



MEGAWORLD
INTERNATIONAL



THE PHILIPPINES: ASIA'S STRONG MAN

-Bloomberg

PROXIMITY OF THE PHILIPPINES



MEGAWORLD
INTERNATIONAL

www.megaworldinternational.com



COUNTRY PROFILE: THE PHILIPPINES

COUNTRY PROFILE

300,000
SQ. KM.
LAND AREA

POPULATION: 

104
MILLION

PROJECTED POPULATION FOR 2016
PHILIPPINE STATISTICS AUTHORITY

CAPITAL:
I ♥ MANILA




PEOPLE:
FILIPINOS

LANGUAGES:
FILIPINO
ENGLISH

MONETARY UNIT:
PHILIPPINE
PESO
(Php)





MACROECONOMIC OVERVIEW

MACROECONOMIC OVERVIEW

GDP
6.9%

FIRST QUARTER 2016

THE
FASTEST-GROWING
ECONOMY
AMONG
MAJOR
ASIAN
COUNTRIES.

CREDIT RATING

MOODY'S

STANDARD
& POOR'S

FitchRatings

THE PHILIPPINES
WAS AWARDED

INVESTMENT GRADE

BY 3 OF THE BIGGEST
CREDIT RATING AGENCIES
IN THE WORLD WITH
OUTLOOK RATED "STABLE".

NET FOREIGN
DIRECT INVESTMENTS

USD936 MILLION

JANUARY TO FEBRUARY 2016

SOURCE:
BANGKO SENTRAL NG PILIPINAS

PHILIPPINES
ANNUAL
INFLATION
RATE EASED TO

IN APRIL 2016

1.1% FROM
IN MARCH 2016.
FOR 2015, THE COUNTRY'S
CENTRAL BANK TARGETED
INFLATION AT **2-4%**

SOURCE: NATIONAL STATISTICS OFFICE

CASH REMITTANCES FROM OVERSEAS FILIPINOS



USD6.50B

JANUARY TO
MARCH 2016

UP BY **4.40%** FROM SAME PERIOD.

SOURCE: BANGKO SENTRAL NG PILIPINAS





PHILIPPINE PROPERTY MARKET OVERVIEW

III. PHILIPPINE PROPERTY MARKET OVERVIEW

MANILA **8TH TOP** OUT OF 22 CITIES
ACROSS ASIA PACIFIC
INVESTMENT CITIES
MARKETS AND SECTORS TO WATCH
SOURCE: EMERGING TRENDS IN REAL ESTATE - ASIA PACIFIC 2015

INCREASING RENTAL RATES,
CAPITAL VALUES
AND LAND VALUES DUE TO THE SUSTAINABLE GROWTH OF THE
ECONOMY

OUT OF 100 GLOBAL
DESTINATIONS
2016
THOLONS
INTERNATIONAL
TOP 100
OUTSOURCING
DESTINATIONS
REPORT
2ND **MANILA**
7th **CEBU**





GLOBAL RECOGNITION

IV. GLOBAL RECOGNITION



WORLD BANK

103RD

(OUT OF 189 COUNTRIES)

EASE
OF DOING
BUSINESS REPORT

2016

WORLD
ECONOMIC
FORUM

47TH

(OUT OF 140 COUNTRIES)

GLOBAL
COMPETITIVENESS
REPORT

2015-2016



76TH

(OUT OF 184 COUNTRIES)

INDEX OF
ECONOMIC
FREEDOM

2015





TRAVEL AND TOURISM

PHILIPPINES: AWARDS/CITATIONS

- **Destination of the Year 2014** – 25TH Annual TTG Travel Awards
- **Top 20 Destinations for 2014** – The Telegraph
- **Rising Star in Tourism 2013** – World Economic Forum
- **Hottest Travel Destinations of 2013** – Travel and Leisure
- **Top 10 Hottest New Travel Destinations for 2013**
– Conde Nest Traveller
- **Most Romantic Destination** – Shanghai Morning Post
- **Most Tourist-Friendly Country** – Top 10 of Asia
- **10 Most Googled Destination** – CNN



TRAVEL & TOURISM



1,602,253
INTERNATIONAL ARRIVALS
JANUARY - MARCH
2016

SOURCE: WWW.TOURISM.GOV.PH

INTERNATIONAL
TOURIST RECEIPTS
TO THE PHILIPPINES

GREW 6.85%

**TO REACH
PHP18.31
BILLION**

MARCH 2016

TOP 5

VISITOR MARKETS

JANUARY - MARCH 2016



SOURCE: WWW.TOURISM.GOV.PH





MEGAWORLD

FAST FACTS

MEGAWORLD FAST FACTS

- The real estate arm of AGI (Alliance Global Group Inc.) – one of the Philippines' largest conglomerates led by Chairman and President Dr. Andrew L. Tan.
- The leading property developer in the Philippines primarily engaged in the development of large-scale planned communities who pioneered the LIVE-WORK-PLAY development (mixed-use communities also known as Townships).



MEGAWORLD FAST FACTS

- Current land bank consists of real estate that it has acquired in prime locations in the Philippines such as Makati, Quezon City, Iloilo, Cebu, Davao City and Bacolod City
- Was named as the country's top residential condominium developer (CBRE, January-2012)
- Corners the biggest share in condo market with 21% making it as the Philippines' top residential condominium developer for over a decade (Jones Lang LaSalle, Feb-2013)



MEGAWORLD FAST FACTS

- Was also cited as the country's No. 1 office space provider and landlord in Metro Manila with 16.7% market share (Jones Lang LaSalle, Feb-2013)
- With 27 years of operational track record
- 100% completion rate since inception
- Completed more than 320 residential, office buildings and hotels covering 5.6 million sq. m. of total area



MEGAWORLD FAST FACTS

21 Township developments in Metro Manila, Cebu, Iloilo, Davao, Boracay, Bacolod, Pampanga and Cavite

4,000+ hectares of land bank

342 Completed residential and office buildings totaling **6.4M sq. m.**

27 Buildings in Makati Central Business District

75,000+ Condominium residents

6 PEZA-Accredited Cyberparks

712,000 sq. m. of office space

126 companies in **31** office buildings

304,000 sq. m. of commercial and retail space

1,500 commercial and retail partners

185 Residential, office and hotel projects under development totaling **5.4M sq. m.**



WHY INVEST IN MAKATI



FAST FACTS ABOUT MAKATI



- Ranked **2nd** for the **ECONOMIC DYNAMISM AWARDS** (for highly Urbanized City Category) in the 3rd Regional Competitiveness Summit of the National Competitiveness Council) ;
- Ranked **2nd – OVERALL MOST COMPETITIVE CITIES** (for highly Urbanized City Category) in the 3rd Regional Competitiveness Summit of the National Competitiveness Council) ;
- To date, **31%** of Information Technology (**I.T.**) **Buildings** in Metro Manila are located in Makati and are registered with PEZA.



