



# ANCHOR LAND

# Anchor Land Holdings Inc.

- Publicly Listed Company
- Head Office is located along Makati Ave. cor. Ayala Ave., Makati City
- Known for one of the fastest growing developers in the Real Estate Industry
- 17 Years – Real Estate Industry
- +35 – Completed and On-Going Projects/Developments
- Strategically placed in 7 Locations (Binondo, Roxas Blvd, Bay City, San Juan City, Davao City, and Manila)

# Completed Projects

in Binondo

## ANCHOR SKYSUITES

Known as the world's tallest Chinatown structure upon its completion, this 56-story skyscraper offers a limited collection of premium residences of four (4) levels of high-end amenities. The property stands out in Ongpin as a landmark of Anchor Land's unprecedented brand of luxury and opulence.

## ANCHOR GRANDSUITES

This residential tower is another iconic luxury landmark that will be known for its timeless value, the new enviable address for generations of hardworking executives and families in Manila Chinatown.

## MANDARIN SQUARE

A highly coveted home address in Ongpin, this residential development has offered luxurious homes and amenities catering to highly discerning lifestyle of the hardworking businessmen and families in Manila Chinatown.

## LEE TOWER

Situated along Sabino Padilla Street in Manila Chinatown, this residential condominium is the first development to showcase the distinct brand of Anchor Land in the country. It is characterized by a perfected harmony of world-class methods and old-age Chinese traditions, having only 150 residential units ideal for families.

## WHARTON PARKSUITES

With a close proximity to schools and businesses in Manila Chinatown, this residential property offers a limited collection of spacious family residences ideal for families with students enrolled in nearby schools and those with businesses in the vicinity. It is a low-density development with only eight (8) residences per floor, and amenities designed to promote holistic learning and development for students, and closer ties for families.

## PRINCEVIEW PARKSUITES

This residential development is the place to start right with the perfect balance between work and life. It is a home address in Manila Chinatown ideal for young professionals, entrepreneurs, and starting families.

## OXFORD PARKSUITES

Situated at the corner of the streets of Masangkay, Benavidez and La Torre, this residential development offers seven (7) residences per floor. It is located close to the Chinatown's private schools, designed to provide the best quality of luxury living for families and holistic development for children, while promoting the values and traditions that strengthen family ties in Manila Chinatown.



# Completed Projects

in Roxas Boulevard

## ADMIRAL BAYSUITES

Situated along Roxas Boulevard, this two-tower luxury development offers a diverse collection of expansive residences across Manila Bay. The property is characterized by a harmonious blend of classic and modern architecture, designed for a fast-paced urban lifestyle.

## ADMIRAL GRANDSUITES

Admiral Grandsuites is a luxurious development offering an exclusive collection of 50 premium residences across Manila Bay. It is a befitting opulence in the Philippine capital, a development characterized by a harmonious combination of the richness of historic Manila and the influence of modern architectural designs.

## ADMIRAL HOTEL

A revived landmark of history and legacy, the hotel will soon open its doors as the first luxury boutique hotel in the Philippines. It is a valuable addition to the M Gallery Collection of upscale hotels around the globe, and will be operated by the world-renowned Accor Group.



ADMIRAL BAYSUITES

ADMIRAL GRANDSUITES

ADMIRAL HOTEL

# Completed Projects

in the Bay City

## SOLEMARE PARKSUITES

This upscale four-tower, 18-storey residential development is Anchor Land's very first residential project in the Bay City, designed for the young professionals and small families who want a second home in the Entertainment City.

