

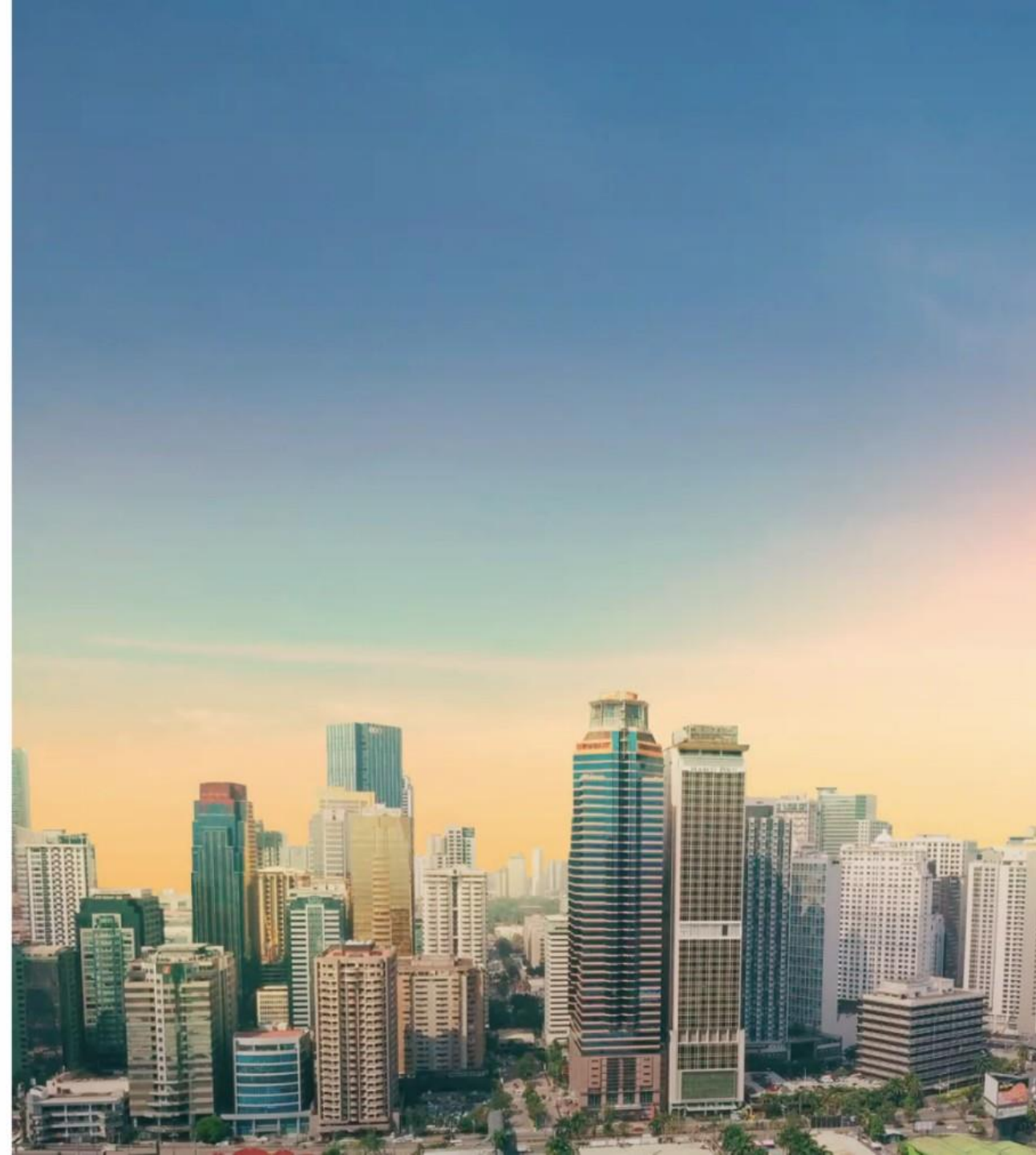


ABOUT
ORTIGAS CENTER

ORTIGAS CENTER

A prime central business district that is accessible to a wide array of residential and commercial developments making it one of the most dynamic business districts in the country.

Its boundaries extend to both Mandaluyong, Pasig and Quezon City.



CENTRAL LOCATION

Ortigas Center is in the heart of the metro making it conveniently accessible to the public.

5.8KM away from BGC

6.7KM away from Makati CBD

10.2KM away from QC Memorial Circle

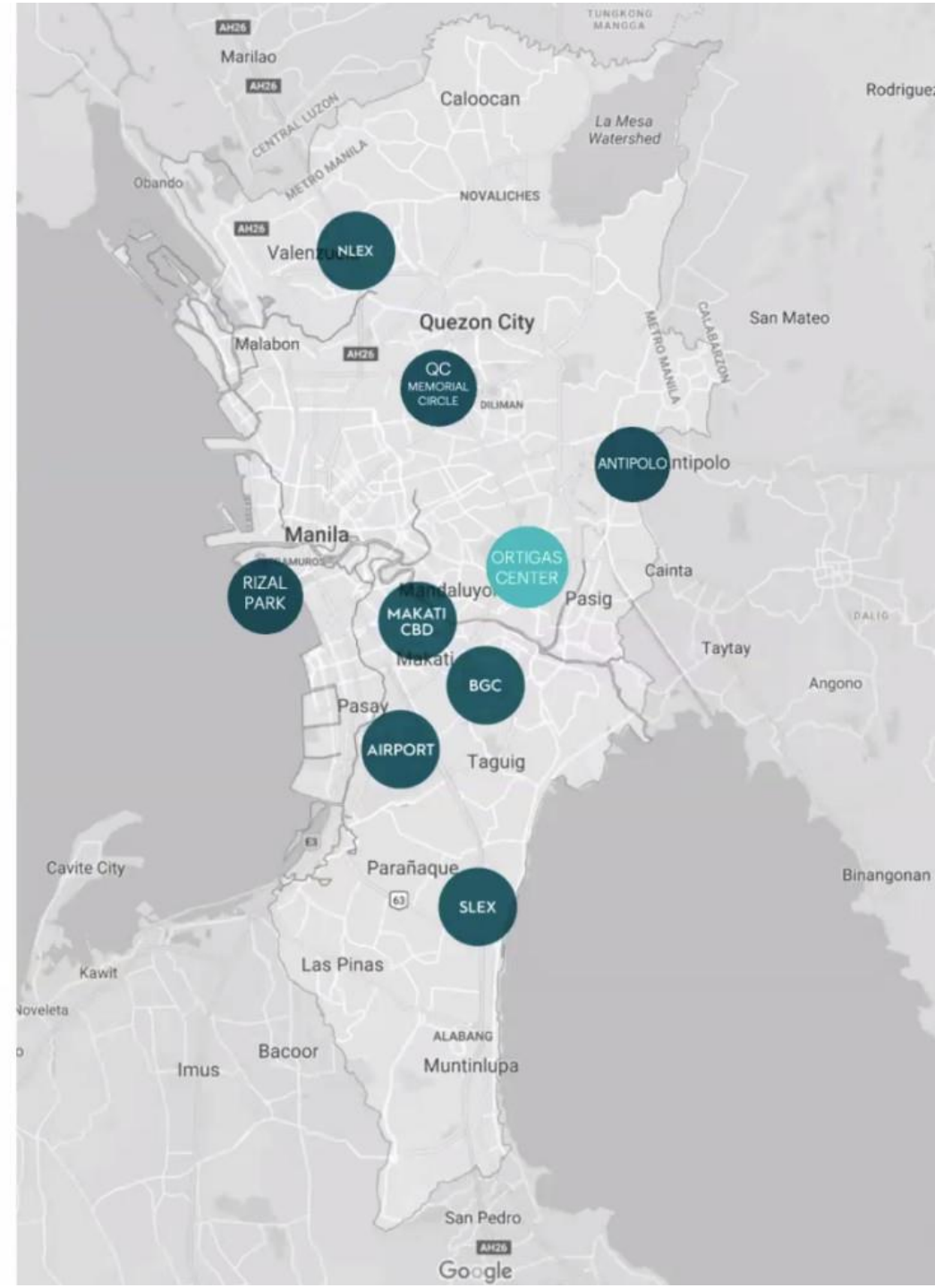
16.2KM away from the Airport

15.8KM away from NLEX (Mindanao Ave.)










