



Alviaera A-Block
Seller's Briefing | Q1 2023

30 March 2023

Ayala Land Estates

Ayala Land Estates presents an expansive portfolio of the country's most prominent, large scale, sustainable estates. A gathering of spaces for lifestyle, business, and leisure where people and business flourish and grow together.



Central Luzon

Ayala Land creates environments for enterprise that places business at the core of established and emerging mixed-use communities



SJDM, BULACAN
Altaraza (2013)



PLARIDEL, BULACAN
Crossroads (2022)



PORAC, PAMPANGA
Alviera (2014)



TARLAC CITY, TARLAC
Cresendo (2019)





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.

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Alviera is strategically located in a thriving growth center in Central Luzon



CENTRAL LUZON: P1.8T of Govt. infrastructure

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



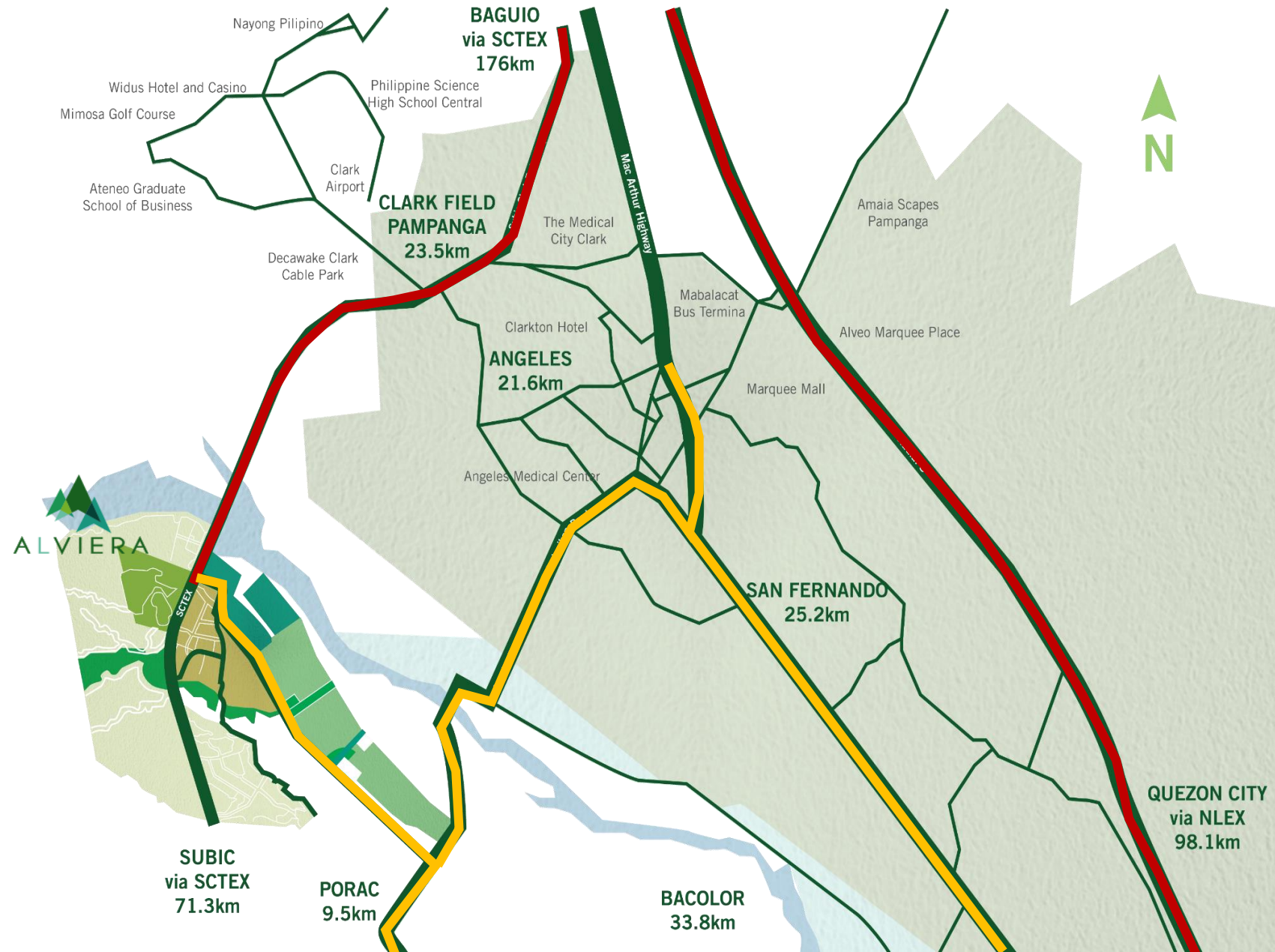
Regional and Local Interconnectivity

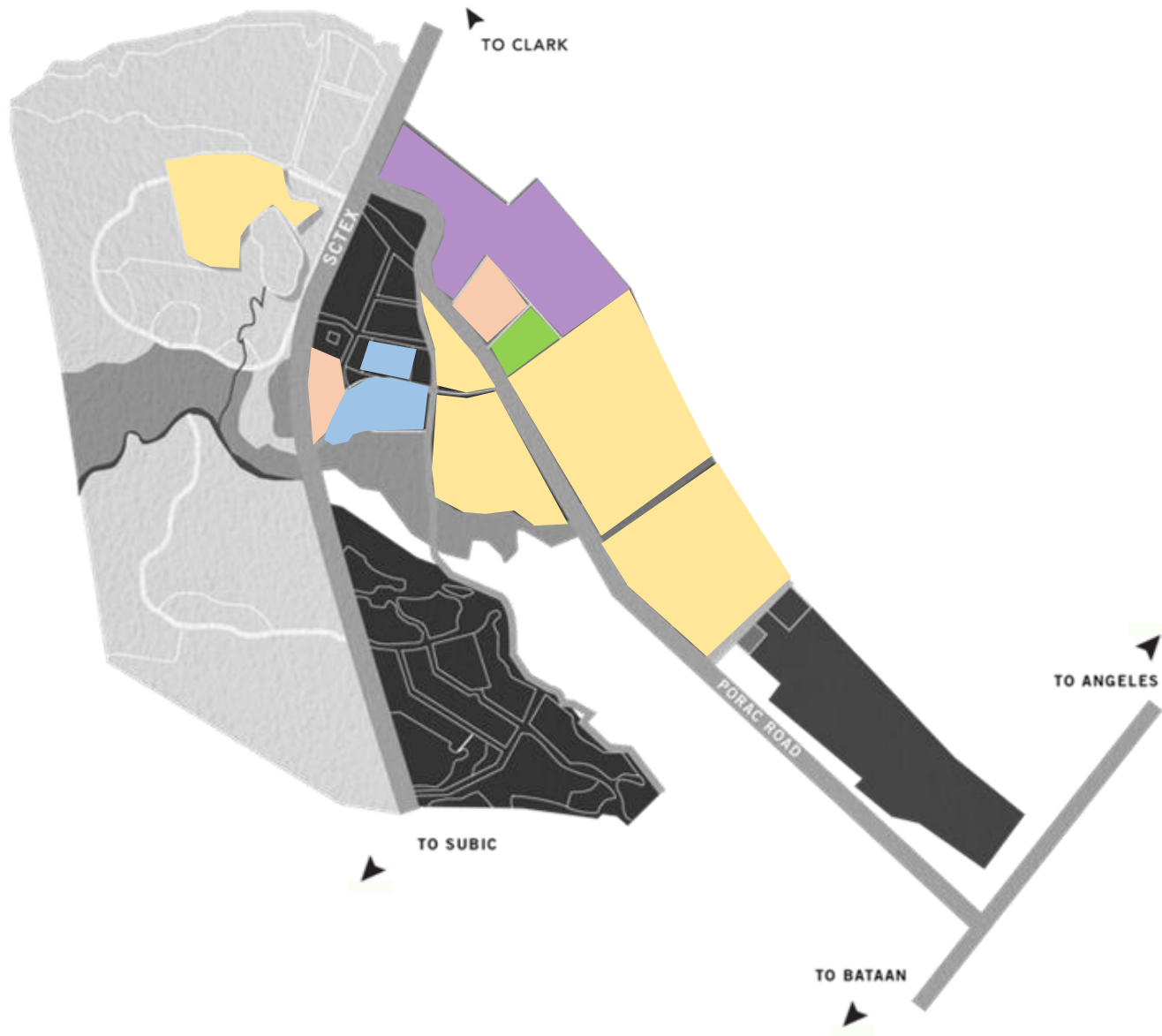
REGIONAL CONNECTIONS

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

LOCAL CONNECTIONS

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





1,714 HECTARES

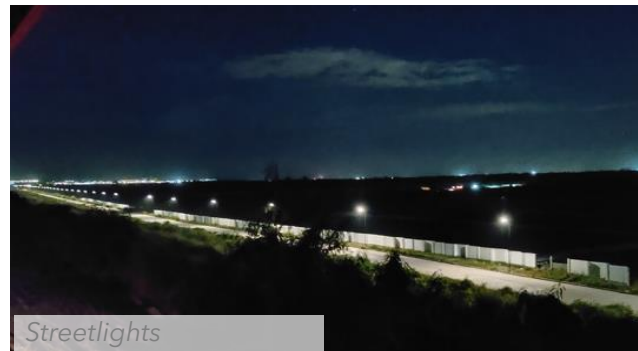
RESIDENTIAL	52%
COMMERCIAL	12%
LEISURE	11%
INSTITUTIONAL	6%
INDUSTRIAL	5%

Roadways



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Wet & Dry Utilities



Landscape



Telecom (FOC)



Estate Highlights:

ALVIERA ACTIVE GROUNDS



Alviera Explorac
April to December 2022 Performance



30K
FOOT TRAFFIC



MAIN ATTRACTIONS

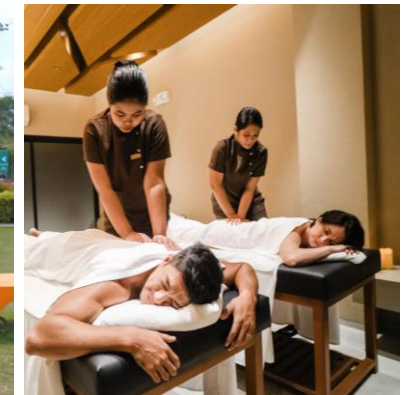


SPARTAN™



PAMPANGA

DECEMBER 17, 2022
HALF - MARATHON | 50K



Estate Highlights:

