

CYBERPOD CENTRIS FIVE





Eton Properties Philippines, Inc:

- ✓ The Real Estate Brand of the Lucio Tan Group, One of the Biggest Business Conglomerates in The Philippines.
- ✓ Extensive Landbanks in Strategic- Locations Throughout the Country.



Eton Properties Philippines, Inc:

✓ Specializes in:

- Commercial Centers
- Office Projects
- Residential Developments
- Mixed-Use Township Developments



Location: Quezon City

- ✓ The City with the most population in the Country.
- ✓ QC is The I.T. Capital of The Philippines.
- ✓ Office Rent is about 20% - 30% more affordable than Makati & BGC.

Infrastructure Development:



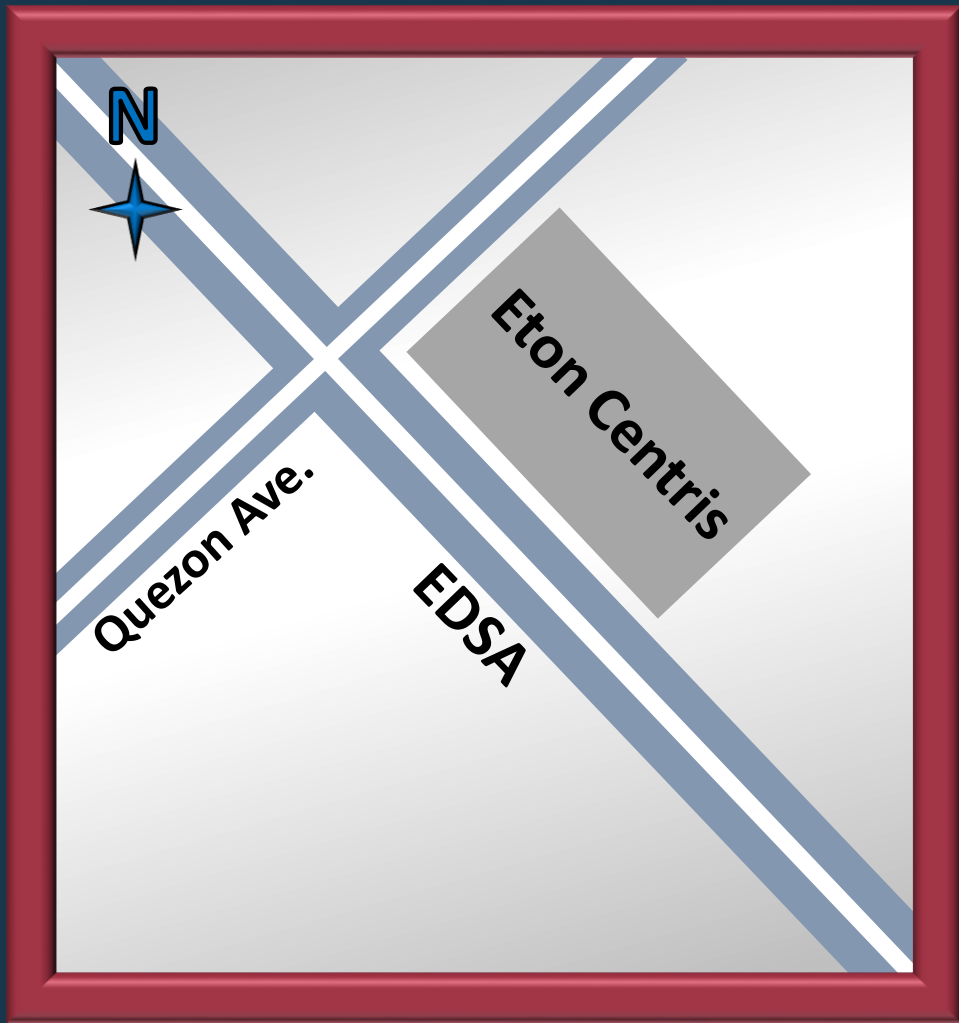
- ✓ The Metro-Manila Subway will have 17-Stations including Quezon Ave, in Quezon City. (Due in 2025)
- ✓ It will Connect to NAIA Terminal 3.
- ✓ It will have Cross-Access with the MRT-3 line in Quezon Avenue. (Eton Centris)

Infrastructure Development:



This will Significantly Shorten
Travel Time Between
Cyberpod Centris-Five and
NAIA-3.





Location: Eton Centris

-
- ✓ Along EDSA corner Quezon Ave.
 - ✓ 12-Hectare Development
 - ✓ Dedicated to:
 - Retail Establishments
 - Commercial Establishments
 - Office Spaces



Eton Centris' Fanatical Food

Take Your Pick from Food that is:

- ✓ Delightful
- ✓ Energizing
- ✓ Simple
- ✓ Creative
- ✓ Fun

These are the things that will help spur your employees in the workplace.

CYBERPOD CENTRIS FIVE

Features:

One of THE LAST PEZA-Accredited
Office Buildings in Metro Manila



CYBERPOD CENTRIS FIVE

Features:

- ✓ 25-Storey Building
- ✓ 42,000 sqm. Total Office Space
- ✓ 100% Backup Power
- ✓ Fiber Optic Ready



CYBERPOD CENTRIS FIVE

Features:

- ✓ Telephone / Cable Provision
- ✓ Podium / Basement Parking
- ✓ G/F Commercial Area
- ✓ 24-Hour Security



CYBERPOD CENTRIS FIVE



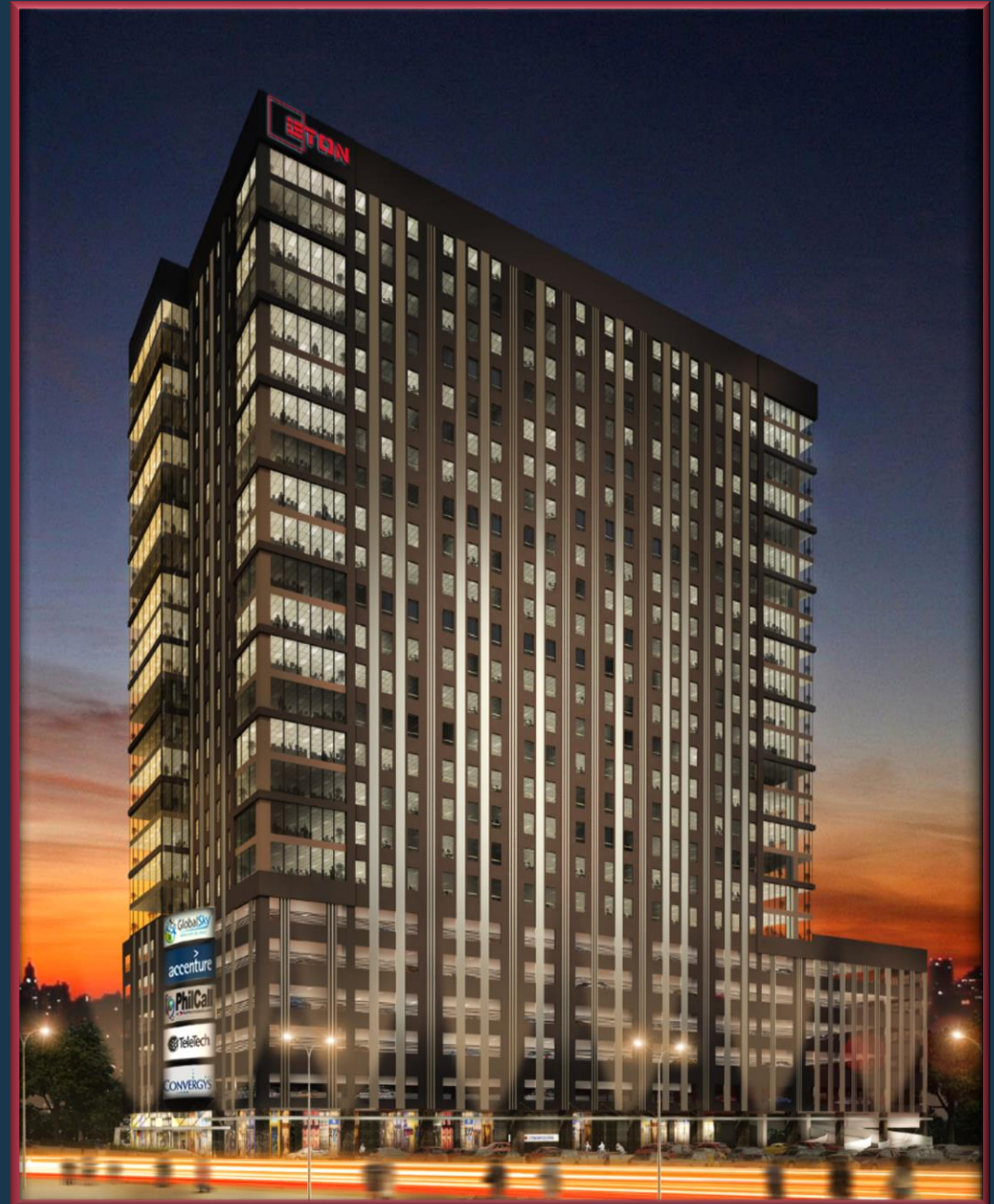
Building Composition:

7F to Top Floor – Office Space

2F to 6F – Podium Parking

Ground Floor – Lobby / Commercial

B1 – Parking



Office Views: EAST / Rizal



Windows: 8mm Heat-Strengthened Captured Colored Glass

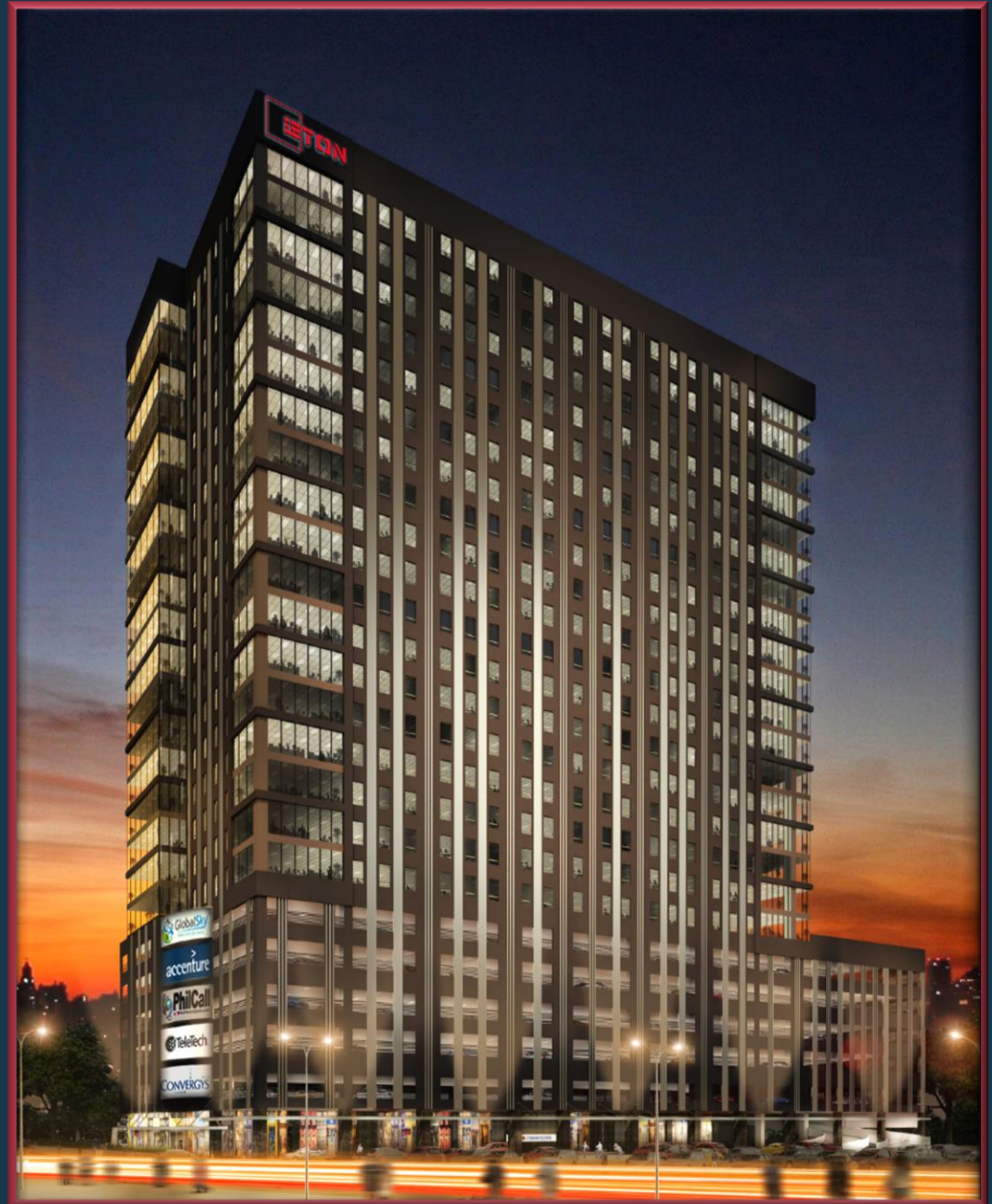
Office Views: West / Eton Centris



Windows: 8mm Heat-Strengthened Captured Colored Glass

Details:

- ✓ Total Office Floors: 18
- ✓ Rentable Area Per Floor: 2,333 sqm.
- ✓ Air Conditioners Per Floor:
48 Samsung 360° Casette
- ✓ Total Parking Slots: 422