18.4KM away from SLEX (Nichols)

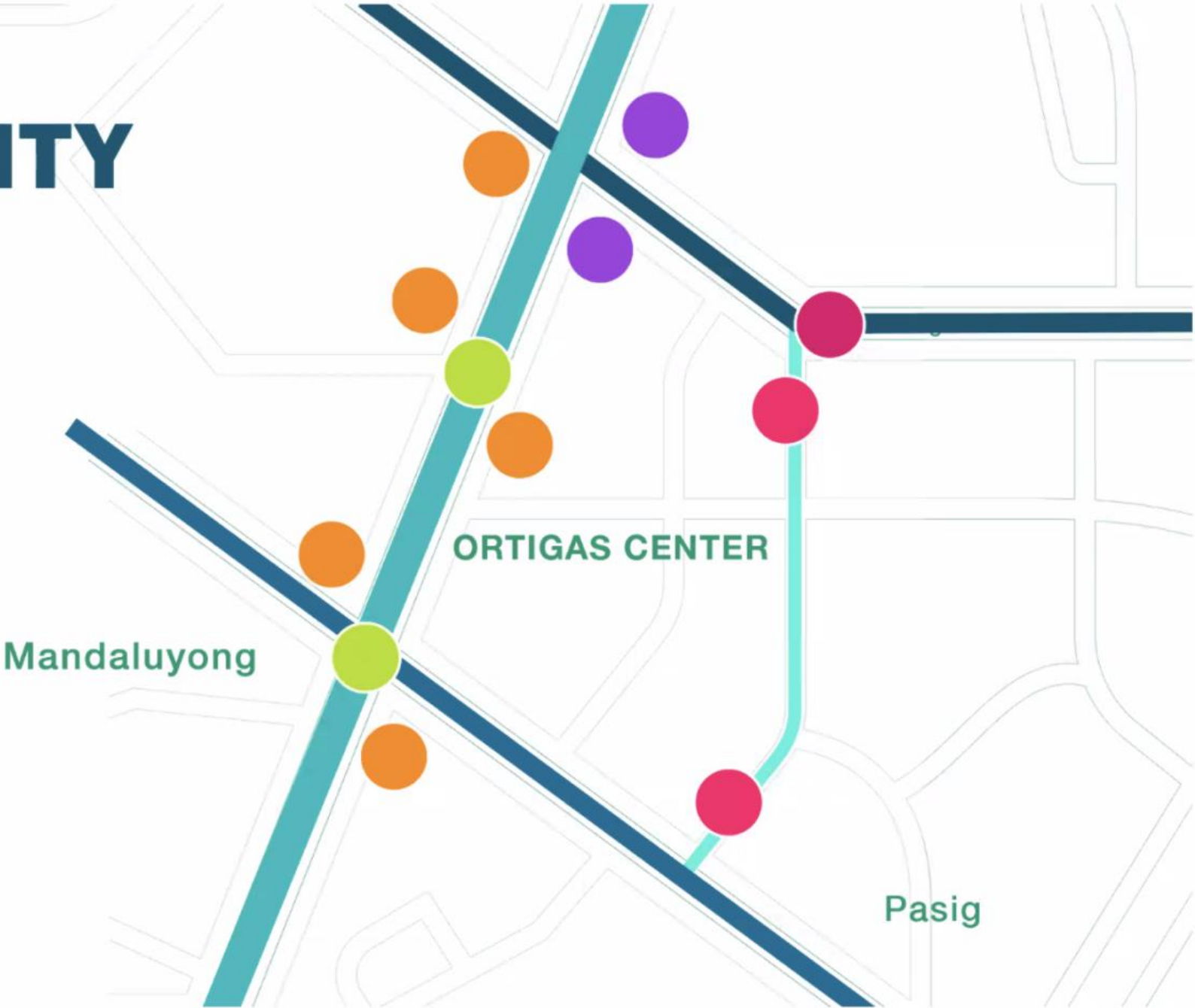
12.0KM away from Rizal Park

12.8KM away from Antipolo, Rizal



ACCESSIBILITY

-  MRT-3 Stations
-  Future Subway Stations
-  East/West Bus Stops
-  North/South Bus Stops
-  Future MRT-4 Station
-  EDSA
-  Shaw Boulevard
-  Ortigas Avenue
-  Meralco Avenue



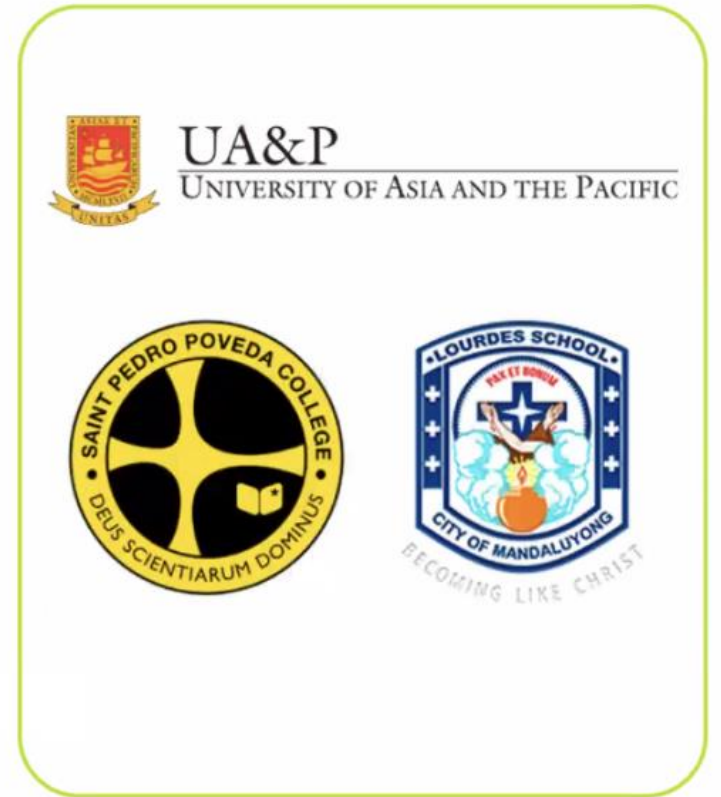
INSTITUTIONS IN ORTIGAS CENTER



CORPORATE



COMMERCIAL/RETAIL



EDUCATIONAL



MARKET **OVERVIEW**

RESIDENTIAL MARKET OVERVIEW

6.8%
VACANCY

Ortigas Center has one of the lowest vacancy rates compared to Makati CBD (14.5%), Fort Bonifacio (20.4%), Bay Area (26.3%)

18%
SUPPLY

Ortigas Center is projected to be one of the leading contributors of residential unit supply alongside with Fort Bonifacio (23%) and Bay Area (22%) for 2023.

10.6%
RREPI GROWTH

There is an increase on the residential real estate price index (RREPI) growth for condominiums from Q2 2022 to Q3 2022 which makes it an ideal option for investment.

OFFICE MARKET OVERVIEW



13.48Mn*

NCR Population



28.7K*

Ortigas Center Population
*Brgys. Ugong Norte, San Antonio,
Wack-wack Greenhills*

129K SQM
SUPPLY**

Ortigas Center is forecasted to have 129K SQM of gross leasable area (GLA) by 2023.

15.2%
VACANCY**

Ortigas Center has one of the lowest office vacancy rates alongside with other major business districts

650-1K/SQM
RENTAL RATES**

Ortigas Center is one of the major business districts that offers competitive office rental rates

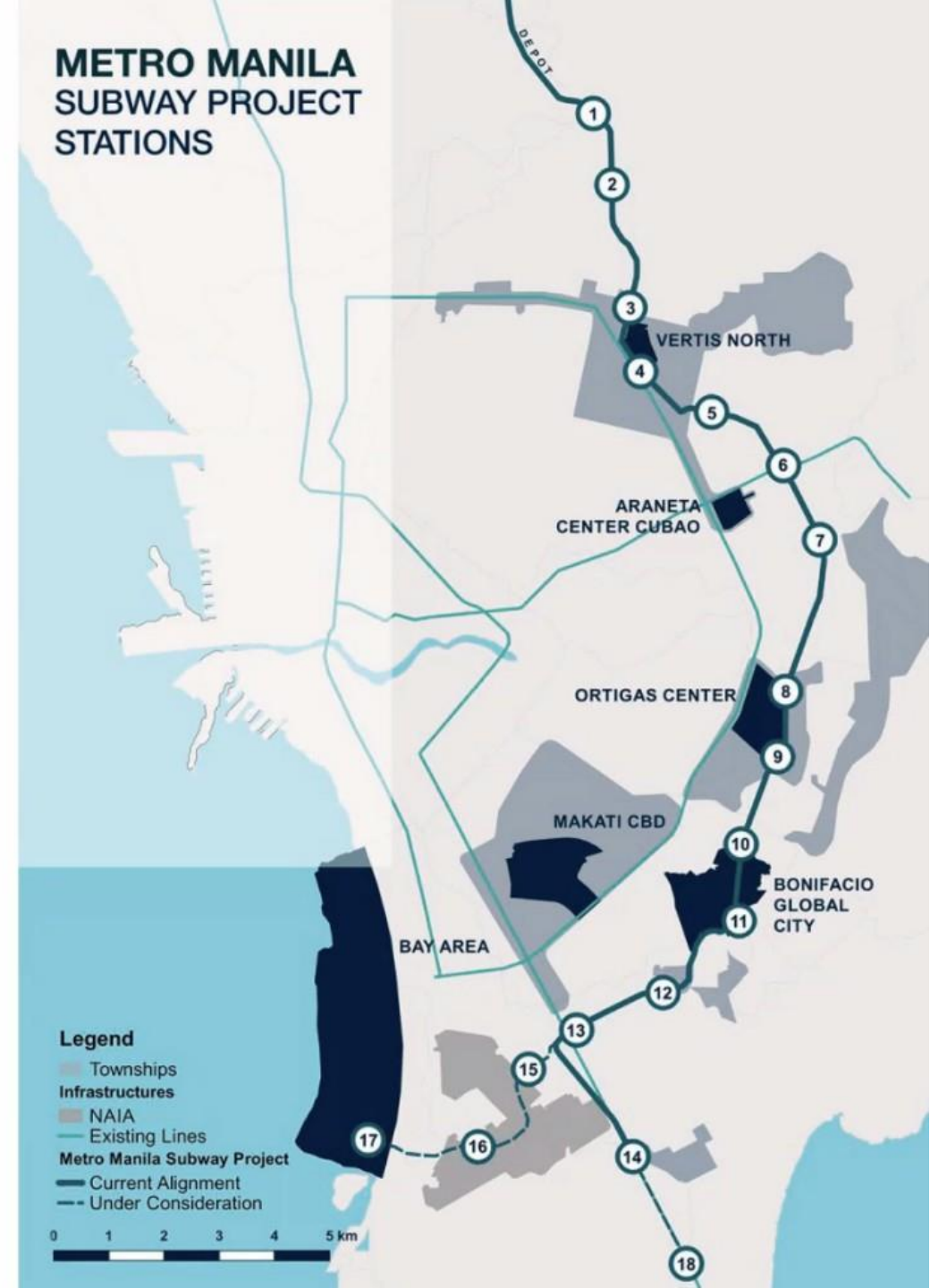
* PSA 2020 Population Census - <https://psa.gov.ph/sites/default/files/attachments/ird/pressrelease/NCR.xlsx>

** Colliers Q4 2022 Property Market Briefing

METRO MANILA SUBWAY

There will be 2 subway stations built within Ortigas Center namely, Ortigas North and Ortigas South. This provides additional transportation options that caters to people from the north and south.