## MONARCH PARKSUITES

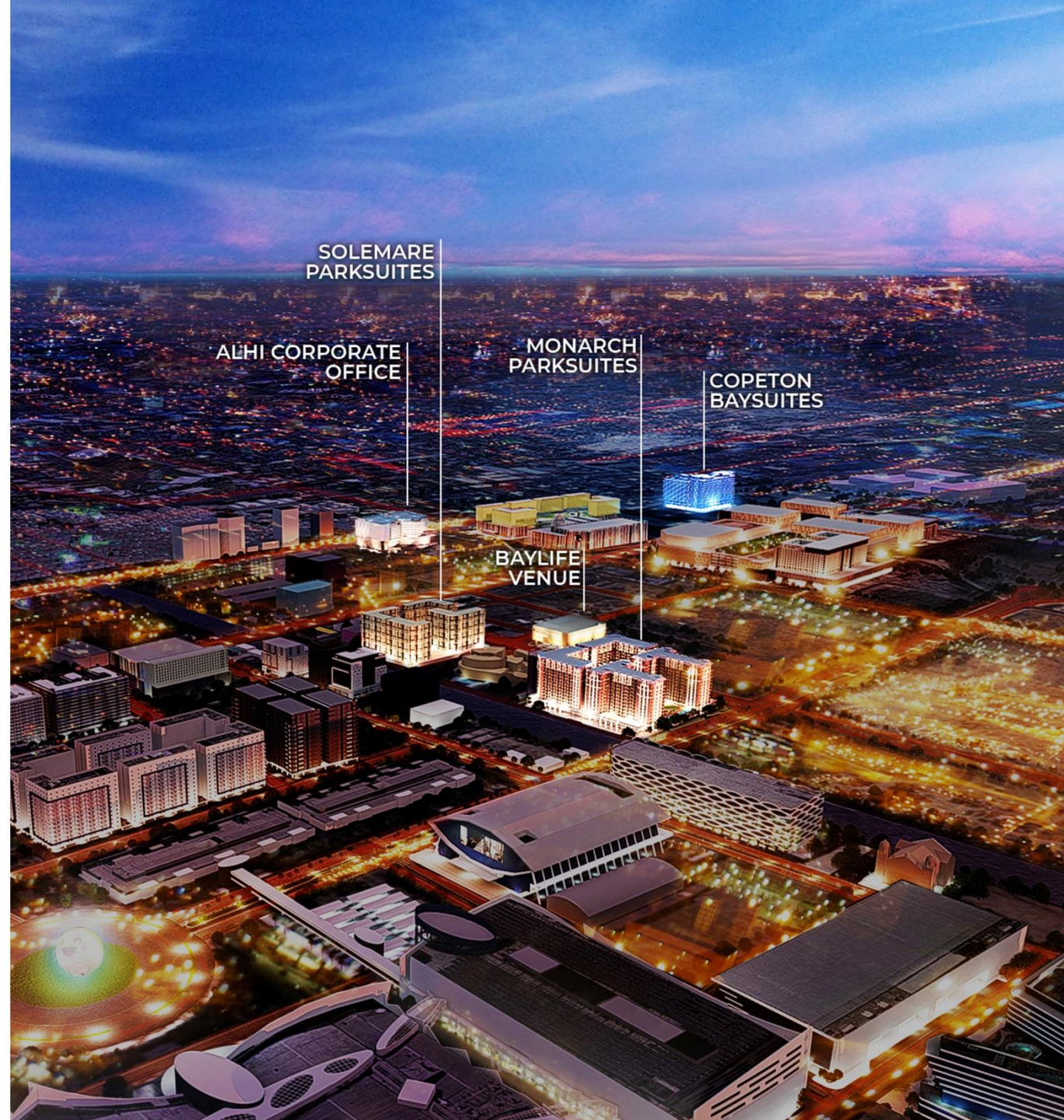
This luxury four-tower, 17-storey residential enclave exudes a classic Dutch Baroque architecture, reminiscent of the century-old European castles with over 8,000 sqm of well-appointed amenities.

## THE CENTRIUM

The two-tower LEED pre-certified Gold premium office is Anchor Land's first office development that complements the Bay City's flourishing industries. It will cater to the upgrade needs of the BPO-IT industry and other businesses planning to move to the Entertainment City.

## BAYLIFE VENUE

Home to the country's biggest Chinese seafood restaurant, Baylife Venue is Anchor Land's first foray in the tourism and leisure segment.





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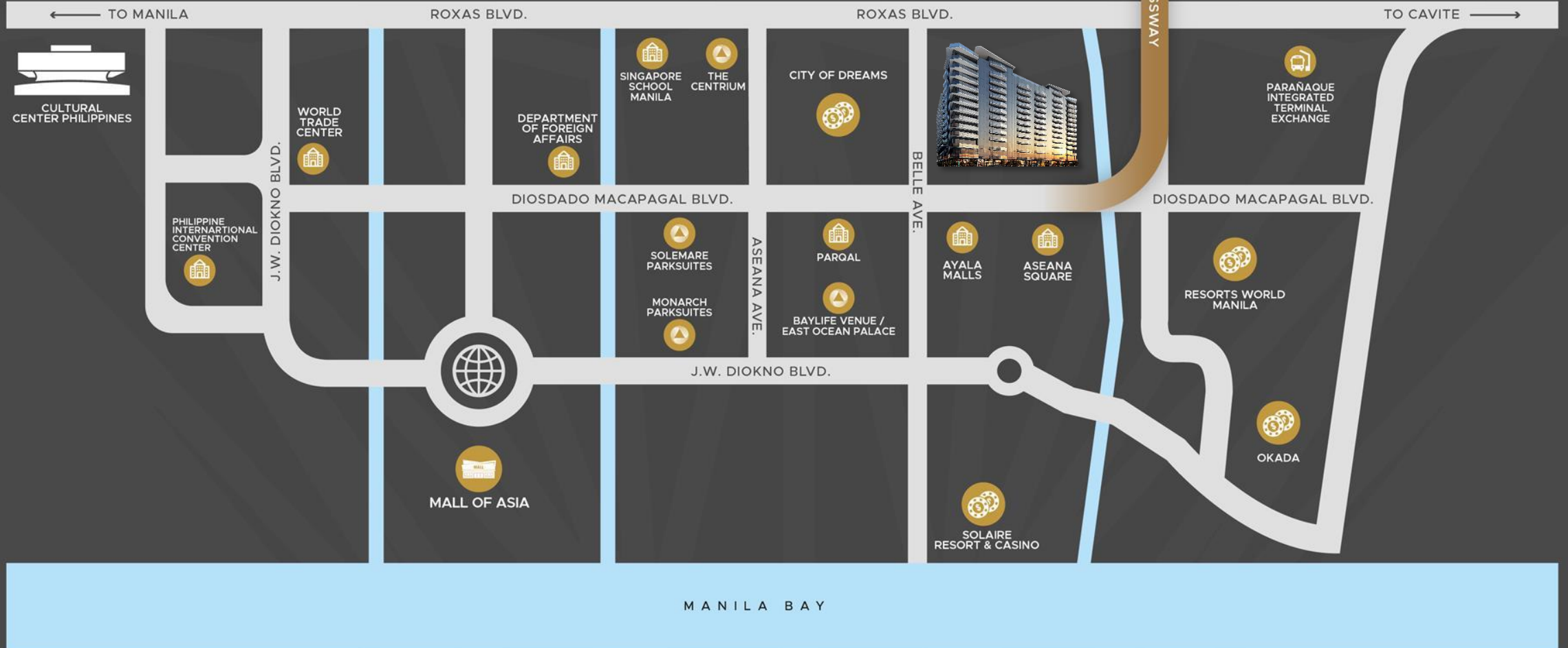
C O P E T O N B A Y S U I T E S



