

# EMPRESS

AT CAPITOL COMMONS

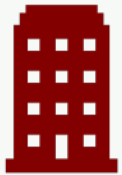
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# Residential Market Overview

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# Residential Market Overview

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## Supply

Condominium stock grew by 3% from last year



## Healthy Rental Market

Ortigas Center residential vacancy lowest among key business district at 4% vs 10-12% (Makati, BGC and Bay Area)



## Continuous capital value appreciation

30% increase in average Price per SQM in Metro Manila from 2013-2018 (6% per annum)

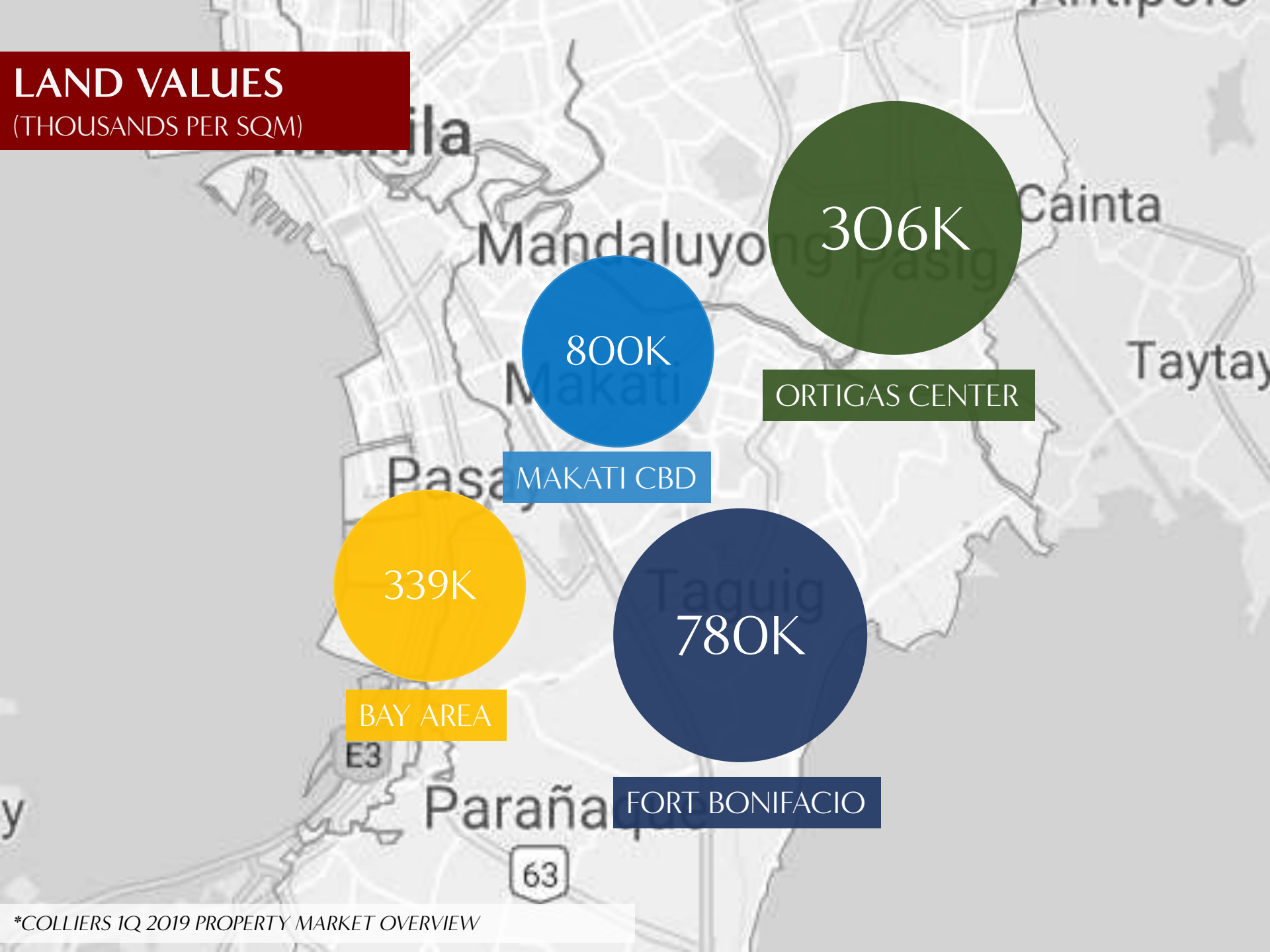


## Competitive real estate product vs international market

Bangkok: 1.8x higher than Manila  
Singapore: 3.3x higher than Manila  
Hongkong: 20x higher than Manila

# LAND VALUES

(THOUSANDS PER SQM)



# CAPITAL VALUES

(THOUSANDS PER SQM)

180K - 700K

160K - 240K

230K - 300K

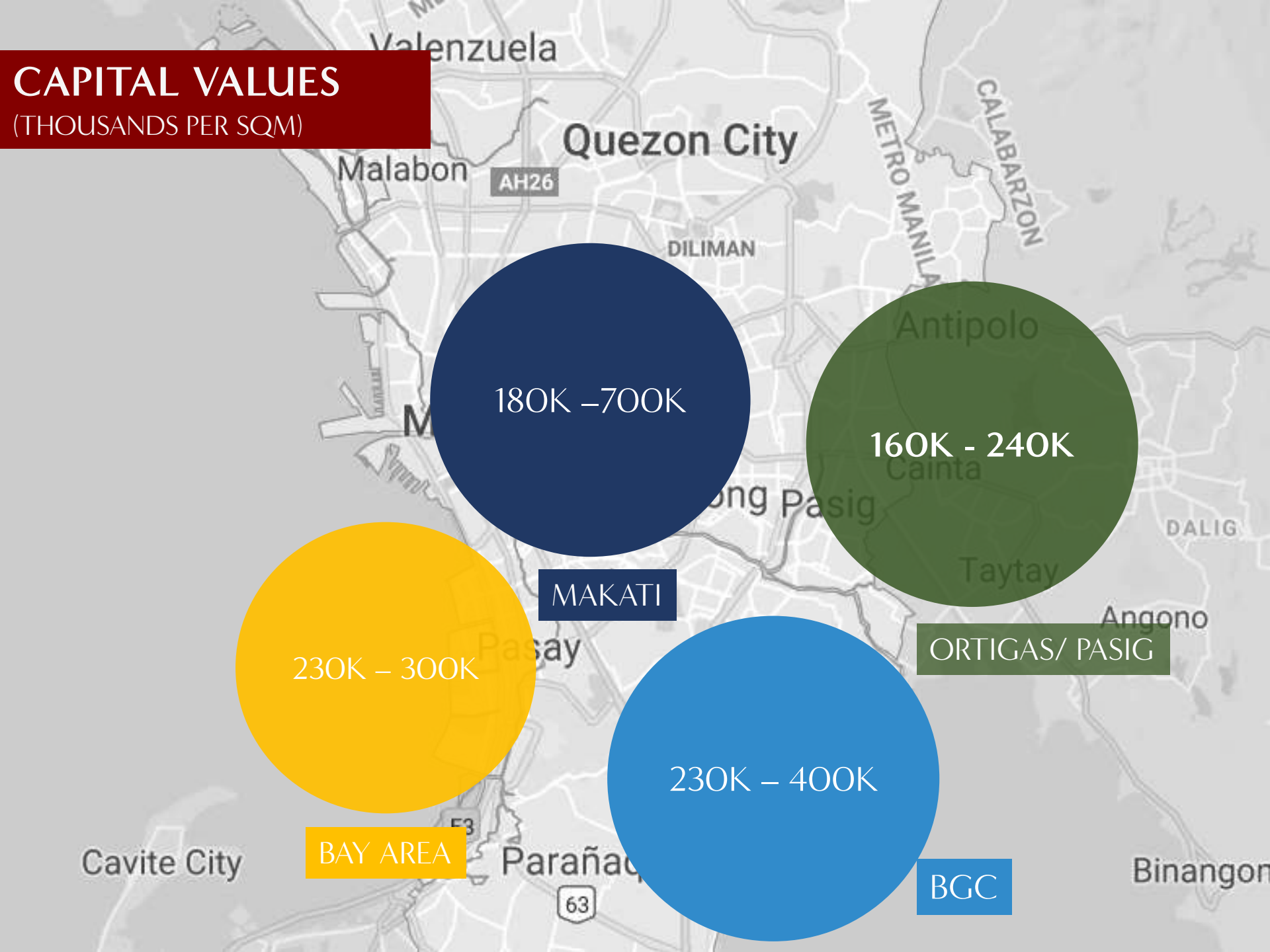
230K - 400K

MAKATI

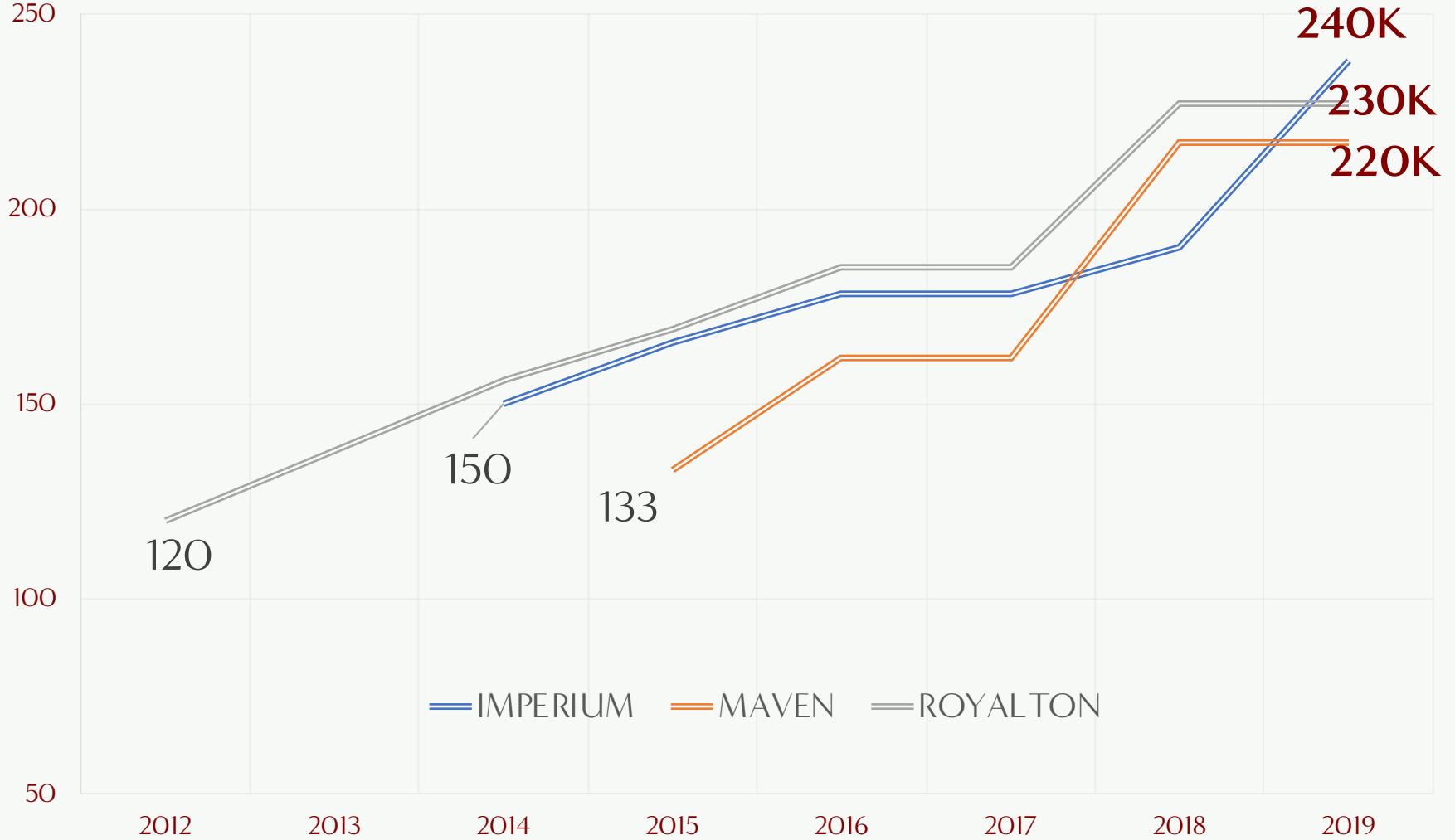
ORTIGAS/ PASIG

BAY AREA

BGC



# PER SQM VALUE APPRECIATION (IN THOUSANDS)



## Percentage:

*The Royalton: (90% in 7 years)*

*The Imperium: (60% in 5 years)*

*Maven: (65% in 4 years)*



For 88 years, Ortigas & Company has been perfecting the art of life, work, and leisure by conceiving of and building master-planned developments that have become thriving communities over time – paradigms of excellence in the Philippine real estate landscape.





## ***COMMERCIAL***

Throughout the years, our developments have become venues for celebrating life's defining moments. Each development is unique and is constantly fine-tuned to suit the communities' changing characters.

- Greenhills Center
- Ortigas East
- Capitol Commons

## ***RESIDENTIAL***

Today, beyond residential subdivisions we are building homes that are products of innovation and creativity that will cater to the needs and dreams of today's and future generation.