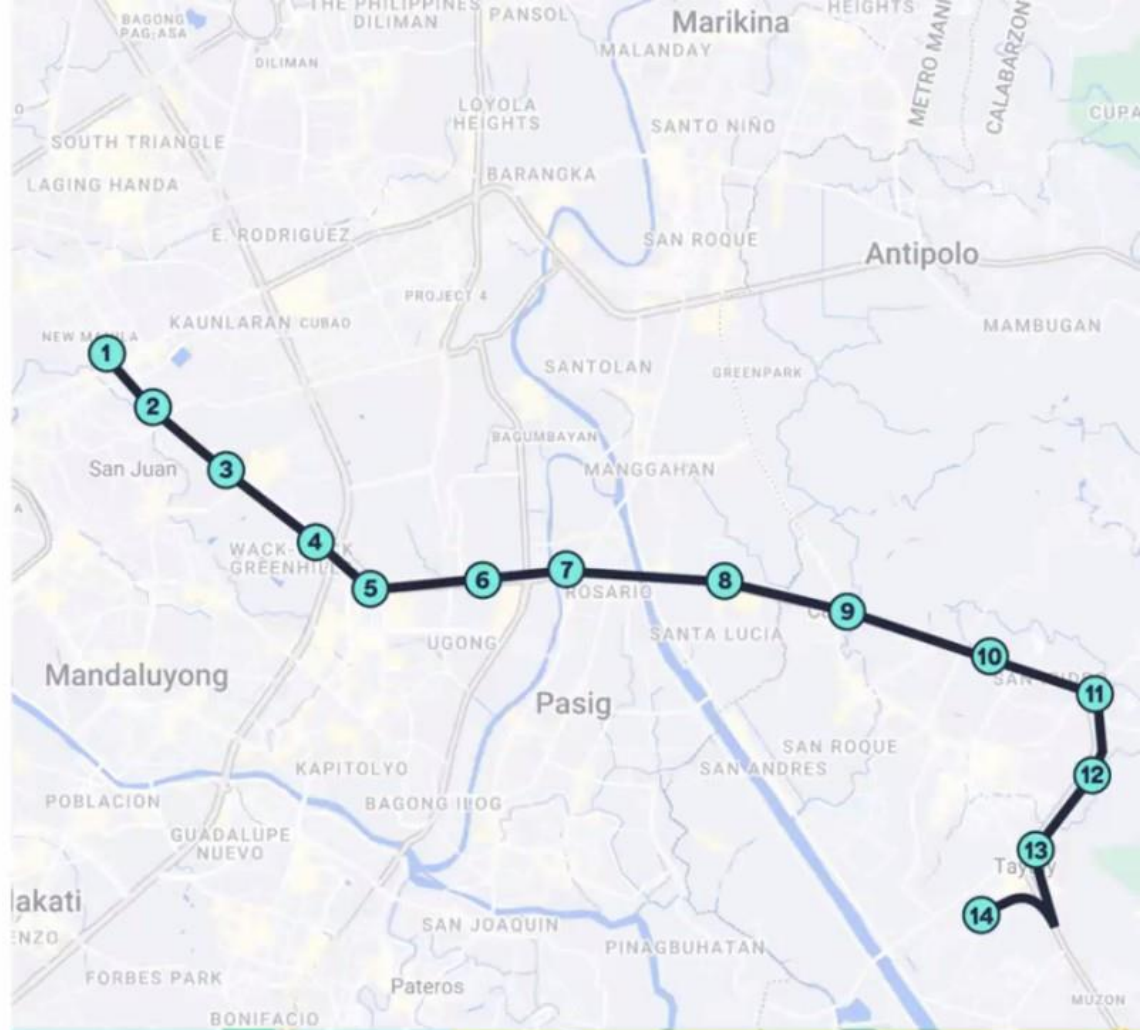
The project will be completed by 2029.



MRT LINE 4

The train line project will have a station along Meralco Avenue which is adjacent to the Ortigas Center. This will provide transportation to the public who are travelling from the west and east side of the metro.

The project will be completed by 2028.



MRT-4 STATIONS

- | | |
|------------------|----------------------|
| 1. N. Domingo | 8. St. Joseph |
| 2. Bonny Serrano | 9. Cainta Junction |
| 3. Greenhills | 10. San Juan * |
| 4. EDSA | 11. Tikling Junction |
| 5. Meralco | 12. North Manila Rd. |
| 6. Tiendesitas * | 13. Taytay |
| 7. Rosario | |