ALVIERA ACTIVATION: Q1 2023



**4TH PAMPANGA BIKE ADVENTURE TOUR
FEBRUARY 5, 2023**

**1ST OUTDOOR EXPO NORTH
FEBRUARY 24 - 26, 2023**

**Q1 SANDBOX
EXCLUSIVE FIELD TRIP
JANUARY - MARCH 2023**

Estate Highlights:

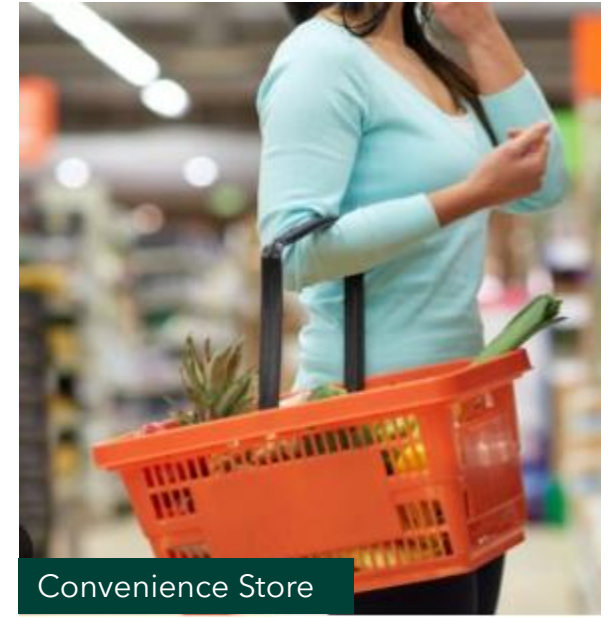
ALVIERA ACTIVATION: WHAT'S NEXT?



Camp Site 2.0



Animal Farm



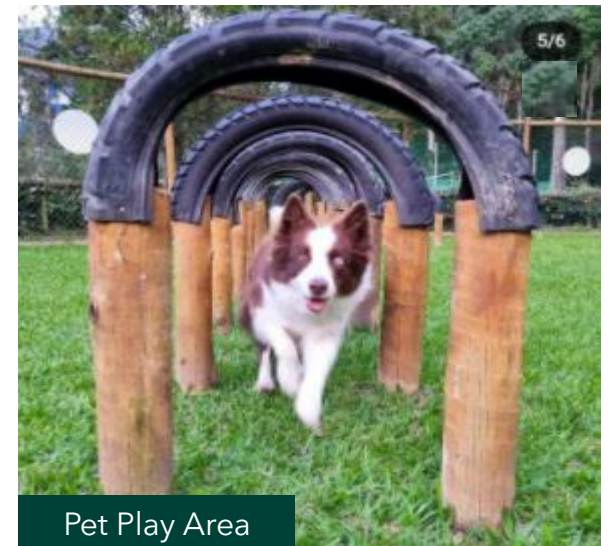
Convenience Store



Bike Trails 2.0



Kiddie Strip



Pet Play Area

Estate Highlights:

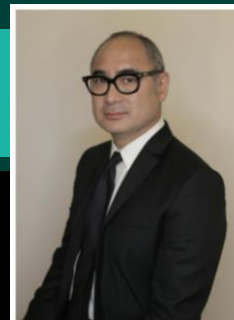
INSTITUTIONAL PARTNER



Programs by SY 2023: Higher Educ. Unit

- Bachelor of Design in Creative Industries,
- Bachelor of Early Childhood Education,
- BS Entrepreneurship & Innovation,
- BA in Global Affairs & Diplomacy
- BS in Environmental Planning
- Master of Education in Curriculum & Teaching
- TVET - Cert in Digital Animation

Program by SY 2024: K123 Program



Ar. Ed Calma

Construction Update

- Building 1 construction and land development in full swing
- Building 1 (Target Completion): Q4 2023

