Avída Settings Greendale ALVIERA



PROGRAM OUTLINE

- Alviera Estate Update
- Infrastructure Development
- Avida Settings Greendale Alviera
- Timeline
- H&L Promo Term



Alviera Estate Update



AYALA LAND

ESTATES

CENTRAL LUZON May 2021



Our vision is to enrich the quality of life of Filipinos and become a strong partner in nation building by developing sustainable estates that enhances land and appreciates in value overtime

CENTRAL LUZON AGENDA

01. THE BUSINESS OF PROGRESS: AN UPDATE

Infrastructure. Economic Activity. Competitive Landscape

02. DRIVERS OF GROWTH:

ALVIERA, New World Pampanga Project Update

CRESENDO, Tarlac's Newest Downtown on the Rise Project Update

03. PRICING & PAYTERMS FY Targets. Inventory Q1 Promos







01 The Business of Progress

Infrastructure | Economic Activity |Competitive Landscape

THE BUSINESS OF PROGRESS: Infrastructure Update

THE BUSINESS OF PROGRESS: Infrastructure Update

Existing Infra: NLEX, SCTEX, TPLEX, Skyway Stage 3

Concentration of **P1.6 Trillion worth of Government Infrastructure** in the next 6 years

GOVT. INFRASTRUCTURE	BENEFIT	2021	2022	2023	2024	2025	2026
NLEX - SLEX Connector Rd	NLEX to SLEX 2 hrs to 20 mins	P24b					
TPLEX Ext (59km)	Manila to San Juan LU 1.5 hrs less	P24.1b					
CLLEX Ph1 (30 km)	7.4.1.2.2.1.1.1.2.	P20b					
CLLEX Ph2 (36 km)	Tarlac to Cabanatuan from 70 mins to 20 mins		P12.6b				
PNR North Ph1 (38km)	316k passengers; from 1.5 hrs to 30 mins travel time	P735b					
PNR North Ph2 (58km)	Reduced travel time from 1.5 hrs to 30 mins						
PNR South Ph 1 (56km)	•						
Subic Clark Cargo Rail (71km)	Freight Service From Subic Freeport to Clark	PSOb					
Clark Airport Expansion Ph1	Capacity increased from 4M to 8M passengers	P12.5b					
New Manila Int'l Airport	4runways 3 passenger terminals, to serve 100M passengers er yr	P734b					
TOTAL				P1,6	555b		



THE BUSINESS OF PROGRESS: Economic Activity

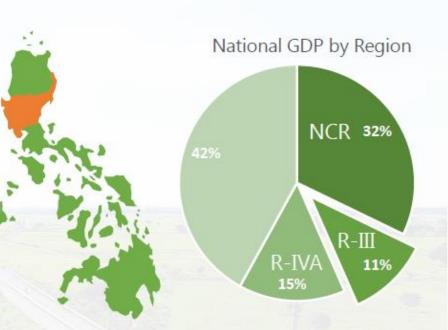
THE BUSINESS OF PROGRESS: Economic Activity

Central Luzon 3rd Largest Contributor to PH's P19.5T GDP in 2019

- 1.9T of Central Luzon's 2.2T GDP is from Household Spending
- Household Expenditure driven by manufacturing (579B), construction (284B), wholesale and retail trade (257B), agriculture (268B)

Central Luzon is most invested region in2020 with 576B

- Central Luzon had lion share with 66% followed by NCR and CALABARZON
- Chunk of investments from Transportation & Storage sector due to the Bulacan Airport and the strong demand of cargoes and deliveries and the rise of online transactions.





700b

600b

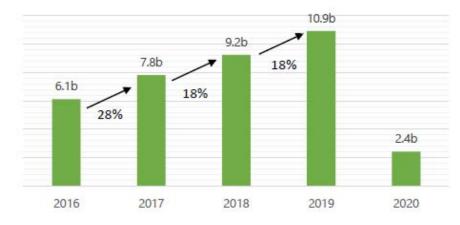


THE BUSINESS OF PROGRESS: Competitive Landscape

THE BUSINESS OF PROGRESS: Competitive Landscape

- Influx on National Players in Central Luzon (Pampanga, Bulacan)
- Pre-COVID, steady increase in construction activity in the region

Construction Activity in Central Luzon (Number of Approved Building Permits, in Value)











