

Avída Settings

Greendale

ALVIERA


An aerial photograph of a city skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the buildings. A prominent, tall skyscraper with a grid-like facade is the central focus. Other buildings of varying heights and styles are visible in the background and foreground. A green diagonal shape is overlaid on the left side of the image.

 AyalaLand



INTEGRATED ARRAY OF REAL ESTATE PRODUCTS



ESTATES



RESIDENTIAL




MALLS






OFFICES



HOTELS AND RESORTS



CONSTRUCTION

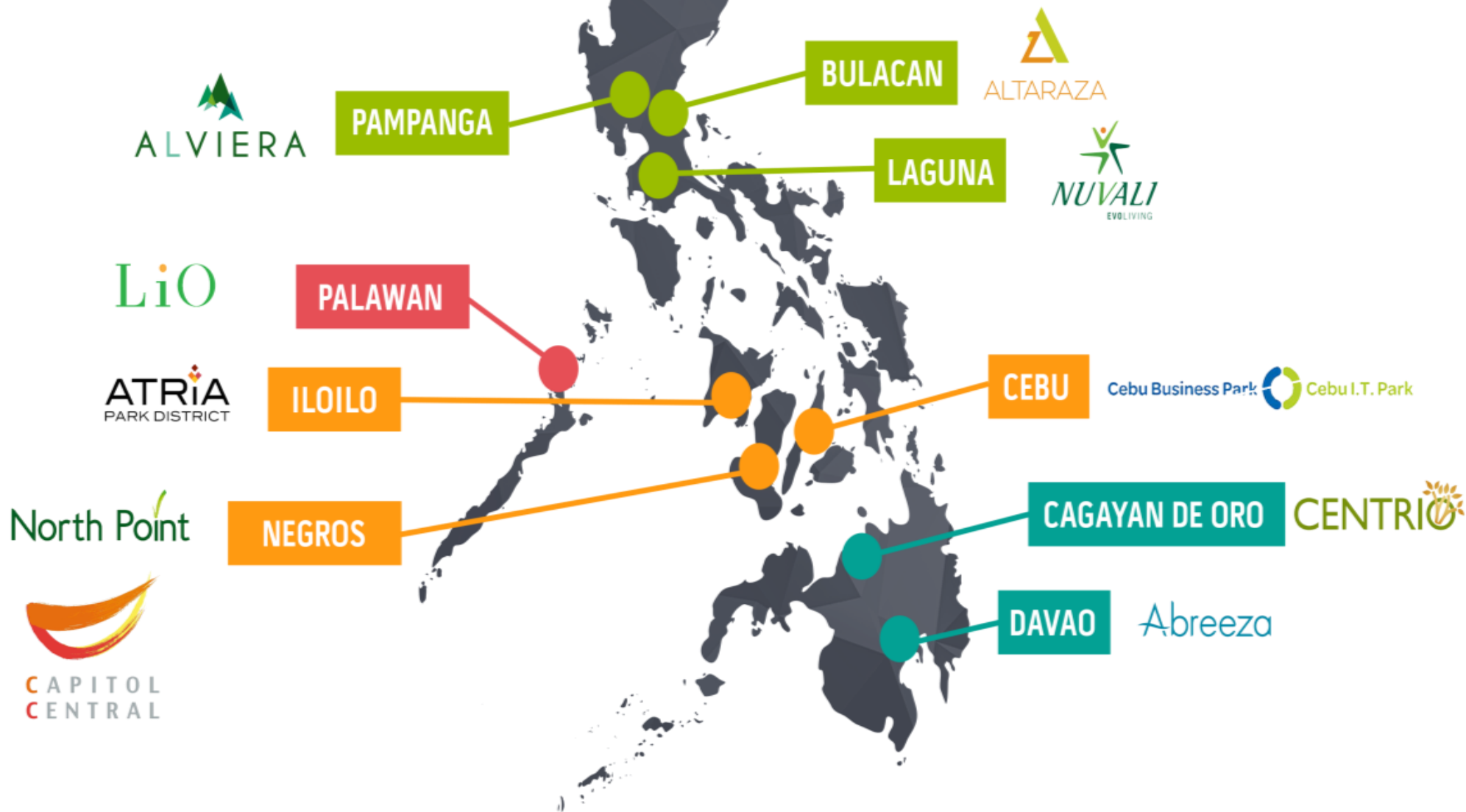


PROPERTY MANAGEMENT



AYALA LAND ESTATE MAP