- It is the PHILIPPINES' undisputed **Financial Center** and **Commercial Hub** :
- It is the Home to 40% of the top **1,000 multinational** and **local corporations** ;
- With over **6,000 establishments** & close to **1,200 Business Process Outsourcing Offices & PEZA Accredited Buildings** ;
- **Expat friendly** with the presence of **46 embassies & 40 consulates** ;
- Dubbed as **URBAN TOURISM CAPITAL of the Philippines** with the presence of Hotels, Malls, Restaurants & Bars ;
- Presence of top notched **schools**, hospitals (**Makati Med**), the **Makati Police**.





Makati Skyline



Festive Christmas lights from September to December



Manila Peninsula Hotel



Makati Shangri la Hotel

RECOGNITION



Overall Most Competitive Cities **Highly Urbanized Cities Category**



- **1st Place: Manila City**

- **2nd Place: Makati City**

- **3rd Place: Cebu City**



The Cities and Municipalities Competitiveness Index

is an annual ranking of Philippine cities and municipalities developed by the National Competitiveness Council through the Regional Competitiveness Committees (RCCs) with the assistance of the United States Agency for International Development.



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TOWNSHIP COMMUNITIES

UPTOWN
BONIFACIO

15.4 Ha.
FORT BONIFACIO, TAGUIG CITY



Forbes Town Center
5 Ha.
FORT BONIFACIO, TAGUIG CITY



McKINLEY HILL
50 Ha.
FORT BONIFACIO, TAGUIG CITY

ArcoVia
City

12.4 Ha.
ALONG C5 ROAD, PASIG CITY



MCKINLEY WEST
34.5 Ha.
FORT BONIFACIO, TAGUIG CITY



EASTWOOD CITY
18.5 Ha.
LIBIS, QUEZON CITY



NEWPORT CITY
25 Ha.
PASAY CITY

WESTSIDE
CITY

31 Ha.
PARAÑAQUE CITY

21

TOWNSHIP DEVELOPMENTS

PAMPANGA

35.6 Ha.
SAN FERNANDO, PAMPANGA



62 Ha.
DAANG HARI, LAS PIÑAS CITY

SOUTHWOODS CITY

561 Ha.
BOUNDARY OF CAVITE AND LAGUNA

SUNTRUST
ECOTOWN
TANZA

350 Ha.
TANZA, CAVITE

STA. BARBARA HEIGHTS

173 Ha.
STA. BARBARA, ILOILO

ILOILO
BUSINESS PARK

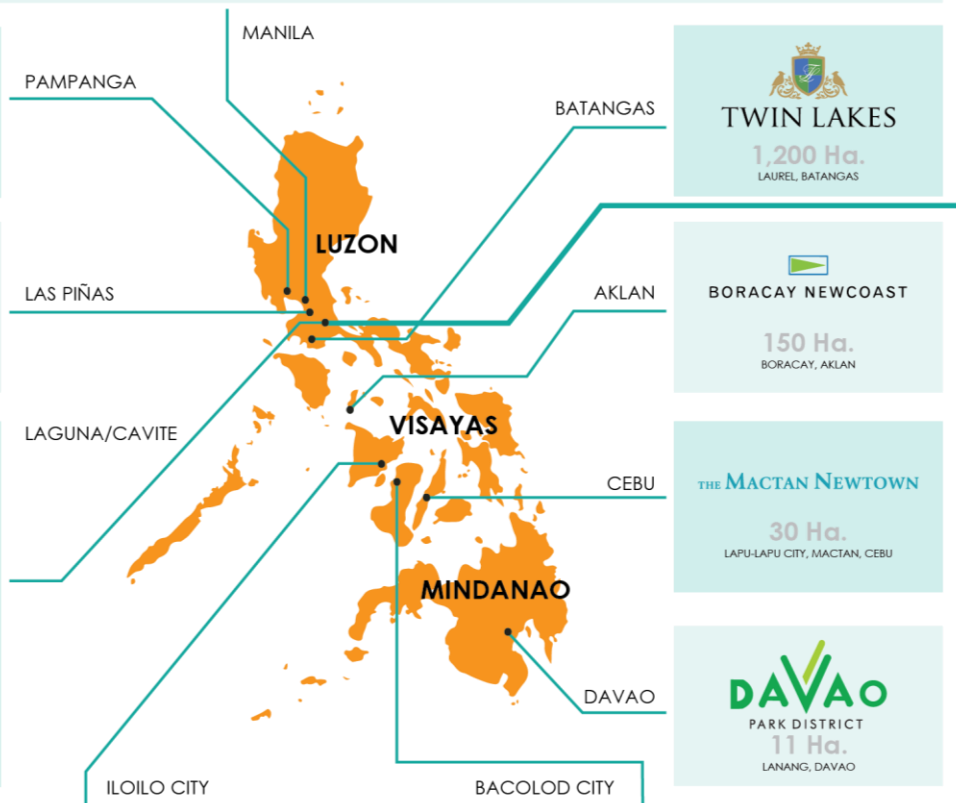
72 Ha.
MANDURRIAO, ILOILO CITY

NORTHILL
GATEWAY

53 Ha.
BACOLOD CITY, NEGROS OCCIDENTAL

UPPER EAST

34 Ha.
BACOLOD CITY, NEGROS OCCIDENTAL



TWIN LAKES
1,200 Ha.
LAUREL, BATANGAS



BORACAY NEWCOAST
150 Ha.
BORACAY, AKLAN

THE MACTAN NEWTOWN

30 Ha.
LAPU-LAPU CITY, MACTAN, CEBU

DAVAO
PARK DISTRICT

11 Ha.
LANANG, DAVAO

NEW PROJECT

MAPLE
GROVE

140 Ha.
GEN. TRIAS, CAVITE

Metro Manila, Cebu, Iloilo,
Davao, Bacolod, Boracay,
Pampanga



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TOWNSHIP MAP LOCATOR



THE READY FOR OCCUPANCY (RFO) ADVANTAGE

1.) STRATEGIC LOCATION



Projects are at the heart of activity, business and lifestyle hotspots



2. SECURITY OF OWNING A LIVING SPACE



- Move in quickly without waiting for few months or years.
- Ownership transfer is smooth & immediate.



