

NUVALI PROJECT INFORMATION

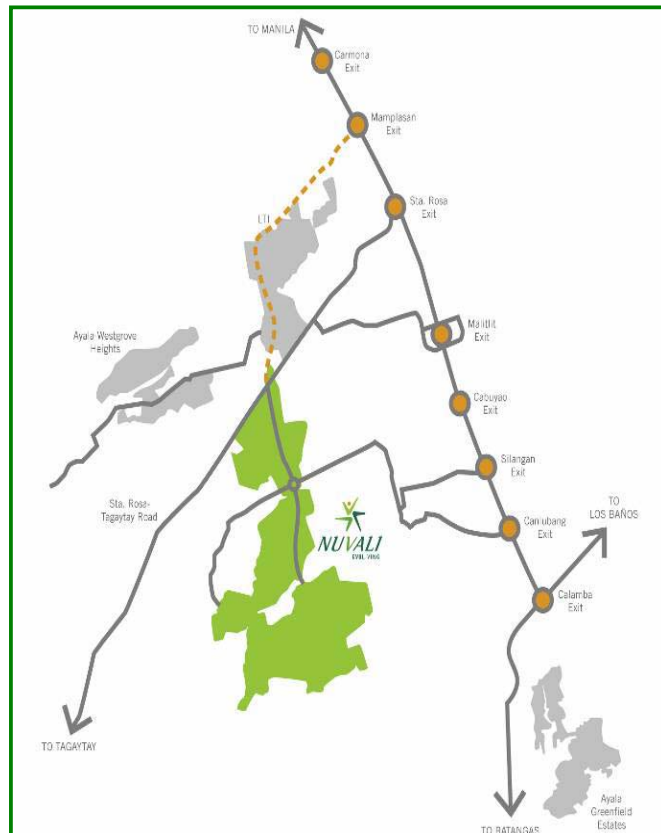
I. PROJECT BACKGROUND

Leveraging on its tradition of long-term commitment to excellence and proven track-record of world-class developments, Ayala Land brings its considerable expertise in master-planning and large-scale development to bear on this fully integrated, mixed-use community for the 21st century. NUVALI is the community that is skillfully planned to blend the natural and the man-made in a seamless exercise of environmental sustainability. Ayala Land's mission at NUVALI is to launch a revolution in everyday living: here, one is both in touch with nature and in touch with the world. NUVALI is a name that signals new beginnings. "Nova," Latin for birth of a star, and "valley," a place of growth and abundance – where a fresh approach to balanced living emerges.

NUVALI is a 1,700 hectare mixed-used project to be undertaken by Ayala Land, together with its partners, the Yulo Family. The project is housed under three separate entities, where Ayala Land holds majority interest (approx. 70%).

NUVALI is located in the cities of Sta. Rosa and Calamba, Laguna, one of the fastest growing areas in the Philippines. NUVALI, rising from land with a solid heritage of productivity, is envisioned to be the hub of Southern Luzon. As Ayala Land builds its most progressive community that works and breathes with its comprehensive physical and natural environment, careful planning, governed by stringent development principles, was undertaken in master planning the development. The result is a mixed-use project which shall include a business district, a business process outsourcing (BPO) campus, retail and commercial centers, institutional areas, leisure facilities, and residential subdivisions together with support facilities. Campus-type pods are planned to create comfortable environments for learning, leisure and social interaction. As part of its integrated design plans, Ayala Land's communities espouse connected living and provide every available support one needs to both creative and productive is accessible and available. Ultimately, these integrated communities will promote the equilibrium of live-work-play.

Focus is likewise placed on the environment and ecological sustainability. NUVALI's development plans pioneer the incorporation of environmentally sensitive features, many of which have never been utilized in the market. The environment programs shall include, among others, energy efficiencies, water efficiencies, and sustainability parameters.



All developments in NUVALI are subject to the Deed of Covenants, Conditions, Restrictions, and Design Guidelines. The Restrictions and Guidelines are formulated to ensure that each component of NUVALI is planned and developed in a way that allows the rational distribution of land, efficient allocation of resources and reinforcement of the overall character of the development and ensures a consistency in form, pattern and quality standards of NUVALI.

II. DEVELOPMENT PRINCIPLE

NUVALI is built upon three sustainability fronts. This is the guiding philosophy which we recognize as developer and an organization.