# LOCATION



安泰 海灣天鑽  
COPETON BAYSUITES





# 安泰·海灣天鑽

COPETON BAYSUITES



PROJECT CONCEPT



COMPETITIVE EDGE





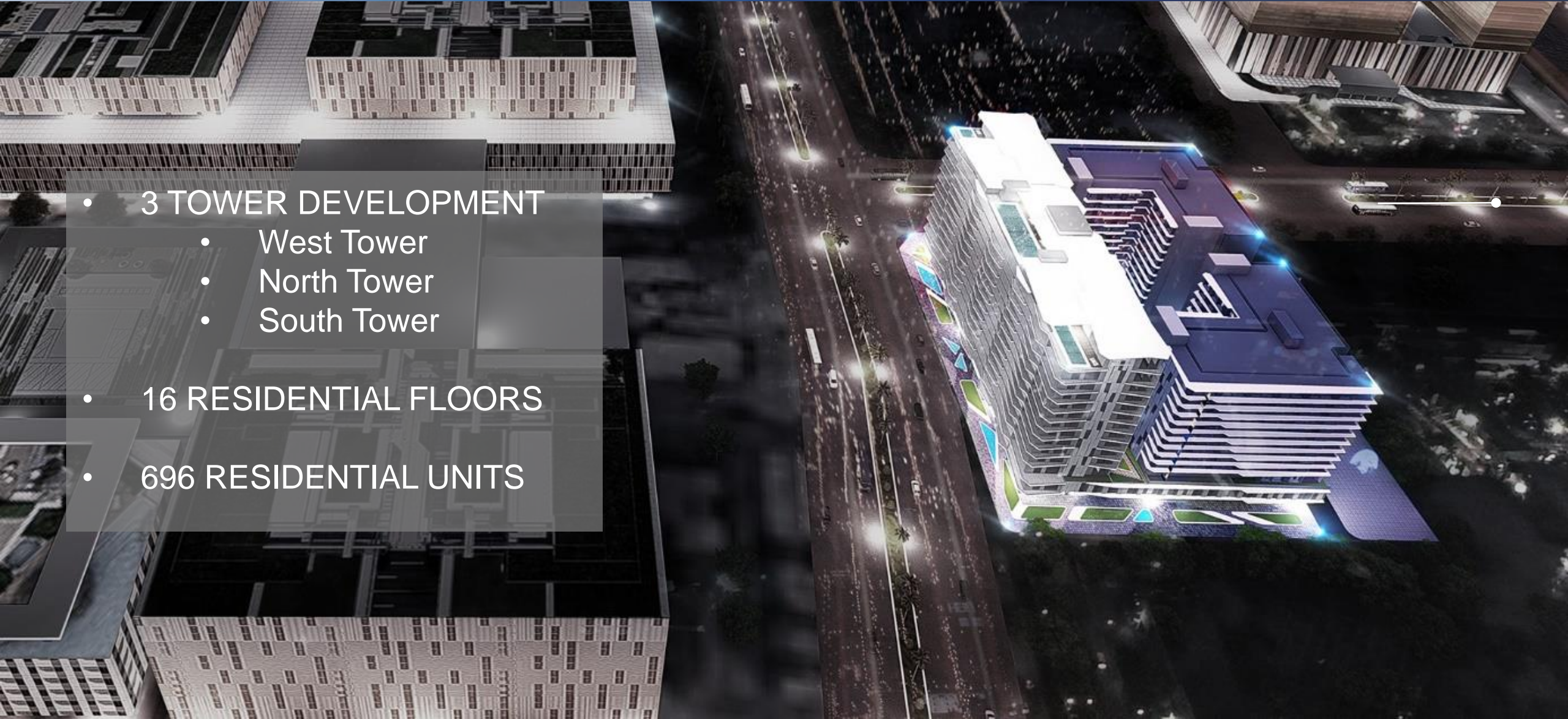


# PROJECT CONCEPT



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COPETON BAYSUITES

- 3 TOWER DEVELOPMENT
  - West Tower
  - North Tower
  - South Tower
- 16 RESIDENTIAL FLOORS
- 696 RESIDENTIAL UNITS





