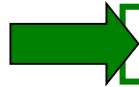


The Country's 1st Large Scale Integrated Eco-Community

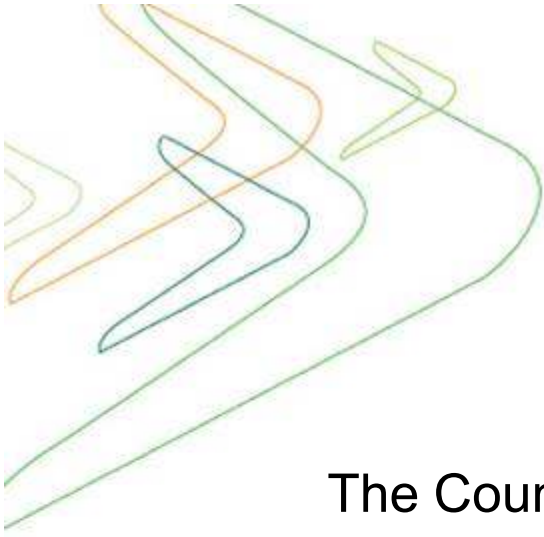


- A. Location
- B. Value Proposition
- C. Amenities
 - Current Developments
 - Recently Completed Projects
 - Upcoming Projects
- D. Estate Management



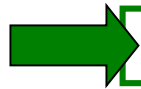
The location is in an **AREA OF GROWTH** surrounded with educational institutions and economic zones

- ✓ **Size: 1,860 hectares**
 - 7 x Bonifacio Global City
- ✓ **Location: Cities of Sta. Rosa and Calamba, Laguna**
 - 50 mins from Makati (40 km)
 - 30 mins from Alabang (25 km)
 - 15 mins from Sta. Rosa Exit (10 km)
- ✓ **Accessible from Metro Manila and other city centers via SLEX through:**
 - Mamplasan
 - Sta. Rosa
 - Eton City/Greenfield City
 - Silangan
 - Mayapa



The Country's 1st Large Scale Integrated Eco-Community

A. Location



B. Value Proposition

C. Amenities

- Current Developments
- Recently Completed Projects
- Upcoming Projects

D. Estate Management

Value Proposition



NUVALI is the large-scale masterplanned development for the 21st century where the **promise of redefining live, work, and recreate is made possible** in an integrated natural and man-made environment.



Amidst wide open spaces, its campus environment integrates a community where residences, business and recreation flow seamlessly --- **providing its citizens the equilibrium they have long aspired for**: the perfect harmony of nature and advancement, rest and productivity, and the contemporary and the timeless.

NUVALI will showcase Ayala Land's expertise in changing landscapes and shaping lifestyles that will **revolutionize community development in the country**.

**THIS IS AN EVOLUTION IN OUR WAY OF LIVING:
RETURNING TO A WAY OF LIFE
WE'VE ALWAYS WANTED TO CHOOSE.**

3-Point Sustainability Commitment



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

ECONOMIC SUSTAINABILITY

Solid underpinnings for future economic growth

- Mixed land use
- Connectivity: road networks and modern utilities like internet
- Central Business District, BPO Campus

ENVIRONMENTAL SUSTAINABILITY

Nature at its best; an environment preserved for the ages

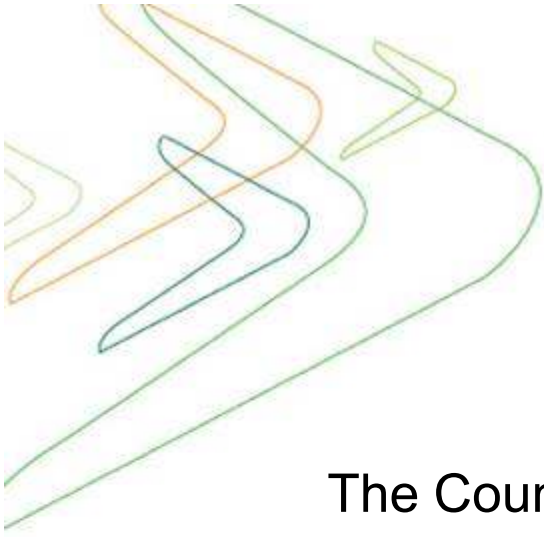
- 50-60% open spaces
- Compliance with LEED standards, Partnership with WWF
- Focus on Water, Energy and Waste Management