3.) A PARTNER ON LEASING OR RESALE VENTURE



- Megaworld redefines the meaning of R.F.O. with its
MEGAWORLD INTERNATIONAL HOMECLUB



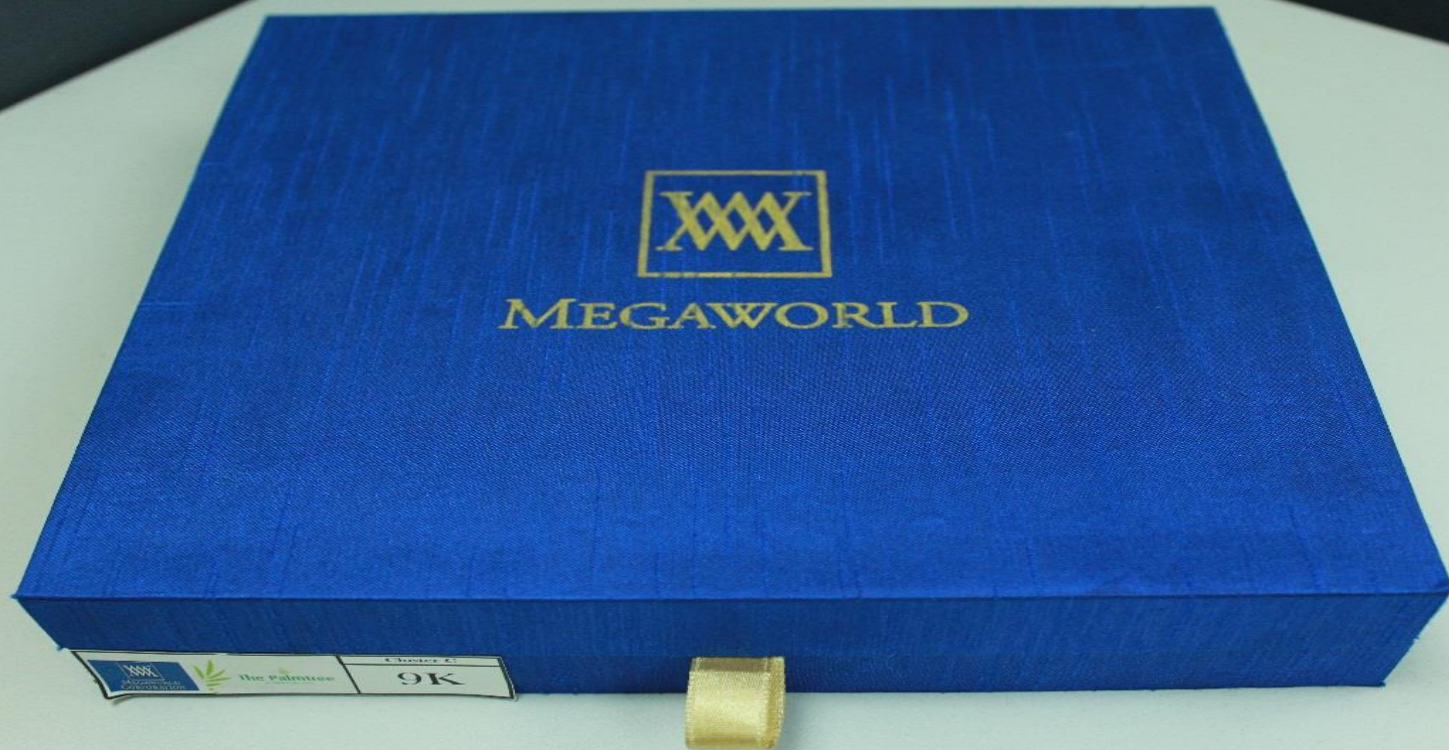
4.) UNPARELLELED AFTER-SALES SERVICE



- Clients are always at ease with its customer centered services (e.g. personalize unit maintenance)
- Every unit is at its best condition to give clients a premium lifestyle experience.



5.) HASSLE-FREE TURNOVER PROCESS & MAINTENANCE



- Materials are high caliber, coupled with prompt & excellent maintenance service.



6.) TOP-NOTCH AMENITIES



- Enjoy generous and readily-available amenities



7.) EXPERIENCE MODERN LUXURY LIVING & CONVENIENT LIFESTYLE



- RFO units are located in Megaworld's LIVE-WORK-PLAY-LEARN communities.



8.) PERSONALIZE YOUR UNIT



FREE interior designs to suit your lifestyle needs with the following choices :

(Zen, Modern, Contemporary, Industrial)



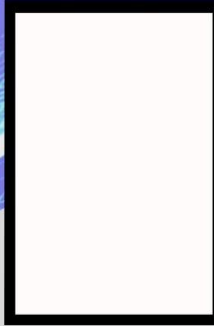
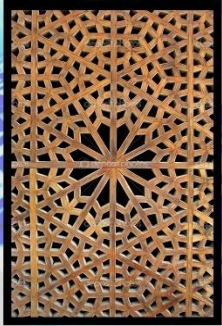


CONTEMPORARY DESIGN

Modern Contemporary design redefines timeless style with innovative detail, distinctive texture and color to create a dramatic modern interior. Our showflat at Bellagio 3 reflects the overlooking Makati Golf Club. With enhanced built-ins and extravagant drop ceiling to define each area.