- Wack-wack
- Greenhills Subdivisions
- Valle Verde Subdivisions
- Luntala Valle Verde
- Greenmeadows
- Circulo Verde







CAPITOL  
COMMONS



CAPITOL COMMONS MASTERPLAN



## Global Urban Community

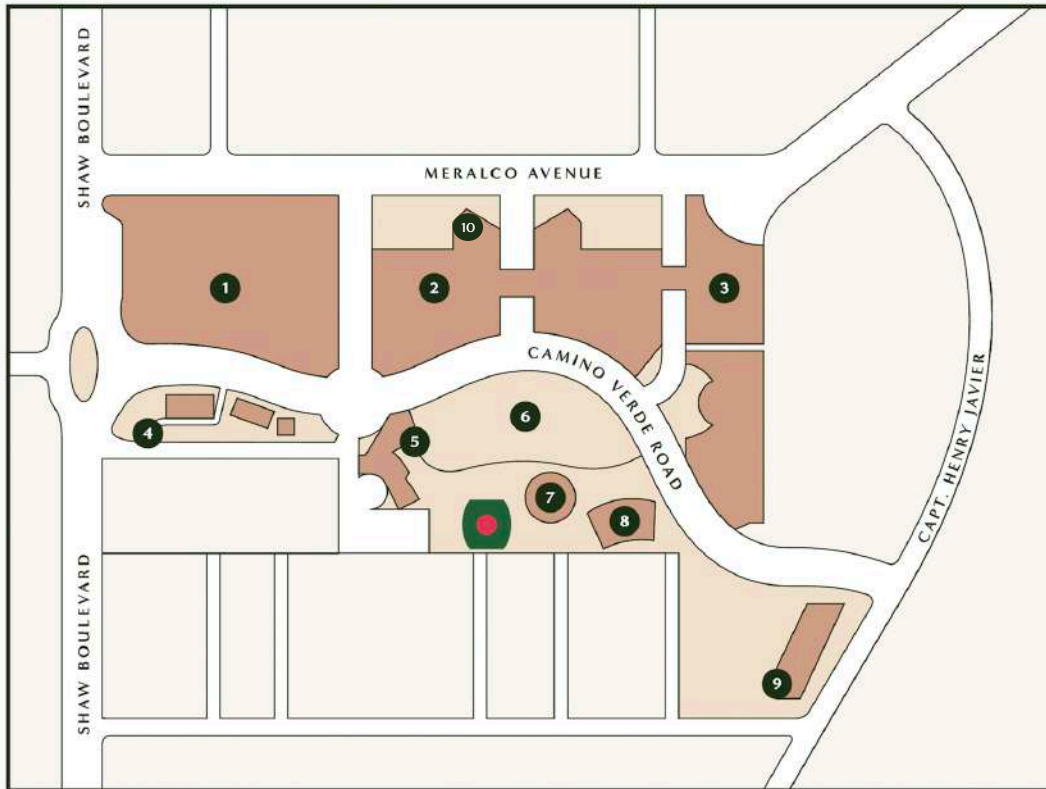
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A global luxury community  
within Ortigas Center  
that offers a well-balanced  
live-work-play lifestyle



# The Capitol Commons Community

A 10-hectare mixed-use community in Pasig City



- Empress
- 1 Unimart
- 2 Estancia
- 3 Estancia Expansion
- 4 Café's, Restaurants, & Bars
- 5 Capitol Commons Information Center/Santi's Delicatessen
- 6 Capitol Commons Park
- 7 The Imperium at Capitol Commons
- 8 The Royalton at Capitol Commons
- 9 Maven at Capitol Commons
- 10 Future Ortigas South Station for the Metro Manila Subway

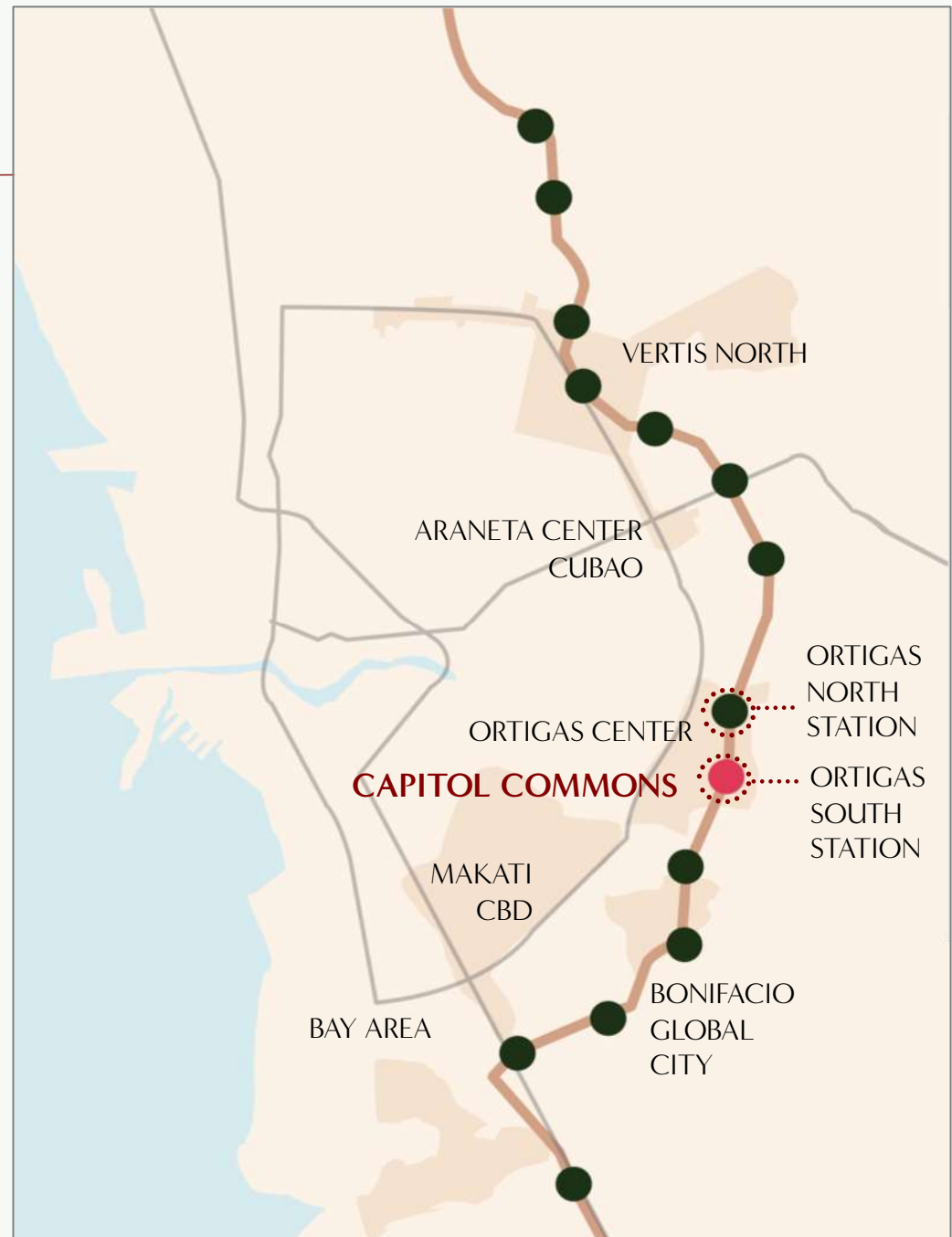
# Accessibility

## Metro Manila Subway

“The Metro Manila Subway is an underground rapid transit line . The 28.3-kilometer line will run north–south between the cities of Quezon City, Pasig, Makati, Taguig and Parañaque, will serve thirteen stations between the Quirino Highway and FTI stations. It will also serve as the country’s first direct airport rail link, with a branch line to Ninoy Aquino International Airport (NAIA).”

With stations located at **Ortigas North** and **Ortigas South**, Empress at Capitol Commons will be very accessible using public transportation.

Construction started **February 2019** and is expected to finish by **2025**.



# Accessibility

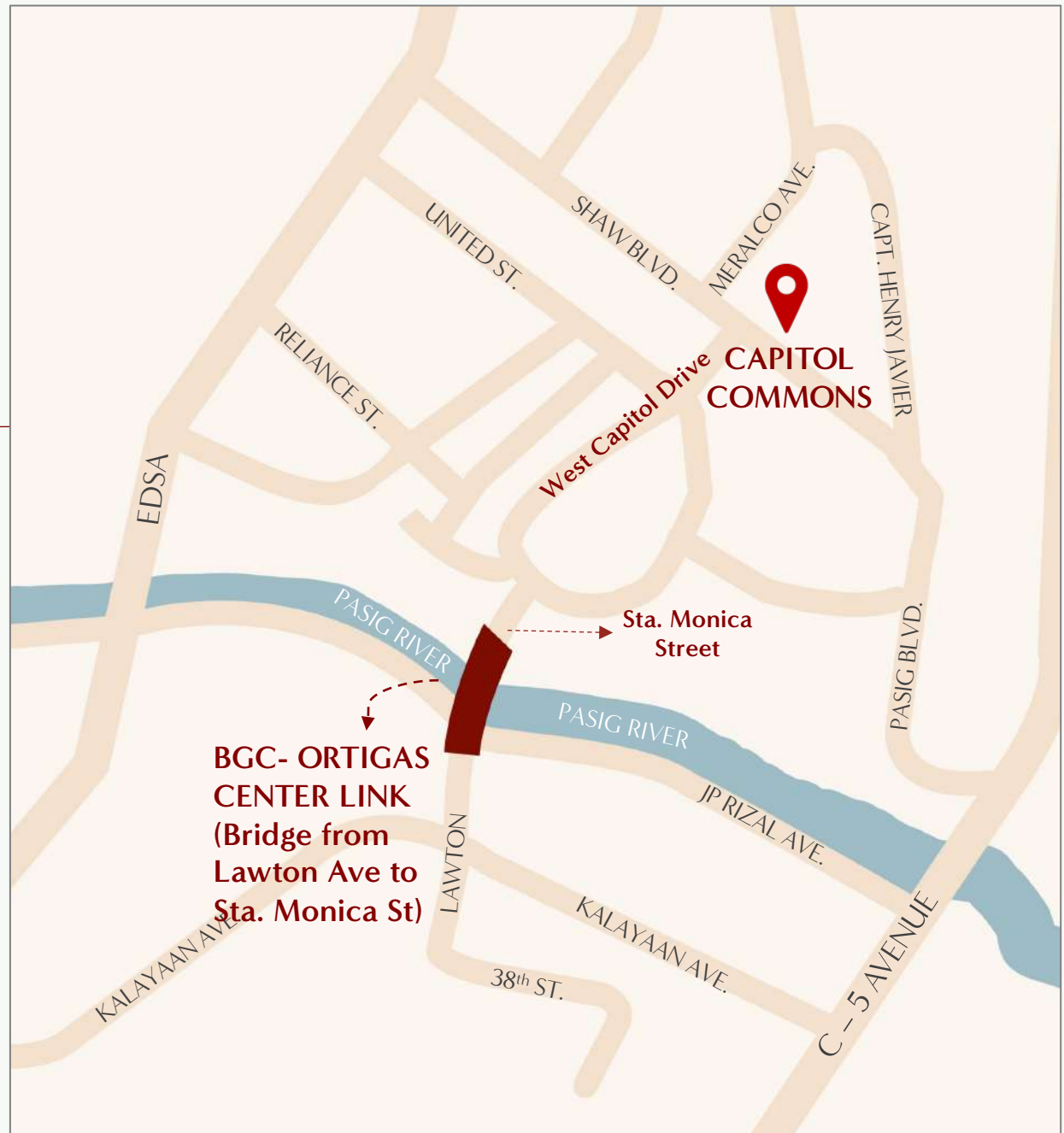
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## BGC – Ortigas link

The Ortigas – BGC link will connect Bonifacio Global City to the Ortigas Center.

The link will cut travel time from BGC to Ortigas from 1 hour to 12 minutes.

Construction for the Ortigas – BGC link began in 2017 and is expected to be completed by 2020.





Growing Population



24-hour Cities



Malls and Social Life

# SOCIETAL TRENDS

Consumer Spending



Holistic wellness is a pursuit of healthy living that considers the body, mind and spirit, in order to have a balanced lifestyle.



Integrated Way of Living



# Moving towards a holistic wellness lifestyle

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30%

of people in  
the UK

Buyers would pay  
premium for a home that  
promotes health and well  
being

35%

of people in  
the UK

Mid/high income  
renters would pay  
more if there's a  
gym

60%

of people in  
the US

Would pay more for  
healthier homes

29%

of people in  
the UK

Mid/high income  
renters would pay  
more if there's a pool

17%

of people in  
the HK

Prefers a home  
near a park

14%

of people in  
the China

Prefers a home  
near a park



# Wellness Built Environment

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## ***Mixed-use development***

Minimizing environmental impacts on human health

*Capitol Commons is a mixed-use estate, where everything is within reach. Offering increased access and convenience through the subway. These allow residents to have more time for themselves.*



## ***Park & open Spaces; Pedestrian Friendly***

Supporting behavior change and healthier lifestyle

*Capitol Commons promotes a healthier lifestyle through a walkable community and a park – where people can meditate or jog.*

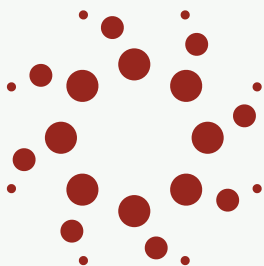


## ***Residential Block***

Foster a sense of place, community and belonging

*Residents within Capitol Commons can enjoy not only the amenities of their own respective buildings but of the estate as well. Developing a sense of community and increased interaction.*

# Living Space for Breathing



# EMPRESS

AT CAPITOL COMMONS



# Empress

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Live, breathe, and take it easy in a space that embodies the true meaning of home--a sanctuary to call your own.

