



*Ayala Land is the largest
full-line real estate developer
in the Philippines.*

Building your Future with

 **AyalaLand**



**Building businesses
for the **greater good****



Established 1834

Core Value Drivers



Real Estate



Financial Services



Telecommunications



Energy

Emerging Businesses



Portfolio Investments



**The largest real estate developer in the
Philippines with master-planned estates
across the country**



What Makes Up An Ayala Estate?

Residential Communities



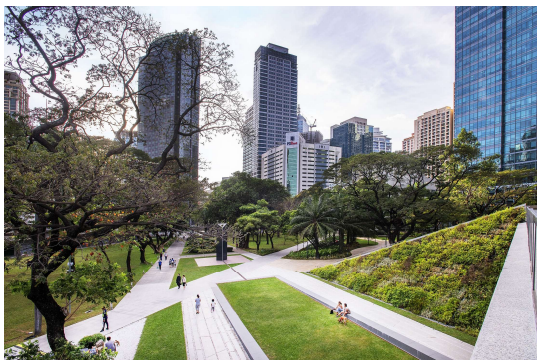
Malls



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**





North Luzon's Center of Excellence

1,800 hectares of integrated mixed-use development by Ayala Land and Leonio Land envisioned to further boost the region's economic potential by being a **center for business, leisure and growth.**

Alviera is strategically located in a thriving growth center in Central Luzon



CENTRAL LUZON: P1.8T of Govt. infrastructure

- North Access Link Expressway (NALEX)
- North-South Commuter Railway (NSCR)
- Subic-Clark Railway Project (SCRP)
- **Clark Airport Expansion**
- **New Manila (Bulacan) International Airport**



ALVIERA

- Metro Manila
- Clark/ Clark Airport
- Subic Freeport Zone

- Porac Town
- Angeles, San Fernando
- Floridablanca, Bacolor



ALVIERA: The Masterplan



ESTATE COMPONENTS

- RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- INSTITUTIONAL
- LEISURE

414 has

activated and infrastructure ready

East and Central

Concentration of Developments



RESIDENTIAL

5,300 units sold; across 3 brands Ayala Land Premier, Alveo and Avida



5/9 Villages | Subdivisions

Turned Over

Build Up Activity

130 Residents

100 Houses Built

50 Houses Ongoing Construction

Buyer Profile

Profile: 60% End Users

40% Investors

Buyer Location:

50% Local Pampanga

30% QC Market

20% (Central Luzon, MM)



INDUSTRIAL

Phil. Spring Water began operations in Q4 2024; 3 other locators ongoing planning



64 has (100% sold)

Industrial Zone | 2 Phases

4 Operating Locators

- (1) Monde Nissin
- (2) Badan Building Materials Corp
- (3) Heavy Duty Packaging Corp
- (4) Phil. Spring Waters



Start of Operation: Quarter 4 2024

3 Upcoming Locators

- (1) Philchema
- (2) Nube Storage
- (3) Aldousrex

700 Worker Population



NUBE STORAGE

Nube Storage (Site Clearing)
Date of Completion: Q2 2025



ALDOUSREX

Aldousrex (Permitting Stage)
Date of Completion: Q2 2025



PHILCHEMA

Philchema (Site Clearing)
Date of Completion: Q4 2025

MIRIAM COLLEGE

Ongoing construction, target completion of Phase 1 by 2025



Miriam College Alviera Opens August 2025



**Our vibrant, green campus welcomes Kinder
to Grade 10 starting August 11, 2025**



LA SALLE BOTANICAL GARDENS (LSBG)