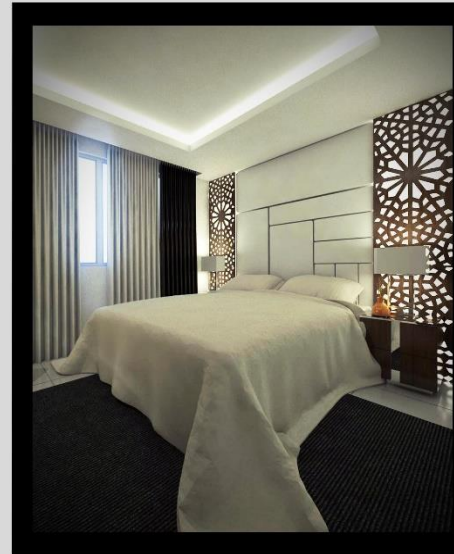
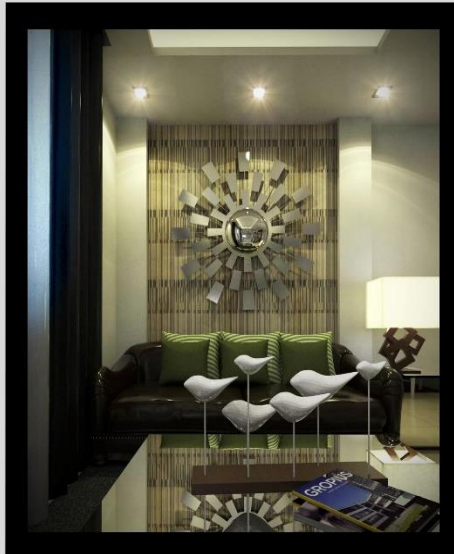
CONTEMPORARY DESIGN

STUDIO UNIT / 36 sq.m.



PROPOSED FLOOR PLAN

PROPOSED FLOOR PLAN



PERSPECTIVES



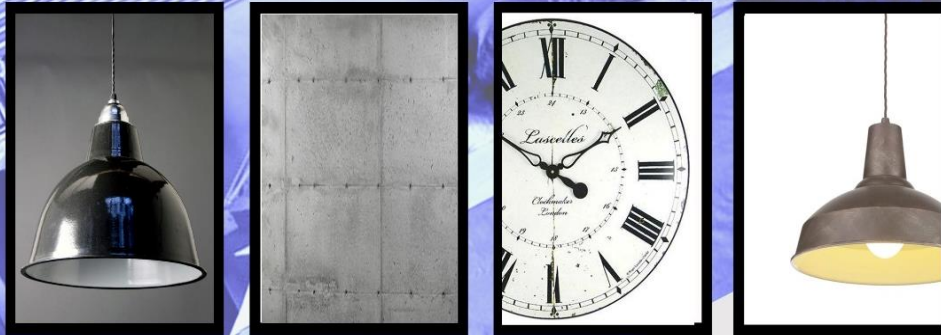
INDUSTRIAL DESIGN

Industrial design is the use of both applied art and applied science to improve the aesthetics, design, ergonomics, functionality, and/or usability of a product, and it may also be used to improve the product's marketability and even production. The role of an industrial designer is to create and execute design solutions for problems of form, usability, physical ergonomics, marketing, brand development, and sales.

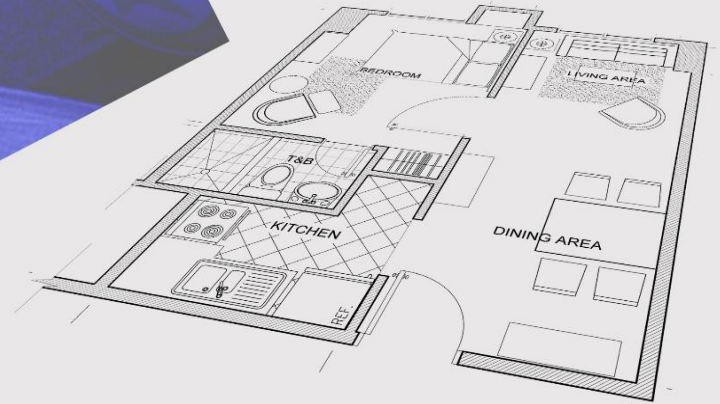
Industrial design can overlap significantly with engineering design, and in different countries the boundaries of the two concepts can vary, but in general engineering focuses principally on functionality or Utility of Products whereas industrial design focuses principally on aesthetic and user-interface aspects of products. In many jurisdictions this distinction is effectively defined by credentials and/or licensure required to engage in the practice of engineering. "Industrial design" as such does not overlap much with the engineering sub-discipline of industrial engineering, except for the latter's sub-specialty of ergonomics.

INDUSTRIAL DESIGN

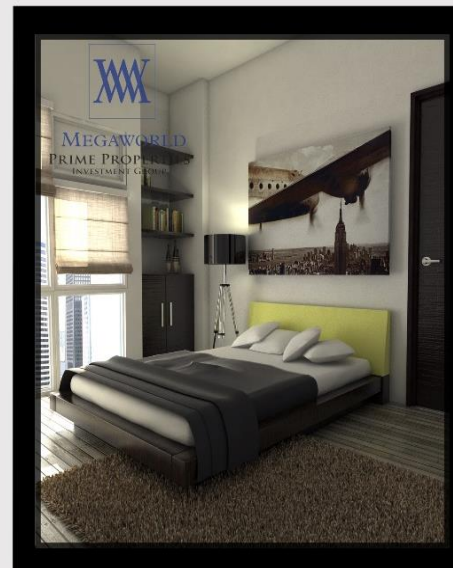
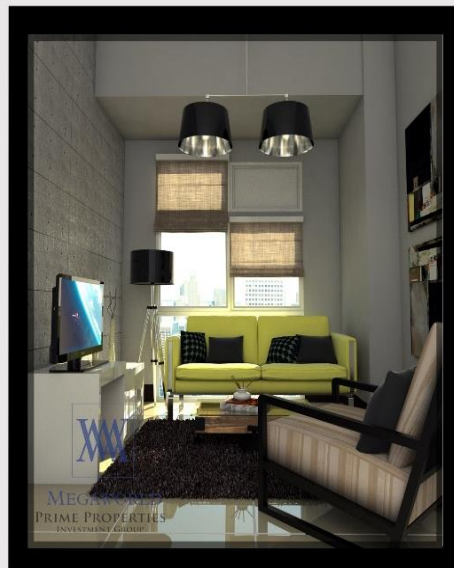
1 BEDROOM UNIT
/ 56 sq.m.