Estate Highlights: RESIDENTIAL COMPONENT



5,000 units sold; 9 villages



Park Estates



*Montala
Greenways
Corvia
Versala*



*Avida Settings
Northdale
Greendale
Vermont*

Estate Highlights: INDUSTRIAL COMPONENT



ALVIERA INDUSTRIAL PARK 1 & 2

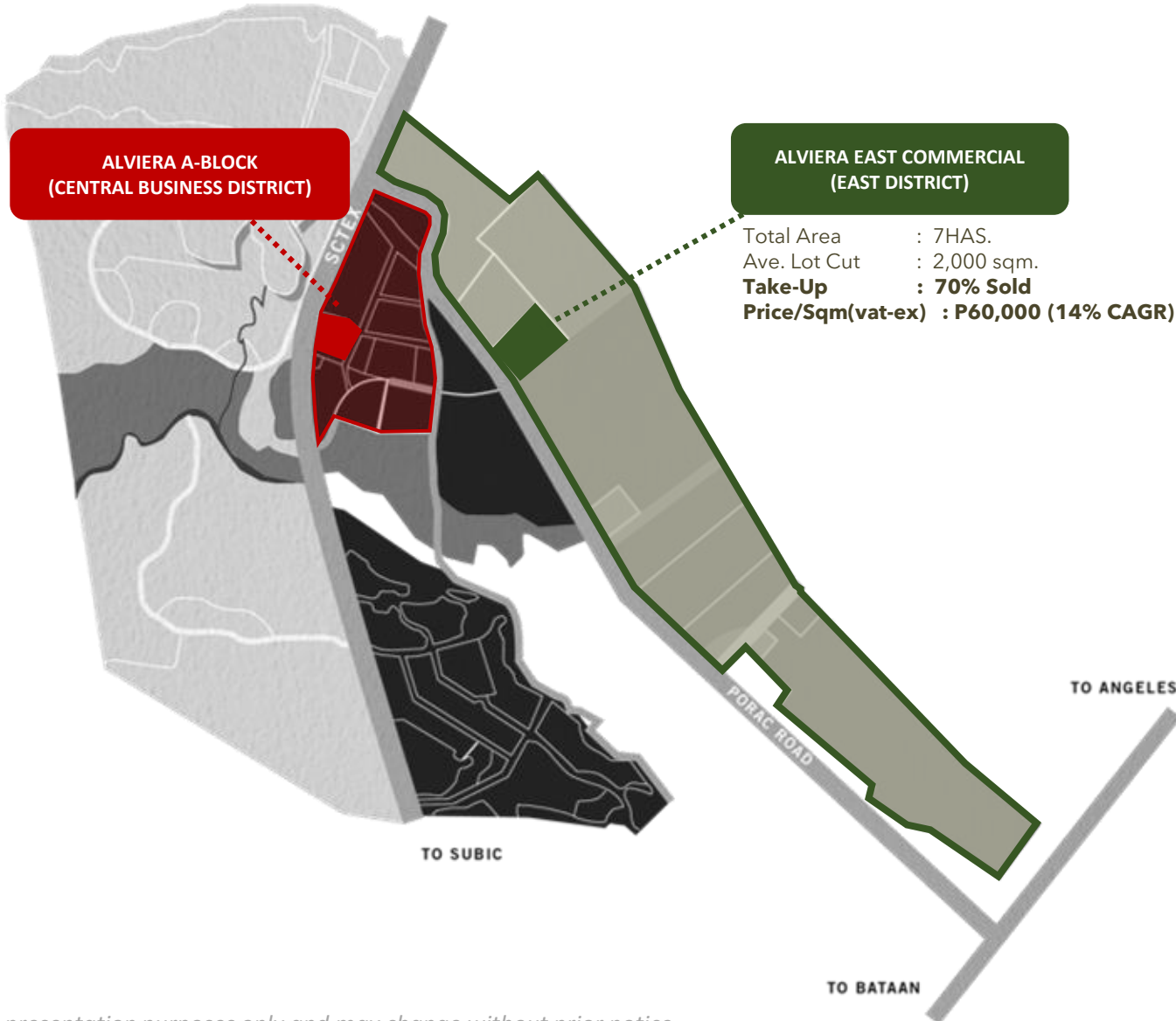
**12 - Industrial
Locators**

**3-Operational
Locators**

**9-Upcoming
Locators**

Estate Highlights:

COMMERCIAL COMPONENT



Land Development : 100% Completed



ALVIERA A-BLOCK

FIRST COMMERCIAL DEVELOPMENT in CBD

Modern, Functional & Progressive

WALKABLE COMMERCIAL HUB

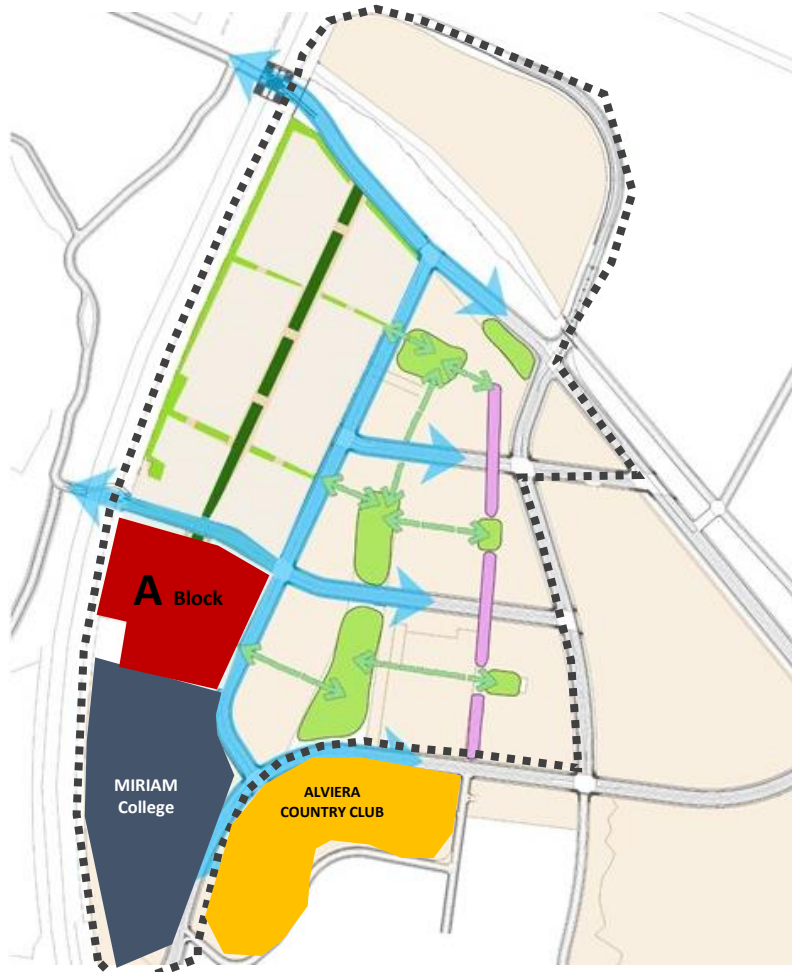
Across Miriam College Alvia

URBAN LIVING IN NATURE

Network of Green Open Spaces
Tree Lined Pedestrian Corridors

FIRST COMMERCIAL HUB IN CBD

ALVIERA A-BLOCK



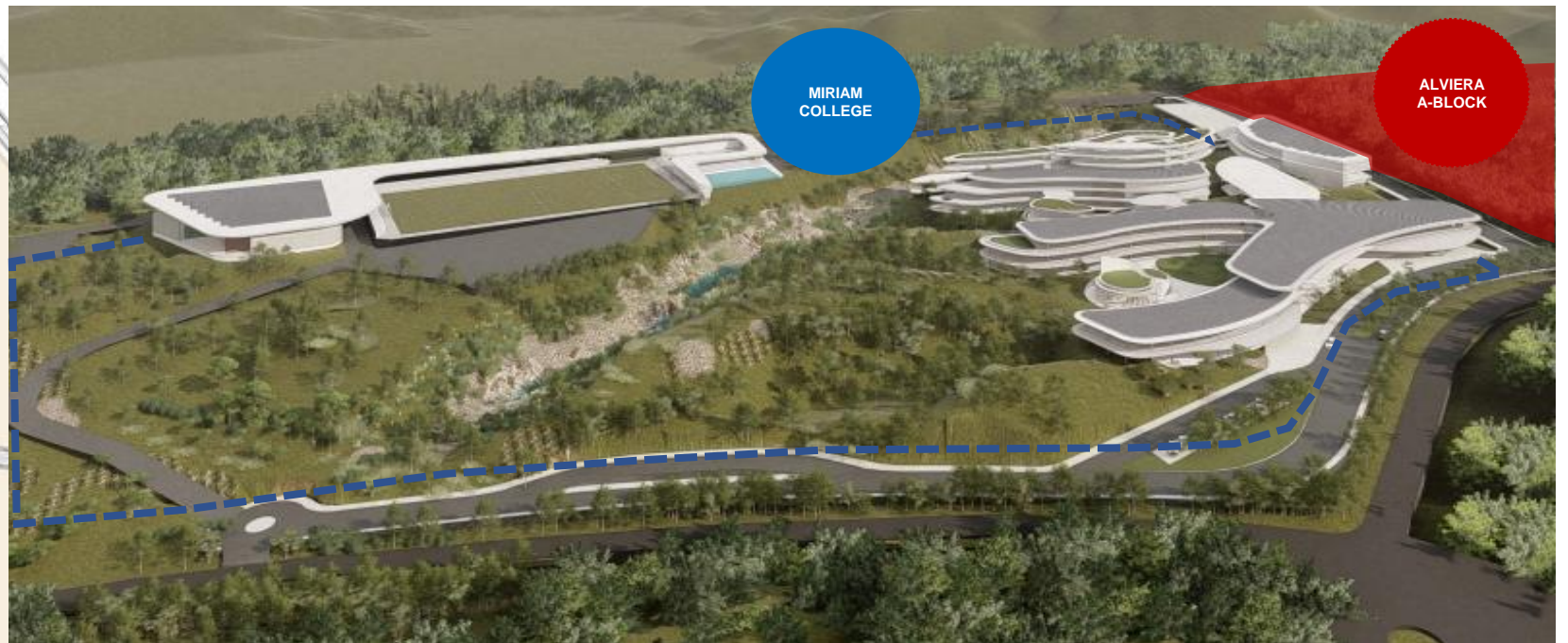
Alviera City Center: Urban Core of the Estate