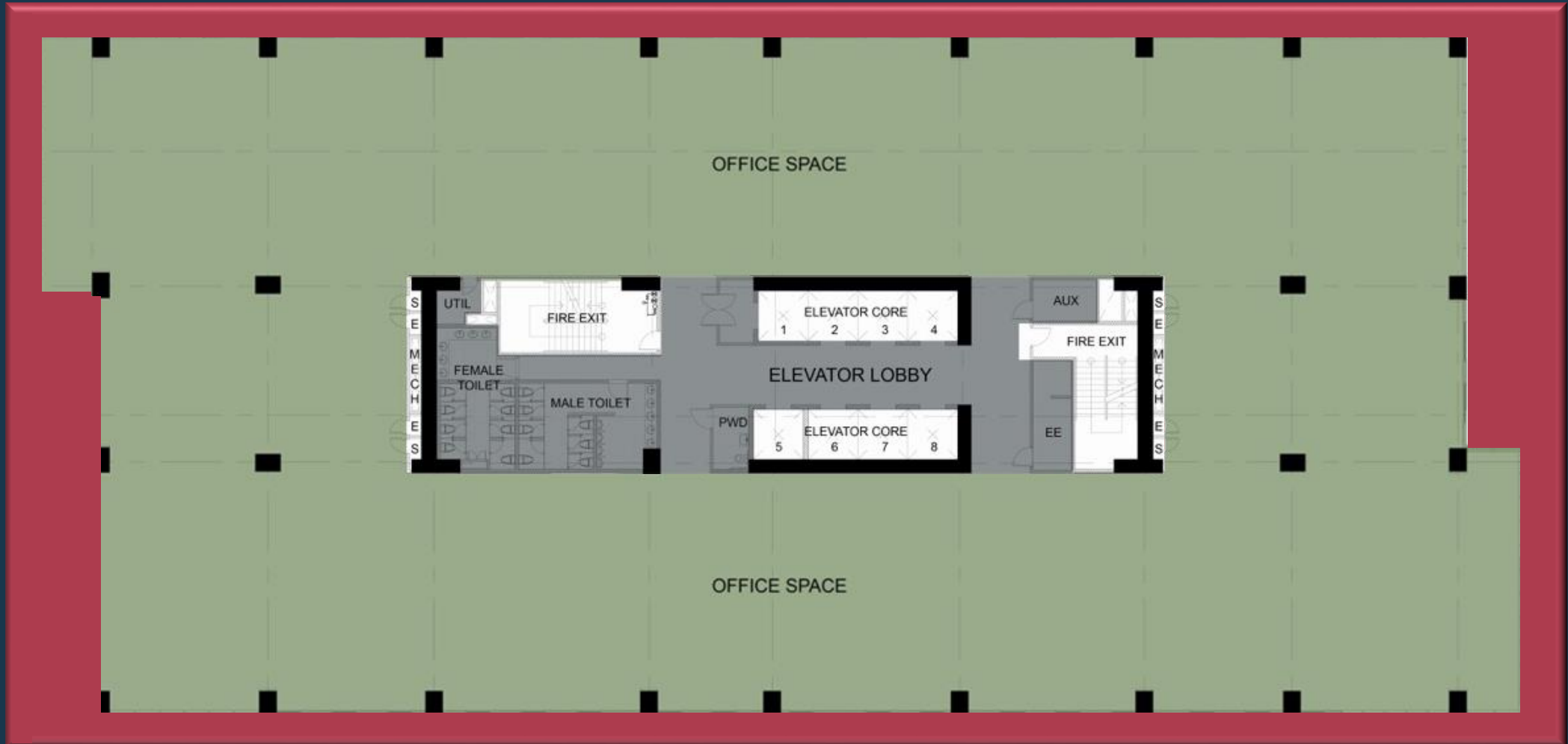


Office Floor Plan



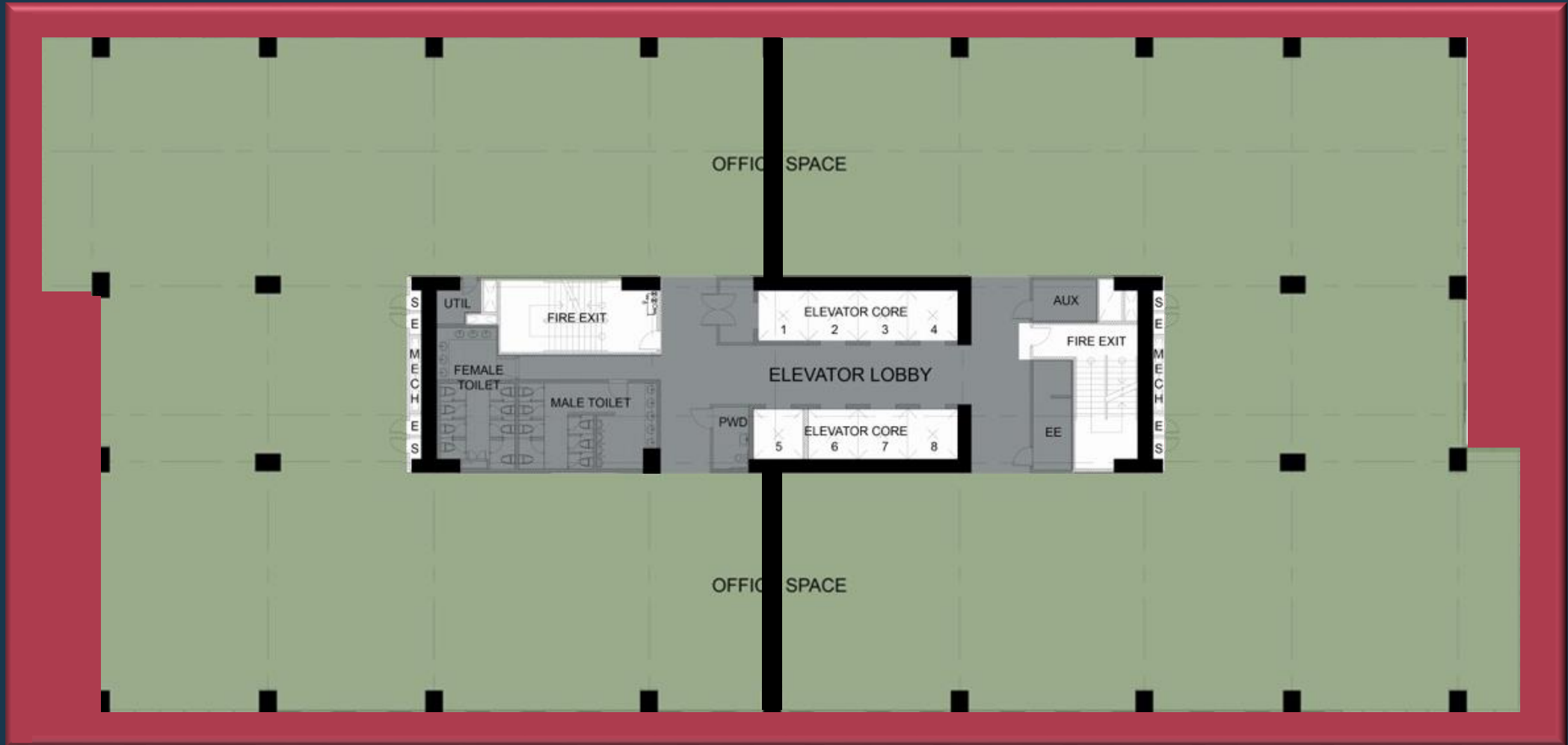
7 Passenger Elevators + 1 Service Elevator

