

# GET AHEAD

EXPAND YOUR PORTFOLIO AND GET FIRST-HAND  
UPDATES ON AYALA LAND'S ESTATES AND  
COMMERCIAL AND INDUSTRIAL LOT INVESTMENT OPPORTUNITIES.



## AN ENDURING VISION

To enrich the lives of every Filipino, Ayala Land sets its sights beyond the horizon, creating sustainable communities for people and businesses to grow. A reliable and trusted developer in the Philippines, Ayala Land lays the foundation to expand opportunities and nurture investments over time.





# WHY INVEST IN AYALA LAND ESTATES

Properties that appreciate  
over time

Dynamic environments  
for business and investment

Communities that nurture  
a sense of place and belonging



## Expanding investment possibilities

Ayala Land creates environments for enterprise that places businesses at the core of established and emerging mixed-use communities, a strategic location accessible to a diverse range of markets.







Hotel

Residential

Offices

Infrastructure

Retail

# Strategic Partnerships

Schools

Civic Facilities

Corporate  
and Government Offices

Healthcare

Lifestyle and Entertainment



FOR ENTERPRISES  
WITH SPACES FOR  
RESIDENTIAL USE

Shophouse Lots

FOR LARGE-SCALE  
BUSINESSES IN PRIME  
LOCATIONS

Commercial Lots

FOR LIGHT TO MEDIUM  
INDUSTRIES

Industrial Lots



**ALTARAZA**

Total Land Area	40 hectares
Location	San Jose Del Monte, Bulacan

**ARCA SOUTH**

Total Land Area	74 hectares
Location	Taguig, Metro Manila

**CROSSROADS**

Total Land Area	80 hectares
Location	Plaridel Bypass Road, Bulacan

**ARILLO**

Total Land Area	62 hectares
Location	Nasugbu, Batangas

**AREZA**

Total Land Area	92 hectares
Location	Lipa, Batangas

**SOUTH COAST CITY**

Total Land Area	26 hectares
Location	Cebu