Sandbox (2013) Estate Launch Launch Avida Ph1 Alveo Montala Alviera Industrial Ph1 (2015) Infras	Alviera Country Club Opening Ind'I Lots at 5k Comm'I Lots at 51k Avida at 15k Alveo at 20k ALP at 22k	Launch Avida Greendale 2500 Resi Units Sold 64 has Ind'I Park Sold 4 has Comm'I Lots Sold	Launch NEW Commercial Block Launch NEW Residential Subdivision	Opening of Holy Angel University Opening of Miriam College Ph1 Opening of Shops at Alviera
2013 - 2016	2019	2020	2022	2023 - 2025



Launch of Cresendo Estate Industrial Park Industrial Lots: 6K/sqm in 2019 Currently at 8.2K/sqm Launch of Commercial & Shophouse Lots Commercial Lots at 35K/sqm Shophouse Lots at 45K/sqm Opening of Shops at Cresendo

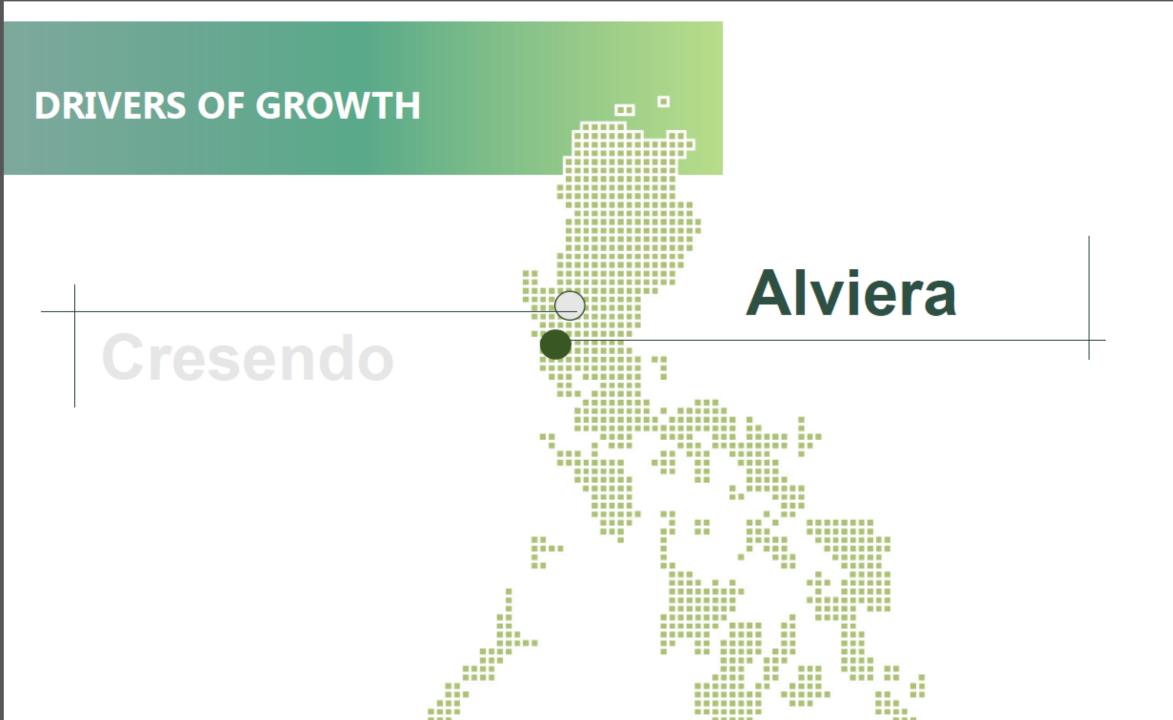
Shops Restaurants Government Center, etc. Opening of Don Bosco Technical Institute

2023 – SHS 2025 – TVET Don Bosco Shrine



02. Drivers of Growth







New Mond Panpanga

Pioneering Productivity, Progress & Prosperity



DRIVERS OF GROWTH: Alviera Masterplan









DRIVERS OF GROWTH: Alviera Country Club

Opened in July 2019

3 Dining Outlets Swimming Pools Sports Facilities Ballroom (500 pax) Wellness Spa

Usage via Club Shares

DRIVERS OF GROWTH: Alviera Project Update



Residential

- 6 subdivisions launched
- 2,900 units sold
- 2 subdivisions turned over (Alveo Montala and Avida Settings)
- Residential products offered across ALI Residential Brands (Avida, Alveo, Avida)