Start of construction of Ph1 Themed Gardens by Q1 2025



Foreign Designer

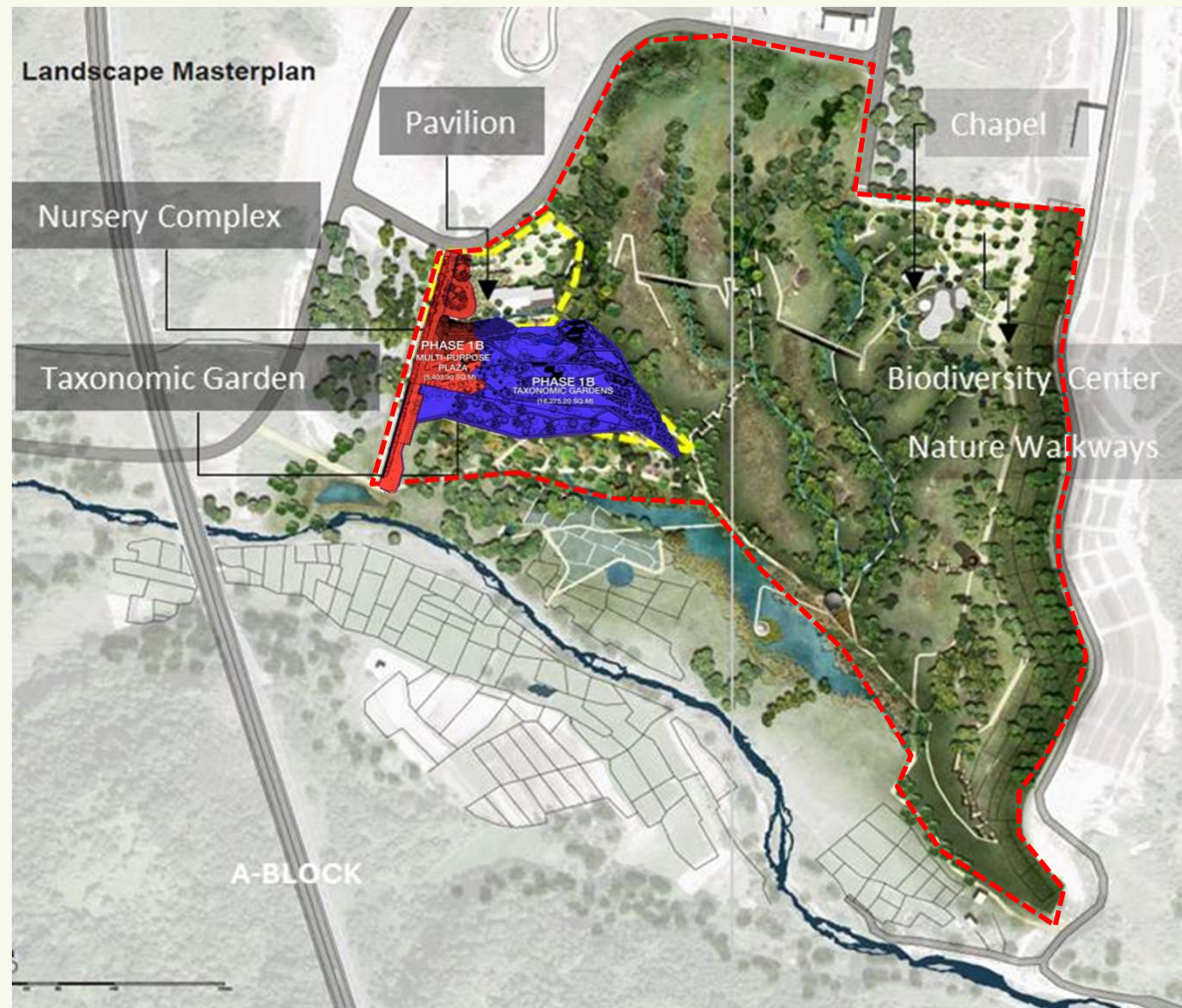
Masterplanner: Gross. Max. UK (Royal Kew Gardens)

Flagship Facilities

Biodiversity Center
Taxonomic Gardens (themed collection)
Chapel Garden & Events Venue
Botanical Playground & Nature Valleys

Lookahead

- Start of Mobilization (August 2025)
- Completion of Phase 1B (August 2026)



LEISURE COMPONENTS

Opening of the Alviera Driving Range last December 2024



CENTRAL BUSINESS DISTRICT

Destination Retail & Bigger Convergence Zones for the Public



- Destination Retail: On-going planning
- Alviera Open Grounds
 - Phase 1A Football Field: Completion by Week 3 of May 2025
 - Phase 1B Walking / Jogging Path, Pocket Parks (December 2025)