# PROJECT CONCEPT



安泰 海灣天鑽  
COPETON BAYSUITES



WEST TOWER



Concept	<ul style="list-style-type: none"><li>• Elegance with state-of-the-art design</li><li>• Generous space to accommodate unit owner's style</li></ul>
Reason for Buying	<ul style="list-style-type: none"><li>• End use</li></ul>



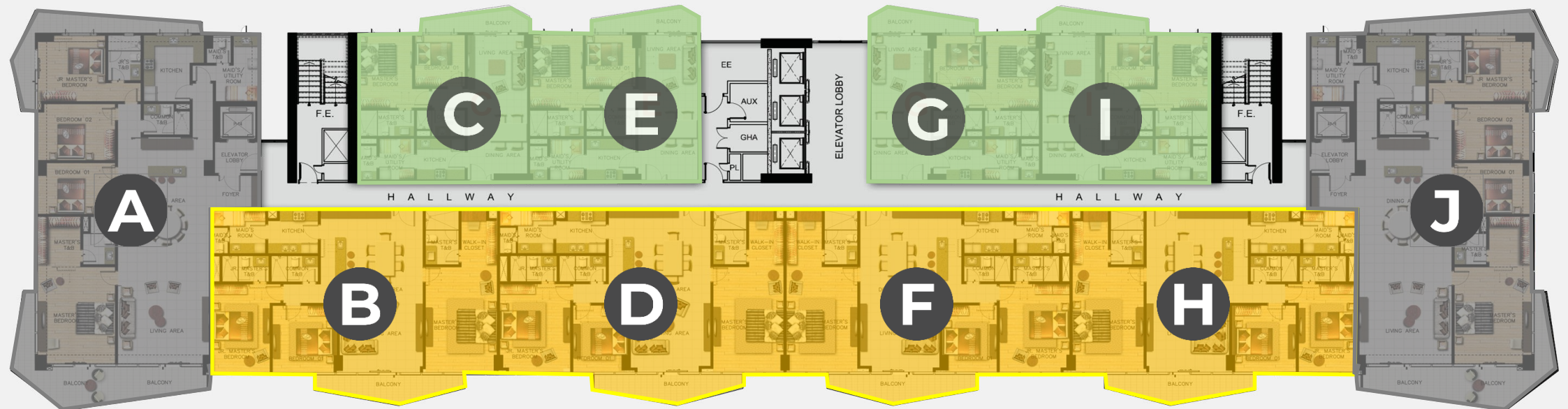
安泰海灣天鑽  
COPETON BAYSUITES

# WEST TOWER

## 5TH - 16TH FLOOR TYPICAL



BELLE AVE.



DIOSDADO MACAPAGAL BLVD.



