



Mayari Properties and Development, Inc.

**COMPANY PROFILE**

## ABOUT MPDI

**The Mayari Properties and Development, Inc. (MPDI)** is a real estate holding company in the Philippines. Its name is derived from “MAYARI”, the goddess of the Moon in Filipino mythology. The name also alludes to Filipino terms “mayari” or “Mayari”, which directly translate to “owner” and “to finish”, respectively. Such words ring true to Mayari Properties' thrust in the real estate and hospitality landscapes: to develop and manage properties with integrity, warmth, stewardship, and positivity.

## VISION AND MISSION

MPDI's vision is to become one of the eminent property developers in the country with projects known for enabling a better life.

MPDI's mission is to develop and masterplan properties in the country to enrich lives, to enable a sustainable environment, and to provide distinctive hospitality and endearing services with keen respect to the environment, culture, and the community. MPDI is also committed to add value to its partners and shareholders, to empower its employees, and to contribute a lasting positive impact to its customers and stakeholders.

## CORPORATE COMMITMENT

In ten (10) years, The Mayari Group of Companies shall become a premier diversified real estate and holding company in the Philippines and the Asia-Pacific, expanding its real estate business activities from general contracting and plain horizontal development such as housing subdivisions into mixed-use development types including vertical construction of condominium hotels and serviced residences, offices, business commercial, townships, recreational and leisure, and property management. MPDI shall become a world-class premier real estate conglomerate by the quality of results we deliver and by the professional manner by which these results are delivered.

While MPDI is committed to making profits consistent with long-term goals of giving annual dividends to our shareholders and investors and increasing the value of their shareholdings, we shall also keep the meaning of life in balance by developing environment-friendly communities and treating people in their highest dignified manner.

The Mayari Group shall build the business globally and shall continue to build a strong, dedicated, and transparent organization from our standard of excellence. We shall put into practice effective pro-people and shareholder-friendly management and corporate practices. We shall aim to set an exemplary character in the conduct of our business that shall bring about sustained company growth and, more importantly, the development of a stable, trusted, profitable, and dependable global group of companies.

## THE ORGANIZATION

MPDI was registered with the Securities and Exchange Commission (SEC) on 14 August 2023. The merger-and-consolidation started with the MPDI and Balangkas Construction Corporation (BCC) on September 2023. Through a stock-swap agreement, BCC became a majority-owned subsidiary of MPDI. The latter became the parent company, which is also known under the umbrella name The Mayari Group of Companies. It is the first stage of the 5-year Strategic Growth Plan (SGP) that the group is implementing.

Next, on October 2023, the Mayari Capital Partners Co. (MCPC), a special-purpose subsidiary company for capital fund formation for Partners of MPDI, is registered with the SEC.

The corporate restructuring and reorganization is expected continue towards 2024, with the planned organization of majority-owned subsidiary company such as the Mayari Hotels and Resorts, Inc., Mayari Homes, Inc., among others, in order to support the growth and planned real-estate developments of the parent company.

MPDI is positioned to increase further its Authorized Capital in the third quarter of 2024 to Three Hundred Twenty Million Pesos (P320,000,000.00) in preparation for the two-stage equity offering: the planned Private Placement Offer of preferred and the planned Initial Public Offering (IPO) in 2026 or 2027. The aim of the Private Placement Offer is to raise up to Three Hundred Seventy-Five Million Pesos (P375,000,000.00) to finance its Capital Expenditures with the combination of Debt and Equity Financing Drive.

## MERGER AND CONSOLIDATION OF MPDI AND BCC



The share swap agreement between MPDI and BCC was formally signed on 17 September 2023 in Bacoor City, Cavite.

Present during the signing was Marvin Angelo R. Oloris, President and CEO of MPDI; Franz Philip Joseph R. Ubaldo, Chairman of BCC; Ericson C. Torres, Corporate Treasurer of BCC; Kristine Mae B. Oloris, Corporate Secretary of MPDI; Albert Ryan P. Bautista, then Corporate Secretary of BCC; and Mikhael Adrienne R. Oloris, Director of BCC.