Office Floor Plan



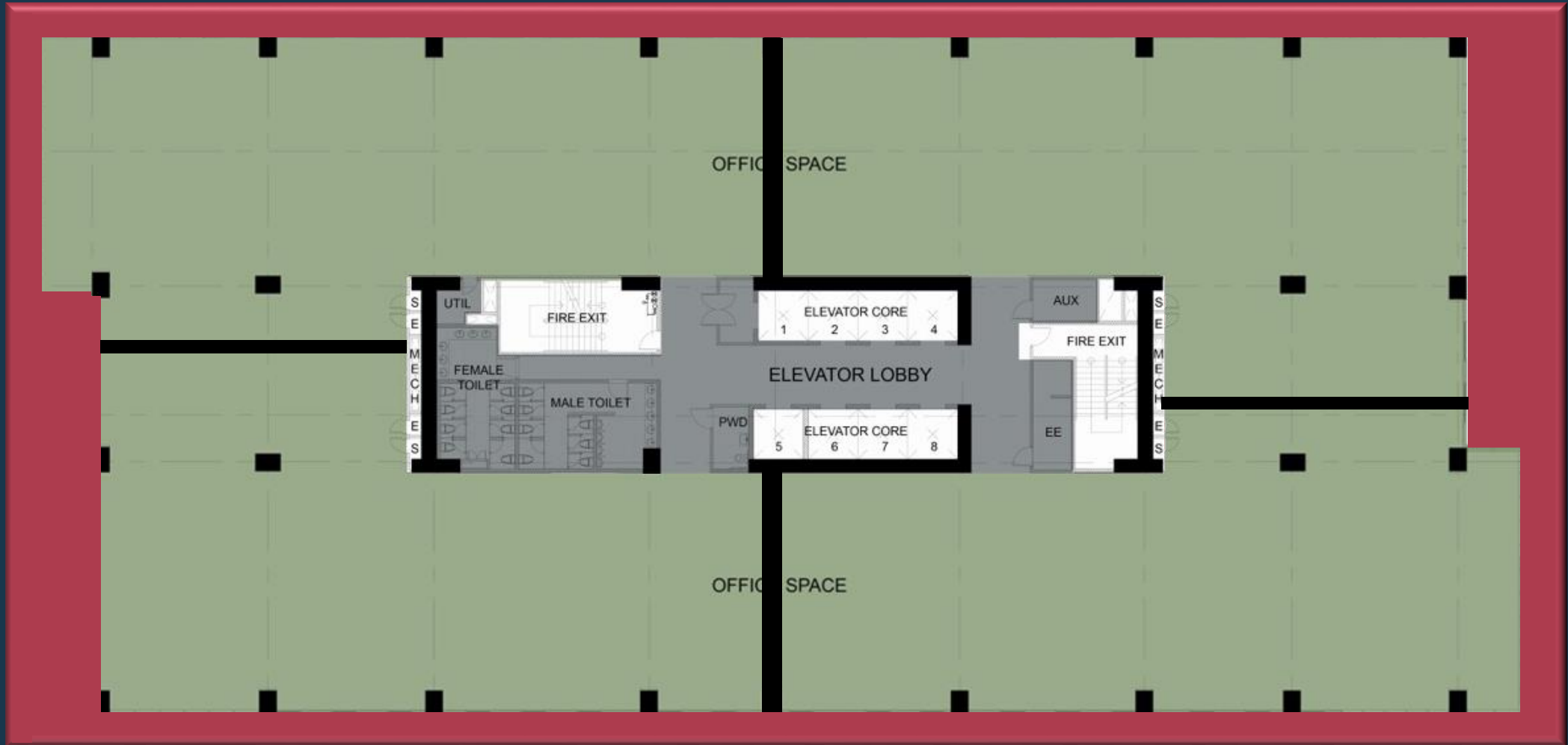
An Entire Floor can be Rented by One Tenant

Office Floor Plan



It can also be Divided & Rented by 2 Tenants

Office Floor Plan



Or it can be Divided into Quadrants & Rented by Four Tenants (Max)

Handover Condition:

- ✓ Floor – Concrete topping; Ready for floor finish.
- ✓ Walls – Plastered Finish; Ready for Paint.
- ✓ Ceiling – Exposed concrete under slab and beams.
- ✓ Telecom – 5 major telco lines.



Availability:

25th floor – 2,333 sqm

24th floor – 2,333 sqm

23rd floor – 2,333 sqm

22nd floor – 2,333 sqm

21st floor – 2,333 sqm

20th floor – 2,333 sqm

19th floor – 2,333 sqm

18th floor – 2,333 sqm

17th floor – 2,333 sqm

16th floor – 2,333 sqm

15th floor – 2,333 sqm

14th floor – 2,333 sqm

12th floor – 2,333 sqm

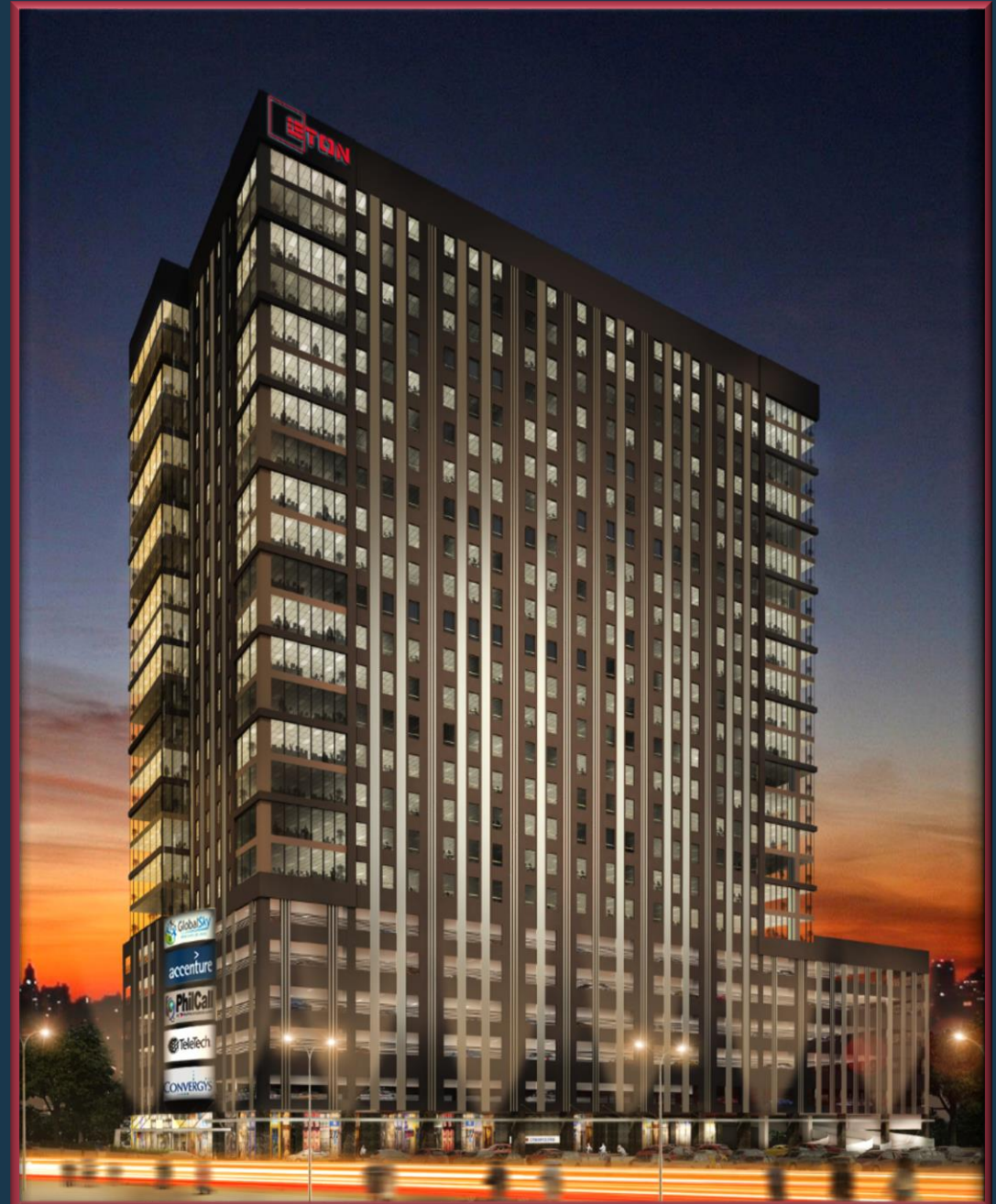
11th floor – 2,333 sqm

10th floor – 2,333 sqm

9th floor – Occupied

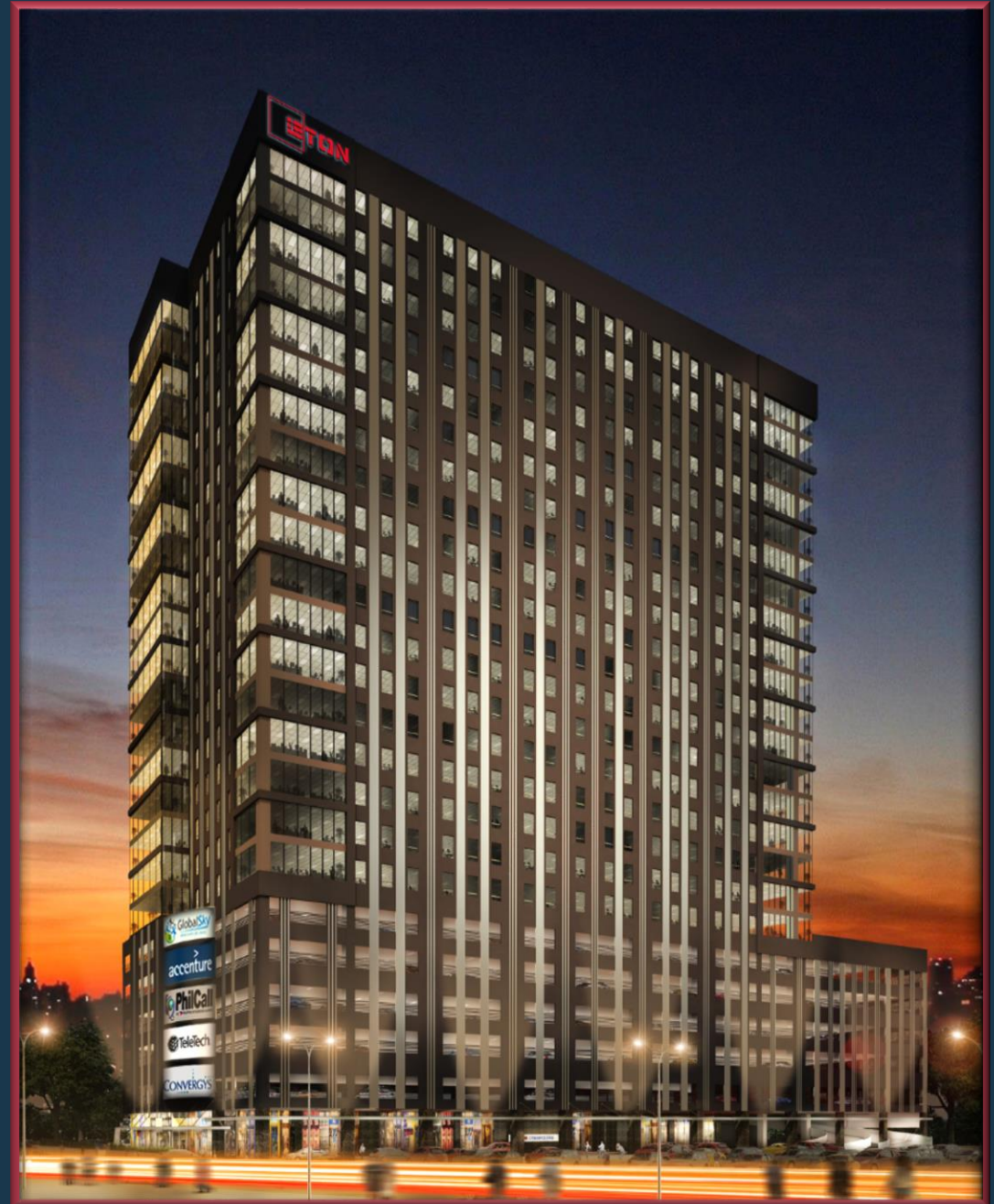
8th floor - Occupied

7th floor – 2,333 sqm



Availability:

The Tenant may put the sign of their company on the building if they are able to rent at least 60% of the Building's Total Office Space.



Traditional Business Rates:

Rental Rate:

Php 900 / sqm / mo.

Parking Rate:

Php 3,500 / slot / mo.

Parking Ratio:

1-Slot/100sqm of G.Rentable Area



Traditional Business Rates:

Escalation Rate:
5% Starting on 2nd year

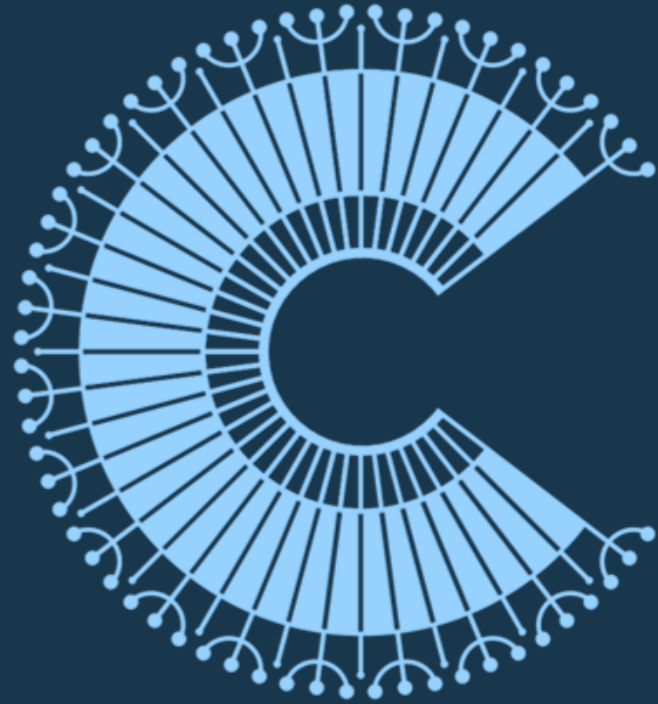
CAMC:
Php 120 / sqm / mo.

AC Costs:
Php 105 / sqm / mo.



STANDARD LEASE TERMS: TRADITIONAL BUSINESS

Term:	Advance:	Deposit:	Construction Bond:	Other Fees:	Payment:
3 Years	3 months rent equivalent to the last three months of the lease term	3 months rent equivalent to the last three months of the lease term	Construction Bond= Php 200/sqm. (Refundable)	Vetting Fee= Php 50/sqm. (Non-Refundable) Utility Deposit= Php 250/sqm. (Refundable)	Rent shall be paid quarterly in advance
5 Years	3 months rent equivalent to the last three months of the lease term	3 months rent equivalent to the last three months of the lease term	Construction Bond= Php 200/sqm. (Refundable)	Vetting Fee= Php 50/sqm. (Non-Refundable) Utility Deposit= Php 250/sqm. (Refundable)	Rent shall be paid quarterly in advance



ETON CENTRIS



FACT SHEET: CYBERPOD CENTRIS 5

- ✓ 25-Storey Building
- ✓ 42,000 sqm. Total Office Space
- ✓ Rentable Area Per Floor: 2,333 sqm.
- ✓ 100% Backup Power
- ✓ Fiber Optic Ready
- ✓ PEZA Accredited Building
- ✓ Podium / Basement Parking
- ✓ G/F Commercial Area
- ✓ 24-Hour Security
- ✓ Air Conditioning: Samsung 360° Casette
- ✓ Total Parking Slots: 422