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



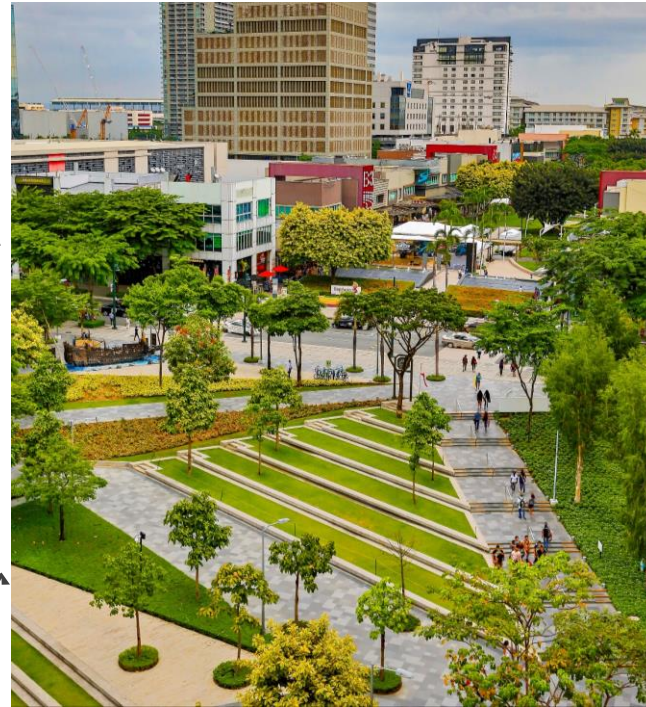
WALKABLE COMMERCIAL HUB

ALVIERA A-BLOCK

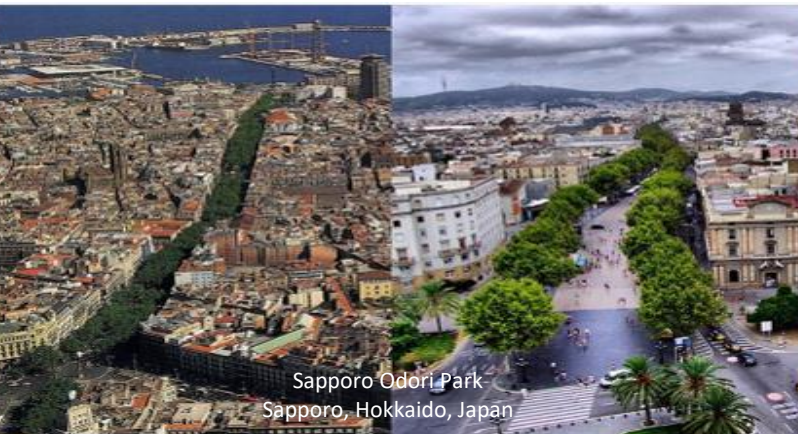


URBAN LIVING IN NATURE

Network of Green Open Spaces



La Rambla
Barcelona, Spain



Sapporo Odori Park
Sapporo, Hokkaido, Japan



Barcelona, Spain

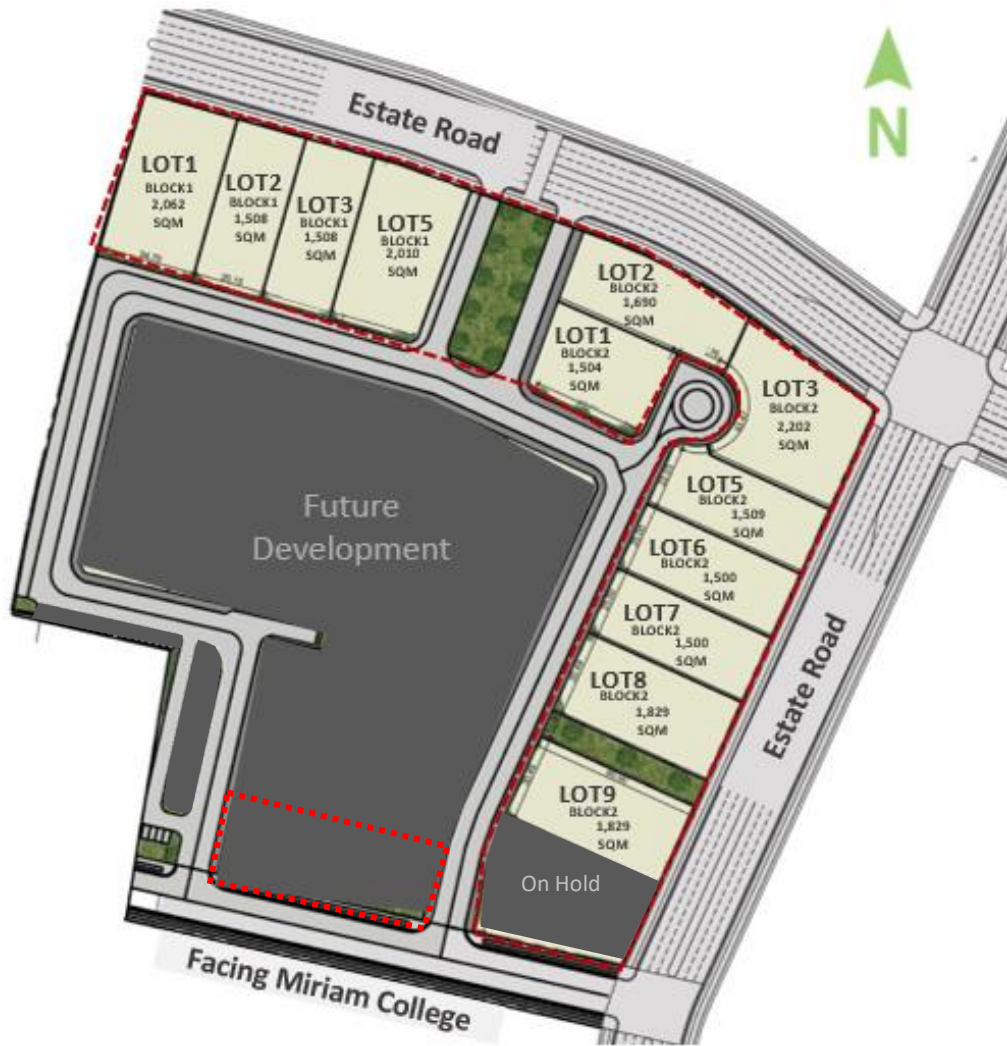
URBAN LIVING IN NATURE

ALVIERA A-BLOCK



ALVIERA A-BLOCK

SITE DEVELOPMENT PLAN

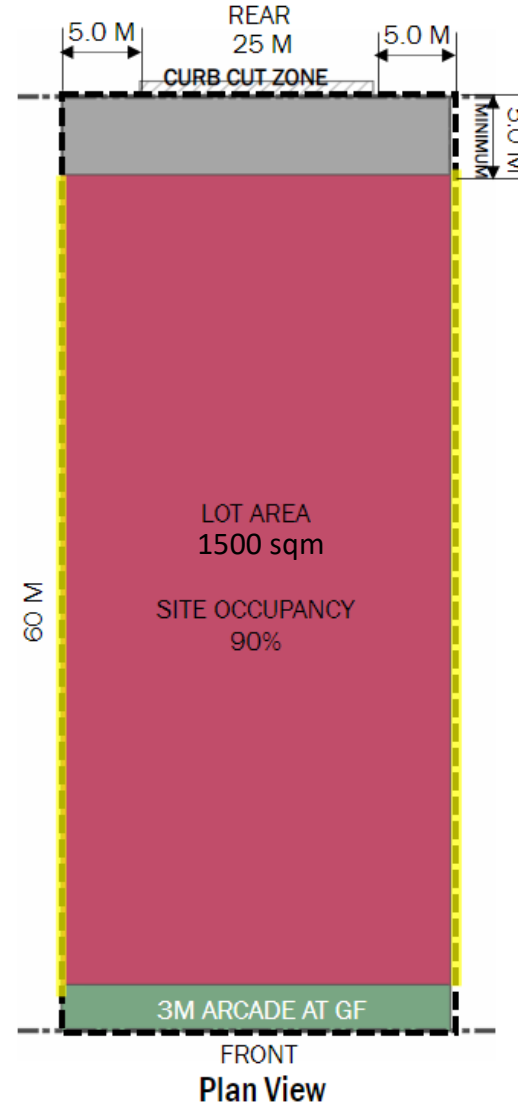


Product Type	Area (in sqm.)	Lots