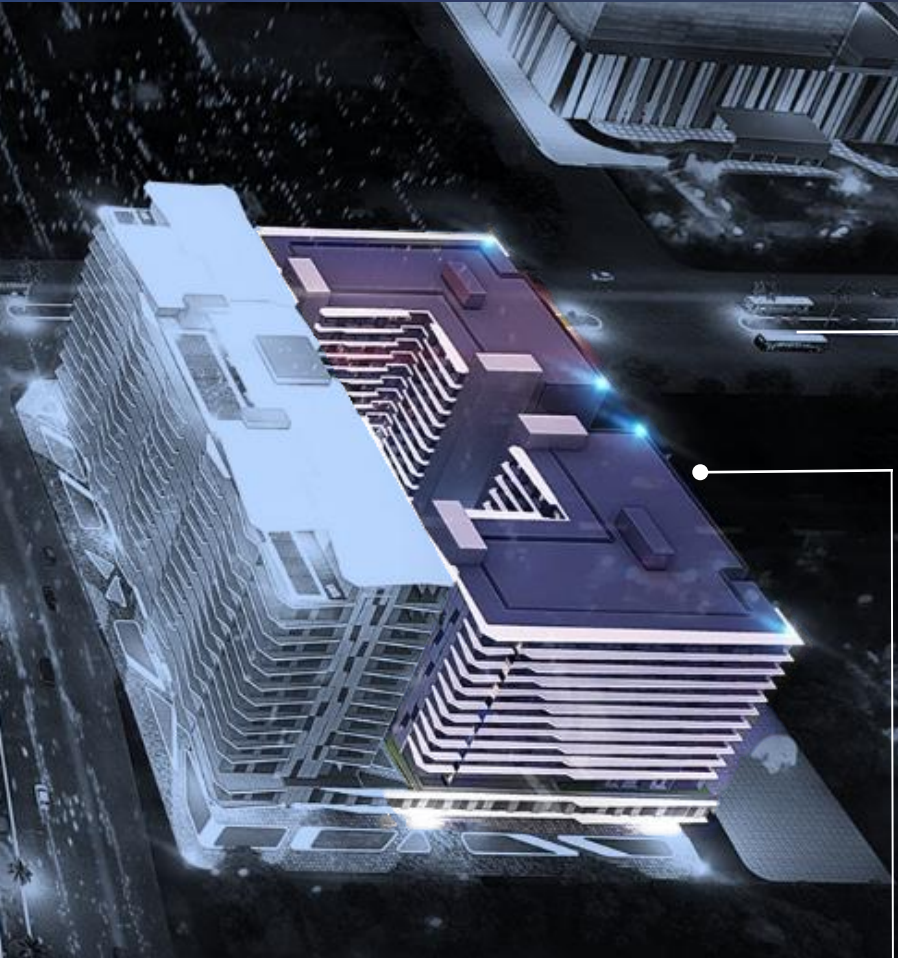
# PROJECT CONCEPT



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COPETON BAYSUITES



Concept	<ul style="list-style-type: none"><li>• Business-ready units for rental operations</li><li>• Alternative to hotel accommodation</li></ul>
Reason for Buying	<ul style="list-style-type: none"><li>• Investment (for passive income)</li></ul>
Target Guests	<ul style="list-style-type: none"><li>• Business and Leisure travelers</li></ul>



**NORTH & SOUTH TOWERS**



# OUR COMPETITIVE EDGE

## WHAT MAKES **COPETON BAYSUITES** THE PASSIVE INCOME SOLUTION FOR TODAY'S INVESTORS?



LOCATION

MARKET  
SUSTAINABILITY



RENTAL READY  
FEATURES



FASTER ROI

# BAY CITY

THE NEW CENTER OF FINANCE, BUSINESS AND TOURISM



**1,500 HECTARES**  
OF EXCITING  
DEVELOPMENTS



THE PHILIPPINES'  
**BIGGEST**  
ENTERTAINMENT &  
TOURISM DISTRICT



**GATEWAY**  
TO ALL MAJOR CITIES  
IN METRO MANILA

# THE BAY CITY VIBE



# THE BAY CITY VIBE

  
**SOLAIRE**  
RESORT & CASINO™

  
**OKADA**  
MANILA®

  
**CITY OF DREAMS**  
MANILA



ACCOMODATION  
SUPPLY

800

993

938



SHOPPING AREA\*

60,000

8,409

80,000

18,500

26,410

18,000

GAMING AREA\*



DINING

17

10

19

\*Measured in square meters



# THE BAY CITY VIBE



# THE BAY CITY VIBE

TABLE GAMES



THE RETREAT SPA



LUXURY BRAND  
SHOPPING



COVE MANILA



THE FOUNTAIN



THE GLASS BALLROOM



# THE BAY CITY VIBE



LI YING V.I.P. CLUB



NOBU HOTEL



DREAM PLAY



K - GOLF



CRYSTAL DRAGON



GARAGE VR + FOOD PARK

# THE BAY CITY VIBE

CENTRAL GARDEN



MALL CINEMA



LARGEST TIMEZONE



SHOPPING SECTION



AM.PM MANILA



THE FOOD CLUB





MALL OF ASIA  
COMPLEX

# THE BAY CITY VIBE



THE  
BAY CITY  
VIBE



# TOURISM IN THE BAY CITY

## PRE-PANDEMIC

### TOURISM GROWTH



**11%**

AVERAGE ANNUAL  
INCREASE  
2015-2018

### 2019 TOURIST ARRIVALS



**8.26M**

**770K**  
TOURISTS IN BAY CITY

## BEYOND 2020

### STEADY TOURISM RECOVERY

**25,000**

FEBRUARY 2022  
INTERNATIONAL  
TOURIST ARRIVALS

SOURCE: MALACANANG

**46%**  
FILIPINO  
TOURISTS





# OUR COMPETITIVE EDGE

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LOCATION



RENTAL READY  
FEATURES

CONVENIENCE  
& COST  
EFFECTIVENESS



FASTER ROI



# NORTH & SOUTH TOWERS

## 5<sup>TH</sup> – 16<sup>TH</sup> FLOOR TYPICAL



DIOSDADO MACAPAGAL BLVD.

