

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 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

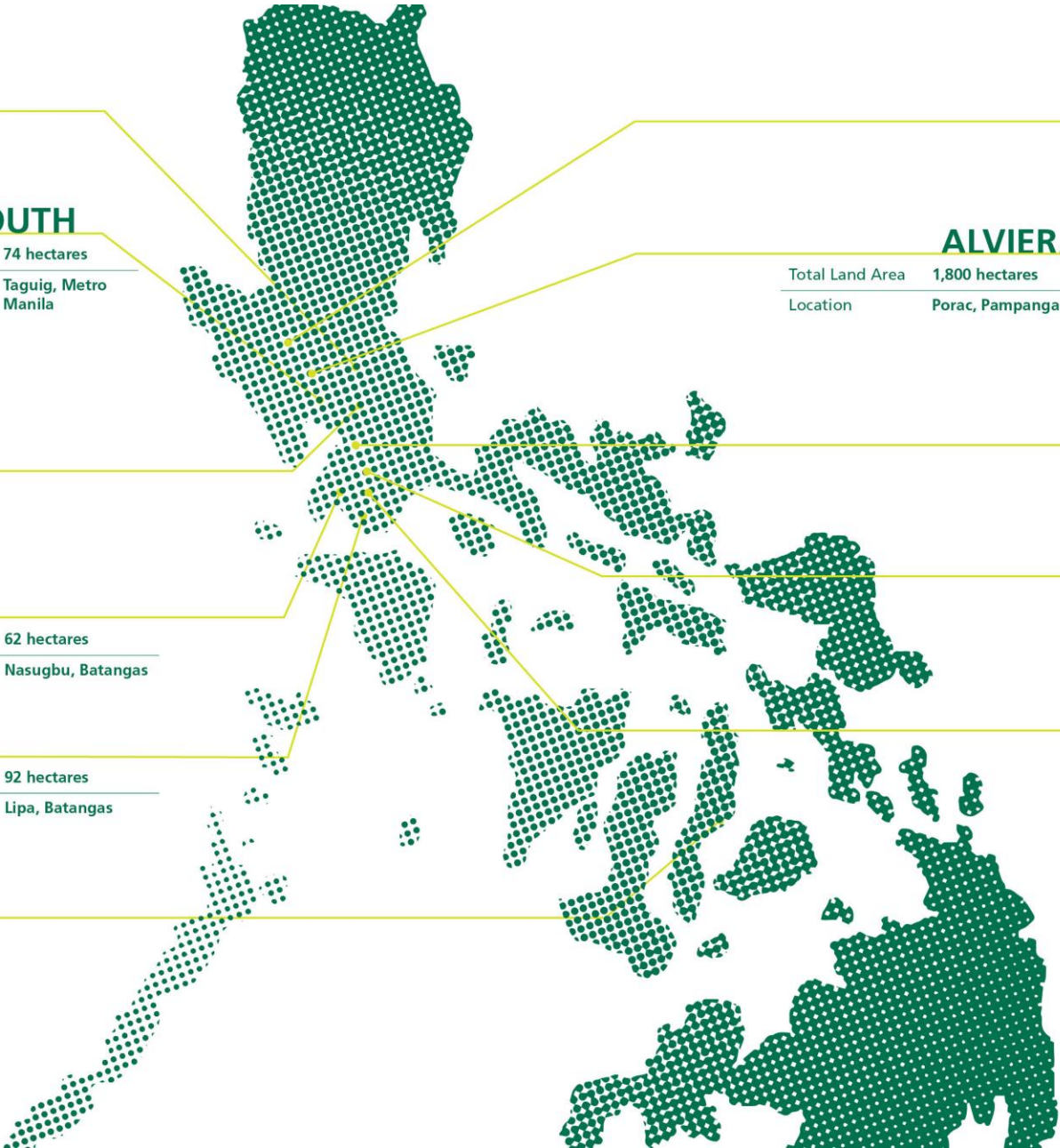
| | |
|-----------------|-----------------------------|
| Total Land Area | 725 hectares |
| Location | Imus and Dasmariñas, Cavite |

BROADFIELD

| | |
|-----------------|---------------|
| Total Land Area | 171 hectares |
| Location | Biñan, Laguna |

NUVALI

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



VERMOSA is a masterplanned, mixed-use community by AyalaLand between the cities of Imus and Dasmariñas, Cavite, highlighting settings for active lifestyles.

PEDESTRIAN LANE

4km long | 1.5m - 3m wide

BIKE LANE

4km long | 2m wide





VERMOSA seamlessly integrates residential communities, institutions, retail, and commercial districts with parks and open spaces, and its signature sports and lifestyle hub. A contemporary estate for evolving lifestyles and enterprise.