Commercial Lots	1,500 - 2,200	12 Lots

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ALVIERA A-BLOCK

COMMERCIAL LOT - REGULAR LOTS



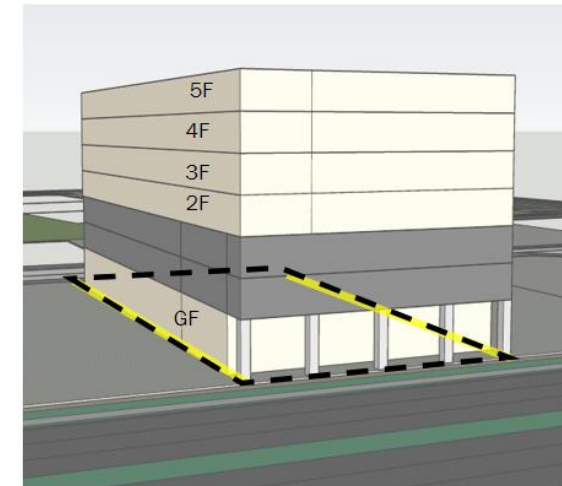
TOTAL LOT AREA : 1500 SQM (60X25)
 FLOOR-AREA RATIO : 4.0
 GROSS FLOOR AREA : 6000 SQM

PARKING REQUIREMENT : Not allowed along the main road
 Parking must be provided as per NBC minimum requirement.

CURB CUT ZONE : Maximum Allowed is 2 curb cut with a combined width of 12mtrs.

SETBACKS:

FRONT : Build to 3mtrs setback
 SIDE : Build to line.
 REAR : Minimum of 5mtrs.



