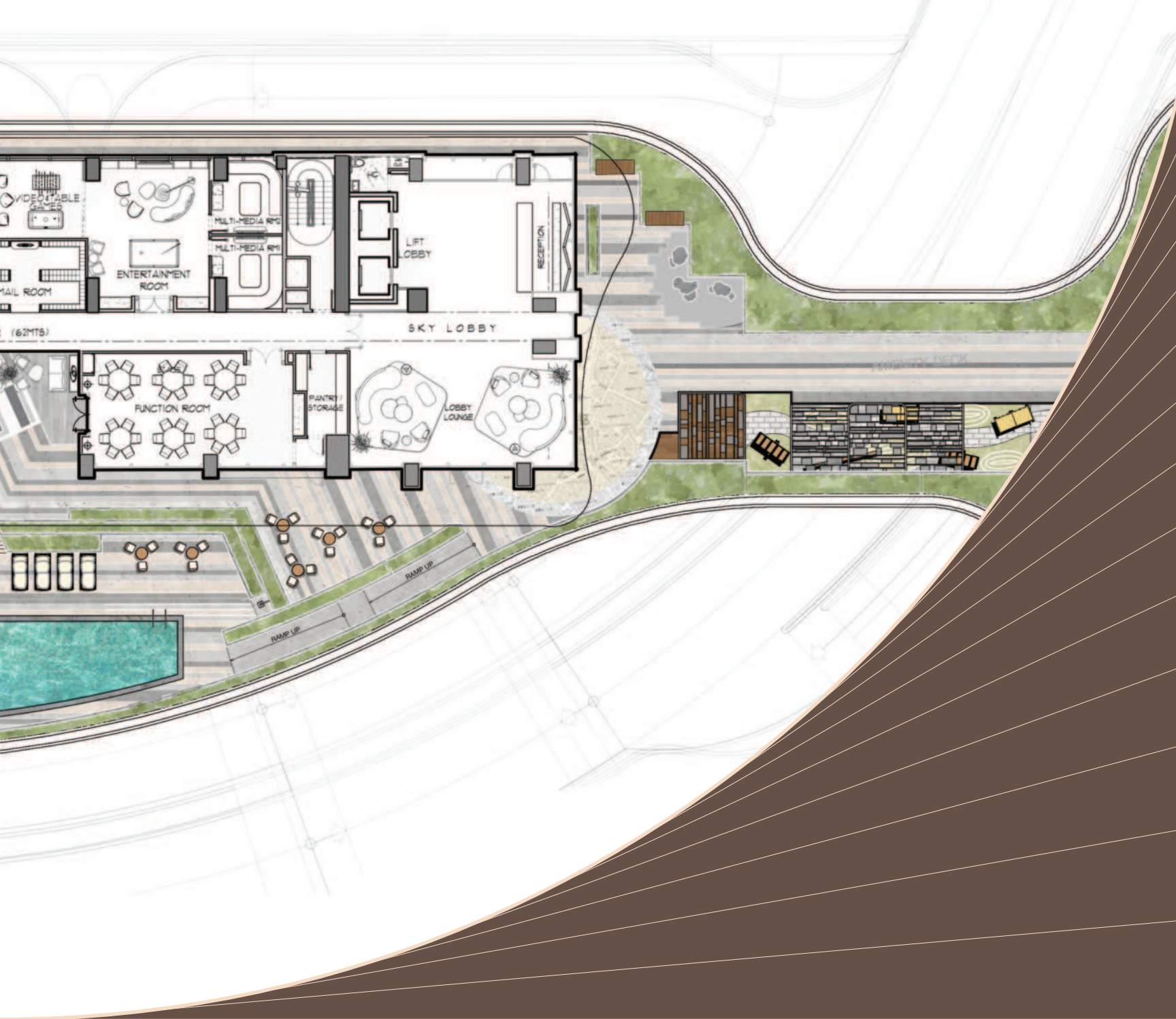
The amenities of each residential tower at your next
home evoke the identities of remarkable districts in
Tokyo, Hokkaido, Kyoto, and Osaka.



