

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

AREZA

Total Land Area	92 hectares
Location	Upa, Batangas

GATEWALK

Total Land Area	17.5 hectares
Location	Mandaue, Cebu

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

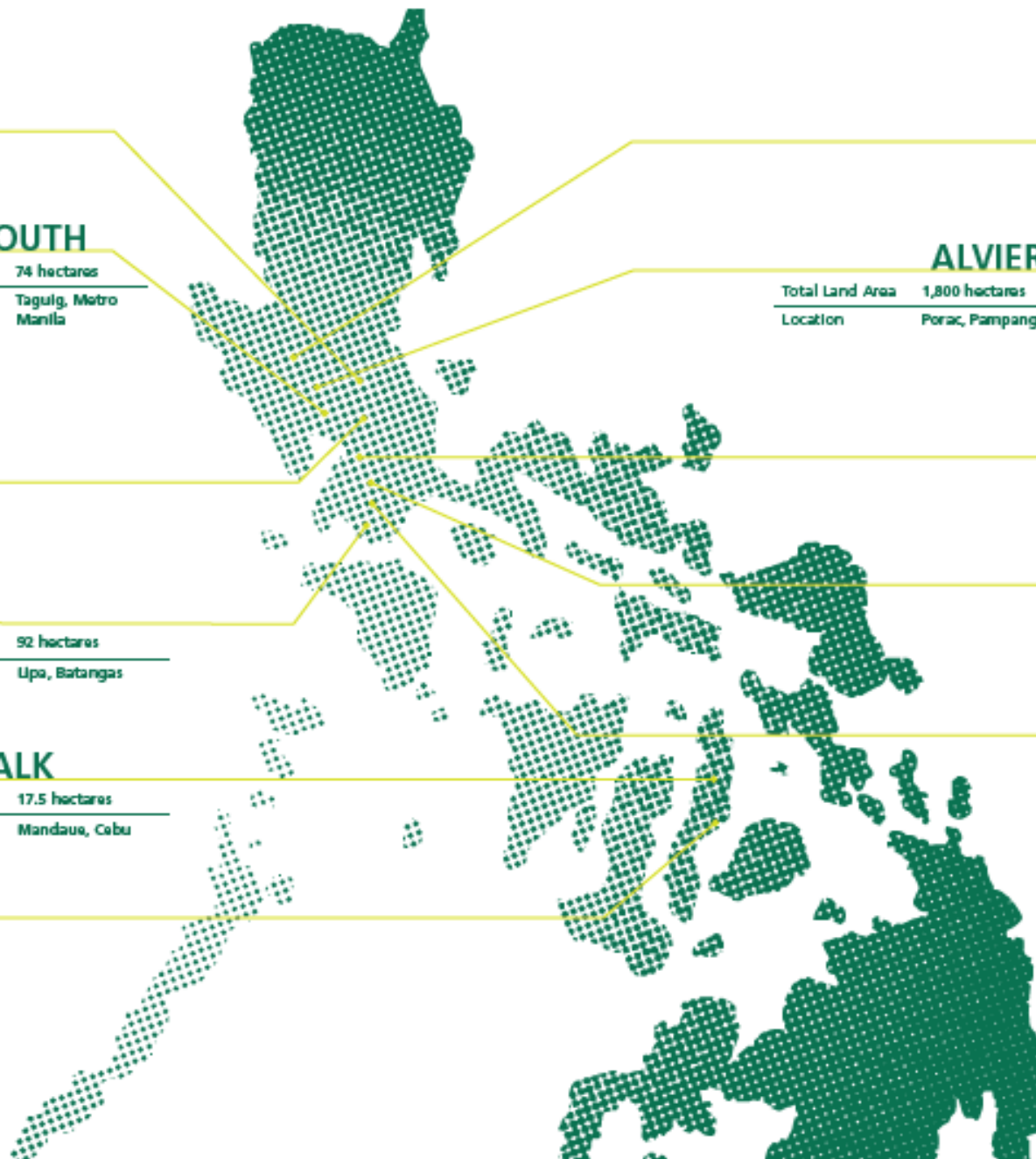
Total Land Area	725 hectares
Location	Imus and Dasmarinas, Cavite