DRIVERS OF GROWTH: Alviera Industrial Park

Alviera Industrial Park Ph1

Industrial

- 2 Industrial Parks (PEZA and non- PEZA) 64 has. developed and sold out
- 2 locators operational; 1 ongoing const
 - Monde Nissin 1
 - 2.
- Badan Building Materials Corp Heavy Duty Mfg Corp (ongoing)
- 200 to 350 day time population

DRIVERS OF GROWTH: Alviera Schools/Institutions

(B)

Z

 \circ

RIAM

SON CITY

HOLY ANGEL **ALVIERA CAMPUS**

SOON TO RISE

Holy Angel University

(A)

- Tertiary Education Courses: Architecture, HRIM,
- Animation and Aeronatical Eng'g
- Population: 5000 students (at full build)
- Groundbreaking : March 2019

Miriam College

PHILIPPIN

CO

Primary Education Groundbreaking : 2021

The La Salle Botanical Gardens

La Salle Botanical Garden

25 themed gardens **Research Center**

(C)

Schools/Institutions

DRIVERS OF GROWTH: Alviera Transport Terminal

300 passenger capacity (up to 900 passengers at full build)

Phase 1 Completed

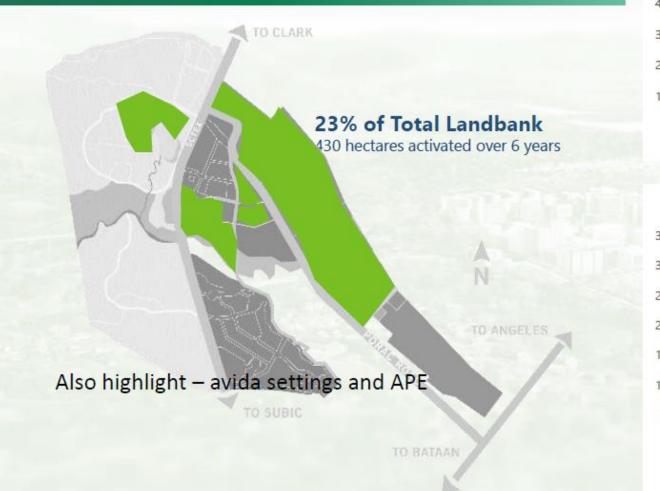
10 Jeepney Bays (Expandable to 20 jeepney bays + 4 bus bays) Alviera East Terminal Poras – Alviera – Clark Alviera - Angeles

Priority Connections1. Alviera to Clark2. Alviera to Angeles

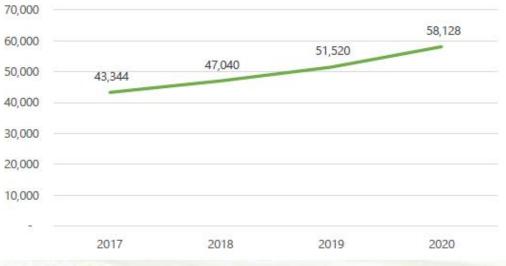
Google

Other Future Connections: 1. Alviera to San Fernando 2. Alviera to Sta. Rita 3. Alviera to Floridablanca

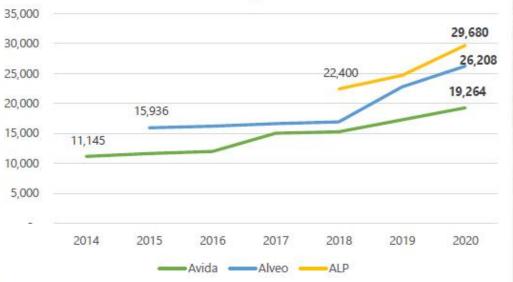
DRIVERS OF GROWTH: Alviera Project Update



Commercial Selling Prices (VAT Inc)



Residential Selling Prices (VAT Inc)



DRIVERS OF GROWTH: Alviera East Commercial

A 7-hectare mixed-use commercial development surrounded by:

- 10-hectare University
- 64-hectare Industrial parks
- 180-hectare residential subdivisions

Why invest in **CENTRAL LUZON?**

E

Δ

time



Concentration of Government Infrastructure in the North

Increased level of activity and interest in the region

Strong economic indicators

Increase in land value over

Infrastructure Development



CONNECTIVITY INFRASTRUCTURE



SUBIC-CLARK-TARLAC EXPRESSWAY

TARLAC-PANGASINAN-LA UNION EXPRESSWAY

SUBIC-CLARK RAILWAY PROJECT STATUS: 29% Completed

PNR CLARK PHASE 1 (TUTUBAN-MALOLOS) PROJ.