SOCIAL SUSTAINABILITY

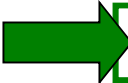
A living, breathing community

- Within NUVALI: common areas and amenities to promote a interaction
- Range of housing options
- Around NUVALI: community organizing

NUVALI has partnered with Haribon, WWF, General Electric, Ayala Foundation, and Local Government Units in the development and implementation of its sustainability programs.



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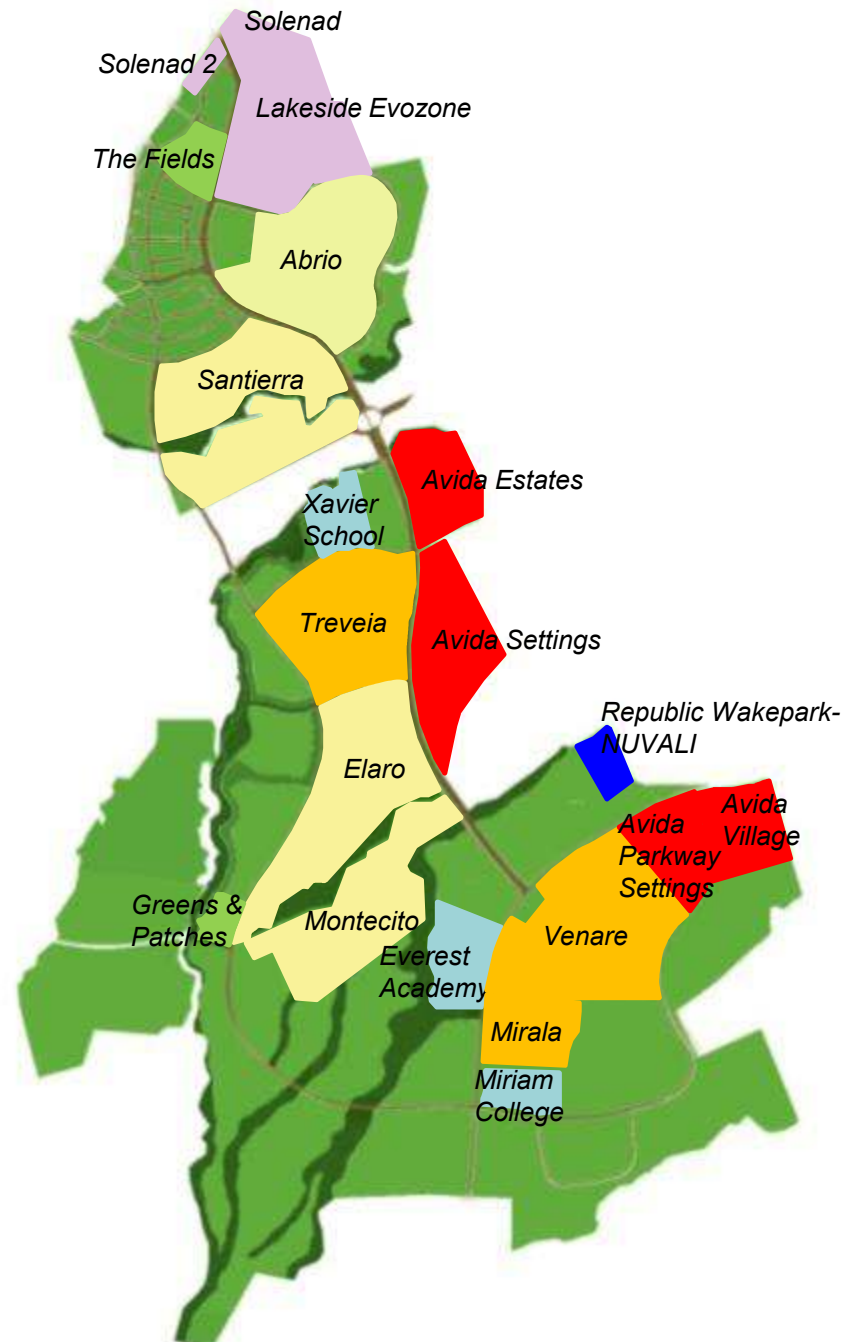
NUVALI Developments