- 28 UNITS PER FLOOR
- Studio:
  - w/ BALCONY (25 units)
  - w/o BALCONY (Units 12 & 25)
- 2BR UNIT (Unit 19)



# RENTAL-READY FEATURES



SMART TECHNOLOGIES



FULLY-FURNISHED UNITS



HOTEL-LIKE AMENITIES



LEASING MANAGEMENT

## Benefits:

- ✓ Stand out in the property market
- ✓ Always connected
- ✓ Secure and fast connection



## FIBER – OPTIC CONNECTIVITY

Maximize efficiency with fiber optic connectivity, which guarantees Gigabit speed, increased reliability, unlimited data and fail-safe uptime. It is optimal for university students, executives and businesses.



# SMART TECHNOLOGIES



Exclusively given to our unit owners because security is our priority.

Unit owners are allowed at the amenity floor and designated floor.

Advantages:

- ✓ Each card is unique
- ✓ Exclusive access to your floor & common areas
- ✓ Keeps tenants and premises safe

## KEY CARD ACCESS SYSTEM

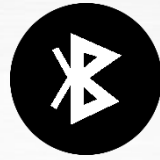
Benefit from guaranteed exclusivity and security using the customized key cards and elevator key pass.



# SMART TECHNOLOGIES



NUMERIC  
PASSWORD



BLUETOOTH



KEY

## Advantages:

- ✓ Keyless entry and exit
- ✓ Increased security
- ✓ Convenience

## DIGITAL LOCKSET

You enter your unit using our digital lockset system that can be opened conveniently using your phone's Bluetooth, or a password that you can manage using a mobile application.



# SMART TECHNOLOGIES

## Benefits:

- ✓ Environmentally friendly
- ✓ Ease of access for care and service
- ✓ Optimizing oxygen flow on the area

## AIR PURIFICATION SYSTEM

Take advantage of the ductless air exhaust which ensures the cleanest quality of air in your home.



# SMART TECHNOLOGIES



**MEMOS & CIRCULARS**



**BILLING**



**SERVICE REQUESTS**



**VISITORS AND HELPERS**

78°

LVR



## ONLINE PROPERTY MANAGEMENT SYSTEM

Stay connected with your property, anytime, anywhere you are.



# FULLY-FURNISHED UNITS

## STUDIO UNITS



LIVING AREA

- **DIGITAL LOCKSET**
- 36" LED TV
- LIGHTING FIXTURE
- 3 SEATER SOFA
- ACCENT CHAIR
- CENTER TABLE
- MODULAR ENTERTAINMENT SYSTEM
- WALL MOUNTED SPLIT TYPE AC



BEDROOM AREA

- 1 QUEEN SIZED BED
- NIGHT TABLE
- WALL MOUNTED SPLIT TYPE AC



KITCHEN AREA

- 5.0 CUBIC FT REFRIGERATOR
- RANGEHOOD
- MICROWAVE OVEN
- 2 PLATE INDUCTION COOKTOP
- OVERHEAD CABINETS
- LIGHTING FIXTURE



BATHROOM AREA

- **DUCTLESS AIR THERAPY SYSTEM** W/ LIGHTING FIXTURE
- WATER HEATER APPARATUS
- VANITY CABINET W/ LAVATORY
- BATHROOM FIXTURES

Estimated Value: 285,000 PHP

## 2 BR UNITS



LIVING AREA

- **DIGITAL LOCKSET**
- 36" LED TV
- MULTI USE-CENTER TABLE
- LIGHTING FIXTURE
- ACCENT SOFA W/
- PULL OUT DOUBLE SIZE BED



KITCHEN AREA

- 10 CUBIC FT REFRIGERATOR
- RANGEHOOD
- MICROWAVE OVEN
- 4 PLATE INDUCTION COOKTOP
- OVERHEAD CABINETS
- LIGHTING FIXTURE



DINING AREA

- 4 SEATER DINING SET
- LIGHTING FIXTURE



BATHROOM AREA

- **DUCTLESS AIR THERAPY SYSTEM** W/ LIGHTING FIXTURE
- WATER HEATER APPARATUS
- VANITY CABINET W/ LAVATORY
- BATHROOM FIXTURES



MASTER'S BEDROOM

- QUEEN SIZED BED W/ MATTRESS
- NIGHT TABLE
- LIGHTING FIXTURE
- STUDY TABLE W/ CHAIR
- 29" LED TV
- TV CONSOLE
- WALL MOUNTED SPLIT TYPE AC