Find joy in living within the heart of a bustling city and foster a sense of self and a sense of community through a space that has been designed with your well-being in mind.

Stretch and grow, move and prance, rest and heal--Empress is a place where wellness comes first.

# The Empress Location

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Situated directly in front of the Capitol Commons Park Empress is part of the exclusive Capitol Commons residential block where everything you need is only a few steps away.





## Empress Living

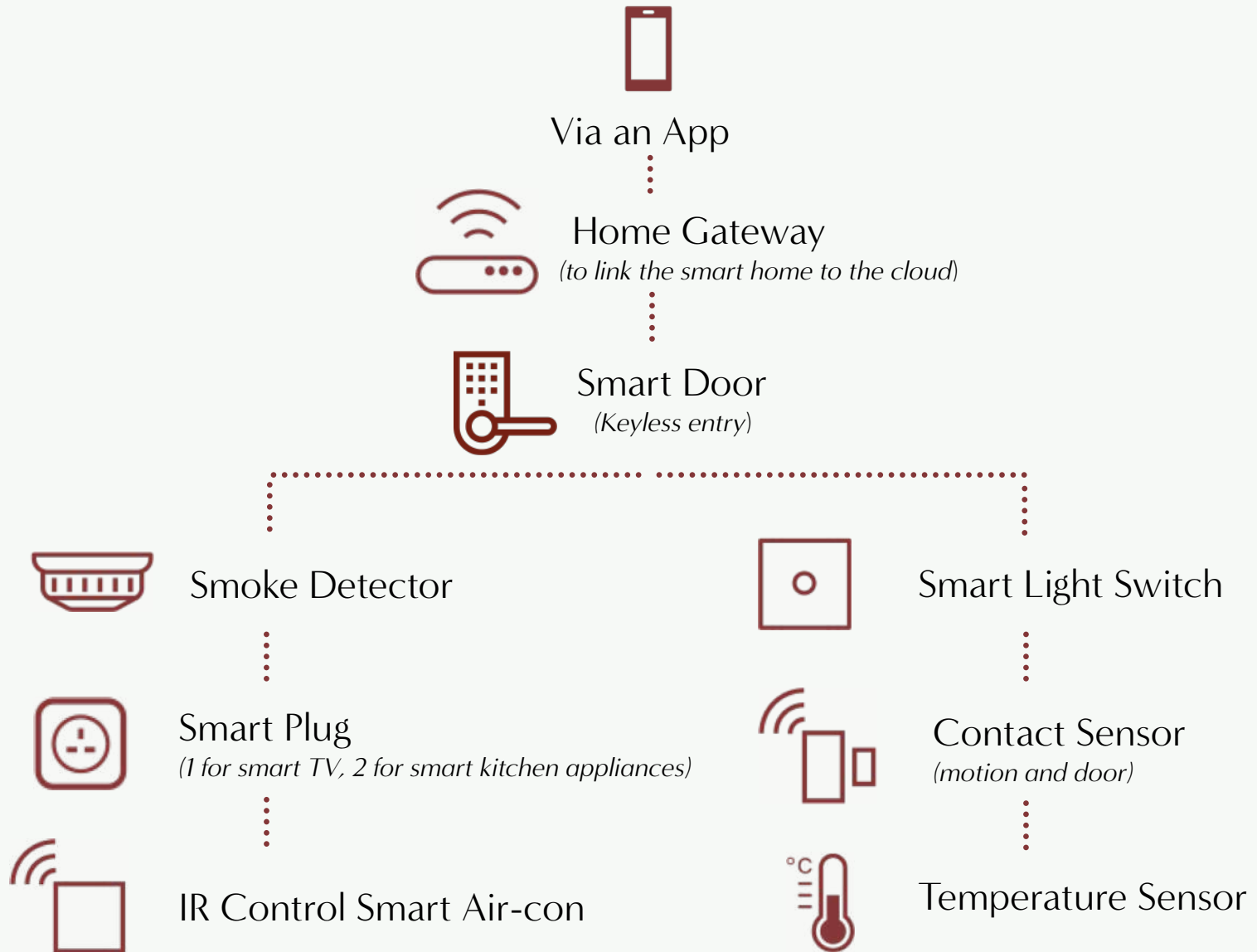
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Empress living lets you put your self first. More time for your well-being.

- 1 Smart Home
- 2 Mindful Designs
- 3 Color Therapy
- 4 Biophilic Design
- 5 Balanced Living
- 6 Sustainable Living

# 1

## Smart Living Features



## 2

## Mindful Designs

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- Lavatory with vanity cabinets
- Integrated microwave cabinets
- WIFI Router Cabinet
- Built-in shower bench
- Built-in cabinets with lights
- USB ports in all bedrooms
- Intercom with videophone





# 3

## Color Therapy

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Color is an active power exerting tremendous influences in the emotions and physical health of an individual

Empress uses the impression of a color and the message it conveys.

Color is integrated in the common spaces as it is important in creating the psychological mood or ambiance that supports the function of a space.

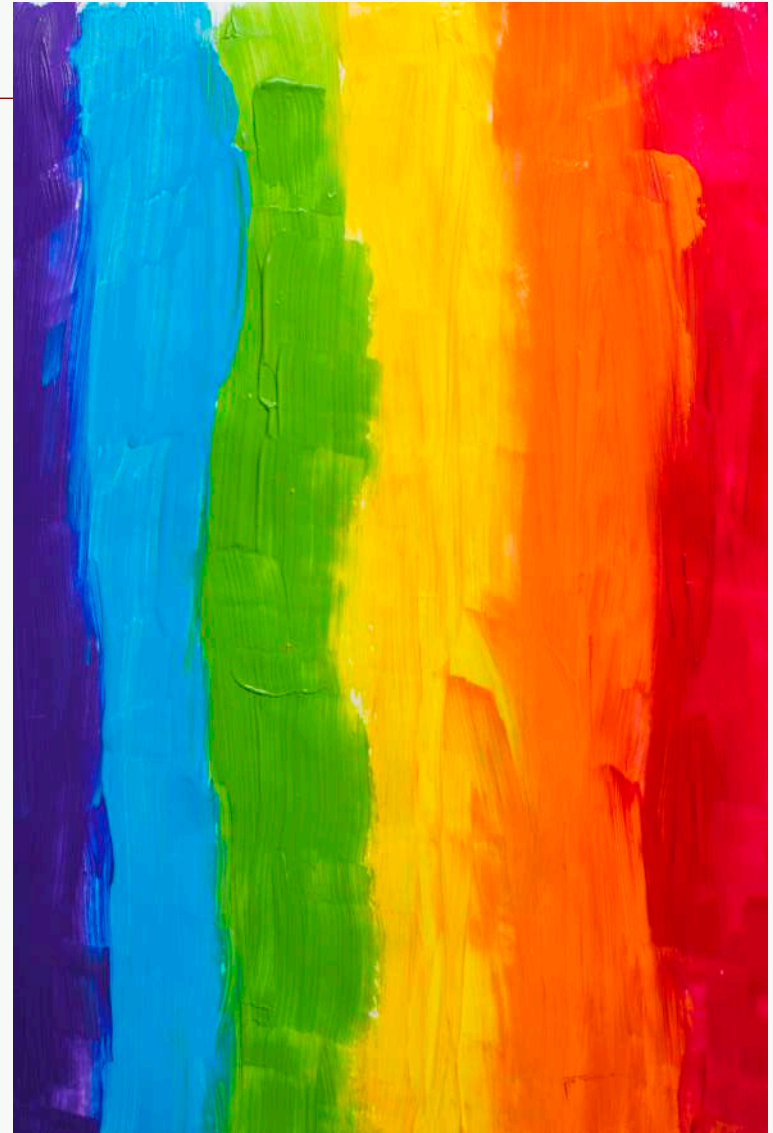
For example:

**Red** = Brings warmth, energy, stimulation

**Blue** = Calming (calms breathing & heart rate)

**Green** = Calms the nervous system

**Yellow** = Brings a sense of security



## 4

# Biophilia

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The use of plants in spaces creates a natural and human-centered approach that improves our work and living spaces with benefits to our health and well-being.

It reduces stress, improves cognitive function, and enhance mood & creativity.

At Empress, you'll be able to foster and nurture a connection with nature without leaving the convenience of your very own home



## 5

## Balanced Living

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Feng shui is a tradition that believes everything is alive, including our spaces. The same life energy (qi) that animates you, also flows through your home.

Empress promotes a peaceful atmosphere and balanced life.



# 5 Sustainable Living

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Green Building Compliant



Open Space



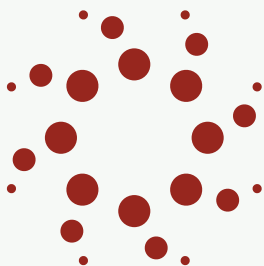
No harmful chemicals  
used on paints



Materials Recovery  
Facility



Rainwater  
Collection Tank



# EMPRESS

AT CAPITOL COMMONS



# Project Overview

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- 56-storey residential building
  - 771 units
  - Studio, 1-BR, 2-BR, 3-BR Flats and 3-BR Bi-level
- 51 Residential Floors
- 831 Parking Units
- 1 Podium amenity level
- 3 levels of podium parking
- 1 level – ground floor lobby
- 7 levels of basement parking
- Retail space at the ground level
- Floor-to-ceiling glass windows for Corner units
- Turnover: 4Q2026



Lobby

# The Ground Level







Empress Lobby

Visualization



Mail Room

Visualization



# Indoor Amenities



# 6<sup>th</sup> Level Indoor Amenity Floor

Residents' Lounge

Reading Room

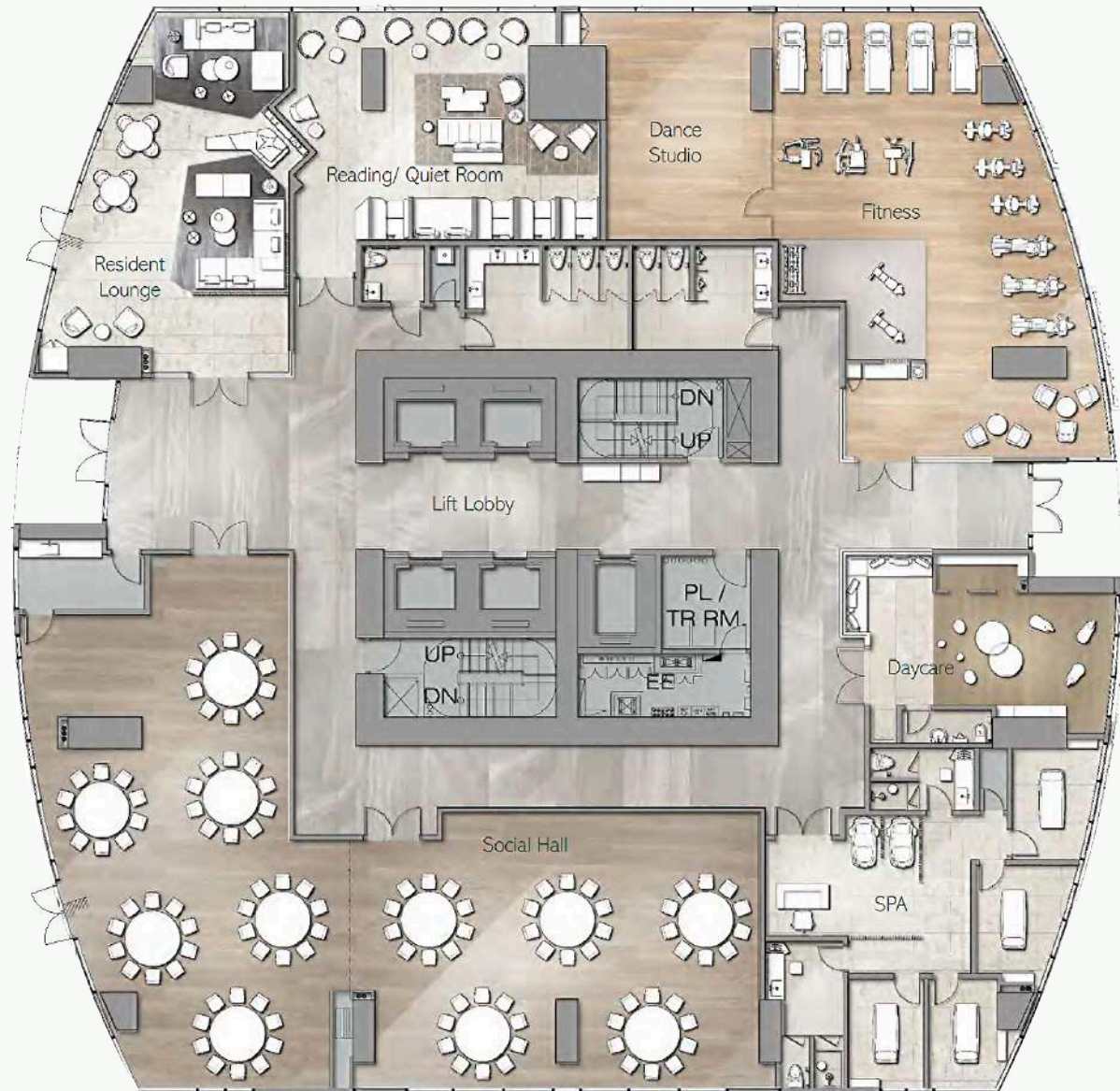
Social/Function Hall

Pamper Room

Fitness Hall

Dance Studio

Children's Playroom





Empress Residents' Lounge

Visualization



Empress Reading Room

Visualization



Empress Children's Playroom

Visualization

# Outdoor Amenities

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## Outdoor Amenities

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To nurture spirituality and mindfulness, an outdoor pool deck and garden area are open for meditation, grounding, and reading a book or two while soaking up some sun.