- **Environmental Sustainability:** It means ensuring the welfare of our natural environment because this is integral to our own health and well-being. With an enlightened lifestyle, we fulfill our responsibility to the future while renewing our present. Environmentally sustainability features include:
 - Approximately 50% balance between built and open areas
 - Bio-swales and permeable surfacing to help recharge groundwater (aquifer)
 - Double piping for option to use recycled water in selected areas
 - Multi-purpose lake feature for rainwater harvesting; fire reserve; and recycled water reservoir for use in landscaping irrigation and other uses which do not require potable water
 - Use of low flow water fixtures in Nuvali structures
 - Use of energy efficient lighting fixtures, appliances, and equipment in Nuvali structures
 - Efficient privately managed transit to reduce dependence on private vehicles
 - Maintenance of tree to house ratio for better environmental air quality, reduce soil erosion, and improved water retention
 - Tree lined pedestrian and bike lanes to encourage walking and a healthier lifestyle, while reducing emissions from use of motor vehicles
 - Sewer treatment plants enhanced with green wetlands for more efficient sewer management
 - Proven waste management system by Ayala Property Management Corp. (APMC), from segregation at source to disposal
- **Economic Sustainability:** It means facilities are creatively tailored to meet the needs of businesses while nourishing harmony, balance, and interconnectedness between individuals and communities, human interfaces, and natural landscapes. Economic sustainability features include:
 - Connectivity through road networks: spacious roads and well thought out road network inside Nuvali and as connection to adjacent areas
 - Complemented with a privately managed transit system: to discourage use of private vehicles. Buses to be used will also be ecologically friendly.
 - Connectivity through hi-speed internet: valuable to business and residents alike. Will also provide wireless internet in selected open spaces surrounding the lake feature
 - Mixed-land use with all components as catalysts to economic growth: seen as key to ensure enhancing land values in the long term
- **Social Sustainability:** It means deploying strategies to provide equal access to basic sustainable resources while strengthening community links to spark diversity, propelling NUVALI into a living, breathing organism. Social sustainability features include:
 - Masterplan and design that encourages community interaction: open spaces and recreational areas accessible to all residents and users of Nuvali to strike the live-work-recreate lifestyle balance
 - Providing continued support to Nuvali Community through APMC: through property and estate management services to help Nuvali citizens organize themselves into associations and continue taking care of Nuvali through sustainable practices
 - NGO Engagement for community organizing and training: working with I-serve, an NGO with reputable track record in community organizing and transformation to train neighboring communities on values, skills, leadership and community structures

- Local hiring: targeting 40% of workforce for property management to come from residents of surrounding communities
- Sponsorship of internet for some neighboring schools: sponsored GILAS to bring internet to some schools around Nuvali

III. MASTERPLAN AND DESIGN

NUVALI is master planned as vibrant landscaped of value enhancing land uses, creating a harmony of productivity and sustainability where abundant nature converges with modern technology in streets, buildings and homes.

Phase 1 of NUVALI already contains all the essentials to spark a new community: weaving together three residential communities, a neighborhood retail center, low rise BPO buildings in a campus setting and the EVOLIVING Center – a showcase of sustainability to set the tone in NUVALI. To welcome residents and users alike, a multifunctional lake punctuates the entrance feature, marking NUVALI as a distinct community in the region.

Phase 1: Site Development Plan

Civic and Leisure

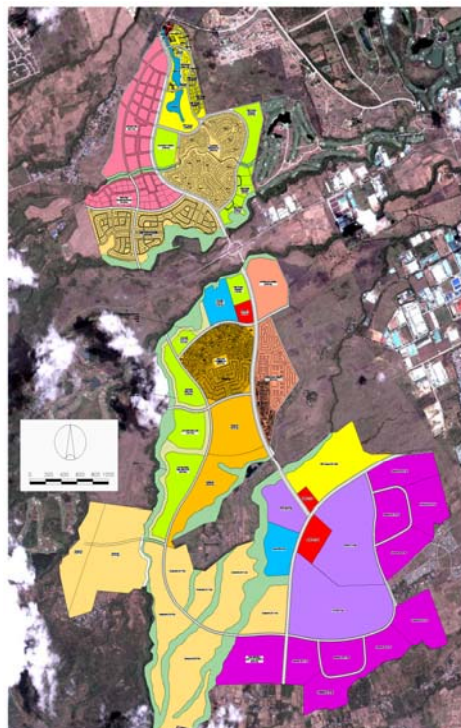
- Multi Functional Lake
- Parks and open areas
- Multi purpose open field
- Recreation Amenities
- Xavier School (targeted opening by 2012)

Commercial

- Lakeside Evozone
- BPO offices with green features and a neighborhood retail center in a campus setting

Residential

- Three low-density residential communities providing different options for different markets and needs.
 - Abrio (a 70 has development of Ayala Land Premiere)
 - Treveia (a 60 has development of Alveo)
 - Avida Settings (a 69 has development of Avida Land, Corp.)



EVOLIVING Center

- A showcase of NUVALI's developments and sustainability efforts

Transportation

- Carefully designed road networks and privately managed transit systems providing links among different neighborhoods in and around NUVALI.
- Boat Dock
- Extensive road network; at full development, main arteries are envisioned to have a wide roads for both public and private vehicles, and bike and pedestrian lanes with foliage.