ALL YOU NEED ALL IN REACH

in the newest residential tower
located at the heart of Metro Manila

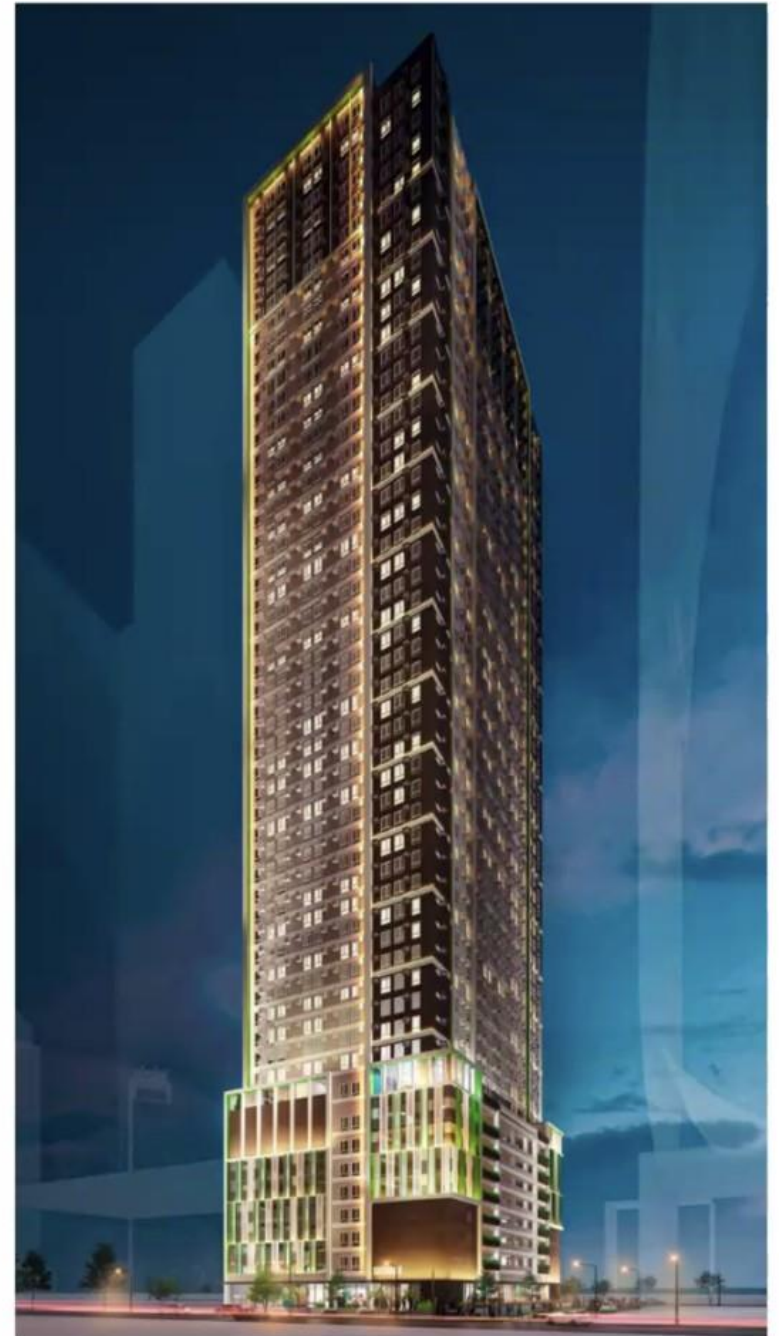
OLIN

AT JADE DRIVE

OLIN AT JADE DRIVE

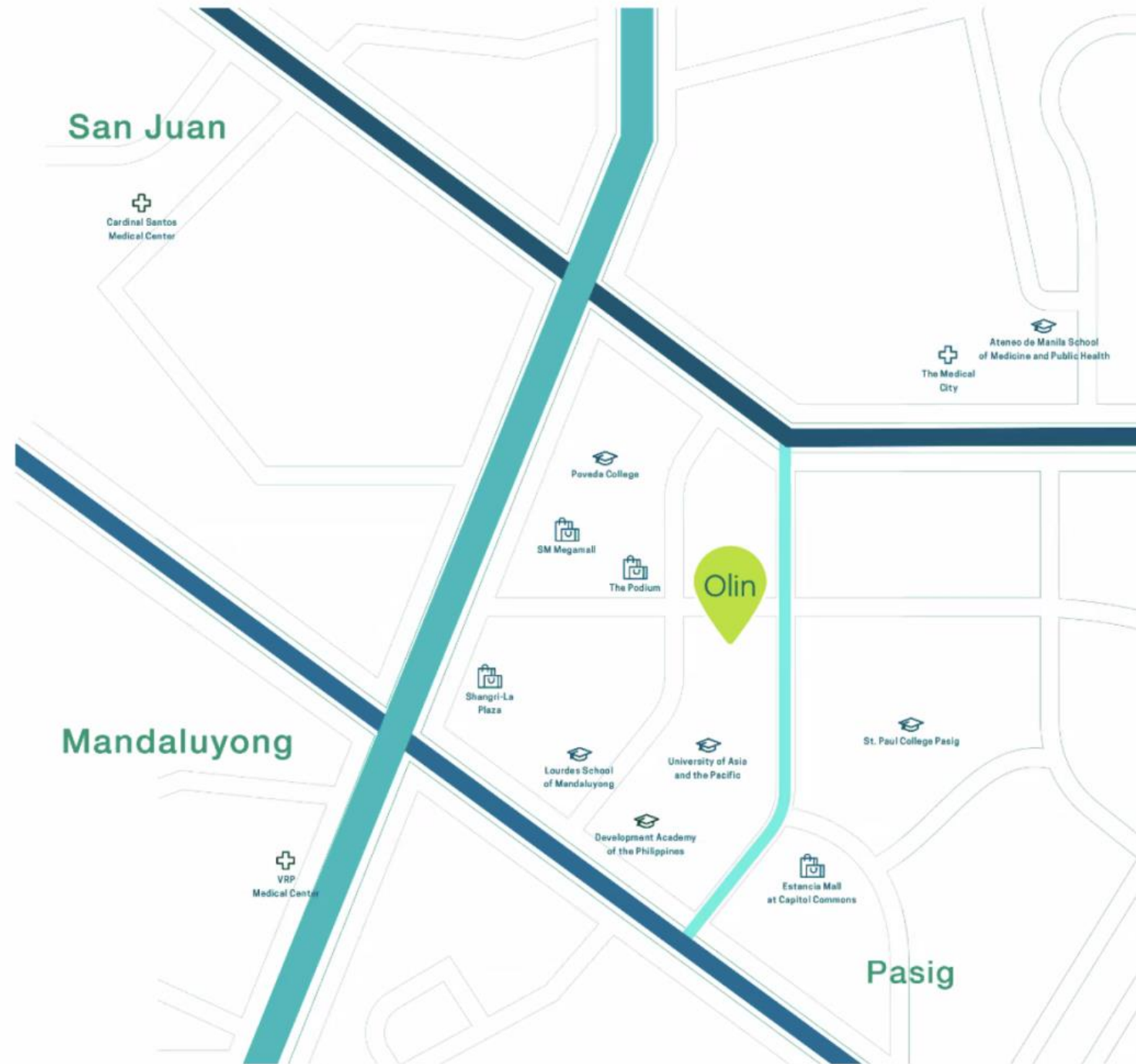
Olin at Jade Drive is a 52-storey residential tower that houses 1,245 units and 318 parking slots.

Set to rise at the heart of Ortigas Center which can be accessed through major thoroughfares and various mass transportation options.

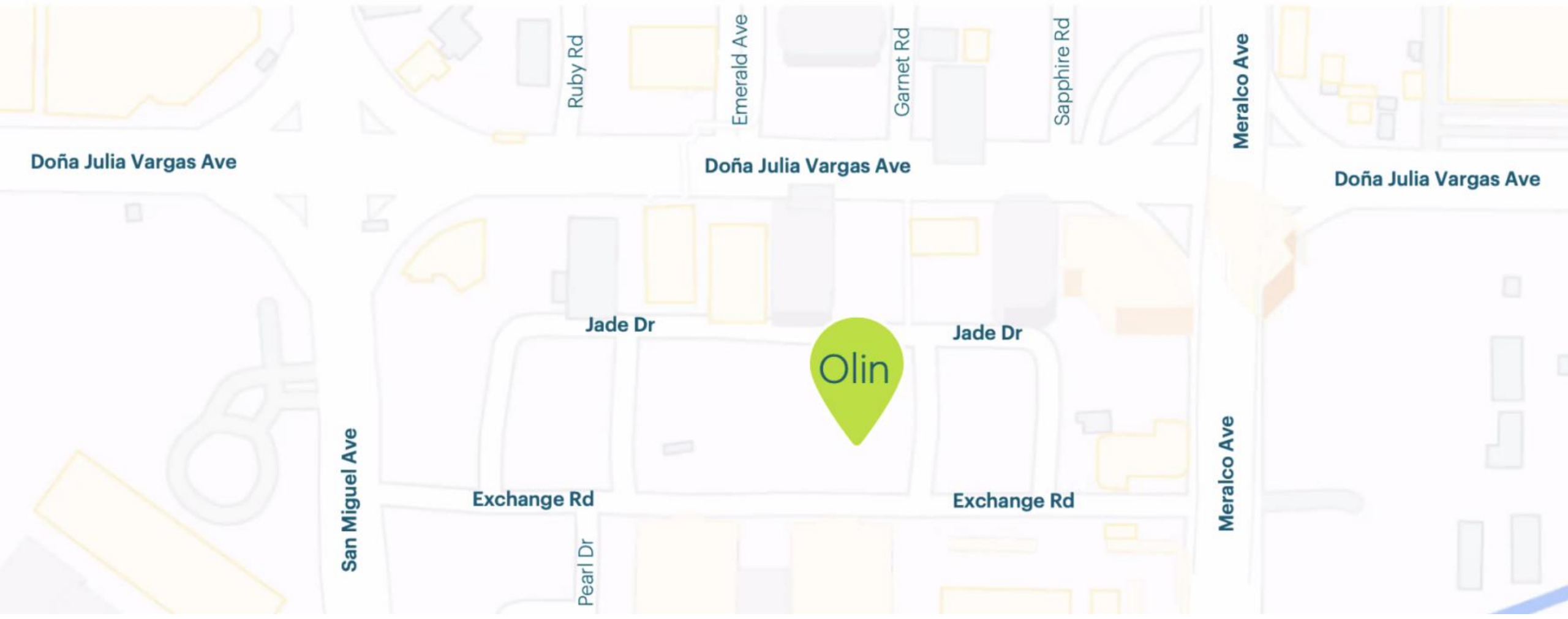


SITE LOCATION

Olin at Jade Drive is strategically located at the heart of Ortigas Center. It is surrounded by multiple mass transportation terminals in the vicinity. Moreover, it is conveniently accessible to neighboring commercial developments (SM Megamall, The Podium, and Shangri-La Plaza), corporate offices and educational institutions which makes it an ideal place of dwelling.