### Active Zone

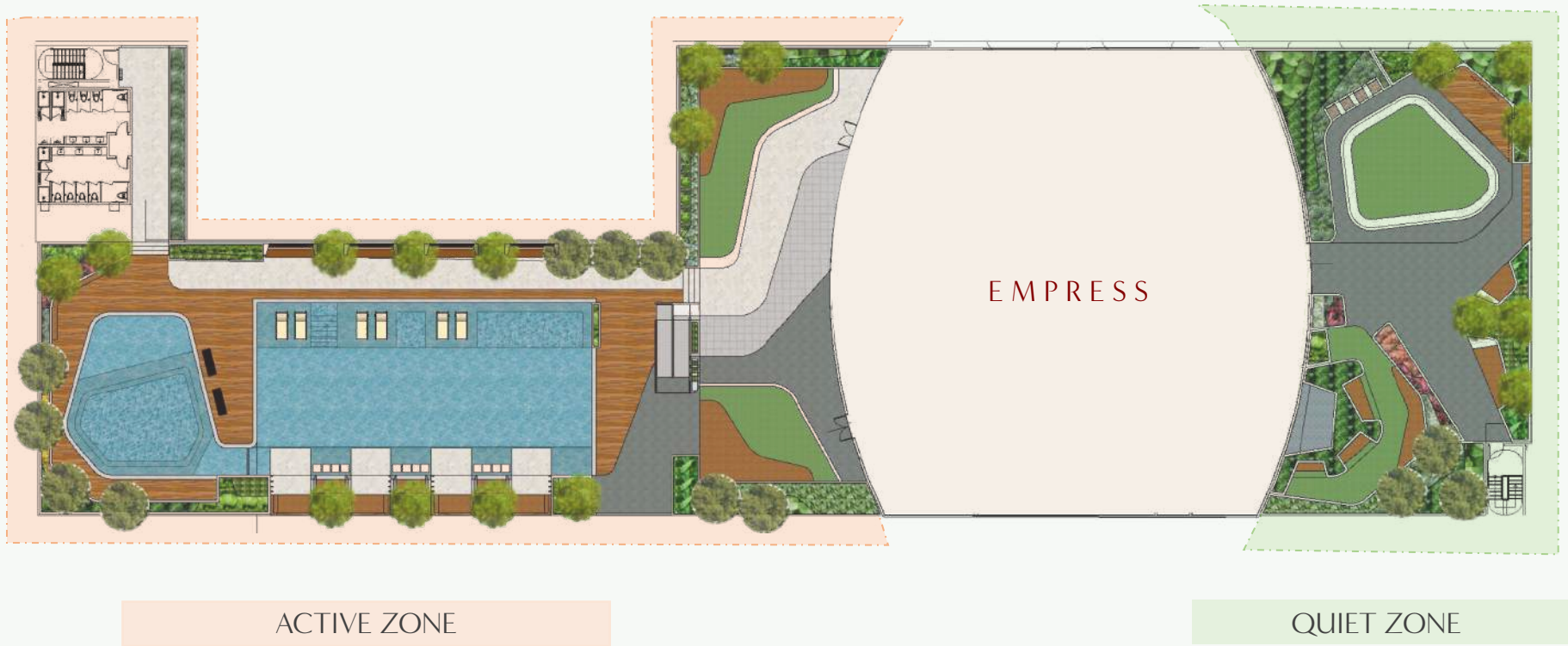
- 25m Lap Pool
- Kiddie Pool
- Cabanas / Lounge areas