RESIDENTIAL

Ayala Land Premier
Alveo Land
Avida
Amaia

COMMERCIAL DISTRICT

Vermosa Midtown
Vermosa Campus Town

SPORTS, RECREATION AND ENTERTAINMENT

Ayala Malls Vermosa
The Shops at Vermosa
Ayala Vermosa Sports Hub
Vermosa Sports Playpark
KTM Motocross Training Center

OPEN SPACES

ESTATE INFRASTRUCTURE

MAIN PUBLIC ROAD NETWORKS

INDUSTRIAL LOCATIONS

ALLHC Warehouse

INSTITUTIONS

De La Salle Zobel-Vermosa Campus
Red Cross - Cavite Chapter
BFP and PNP Station
Imus Government Center

Vermosa Estate Today



An aerial perspective rendering of a modern urban development. The scene features a mix of contemporary buildings, including several multi-story apartment or office blocks with flat roofs and large windows. These buildings are interspersed with lush green spaces, mature trees, and winding pedestrian paths. A road with a median runs through the development, and a curved road is visible on the right side. The overall atmosphere is one of a planned, green, and modern community.

Why Invest in Vermosa?

Artist perspective only.



01 Prime Location

Artist perspective only.



TRADE AREA
POPULATION:
2.8Mn

496,794
IMUS CITY

450,583
GENERAL TRIAS CITY

703,141
DASMARIÑAS CITY

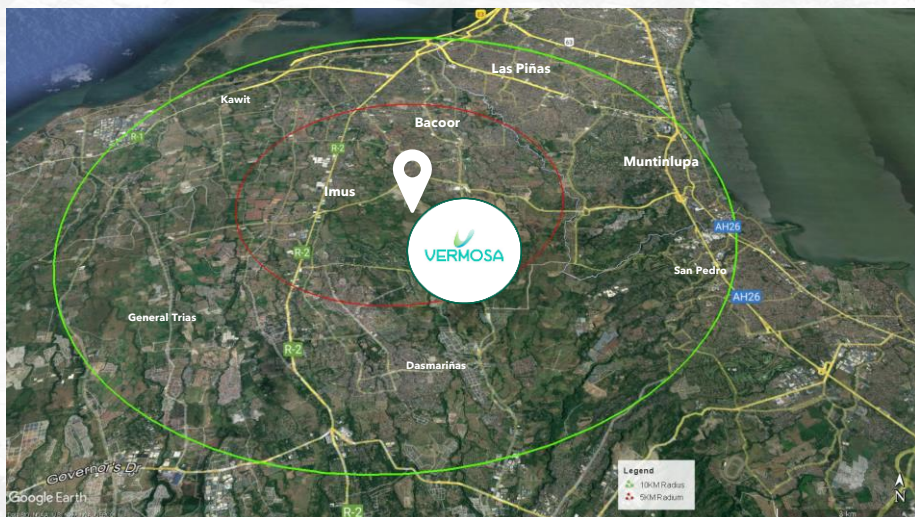
664,625
BACOR CITY

543,445
MUNTINLUPA CITY

Major Occupation Groups

Service and Sales Workers
Technician and Associate Professionals
Plant and Machine Operators and Assemblers

80% of working population
between **20-49 years old**



The City of Imus - recognized as one of the Most Competitive Cities in the Philippines, and classified as the “Retail Capital” by the Department of Trade & Industry (DTI)

The City of Dasmariñas - known as the Industrial Giant of CALABARZON. Dasmariñas is the wealthiest local government unit in the province of Cavite

Vermosa is situated along Daang-Hari Road within Cavite's main centers of growth, Dasmariñas and Imus City. The estate is easily accessible via major road networks MCX, SLEX and CAVITEX, with future connections through CALAX and the Skyway Extensions.