Residential Projects:

- Abrio (99% sold)
- Santierra (99% sold)
- Montecito (99% sold)
- Elaro (98% sold)
- Treveia (98% sold)
- Venare (97% sold)
- Mirala (89% sold)
- Ridgeview Estates (59% sold)
- Avida Settings (98% sold)
- Avida Parkway Settings (93% sold)
- Avida Village Cerise (84% sold)
- Avida Woodhill Settings (13% sold)

Commercial Developments:

- Lakeside Evozone (88% sold/reserved)
- Solenad 1 & 2 (96% leased out)
- One and Two Evotech (available for lease)



***Sales uptake as of January 2, 2013**

NUVALI Developments

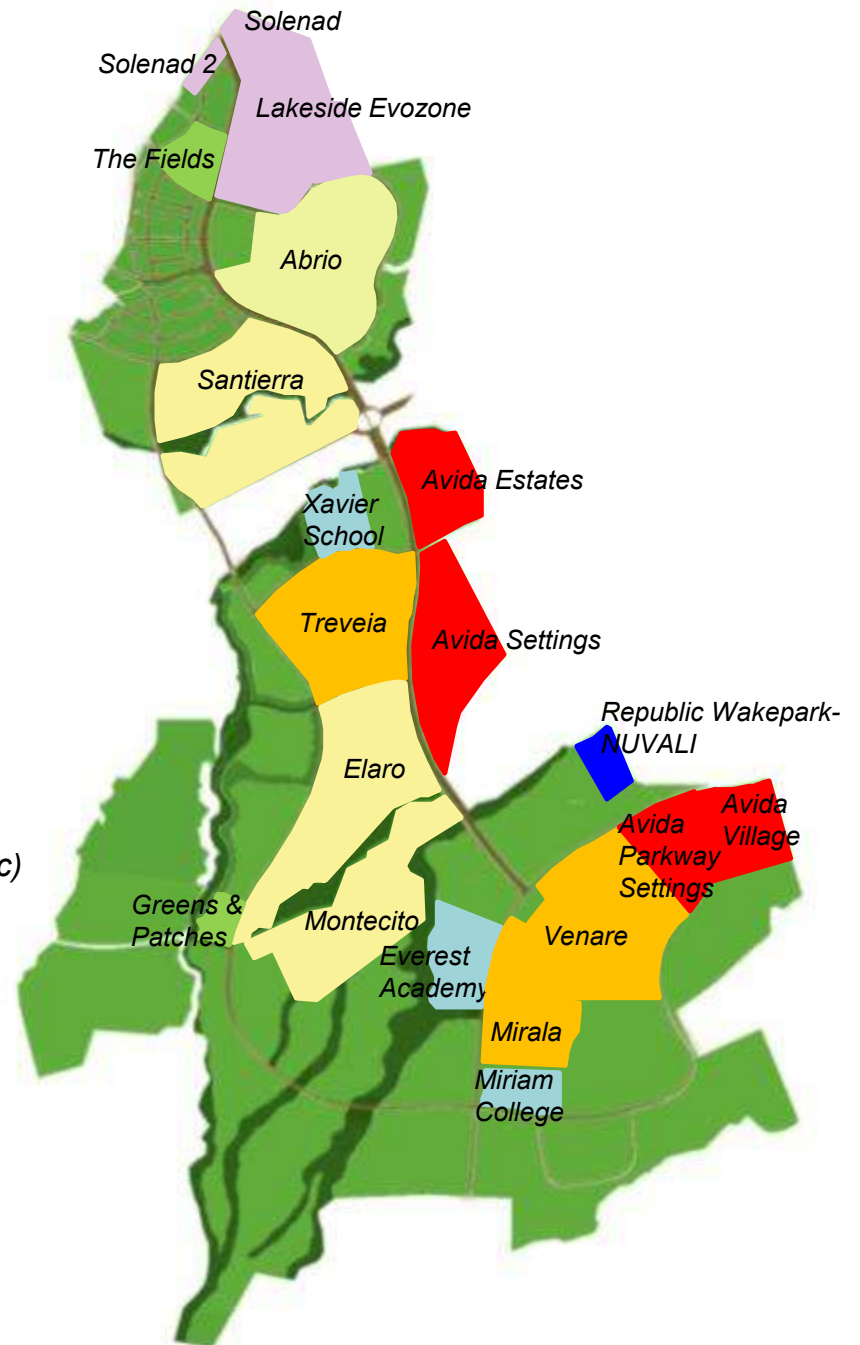
Institutions:

- Xavier School (*opened June 2012*)
- Everest Academy
- Miriam College (*by 2014*)

Recreational Facilities:

- NUVALI lake
- Park and trail system
- Greens and Patches (*NUVALI Nursery*)
- Wildlife and Bird sanctuary (*open to the public*)
- The Fields at NUVALI
- Republic Wakepark-NUVALI (*summer 2012*)

For 2011, the total area of completed and on-going developments will reach **837 hectares** or **45%** of NUVALI's total gross area.



Abrio



Santierra



Montecito



Treveia



Venare



Avida Settings



Avida Estates



Avida Village



Lake and Park System



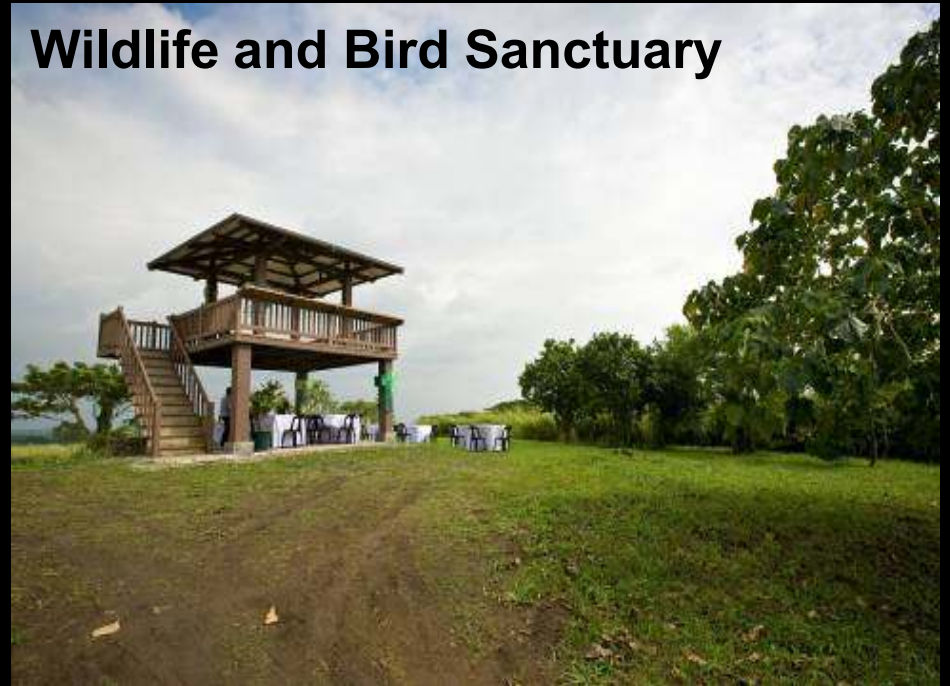
Evolving Center



One Evotech



Wildlife and Bird Sanctuary



Solenad



The Fields



Bike Park



Outdoor Clubhouse





Solenad *(Lakeside Retail)*



Now Open:

1. Conti's
2. Yellow Cab
3. Starbucks
4. Italianni's
5. David's Tea House
6. Crisostomo
7. Domo Tomo
8. Pig Out
9. Brother's Burger
10. Beyond Yoga
11. Head Zone
12. John Bamboo
13. Claw Daddy
14. Uncle Cheffy's



Lake perimeter near Solenad



Fish feeding area

One Evotech



- **CONVERGYS** started its operations last January 5, 2009 at the One Evotech, NUVALI. To date they have 960 employees.
- Other BPO companies have started their operation in Laguna area.

Now Open:

1. BPI
2. Indulgence Day Spa
3. Reyes Barbeque
4. Kanin Get It
5. Royal Caribbean
6. 7-11

Other tenants include:

1. Manulife
2. Intellident Clinic
3. Mektek Philippines
4. Patakweb
5. Canon

Solenad 2 (Retail Expansion)

Solenad 2 was launched on July 29, 2011.

It provides an additional GLA of 10,670 sqm and a wide variety of food and non-food merchants. Its anchor tenant, **Robinson's Supermarket**, was opened last October 14, 2011.

Solenad 2



Now open:

158 Designer Boulevard, Alberto, ALDO, Aerosoles, Army Navy, Bench Fix Salon, Bratpack, Collezione, Cushe, FIC, Geox, Globe, Hush Puppies, L Time, Nail a Holics, Nine West, Officine, Payless Shoe Source, Quiksilver, Res Toe Run, Seafood Island, Sebago, Stokes, Sumo Sam, Bench, Gerry's Grill, All Flip Flops, Serenitea, Fruitty Froyo, Max's, LZM, Bo's Coffee, Krispy Kreme, Toastbox, Breadtalk, Bambini, NISCE, Purple Oven

The Fields at NUVALI



Launched on November 20, 2010 (NUVALI Cup 2010: Fields of Glory)

Facilities are available for reservations and bookings.

Amenities include:

- 3 football fields (FIFA Standards)
- 2 baseball fields
- 3 beach volleyball courts
- Clubhouse