Avída Settings

STATUS: 46% Completed Partial operation of essential facilities by 4Q 2021



STATUS: 100% Completed Inauguration of Terminal 2 is expected by June 2021



CLARK ECONOMIC ZONE

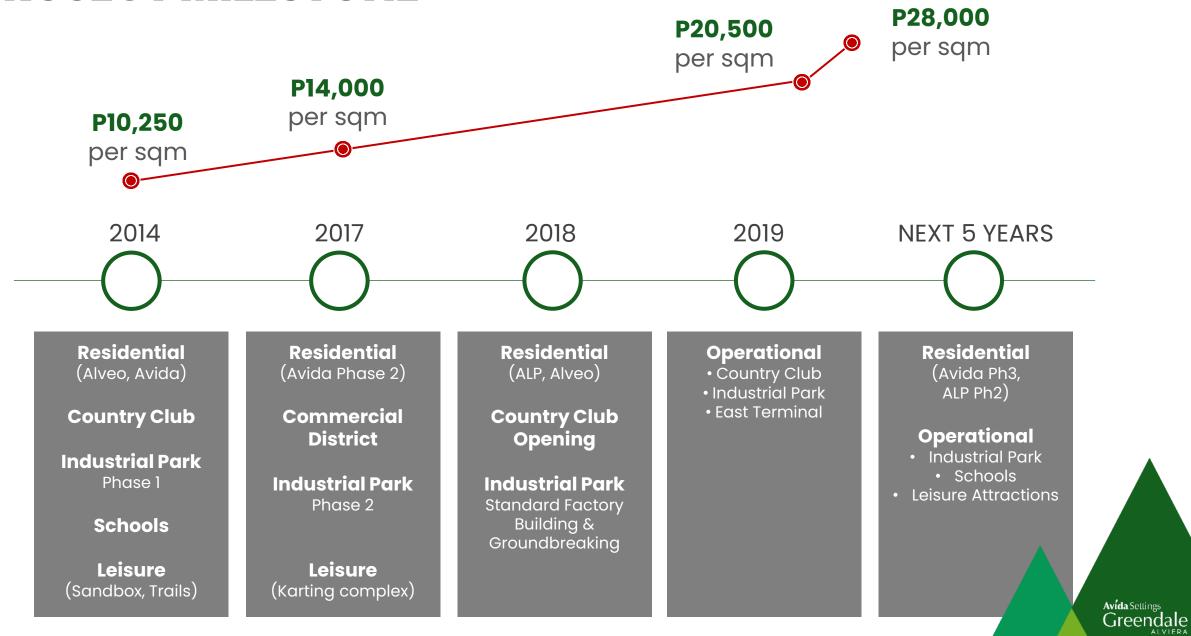


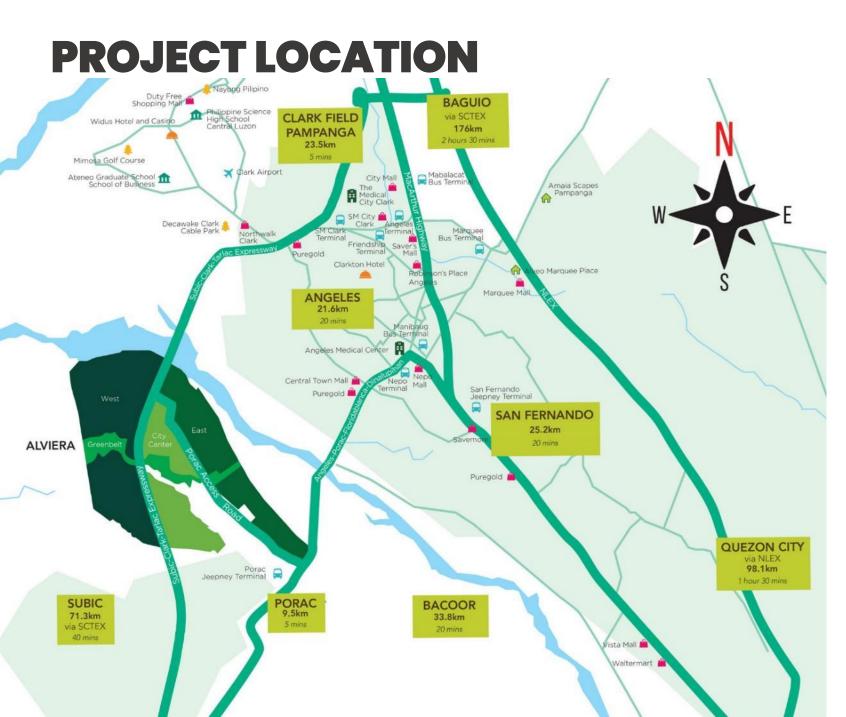


Avída Settings Greendale ALVIERA Project Update



PROJECT MILESTONE





Location:

Brgy. Dolores, Porac Pampanga

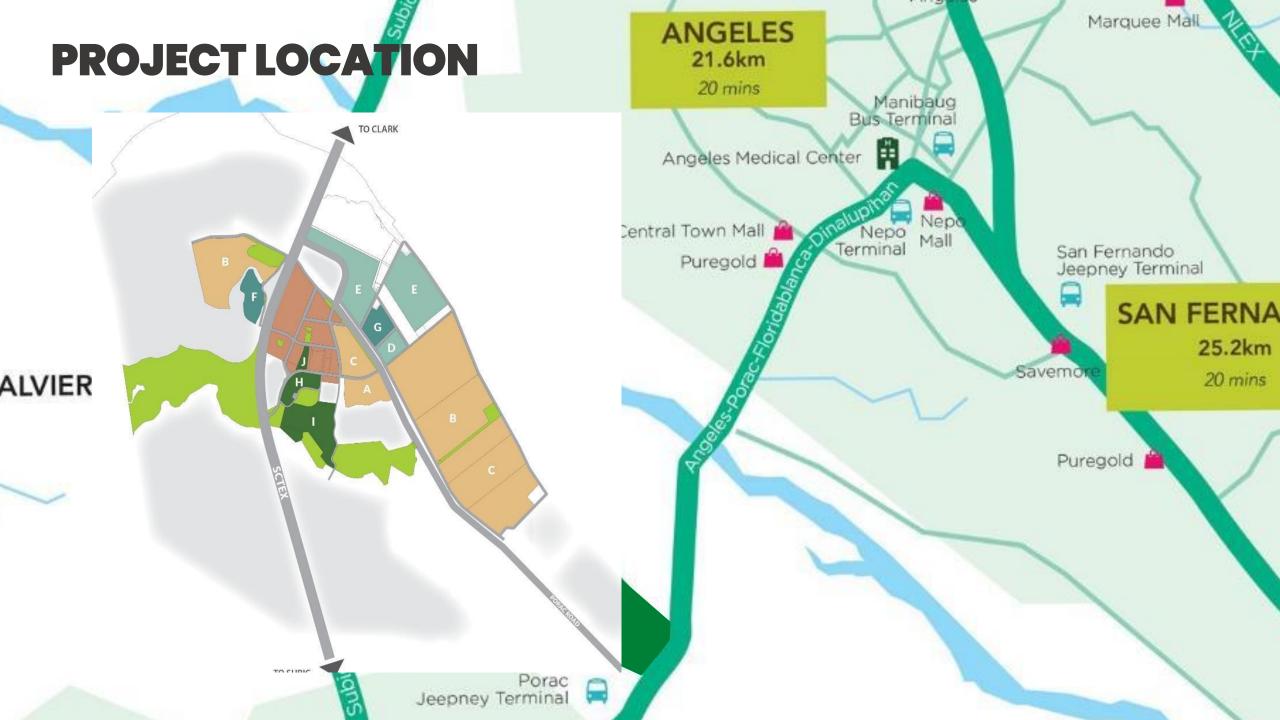
Access:

- Main access along Porac Road
- Direct links to NLEX and SCTEX; highly accessible to and from Subic and Manila