NATIONWIDE PRESENCE





Avida

San Fernando • Porac



Ayala *Malls* MARQUEE MALL

Angeles City



ALVIERA

A joint venture development of  AyalaLand and  LeonioLand

Porac

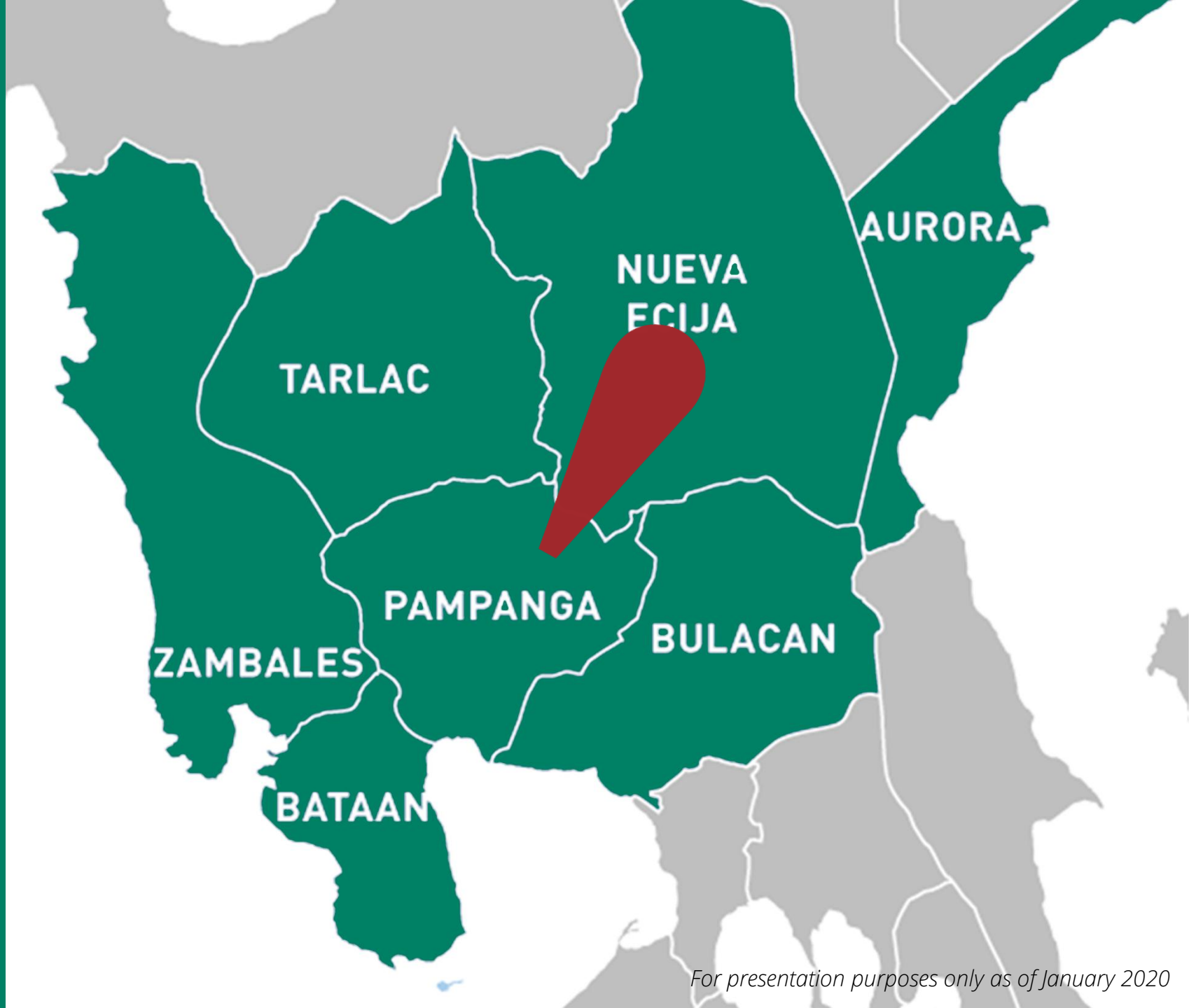
 AyalaLand

EXTENSIVE PRESENCE IN PAMPANGA

For presentation purposes only as of January 2020

Central Luzon

- 3rd highest economy
- Rice granary of the Philippines
- Benefits from existing and upcoming infrastructure projects by the government



Pampanga

- Accessible to major thoroughfares via land, sea and air
- Infrastructure seen to increase in the next few years