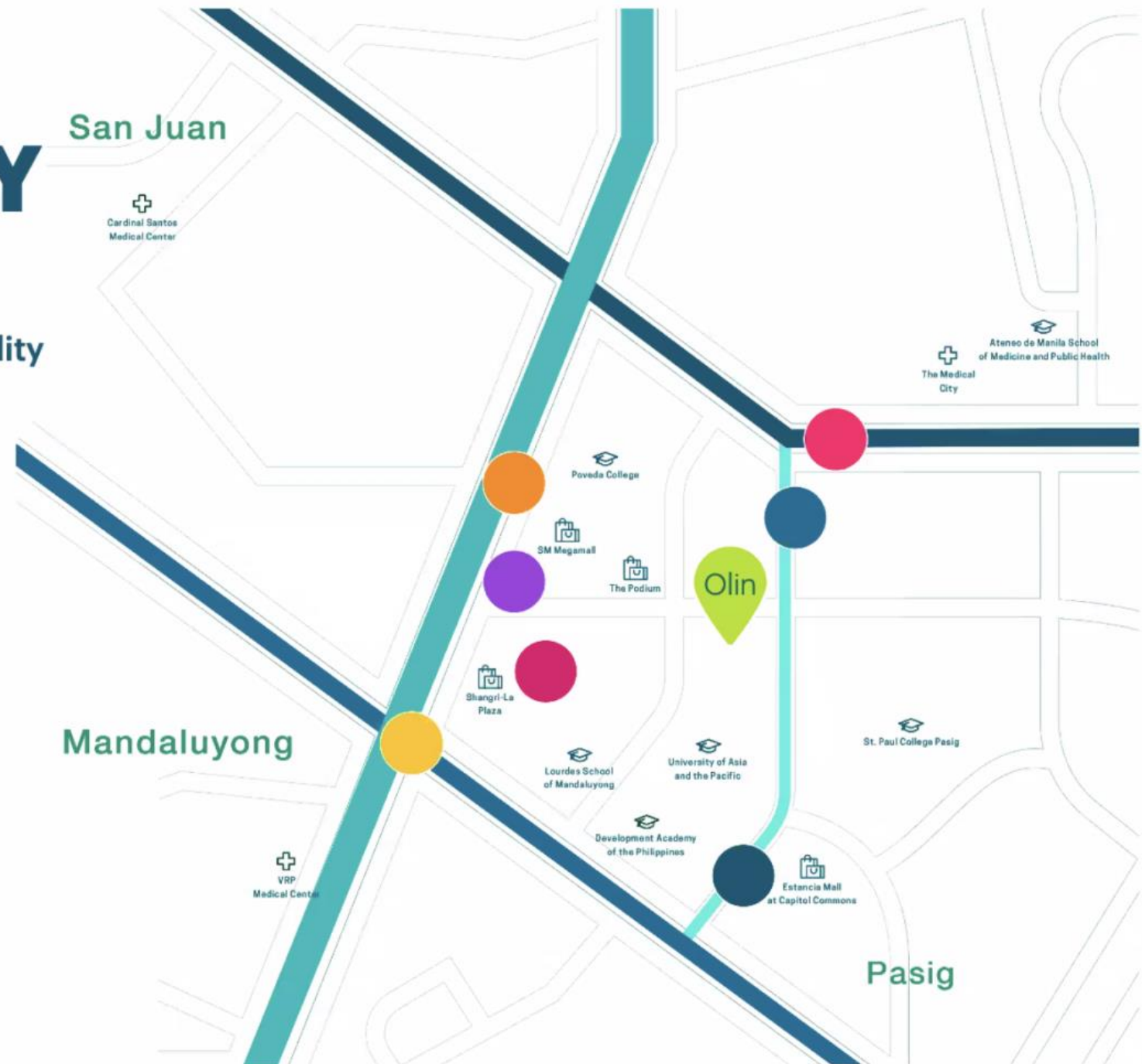


SITE LOCATION



ACCESSIBILITY

Destination	Distance	Walkability
 MRT-3 Ortigas Station	1.2KM	15 mins
 MRT-3 Shaw Blvd. Station	1.3KM	18 mins
 SM Megamall UV Express Terminal	900M	11 mins
 SM Megamall Bus Terminal	1.1KM	14 mins
 Future Ortigas North Subway Station	600M	8 mins
 Future Ortigas South Subway Station	1.1KM	15 mins
 Future MRT-4 Meralco Ave. Station	800M	11 mins





**BUILDING
SPECIFICATIONS
& ELEVATION**

BUILDING SPECIFICATIONS

52 Levels

43 Residential floors

1 Ground floor with retail

1 Amenity floor

7 Podium parking levels

2 Basement parking levels

5 Elevators

1,245 Residential units

1,031 Studio units (19-25 sqm)

214 1 Bedroom units (32-36 sqm)

318 Parking units



BUILDING ELEVATION

52 Levels

43 Residential floors

1 Ground floor with retail

1 Amenity floor

7 Podium parking levels

Roof deck level

High Zone - Level 32-54

Low Zone - Level 10-31

Amenity Level - Level 9

Podium Parking Level 2-8

Ground Floor



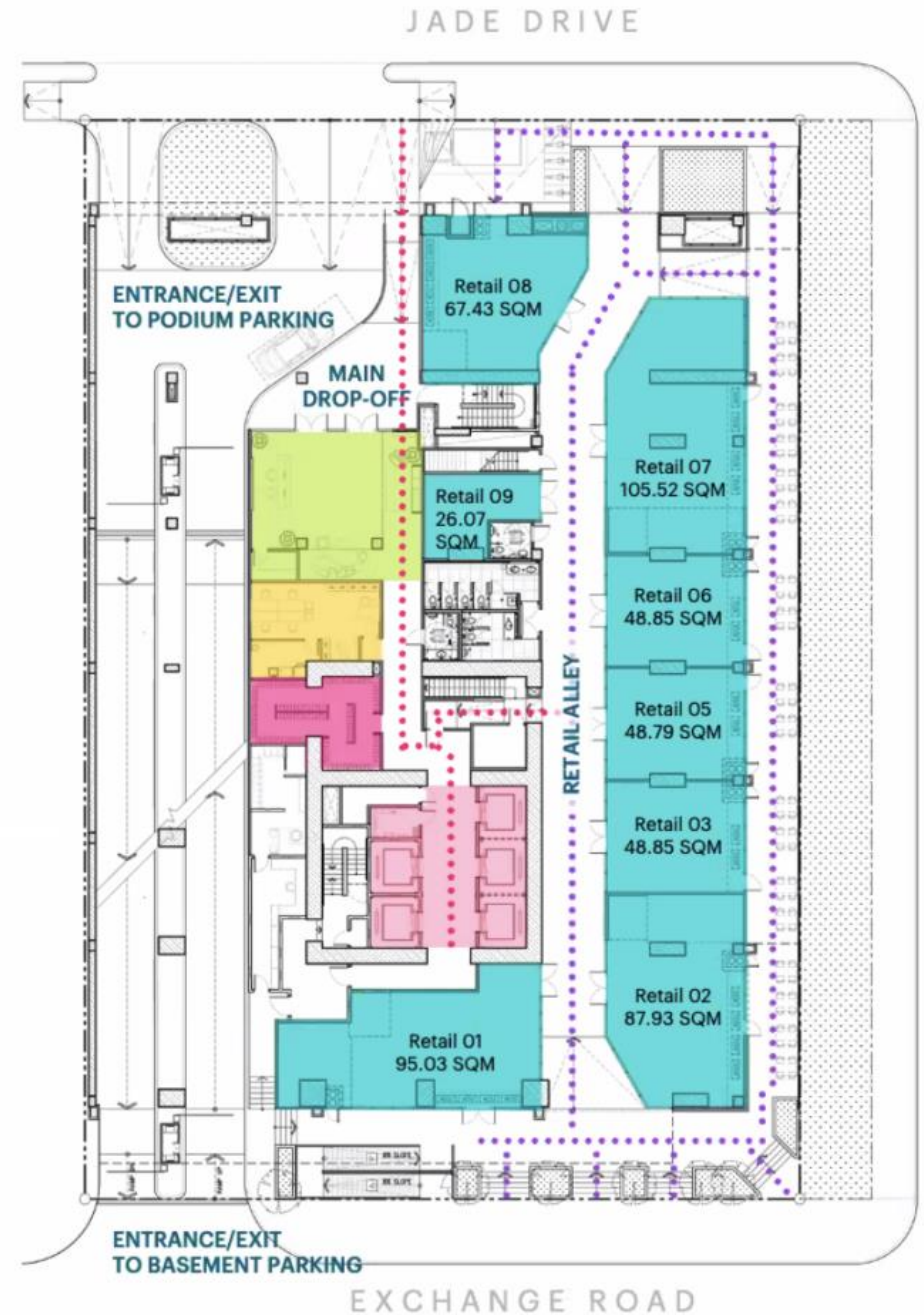


View from Jade Drive

LEVEL 1 GROUND FLOOR WITH RETAIL

- LOBBY
- ADMIN OFFICE
- MAIL ROOM
- ELEVATOR
- RETAIL

- RETAIL ACCESS FOR RESIDENTS
- RETAIL ACCESS FOR NON-RESIDENTS



AMENITY DECK FLOORPLAN

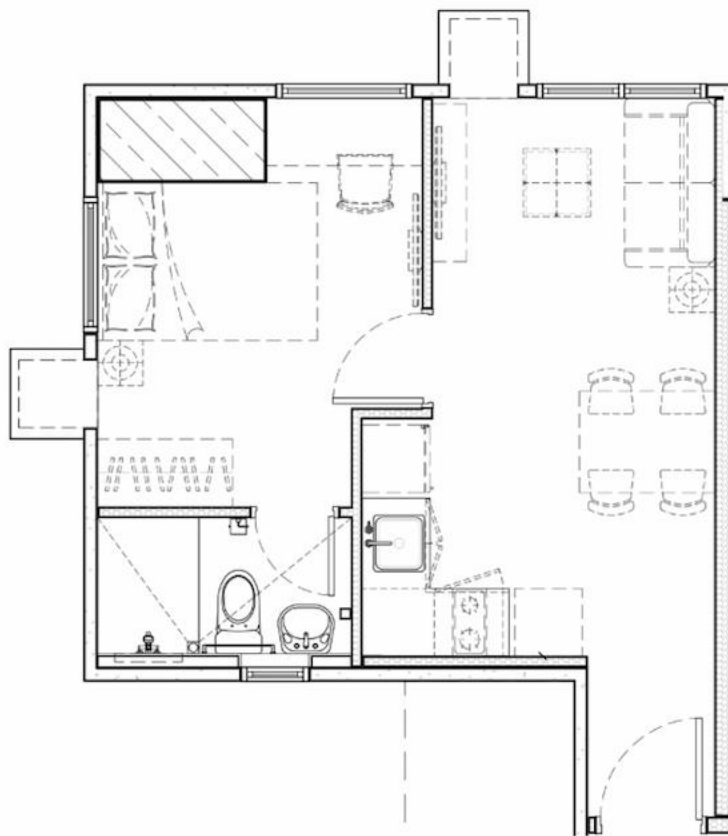
- 01** Lounge Pool
- 02** Kiddie Pool
- 03** Cabanas
- 04** Wet Deck
- 05** Poolside Deck
- 06** Wellness Studio
- 07** Outdoor Shower
- 08** Garden
- 09** Gym
- 10** Meeting Room
- 11** Co-working Space
- 12** Lounge
- 13** Function Hall