Actual Photo

SHIBUYA AT SORA TOWER

Inspired by the vibrant and constantly moving SHIBUYA district in Tokyo, the amenities at SORA TOWER perfectly blend into your lifestyle at your home in the metro.



AMENITIES

INDOOR

- Sky Lobby
- Children's Playroom
- Co-working / Business Center
- Yoga Studio
- Fitness Gym
- Entertainment Room
- Function Room

OUTDOOR

- Swimming Pool and Pool Deck
- Children's Pool
- Children's Play Area
- Pet Park
- Lobby Garden
- Outdoor Lounge



UNIT FEATURES

Your next home is fully equipped to keep up with your constantly changing needs.

By incorporating Japanese efficiency and functionality into each unit, your residence at SORA TOWER is designed to improve your city lifestyle.

USER-FRIENDLINESS

Your convenience is prioritized with intentionally selected fixtures that allow you to find comfort in your home.

- Japanese Shower Toilet for Master T&B
 - Rangehood
- Separate Shower & Bathtub in Master T&B

FLEXIBILITY

Make your space uniquely yours with modular elements that can adjust to your preferences.

- Multi-functional & Space-saving Sink

SECURITY

Protected spaces within and around your unit ensure the safety of your city living.

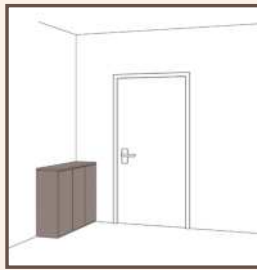
- Elevator & Main Door Key Card Access

STORAGE SOLUTIONS

Innovative solutions for your storage needs are made to maximize your living areas.



Typical entrances appear messy with exposed shoes and outdoor items.



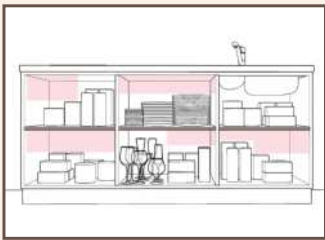
In a Genkan, you can store these items to make your entrance appear cleaner and more welcoming.



Shoe cabinets in a Genkan have adjustable dividers for efficient storage.

Genkan

A Genkan is a traditional Japanese entryway area for a house, apartment, or building. A combination of a porch and a doormat, it is meant to house your items for the outdoors, such as shoes and other footwear.



Kitchen cabinets usually feature fixed shelves, leaving unused empty spaces.



Adjustable shelves allow you to store more items of different sizes.

Kitchen Cabinets

Typical kitchen cabinets are just one size with a lot of wasted space. Adding adjustable shelves for the inside allows you to maximize your cabinet space and store more items.



In modular closets, shelves and racks can be relocated from standard positions.



Early nesters with children can adjust closets to store small items such as bins and children's clothes.



As families mature, shelves can be moved to fit larger clothes, boxes, and luggage.

Wardrobe

To accommodate your lifestyle across different life stages, modular closets feature adjustable shelves that can be relocated according to your needs.

UNIT FINISHES

ROOM	FLOOR	WALL	CEILING
Genkan	Homogenous Tiles	Painted	Painted Cement
Living/Dining	Homogenous Tiles	Painted	Painted Cement
Kitchen	Homogenous Tiles	Painted	Painted Gypsum Board
Master Bedroom	Laminated Wood	Painted	Painted Cement
Secondary Bedroom	Laminated Wood	Painted	Painted Cement
Master T&B	Homogenous Tiles	Painted/ Homogenous Tiles	Painted Moisture-Resistant Gypsum Board
Common T&B	Homogenous Tiles	Painted/ Homogenous Tiles	Painted Moisture-Resistant Gypsum Board
Utility Room	Ceramic Tiles	Painted	Painted Cement
Utility T&B	Ceramic Tiles	Painted/Ceramic Tiles	Painted Moisture-Resistant Gypsum Board
Balcony	Ceramic Tiles	Painted	Painted Cement