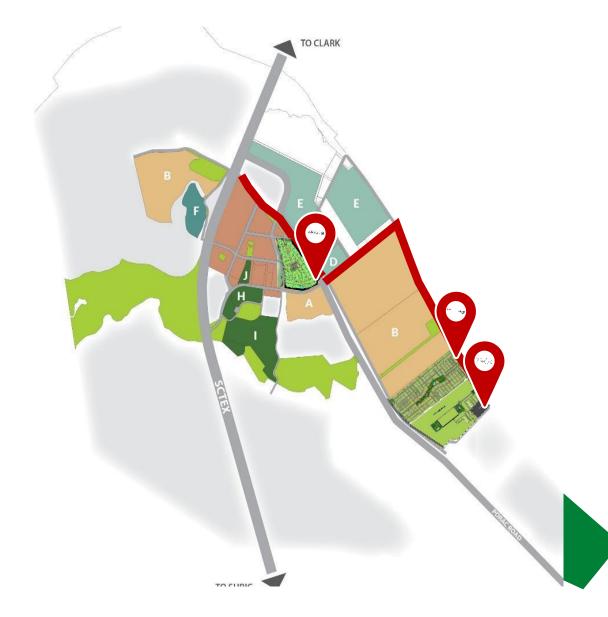
Proximity

- 4.5km from Porac Exit
- 6.0km from Porac Municipal Proper
- 25.0km from Clark Airport
- 29.0km from San Fernando
- 39.0km from Subic
- 96.0km from Quezon City





AVIDA PROJECTS IN ALVIERA





Avída NorthdaleSettings

Avida Settings Greendale















Avída NorthdaleSettings







As of May 2021



PROJECT DETAILS

2.05

Launch	ch 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				

SITE DEVELOPMENT PLAN



AMENITY AREA

h



UTILITY AREA



POCKET PARKS



H&L UNITS

S



STREET VIEW

()

VAL TANKED

ARTIST PERSPECTIVE

AMENITIES

ARTIST PERSPECTIVE

P.Q



R. Araci

L IIII

ARTIST PERSPECTIVE

Avída Settings Greendale

HOUSE MODELS



CELINE 52 sqm



CELINE 52 sqm



Ground Level



MACY 67 sqm



MACY 67 sqm



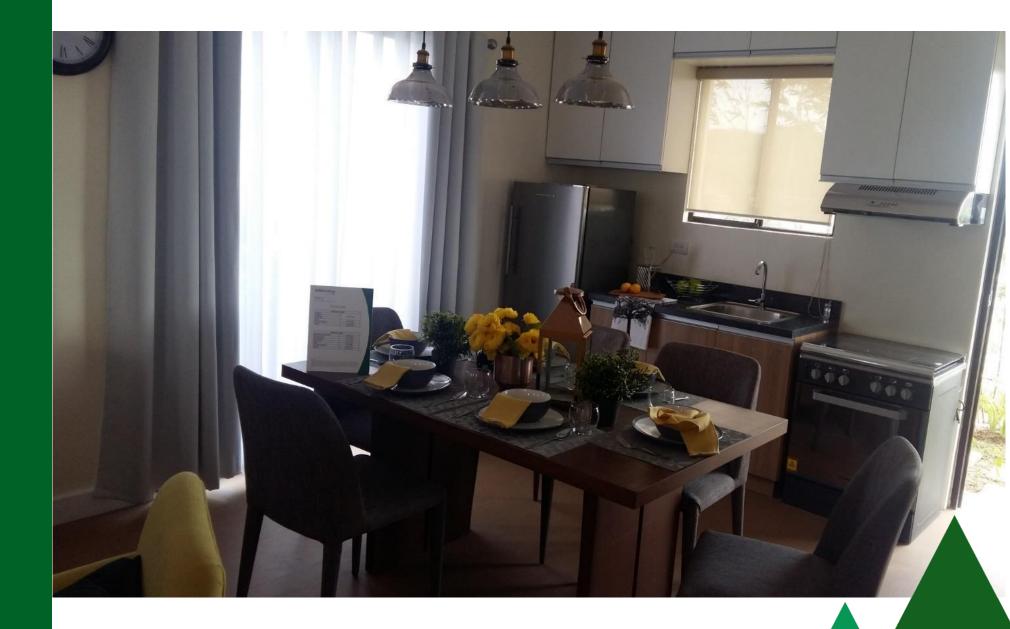


MACY Design Inspiration (Living Room Area)