### Quiet Zone

- Garden
- Wellness Lawn

# Outdoor Amenities Zoning

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Empress Active Zone

Visualization



Empress Active Zone

Visualization



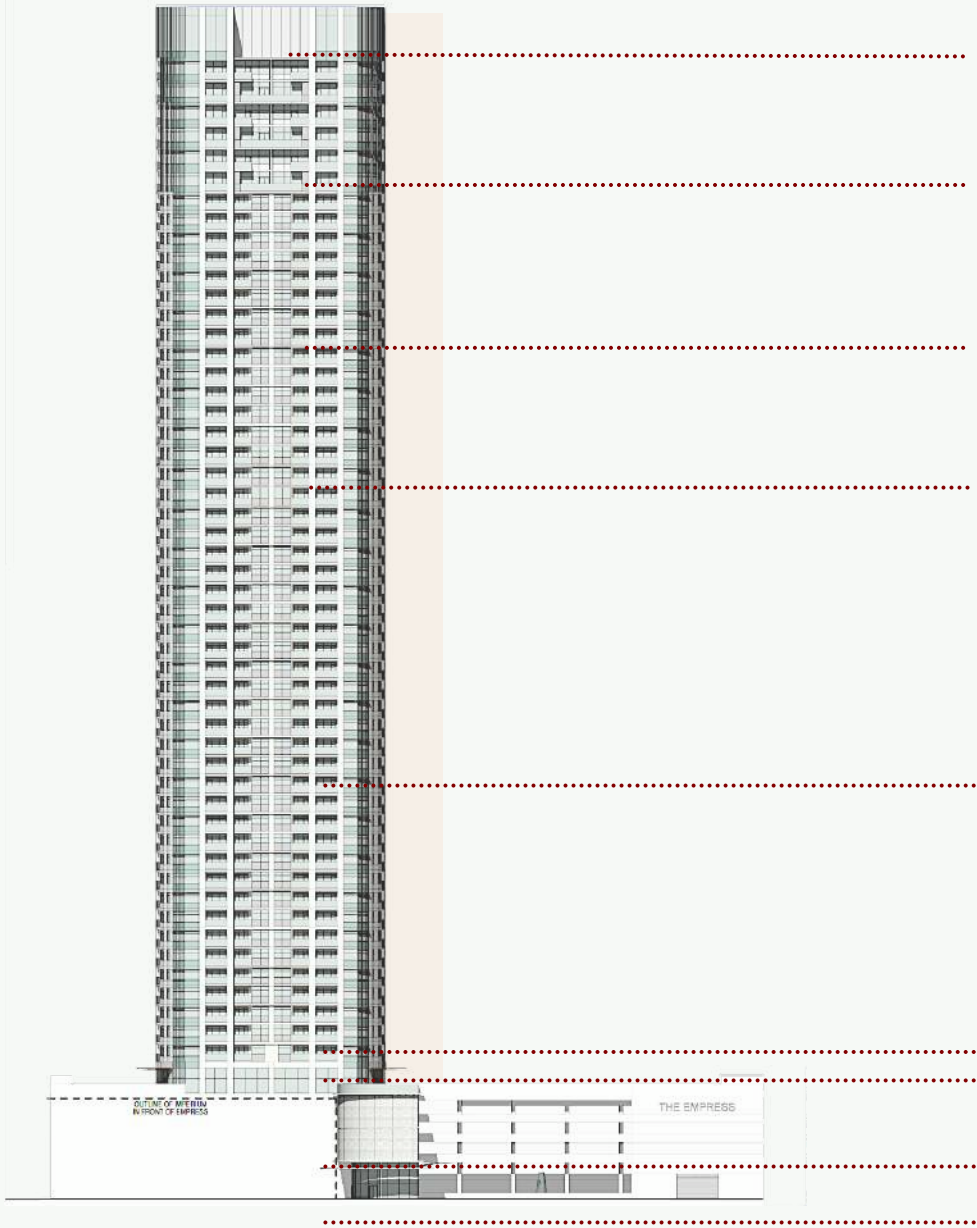
Empress Quiet Zone

Visualization

# Building Elevation

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# Building Elevation



**54 - 59** : THE EMPRESS SUITES

**42 - 53**: SUMMIT VIEW

**38 - 41**: SKYLINE VIEW

**22 - 37**: HORIZON VIEW

**7 - 21**: PARK VIEW

**6**: AMENITY LEVEL

GROUND LEVEL

**B7 - B1**: BASEMENT PARKING

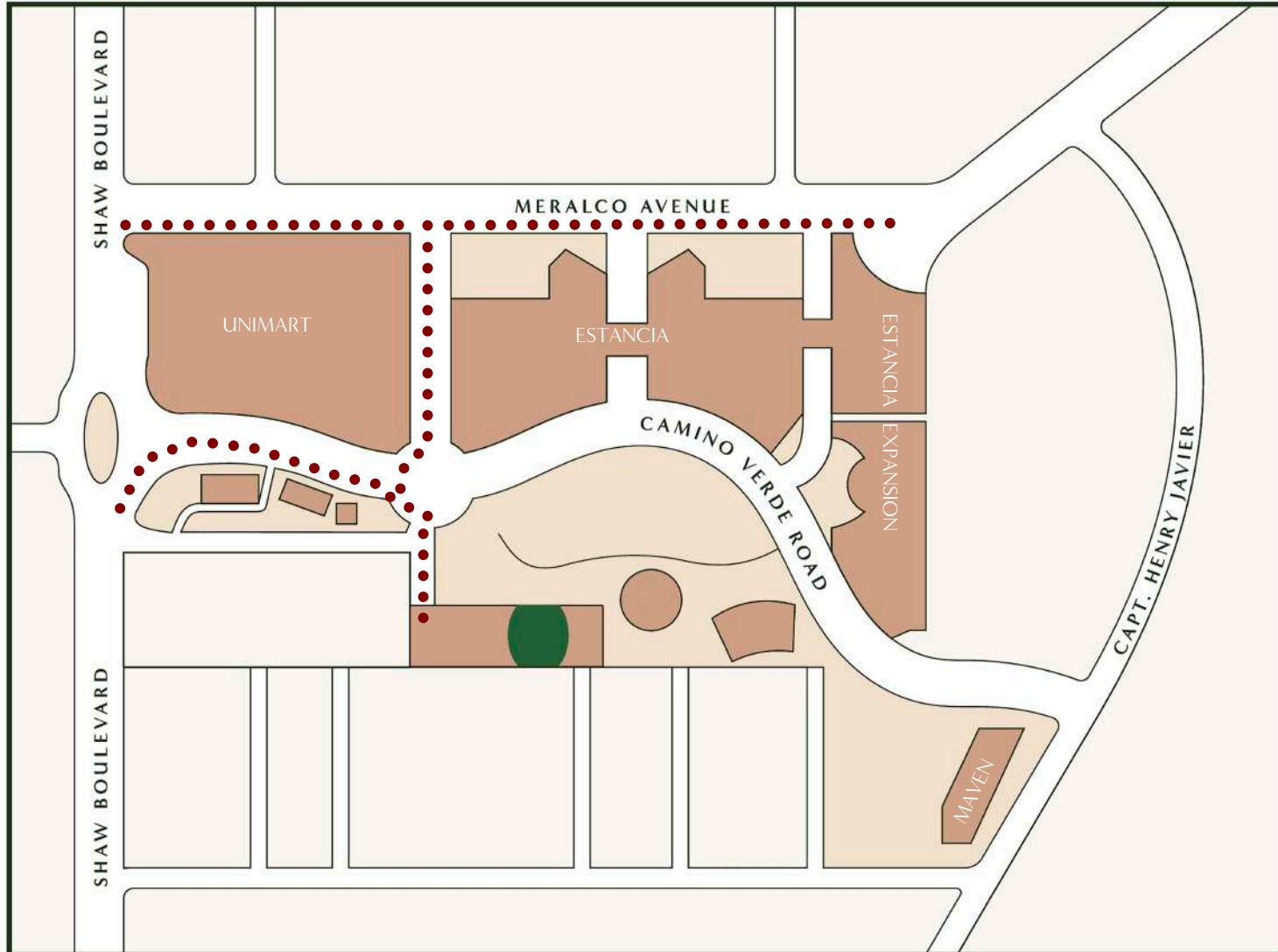
*No Levels 4, 13, and 44*

Circulation

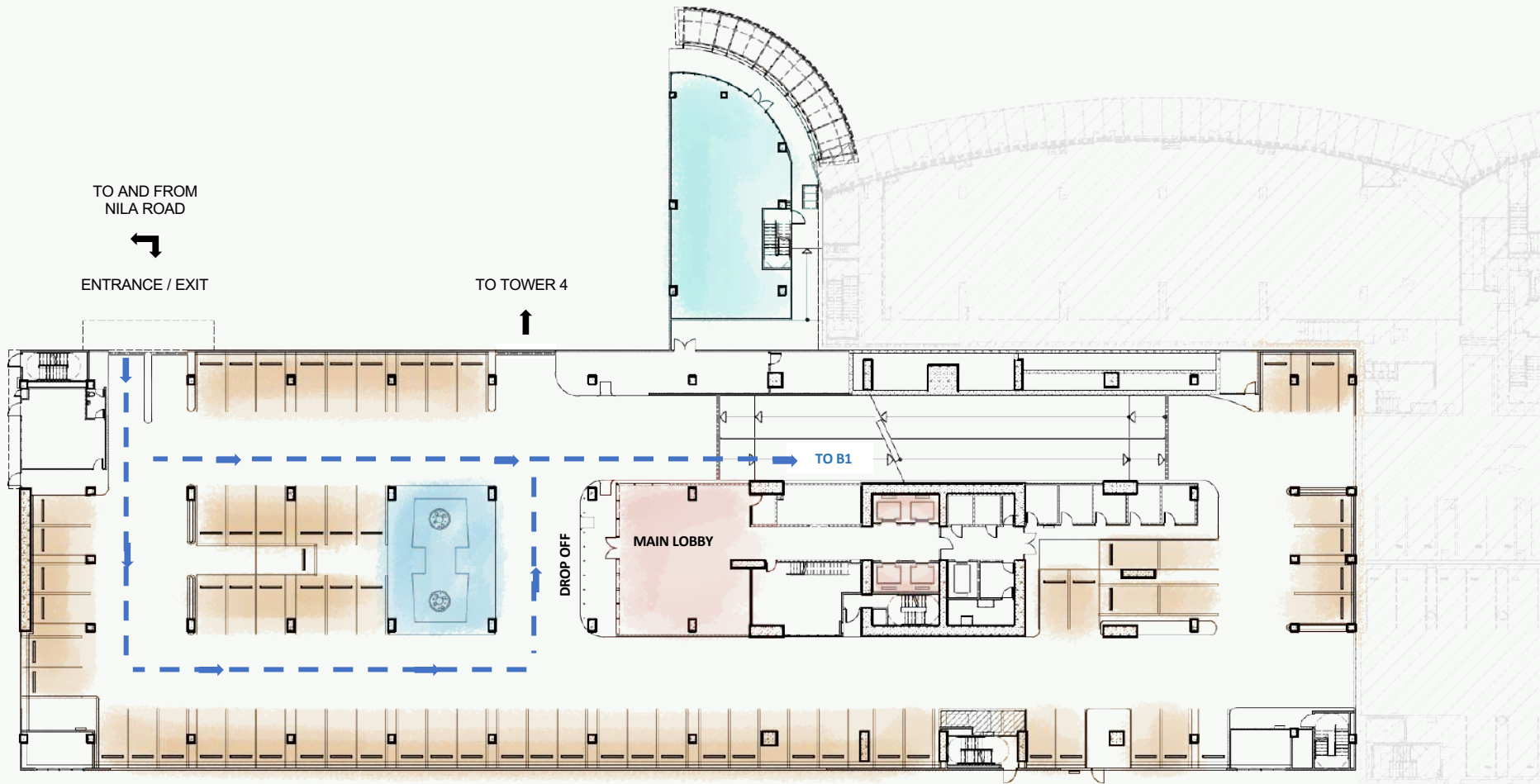


# Vehicle Entrance to Parking/Drop-off

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# Vehicle Drop-off Circulation



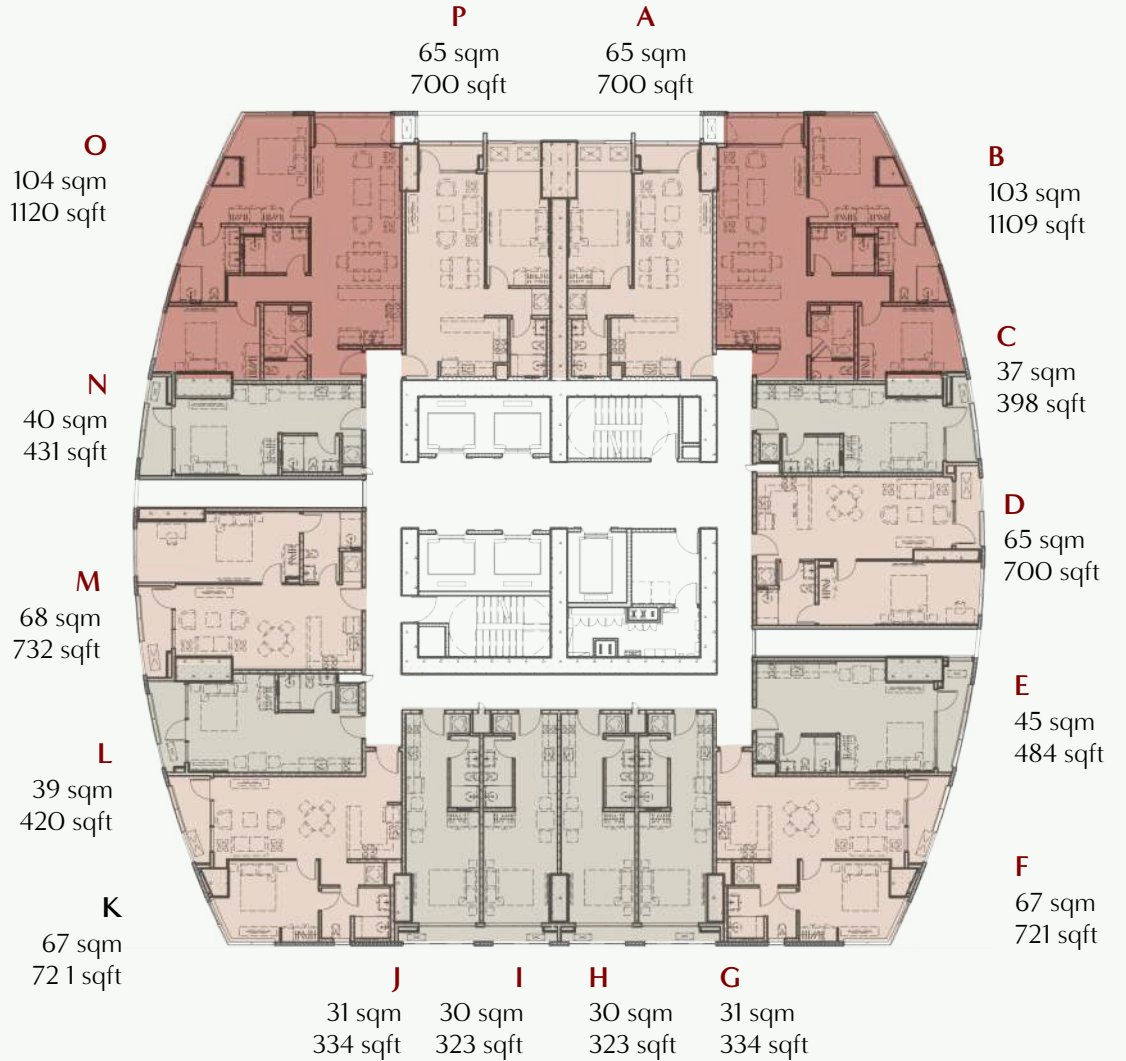
# Building Floorplans



# Park View

Level 7

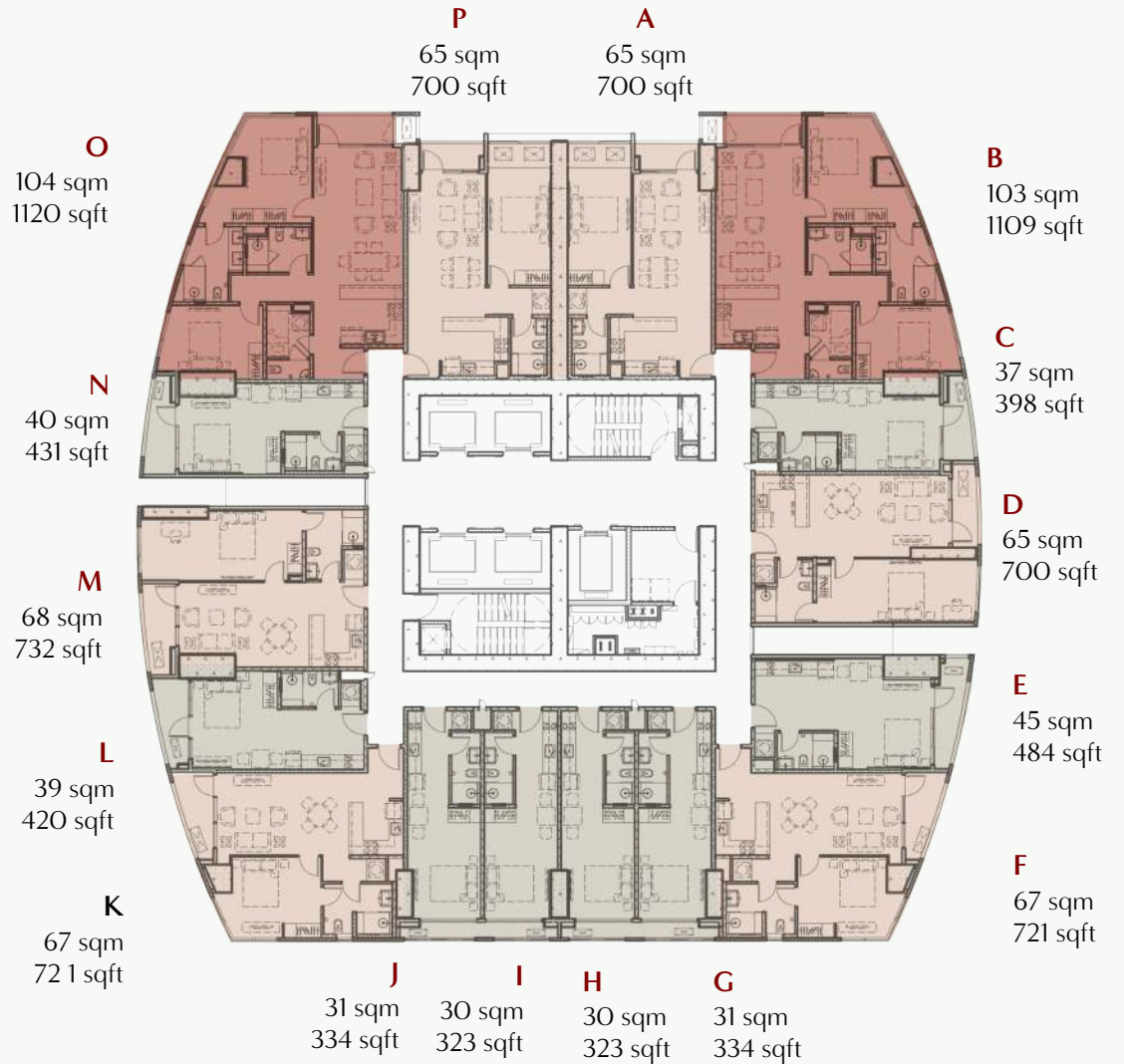
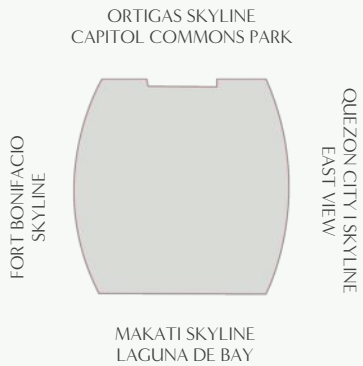
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 3-BEDROOM BI-LEVEL



# Park View

Levels 8 - 21

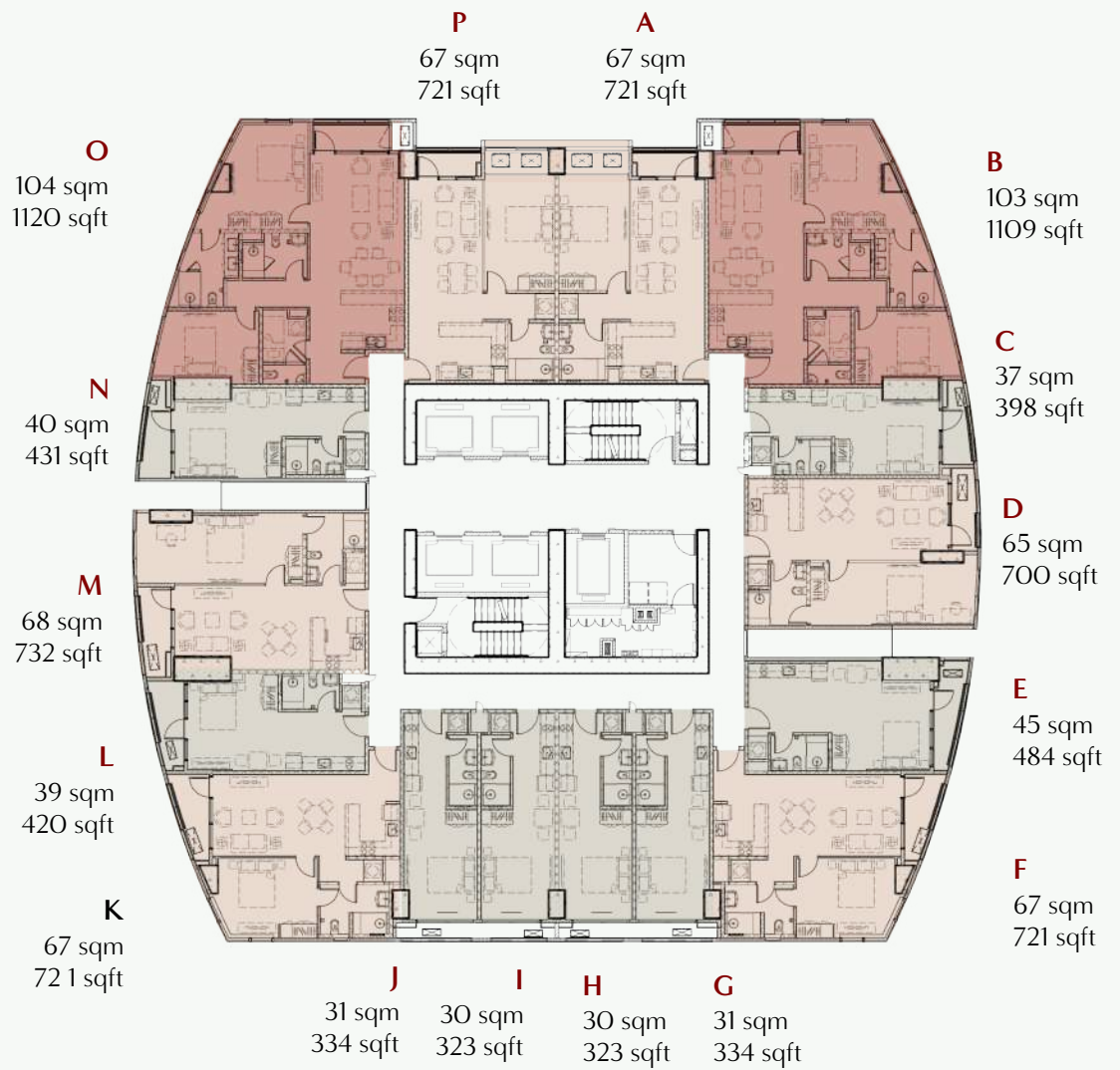
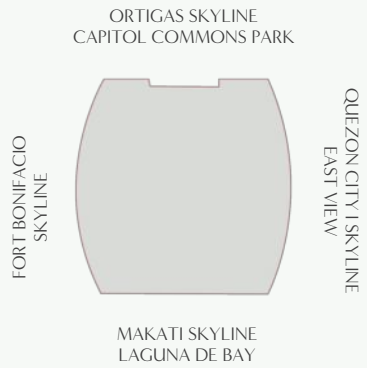
-  STUDIO
-  1-BEDROOM
-  2-BEDROOM
-  3-BEDROOM
-  3-BEDROOM BI-LEVEL