UNIT TYPES

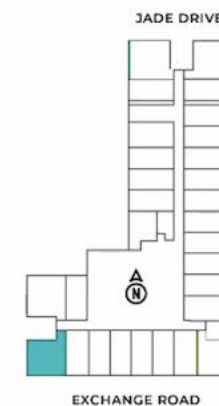
TYPICAL 1 BEDROOM UNIT

UNIT CUT SHEETS



Unit Area in SQM

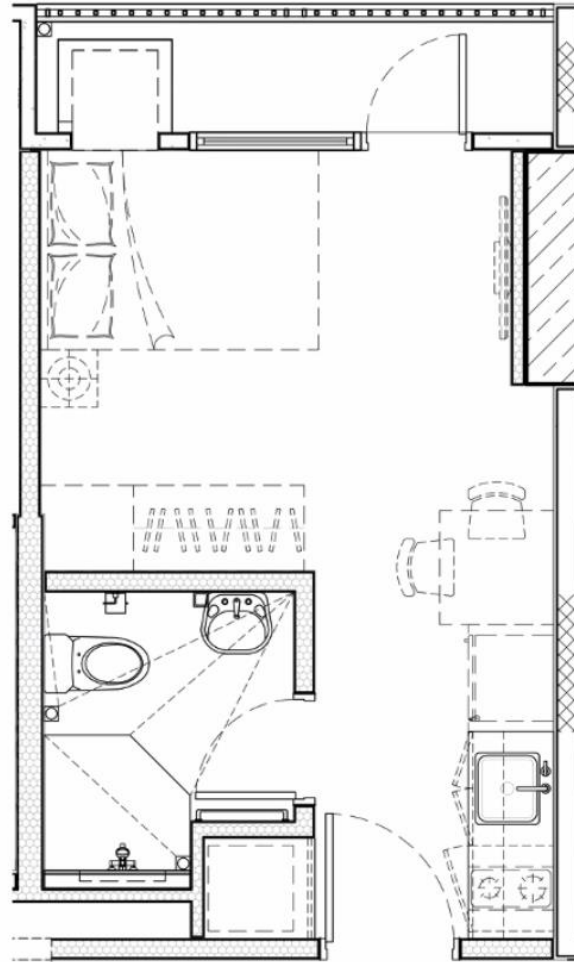
Bedroom	±11.1
Kitchen/Dining	±9.5
Living Area	±7.7
Toilet & Bath	±3.7
TOTAL AREA	±32.0



UNIT TYPES

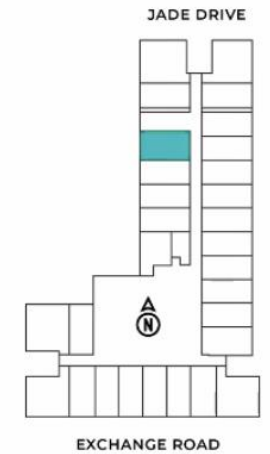
TYPICAL STUDIO UNIT

UNIT CUT SHEETS



Unit Area in SQM

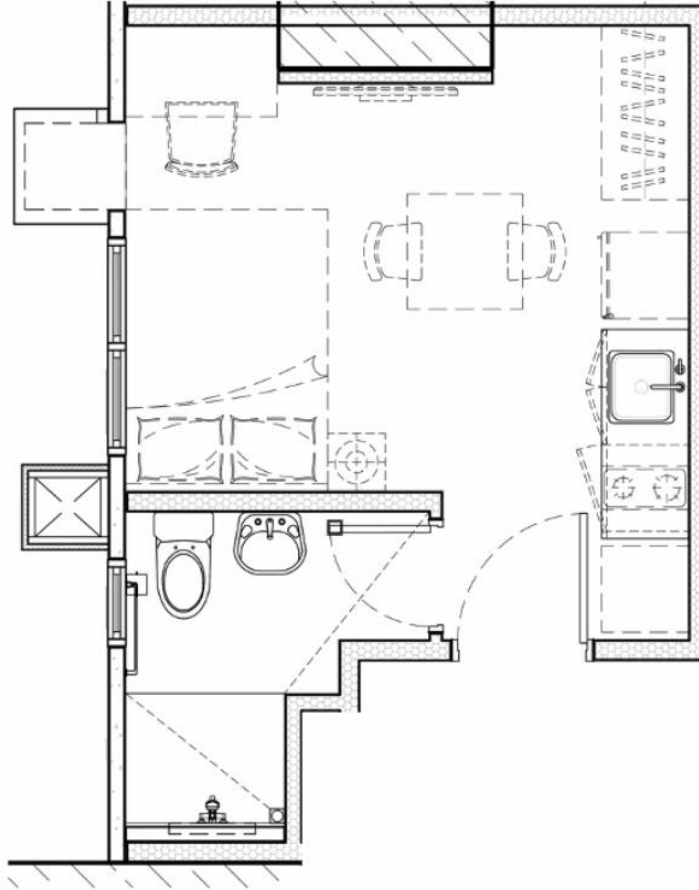
Bedroom/Living Area	±11.8
Kitchen	±5.5
Toilet & Bath	±3.8
TOTAL AREA	±25.0



UNIT TYPES

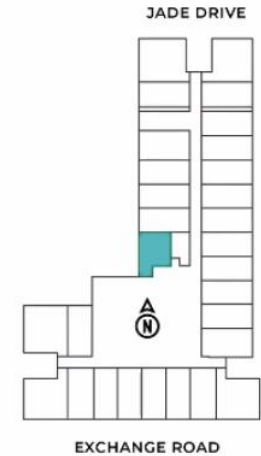
TYPICAL STUDIO UNIT

UNIT CUT SHEETS



Unit Area in SQM

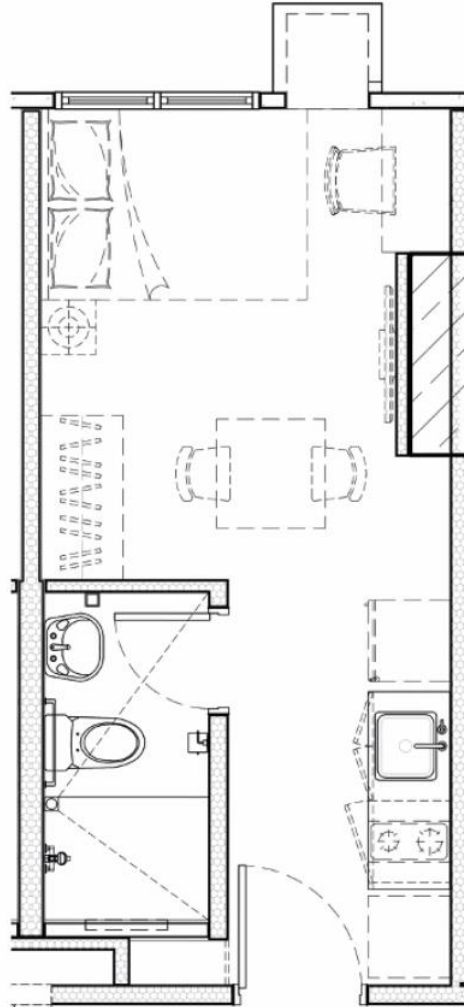
Bedroom/Living Area	±10.0
Kitchen	±5.7
Toilet & Bath	±4.3
TOTAL AREA	±20.0



UNIT TYPES

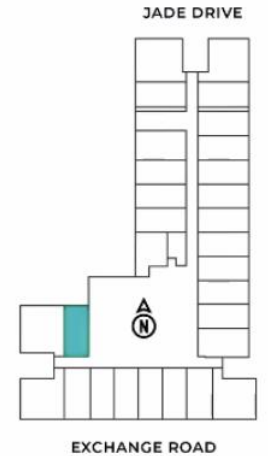
TYPICAL STUDIO UNIT

UNIT CUT SHEETS



Unit Area in SQM

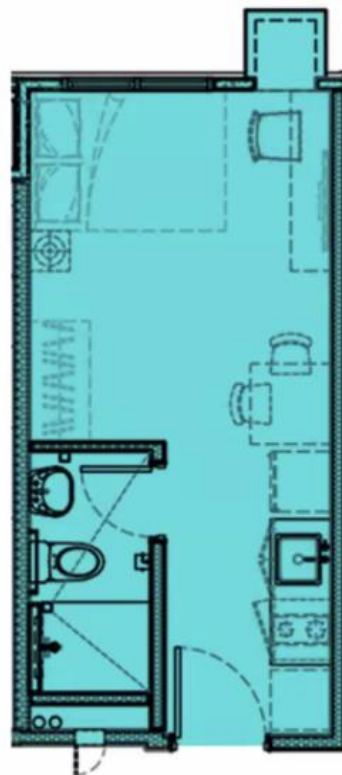
Bedroom/Living Area	±11.6
Kitchen	±5.8
Toilet & Bath	±3.6
<hr/>	
TOTAL AREA	±21.0