NLEX



Clark Terminal Expansion



SCTEX



Manila Clark Railway



Subic Freeport



Subic Clark Cargo Railway



For presentation purposes only as of January 2020

PHOTOS ARE FOR REFERENCE ONLY



Artist's Perspective



Urban Living in Nature

Connected via land, sea and air; Aligned with government infrastructure projects



1.5 HRS. FROM METRO MANILA

**20 MINS. FROM ANGELES
AND SAN FERNANDO**

**20 MINS TO CLARK AIRPORT,
10 MINS TO CLARK**

**40 MINS. FROM
SUBIC FREEPORT ZONE**



Strategically located in a thriving growth center



3RD LARGEST GDP

**3RD LARGEST AVERAGE ANNUAL
FAMILY INCOME**

3RD LARGEST INCOME FROM REMITTANCES

**2ND LARGEST POPULATION
OF HIGHER EDUCATION GRADUATES**

OVER 4.5 MILLION TOURIST ARRIVALS



CENTRAL LUZON: WELL-CONNECTED GROWTH CENTER IN THE FUTURE



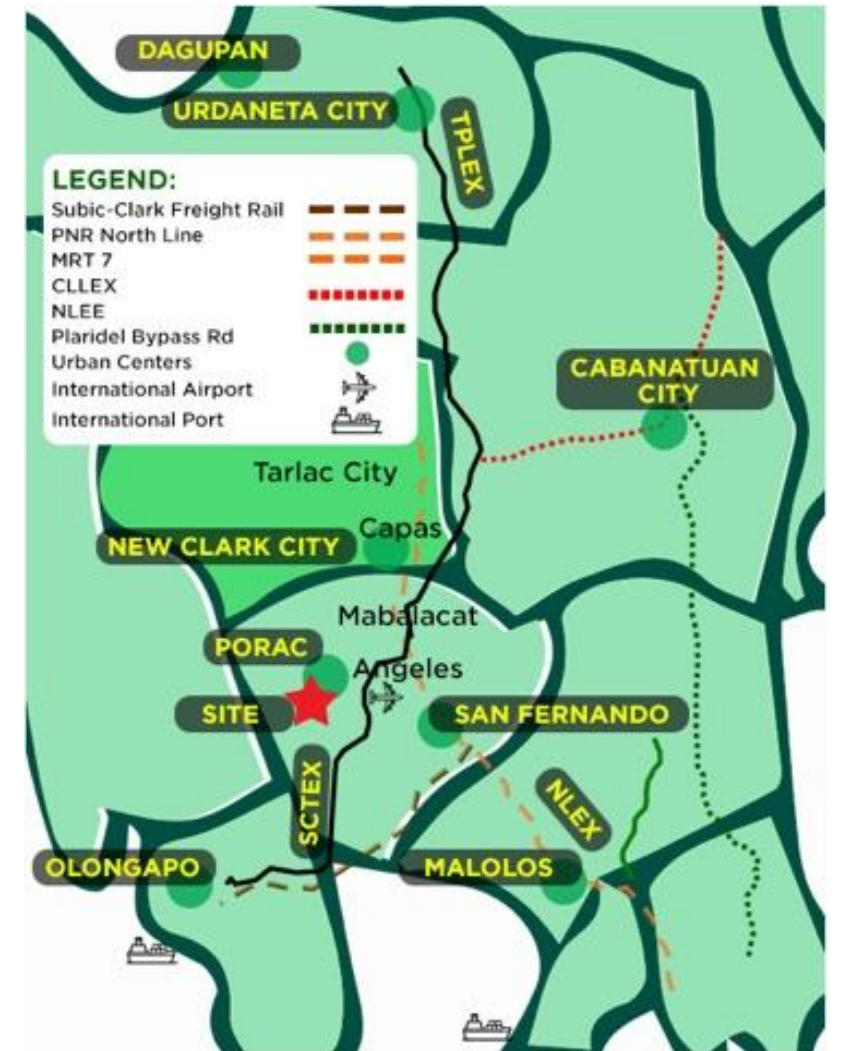
Clark International Airport Terminal 2



PNR Manila-Clark Railway CIA Station

P78B worth of Government Infrastructure

- Subic – Clark Railway Project (2022 completion)
- New Clark City Govt Admin Center
- Clark Airport Expansion (2020 completion)
- Manila Clark Passenger Railway (106km; 2021 to 2022 completion)
- Skyway Stage 3
- NLEX – SLEX Connector Road





Distance to key landmarks	
Clark	10 mins.
Angeles City	20 mins.
Subic	40 mins.
Meycauayan, Bulacan	1 hr.
Quezon City	1.5 hrs.



TRANSPORT TERMINAL

Angeles Terminal
Clark Airport
Friendship Terminal
Mabalacat Bus Terminal
Manibaug Bus Terminal

Marquee Bus Terminal
Nepo Terminal
Porac Jeepney Terminal
San Fernando Jeepney Terminal
SM Clark Terminal

COMMERCIAL CENTERS

Central Town Mall
City Mall
Duty Free Shopping Mall
Marquee Mall
Nepo Mall
Northwalk Clark
Porac Market
Puregold

Puregold Jr.
Robinson's Place Angeles
Savemore
Saver's Mall
SM City Clark
Vista Mall
Waltermart

HOTELS

Clarkton Hotel
Widus Hotel & Casino
Park Inn by Raddison Clark
Quest Hotel
Midori Clark Hotel and Casino
Lewis Grand Hotel

RECREATIONAL

Decawake Clark Cable Park
Mimosa Golf Course
Nayong Pilipino

RESIDENTIAL

Alveo Marquee Place
Amaia Scapes Pampanga

HOSPITAL

The Medical City Clark
Angeles Medical Center

INSTITUTIONAL

Ateneo Graduate School of Business
Philippine Science High School Central Luzon
St. Catherine School

RELIGION

Porac Church

Surrounded by majestic mountain views and rolling terrain





Artist's Perspective



A 1,800 has. large scale, mixed-use estate envisioned to be the economic and lifestyle hub of Central Luzon

ALVIERA MASTERPLAN



- LEGEND**
- City Center
 - East Side
 - Greenbelt
 - West Side

Project updates can be subject to change without prior notice.

1,800 HECTARES

RESIDENTIAL	47%
LEISURE	16%
COMMERCIAL	10%
INDUSTRIAL	3%
INSTITUTIONAL	2%

40% of the estate is dedicated to open spaces and roads



Artist's Perspective



EAST SIDE

- Commercial spaces
- Industrial Parks
- Holy Angel University
- Residential –
Avida Settings Greendale Alviaera,
Avida Northdale Settings Alviaera and Alveo




ALVIERA

CITY CENTER

- Commercial and Business District
- Offices
- Residential – Avida Settings Alviera
- Country Club



Artist's Perspective



WEST SIDE

- Miriam College
- Wellness and Leisure
- Residential – Alveo
- Tourism & Outdoor activities