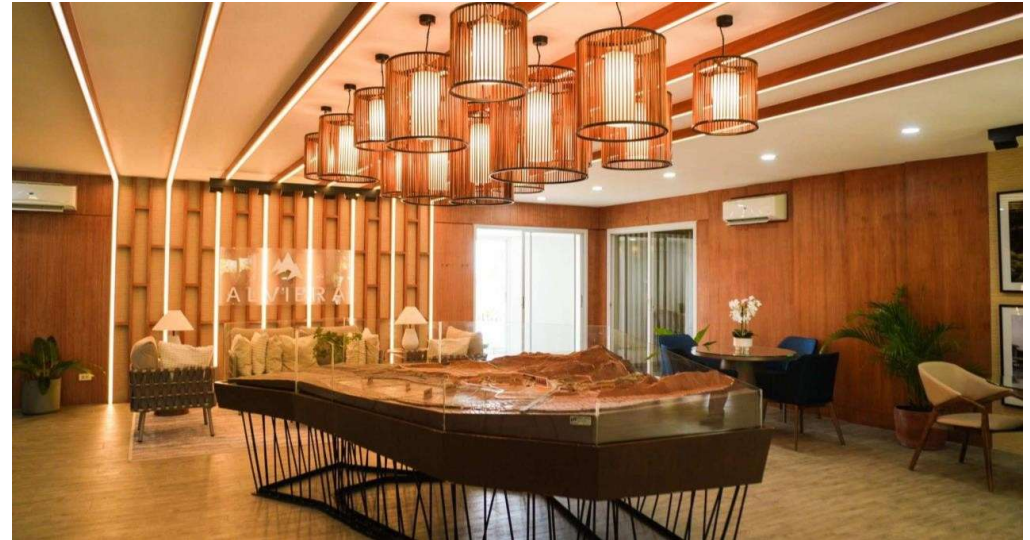
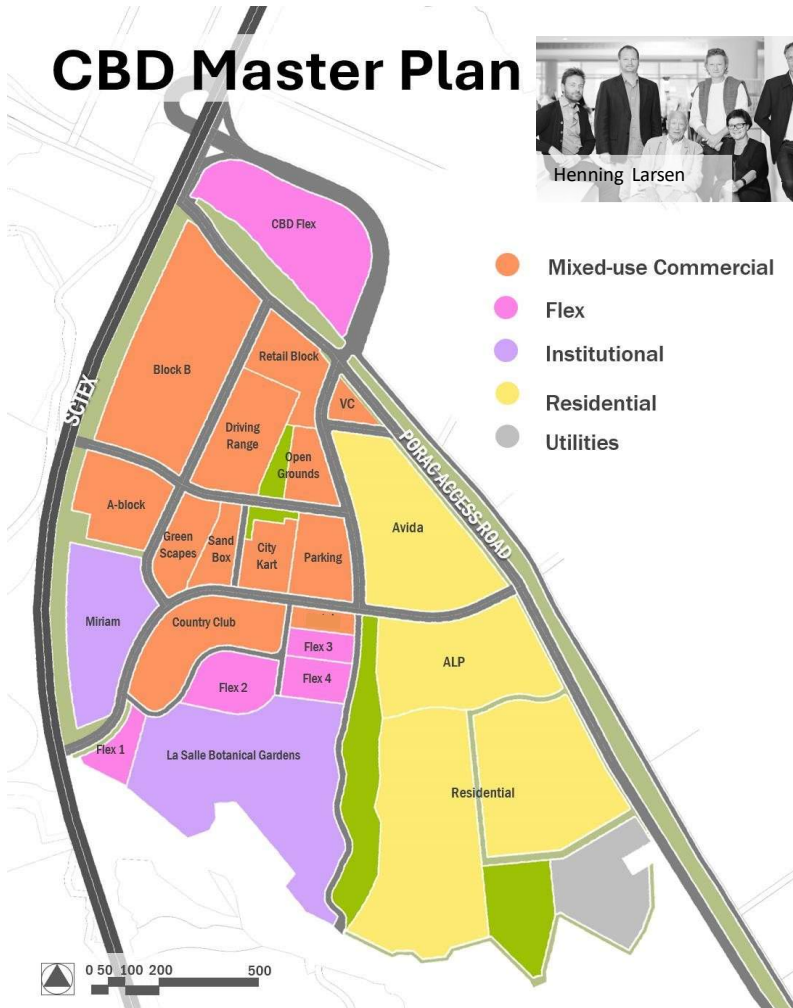
CENTRAL BUSINESS DISTRICT

Destination Retail & Bigger Convergence Zones for the Public

CBD Master Plan



- Mixed-use Commercial
- Flex
- Institutional
- Residential
- Utilities



- Henning Larsen, renowned Danish Architectural firm to review overall Alviera Masterplan Framework C detail the Masterplan of CBD.