## ABOUT THE CEO

### MARVIN ANGELO R. OLORIS



[linkedin](#) / [website](#)

**Marvin** (or MARO) is the founder and Chairman, President and CEO of Mayari Properties and Development, Inc. (MPDI), the parent company of The Mayari Group of Companies. He is also the founder and President of Balangkas Construction Corporation (BCC). He is the former Creative Director and Managing Director of MARO \ ORTEGA Design, then an affiliate architectural firm of BCC. He is the former Creative Consultant at McLeod Construction and Trading, Inc. He is also the General Partner at Mayari Capital Partners Co. (MCPC). He studied Civil Engineering at the University of the Philippines Los Baños.

Unfazed by the global pandemic crisis from 2021 to 2022, BCC at its infancy continues to grow and has moved on with its Strategic Growth Plan (SGP) for 2023-28, confident of its seven (7) years of experience in the design and construction of residential projects and other structures. MPDI will break ground in the first quarter of 2024 for the different projects it is about to launch starting with the completion of its corporate restructuring and reorganization to the acquisition of land and real estate properties.

As shown in the completed and ongoing projects, in five years MARO has successfully steered and ably led BCC in growth and profitability consistently amid the challenges faced by a startup company. He has outlined a vision of leading the new Group of Companies with the successful registration and organization of MPDI into the next level of higher growth with Initial Public Offering (IPO) plans in the next 48 to 60 months. The next 5-year SGP calls for consolidation, diversification, and expansion of the key business units that will make the Mayari Group globally competitive as it moves forward to cover both national and foreign markets.

## THE BOARD OF DIRECTORS OF MPDI



### **MARVIN ANGELO R. OLORIS**

**Chief Executive Officer, President & Chairman**

Marvin is the founder and President of Balangkas Construction Corporation (BCC). He was the former Creative Director and Managing Director of MARO \ ORTEGA Design, then an affiliate architectural firm of BCC. He was the former Creative Consultant at McLeod Construction. He is currently the President and CEO of Mayari Properties and Development, Inc. (MPDI) and the General Partner at Mayari Capital Partners Co. (MCPC). He studied Civil Engineering at the University of the Philippines Los Baños (UPLB).



### **FRANZ PHILIP JOSEPH R. UBALDO**

**Chief Financial Officer and Corporate Treasurer**

Jolas worked at the National Reference Laboratory for Animal Disease Diagnosis (BAI-ADDRL) as the head of the Pathology and Rabies Laboratories. He was also a senior evaluator of Veterinary Diagnostic Facilities. He is a certified QMS Auditor and a Construction and Biological Safety Officer. He is the Chairman of BCC, CFO of MPDI, and the Managing Partner at MCPC. He holds a Doctor of Veterinary Medicine degree from the UPLB.



### **KRISTINE MAE B. OLORIS**

**Chief Marketing Officer and Corporate Secretary**

Mae is an experienced public relations professional with a demonstrated history of working in the hospitality, travel, and tourism industry. With over nine (9) years of working in corporate communications at Resorts World Manila, she developed significant skills in media relations, crisis management, corporate social responsibility, integrated marketing, and event management. She graduated with BA Mass Communication at New Era University in 2009. Currently, she is completing her thesis for her Master of Development Communication postgraduate studies at UP Open University. She is the current HR and Sales and Marketing Manager of BCC and the CMO of MPDI.