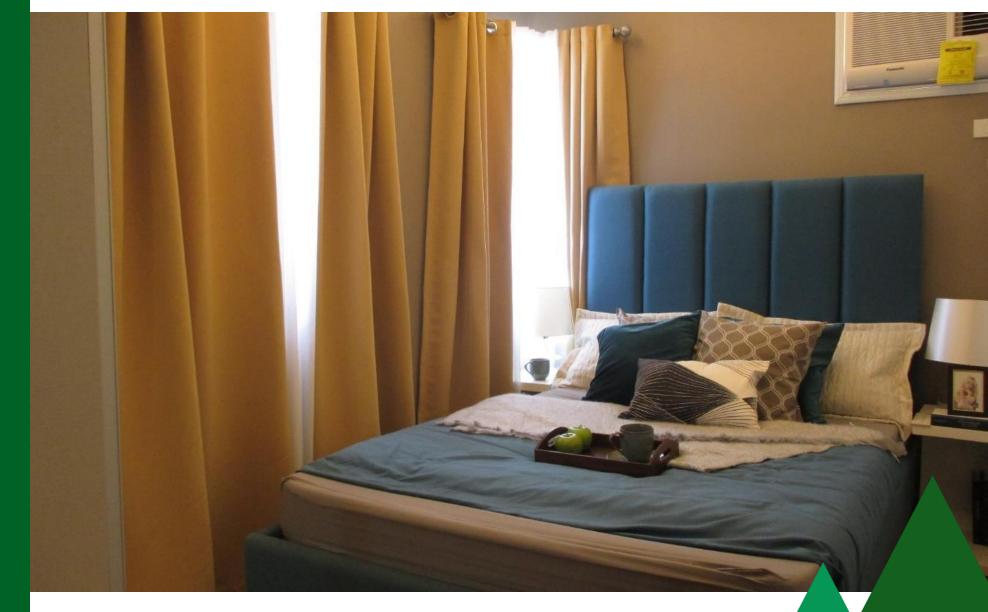




MACY Design Inspiration (Dining & Kitchen Area)



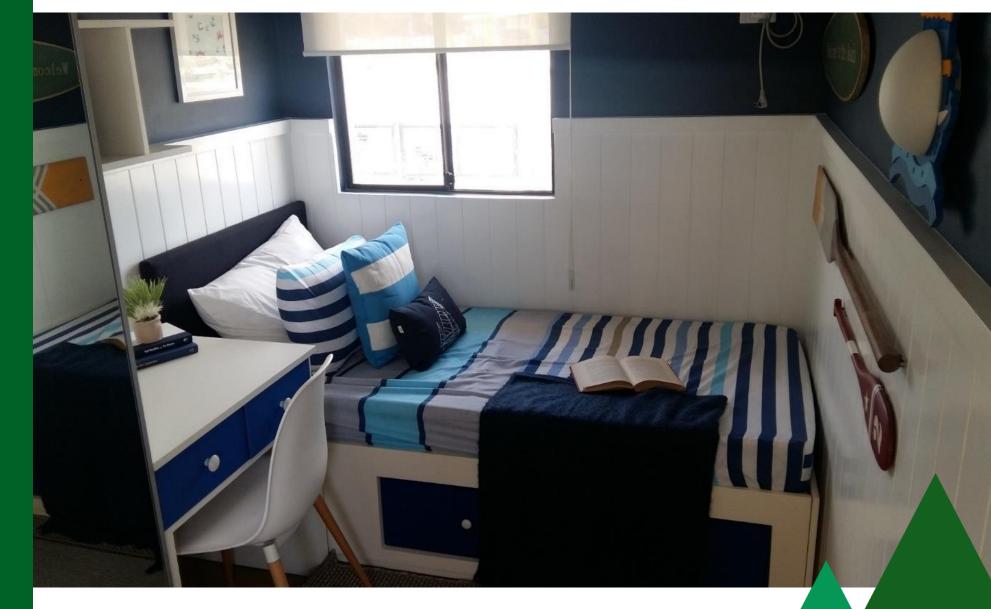
MACY Design Inspiration (Master Bedroom)



MACY Design Inspiration (Bedroom 1)



MACY Design Inspiration (Bedroom 2)



MACY Design Inspiration (T&B)



MACY ID Story



Father: 29-33 years old. Businessman. Likes photography. Mother: 27-30 years old. Home-based businesswoman. Likes reading. Son: 5 years old. Likes swimming. Daughter: 7 years old. Likes arts and crafts.