ALVIERA EAST COMMERCIAL

**FIRST COMMERCIAL
DEVELOPMENT in
ALVIERA**

CLOSE TO COMMUNITY

Strategically Linked to Residential
Communities and Industrial Parks

NEIGHBORHOOD PARK

Seamlessly Connected Parks

ALVIERA EAST COMMERCIAL

Complete with roads and utilities



Alviera East Commercial



- 7 Hectares
- Launched in 2017
- 100% Land Development



ALVIERA A-BLOCK

FIRST COMMERCIAL DEVELOPMENT in CBD

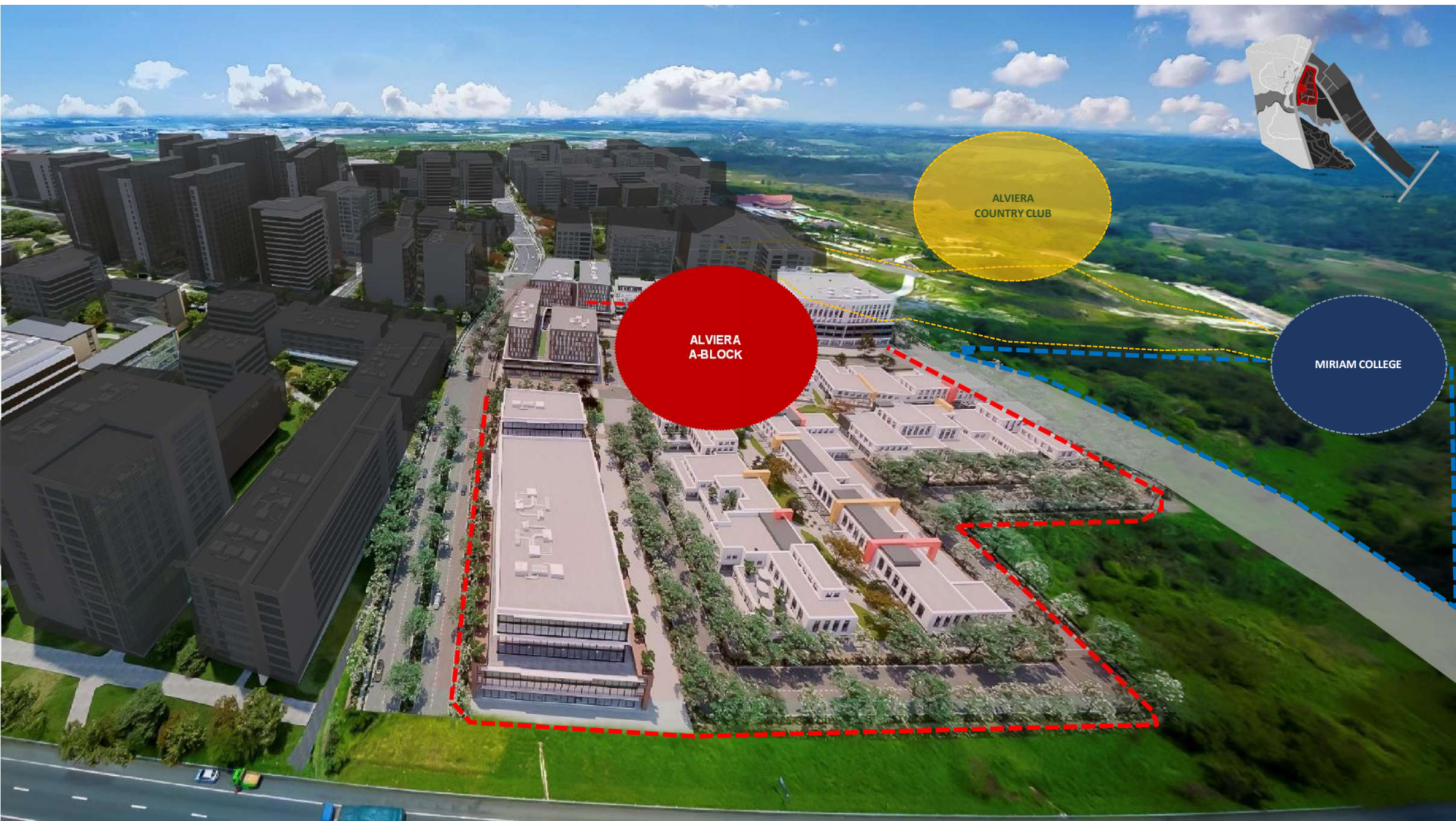
Modern, Functional & Progressive

WALKABLE COMMERCIAL HUB

Across Miriam College Alviera

URBAN LIVING IN NATURE

Network of Green Open Spaces
Tree Lined Pedestrian Corridors





Artist's Render

ALVIERA A-BLOCK

Construction of roads and utilities on-track



- 6 Hectares
- Launched in June 2023
- Land Dev. Completion: 2Q 2025



An aerial architectural rendering of a golf course development. The scene shows several green golf courses separated by paths and clusters of trees with autumn foliage in shades of orange, yellow, and green. In the center, there is a clubhouse building and two swimming pools. The background features a wide river and distant hills under a clear blue sky.

VERSALA

ALVIERA

LOCATION

Residential Developments

ALVEO

- J Montala
- K The Greenways
- L Corvia
- M Versala

AVIDA

- Avida Settings
- Avida Northdale Settings
- Avida Settings Greendale
- Avida Vermont Settings