BROADFIELD

Total Land Area	171 hectares
Location	Biliran, Laguna

NUVALI

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





**SOUTH
COAST CITY**

**A Gateway
and Epicenter
of Growth**

Artist rendition only and subject to change

South Coast City is a dynamic commercial and residential estate where North and South Cebu meet. The gateway to growth and dynamism, it is set to emerge as the entertainment and commercial hub in the region, presenting fresh lifestyle and business possibilities.



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Cascading Possibilities

A consortium development with SM Prime Holdings, this vibrant, 26-hectare estate integrates spaces that complement commercial environments. From an expansive convention center and arena, to retail choices, entertainment settings, and open spaces, business and lifestyle pursuits are seamlessly converge in a refreshing waterside location.

35% open spaces

65% commercial and residential

South Coast City fronts the Cebu Strait and is situated at the main entrance of South Road Properties (SRP). It is accessible via the Cebu South Coastal Road and nearby Cebu Cordova Link Expressway (CCLEX) bridge.

DISTANCES

- 500m** away from SM Seaside City Cebu Mall
- 1 km** away from Cebu Ocean Park
- 2 km** from Cebu South Bus Terminal
- 2 km** from NUSTAR Resort and Casino
- 4 km** from Cebu City Seaport
- 11 km** from Mactan Cebu International Airport



CEBU

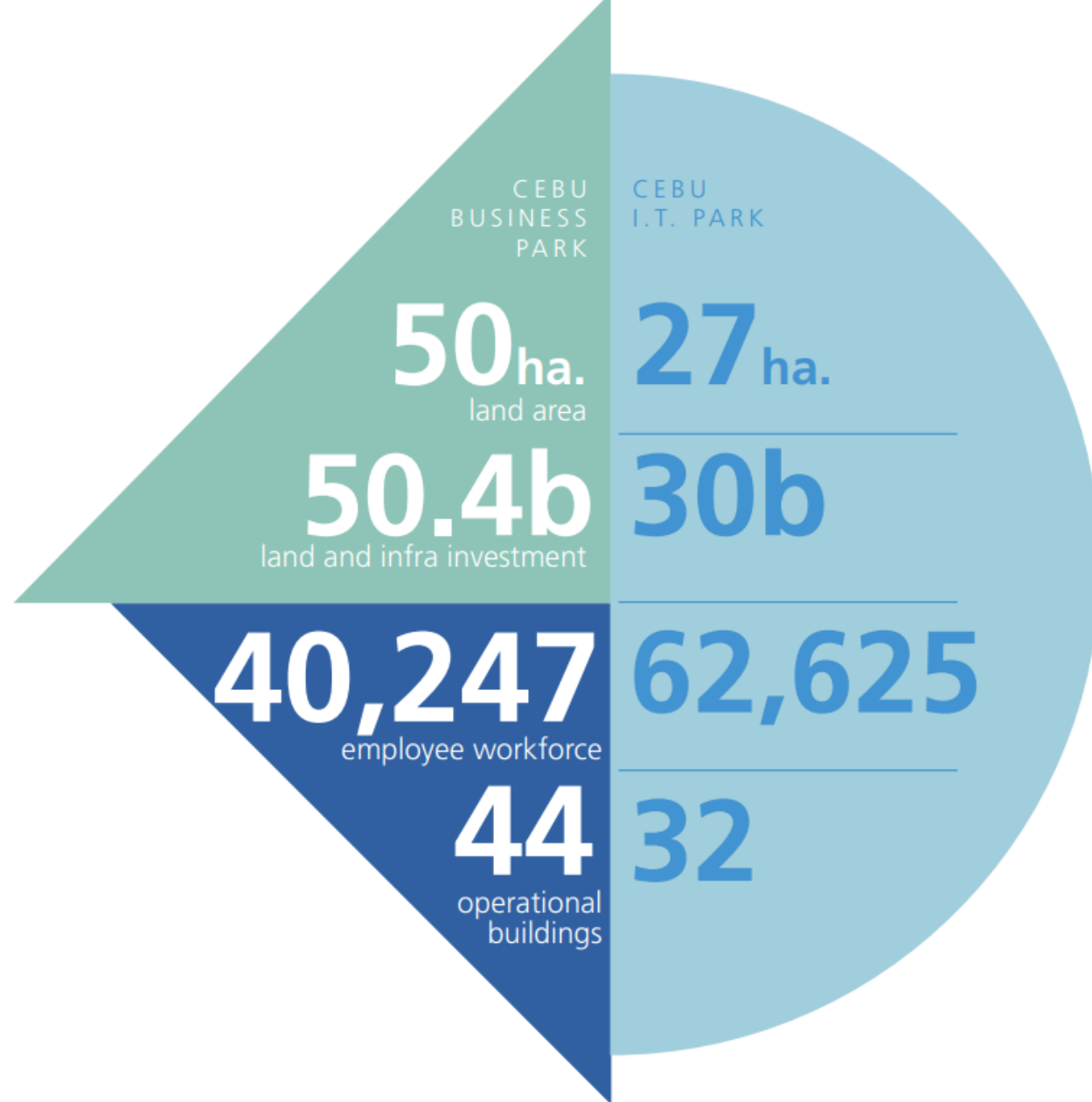
The queen city of the South, Cebu is the foremost urban center in the Visayas region. It is home to two of the country's leading commercial and business districts Cebu Business Park and Cebu I.T. Park, collectively known as the Cebu Park District, housing prime residential spaces, corporate spaces, and vibrant retail settings. A cultural, cosmopolitan, and contemporary destination, Cebu remains as the economic powerhouse of Southern Philippines.