DESIGN SCHEME



PROPOSED FLOOR PLAN



PERSPECTIVES



MODERN DESIGN

Modern interiors are sleek, spacious, simple, and focus on function and organization. No clutter or chaos allowed. Modern design uses basic geometry (simple edges, curves and angles) and clean lines in furniture, architecture and sculpture. This style grew from the idea to build for function, to do without traditional decoration, and to embrace industrial materials like chrome, glass and concrete, which new technologies make available.

If you hate to dust around knick-knacks or polish detailed carvings, sleek modern design makes your life easier. Less is more. If you enjoy open space, and don't need to fill it in with furniture and accessories, you will enjoy the openness of modern interiors.

MODERN DESIGN

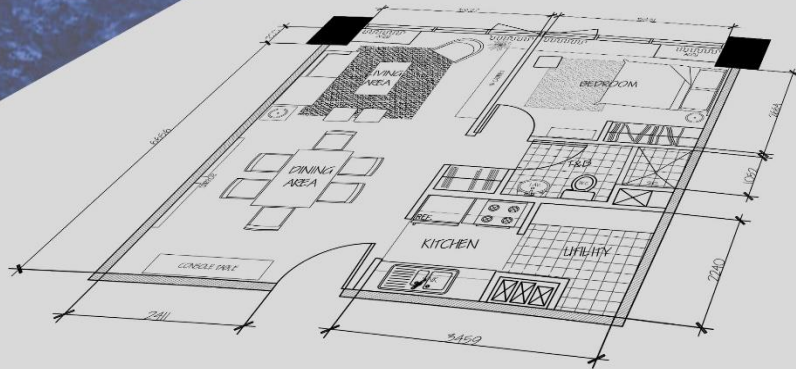
DESIGN SCHEME

PROPO

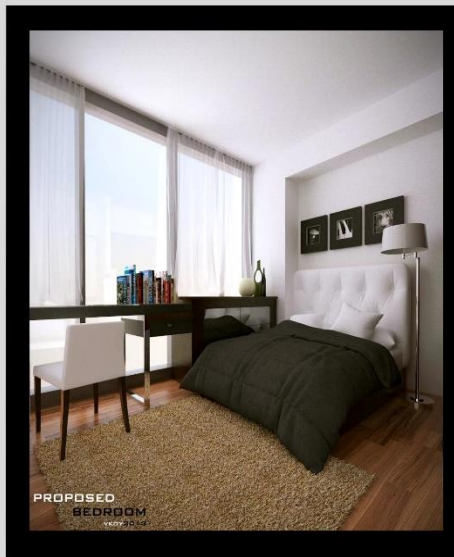
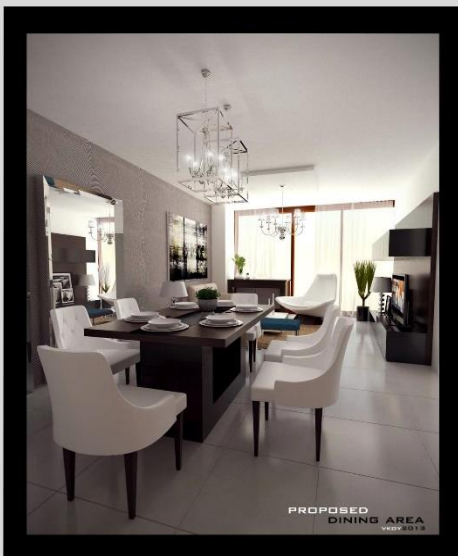
STUDIO UNIT / 36 sq.m.



DESIGN SCHEME



PROPOSED FLOOR PLAN



P E R S P E C T I V E S

A photograph of a modern Zen interior design. It features a light-colored sofa, a low wooden coffee table, and a large, textured rug. In the foreground, there is a low, tufted cushion and a tray with three lit candles. The background shows a large window with a view of a city skyline.

MODERN ZEN DESIGN

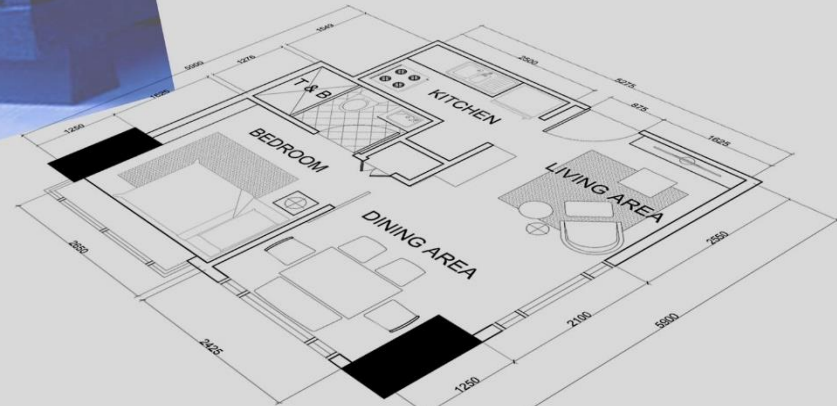
Modern Zen design applies elements from the philosophy into interior surroundings. It focuses on mindfulness, and the same goes when you design a Zen interior. You need to be mindful of every element in the rooms and know their purpose. It is a calming decor that can bring peace to your hectic life. Our showflat at Eastwood City features a Zen feel ambiance. It is an escape within hectic city life, a hidden way for our clients to relax.

MODERN ZEN DESIGN

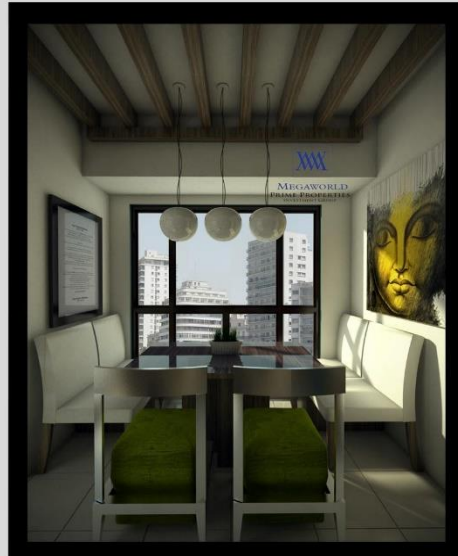
STUDIO UNIT / 36 sq.m



DESIGN SCHEME



PROPOSED FLOOR PLAN



PERSPECTIVES

9. CLEAN & HEALTHY LIVING



The development recreates that fresh and ambient feel in an urban setting.