# Horizon View

Levels 22 - 37

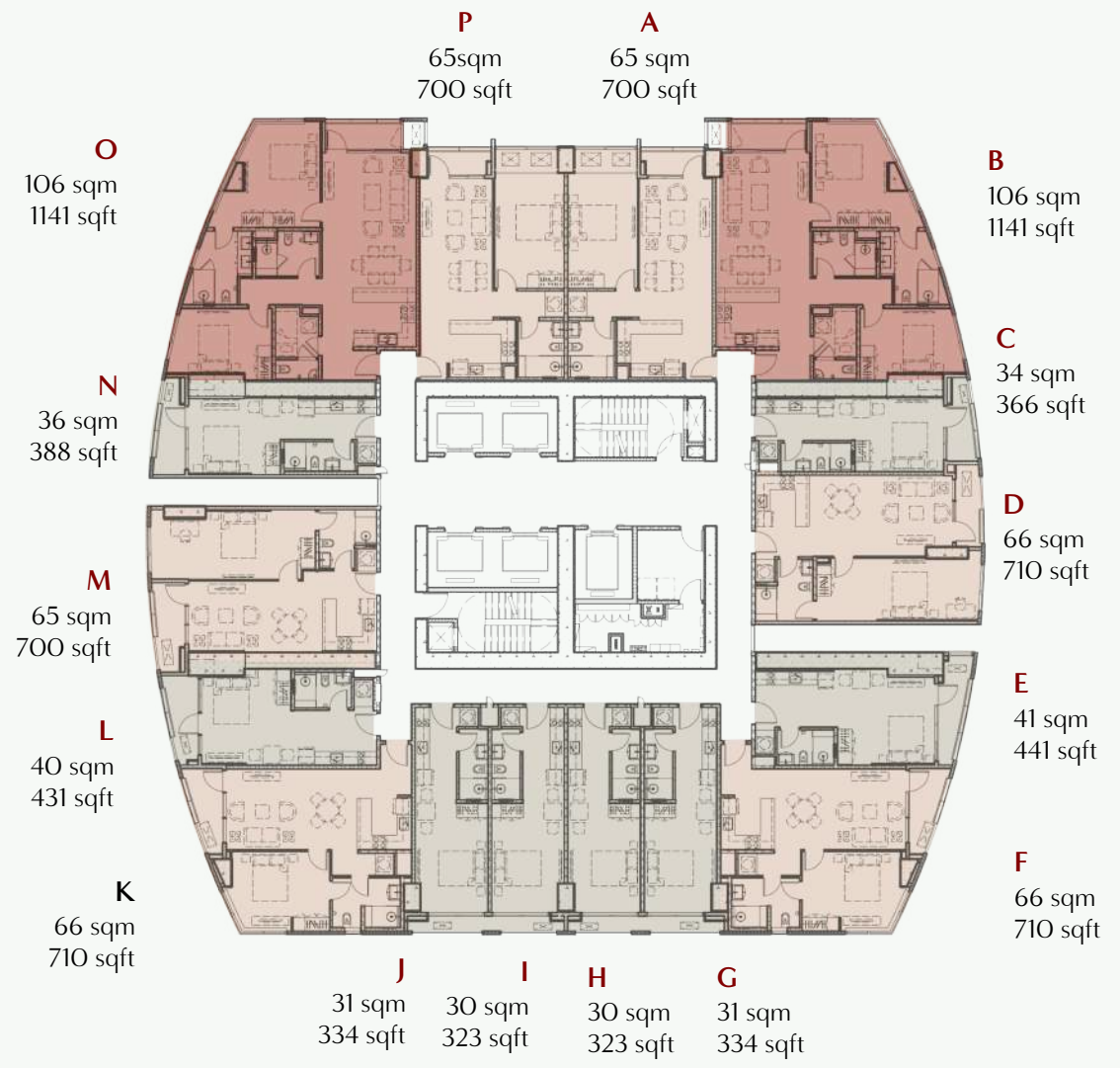
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 3-BEDROOM BI-LEVEL



# Skyline View

Levels 38 - 41

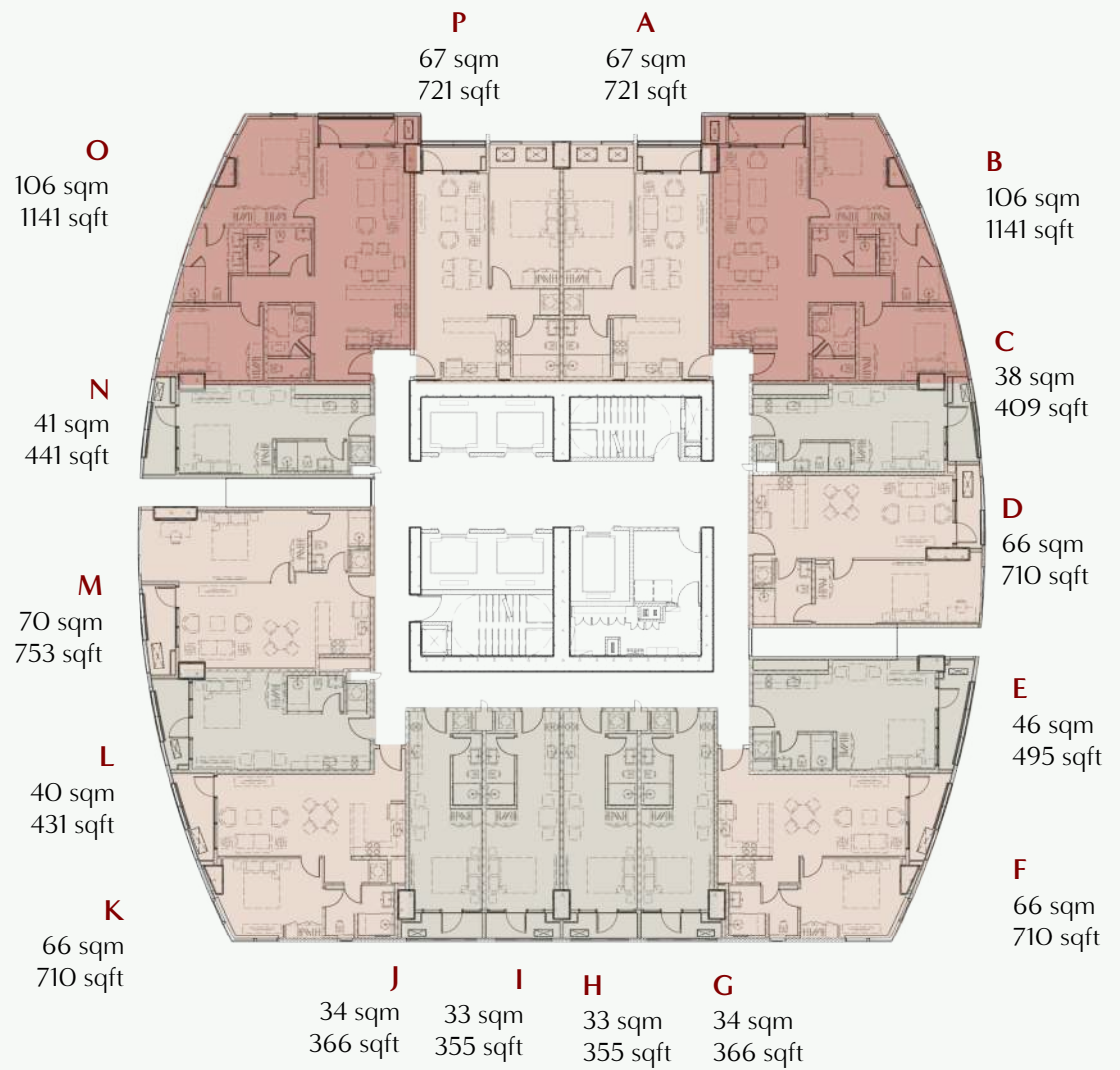
-  STUDIO
-  1-BEDROOM
-  2-BEDROOM
-  3-BEDROOM
-  3-BEDROOM BI-LEVEL



# Summit View

Level 42

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 3-BEDROOM BI-LEVEL

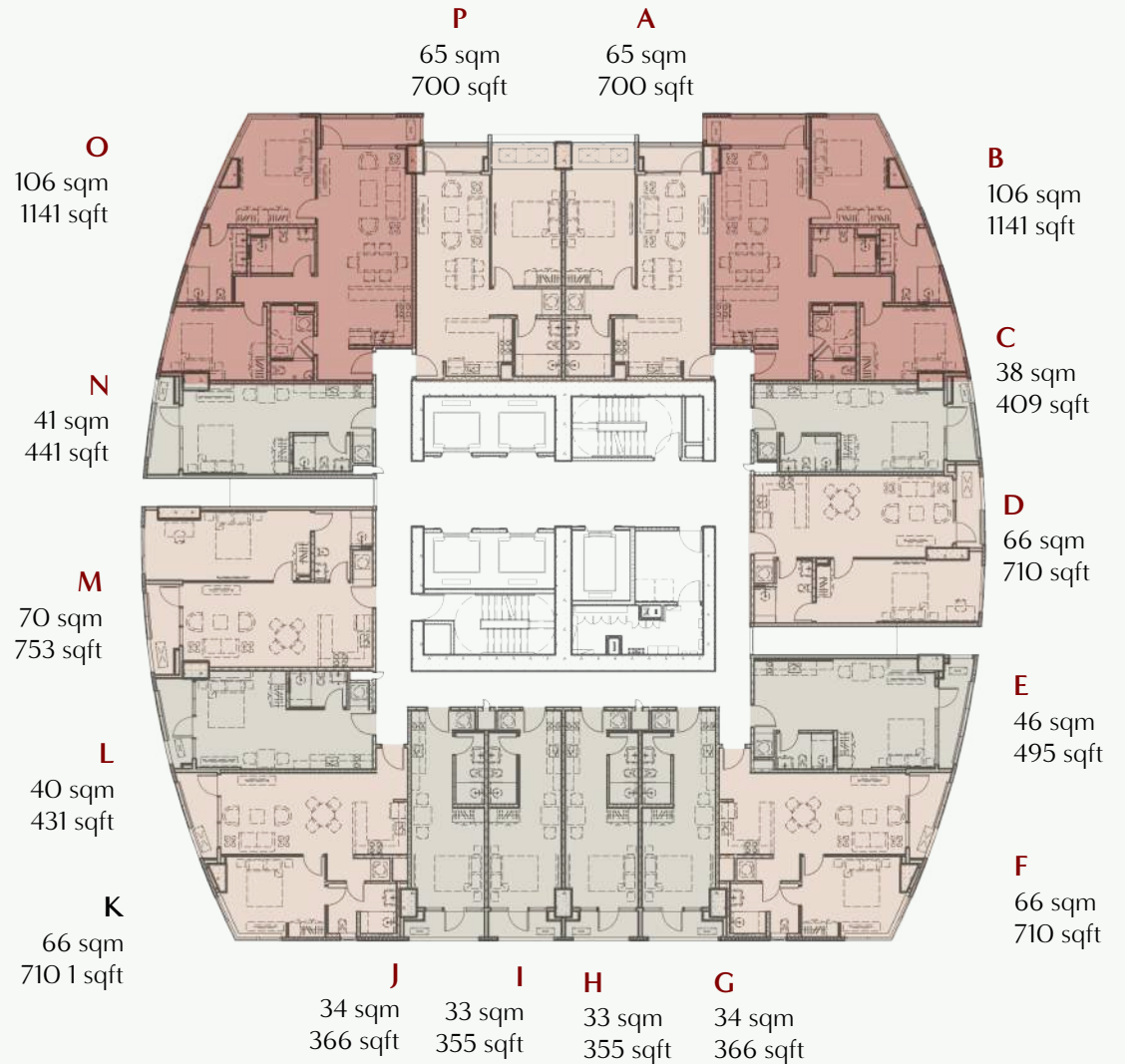
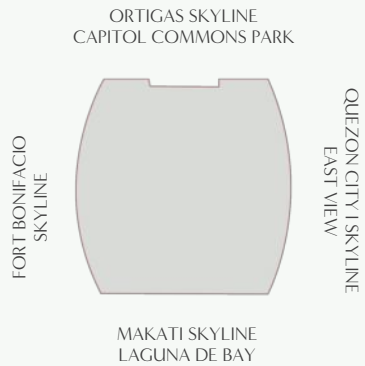