- ✓ Location: Eton Centris, EDSA cor. Quezon Ave, Quezon City
- ✓ Eton Centris Accessibility: MRT-3, Bus Stop, Jeepney & UV Shuttle Terminal, Taxi Pick-Up/ Drop-Off Points, Available Parking

Additional Info

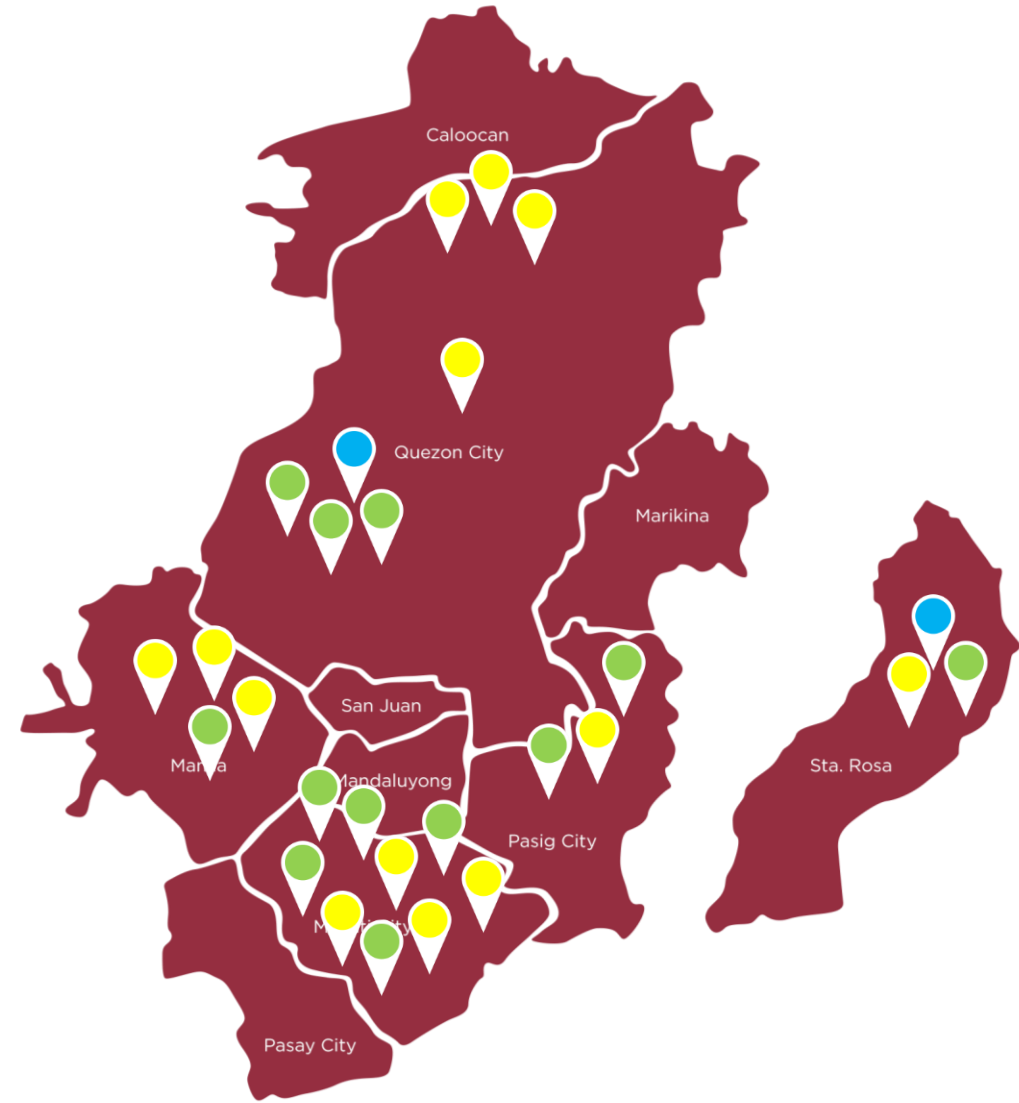


About Us

Eton Properties is the real estate brand of the Lucio Tan Group, one of the biggest business conglomerates in the Philippines. Its foreign counterpart, Eton Properties Ltd, is an established real estate brand in Hong Kong and mainland China. With an extensive land bank in strategic locations all over the country, Eton specializes in high-end and mid-income high-rise and horizontal residential developments, office projects, commercial centers and mixed-use township developments.

Lucio Tan Group

The LT Group, Inc. is a publicly listed company of Chinese Filipino business tycoon Lucio Tan in the Philippines. Member companies include Philippine Airlines, Asia Brewery, Tanduay Distillers, Inc., Absolute Distillers, Asian Alcohol Corporation, Fortune Tobacco Corporation, PMFTC, Inc., Philippine National Bank, PNB Savings Bank, Victorias Milling Company, Macro Asia Corporation and Eton Properties Philippines Inc.



Mission

We are a growing company engaged in building mixed-use communities of residential, commercial & leisure developments committed to:

Deliver high-quality projects in prime locations to our stakeholders on time and as promised

Continuously promote a strong organization empowered to provide exceptional customer experience

Achieve sustainable growth through a balanced portfolio of development and recurring income projects.

Vision

To be the most trusted property developer in the country, building the best communities, and enriching the quality of life.



About the project

Cyberpod Centris Five, a 24-storey building, brings 42,000 sqms. of office space to the market. Aside from the usual amenities, the building boasts of complete provisions designed to meet the requirements of the growing BPO sector. It is situated inside Eton Centris a 12 hectare retail and office development, along major thoroughfares of EDSA and Quezon Ave.



Located in bustling Quezon City

The largest in area and most populous city in Metro Manila.



Cyberpod 5 is located at

The ICT

capital of the Philippines

Quezon City, where Cyberpod is situated, is the Information and Communication Technology (ICT) Capital of the Philippines with its large concentration of Information Technology parks and economic zones, within its territory.

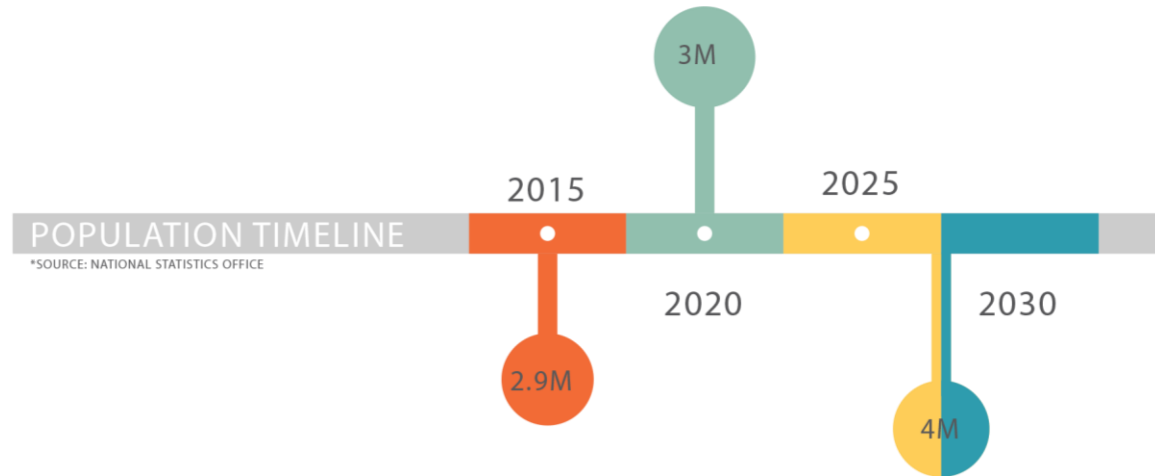
It is home to the country's major broadcasting networks, with other television companies also holding their headquarters here.