AYALA LAND PREMIER

- Park Estates



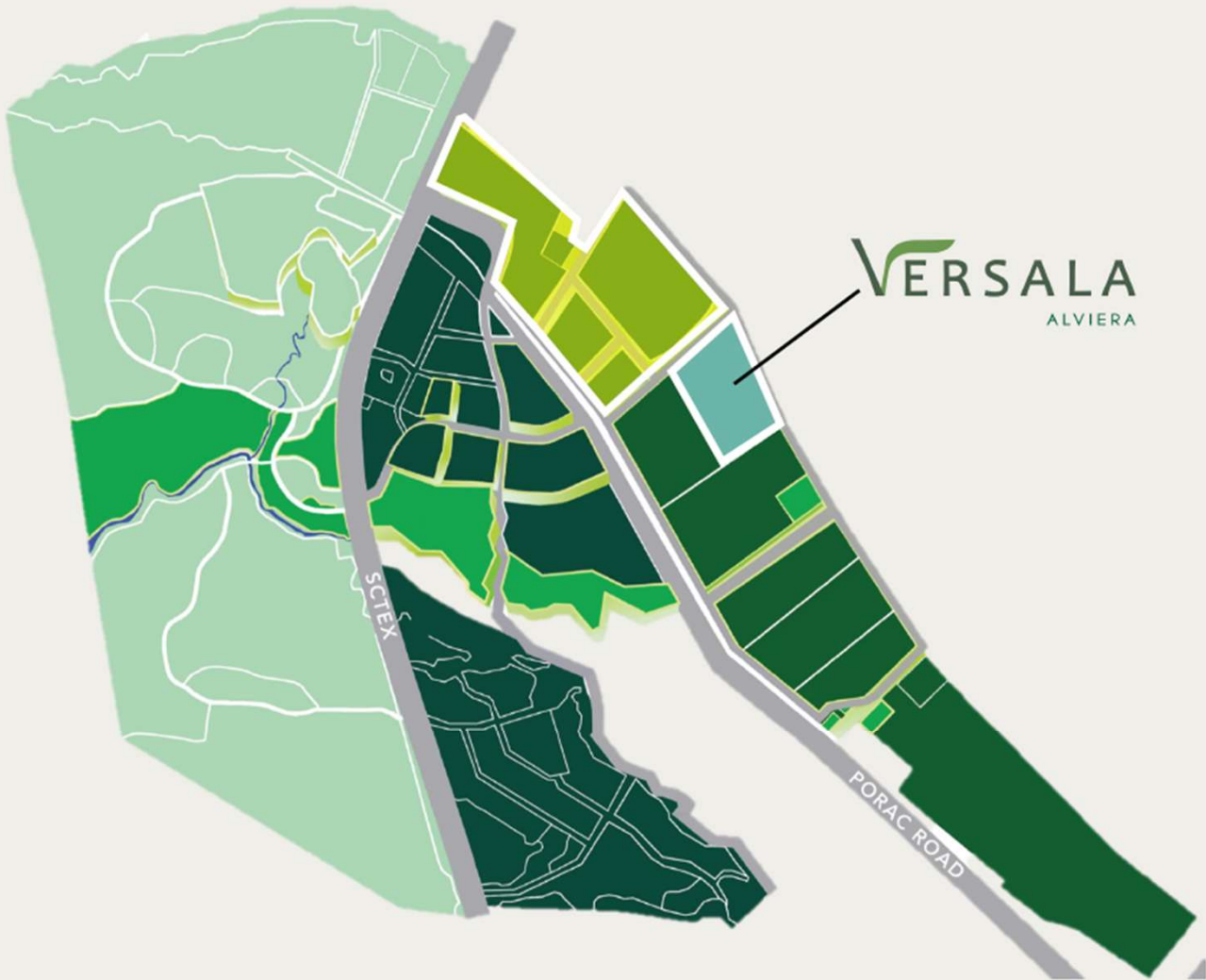
LOCATION

Access to Social & Professional Spaces

Near the Alviera East Commercial Center

- 7-hectare mixed-use development
- Envisioned to include offices, retail, hotels, and clinics