Artist's Perspective



GREENBELT

- La Salle Botanical Garden
- 5km-long parks and open spaces

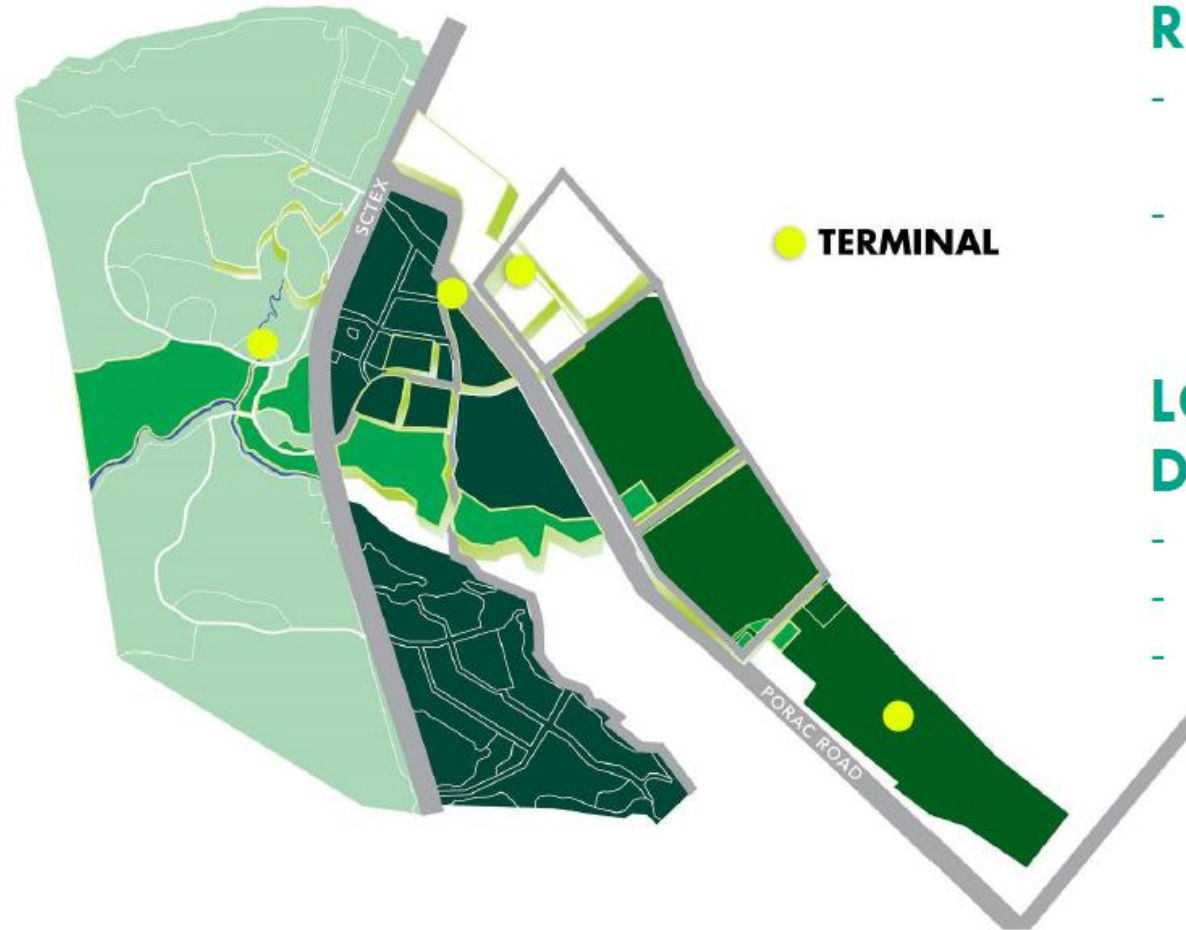
Designed with sustainability in mind

SITE RESILIENCY

- 300 hectares (22%) dedicated to open spaces
- 75% Native Trees
- Dedicated detention ponds

PEDESTRIAN MOBILITY AND TRANSIT CONNECTIVITY

- Transport Terminal per district
- Transit Stops



RESOURCE EFFICIENCY

- Energy and Water Management
- Waste Management

LOCAL ECONOMIC DEVELOPMENT

- 86% Locally employed
- Livelihood Programs
- Education



INFRASTRUCTURE PHASE 1 and 2

■ Roads and Utilities:

- 12.5 km completed
- 6 km under construction

■ 1.5 km sidewalk completed

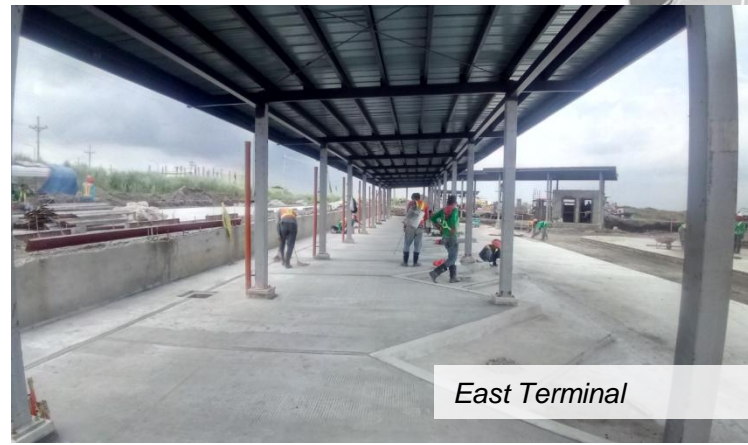
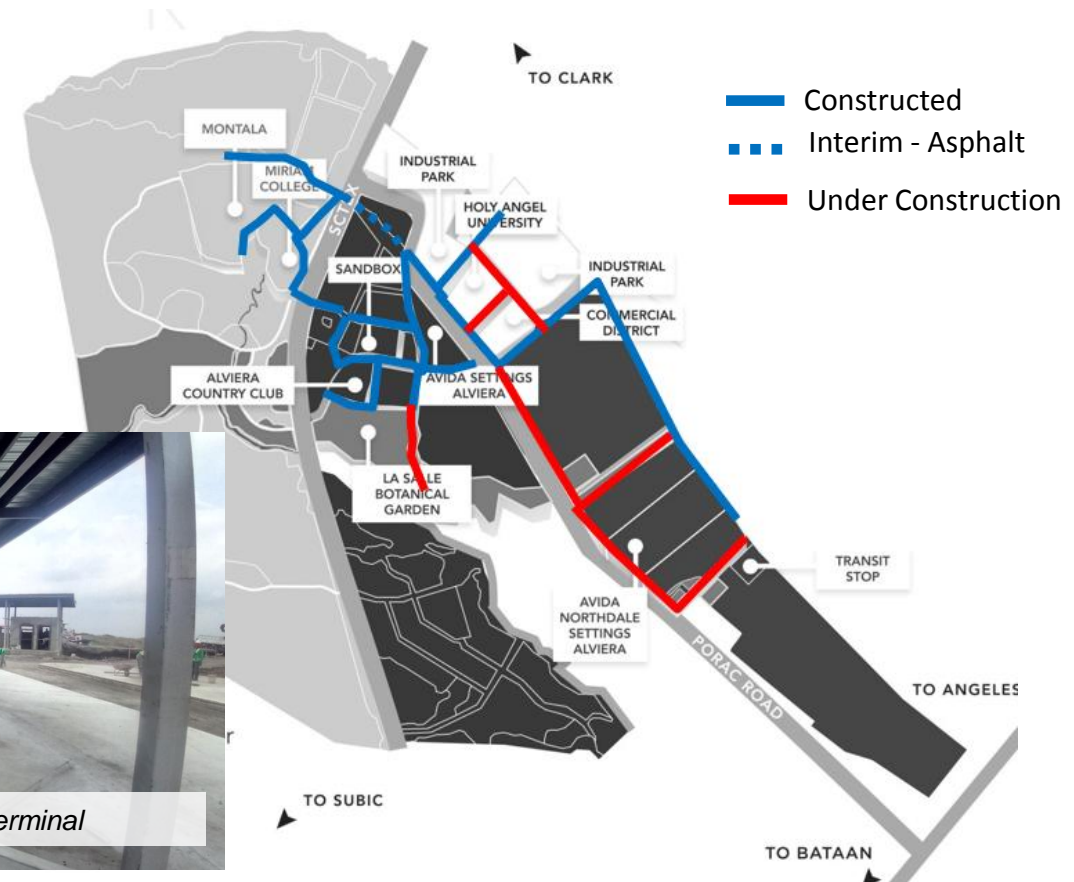
■ Telecommunications

- **Smart Tower** operational
- **Globe**: on-going construction
- **Eastern Comm**: on-going permits

■ Water and Sewer

- MWPV - engaged for water and sewer connections
- Phase 1 STP – Operational

- **Power**: Alvierra Substation 1 – start of construction by 2Q 2020



INDUSTRIAL AND COMMERCIAL

- AIP1 Locator Activity:
 - **LTI SFB/Mitsubishi**
 - **Badan** Fully Operational
 - Additional 6 warehouse units under construction for completion 4Q 2020;
 - **Gresser** (Warehousing)
 - On-going construction of warehouses for completion by 4Q 2020
 - **Monde Nissin**
 - Full manufacturing operations(Noodle Line)
 - Distribution Center for completion by 2Q 2020
- Alviera Industrial Park Ph2 : for T/O by 1Q 2020
- Alviera East Commercial Center: for T/O by 2Q 2020



Country Club | Site Development Plan

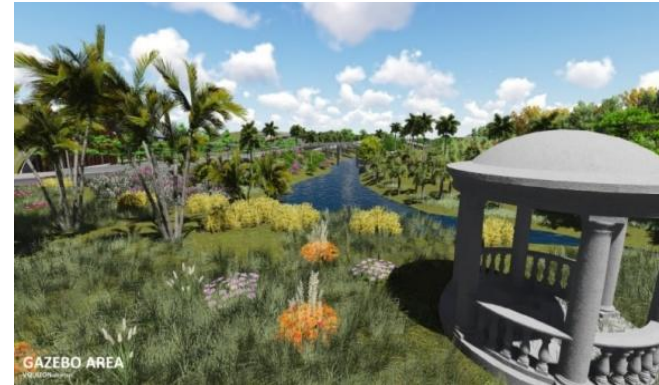


Courses attuned with the times

- **Miriam College**
 - 10-hectare campus
 - Courses: Arts, Design, Management and technology
 - Target Opening: 2021
- **Holy Angel University**
 - 10-hectare campus
 - Courses: Engineering, Architecture, HRM and Animation
 - Target Opening: 2022
- **La Salle Botanical Garden**