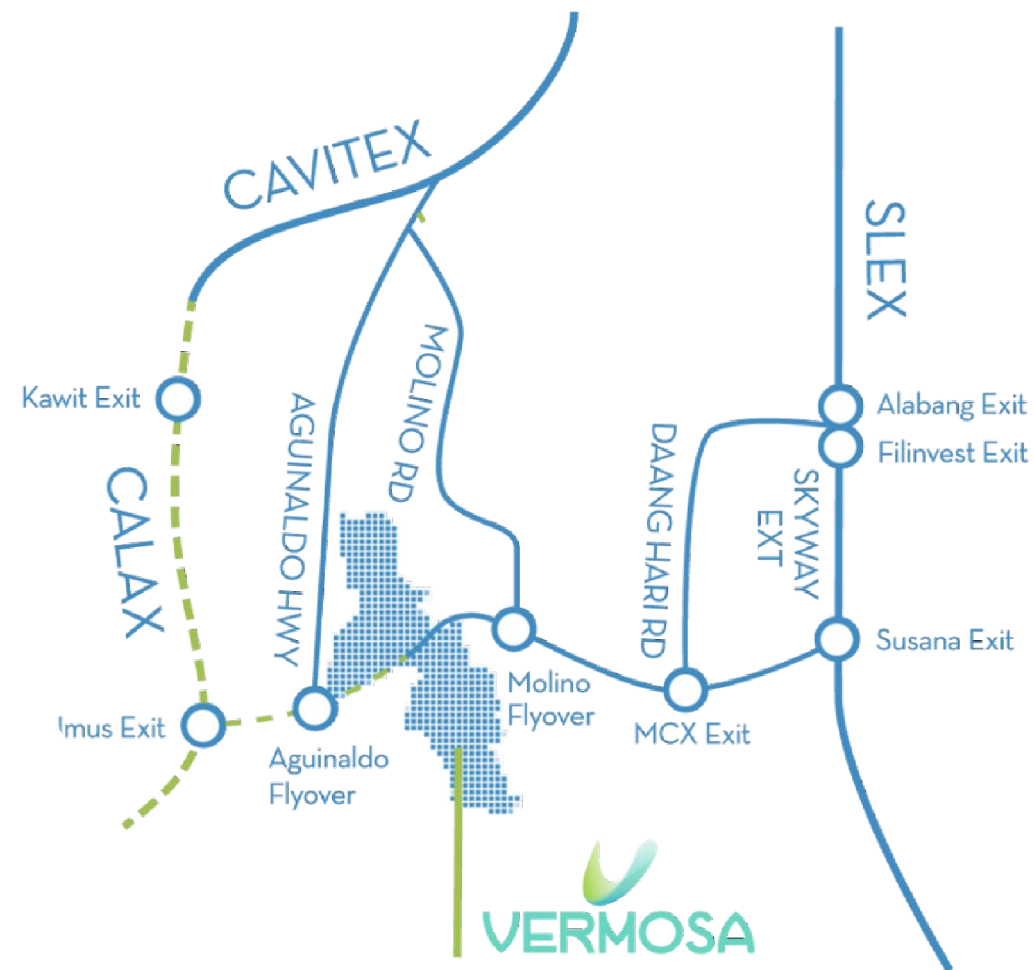
DISTANCES

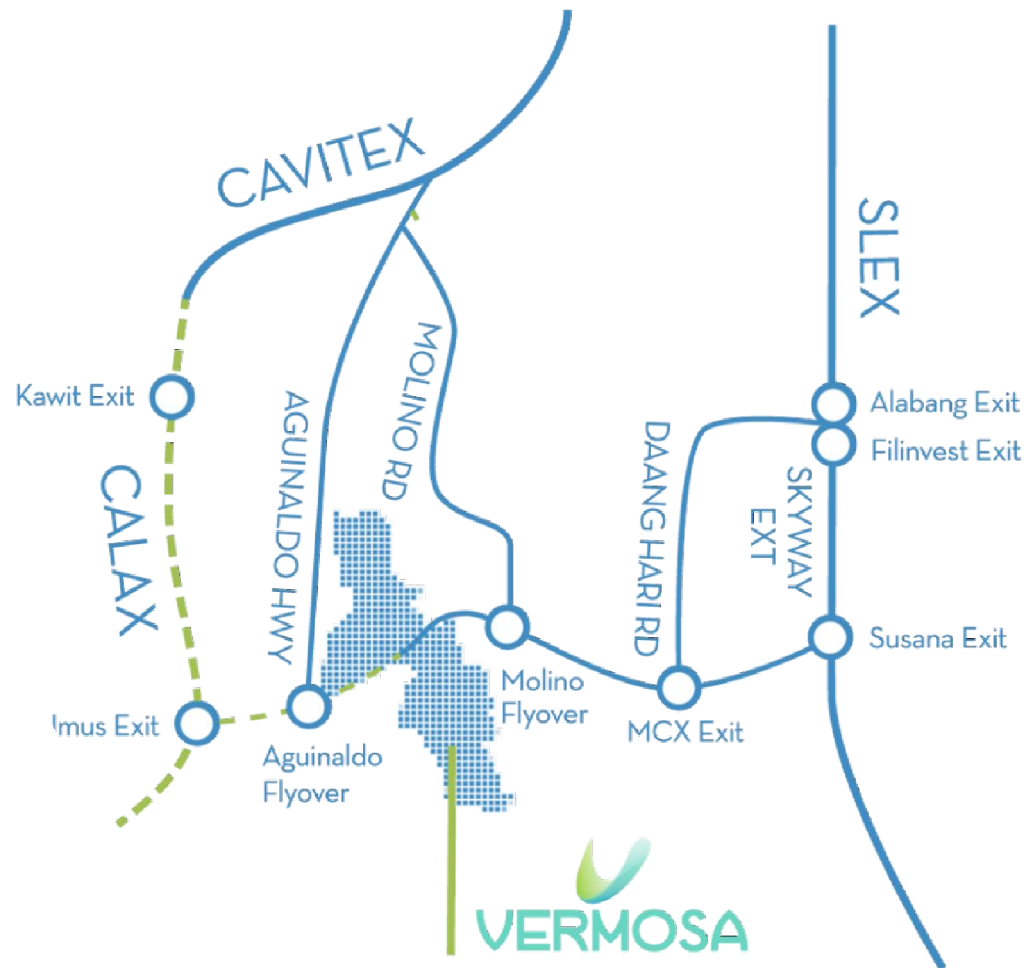
7km away from MCX (Muntinlupa Cavite Expressway)
Makati - SLEX- MCX Road-Daang Hari-Vermosa

8km away from CALAX Imus exit ramp (Cavite Laguna Expressway)
Upon completion of the Cavite Segment

15km from Alabang

28km from NAIA





From Makati

Skyway Extension-MCX-Daaghari – Operational

From Pasay

CAVITEX - Operational

Aguinaldo Flyover - Operational

CALAX Imus Exit – For completion Q2 2024

Malagasang Flyover – For completion Q1 2024



02 Prime Locators

Artist perspective only.



