



**Lakeside Evozone
Commercial Lots**

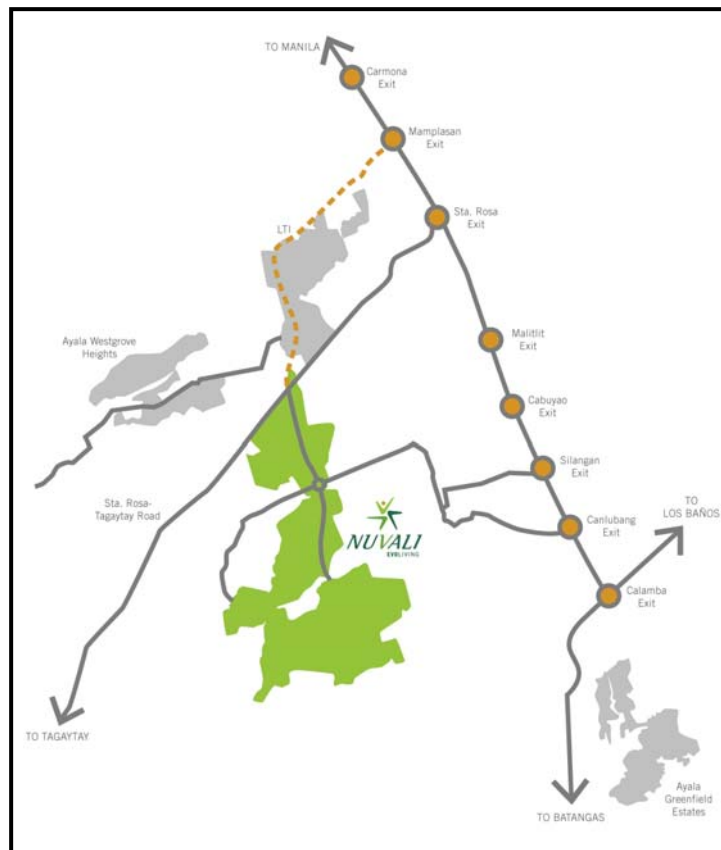
PROJECT INFO KIT

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 proposed mixed-used project to be undertaken by Ayala Land, together with its partners. The land area, totaling approximately 1,700 hectares, is housed under three separate entities, namely Ceci Realty, Inc., Aurora Properties, Inc. and Vesta Properties Holdings, Inc.

NUVALI is located in the Sta. Rosa and Calamba cities of Laguna, one of the emerging growth corridors 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 the design development. The result is a mixed-use project which integrates a central business district, a business process outsourcing (BPO) zone, retail and commercial centers, institutional areas, leisure facilities, and residential developments with strong support facilities. Campus-type pods create comfortable and conducive 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 be both creative and productive. 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 may have never been utilized in the market. The environment program shall include, among others, energy efficiencies, water efficiencies, and sustainability parameters.

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All developments in NUVALI are subject to the Deed of 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 uses, 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's image. The guidelines cover design, infrastructure, shared facilities, governance and operations.

II. LAKESIDE EVOZONE

One of the first developments in NUVALI is the Lakeside Evozone, a 46-hectare fully integrated PEZA Registered business community with several support amenities that meet the demands of locators.

As an initial offering, NUVALI is inviting forward-looking investors to participate in this landmark development. Participation is through the acquisition of land parcels in the Lakeside Evozone suitable for commercial projects.

Product Specs:

- # of Saleable Lots: 23 Lots
- Average Lot Cut: 2,000 sqm
- Total Saleable Area: 55,764 sqm

General Guidelines/Restrictions:

- Developments are to be governed by the Deed of Restrictions and Design Guidelines approved by the Master Developer of NUVALI.
- Primary uses (*other uses to be approved by the Master Developer*)
 - Offices
 - BPO
 - Traditional Offices
 - Training/Conference/Meeting Facilities
 - Hotel
 - Hospital/Clinics
 - Professional Schools
 - Dormitories and other non-saleable residential units
- Building Density: Floor Area Ratio (FAR) 4
- Height Restriction: to be based on FAR
- Easements:
 - 6 meters minimum for the building face fronting a street
 - 4 meters minimum for the building face fronting adjacent parcels
- Parking: All structures should provide 100% of their parking requirements within their site

