

 AyalaLand
**The Leading Real Estate
Developer In The Philippines**

**Building businesses
for the greater good**



Established 1834

Core Value Drivers



Real Estate



Banking and
Finance



Telecommunications



Energy

Emerging Businesses





WE
BUILD
PLACES
THAT
PEOPLE
LOVE



What Makes Up An Ayala Estate?

Residential Communities



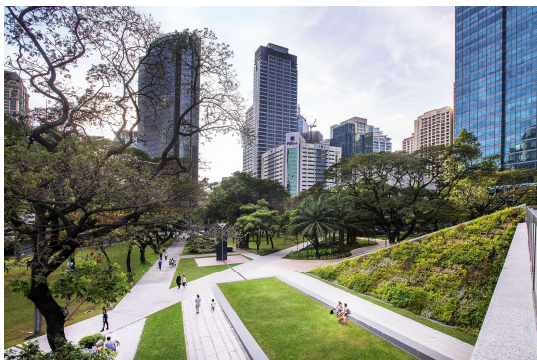
Malls



Hotels and Resorts



Leisure Spaces



Offices



Transportation Hubs



Strategically structured business lines to capitalize on market opportunities and mitigate risks

Estate Development

53 Estates across the Philippines

34 Integrated Mixed-Use
3 Tourism Estates
5 Residential Estates
5 Commercial Estates
6 Industrial Estates

Property Development

Premium Residential

1. Ayala Land Premier (Luxury)
2. ALVEO (Upscale)

Core Residential

3. AVIDA (Mid-Income)
4. Amaia (Entry Level)

Products: Residential and Commercial lots, H&L, and Residential and Office Condo units

Commercial Leasing

Malls: 2.1M sqm GLA

- 32 Malls, 63 Retail Amenities

Offices: 1.4M sqm GLA

- 65 BPOs, 6 HQ

Hotels-Resorts: 4,358 Rooms

- 11 SEDA Branches
- Fairmont-Raffles, Holiday Inn, and Circuit Service Residences
- El Nido Resorts, Lio, and Sicogon B&Bs