Football field



Beach volleyball court



Baseball field

****The Fields is just a temporary facility***

Bike Track



Four cross track



Off-road trail



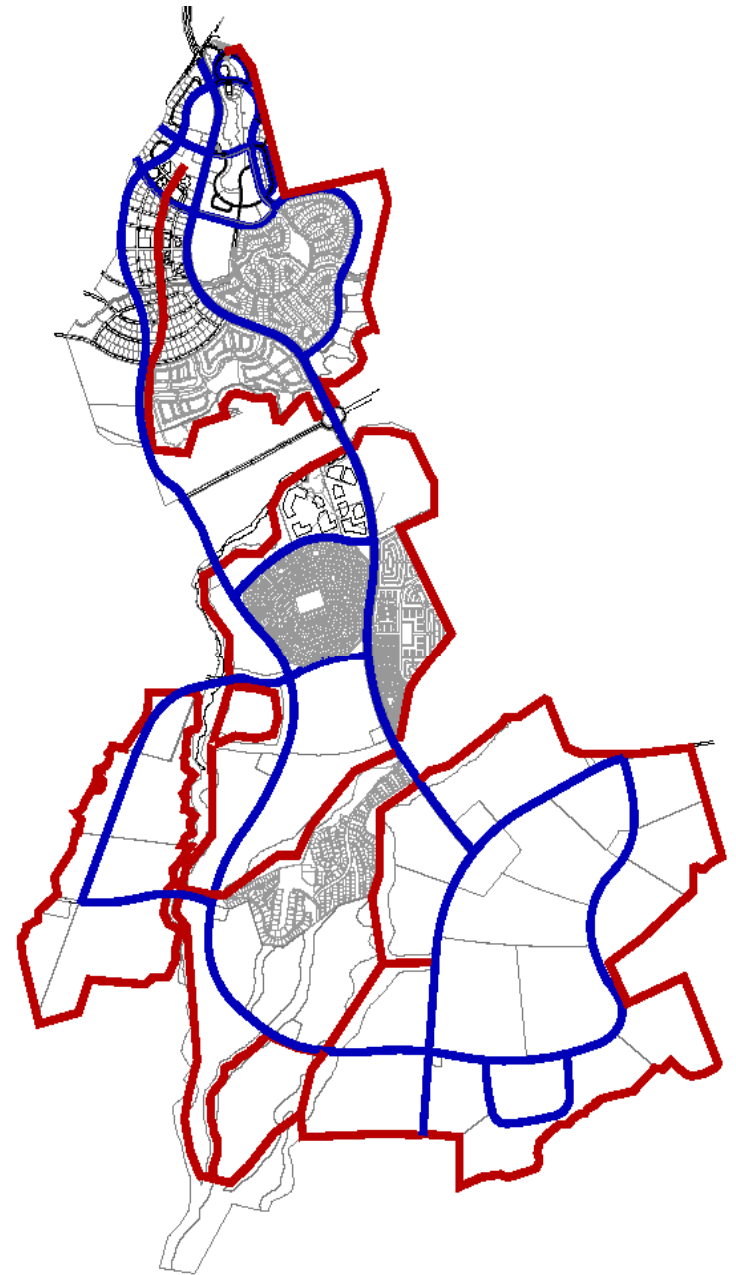
Four cross track



Dirt jump ramp

First used on November 27, 2010 during
NUVALI Dirt Weekend 2010.

**Suitable for Four Cross and Cross Country
events.**



■ *On road*
■ *Off road*

NUVALI Green Homes

Avida Green Home



Avida Green Home features include:

1. Orientation and lay-out
2. Passive cooling
3. Natural lighting
4. Sustainable materials
5. Energy efficient appliances

Treveia Green Home features include:

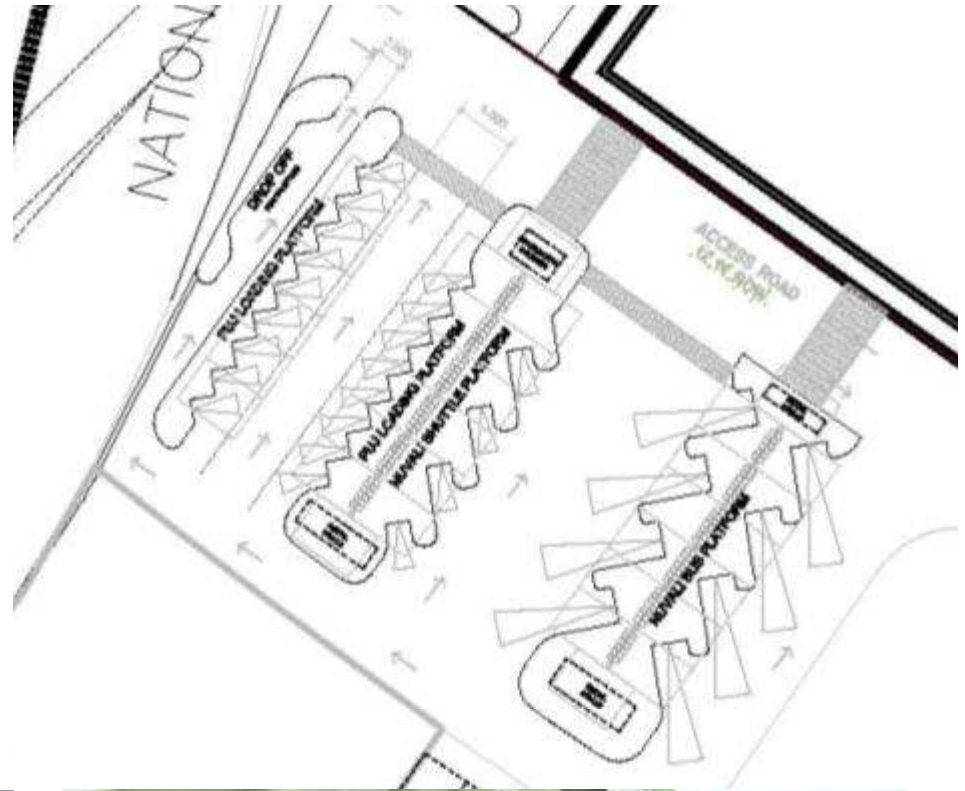
1. Existing features of the Avida Green Home
2. Rainwater retention
3. Alternative energy sources
4. Double skin system
5. Permeable surfacing