BEDROOM 1

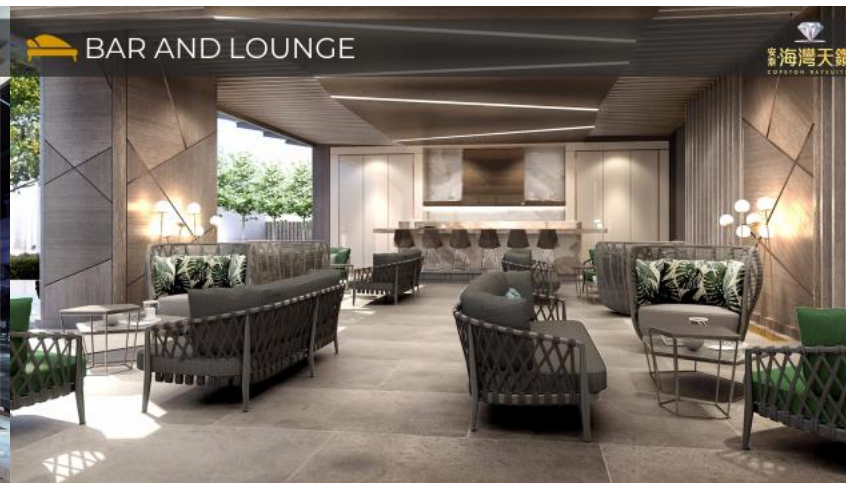
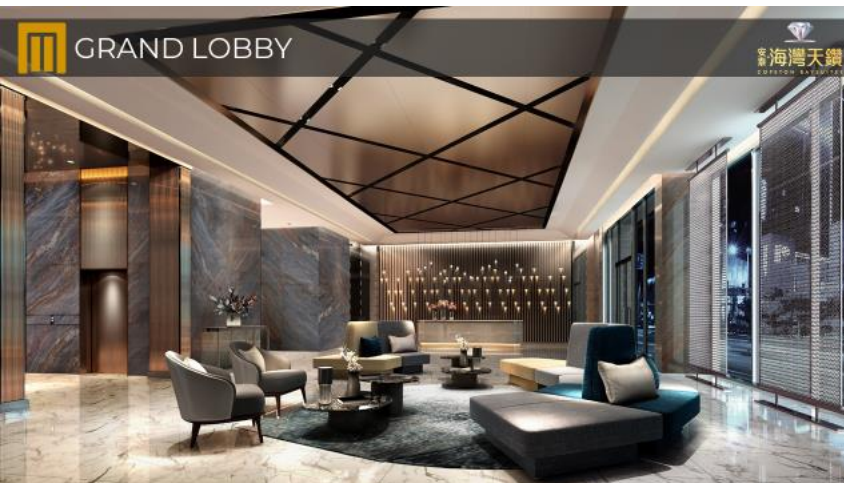
- QUEEN SIZED BED W/ MATTRESS
- NIGHT TABLE
- LIGHTING FIXTURE
- WALL MOUNTED SPLIT TYPE AC