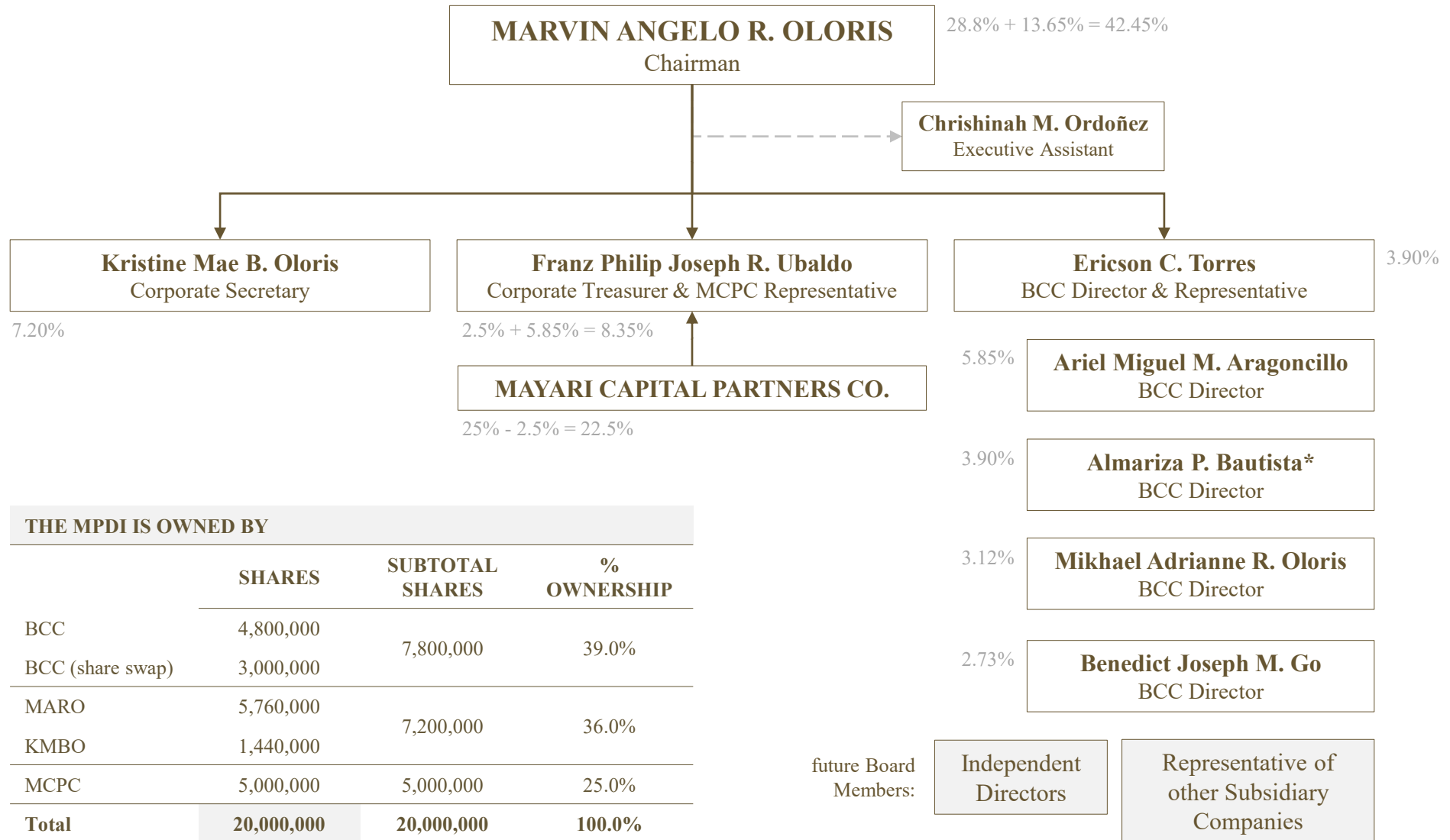


BCC is a PCAB-licensed general construction company founded in 2017 and is based in Bacoor City, Cavite. BCC have completed numerous projects in Metro Manila, Cavite, and nearby provinces.

BCC's mission is to build high-quality buildings and manage construction projects with competitiveness, promptness, and innovation in mind. It aims to create a work environment with strong adherence to fairness, integrity, and safety. BCC's objective is to finish every project with fulfilled stakeholders—all while retaining a proud and reliable workforce.

BCC's vision is to become a contractor with outstanding reputation in the construction industry. True to its slogan "Framework of the Future," BCC aspire to become one of the companies instrumental in building a better Philippines.

**THE BOARD OF DIRECTORS OF MPDI**



**THE MPDI IS OWNED BY**

	SHARES	SUBTOTAL SHARES	% OWNERSHIP
BCC	4,800,000	7,800,000	39.0%
BCC (share swap)	3,000,000		
MARO	5,760,000	7,200,000	36.0%
KMBO	1,440,000		
MCPC	5,000,000	5,000,000	25.0%
<b>Total</b>	<b>20,000,000</b>	<b>20,000,000</b>	<b>100.0%</b>

\* represented by Albert Ryan P. Bautista

**THE CONGLOMERATE MAP**

**The Mayari Group of Companies**

**Mayari Properties and Development, Inc.**



Mayari Hotels and Resorts, Inc.

Mayari Sierra Nature and Country Club, Inc.

Balankas Construction Corporation

Mayari Capital Partners Co.

*future (1) commercial management company; (2) sales and marketing company; etc.*

Mayari Lands, Inc.

Mayari Real Estate Investment Trust, Inc.