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- Architectural Style: Modern and progressive look consistent with NUVALI's vision; use of innovative construction and finishing material that is, not only, cost efficient and aesthetically pleasing but also environmentally responsible. Design and Plans are subject to the approval of the Master Developer of NUVALI.
- Development plans are subject to the approval of the Master Developer of NUVALI
- Prescription of engineering design for water, sewer, and drainage systems
- All buildings should be LEED Certifiable
 - The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.
- Membership in the Lakeside Evozone Association and the Nuvali Estate Association
- Dues:
 - Maintenance / Association Dues
 - Environmental Fund (*0.1% of selling price*)
 - Development Fund
- Turnover: 24 months after launch

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Description	BLOCK	LOT	AREA	Price	List Price	Lot Classification
	No.	No.	(SQM)	per SQM		
BLOCK 1, LOT 1	1	1	2,084	28,000.00	58,352,000.00	Premier Plus
BLOCK 1, LOT 2	1	2	2,002	27,500.00	55,055,000.00	Premier
BLOCK 1, LOT 3	1	3	2,047	28,000.00	57,316,000.00	Premier Plus
BLOCK 1, LOT 5	1	5	2,207	26,000.00	57,382,000.00	Prime
BLOCK 1, LOT 6	1	6	2,094	26,500.00	55,491,000.00	Prime Plus
BLOCK 2, LOT 1	2	1	2,072	28,000.00	58,016,000.00	Premier Plus
BLOCK 2, LOT 2	2	2	2,025	27,500.00	55,687,500.00	Premier
BLOCK 2, LOT 3	2	3	2,000	27,500.00	55,000,000.00	Premier
BLOCK 2, LOT 5	2	5	2,000	27,500.00	55,000,000.00	Premier
BLOCK 2, LOT 6	2	6	2,000	27,500.00	55,000,000.00	Premier
BLOCK 2, LOT 7	2	7	2,110	27,500.00	58,025,000.00	Premier
BLOCK 2, LOT 8	2	8	2,017	28,000.00	56,476,000.00	Premier Plus
BLOCK 2, LOT 9	2	9	2,271	26,000.00	59,046,000.00	Prime
BLOCK 2, LOT 10	2	10	2,000	26,000.00	52,000,000.00	Prime
BLOCK 2, LOT 11	2	11	2,000	26,000.00	52,000,000.00	Prime
BLOCK 2, LOT 12	2	12	2,000	26,000.00	52,000,000.00	Prime
BLOCK 2, LOT 14	2	14	2,078	26,000.00	54,028,000.00	Prime
BLOCK 3, LOT 1	3	1	2,094	25,000.00	52,350,000.00	Campus
BLOCK 3, LOT 2	3	2	2,008	25,000.00	50,200,000.00	Campus
BLOCK 3, LOT 3	3	3	2,000	25,000.00	50,000,000.00	Campus
BLOCK 3, LOT 5	3	5	2,000	25,000.00	50,000,000.00	Campus
BLOCK 3, LOT 6	3	6	2,000	25,000.00	50,000,000.00	Campus
BLOCK 3, LOT 7	3	7	2,066	25,000.00	51,650,000.00	Campus

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Particulars	95-5 (2 months)	20-80 (12 months)	30-70 (24 months)	35-65 (36 months)
DISCOUNT / INTEREST	1% discount	12% interest	13% interest	14% interest
RESERVATION FEE	500,000	500,000	500,000	500,000
DOWNPAYMENT				
a) First				
Amount	95% lumpsum (net of reservation)	20% lumpsum (net of reservation)	30% lumpsum (net of reservation)	35% lumpsum (net of reservation)
Due Date	30 days after reservation	30 days after reservation	30 days after reservation	30 days after reservation
Terms	post-dated check to be submitted 7 days after reservation	post-dated check to be submitted 7 days after reservation	post-dated check to be submitted 7 days after reservation	post-dated check to be submitted 7 days after reservation
a) Second				
Amount	5% lumpsum	80% in 12 monthly installments	70% in 24 monthly installments	65% in 36 monthly installments
Due Date	90 days after reservation	30 days after 1st downpayment	30 days after 1st downpayment	30 days after 1st downpayment
Terms	post-dated checks required	post-dated checks required	post-dated checks required	post-dated checks required

Note:

1. Other charges shall be for the account of the buyer.
2. Penalties will apply for late payment.
3. All in-house financing schemes are subject to in-house credit evaluation and are required to submit post dated checks

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