RESIDENTIAL

Ayala Land
Premier Alveo
Land
Avida
Amaia

COMMERCIAL DISTRICT

Vermosa Midtown
Vermosa Campus Town

SPORTS, RECREATION AND ENTERTAINMENT

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The Shops at Vermosa
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Vermosa Sports Playpark
KTM Motocross Training Center

OPEN SPACES

ESTATE INFRASTRUCTURE

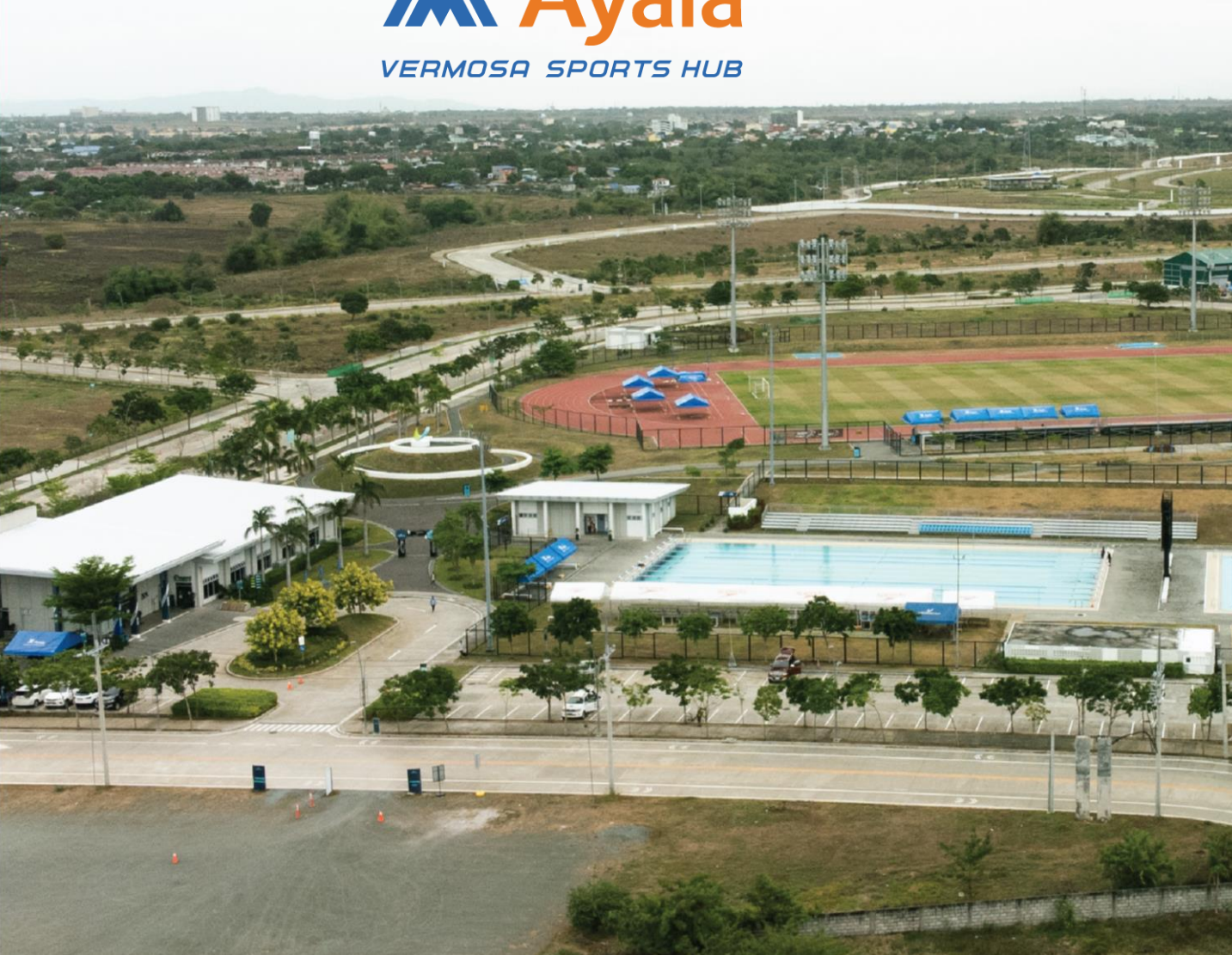
MAIN PUBLIC ROAD NETWORKS

INDUSTRIAL LOCATIONS

ALLHC Warehouse

INSTITUTIONS

De La Salle Zobel -Vermosa Campus
Red Cross - Cavite Chapter
BFP and PNP Station
Imus Government Center



Health and Fitness at the core

The most distinct component of the estate, the Ayala Vermosa Sports Hub is an 8-hectare sports and lifestyle complex.