46,000
PEOPLE
PER SQ. MILE



2.9M
POPULATION



64 SQ. MILES
CITY AREA

KEY SELLING POINTS



Places of Interest



Hospitals and Medical Centers

Philippine Children's Medical Center	1.0 km
National Kidney & Transplant Institute	1.9 km
Philippine Heart Center	1.9 km
Providence Hospital	1.0 km



Historical Landmarks

Quezon City Memorial Circle	2.7 km
Ninoy Aquino Parks and Wildlife Center	2.3 km
Bantayog ng mga Bayani	.55 km



Government Offices

Quezon City Hall	2.0 km
Philippine Statistics Authority	1.8 km
Land Transportation Office	2.3 km
Bureau of Internal Revenue	.75 km





Key figures of BPO 5

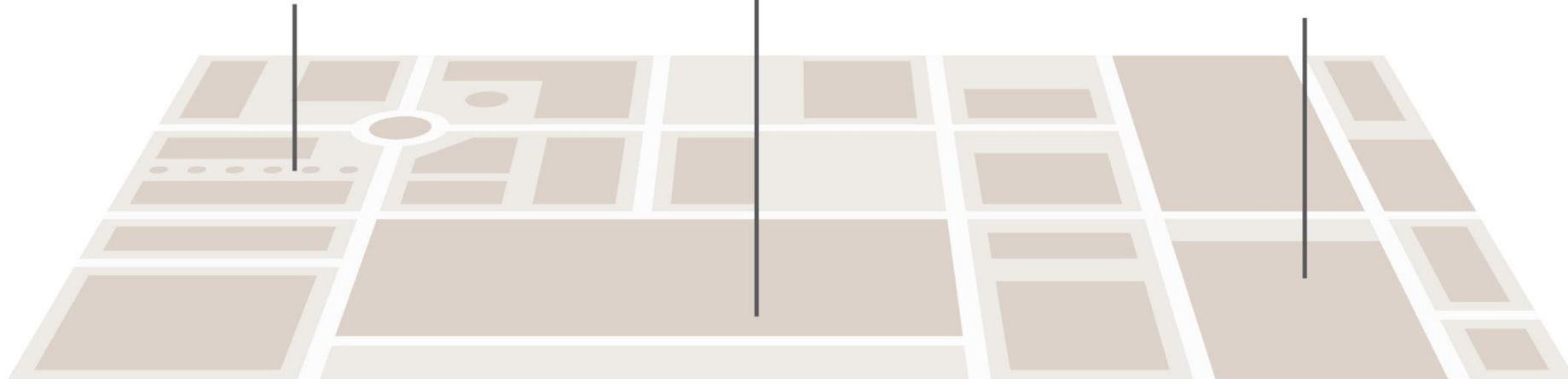
Lot Area	3,015 sqm
GLA	42,008.68 sqm
Rentable Area / Office Floor	2,333.816 sqm
Usable Area	2,150.21 sqm
Total No. Of Floors	24 floors + 1 basement + roofdeck
Office Spaces	18 Floors
Building Height	97.15 meters
Building Density	5 sqm/person
Retail Provision	4 Retail spaces at the ground floor
Parking Provision	422 Parking slots

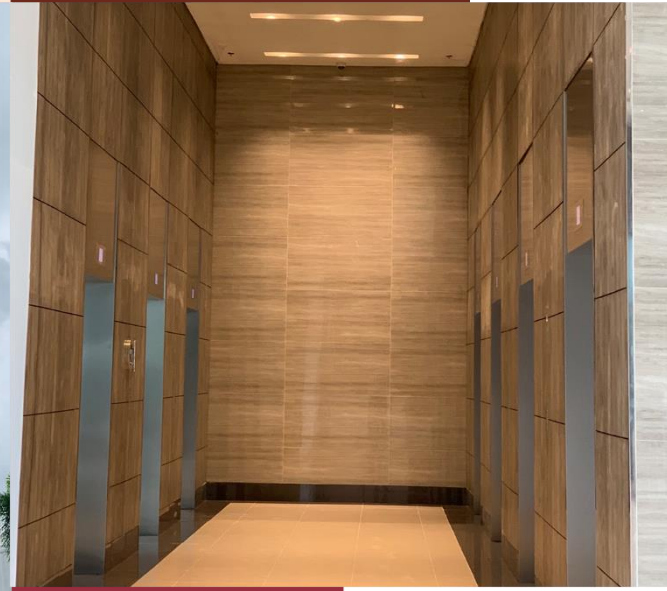
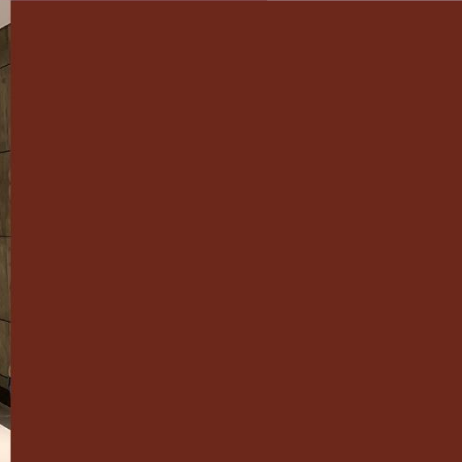
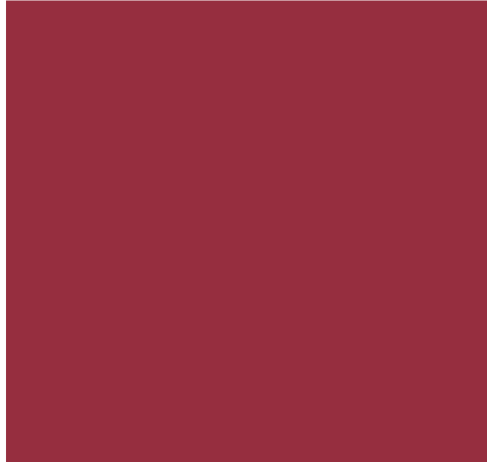
A WISE CHOICE OF BUSINESS LOCATION

Rare access to the labor pools in Northern Metro Manila and Central Luzon

About 20% to 30% cheaper office rent compared to spaces in the Makati CBD, Manila Bay Area, and Fort Bonifacio

Ease of business with plans of the first three subway stations and the completion of the Metro Rail Transit 7 (MRT7)