# Summit View

Level 43 - 53

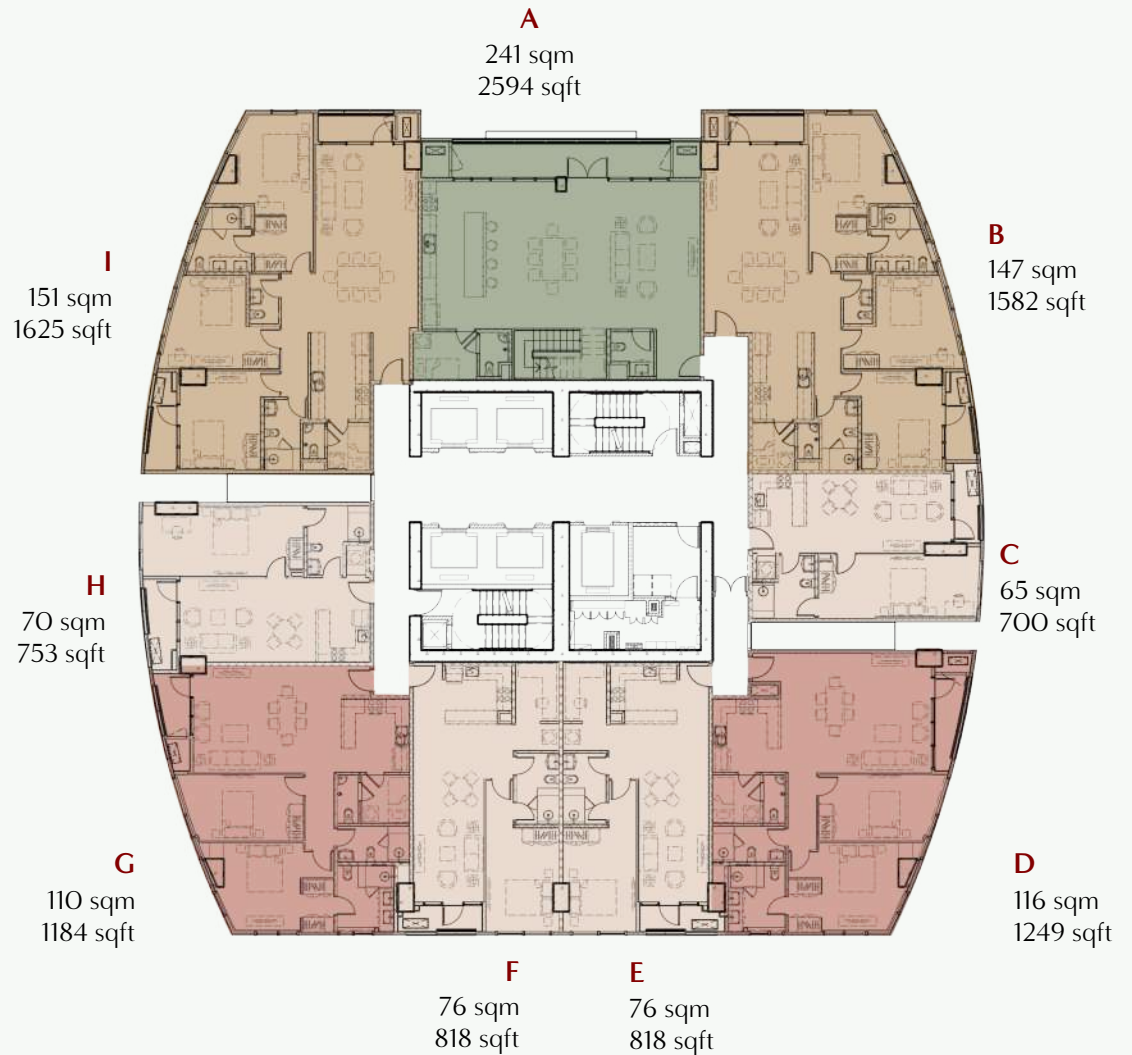
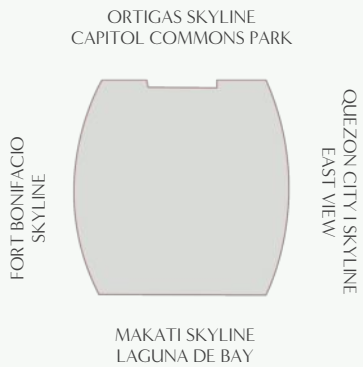
-  STUDIO
-  1-BEDROOM
-  2-BEDROOM
-  3-BEDROOM
-  3-BEDROOM BI-LEVEL



# The Empress Suites

Levels 54,56, & 58

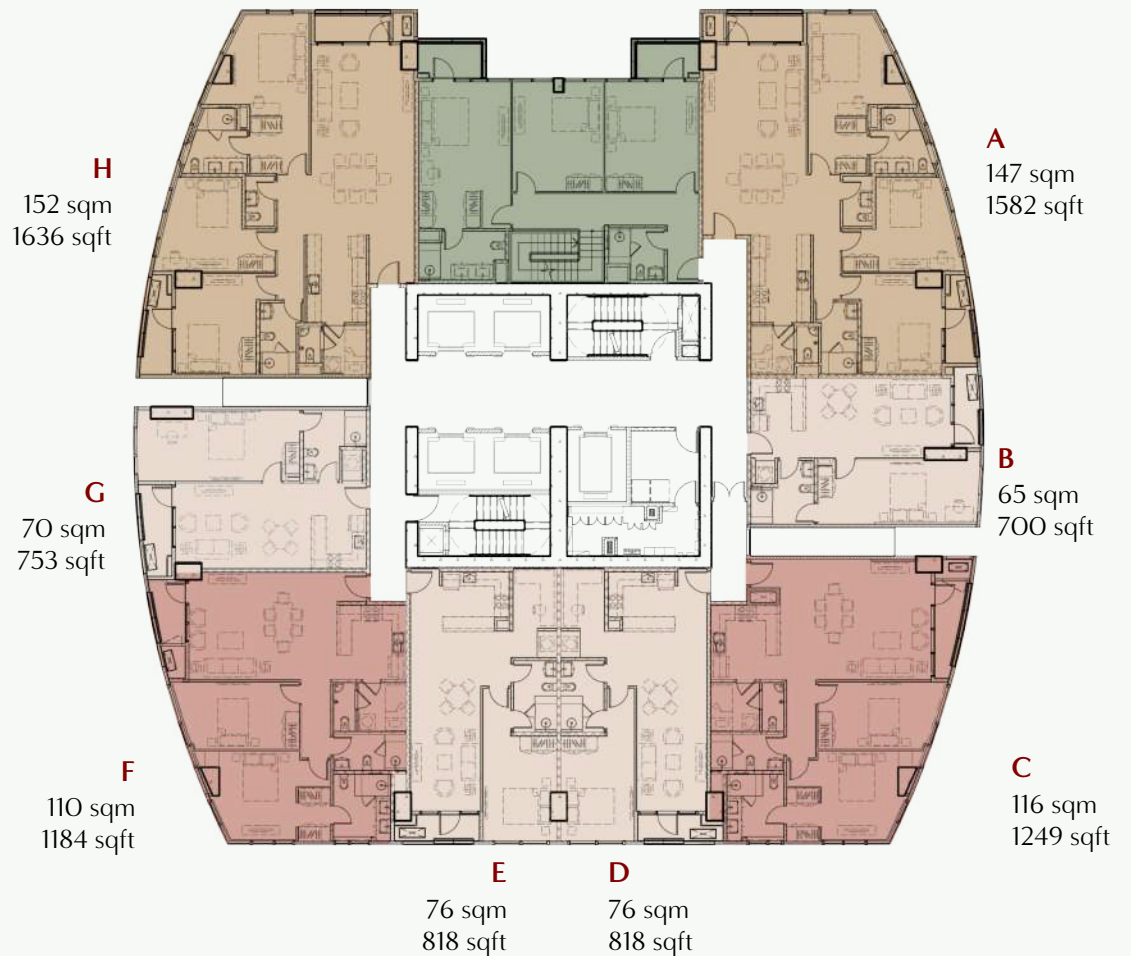
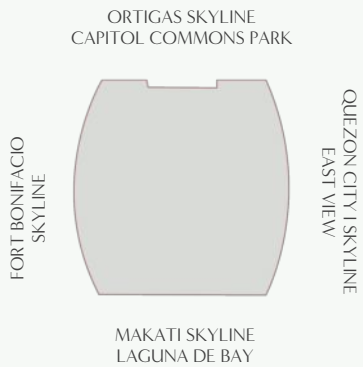
-  STUDIO
-  1-BEDROOM
-  2-BEDROOM
-  3-BEDROOM
-  3-BEDROOM BI-LEVEL



# The Empress Suites

Levels 55, 57, & 59

-  STUDIO
-  1-BEDROOM
-  2-BEDROOM
-  3-BEDROOM
-  3-BEDROOM BI-LEVEL



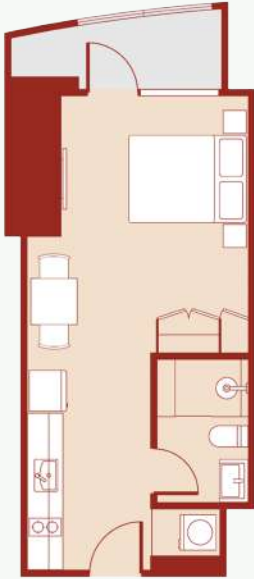
# Unit Floorplans

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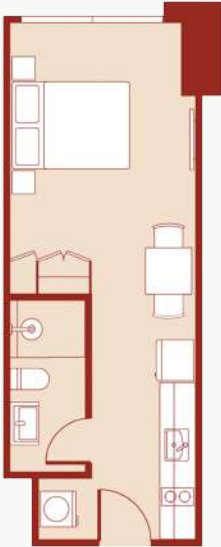
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# Studio Unit Layout

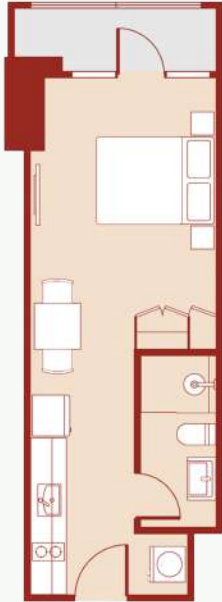
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STUDIO A  
37-46 sqm  
398-495 sqft



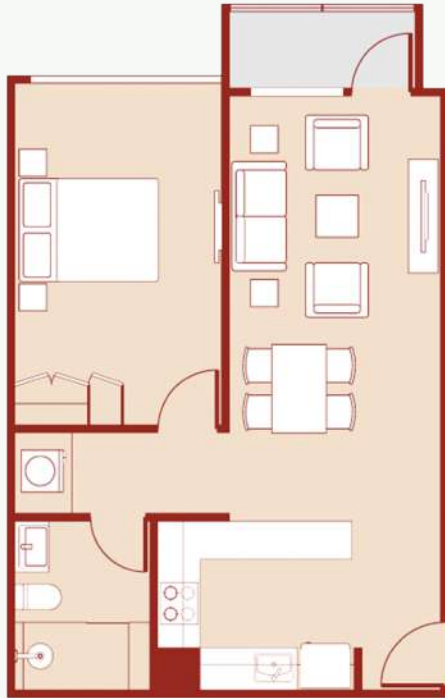
STUDIO B  
30-31 sqm  
323-334 sqft



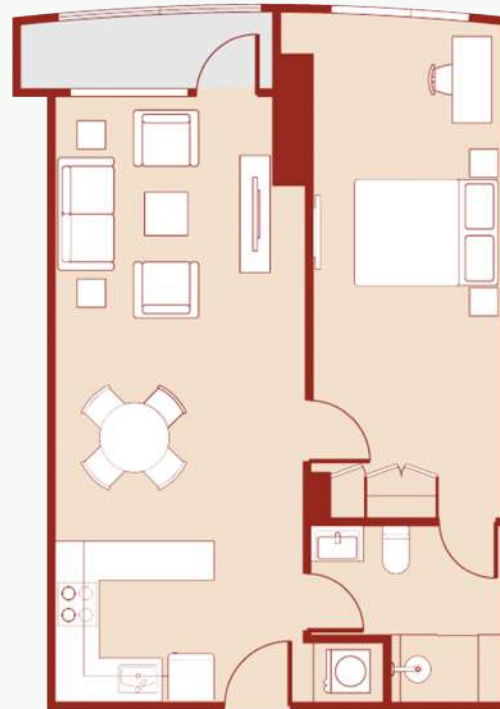
STUDIO C  
33-34 sqm  
355-366 sqft

# 1-Bedroom Unit Layout

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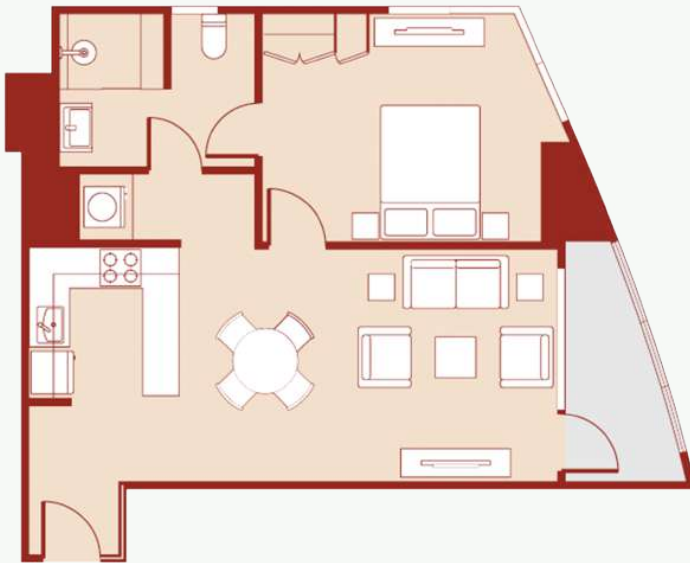
1-BEDROOM A  
65-67 sqm  
700-721 sqft