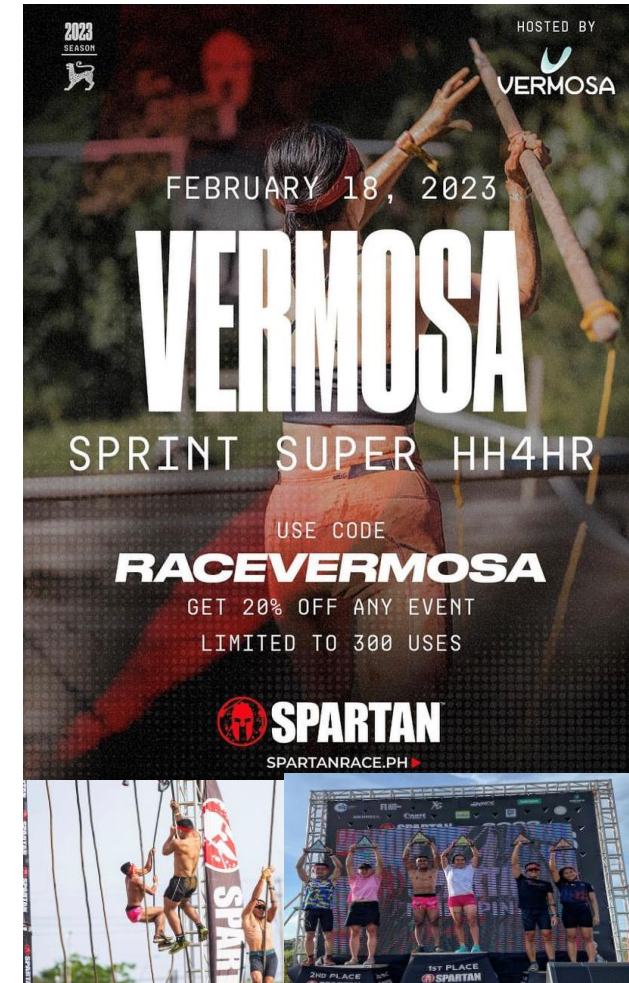
FIFA certified Football Field, IAAF Certified 400m Track Oval

FINA Standard Aquatic Center (50m Lap pool, 25m warm-up pool)

Sports Laboratory & Recovery Center by Sante Fitness

Athlete's House (Dormi-tel)

The preferred venue for major sporting events



The preferred venue for major sporting events



Ayala Malls Vermosa

Ayala Malls Vermosa is a sports-oriented retail environment complemented by open space for fitness and other active pursuits situated between two retail blocks.

Approx. **41,000 sqm** GLA
November 2023 Target Opening



The Shops at Vermosa catering to the growing, on-the-go communities



Operational

Petron, Starbucks, Mcdo, Jollibee, Peri Peri Chicken, Coffee Bean, Burger King

Upcoming

Chowking, Army Navy

Landers Vermosa

2 H.A. Commercial
Establishment includes
a supermarket and
food and retail choices





KTM Riding Academy

Serves as home to KTM's training courses catering to riders of all skill levels – from complete beginners to seasoned riders seeking a tailored and effective way to hone their riding abilities.

Opened June 2017

4,000 Projected Students



DE LA SALLE SANTIAGO ZOBEL

CAMPUS TOWN





Vermosa Transport Terminal

Operational by 2023



ESTATE UPDATES INSTITUTIONAL

St. Sebastian Parish Church

500 pax seating capacity



BFP / PNP Stations



Operational since May 2022

Red Cross Cavite Chapter (Blood Center)



Target Groundbreaking: Q2 2024

Vermosa Greenways & Play Park

Avenue for the community and locators to converge and connect.



An aerial perspective rendering of a modern urban development. The scene features a mix of multi-story residential or commercial buildings with contemporary architectural styles, interspersed with lush green parks, walking paths, and winding roads. The development is situated within a larger city context, with other urban structures visible in the background. A semi-transparent green banner is overlaid at the bottom of the image, containing the section title.

03 Prime Property for High Value Appreciation

Artist perspective only.