Estimated Value: 512,000 PHP



# HOTEL-LIKE AMENITIES

## INDOOR AMENITIES



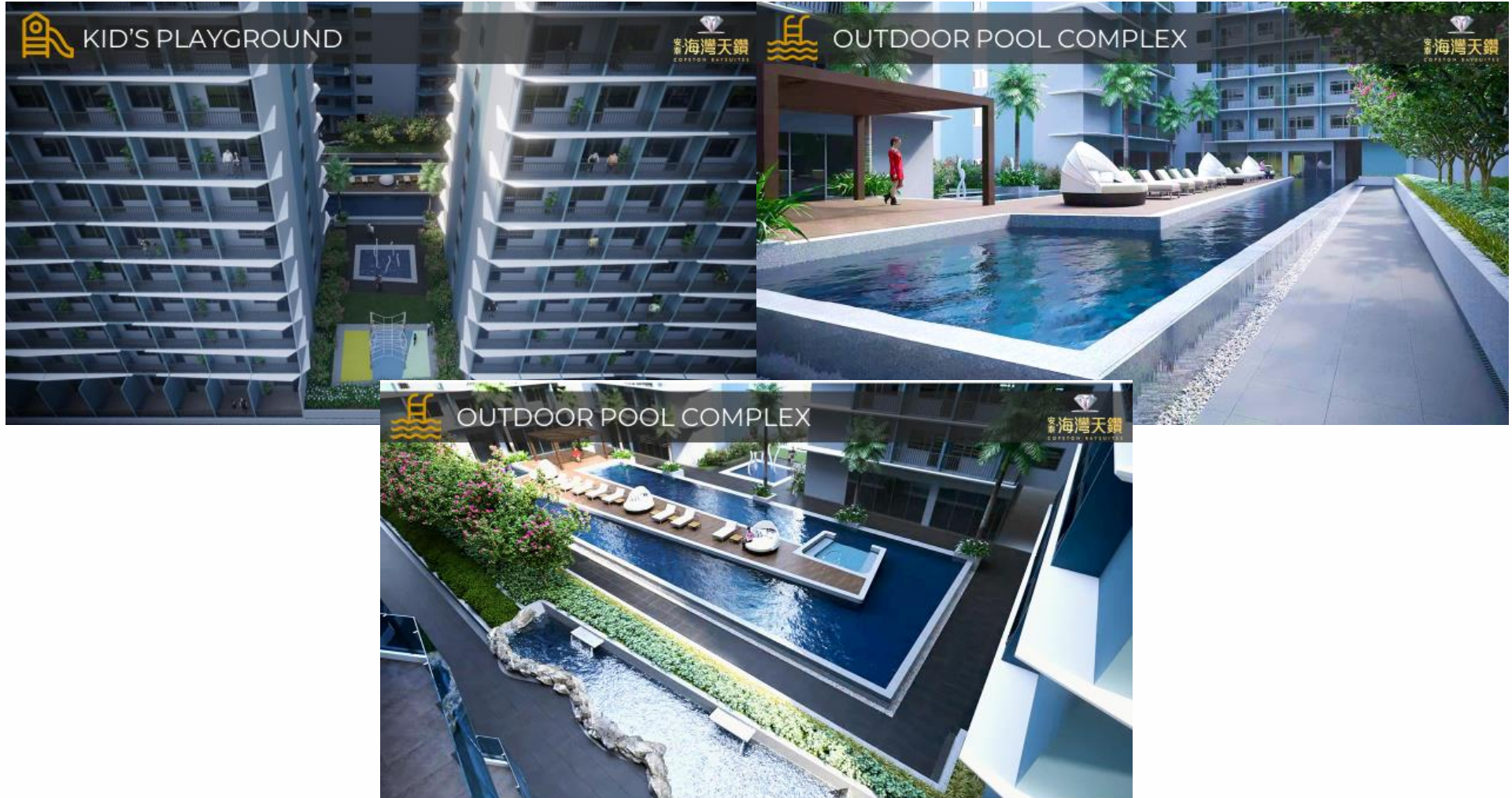


# HOTEL-LIKE AMENITIES



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COPETON BAYSUITES

## OUTDOOR AMENITIES





# LEASING MANAGEMENT

## ANCHOR 100

100% PROPERTY MANAGEMENT SERVICES

**ANCHORED BY 100% COMMITMENT**



ASSET  
EVALUATION



MARKETING



TENANT  
MANAGEMENT



LEGAL



MAINTENANCE



# RENTAL-READY FEATURES



SMART TECHNOLOGIES



FULLY-FURNISHED UNITS



HOTEL-LIKE AMENITIES



LEASING MANAGEMENT



# OUR COMPETITIVE EDGE



## WHAT MAKES **COPETON BAYSUITES** THE PASSIVE INCOME SOLUTION FOR TODAY'S INVESTORS?



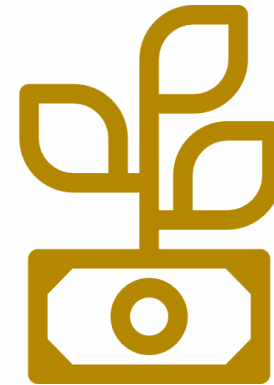
LOCATION

MARKET  
SUSTAINABILITY



RENTAL READY  
FEATURES

CONVENIENCE  
& COST  
EFFECTIVENESS



FASTER ROI

SECURITY



# FASTER ROI



## RETURN ON INVESTMENT ASSUMPTIONS:

- 31.2 SQM @ 310,000 PHP per SQM (TCP 9,672,000 PHP)
- Leasing Management Fee computed at 35% of Monthly Rental Income
  - Anchor 100 Services (Asset Evaluation, Marketing, Tenant Management, Legal, Maintenance)
  - Housekeeping (laundry, cleaning, etc.)
  - Association Dues @95PHP/SQM (2,964 PHP)
  - Utilities (Water, Electricity, Internet)
  - Toiletries
  - *Exclusions: Taxes (income tax, RPT – unit & common areas), Unit insurance*
- Annual Revenue computed at 70% occupancy
- Estimated Daily Rental Rate 5,209 PHP upon turnover (2025)
- Estimated annual rental rate increase of 5%
- Estimated annual unit value appreciation of 5%



# FASTER ROI



## HOTEL RATES as of August 2022

HOTEL*	ROOM	SIZE	OVERNIGHT RATE
COD – NUWA	DELUXE KING	53 SQM	16,571 – 18,412 PHP
OKADA	DELUXE KING	60 SQM	14,730 – 22,095 PHP
SOLAIRE	DELUXE CITY VIEW	43 SQM	12,444 – 16,592 PHP
COD – NOBU	DELUXE	36 SQM	12,275 – 14,730 PHP
COD - HYATT	DELUXE	36 SQM	9,378 – 13,306 PHP

\*Range covers weekday & weekend rates, not inclusive of breakfast



# FASTER ROI



## YEAR ONE RETURN ON INVESTMENT:

Daily Rental Rate (2025)	5,209 PHP
Gross Rent per month (30 days)	156,270 PHP
Leasing Management Fee @35%	54,695 PHP
CAPEX (0 for first 2 years)	0.00 PHP
Monthly Net Revenue @70% Occupancy	71,103 PHP
Annual Yield from Rental	853,285 PHP

**Year One Yield: 8.82%**





# FASTER ROI



**ROI by 10<sup>th</sup> Year\***  
@70% Occupancy

**107%**

**ESTIMATED PROPERTY  
VALUE UPON ROI**

**17,369,522**  
PHP  
(180% of TCP)

\*Doesn't include property value appreciation yet



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C O P E T O N B A Y S U I T E S