Real Estate Logistics: 340K sqm GLA

- 6 SFBs/WHS, 3 Cold Storage, 6MW Data Center

Dorms/Co-Working

- 3 CityFlats, 7 Clock-In

Service Businesses

Construction

- 346 projects under Makati Development Corporation

Property Management

- 276 properties managed by APMC

Power Supply

- Retail Electricity Supply through DPSI and PIES

Service Businesses

Philippines

- AREIT 66%
- ALLHC 72%
- Ortigas Land 21%
- Mercado Supermarket 50%

Malaysia

- Avaland Berhad 66%

Residential Brands

 AyalaLand PREMIER

ALVEO

Avida

Amaia

 BellaVita



Luxury



Upscale



Middle



Entry



Socialized



**From
Property
Builders to
Community
Developers**

**53
Estates**



Avída Towers

Verge



Converge,
as in point of convergence central location

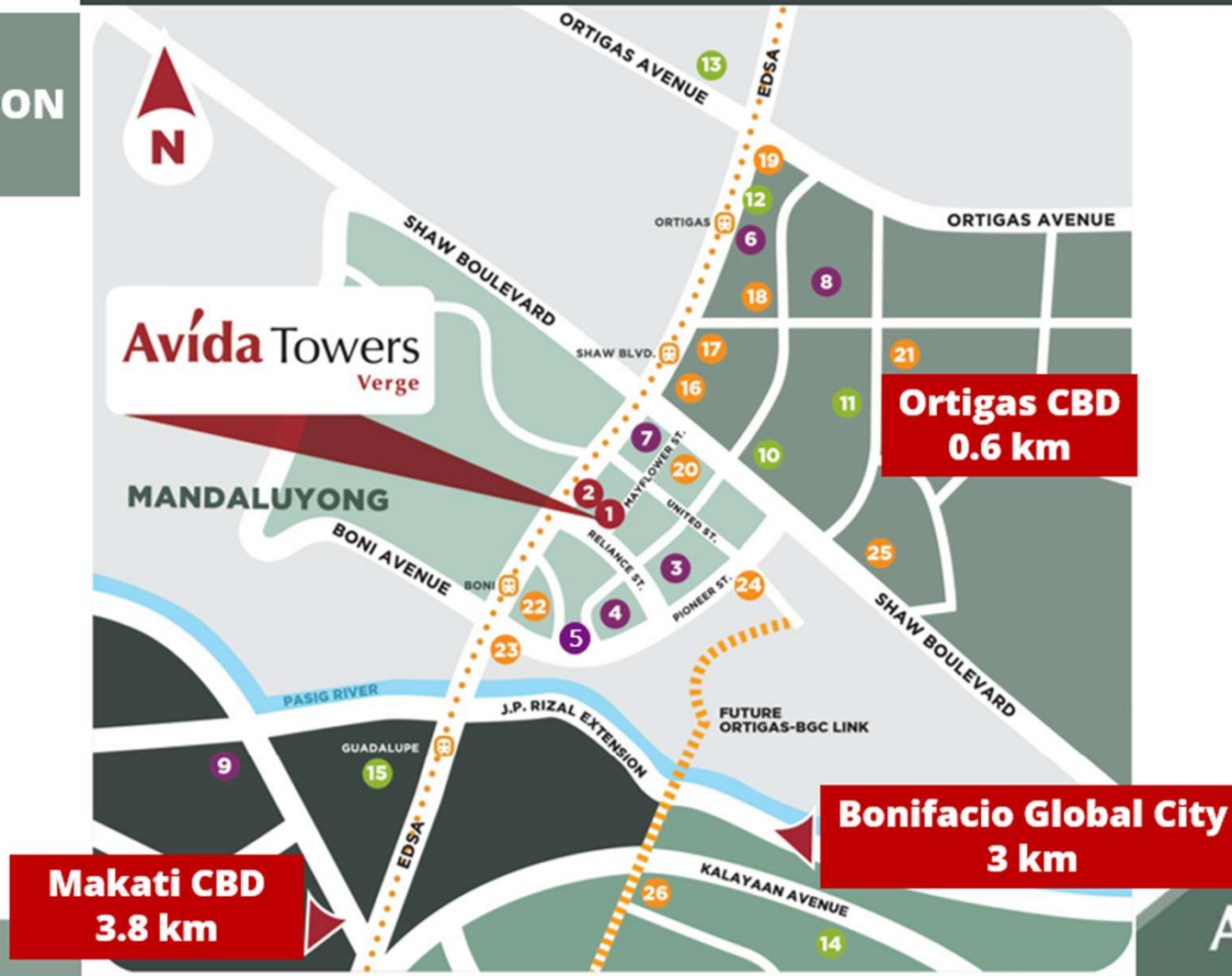
Converge,
as in convergence of life and lifestyle / mixed use

Converge,
thanks to amenities unique to the property,
central to which are the convergence areas

Converge,
as in where your dreams verge into your reality

Reliance St., corner Mayflower St., Brgy. Highway Hills, Mandaluyong City

LOCATION



Avida Towers
Verge

LOCATION



ORTIGAS-BGC LINK

Sta. Monica-Lawton Bridge



Target Completion: 1Q 2021

Status as of Aug 2020: Two sides of upcoming bridge finally meet

Status as of Sept 2020: 60% Completion



The information reflected here is intended to give a general overview of the project and will serve as the seller's initial reference only. The material should not be used as a presentation material to the buyer. Updated December 9, 2020.

LOCATION

METRO MANILA SUBWAY PROJECT



Target Completion: 2025
Groundbreaking: Dec 2019
Delivery of Tunnel Boring Machines: Feb 2021