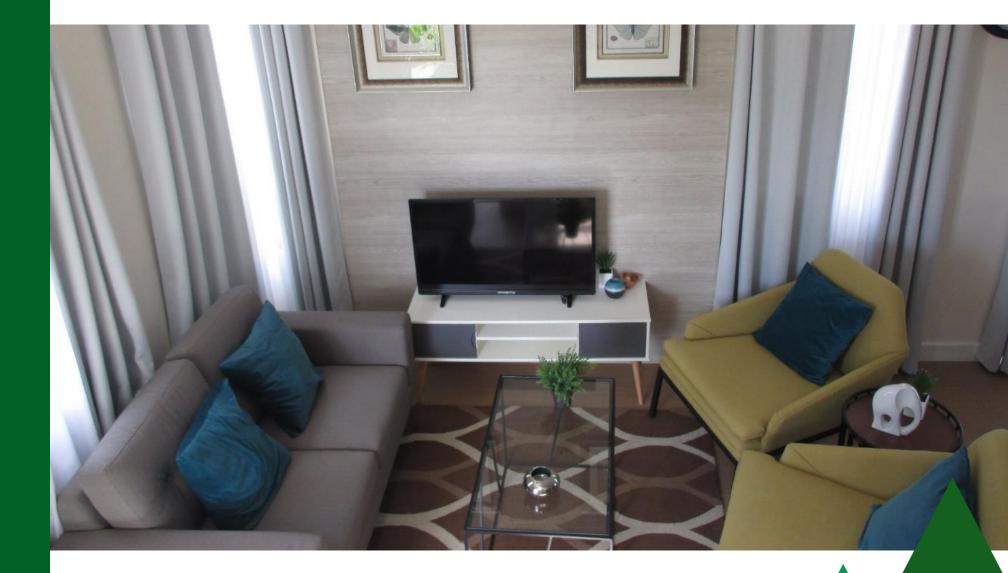
TRISTA 85 sqm



TRISTA 85 sqm



TRISTA Design Inspiration(Living Room
Area)





TRISTA Design Inspiration(Dining Area)



TRISTA Design Inspiration (Kitchen Area)



TRISTA Design Inspiration (Master Bedroom)



TRISTA Design Inspiration (Bedroom 1)



TRISTA Design Inspiration (Bedroom 2)



TRISTA Design Inspiration (T&B)







Father: 37-40 years old. Bank Manager.
Mother: 35-39 years old. Boutique Owner.
Daughter: 9 years old. Loves animals.
Son: 14 years old. Member of basketball varsity team.

TIMELINE

Model Units	Use AS Alviera Model Units Installation of S2 Markers Completion by 4W May ASGA Model Units Start of Construction by Q1 2022
Project Turn-over	Q4 2024



H&L Promo Term



H&L PROMO TERM

STANDARD

10% Spot (10% discount) 10% in **24** months Balance Lumpsum/BF

20% in **24** months Balance Lumpsum/ BF

PROMO PAYTERM

10% Spot (10% discount) 10% in **30 months** Balance Lumpsum/BF 20% in **30 months** Balance Lumpsum/ BF

DP/mo	Celine 7.4M	Macy 8.1M	Trista 9M	DP/mo	Celine 7.4M	Macy 8.1M	Trista 9M
10% spot	760K	830K	920K	10% spot	760K	830K	920K
10% in 24mos	32K	35K	39K	10% in 30mos	26K	28K	31K
20% in 24mos	65K	71K	79K	20% in 30mos	52K	56K	63K

BUY OR BUILD YOUR HOME

Avída THE VALUED LIFE



Hire professional planners and contractors Source materials Handle processing of permits Supervise house construction Choose a reputable real estate developer

Find the perfect house and lot that suits your family size

Reserve and book your home

Sit back, relax, and focus on your personal life! Let the real estate company build your home.





MATERIAL, LABOR, & EQUIPMENT INFLATION

Increase of raw material cost during construction period

Locked in prices and guaranteed no markups along the way

YOUR CASH AVAILABILITY

Requirement to pay items in full cash at a given time

Need for full allocation of funds with buffer for possible material cost increase

Budget allocation trade off

Evenly plotted monthly payments for efficient management of finances

Option to grow your funds by re-investing your extra cash

Budget allocation for everyday essentials









PAYMENT TERM FLEXIBILITY

Option for finance your house construction through bank loans. BUT! Cash on hand gives you temptation to spend for unplanned items.

Separate payment scheme for lot and house construction

Real estate developers offering stretched payment terms PLUS! You're assured that cash is allocated for your house construction.

House and lot are financed together





Bound for revisions

Short-term planning of space

Unsure of end result

Designs carefully planned and time tested

Room for expansion in the future

Ready for inspection prior to purchase with warranty

LIVE IN A

Avída Settings Greendale

• THOUGHTFULLY DESIGNED COMMUNITY & HOME







Thank you!