Close vicinity to Alviera Industrial Park

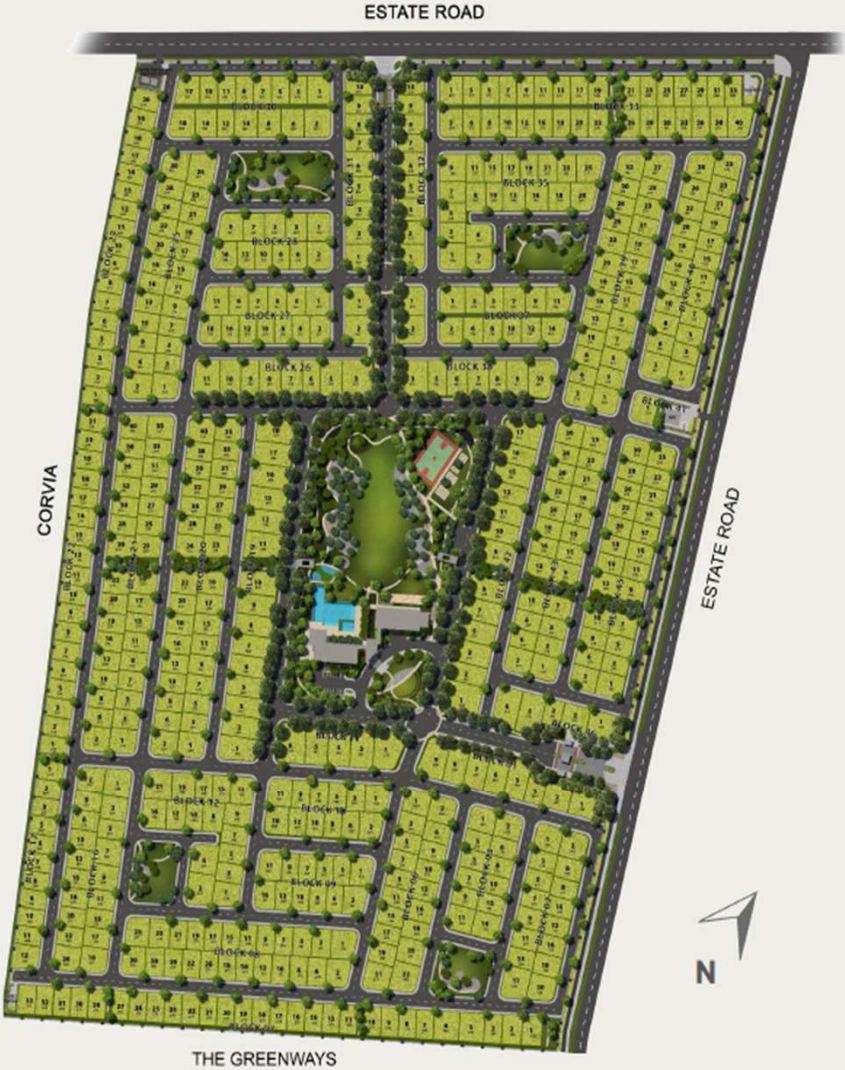


VERSALA

Development Details

Total Land Area	31.7 has
Total Saleable Area	17.8 has (56%)
Total Non-Saleable Area	13.9 has (44%)
No. of Lots	576
Minimum Size	260 sqm
Maximum Size	648 sqm
Average Size	309 sqm
Modal Size	270 sqm
Density	18 lots/ha

Price Range P9M – 23M







Central Park

ARTIST'S PERSPECTIVE

Refreshing pocket parks found
at every quadrant of Versala



Pocket Park

ARTIST'S PERSPECTIVE



Clubhouse

ARTIST'S PERSPECTIVE



Swimming Pool

ARTIST'S PERSPECTIVE



Vegetable Garden
ARTIST'S PERSPECTIVE



Great Lawn

ARTIST'S PERSPECTIVE



Basketball Court

ARTIST'S PERSPECTIVE

Frequently Asked Questions

March 2028

Turnover Date

Asian Contemporary

Architectural Theme

10.0 meters measured vertically from
the highest lot corner to the apex of the roof

Maximum Height for Houses

Fronting a street or park: 3m
Not fronting a street or park: 2m

Setbacks

Entrance Spine: 20m RROW

Loop: 16.5m RROW

Local: 12m RROW

Perimeter: 10m RROW

Road Width

No utilities along the main/loop road

Overhead utilities along secondary/local roads

Utilities

City Center: 2.5km

West Side: 7.2km

Greenbelt: 2.5km

Distances

Consultants

Alveo Land Corp.

Masterplanning and Site Development

Uo2 Architects

Clubhouse and Guardhouse Architectural Design

Inspira Design Core

Landscape Design

Makati Development Corporation

Electrical, Drainage, and Land Development Design

Manila Water Company Inc.

Water and Sewage Design

SAMPLE COMPUTATION

VERSALA ALVIERA

LOT ONLY

275 sqm

10% DP in 3 months / 15% in 34 months / 80% Balance

PHP

Total Contract Price	P10,237,182
Reservation fee	50,000
10% DP in 3 <u>mos</u>	307,700
15% DP Monthly Amortization in 34 months	43,000
80% Balance	7,294,900



SAMPLE COMPUTATION

Versala Alviera

Lot only

B35 L17, 275 sqm | 2,960 sqft

10% SPOT DP / 20% over 36 months / 70% Balance

2% discount = Php195,660 = \$3,557

USD 1 = PHP 55*

List Price (with VAT and OC)

PHP

10,058,147

USD

182,875

Reservation fee

50,000

909

10% Spot DP

908,800

16,523

20% DP Monthly Amortization in 36 months

53,300

978

70% Balance

6,709,995

121,995

Closing Costs

470,807

8,560

**Estimated @ 6% annual capital appreciation*

VERSALA
ALVIERA

MAIN ENTRANCE
ESTATE ROAD

3-B35 L17 - 275 SQM (PHP10M)
3-B35 L19 - 275 SQM (PHP10m)
3-B35 L21 - 295 SQM (PHP10.8M)

1-B19 L5
406 SQM
(PHP20M)

SECONDARY
ENTRANCE



Avida Settings
Greendale
ALVIERA



ALVIERA MASTERPLAN



Project updates can be subject to change without prior notice.

