

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.





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, Bulacan**

THE JUNCTION PLACE

Total Land Area **11 hectares**
Location **Quezon City**

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 **1,714 hectares**
Location **Porac, Pampanga**

VERMOSA

Total Land Area **725 hectares**
Location **Imus and Dasmariñas,
Cavite**

BROADFIELD

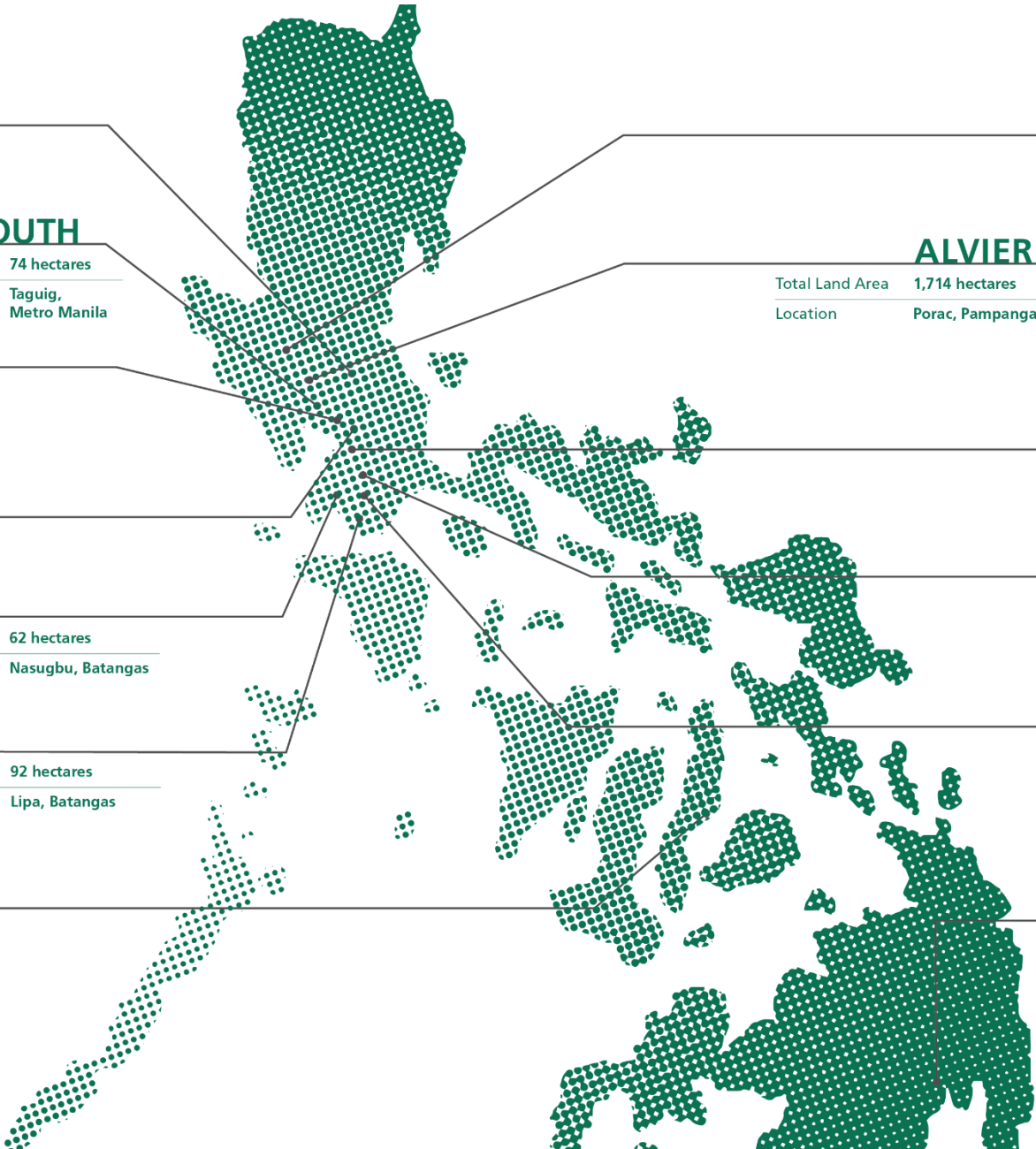
Total Land Area **121 hectares**
Location **Biñan, Laguna**

NUVALI

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

AZUELA COVE

Total Land Area **25 hectares**
Location **Davao City**





The Newest Downtown on the rise in Tarlac



Tarlac Centrale

Located within the next wave city of Tarlac, Cresendo is dubbed to be - Tarlac Centrale: The newest Downtown on the rise.