Manila

Pasay



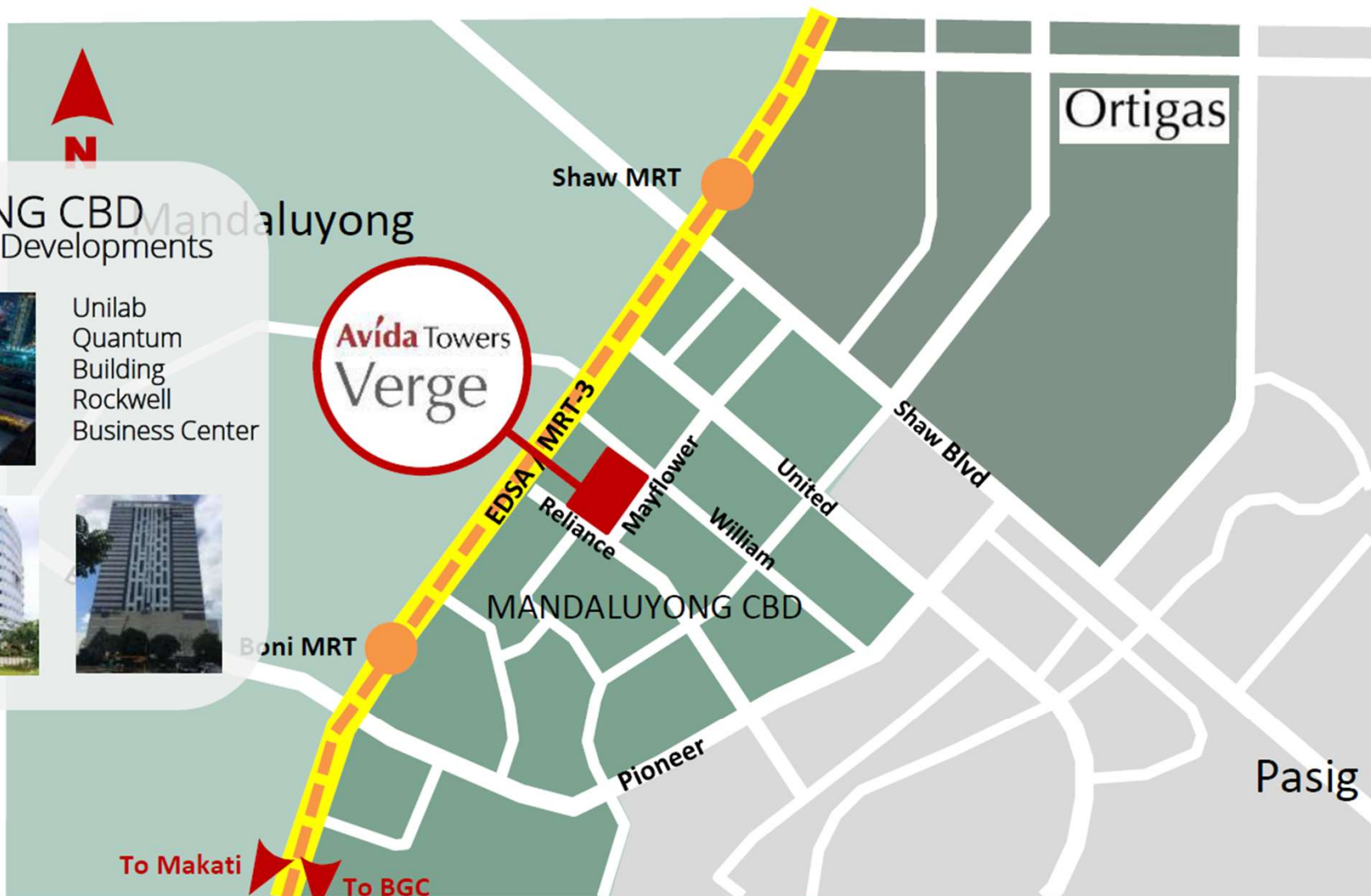
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VICINITY