**CRESENDO**

Total Land Area	290 hectares
Location	Tarlac

**ALVIERA**

Total Land Area	1,800 hectares
Location	Porac, Pampanga

**VERMOSA**

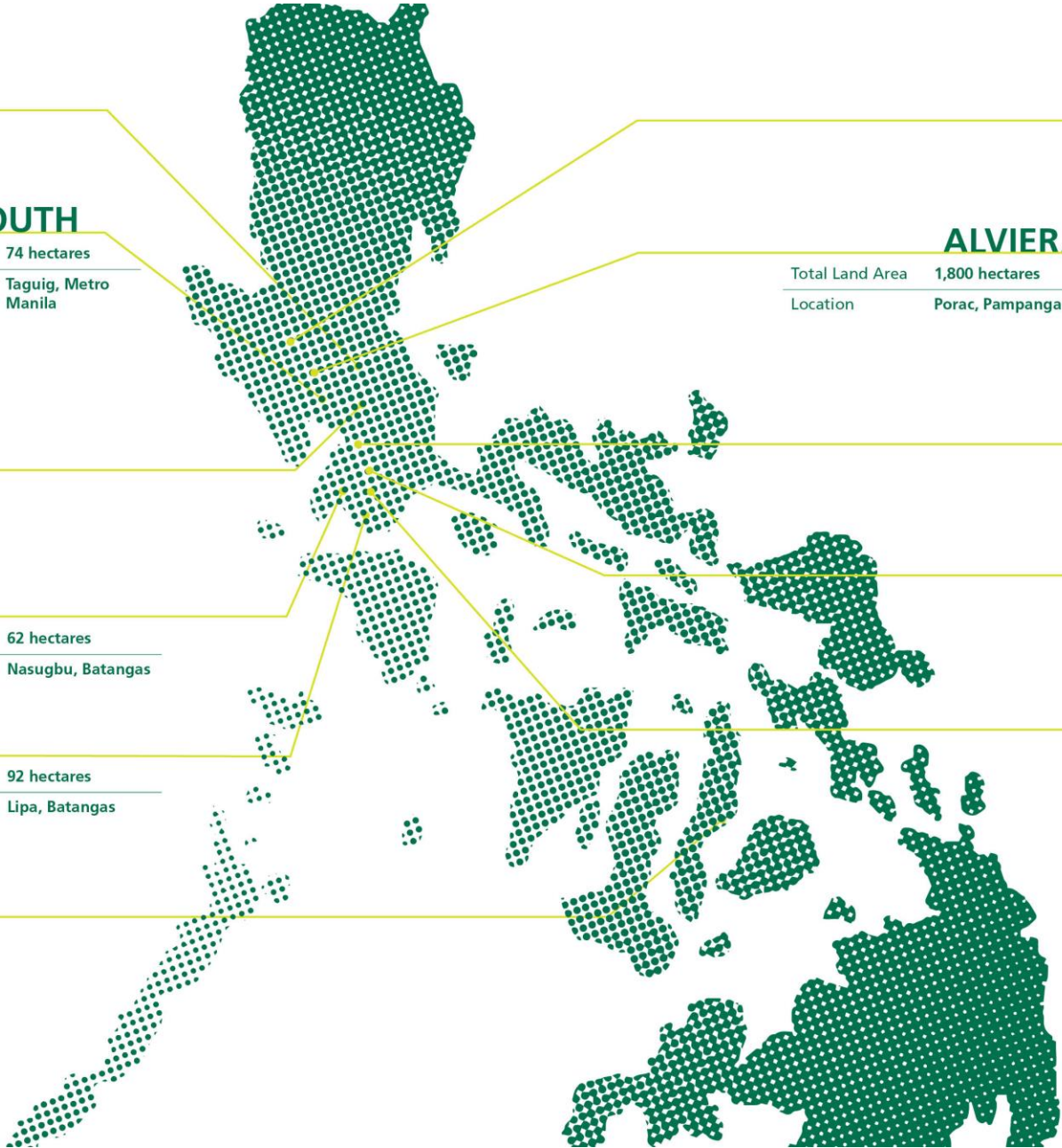
Total Land Area	725 hectares
Location	Imus and Dasmarinas, Cavite

**BROADFIELD**

Total Land Area	171 hectares
Location	Biñan, Laguna

**NUVALI**

Total Land Area	2,400 hectares
Location	Santa Rosa, Cabuyao, and Calamba, Laguna







## Urban Living in Nature

A 1,714 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

- NLEX - SLEX Connector Road
- TPLEX Extension
- CLLEX Ph1 and Ph2
- PNR North and South
- **Clark Airport Expansion**
- **New Manila (Bulacan) International Airport**



# Regional and Local Interconnectivity



## REGIONAL CONNECTIONS

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

## LOCAL CONNECTIONS

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





# Alviera Masterplan



## Estate Mix & Components

- Residential
- Leisure
- Commercial
- Industrial
- Institutional

**1,714 Has. Total Land Area**  
400 Has. Activated



## Roadways



## Wet & Dry Utilities



## Landscape



## Telecom (FOC)





# Estate Highlights:

ALVIERA ACTIVE GROUNDS 2022



**Active Grounds**  
CY 2022 Performance

**30K** FOOT  
TRAFFIC





# Estate Highlights:

ACTIVATION 2023





# Estate Highlights:

ACTIVATION LOOKAHEAD





## Estate Highlights:

MIRIAM COLLEGE



### Construction Status

Site Development - 75% Complete

Building Construction - 40% Complete



### Programs by SY 2023: HEU

Bachelor of Design in Creative Industries,  
Bachelor of Early Childhood Education,  
BS Entrepreneurship & Innovation,  
BA in Global Affairs & Diplomacy  
BS in Environmental Planning