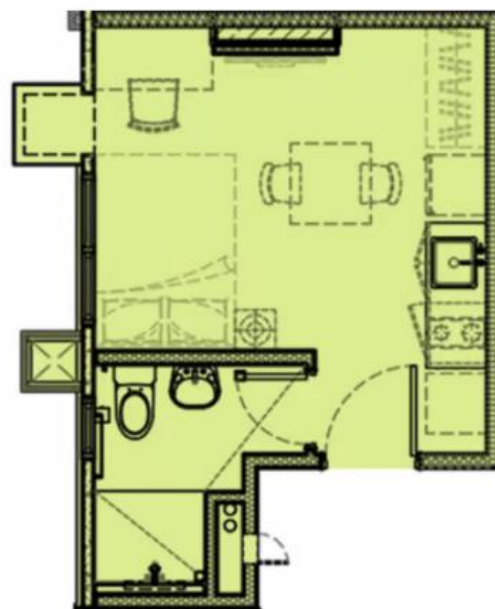
UNIT TYPES

TYPICAL STUDIO UNIT

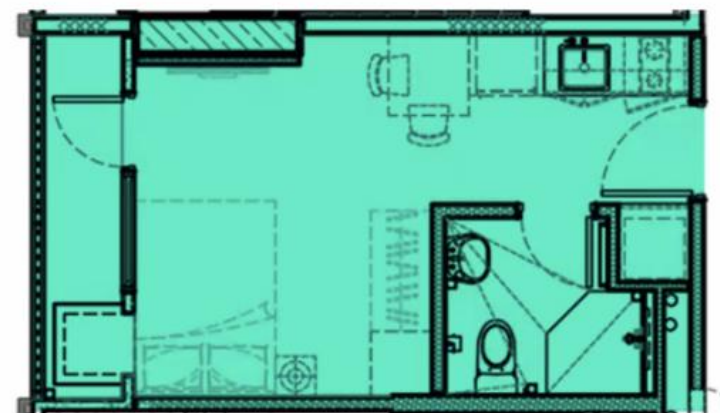
FLOORPLAN



19 - 25 sqm



20 sqm



25 sqm

LEVEL 54 HIGH ZONE 2

STUDIO
1 BEDROOM

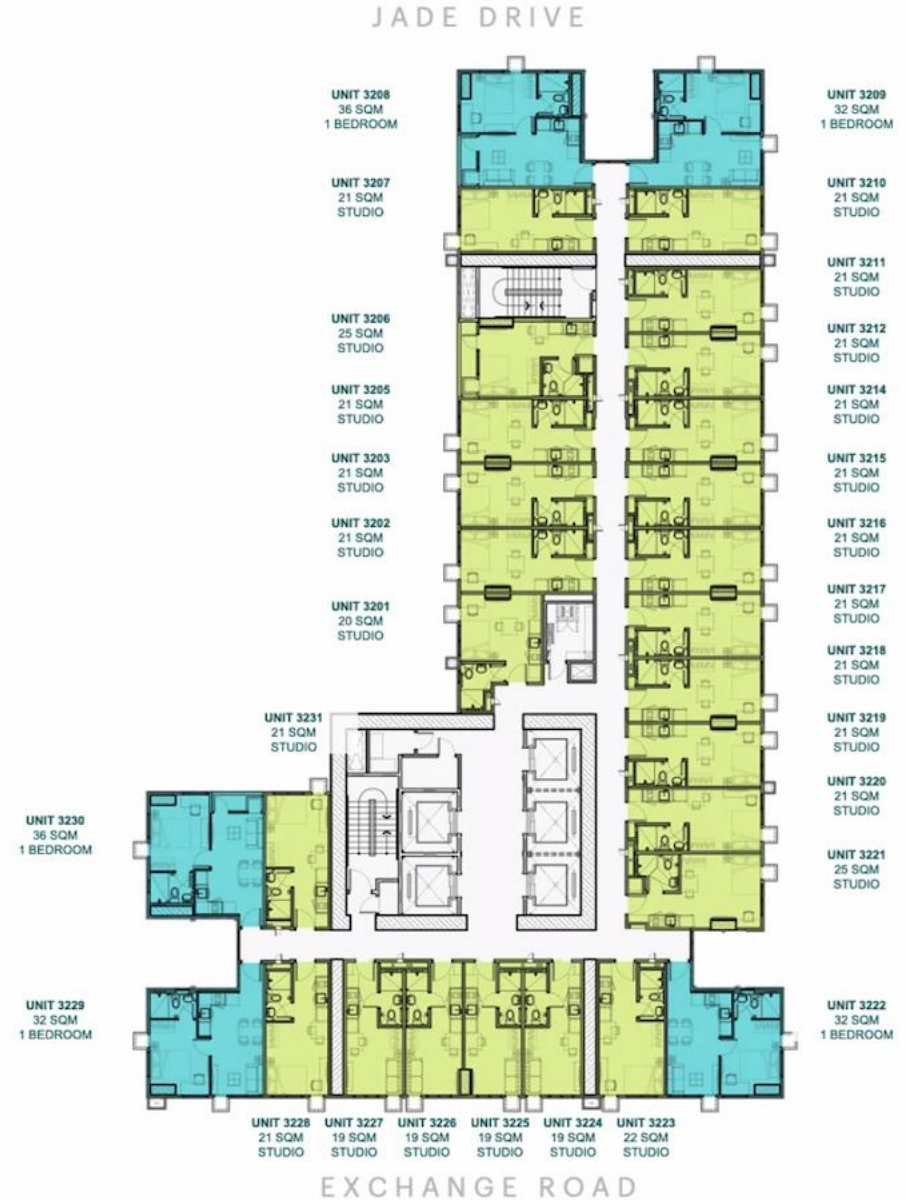


LEVEL 32 TO 35

HIGH ZONE 1

STUDIO

1 BEDROOM

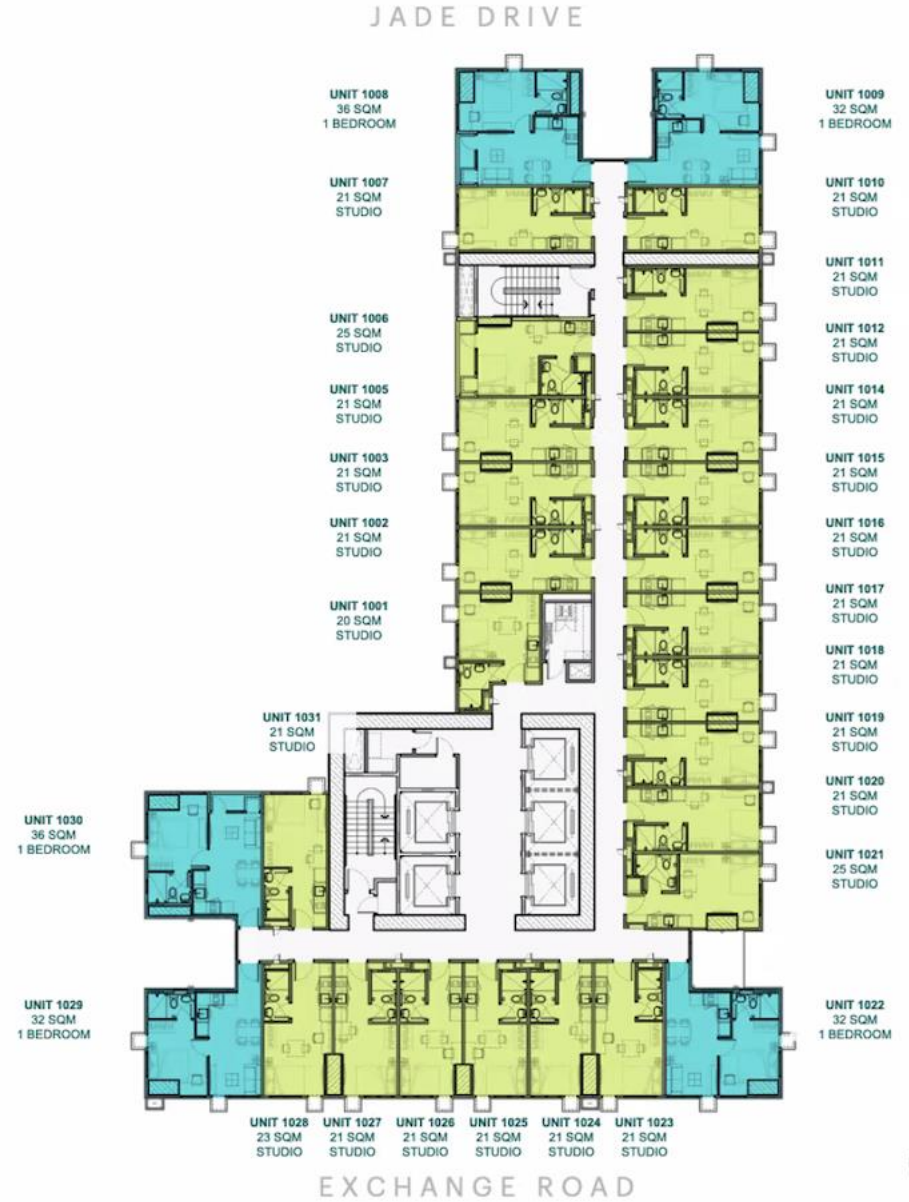


LEVEL 10 TO 31

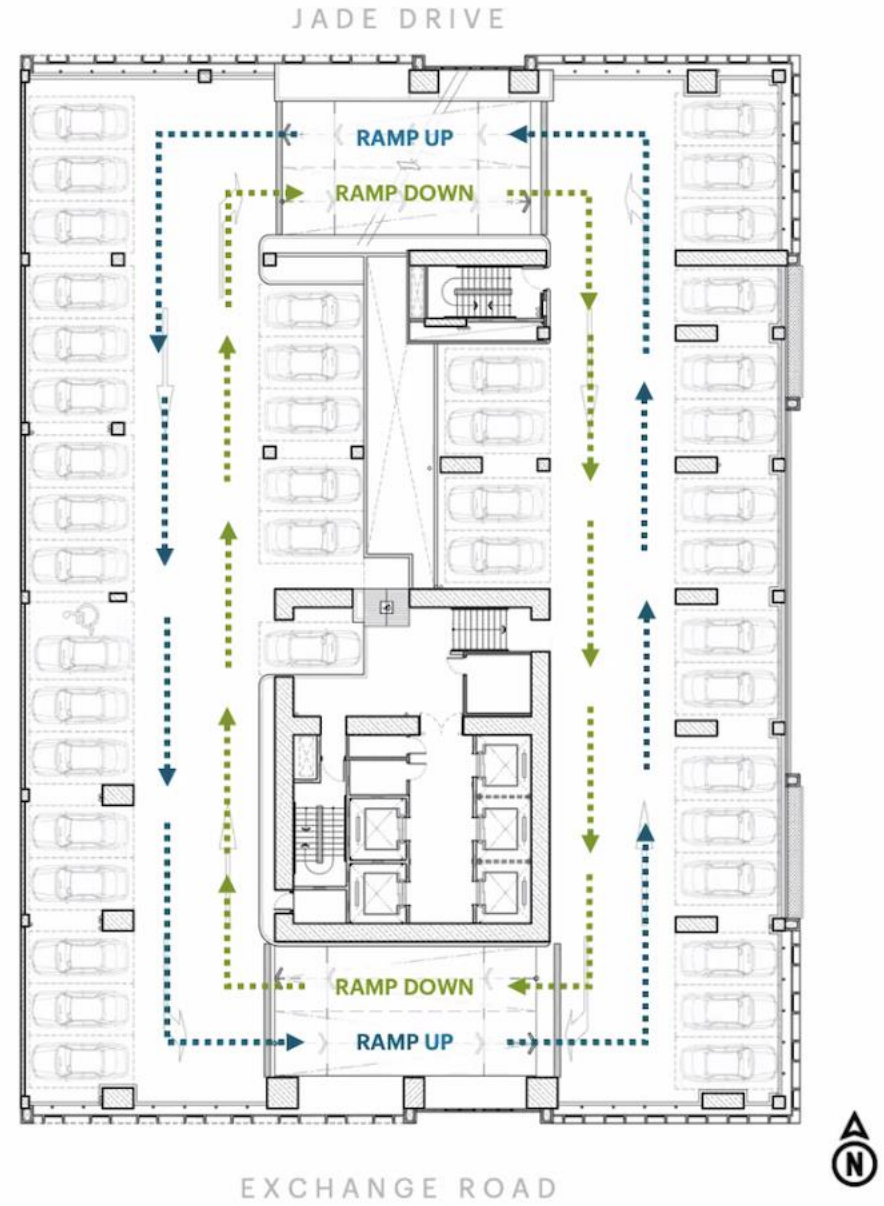
LOW ZONE

STUDIO

1 BEDROOM



LEVEL 5 TO 7 PODIUM PARKING





CARDIO

FREE WEIGHT



<PODS
<MEETING RM
STUDY AREA>

Coffee
First.

Focus.
Envision.
Collaborate.

Co-working Space



Co-working Space

RESIDENTIAL UNIT SPECIFICATIONS

Floor finish

Laminated wood for all bedrooms
Homogeneous tiles for the rest of the unit
Smooth concrete for the balcony

Wall

Paint finish and ficem baseboard

Ceiling

Painted slab soffit for living & dining area, bedroom, balcony
Painted gypsum board for the kitchen
Painted moisture resistant gypsum board for the toilet and bath

Door

Solid core wood door
Hollow core/laminated wood door with wood finish for the bedroom and toilet & bath
Aluminum framed glass swing door for the balcony

Air Cooled Condensing Unit

Power and drain provisions for window type air conditioning unit for units w/o balcony; split-type for units w/ balcony

RESIDENTIAL UNIT SPECIFICATIONS

Kitchen Counters and Cabinets

Solid surface countertop

Base cabinet w/ MDF doors, finger pull-type handle

Kitchen Sink and Faucet

Single bowl sink with gooseneck faucet

Range and Range Hood

Area provision for a 2 burner cooktop and range hood

Refrigerator

Area provision for single door refrigerator

Bathroom Fixtures

Floor mounted water closet

Half-pedestal single lavatory (wall-hung)

Lever-type faucet

Water Heater and Exhaust

Blank outlet with provision for single point water heater

Ductless exhaust

RESIDENTIAL BUILDING SPECIFICATIONS

Shower Fixtures and Accessories

Fixed shower head

Towel bar

Toilet paper holder

Soap holder

Balcony

1.25m- high painted steel railing and handrail

DESIGN & CONSTRUCTION TEAM

Developer
Concept Architect
Structural Design Consultant
Structural Design Peer Reviewer
Mechanical Consultant
Electrical Consultant
Plumbing & Sanitary Consultant
Fire Protection Consultant
Interior Designer
Landscape Architect
Wind Engineering Consultant
Geotechnical Consultant
Seismic Analysis Consultant
Traffic Consultant
Quantity Surveyor
Construction Manager

Ortigas Land
Visionarch
Magnusson Klemencic Associates (MKA)
AIT Solutions, Asian Institute of Technology
Flowforth Ventures, Inc.
EBCruz & Partners
NBF Consulting, Inc.
NBF Consulting, Inc.
Visionarch Interior Design
Woods and Greens Landscape Dev't Inc.
RWDI Anemos Limited
Brian B. Tan, M.SC.
Langan International
SMDI Inc.
Rider Levett Bucknall (RLB)
Design Coordinates, Inc.

WHY CHOOSE OLIN AT JADE DRIVE?

Capitalize on a Prime Location

- Enjoy proximity to reputable educational, commercial, corporate, and hospitality institutions.
- Access multiple mass transportation options for your travels
- Right at the heart of the most accessible Business District in Metro Manila.

Proven Brand Name

- Ortigas Land has a proven track record of developing state of the art projects providing excellent customer service
- With over 90 years of experience, Ortigas Land has mastered the art of creating a “great place for life”.

Flexibility of Use