--- PROP. LINE
 --- BUILD-TO-LINE

ALVIERA A-BLOCK

KEY RESTRICTIONS



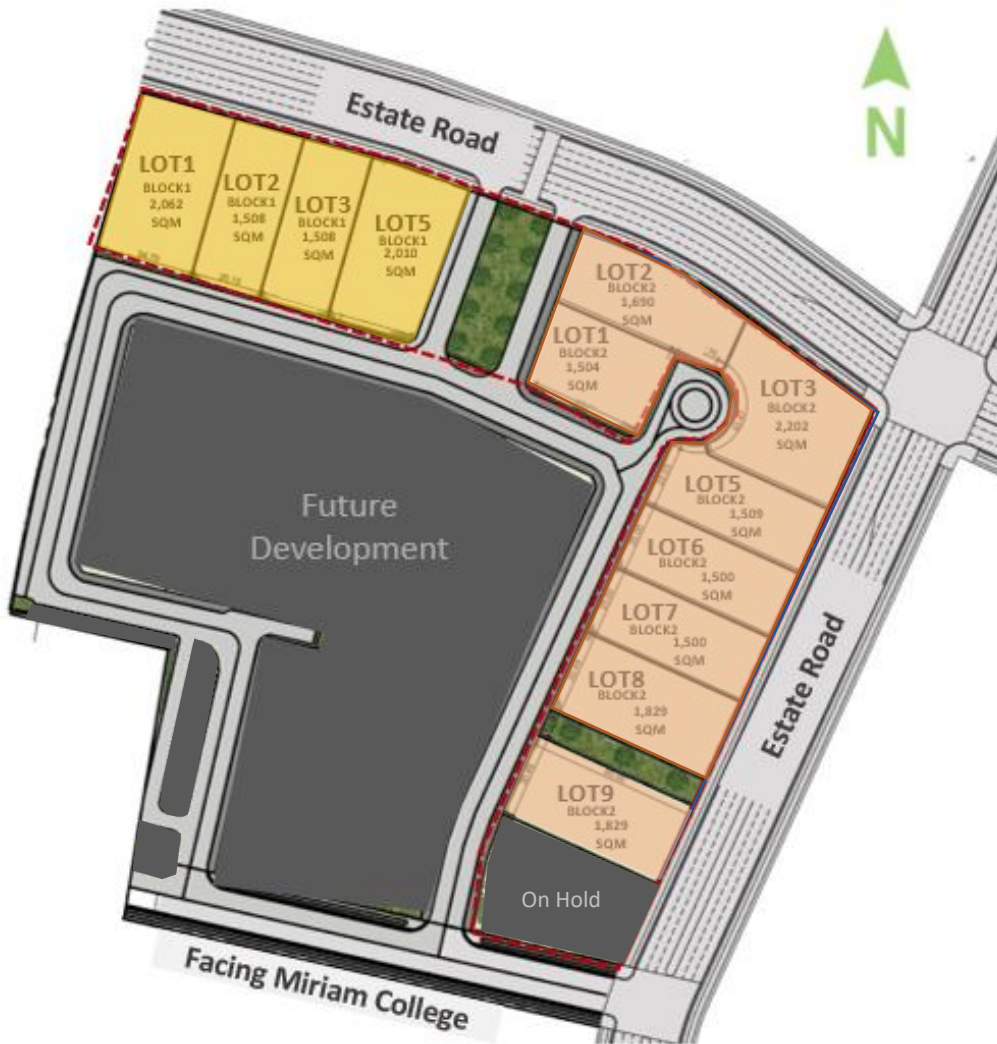
Allowed Uses :

- Commercial uses:
 - Food & Non-food
 - Office Facilities
 - Bed and Breakfast type accommodations
 - Training Center
- A building may be constructed with the combination of the permitted use above provided that the mix shall be approved by the Declarant

Prohibited Uses:

- Industrial plants, factories and machine shops
- Funeral Parlors
- Gambling dens and establishments of ill-repute
- Lumberyards, junk and vulcanizing shops
- Manufacturing plants

ALVIERA A-BLOCK PRICELIST



Product Type	Area (in sqm.)	Lots
Commercial Lots	1,500 - 2,200	12 Lots

Block #	Lot#	Area (in sqm.)	Price/sqm (vat-ex)	Selling Price (vat-ex)
Block 1	Lot1	2,062	71,400	147,226,800
	Lot2	1,508	70,000	105,560,000
	Lot3	1,508	70,000	105,560,000
	Lot5	2,010	72,100	144,921,000
Block 2	Lot1	1,504	72,100	108,438,400
	Lot2	1,690	72,100	121,849,000
	Lot3	2,202	72,100	158,764,200
	Lot5	1,509	70,000	105,630,000
	Lot6	1,500	70,000	105,000,000
	Lot7	1,500	70,000	105,000,000
	Lot8	1,829	72,800	133,151,200
	Lot9	1,829	72,800	133,151,200

A-Block Payment Schemes	Cash Scheme (in 30 Days)	Standard Deferred 20(1) - 80 (55)	Promo Scheme* 10(1) - 90(55)
Reservation Fee	P500,000	P500,000	P500,000
Downpayment	Cash in 30 Days	20% in 1- month	10% in 1-month
Equity / Balance	Not Applicable	80% in 55-months	90% in 55-months
<i>Average Monthly Amortization (VAT-EX)</i>	Not Applicable	<i>P1.5M - P2.1M</i>	<i>P1.7M - P2.3M</i>
Discount	15% Discount	10% Discount On Downpayment	Not Applicable

**Promo Scheme is valid for the sale of first (4) four lots or until July 31, 2023, whichever comes first*

ALVIERA A-BLOCK

TIMETABLE



GRAND LAUNCH
Alviaera Country Club
MAY 11, 2023

START OF
CONSTRUCTION
Q3 2023

CONSTRUCTION
COMPLETION
Q3 2026



Happy Selling!