FEATURED

RFO Project



THE PHILIPPINES' GRAND ADDRESS OF SUCCESS



One
CENTRAL

THE PHILIPPINES' GRAND ADDRESS OF SUCCESS

One
CENTRAL

THE PHILIPPINES' GRAND ADDRESS OF SUCCESS

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LOCATION : Corner of Sen. Gil Puyat Avenue,
H.V. Dela Costa, & Geronimo Streets



SITE DEVELOPMENT PLAN

SEN. GIL PUYAT AVENUE (BUENDIA)

Geronimo St

H.V. DELA COSTA STREET >>> to Makati Ave

Valero St

VALERO STREET

McDonald's

Recero Plaza

TO RASA RESERVE





Designed by award-winning
design firms:

GETTYS CHICAGO
and
THE PREBEN KENT





Designed by award-winning
design firms:

GETTYS CHICAGO
and
THE PREBEN KENT





Actual Grand Lobby



IMAGES OF THE ACTUAL AMENITY DECK





AMENITY AREA ON THE 7TH FLOOR





Pool deck





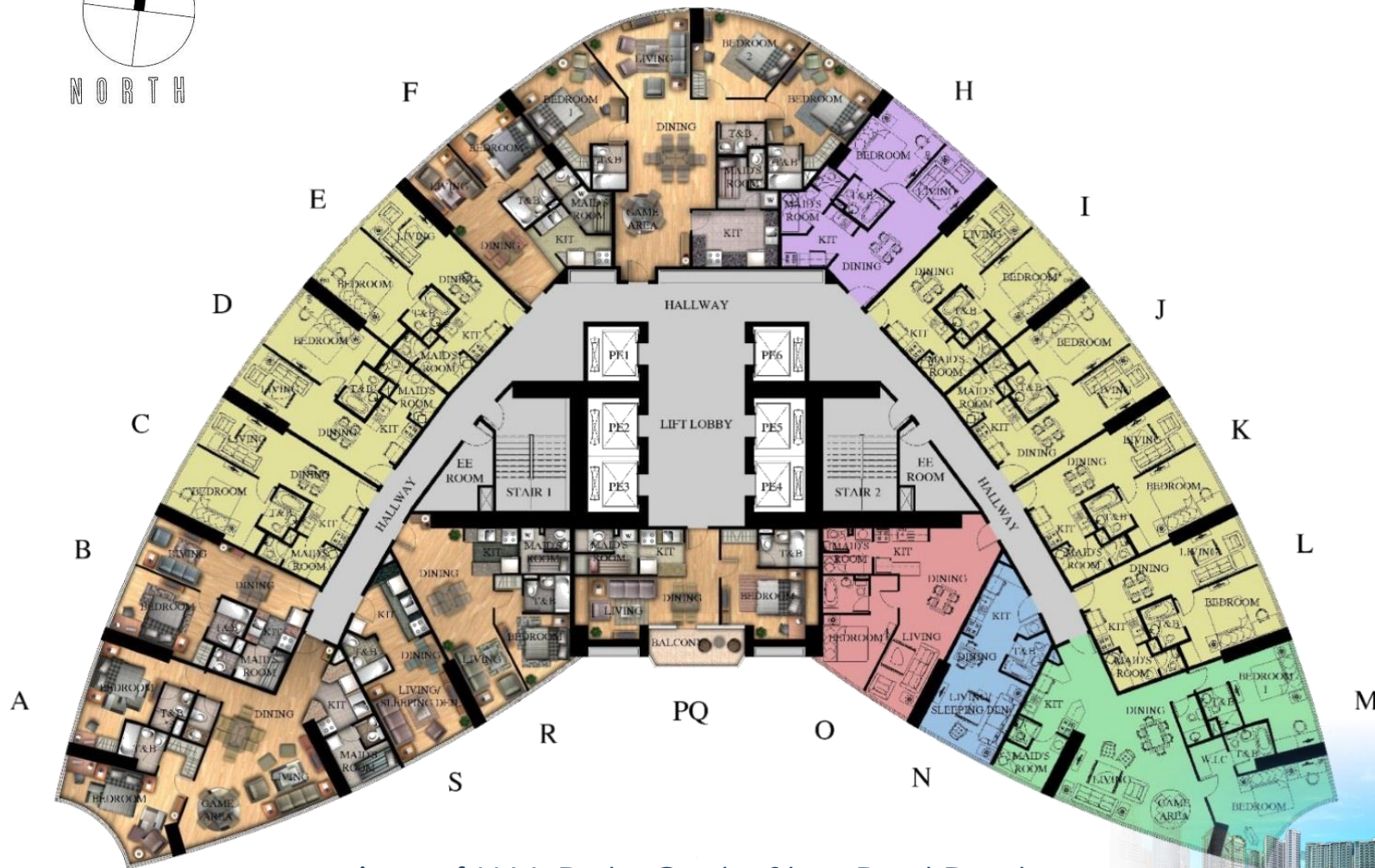
Actual Mini Theater (50-seater)



TYPICAL FLOOR PLAN (3TH -43RD FLOOR)