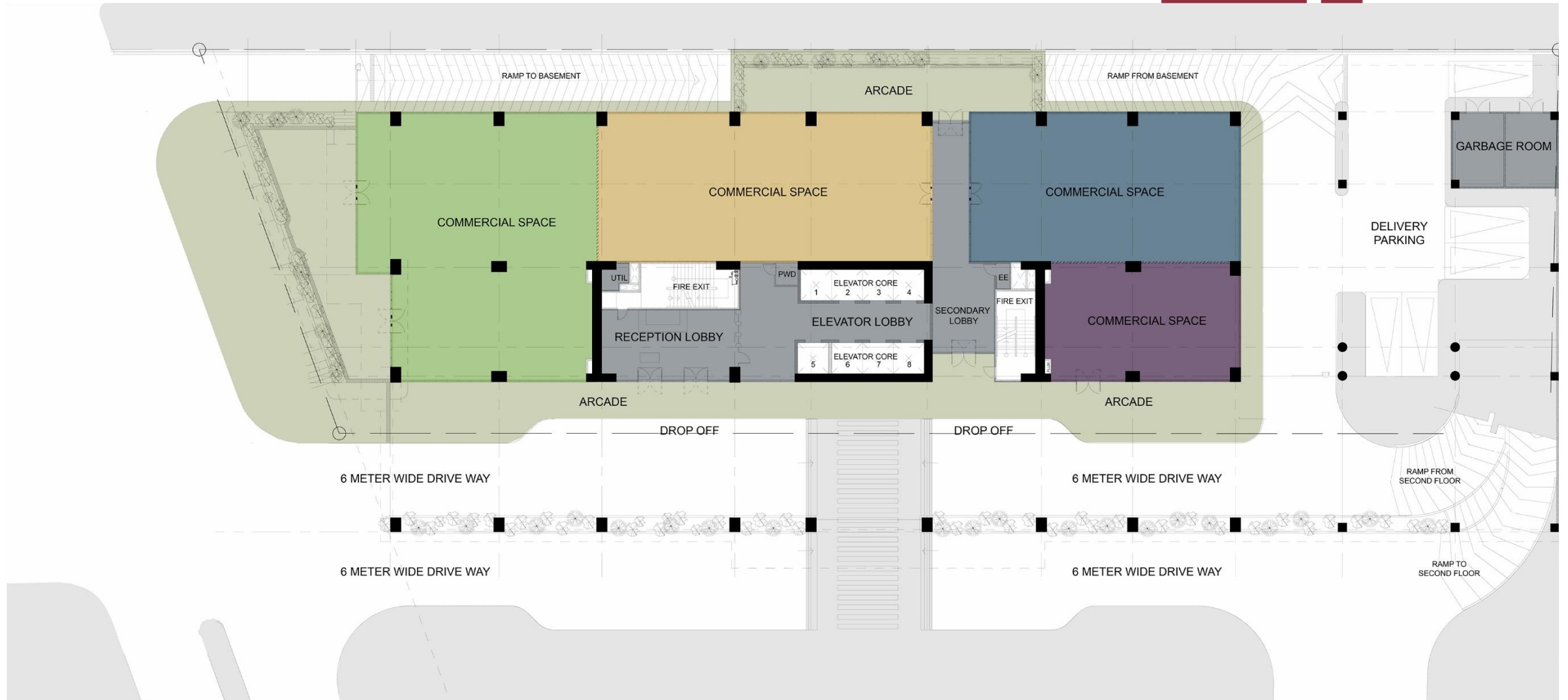
Project Perspective

Ceiling Height

Floor	Floor Assignment	Floor to Floor Height	Ceiling Height
Basement	Parking Area	3.70m	3.55m
Ground Floor	Main Lobby/ Commercial Area	6.00m	5.875m
2nd - 6th Floor	Podium Parking	3.70/4.10m	3.55/3.95m
7th - 24th Floor	Office Areas	3.70m	2.70m



Ground Floor Typical Plan



Ground Floor Areas & Current Tenants

Commercial Space	Operating Hours	Tenant
Retail 1	0:00AM - 0:00PM	BES House of Chicken
Retail 2	0:00AM - 0:00PM	Maxicare
Retail 3	0:00AM - 0:00PM	AVAILABLE
Retail 4	0:00AM - 0:00PM	Lawson



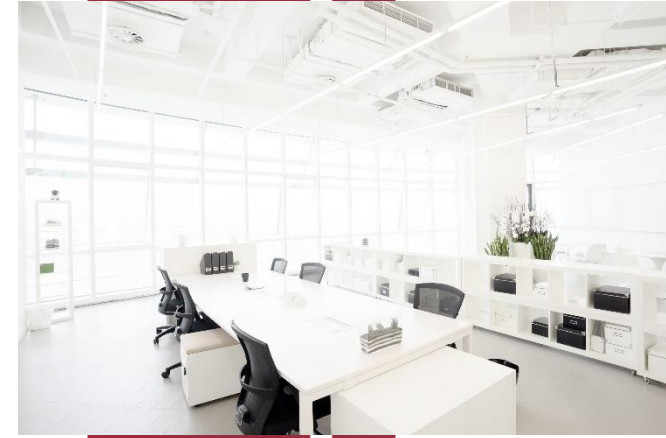
Building Specifications

Elevators	6 Passenger
	1 Fireman's Lift
	1 Service Elevator
Comfort Rooms / Floor	Female: 7 Water Closets, 5 Lavatories, 1 PWD Water Closet Cubicle
	Male: 6 Water Closets, 4 Urinals, 4 Lavatories, 1 PWD Water Closet Cubicle
	PWD: 1 PWD Toilet
Building Management Systems	Provided
Air Conditioning System	VRF with the capacity of 13 sqm per tonne
Power	100% redundancy bus duct, N+1 standby generator
	Office Space (One): Main Circuit Breaker 250AT, 3Phase, 400Y/230Volts, 4 Wires + Ground. Branches: 1-175AT, 3P, 1-125AT 3P. With dedicated KWH meter located at every floor building electrical room.
	RETAIL SPACE 1: Main Circuit Breaker 400AT 3Phase, 400Y/230Volts, 4Wires + Ground. With dedicated KWH meter ground floor building electrical room.
	RETAIL SPACE 2: Main Circuit Breaker 300AT 3Phase, 400Y/230Volts, 4Wires + Ground. With dedicated KWH meter ground floor building electrical room.
	RETAIL SPACE 3: Main Circuit Breaker 250AT 3Phase, 400Y/230Volts, 4Wires + Ground. With dedicated KWH meter ground floor building electrical room.
	RETAIL SPACE 4: Main Circuit Breaker 150AT 3Phase, 400Y/230Volts, 4Wires + Ground. With dedicated KWH meter ground floor building electrical room
	All busducts and feeders are 125% emergency back up through common generator set synchronized with Automatic Transfer Switch.



Building Facilities

FDAS	Full Coverage smoke detectors
	2 Fire Alarm Bells and Manual Call Points at each office
	1 Addressable Monitor Module at each office connected to main Fire Alarm Control Panel at GF
PLUMBING	
Cold Water System	Water Service Connection. MWCI Service Water Main
	Central Basement Water Storage Tank
	Roof Level Tank. Domestic water distribution tank
Sanitary Drainage Plan	Method of Collection. Gravity System Service
	Sewer Line. To Sewage Treatment Plant (STP)
ME – ACU Waste Water System	Equipment (FCU, ACCU) Drain Stack
	Disposal to Building Storm Drainage
Storm Drainage System	Method of Collection. Gravity System
	Disposal to Street Service Storm Drains
FIRE PROTECTION	
Automatic Fire Sprinkler System	Wet Type
Other System	HCF 123 Type. Provided to ME rooms, all offices, hallways, corridors of public areas.
	Generator Room, Transformer Vault
Fire Pump	Located at GF, electrical motor driven with controller and tap to emergency power generator
Jockey Pump	Located at GF, electric motor driven
Fire Alarm and Detection System	Provided. Semi Addressable Fire Detection and Alarm System



Building Facilities

Smoke Management	Stair pressurization system including all fire egress paths
	Fireman's lift will be pressurizedSmoke extraction fan to common hallways / elevator area
	Smoke extraction fan to common hallways / elevator area
Fire Exits	2 Fire Exits. Smoke-proofed (pressurized) with Emergency Lights
Fire Command System	Provision of fire command center shared with building security and central fire alarm system