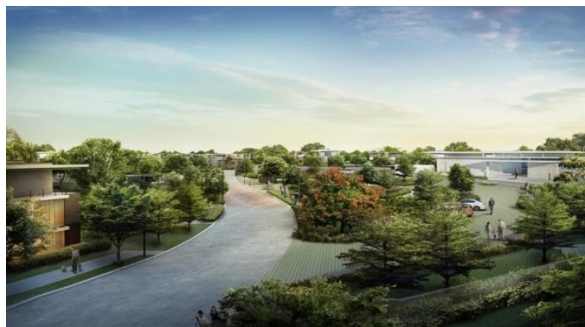
Residential Build up

THE COURTYARDS
VERMOSA



| | |
|---------------------------|--------------------------------|
| Product | Lot Only |
| Ready for Turnover | Yes |
| % Turned Over | 655/898 lots turned over (73%) |
| No. of Houses | 6 (ongoing) |

ARDIA
VERMOSA



| | |
|---------------------------|--------------------------------|
| Product | Lot Only |
| Ready for Turnover | Yes |
| % Turned Over | 332/603 lots turned over (55%) |
| No. of Houses | 4 (ongoing) |

Avída
Verra Settings
VERMOSA



| | |
|---------------------------|--------------------------------------|
| Product | Lot/House & Lot |
| Ready for Turnover | Yes |
| % Turned Over | 146/370 lots/units turned over (39%) |
| No. of Houses | 66 (built) 1 (ongoing) |

Amaia SERIES
VERMOSA



| | |
|---------------------------|---------------------------------|
| Product | Lot Only |
| Ready for Turnover | Yes |
| % Turned Over | 100/623 units turned over (16%) |
| No. of Houses | 214 (ongoing) 304 (ongoing) |

IMUS CITY

Located in Cavite, this metropolitan locale is home to a diverse population and vibrant commercial, industrial & IT zones, making it one of the most competitive cities in the CALABARZON region and the country.

35% or equivalent to **246 hectares** developed in 5 years

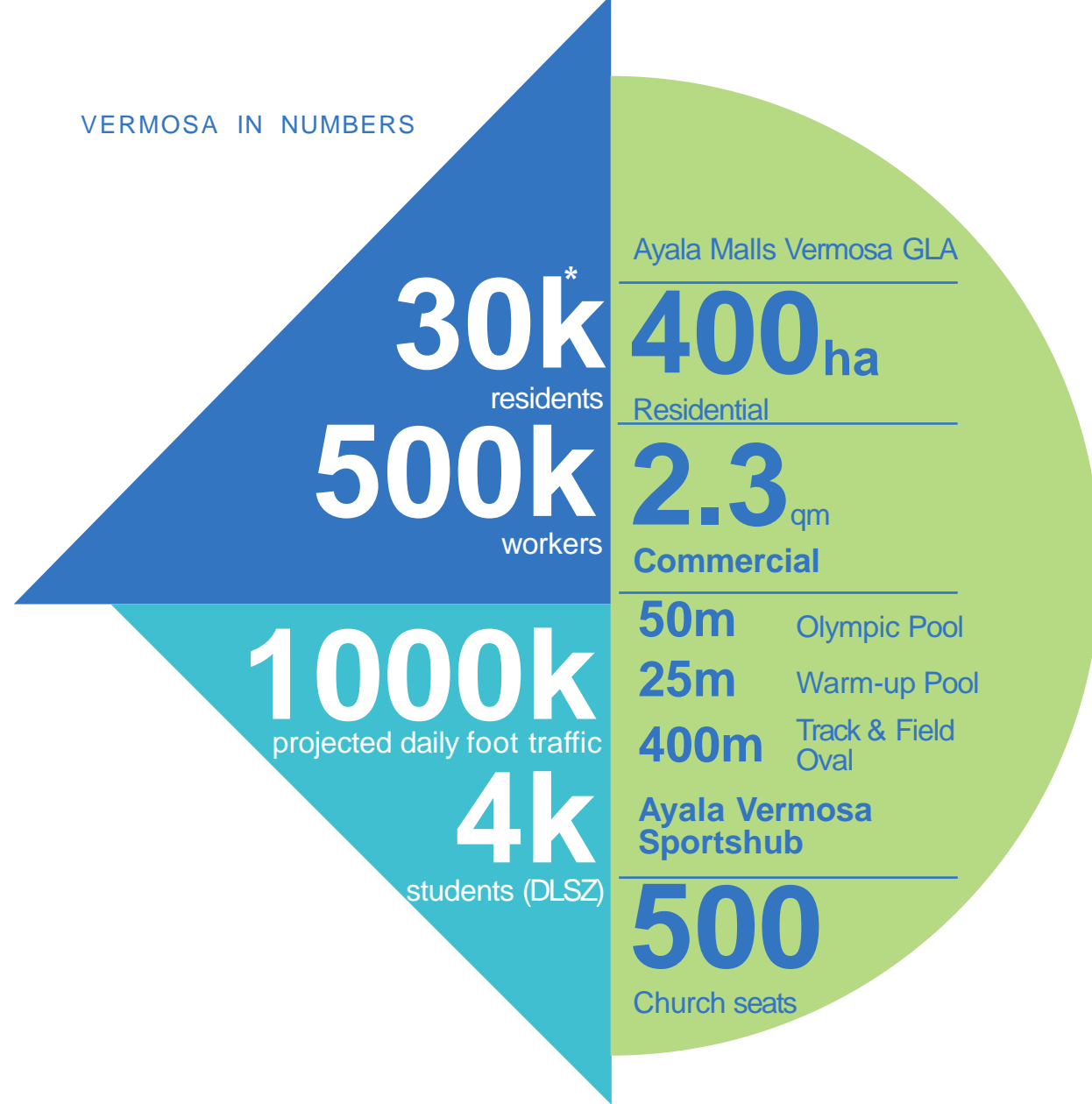
RESIDENTIAL LOTS

70% Land Value Appreciation
from PHP30,000/sqm to PHP51,000/sqm (VAT Ex)