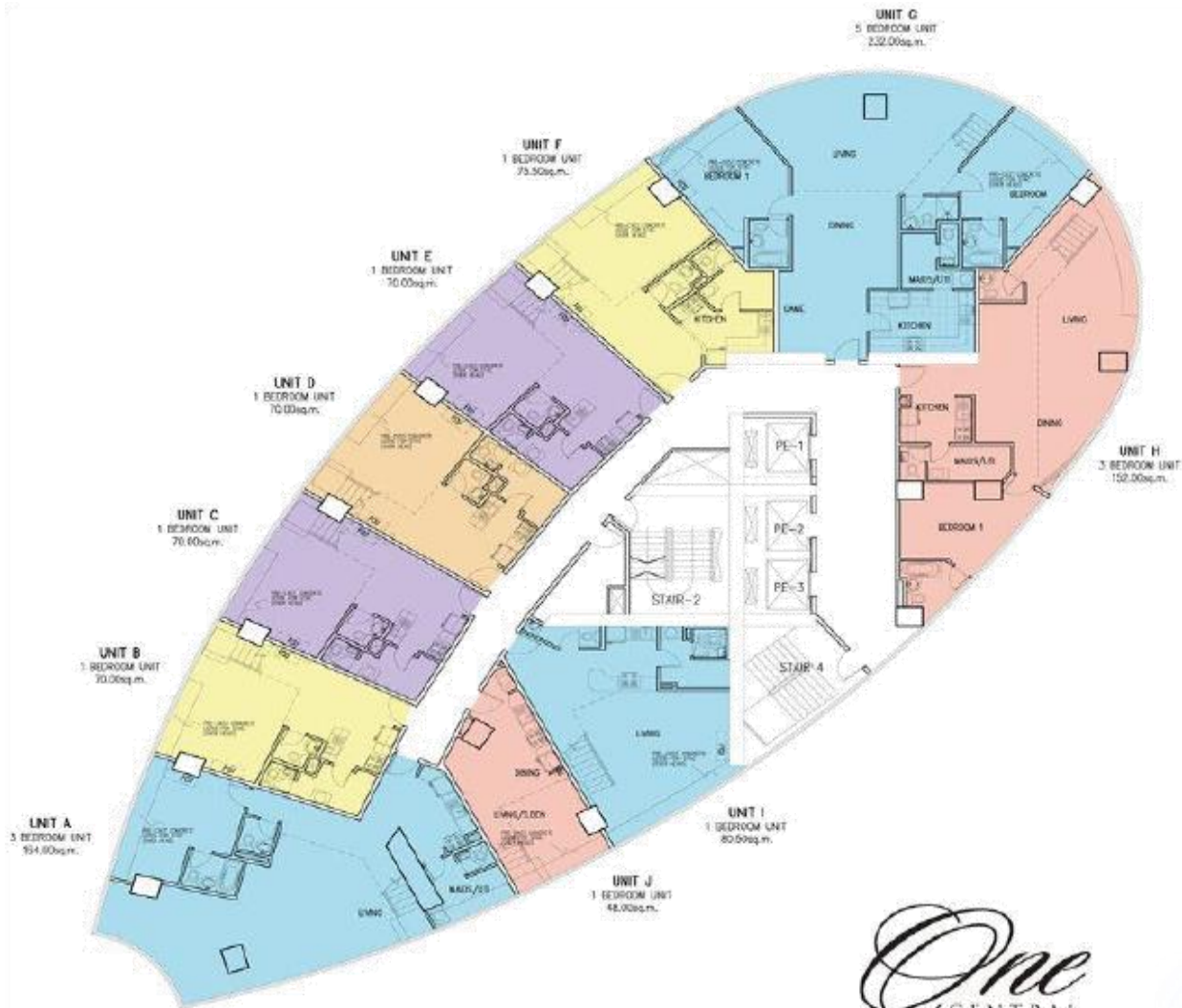
View of Sen. Gil Puyat Ave.



view of H.V. Dela Costa St. & Pool Deck



TYPICAL FLOOR PLAN



One
CENTRAL

THE PHILIPPINES' GRAND ADDRESS OF SUCCESS

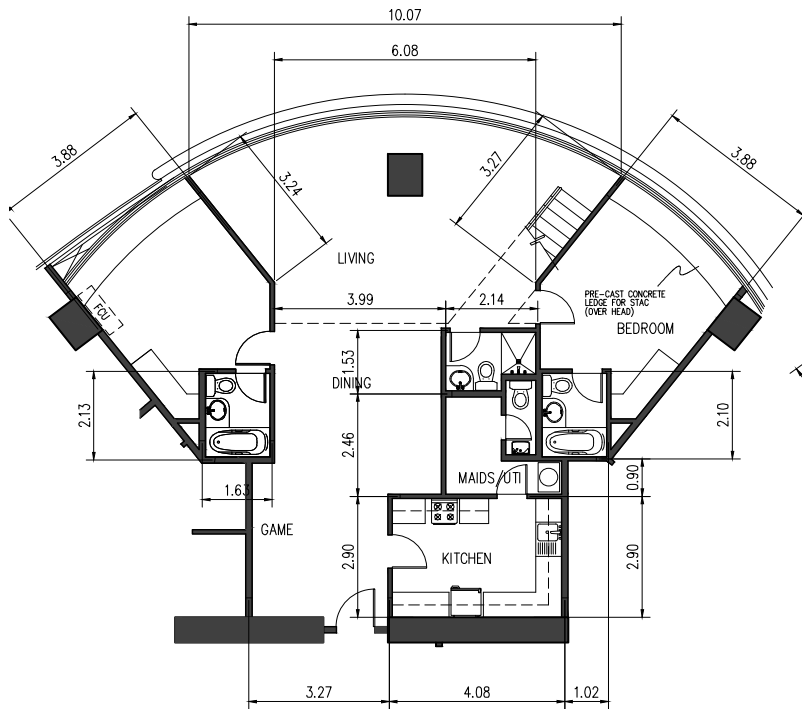
50TH FLOOR PLAN (LOWER LEVEL)