*future (1) master-planning, architectural, and interior design company; (2) hardware and construction supply company; (3) trade company; etc.*

Mayari Homes, Inc.

- already registered to SEC
- in the process of registering to the SEC
- for future establishing and registration to the SEC

## SUBSIDIARY COMPANIES



**Mayari Hotels and Resorts, Inc (MHRI)** is being organized and will be registered to the SEC as the Property Management company of the MPDI Group. MHRI will take over the management of the completed projects of MPDI covering the tourism and hospitality industries. MHRI will engage in the business of hotels, resorts, and serviced residences management, marketing, and promotions not just of its own projects but offering its products and services to the hospitality industry players in general.

MHRI, as part of its marketing and promotions services, will form the “Mayari Grand Vacation Club” (MGVC) that will be opened for membership to frequent travelers, vacationers, tourists, and expatriates traveling into the Philippines. The MGVC shall sell “Vacation Rights” to members for the right to own exclusively and partly serviced condominium residence units, hotel units in resorts, villas and houses, and apartments. Vacation Rights are like timeshare minus the monthly maintenance fees. MHRI, aside from the revenues that will be generated from its hotel management services like rentals of the units for short-, medium-, and long-term accommodations, shall also generate revenues from the Vacation Club where it operates an online platform for online bookings of serviced residences and hotel units.

Private hotels and resorts owners and independent operators may enroll their companies with MHRI to be its hotel and resort managers or operators.

*For complete information about MPDI’s subsidiary company Mayari Hotels and Resorts, Inc., its separate Information Memorandum can be requested.*

## SUBSIDIARY COMPANIES



The Mayari Capital Partners Co. (MCPC) is a registered partnership company of MPDI and their individual or corporate Partners with the Securities and Exchange Commission (SEC) holding at least 25% shares in MPDI or Five Million (5,000,000) Common Shares. This makes MCPC a block shareholder of MPDI for its Partners. The Partners share—ratably and equitably—the assets of MCPC according to their percentage of capital contribution to the partnership that includes the block of shares of stocks from MPDI or from its subsidiaries, whether preferred or common stocks, and the income that is generated by such shares of stocks from dividend payments of MPDI or from its subsidiaries.

A total of Two Hundred Fifty Million Pesos (P250,000,000.00) as capital contribution has been pledged by MCPC Partners to MPDI in payment for the subscription of one block of a premium class of common shares at an agreed price of Fifty Pesos (P50.00) per share—the first of the Partners Capital Fund that MCPC and its partners may form for investment in the projects of MPDI and its subsidiaries. There will be series of capital funds that will be raised by MCPC from its Partners.

MCPC offers its Real Estate Advantage Plan (REAP) to its Partners, allowing them not just to earn from fixed dividend earnings from its investment in MPDI and its subsidiaries, but also to convert its investment as payments for housing, serviced residences units, vacation rights, among others.

*For complete information about MPDI's special-purpose subsidiary company Mayari Capital Partners Co., its separate Information Memorandum can be requested.*

## SUBSIDIARY COMPANIES



BCC is a general construction company founded in 2017 by MARO, with an Authorized Capital of P1,000,000.00 divided into 10,000 shares of Common Stocks at a par value of P100.00 per share. Based in Bacoor City, Cavite, BCC is licensed by the Philippine Contractors Accreditation Board (PCAB).

BCC is an offshoot of the then existing architectural firm MARO \ ORTEGA Design. It started in the general contracting business with the construction of houses, offices, and small buildings including offering related services such as architecture and engineering designs and permitting works. Despite the effects of the global pandemic on the business operation, particularly in the years 2020 to 2021, the company was able to continue with and start multiple projects, generating more than P29 Million Pesos in revenues by the end of 2022. This nearly doubled in 2023 as revenues reached P56 Million Pesos. This opens opportunities for BCC to pursue the new 5-year SGP for 2024-2029 that will include expansion, diversification, mergers, and consolidation together with its Partners.

As of mid-2024, BCC has eight (8) ongoing construction projects with a combined total contract price of around P48 Million Pesos and receivables amounting to P10 Million Pesos. BCC is also about to close up to four (4) more projects for the months of June and July 2024, which are expected to generate around P73 Million Pesos in additional revenues.