- Have the option of either using your unit as an income generating investment or for personal use.
- With its strategic location, Olin at Jade Drive gives you the opportunity to utilize your unit in various ways.

Financial Flexibility/ Affordability

- With the multiple payment schemes we offer, you can choose what’s best for you!
- For as low as 11k per month, you can now have your own home in the heart of the metro.



PRICING & PAYMENT **TERMS**

UNIT PRICING

Unit Type	Unit Size	Unit Price (w/ VAT)
Studio	19 – 25 SQM	5.6M to 7.5M
1 Bedroom	32 – 36 SQM	9.3M to 10.9M

PARKING PRICING

Location	Parking Price	Parking Allocation
Basement 2	2,100,000	
Basement 1	2,210,000	
Level 2	2,210,000	
Level 3	2,100,000	
Level 4	2,000,000	
Level 5	1,890,000	
Level 6	1,790,000	
Level 7	1,680,000	
Level 8	1,580,000	

PAYMENT TERMS

Payment Term	Spot Cash: 90/10	Deferred: 10/20/70	Spread: 15/85
Reservation Fee	PhP 50,000	PhP 50,000	PhP 50,000
Discount	10% discount on TLP	1% discount on TLP	-
Down Payment	90% in 30 days	10% in 30 days	15% over 72 months
Monthly Amortization	-	20% over 72 months	-
Balance	10% upon turnover	70% balance after the last monthly amortization	85% balance after the last monthly amortization

SAMPLE COMPUTATION

Unit Name	5406
Unit Type	Studio w/ Balcony
Unit Size	25 sqm
TCP w/o Parking	7,476,000

Payment Term	Spot Cash: 90/10 90% in 30 days; 10% balance; 10% discount on TLP	Deferred: 10/20/70 10% in 30 days; 20% over 72 months; 70% balance; 1% discount on TLP	Spread: 15/85 15% over 72 months; 85% balance
Reservation Fee	PhP 50,000	PhP 50,000	PhP 50,000
Discount	PhP 667,500	PhP 66,750	-
Down Payment	PhP 6,005,560	PhP 690,124	-
Monthly Amortization (72 months)	-	PhP 20,559	PhP 14,881
Balance	PhP 672,840	PhP 5,180,868	PhP 6,354,568

SAMPLE COMPUTATION

Unit Name 1029
Unit Type 1 BR
Unit Size 32 sqm
TCP w/o Parking 9,328,000

Payment Term	Spot Cash: 90/10 90% in 30 days; 10% balance; 10% discount on TLP	Deferred: 10/20/70 10% in 30 days; 20% over 72 months; 70% balance; 1% discount on TLP	Spread: 15/85 15% over 72 months; 85% balance
Reservation Fee	PhP 50,000	PhP 50,000	PhP 50,000
Discount	PhP 832,857	PhP 83,286	-
Down Payment	PhP 7,505,680	PhP 873,472	-
Monthly Amortization (72 months)	-	PhP 25,652	PhP 18,739
Balance	PhP 839,520	PhP 6,464,304	PhP 7,928,792

SAMPLE COMPUTATION

Unit Name 5408
Unit Type 1 BR w/ Balcony
Unit Size 36 sqm
TCP w/o Parking 10,917,000

Payment Term	Spot Cash: 90/10 90% in 30 days; 10% balance; 10% discount on TLP	Deferred: 10/20/70 10% in 30 days; 20% over 72 months; 70% balance; 1% discount on TLP	Spread: 15/85 15% over 72 months; 85% balance
Reservation Fee	PhP 50,000	PhP 50,000	PhP 50,000
Discount	PhP 974,732	PhP 97,473	-
Down Payment	PhP 8,792,770	PhP 1,030,783	-
Monthly Amortization (72 months)	-	PhP 30,022	PhP 22,050
Balance	PhP 982,530	PhP 7,565,463	PhP 9,279,400

SAMPLE COMPUTATION

Unit Name 3225
 Unit Type Studio
 Unit Size 19 sqm
 TCP w/o Parking 5,592,000

Payment Term	Spot Cash: 90/10 90% in 30 days; 10% balance; 10% discount on TLP	Deferred: 10/20/70 10% in 30 days; 20% over 72 months; 70% balance; 1% discount on TLP	Spread: 15/85 15% over 72 months; 85% balance
Reservation Fee	PhP 50,000	PhP 50,000	PhP 50,000
Discount	PhP 499,286	PhP 49,929	-
Down Payment	PhP 4,479,520	PhP 503,608	-
Monthly Amortization (72 months)	-	PhP 15,378	PhP 10,956
Balance	PhP 503,280	PhP 3,875,256	PhP 4,753,168