LUZON

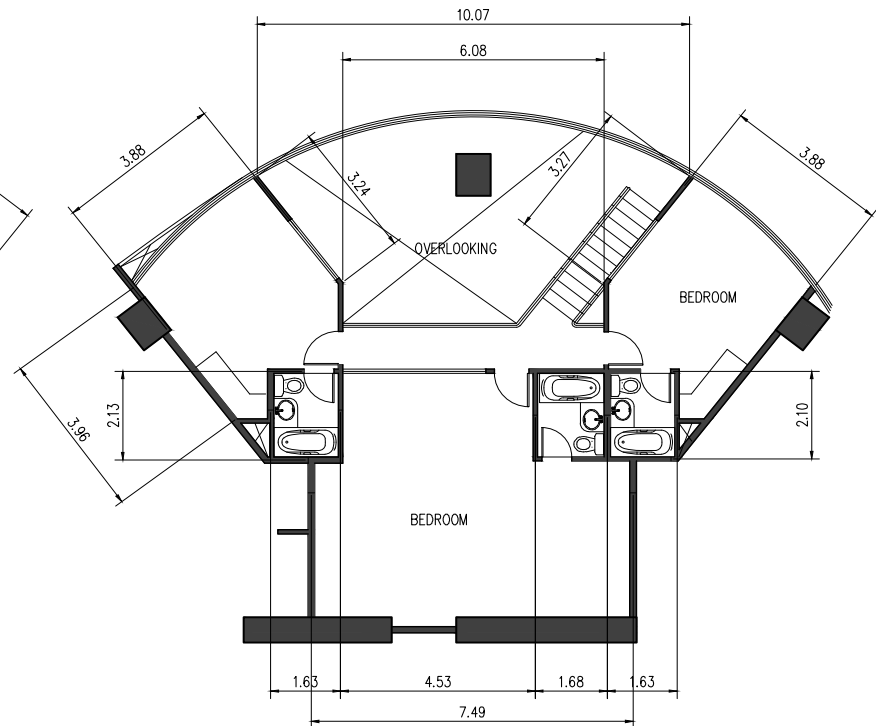
MANILA



MINANAG



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

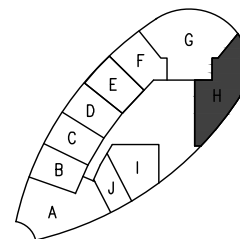
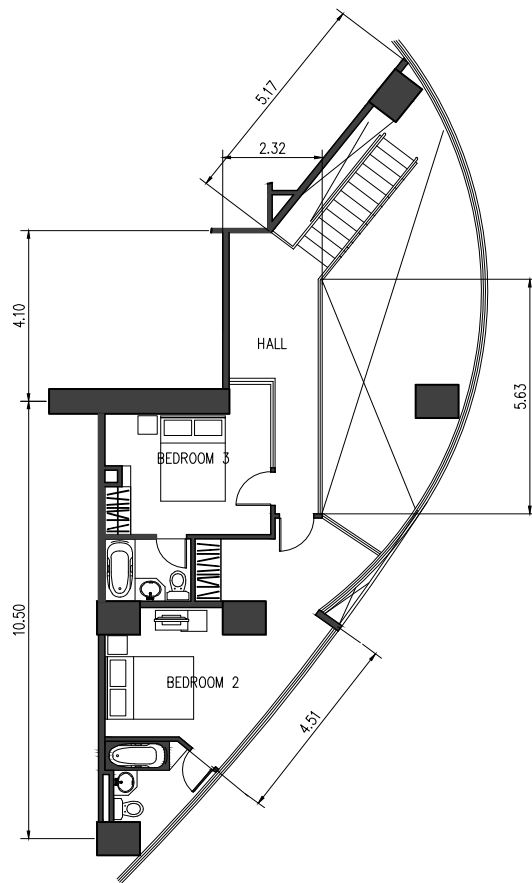
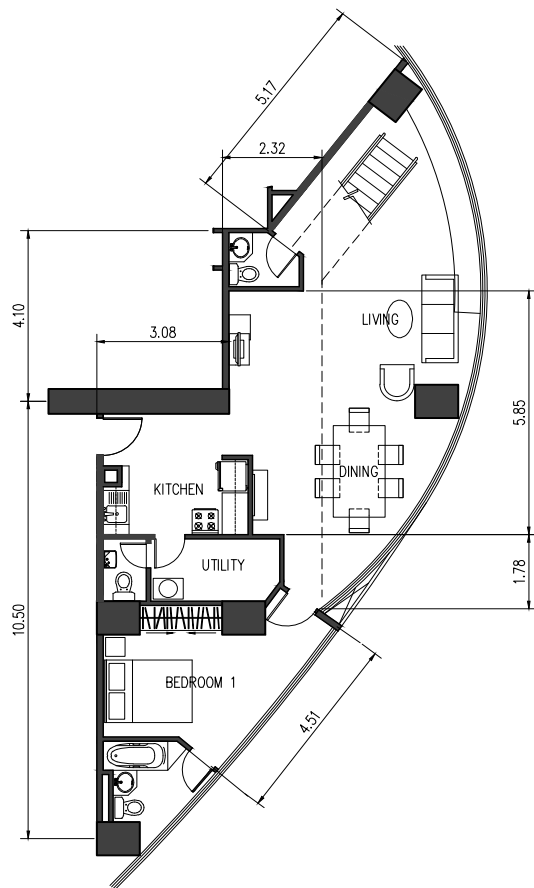


THE PHILIPPINES' GRAND ADDRESS OF SUCCESS

UNIT 50G

5 BEDROOM UNIT : 232.00sq.mtr.

All units are furnished. Selling price is established principally on a per unit basis and not on the unit measurement or dimensions. Sizes & location of structural elements and utility pipe chases are subject to change & may differ from actual deliverable condition.



KEY PLAN

One
CENTRAL

THE PHILIPPINES' GRAND ADDRESS OF SUCCESS

UNIT 50H
3 BEDROOM UNIT
152.00 sq.m.

PROJECT TITLE: ONE CENTRAL SEN GIL PUYAT/DELA COSTA MAKATI CITY	REFERENCE / NOTES:	SHEET CONTENT/S: FLOOR PLAN	SHEET NUMBER: SD-1 DATE: 23DEC2013 Drawn By: A.O. Aguilera Checked By: H.A. Cullano
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ADDITIONAL UNIT IMAGES





FREE INTERIOR DESIGN *(interior rendering only)*



FREE INTERIOR DESIGN *(interior rendering only)*



FREE INTERIOR DESIGN *(interior rendering only)*

SAMPLE COMPUTATION

PROJECT
FLOOR
UNIT
TYPE

ONE CENTRAL
50
G
5-BR WITH LOFT

TOTAL AREA
RESERVATION FEE
UNIT PRICE
CLIENT

232.0
P 25,000.00
P 51,020,000.00

OPTION 3: 10-10-80

UNIT PRICE		PHP51,020,000.00
10%	Downpayment & Move In	PHP5,102,000.00
	Less: Reservation Fee	PHP25,000.00
	Net Downpayment	PHP5,077,000.00
Payable within 30 Days from Date of Reservation		
10%	in 24 Months	Php5,102,000.00
Php212,583.33 PER MONTH		
80%	Balance on the 25th month	PHP40,816,000.00
Thru Cash or Bank Financing		



LUZON

MINANAO

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