LA SALLE BOTANICAL GARDENS OPERATIONAL BY 2020

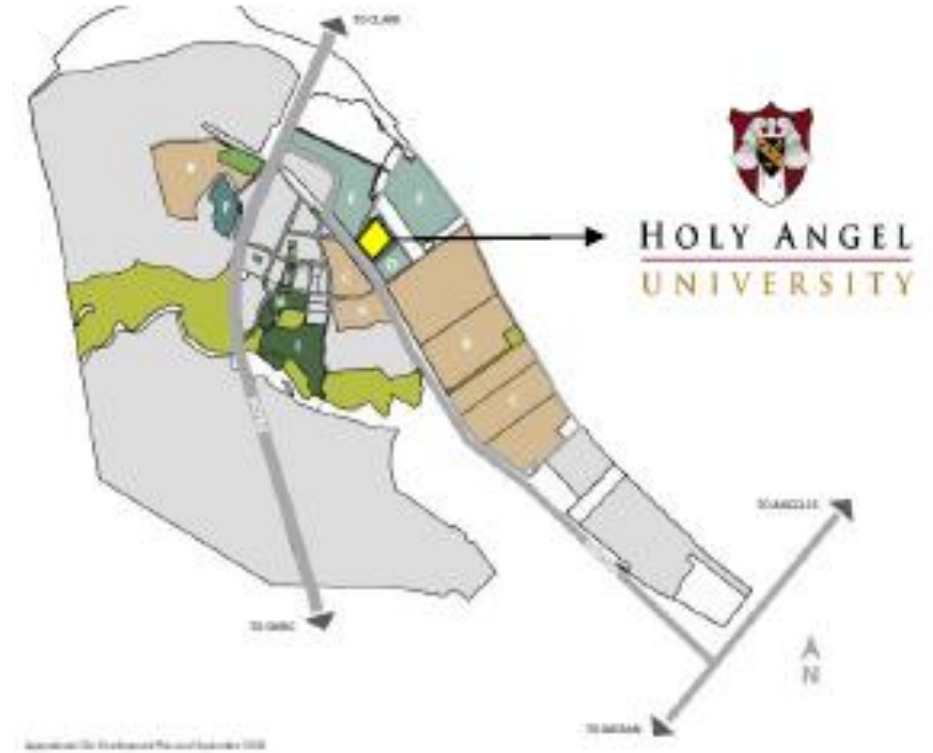


La Salle Botanical Gardens

23 h.a. development with 25 themed gardens, full-scale laboratory, plant nursery, greenhouses and libraries. Nursery now operational in Alviera. The botanical garden will be operational by 2020.



HOLY ANGEL UNIVERSITY



HOLY ANGEL UNIVERSITY

Target Ground Breaking on March 9, 2020. Phase 1 Academic Building Operational by 2022 with 5 storey Building to cater 3,000 students with courses of Aeronautical Engineer, Architecture, Animation and HRM



Moving Forward





Avída

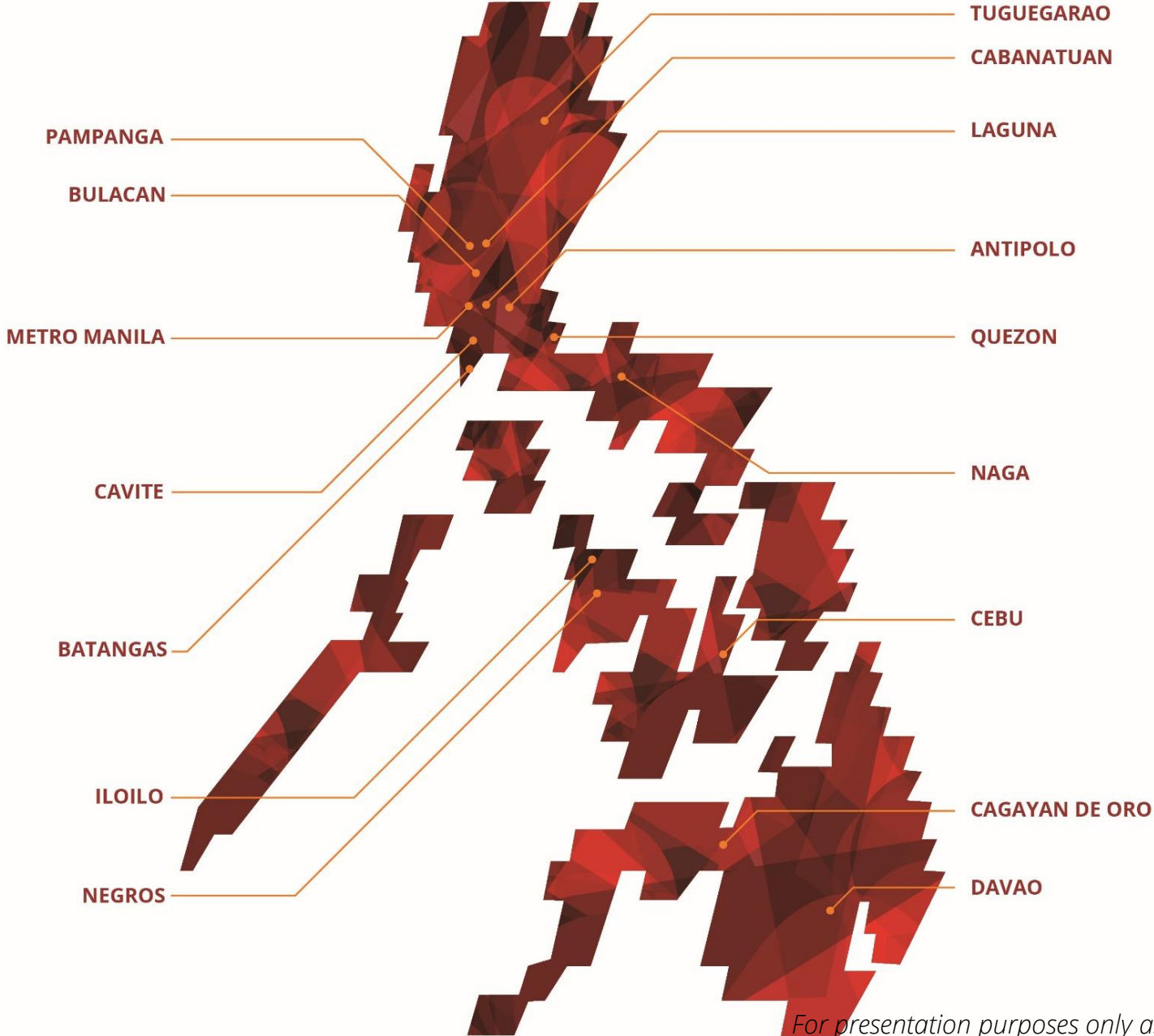
an AyalaLand company



92 Projects

In

25 Locations



For presentation purposes only as of January 2020

Avída

In



ALVIERA

Approximate
increase of:

193
%

2014

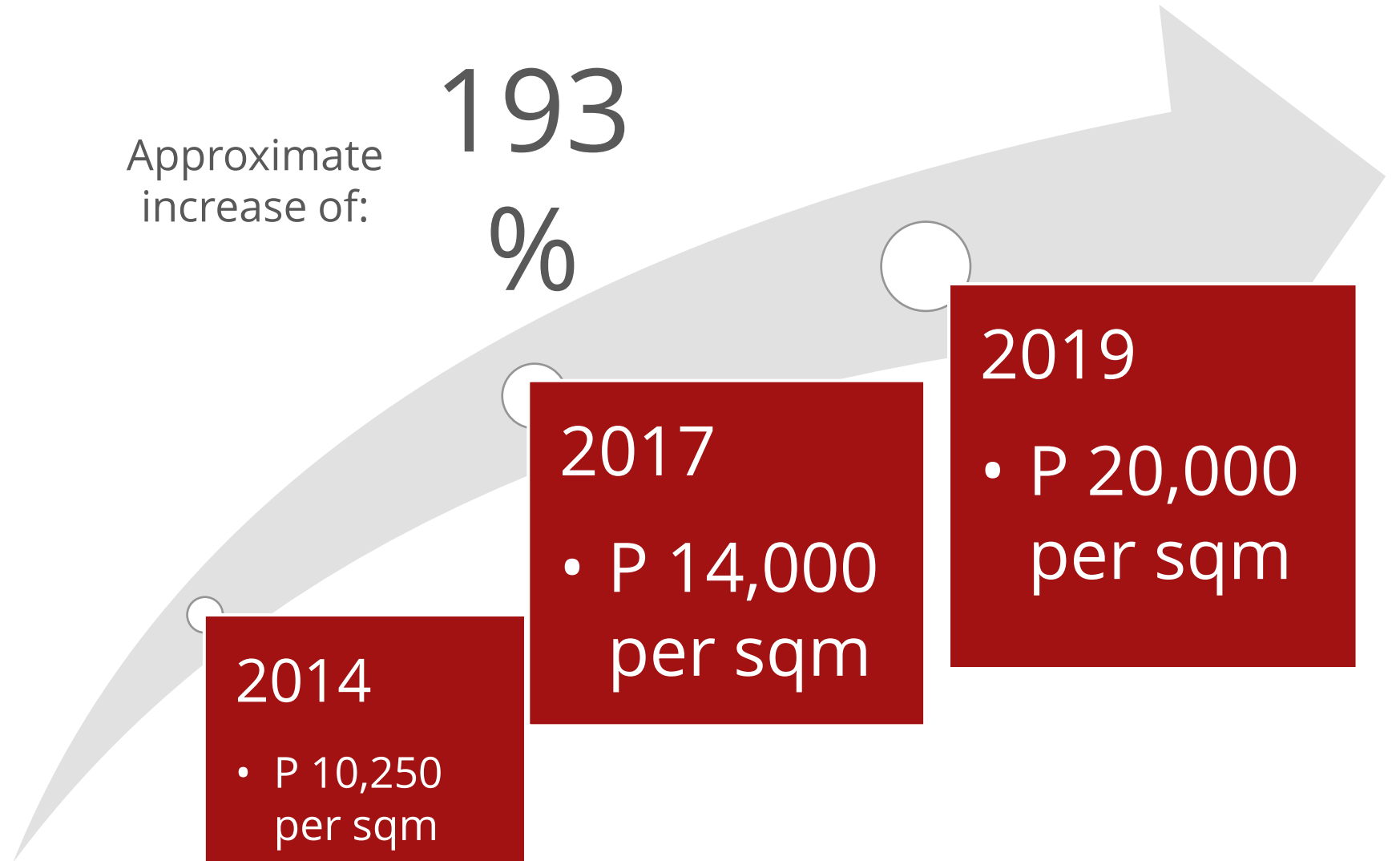
- P 10,250
per sqm

2017

- P 14,000
per sqm

2019

- P 20,000
per sqm



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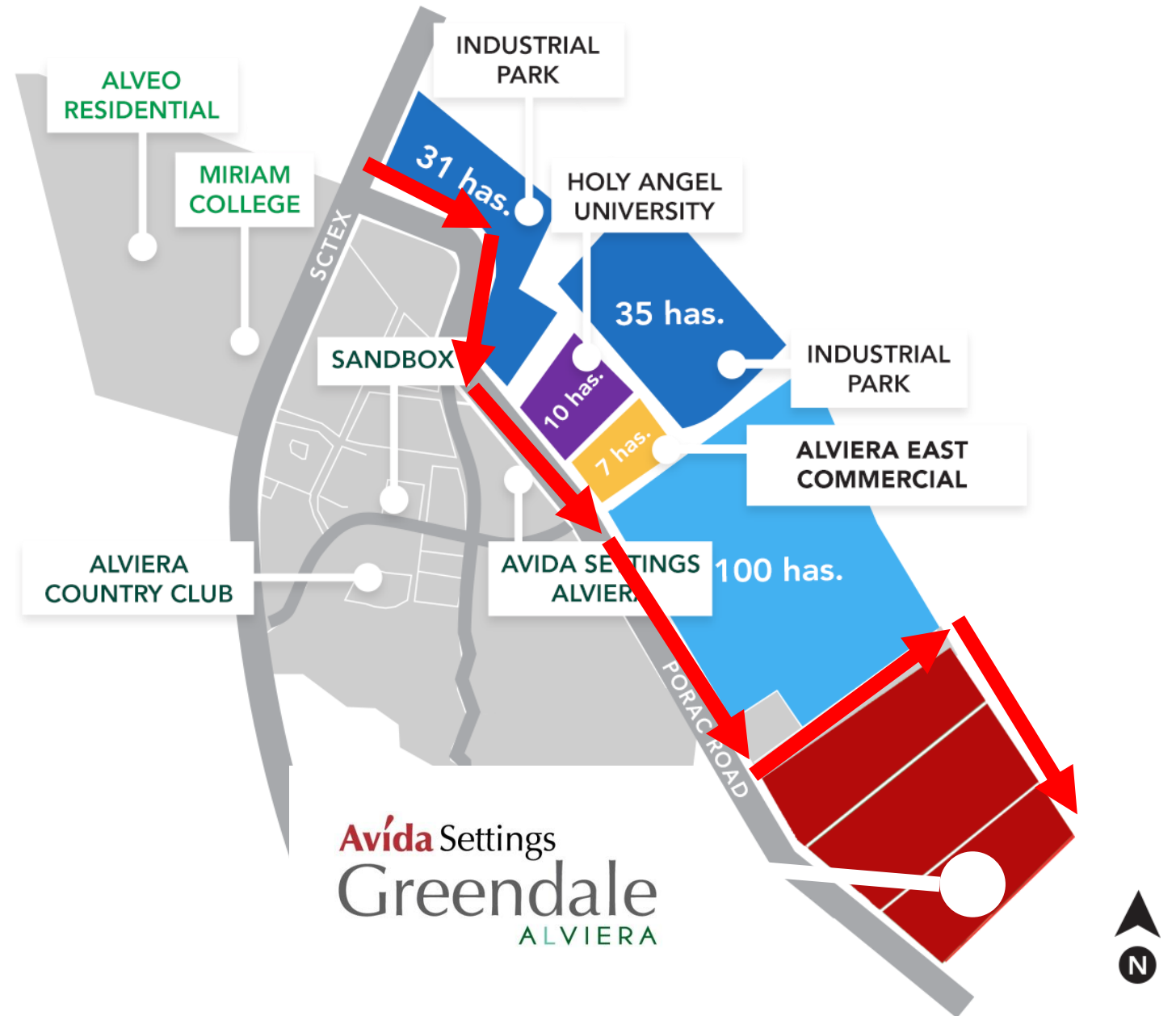


Avída Settings
Greendale
ALVIERA

Harmony in Urban-Nature Living

VICINITY MAP

- Accessible via Porac Access Road and SCTEX
- Strategically located in the East Side of Alvia





SITE DEVELOPMENT PLAN

Project General Information

Launch Date	March 2020 LTS No. 2020-03-031
Land Area	30 hectares
No. of Units	363 Units (Sector 1 Only)



Project Details

Unit Price per sqm. (Lots Only)	Php20,000/sqm
Lot Size Range	125 sq.m. – 260 sq.m.
Modal Lot Area	150 sqm.
Road Sizes	15m (along Clubhouse) 10m (interior roads)



Artist's Perspective

Amenities

- Clubhouse with Function Hall
- Adult & Kiddie Pools
- Children's Play Area

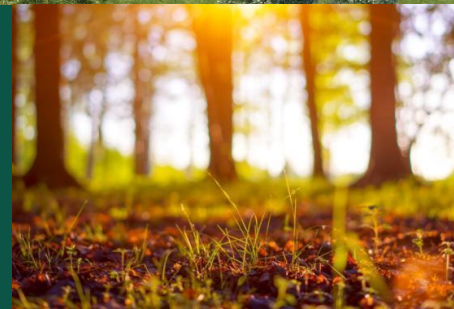




Artist's Perspective

Amenities

- Main Park
- Pocket Parks
- Basketball Court
- Jogging Path



Why invest in

Avida Settings

Greendale

ALVIERA

A TRUSTED BRAND

- Developed by Avida Land, a subsidiary of Ayala Land
- Almost 30 years of experience in developing masterplanned communities
- Building code compliant
- 100% budgeted
- Complies with Ayala standard of quality (Design Council)

VALUE APPRECIATION

- Secured Living Experience
 - 24/7 security with perimeter fence
 - CCTV in common areas
 - Well-maintained facilities
- Land Value appreciation
 - Located in Pampanga's next growth center
 - Avida property value increased by 193% in value since 2014

Sensible

VALUE FOR MONEY

- Highly accessible location
 - 10 mins. away from Angeles City
 - 10 mins. away from Clark
 - 30 mins. away from San Fernando
- Well-planned development
 - Amenity Area located at the center
 - Right-sized amenities = sensible association dues
- Efficiently-designed house models
- Entry to an Ayala Land lifestyle in Alviaera



Thank you!

www.avidaland.com

Avida
an AyalaLand company