PROJECT DETAILS



Launch	March 2020
Land Area	29.9 Has
Efficiency	56.6%
No. of Units	1,176 Units
H&L	235 Units (20%)
Lot Only	941 Units (80%)
Density	39 units/ Has
Average Lot Size	145 sqm

ARTIST PERSPECTIVE

SITE DEVELOPMENT PLAN



Project General Information	
Launch Date	March 2020 LTS No. 2020-03-031
Land Area	30 hectares
No. of Units	363 Units (Sector 1 Only)



Artist's Perspective

Entrance Gate



Artist's Perspective

Amenities

- Clubhouse with Function Hall
- Adult & Kiddie Pools
- Children's Play Area





Artist's Perspective

Amenities

- Main Park
- Pocket Parks
- Basketball Court
- Jogging Path





CELINE S2 HOUSE MODEL

Total Floor Area	52 sqm.	559.72 sq.ft.
Minimum Lot Area	125 sqm.	1345.50 sq.ft.



CELINE S2

TYPICAL FLOOR PLAN

GROUND FLOOR	
LIVING	19.52 sqm.
DINING	
KITCHEN	
T&B	3.18 sqm.
OTHER AREAS	3.43 sqm.
TOTAL	26.13 sqm.

SECOND FLOOR	
MASTER BEDROOM	9.83 sqm.
BEDROOM 1	6.32 sqm.
T&B	2.80 sqm.
HALLWAY	2.35 sqm.
STAIRS	4.82 sqm.
TOTAL	26.13 sqm.



Ground Level



Second Level

MACY S2 HOUSE MODEL

Total Floor Area	67 sqm.	721.18 sq.ft.
Minimum Lot Area	125 sqm.	1345.50 sq.ft.



MACY S2

TYPICAL FLOOR PLAN

GROUND FLOOR	
LIVING	28.08 sqm./
DINING	
KITCHEN	
T&B	3.18 sqm.
OTHER AREAS	2.46 sqm.
TOTAL	33.66 sqm.

SECOND FLOOR	
MASTER BEDROOM	10.09 sqm./
BEDROOM 1	6.15 sqm.
BEDROOM 2	6.77 sqm.
T&B	3.18 sqm.
HALLWAY	2.46 sqm.
STAIRS	5.02 sqm.
TOTAL	33.69 sqm.



Ground Level



Second Level

TRISTA S2 HOUSE MODEL

Total Floor Area	85 sqm.	914.93 sq.ft.
Minimum Lot Area	138 sqm.	1485.42 sq.ft.



Ground Level



Second Level

TRISTA S2

TYPICAL FLOOR PLAN

GROUND FLOOR	
LIVING	36.48 sqm.
DINING	
KITCHEN	
T&B	3.18 sqm.
OTHER AREAS	2.95 sqm.
TOTAL	42.61 sqm.

SECOND FLOOR	
MASTER BEDROOM	13.83 sqm.
BEDROOM 1	8.78 sqm.
BEDROOM 2	7.70 sqm.
T&B	3.85 sqm.
HALLWAY	3.96 sqm.
STAIRS	4.48 sqm.
TOTAL	42.60 sqm.



Ground Level



Second Level

SAMPLE COMPUTATION

**AVIDA TOWERS SETTINGS GREENDALE ALVIERA
LOT ONLY****138 sqm****10% SPOT DP / 10% over 30 months / 80% Balance**

	PHP
Total Contract Price	P4,856,499
25% Discount	1,015,290
Price after discount of 25%	3,720,273
Reservation fee	50,000
10% Spot DP	322,027
10% DP Monthly Amortization in 30 months	12,400
80% Balance	2,976,219



SAMPLE COMPUTATION

Avida Settings Greendale Alviera
Lot only
B42 L54, 150 sqm | 1,617 sqft
10% SPOT DP / 10% over 30 months / 80% Balance
30% discount = Php1,285,714 = \$23,377

USD 1 = PHP 55*	PHP	USD
List Price (with VAT and OC)	3,665,000	66.636
Reservation fee	50,000	909
10% Spot DP	316,500	5,755
10% DP Monthly Amortization in 30 months	12,217	222
80% Balance	2,932,000	53,309

**Estimated @ 6% annual capital appreciation*



SAMPLE COMPUTATION

Avida Settings Greendale Alviera
Lot only
B41 L3, 144 sqm | 1,552 sqft
10% SPOT DP / 10% over 30 months / 80% Balance
30% discount = Php1,234,286 = \$22,442

USD 1 = PHP 55*	PHP	USD
List Price (with VAT and OC)	3,520,400	64,007
Reservation fee	50,000	909
10% Spot DP	302,040	5,491
10% DP Monthly Amortization in 30 months	11,735	213
80% Balance	2,816,320	51,206

**Estimated @ 6% annual capital appreciation*



SAMPLE COMPUTATION

AVIDA TOWERS SETTINGS GREENDALE ALVIERA HOUSE AND LOT (TRISTA)

165 sqm | 86 sqm

10% SPOT DP / 10% over 30 months / 80% Balance

PHP

Total Contract Price	P11,432,490
25% Discount	2,429,955
Price after discount of 25%	8,709,940
Reservation fee	80,000
10% Spot DP	790,994
10% DP Monthly Amortization in 30 months	29,033
80% Balance	6,967,952