BUILDING FEATURES

SAFETY & SECURITY

- Fire Detection Alarm System
- Automatic Fire Suppression System
- 100% Back-up Power for Common Areas
- 60% Back-up Power for Residential Units
- Integrated CCTV security system in strategic locations in the common areas
- 24-hour security
- Pressurized fire escape stairs
- Key card access

CONVENIENCE & SERVICES

- Three (3) passenger elevators
- One (1) passenger/service elevator
- Five (5) levels of Residential parking
- Direct access to Retail through shuttle elevators
- Lobbies located at the Ground and Amenity Floors
- Drop-off at Ground Floor and Parking Level 1







TEAM OF EXPERTS



**NIKKEN HOUSING
SYSTEM LTD.
NIKKEN SEKKEI LTD.**

**Foreign Architectural
Consultant**

Architectural Design,
Master Planning and
Residential Interior Design

An architectural, planning and engineering firm from Japan established in 1900. It has completed more than 25,000 projects, in over 250 cities, across 50 countries, making it one of the largest architectural practices in the world.



**GARDE
CO., LTD.**

**Foreign Design
Consultant**

Architectural, Interior, Landscape,
Lighting, and Environmental Graphics
Design for Commercial

A leading Japanese design company founded in 1985. Garde has been providing retail design branding and consulting services throughout the globe. Their clients include luxury fashion stores, hotels, department stores, shopping centers, corporate offices and high-end residences.



**MAGNUSSON
KLEMENCIC
ASSOCIATES (MKA)**

**Foreign Structural
Consultant**

An internationally-renowned structural and civil engineering firm formed in 1920. Magnusson Klemencic Associates has completed projects across 54 countries, each reinforcing their reputation in the industry as innovative and collaborative partners through unparalleled engineering solutions.



**PIMENTEL,
RODRIGUEZ,
SIMBULAN &
PARTNERS (PRSP)**

**Architect of
Record**

An award-winning architectural firm in the Philippines since its inception in 1988. As industry leaders, Pimentel Rodriguez Simbulan & Partners continues to showcase their expertise in their comprehensive architectural design and construction supervision services.

**SY2 +
ASSOCIATES, INC.**

**Structural Engineer
of Record**

**FLOWFORTH
VENTURES INC. (FVI)**

**Mechanical Consultant,
Fire & Life Safety
Consultant**

**EBCRUZ &
PARTNERS (EBC)**

**Electrical
Consultant**

**NBF CONSULTING,
INC. (NBF)**

**Plumbing, Sanitary &
Fire Protection
Consultant**

CREARIS

**Landscape Consultant
for Residential**

**INSPIRA DESIGN
CONSULTANCY
SERVICES**

**Landscape Consultant
for Commercial**

**HIRSCH/BENDER
PHILIPPINES
INC. (HBA)**

**Interior Design
Consultant**

**RWDI ASIA
PACIFIC**

**Wind Engineering
Consultant**

**LANGAN
INTERNATIONAL,
LCC**

**Seismic Analysis
Consultant**

**ROY BARRY &
ASSOCIATES**

**Vertical Transportation
Consultant**

**SMDI
CONSULTANTS,
INC.**

**Traffic Impact
Consultant**

**DESIGN
COORDINATES,
INC. (DCI)**

**External Design &
Project Manager**

A PROPERTY DEVELOPED BY



FEDERAL LAND & NOMURA REAL ESTATE

www.fng.ph

DHSUD TLTS : NCR-026

DHSUD NCR AA-2023/11-4471

PROJECT LOCATION: Pioneer Street, Barangka Ilaya, Mandaluyong City

COMPLETION DATE: December 31, 2030

DEVELOPER: Federal Land NRE Global Inc.