LAND VALUE

2,592% Land Value Appreciation

from PHP 10,400/sqm to PHP 280,000/sqm (1990-2019)

12% CAGR





South Coast City is a mixed-use estate bringing together destinations for living, business, and commercial pursuits, refreshed by a distinct waterside location.

COMMERCIAL

District Square

OPEN SPACES

South Coast City Park

ENTERTAINMENT

SM Arena & Convention Center

FUTURE DEVELOPMENT

Cebu Cordova Link Expressway (CCLEX)

An 8.5 km bridge connecting Cebu South Reclamation and Mactan Island in the municipality of Cordova.

Project Cost: **P 29 Billion**

Project Completion: **Apr 2022**

Daily Vehicle Accommodation: **50,000**

Metro Expressway

Spans from Danao City to Naga City in approximately an hour and a half.

Project Cost: **P 28 Billion**

Project Commencement : **2022***

Length: **73.8 km**

Cebu Bus Rapid Transit (BRT)

Extends 23 km, traversing main business areas from Bulacao in the south west, to Talamban in the north east.

Project Cost: **P 17 Billion**

Project Completion: **2023**

Daily Ridership: **60,000**

New Cebu International Container Port (NCICP)

A port project that will cover 25 hectares of reclaimed land in Consolacion, Cebu.

Project Cost: **P 10 Billion**

Project Completion: **2024**

Capacity: 500 m berth length to accommodate two 2,000 TEU vessels; 4 quay cranes and superstructures

INFRASTRUCTURE PROJECTS

4th Mactan Bridge

The new bridge project provides an alternative route, connecting central Cebu to Mactan Economic Zone where a number of export-oriented industries are situated.

Project Cost: **P 56 Billion**

Project Completion: **2028**

Length: **3.3 km**

Mandaue Coastal Road

The road project will traverse from Zuelig Ave. to Cansaga Bay (4th bridge), connecting to the Mandaue-Consolacion-Liloan bypass road.