MANDALUYONG CBD Offices, Mixed-use Developments



Unilab
Quantum
Building
Rockwell
Business Center

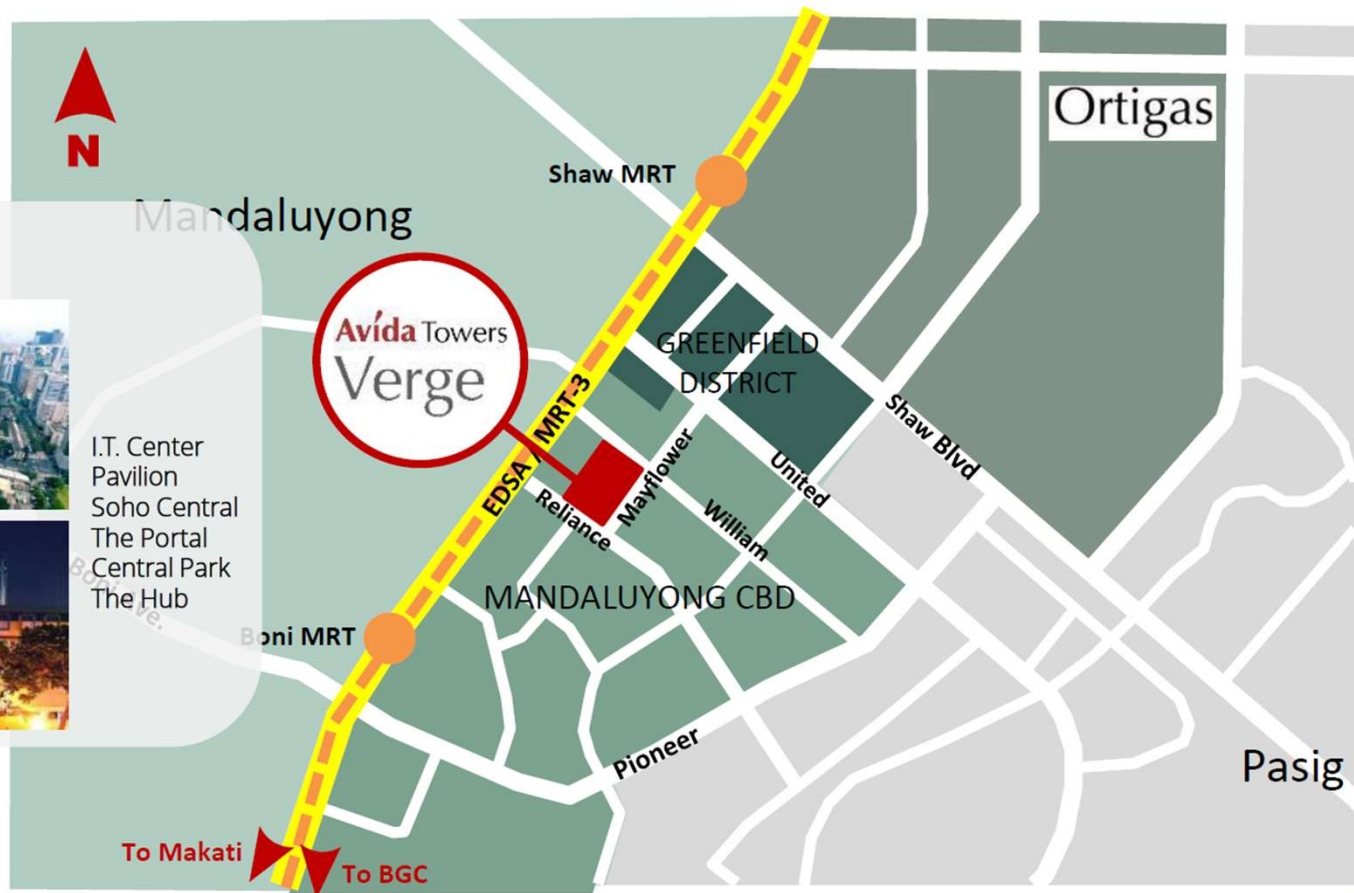


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VICINITY



I.T. Center
Pavilion
Soho Central
The Portal
Central Park
The Hub



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VICINITY



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3 Tower
Condominium
Development

**Tower 2
Launch
Jan 2021**

**924
Residential
Units**

**317
Parking
Slots**

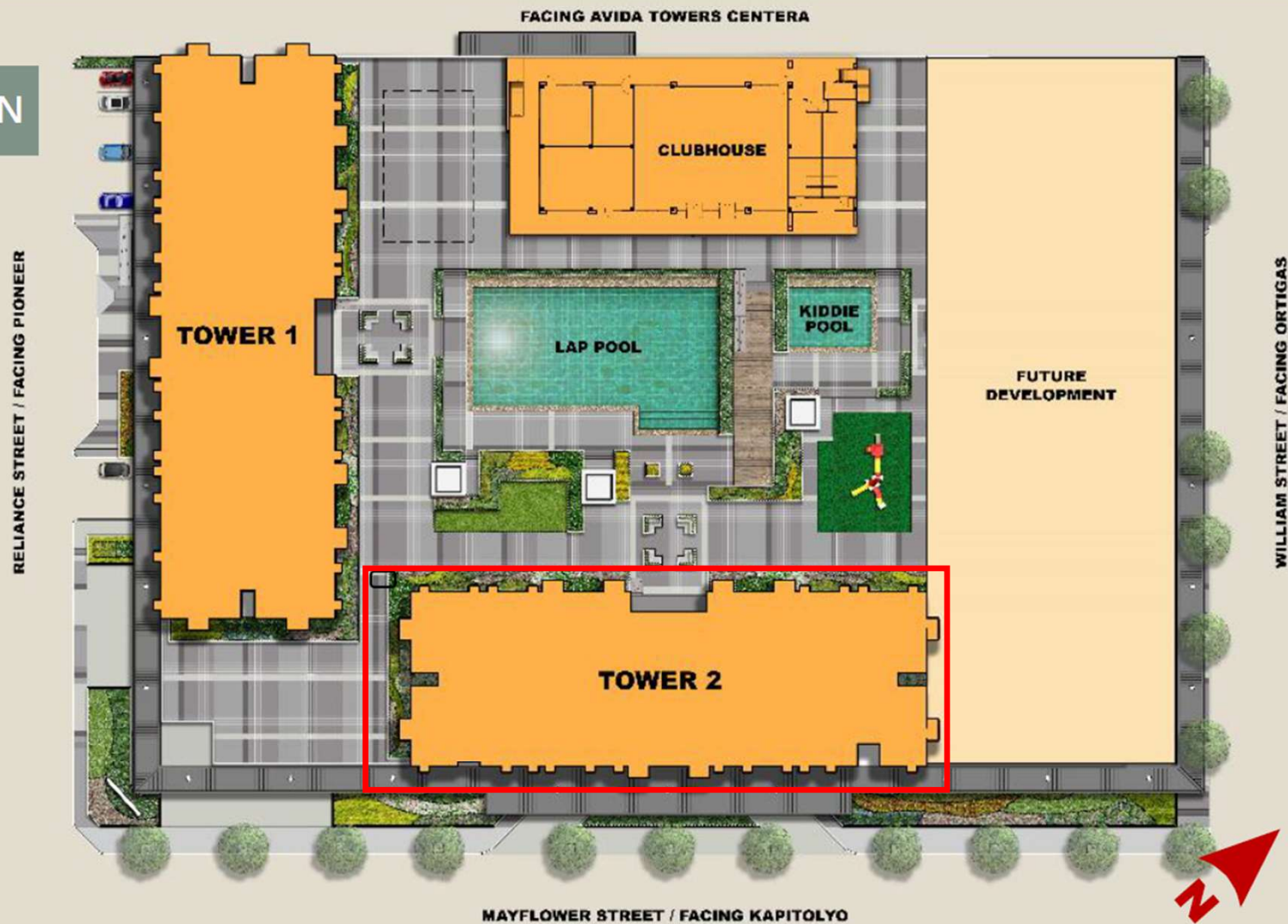
7
Ground
Level Retail
Units

Clubhouse
Swimming
Pool, Gym!