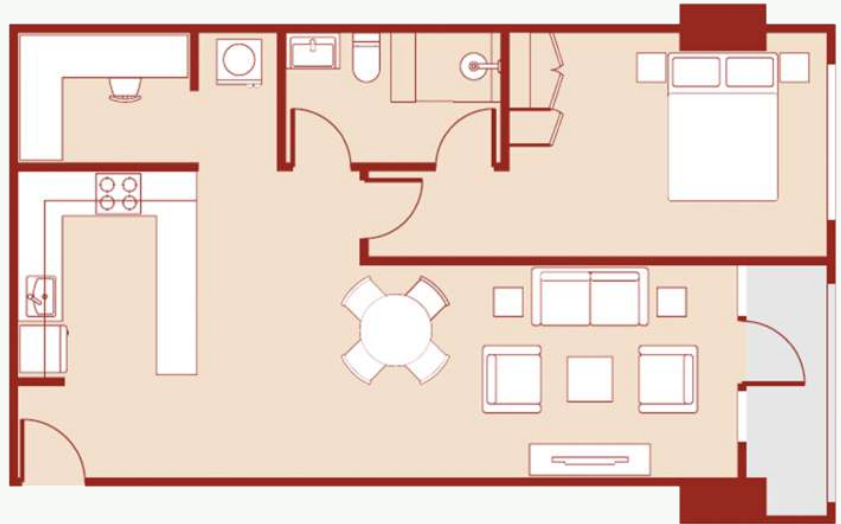
1-BEDROOM B  
65-70 sqm  
700-753 sqft

# 1-Bedroom Unit Layout

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1-BEDROOM C  
66-67 sqm  
710-721 sqft



1-BEDROOM D  
76 sqm  
818 sqft

# 2-Bedroom Unit Layout

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2-BEDROOM A  
103-106 sqm  
1,109-1140 sqft

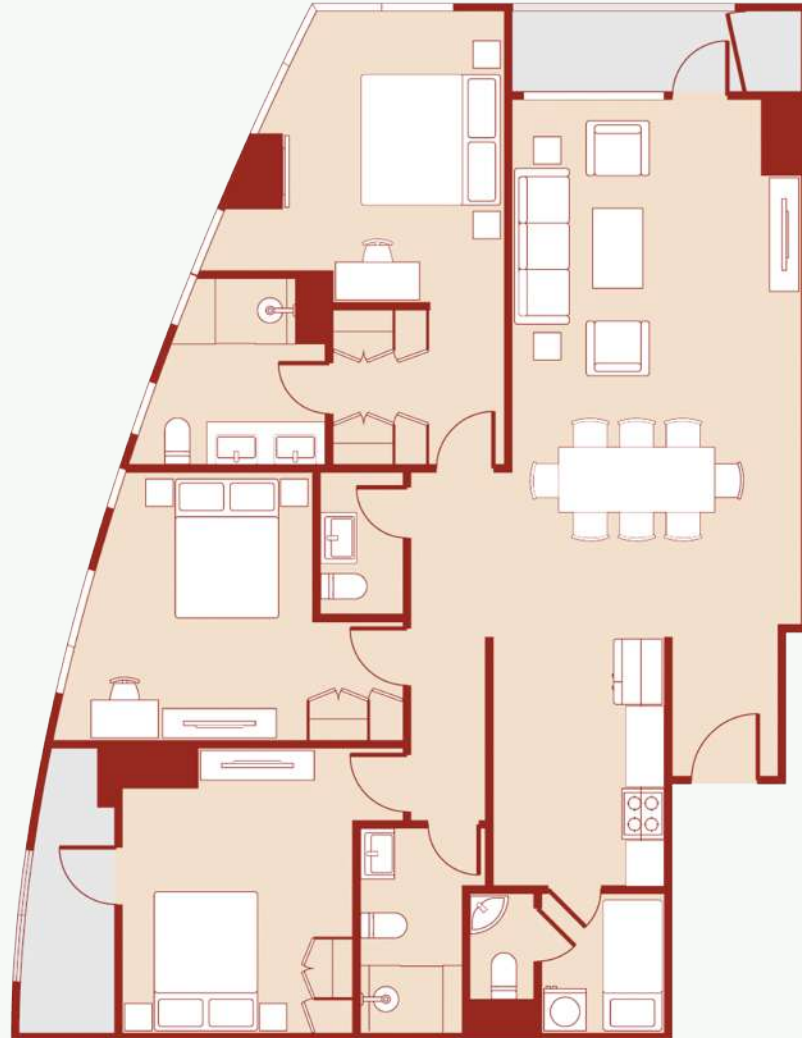


2-BEDROOM B  
110-116 sqm  
1,184-1,249 sqft



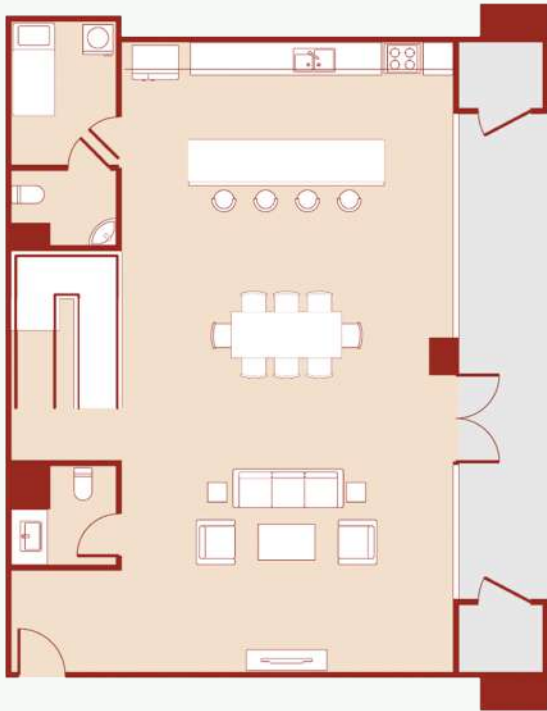
# 3-Bedroom Flats Unit Layout

147 – 152 SQM • 1,582-1636 SQFT

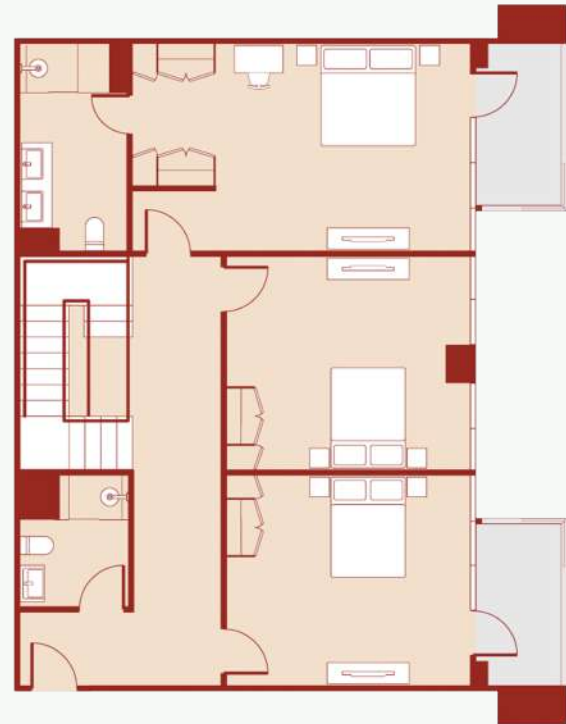


# 3-Bedroom Bi-level Unit Layout

241 SQM • 2594 SQFT



3-BEDROOM  
1<sup>ST</sup> FLOOR



3-BEDROOM  
2<sup>ND</sup> FLOOR

# Building Features

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- 34% glass ratio
- 1 service elevator and 4 passenger elevators
- 100% back up power for all residential units and common areas
- Fiber optic cable
- Garbage room disposal on every floor

# Unit Specifications and Inclusions

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- Solid core wood door with smart lockset, peephole, door seal and door closer
- Porcelain tiles flooring on the living, dining, kitchen, and balcony
- Wood laminated flooring for the bedrooms
- Overhead and base cabinets with soft closing mechanism and task lights for the kitchen
- Wardrobe closet with soft closing mechanism and hanging rod and cabinet lights for the bedrooms
- Hansgrohe and Kohler for the kitchen and bathroom fixtures
- Half glass shower enclosure
- Rain and handheld shower set
- Multi point water heater (for Master Toilet and Bath only)
- 1.25M height glass railing
- Split type A/C

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Living Space 1-BR

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Empress 1-Bedroom Dining Area

Visualization



Empress 1-Bedroom Living Area

Visualization

Empress  
1-Bedroom



Living Space 2-BR





Empress 2-Bedroom Living Area

Visualization



Empress 2-Bedroom Dining & Kitchen Area

Visualization



Empress  
2-Bedroom

Master  
Bedroom



Empress 2-Bedroom Kid's Room

Visualization



Empress  
2-Bedroom

Master  
Toilet & Bath

# Product Mix and Parking Allocation

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<b>Unit Type</b>	<b>No. of units</b>	<b>Unit Sizes</b>	<b>% Mix</b>	<b>Parking Allocation</b>
Studio	360	30 - 46 SQM	47%	1 regular slot (select Studio units only)
1 BR	294	65 - 76 SQM	38%	1 regular slot
2 BR	102	103 – 116 SQM	13%	1 tandem parking or 2 regular slots
3 BR	12	147 – 152 SQM	1.6%	1 tandem + 1 regular or 3 regular slots
3 BR Bi-level	3	241 SQM	0.4%	3 regular slots
Total	771		100%	

# Why Invest in an Ortigas Property?

- **Live an integrated lifestyle**
  - Capitol Commons is a 10-hectare mixed use development, planned to guarantee a sustainable living community for the future residents.
- **Ideal investment tool**
  - A real estate product is a good investment because it's value will always appreciate overtime. In addition, the strategic location of Empress and access to multiple modes of transportation assure its investors that rental demand will continue to rise overtime.
- **Redefined living experience**
  - The first wellness real estate in the country. The building is designed to cater to the unspoken needs of the market. It will also be equipped with a smart home system for a future ready living experience.

# The Project Team

Developer	Ortigas & Company
Design Architect	Architecture International, Ltd.
Architect of Record	GF & Partners Architects
Structural Design Consultant	Magnusson Klemencic Associates (MKA)
Structural Engineer of Record	Sy <sup>2</sup> + Associates, Inc.
Mechanical Consultant	Flowforth Ventures, Inc.
Electrical Consultant	EBCruz & Partners Electrical Engineers
Plumbing & Sanitary Consultant	NBF Consulting, Inc.
Fire Protection Consultant	NBF Consulting, Inc.
Interior Design Consultant	AND Associates
Landscape Design Consultant	AJ Moldez Landscape Planning and Design
Wind Engineering Consultant	Rowan Williams Davies & Irwin Inc. (RWDI)
Geotechnical Consultant	Brian B. Tan, M.Sc.
Seismic Analysis Consultant	Langan International
Traffic Consultant	SMDI Consultants, Inc.
Building Information Modeling (BIM)	ESCA Inc.
Quantity Surveyor	PMQS Construction Solutions, Inc.
Construction Manager	Design Coordinates, Inc. (DCI)





# Design Architect

Architecture International, Ltd., founded in 1994, is a U.S. based architecture design firm providing architecture, planning and interior design services to clients in the United States and throughout the world. The Principals of Architecture International have established a worldwide reputation of excellence for the design of urban mixed-use projects and multi-family residential design for premier clients.



900 Folsom Street & 400 Clementina  
San Francisco, California



Flagship Wharf  
Charlestown Navy Yard, Massachusetts, USA



Xi'an Hi-Tech Business Center  
Xi'an, China

# Structural Engineer

Magnusson Klemencic Associates (MKA) is a world class structural and civil engineering firm. With 98 years of experience and projects in over 54 countries, MKA has consistently created safe, economical, and state-of-the-art design for buildings of all sizes.



Chase Center (San Francisco)



Vista Tower (Chicago)



Hunan Road Suning Plaza (China)

— Thank you —