Treveia Green Home



Transport Terminal

The Transport Terminal is intended to link NUVALI to other town centers and regional hubs.



Mass Transport (External)

The Transport Terminal, located beside Robinson's Supermarket along the Sta. Rosa-Tagaytay road, is intended to link NUVALI to other town centers and regional hubs.

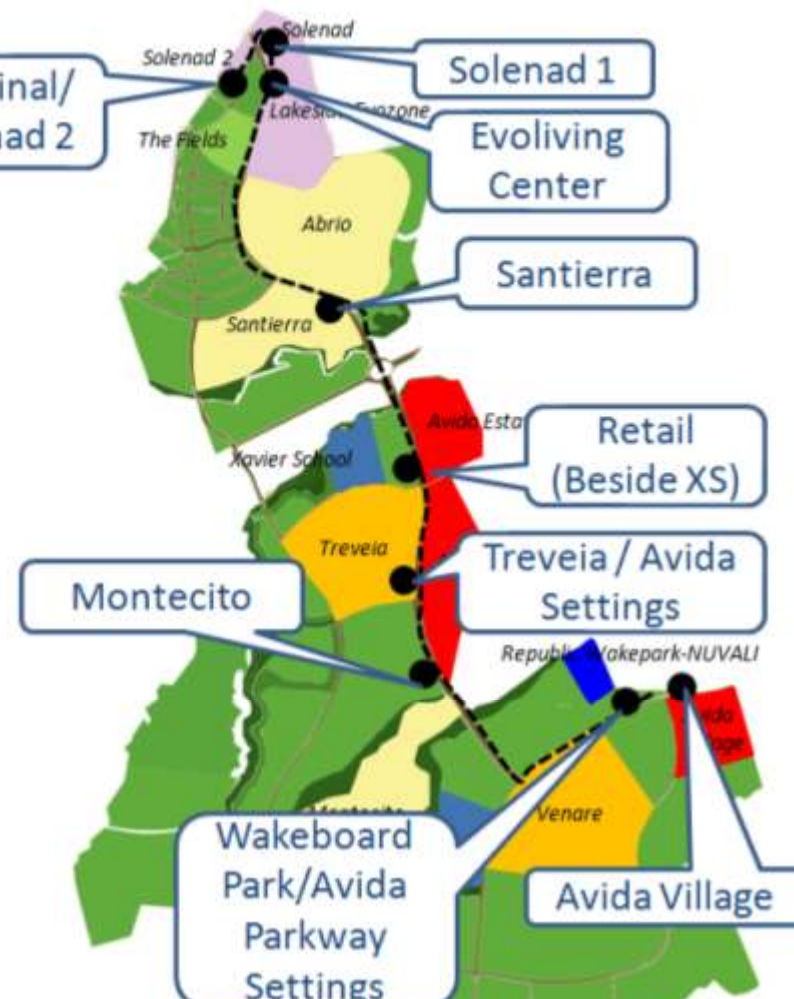
Bus Route	
Mondays to Fridays	
NUVALI to Makati	Makati to NUVALI
6:00 AM	5:30 PM
6:30 AM	6:30 PM
	7:30 PM
*Pick-up/drop-off point at the back of Hotel Intercon, in front of Edsa Carpark	

Jeepneys (Mondays to Sundays)	
Balibago Terminal to NUVALI	All day
NUVALI to Balibago Terminal	All day

*Ongoing dry run to SM Calamba via van.