Ground Level



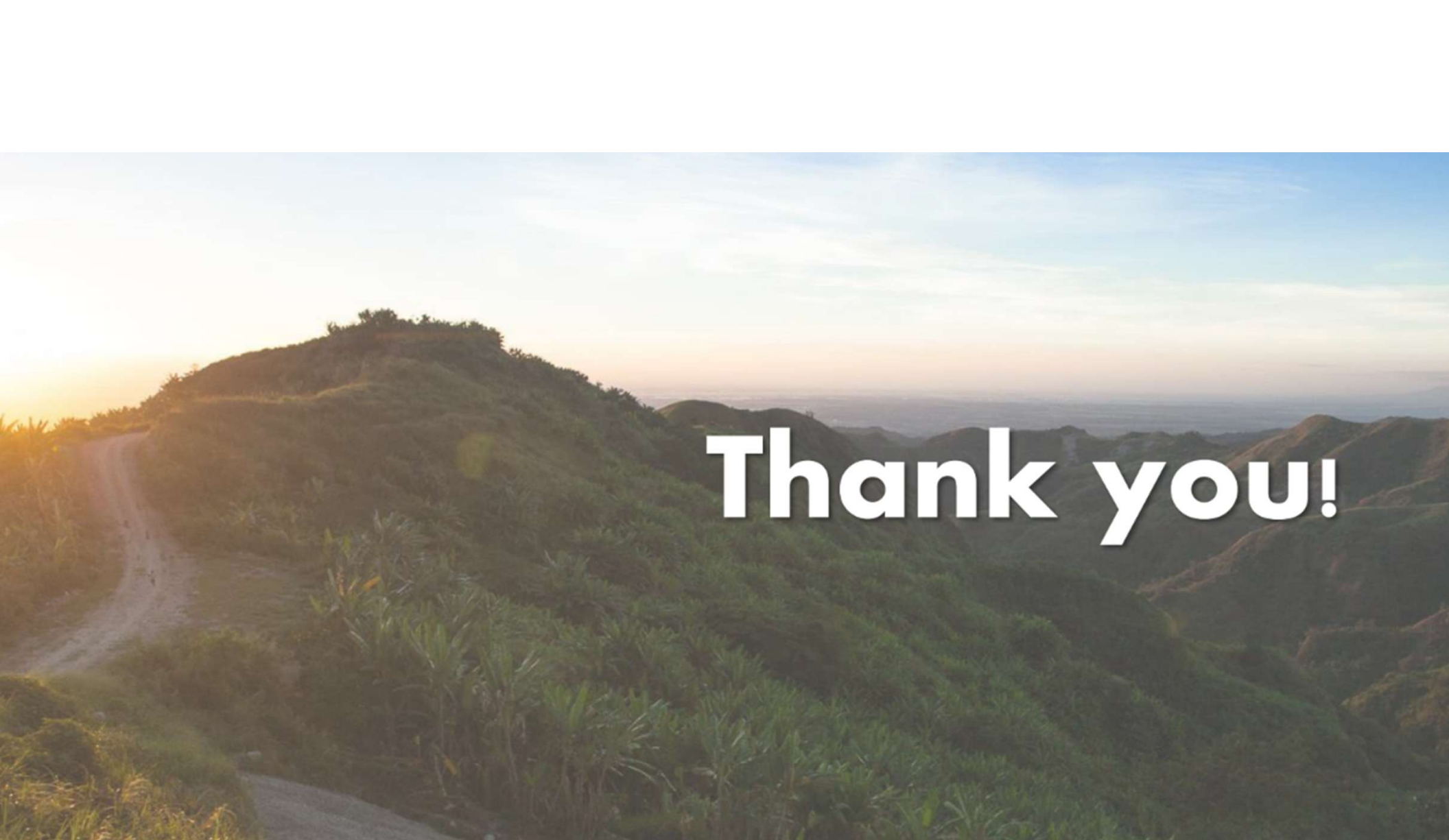
Second Level



A unique track record of value

	Dasmariñas Village	Forbes Park	Urdaneta Village	San Lorenzo Village	Bel-Air Village
1962	P88	P88	P75	P55	P57
1972	P200	P228	P195	P175	P188
1982	P1,500	P1,750	P1,400	P1,375	P1,300
1992	P10,500	P10,500	P6,875	P5,550	P8,500
2002	P42,000	P57,500	P41,470	P20,428	P28,758
2012	P140,000	P150,00	P130,000	P120,000	P95,000
2014	P200,000	P220,000	P173,000	P170,000	P110,000
2019	P440,000	P450,000	P330,000	P280,000	P320,000
2020	P550,000	P560,000	P375,000	P310,000	P366,000

Compounded Annual Growth Rate: 17%



Thank you!

www.avidaland.com

Avida
an AyalaLand company