# Estate Highlights:

## LA SALLE BOTANICAL GARDEN



### Foreign Designers

Masterplanner : Gross. Max. UK( Kew Gardens)  
Chapel: CAZA (Carlos Arnaiz)

### Key Components

Taxonomic Terraces (themed collection)  
Taxonomic Field (wetland collection)  
Nature Valleys  
Themed Gardens  
Biodiversity Center  
Botanical Plaground  
LSBG Chapel  
Chapel Garden

### Timeline

Ongoing Planning  
Phased Implementation (2025-2027)





## Estate Highlights:

RESIDENTIAL COMPONENT



**5,000** Units Sold  
3 Brands: ALP, Alveo, Avida

**4/9 Villages**  
Turned Over

**Build Up Activity  
Doubled (vs 2022)**

33 Move Ins  
+63 house built; awaiting move-in  
+22 houses for construction





## Estate Highlights:

### INDUSTRIAL COMPONENT



## 64 has (100% sold)

Industrial Zone | 2 Phases

## 3 Operating Locators

Monde Nissin  
Badan Building Materials Corporation  
Heavy Duty Packaging Corp

## 3 Active Construction

Phil. Spring Water (Mfg - Bottling)  
Philcema (Warehousing)  
Nube Storage (Warehousing)



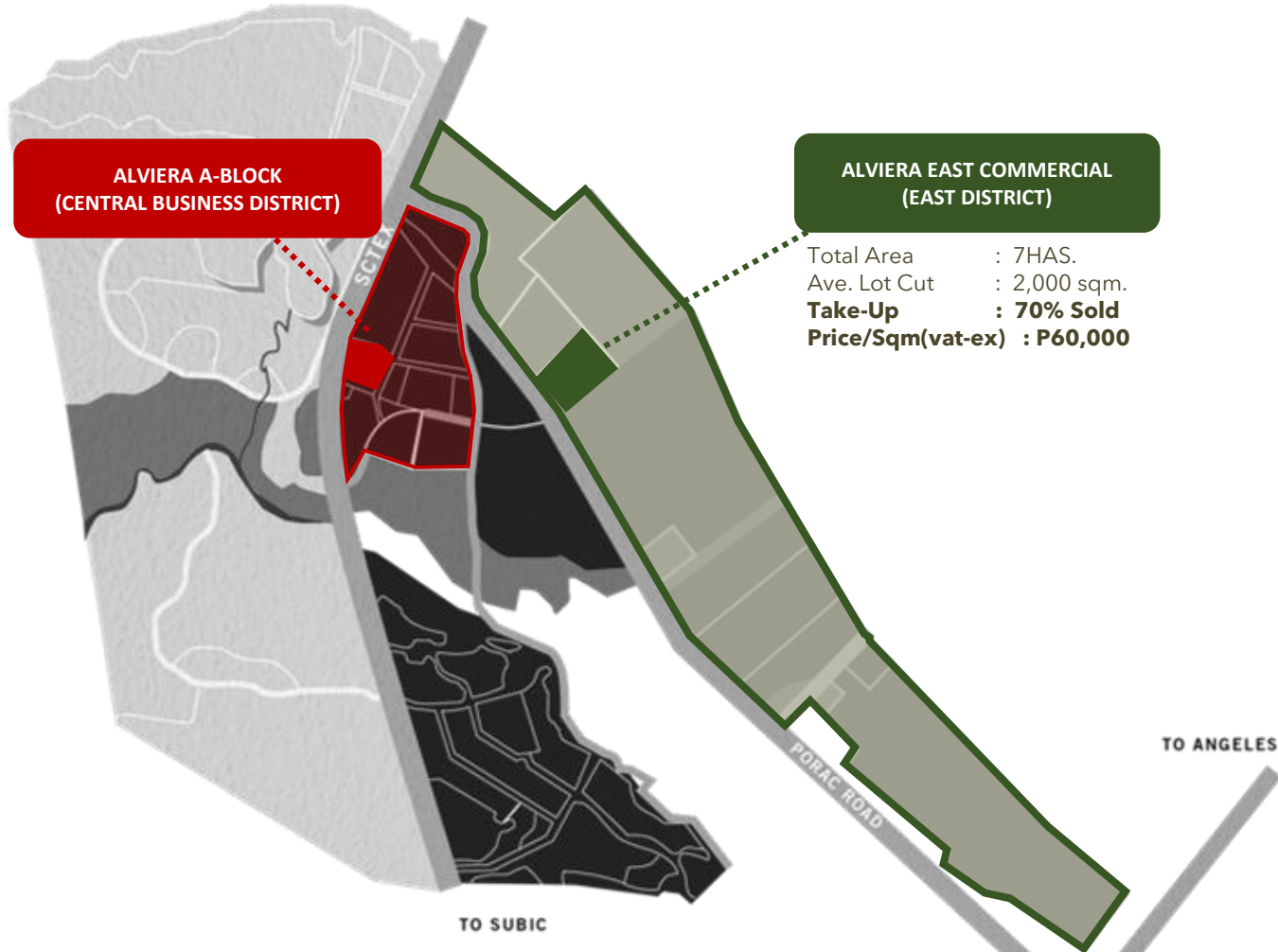
**PHILIPPINE SPRING  
WATER RESOURCES, INC**





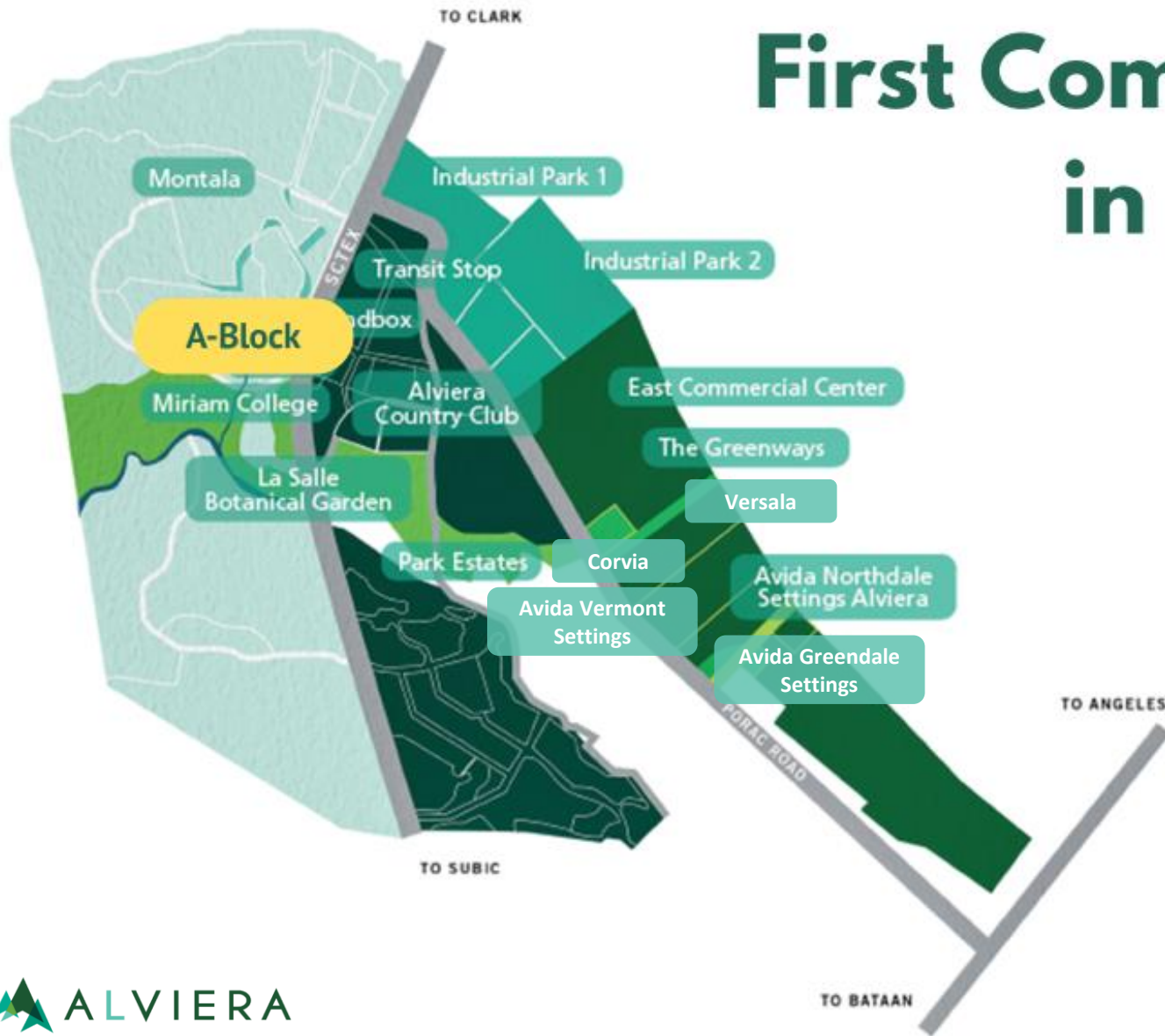
# Estate Highlights:

## COMMERCIAL COMPONENT





# First Commercial Offering in Alvia's Central Business District







# 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





#### Alvia City Center: Urban Core of the Estate

- Corporate Headquarters
- Institutional Partner
- Regional Mall
- Alvia Country Club
- Residential Communities
- Open Spaces and Parks

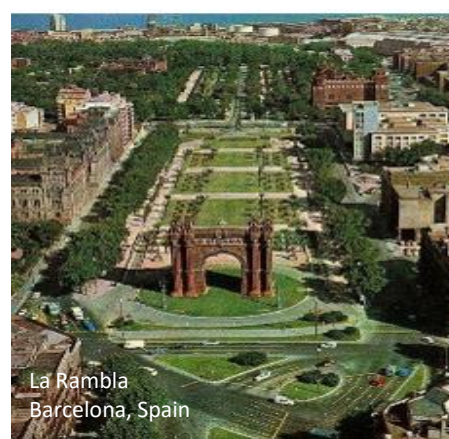
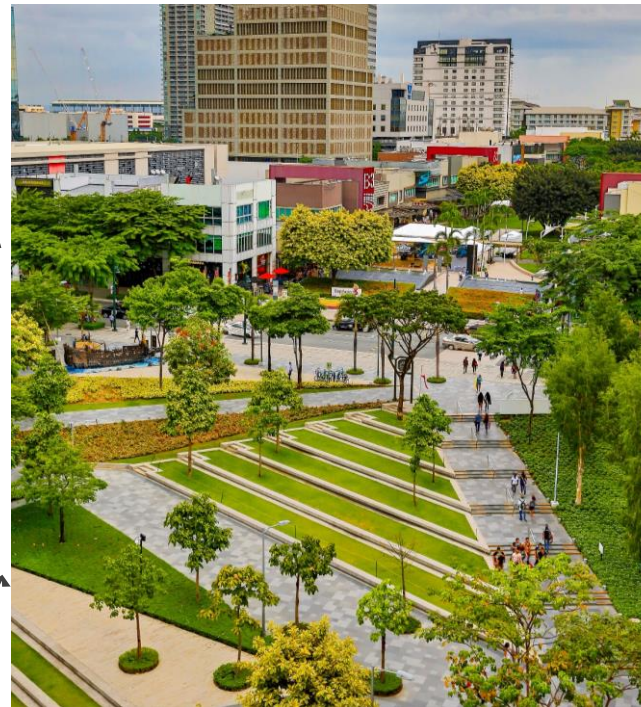






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