Internal Transport



Demand-responsive NUALI Vans will be available to pick up and drop off passengers at any of the identified stops in the maps. Already operational.

Recently Completed Projects:

Two Evotech



Two Evotech was completed last June 2011 with a **GFA** of **14,455 sqm** and a **GLA** of **11,565** and is fully available for lease.

Recently Completed Projects:

Shell Gas Station



The first gas station in NUVALI will be located near Solenad 2 and the Transport Terminal.

Aside from gasoline refilling bays, a retail outlet will also be available.

Xavier School



- Started classes on June 13, 2012 for Nursery, Prep, Grade 1, Grade 2 and Grade 3 with 138 students in total
- Scope of current works
 1. Land development
 2. Structure (Primary School Building and Gym)
- Blessing and inauguration of the Xavier School Chapel is on March 9, 2013.



Xavier School - NUVALI Chapel

Upcoming Projects:

Miriam College



- Projected to be operational by June 2014 for Nursery, Prep, Grades 1, 2 and 3, and Highschool 1 and 2

Upcoming Projects:

Seda Hotel

Brand	▪ Seda Hotel
Estimated # of rooms	▪ 150 rooms
Estimated CFA	▪ 7,650 sqms
Unit Sizes	▪ 28 sqms (Standard) ▪ 34 sqms (Suite)
Amenities/ Facilities	<ul style="list-style-type: none">▪ Lobby▪ Front Desk/Concierge Services▪ Business Corner▪ Breakfast Area/Coffee Shop▪ Fitness Gym▪ Meeting/Function Rooms▪ Pool



**Initial plans, subject to change*

Recently Opened Projects:

The Monochrome Events Place

An Events Space opened last November 22, 2012 for the 5th NICP Summit, and would add more activities (e.g. receptions, concerts, etc.) in NUVALI.

First Event: November 22-23, 2012



The Monochrome Opening



5TH NICP Summit

Recently Completed Projects:

Republic Wakepark – NUVALI

Opened on August 16, 2012

The following facilities are available:

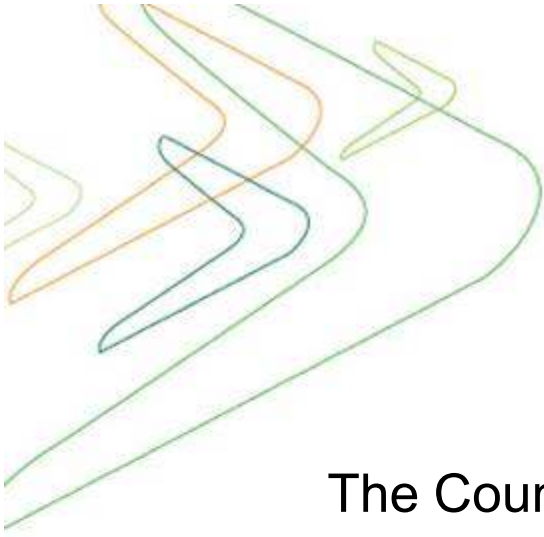
1. 4-hectare lake
2. Shower rooms
3. Dressing rooms

Other amenities to follow:

1. Hotel
2. Bar and restaurant
3. Skate park

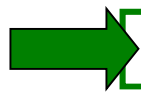


<http://www.republ1cwakepark.com/>



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D. Estate Management

Estate Management

Ayala Property Management Corporation

- Estate Administration, Security, and Maintenance
- Lease Administration Activities
- Commercial Center and Subdivision Maintenance
- Special Technical Services
- Utility Administration

There will be a **Federal Association (NUVALI Estate Association)** to be established by NUVALI and its members would include all the associations within the development.