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Verge

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SITE DEVELOPMENT PLAN



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An aerial view of a modern apartment complex. The building is a multi-story structure with a light-colored facade and dark window frames. It features a large rooftop amenity area with a swimming pool, a playground, and a lounge area. The pool is rectangular and surrounded by a paved deck. The playground has a green safety mat and various play structures. The lounge area includes several lounge chairs and a small table. The entire complex is surrounded by lush greenery and landscaping. The word "AMENITIES" is written in white capital letters on a dark green background in the upper left corner.

AMENITIES

- Clubhouse
- Swimming Pool
- Kiddie Pool

- Play Area
- Indoor Gym
- Gazebos

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Verge

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An architectural rendering of the ground floor of a modern building, specifically the retail section. The building features a facade of large, light-colored rectangular panels arranged in a staggered, grid-like pattern. The ground floor has large glass windows and doors, some of which are open, revealing interior displays. Several people are walking on the sidewalk in front of the building. A silver sedan is parked on the left, an orange car is parked in the middle, and a black pickup truck is parked on the right. The scene is set in an urban environment with other buildings visible in the background.

RETAIL

7 Retail Units

Avida Towers
Verge

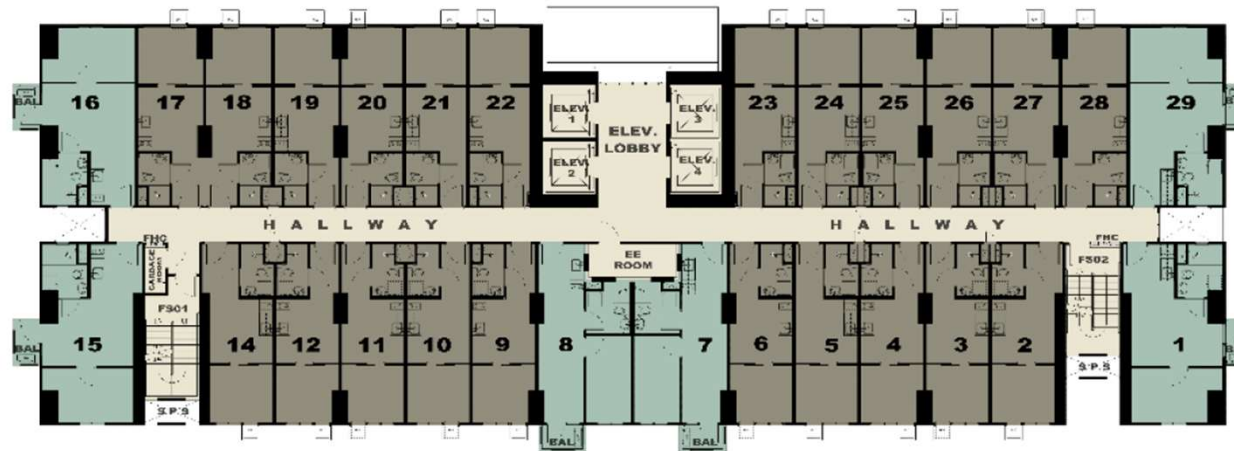
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TYPICAL FLOOR PLAN

- JUNIOR 1 BEDROOM
- 1 BEDROOM

Facing Avida Towers Centera / Amenity Area

Facing Reliance Street



Facing Mayflower / Facing East

Facing William Street



Avida Towers
Verge

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TOWER 2 FLOOR PLAN

- JUNIOR 1 BEDROOM
- 1 BEDROOM

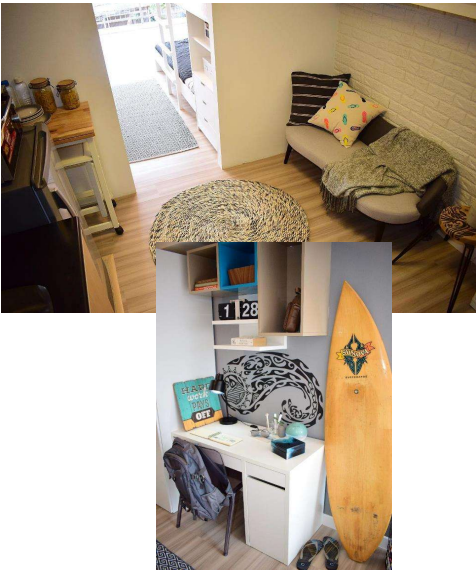
- More Junior 1 BR
- Least Dense Tower
- Facing Amenity or Facing East