COMMERCIAL LOTS

170% Land Value Appreciation
from PHP50,000/sqm to PHP135,000/sqm (VAT Ex)

VERMOSA IN NUMBERS



An aerial photograph of a city, likely Los Angeles, showing a mix of urban development and green spaces. A large, semi-transparent green rectangle is overlaid on the image, containing white text. The text lists three reasons to invest in a project named 'Vermosa'.

3 Reasons to Invest in Vermosa

01 Prime Location

02 Prime Locators

03 Prime Property with High Value
Appreciation

An aerial architectural rendering of the Vermosa Campus Town development. The image shows a dense cluster of modern, multi-story buildings, including residential towers and commercial structures, interspersed with lush green trees and landscaped areas. In the background, a city skyline is visible under a hazy sky, and a body of water is on the right side.

Vermosa Campus Town

Situated within Vermosa Midtown, the business district of the estate, Vermosa Campus Town is an 11-hectare mixed-use commercial district with residential, business, and retail spaces catering to a younger market.

PROJECT SUMMARY

| | |
|------------------------|------------------------------------|
| TYPE OF DEVELOPMENT | Mixed use |
| GROSS AREA | 11.2 hectares |
| FLOOR AREA RATIO (FAR) | 4 |
| LOT SIZE | 1,300 - 3,485 sq.m. |
| ALLOWED USES | Office Hotel Residential School |







COMMERCIAL LOTS



Vibrant, activated streetscapes, pocket parks, human-scale retail experiences, and highly-walkable environments, designed for hybrid urban lifestyles.



CAMPUS TOWN

ALLOWED USES

Residential Condominiums

Retail/Commercial Establishments & Offices

Hotel and Dormitory

Institutional (Hospitals, Schools)