Cresendo is highly accessible

Via Northern Luzon's existing and future road Infrastructure and transit corridors, seamlessly connecting the region's emerging growth centers.

VIA LAND

- 3km from SCTEX Hac. Luisita Exit
- 6km from MacArthur Highway
- 11km from Tarlac City
- 40km from Alviera
- 113km from Metro Manila

VIA AIR

- 40km from Clark International Airport (40 mins)

VIA SEA

- 106km to Subic Bay Freeport Zone (1.5 hrs)





Seamless network of greens throughout the estate

30% Open Spaces
(including residential communities)

1.5 km long greenway



7-hectare River Terraces

The Cresendo Greenway is punctuated by a 7-hectare park at the southern end of the estate, which serves as a green space and area of convergence for the emerging community.

Crescendo in Numbers

55^{has.}

Launched

Commercial, Industrial
and Institutional Devts

46^{has.}

Roads and
Open Spaces

AT FULL BUILD

54k

Residents

5k

Students

2k

Workers



Cresendo Downtown

47 has commercial core of the estate

Offers high value commercial lots ranging from 500 sqm to 2000 sqm ensuring maximum flexibility in development

Frontage along Luisita Access Road







MERRYMART



Operational by July 2024

Fitout Ongoing



MCDONALD'S CRESENDO

Opened November 30, 2023





Public Spaces

Opening June 2024 – Feliz de Jardin and Terra at Cresendo

LOCATOR

- LGU One-Stop Licensing Office / DFA
- Sales and Estate Office



SHOPHOUSE BUILDING

Leasable Spaces from 70sqm to 300 sqm, Ready for fit out

Catering to local and national food and retail merchants



DON BOSCO CRESENDO

- SHS Opening Academic Year August 2024
- TVET 2024
- Church 2025



TAKE-UP as of May 2024

- Cresendo Industrial Park (2019) – 100% (63/63 Sold)
- Cresendo Downtown Phase 1 and 2: 100% Sold (43/43 Sold)
 - Downtown Phase 1 (2020) – 100% (25 of 25)
 - Downtown Phase 2 (2021) – 100% (18 of 18)
- Downtown Phase 1 Prime Lots – 67% (4 of 6)

PHASE 3 (Launched Q4 2023)

- 11.3 has Commercial and Shophouse Block within the Downtown Area of Cresendo
- Product: 101 lots (24 regular commercial lots, 70 shophouse lots)

Permitted Uses

- Office
- Training/Conference Facilities/Studio/Workshops
- Hotel
- Dormitory/Department/Residential Condominium
- Tertiary (College) Level Schools o Higher Education (Professional Schools)
- Hospital/Clinic
- Parking area or building
- Recreational or Sports

A building may be constructed and dedicated to any or a combination of the Permitted Uses shall be duly approved by the DECLARANT.

Restrictions

- Industrial Plant / Factory and machine shop
- Funeral Parlor
- Lumberyard / Junkshop
- Jail
- Vulcanizing shops
- Obnoxious, illegal or immoral trade or activity
- Storage of highly combustible or dangerous materials such as, but not limited to Gasoline, Helium, gunpowder and explosives.

No Structure of a temporary character such as trailers, tents, warehouse, garage, or other out-buildings shall be erected on the lot at any given time.

Regular Commercial Lots



Maximum of five (5) floor levels

Micro Commercial Lots



Maximum of three (3) floor levels

The maximum height of the buildings must conform to FAR restrictions and the allowable height imposed by the Civil Aviation Authority of the Philippines and the proper local government unit.

Building height shall be measured from ground floor finish level to the roof apex.