Typical Unit Layout

Junior 1-Bedroom Unit

Area	sqm
Bedroom	7.70
Living / Dining / Kitchen	11.40
Toilet & Bath	3.70
Total Area	22.80



1-Bedroom Unit

Area	sqm
Bedroom	11.10
Living / Dining / Kitchen	18.40
Toilet & Bath	5.40
Total Area	34.90



UNIT SPECIFICATIONS

Flooring	
Bedroom	Wood Laminate
Living / Dining / Kitchen	Wood Laminate
Toilet & Bath	300x300 Ceramic Tile
Balcony	300x300 Ceramic Tile
Wall	
General Area	Semi Gloss Latex Paint Finish
Toilet & Bath	Painted Plain Cement Finish Above Tile
Kitchen & Toilet Finishes	
Counter top	Solid Surface
Cabinet	Laminated MDF Board

Unit Features & Provisions

Smoke Detector
Emergency Light
Backup power
Telephone Lines
CATV Outlet
Provision for washer/dryer
Provision for water heater in T&B

Sustainability Features

Avida Towers
Verge



LED Lights on Units – Less Energy Consumption

Efficient Water Fixtures - Reduction in Water Consumption

Low Emissivity Glass – Less Heat Gain

Occupancy Light Sensors on Residential Hallways

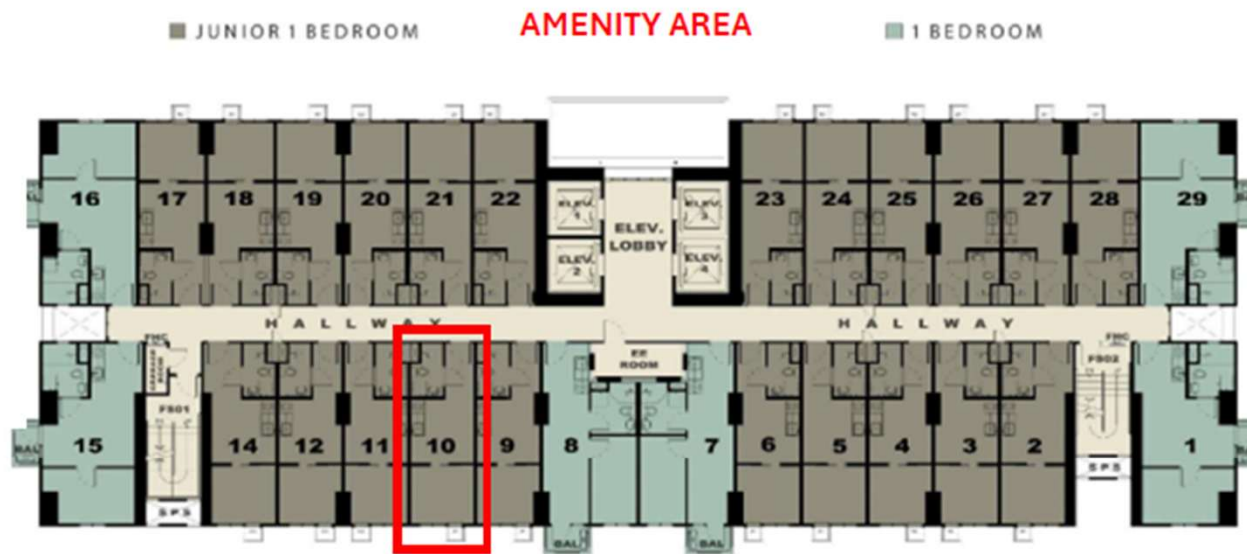
Daylight Sensors on Podium Parking

Rain Water Harvesting for Common Areas

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Tower 2 Typical Floor Plan

RELIANCE ST - FACING
PIONEER/BGC (SOUTH)



JUNIOR 1BR UNIT 2-1210

TOWER 2 - TYPICAL FLOOR PLAN

MAYFLOWER ST - FACING ANTIPOLLO (EAST)



WILLIAM ST - FACING
ORTIGAS (NORTH)



SAMPLE COMPUTATION

Avida Verge Towers
Junior 1BR Unit 2-1210
23.40 sqm | 253 sqft
10% Spot Downpayment/ 10% over 36 months / 80% Balance
With 20% discount = Php 1,278,500 or \$22,043