KEY DESIGN STANDARDS AND GUIDELINES

FAR 4

Setbacks

3.5 meters along the road

3 meters on the other sides

Curb Cut

No curb cut allowed along Marathon Drive and Campus Drive

Parking

100% of required parking should be located within the site

Number of structures

Construction of 2 building allowed on 1 lot



Corner Lot

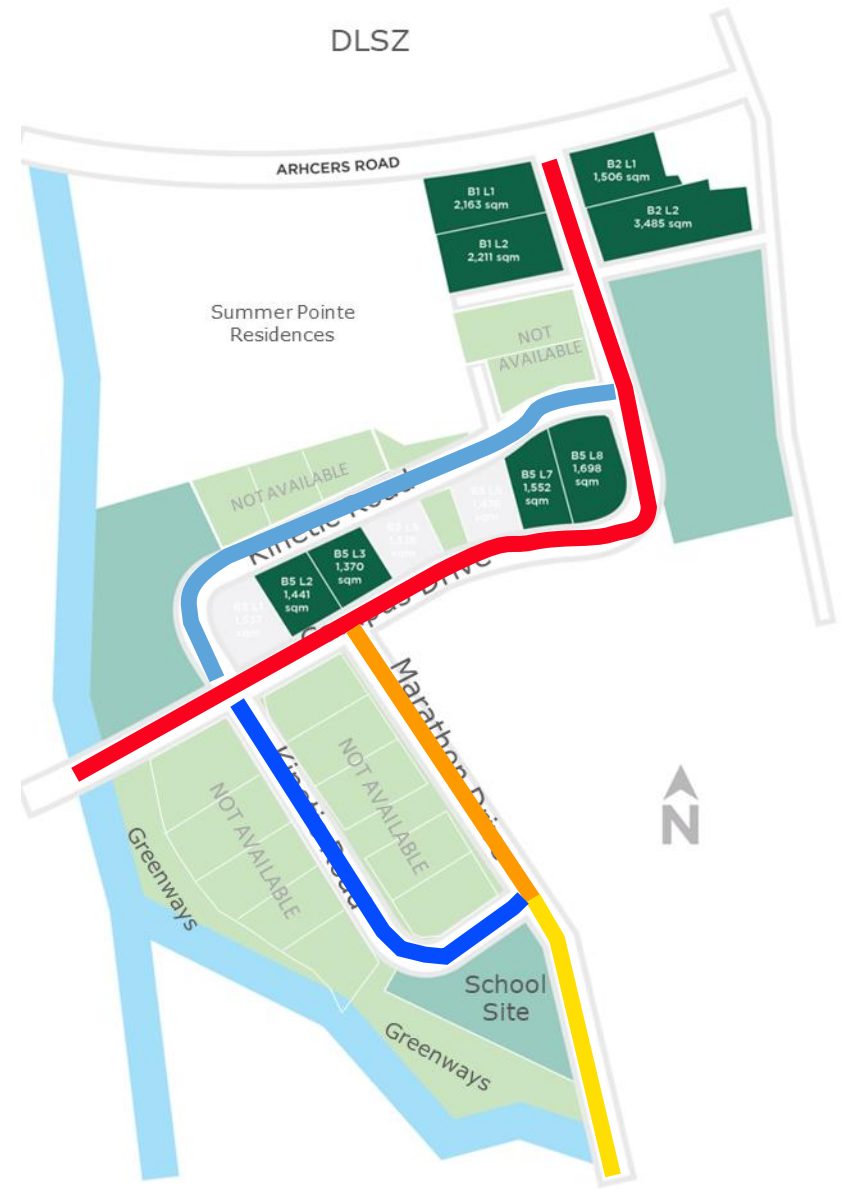
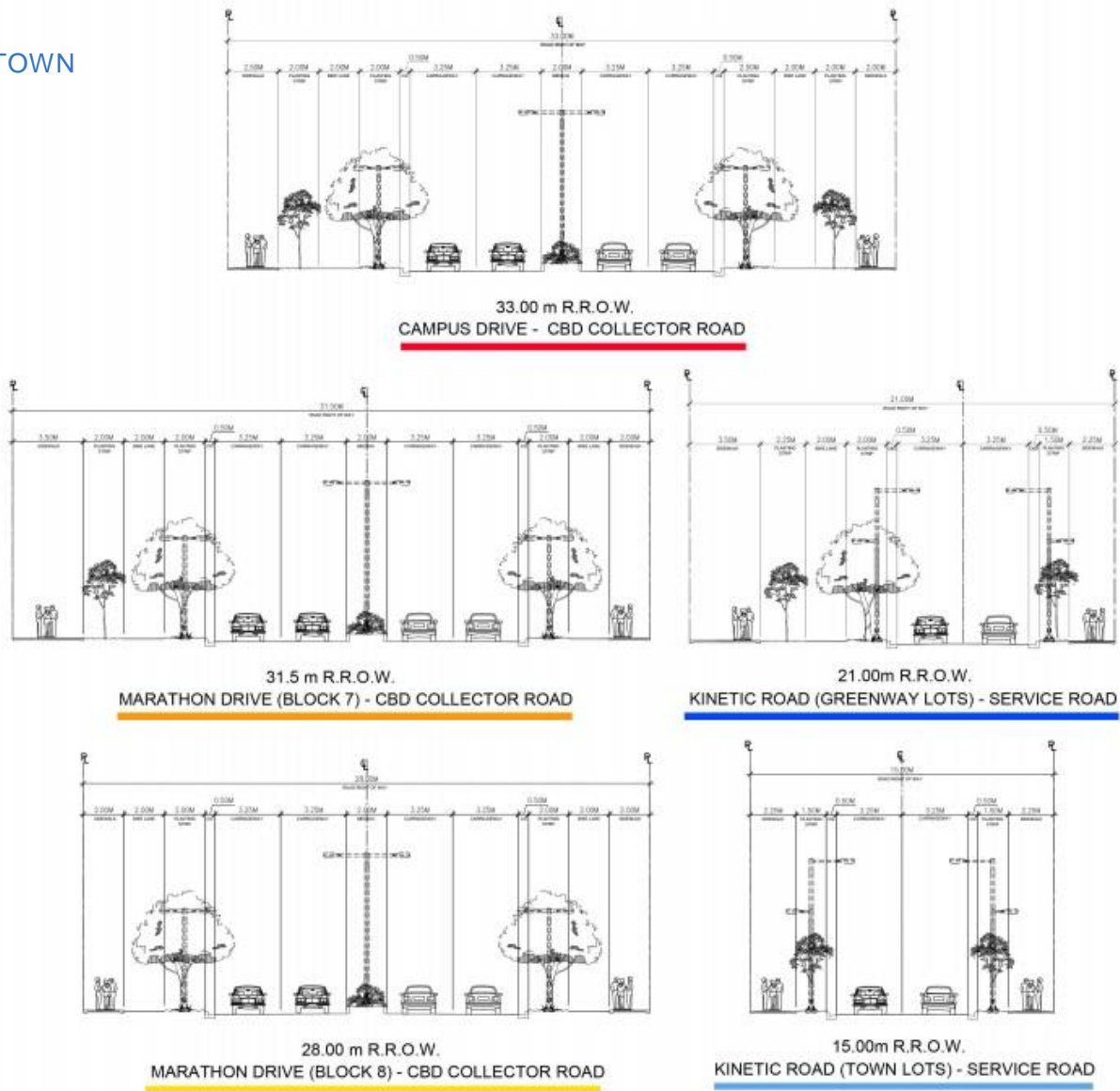


Inner Lot

CONTEMPORARY URBAN DISTRICT



CAMPUS TOWN



CAMPUS TOWN