Project Cost: **P 23.5 Billion**

Project Commencement : **2028**

Length: **4.9 km**

ESTATE UPDATES INFRASTRUCTURE

LANDSCAPING	Start September 2022
UNDERGROUND TELECOMMUNICATION SYSTEM	100%
HIGH-SPEED ASYNCHRONUS TRANSFER MODE	100%
UNDERGROUND POWER CABLES / 2 MAIN POWER GRID	100%
PRE-FABRICATED VERTICAL DRAINS	100%

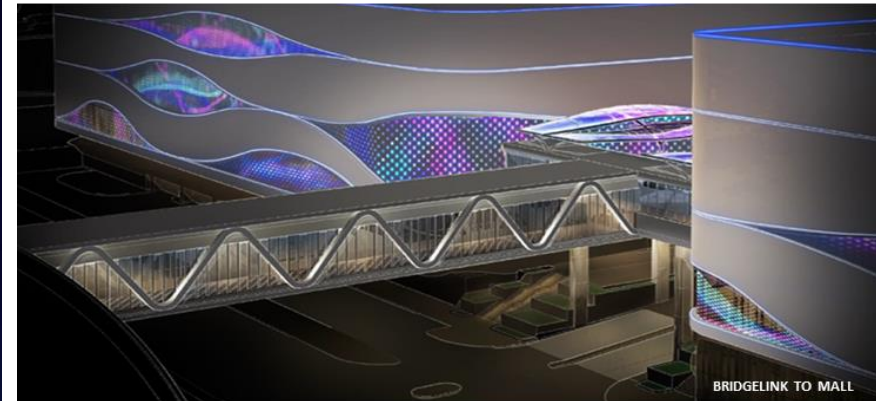
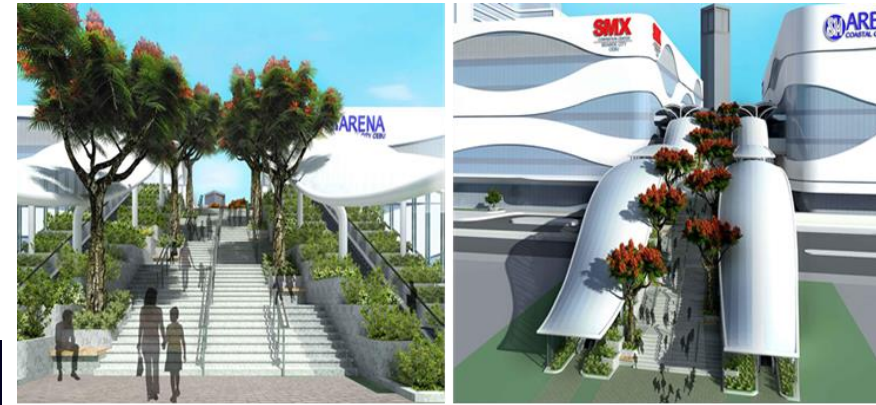
100% Land Development Works

100% Underground Utilities



ESTATE UPDATES | SM ARENA, SMX AND HOTELS

- Next Generation SM Arena with capacity of 16,000 seats
- 17,000 sqm SMX featuring exhibit halls, ballrooms, convention areas catering to growing MICE industry
- 2 Hotels





Cebu's Prime Commercial Waterside Address

Artist rendition only and subject to change

DISTRICT SQUARE is a 2.7-hectare commercial development with 11 lots for ownership. Situated beside South Coast City's expansive 1-hectare park, it is designed and equipped for efficiency and productivity for business and investments. It thoughtfully integrates underground telecom infrastructure to support BPO, KPO, and IT locators.

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
GROSS AREA	2.7 hectares
FLOOR AREA RATIO (FAR)	8 - 12
LOT SIZE	1,700 - 2,600 sq.m.
ALLOWED USES	Commercial





Lot Information

Lot Sizes

1,921 sqm – 2601 sqm

Price/Sqm (vat ex)

PhP 313,500 – 343,200

Selling Price (vat ex)

PhP 659MN – PhP 816MN