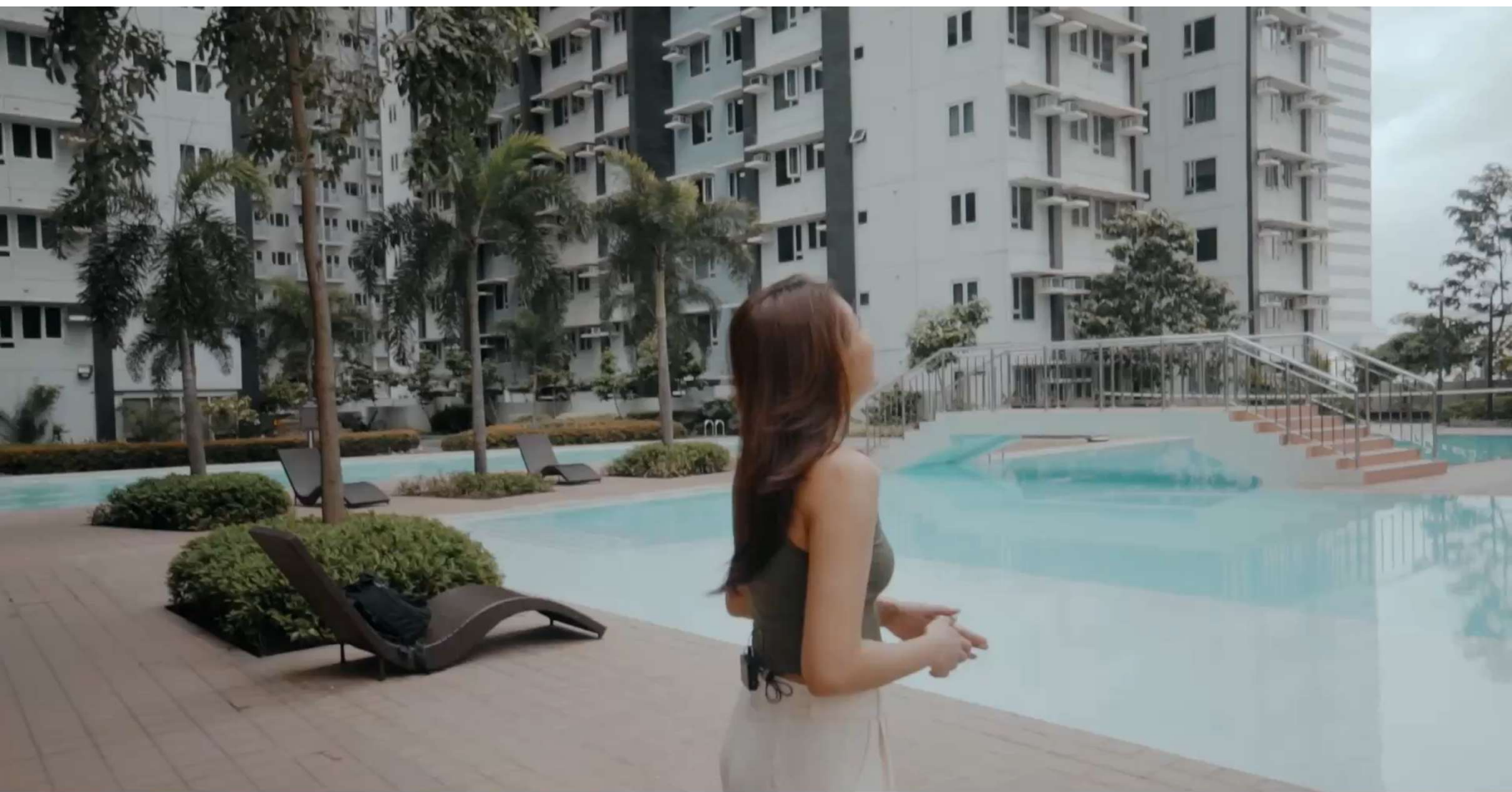
USD 1 = PHP 58*	PHP	USD
List Price with VAT + Closing Costs	6,170,660	106,391
Reservation fee	50,000	862
10% spot downpayment	567,066	9,777
10% DP Monthly Amortization in 36 months	17,141	295
80% Balance	4,936,528	85,112

**Estimated @ 6% annual capital appreciation*

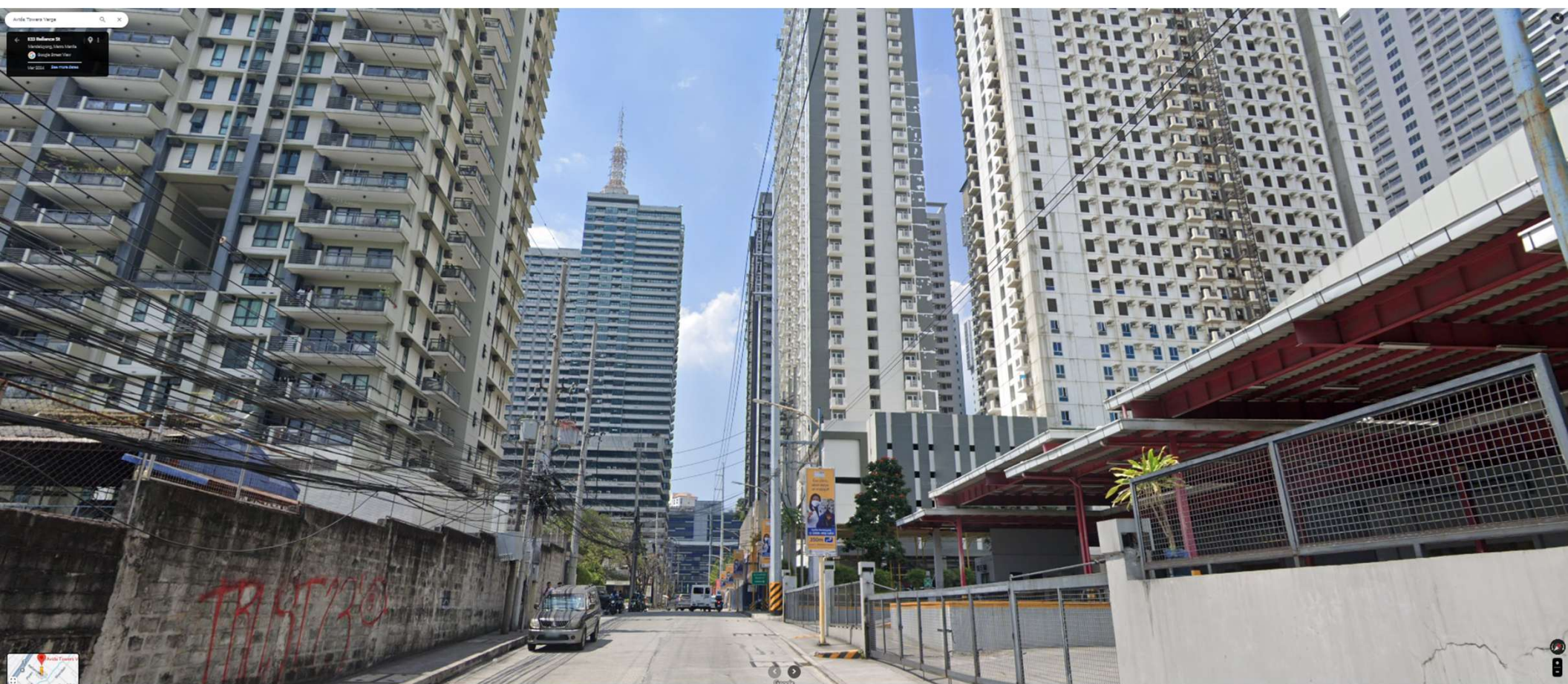




Avída Towers Verge



VIEW FROM RELIANCE STREET TOWARDS EDSA



VIEW FROM RELIANCE STREET (TOWARDS EDSA) SHOWING CORNER WITH
MAYFLOWER STREET



VIEW FROM CORNER OF MAYFLOWER AND WILLIAMS STREET



49 Mayflower St

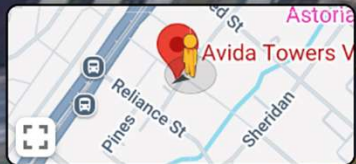
Mandaluyong, Metro Manila



Google Street View

Mar 2024

[See more dates](#)



Google

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VIEW FROM WILLIAMS STREET TOWARDS EDSA



VIEW TO THE EAST (Ortigas) ALONG MAYFLOWER STREET



Avida Towers Verge



Own a Philippine Home Loan or OPHL is a financing program unique to PNB. It allows Filipinos and non-Filipinos residing and working in the United States an easy way to obtain a bank financing of residential properties in the Philippines.

OPHL is the most convenient and secured home loan with:

- NO ATTORNEY-IN-FACT
- NO REMITTANCE CHARGES
- NO FOREIGN EXCHANGE RATE RISK
- LOAN BOOKED IN USD



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AyalaLand

Leasing & Resale Services

The Key To Your Real Estate Needs

Find the right space today!

RENT

BUY

Condominium ▼

All Locations ▼

All Sizes ▼

Price

FIND



Things to Consider...

*The longer you wait,
the higher the cost*

*Your future is as important
as your present*

Low risk, high yield investment

*You are one decision away
from a totally different life*



With great honor and pride,
we would like to invite you to visit our new office located at

**18000 Studebaker, Suite 700 Cerritos,
CA 90703**

**Contact our Marketing Director
Jaylou Marie R. Hernandez for an appointment.**

Tel **(310) 925-9899** | Email **hernandez.jaylou@ayalaland-intl.com**





BUILDING YOUR FUTURE

with



AyalaLand