BCC plans to increase its Capital Stock to P30 Million Pesos by the fourth quarter of 2024 in preparation for the company's own fundraising and in bolstering its PCAB accreditation towards the A levels.

*For complete information about BCC, a separate company profile can be requested.*

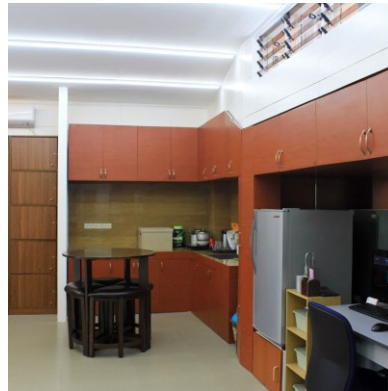
## PROJECTS OF THE MPDI GROUP

# BALANGKAS CONSTRUCTION CORPORATION

Since its founding in 2017, BCC was able to complete 28 projects ranging from residential, commercial, industrial, to landscaping. These development were from as small as 20 sq.m. to more than 1,000 sq.m.; from a single story to multi-stories; from renovation to full construction. This enabled BCC to develop its expertise in design and construction that could support the planned development projects of MPDI.



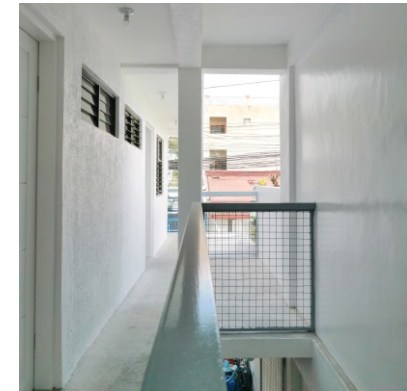
Four Square Office, 2018



2BNO Renovation, 2018



Ayala Malls Serin Corte,  
2018



Bautista Apartment, 2019

PROJECTS OF THE MPDI GROUP



New Lounge Shangri-La, 2019



New Lounge BGC, 2020



2BNO Extension, 2021



Renier Residence, 2021



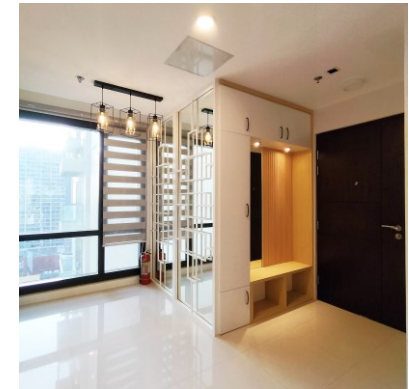
Ignacio Residence, 2021



Orlina Residence, 2021



Webhelp Manila, 2022



Corrales Condo, 2023

PROJECTS OF THE MPDI GROUP



Lee Residence, 2023



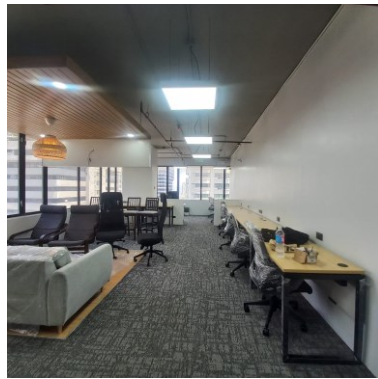
Rodulfo Residence, 2023



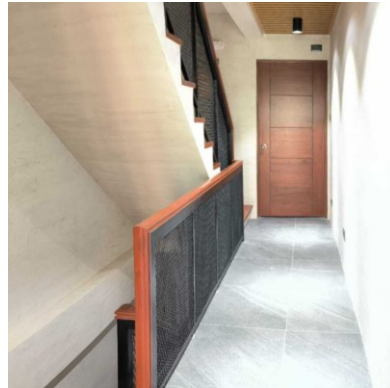
Jaya Residence, 2023



Aguilar Residence, 2023



i4 Asia Office, 2023



Morales Residence, 2022



Co Residence, 2023



Del Mundo Residence, 2024

PROJECTS OF THE MPDI GROUP



Kohi Maginhawa, 2024



Arive Residence, 2024

Prospective Projects:

- Chen Duplex
- Device Technologies Office
- Mamuyac Residence
- St. James the Great Formation Center

PROJECTS OF THE MPDI GROUP



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Ombao Condo, 2014



Lapuz Extension, 2014



The Site 1, 2015



Chico Duplex, 2018



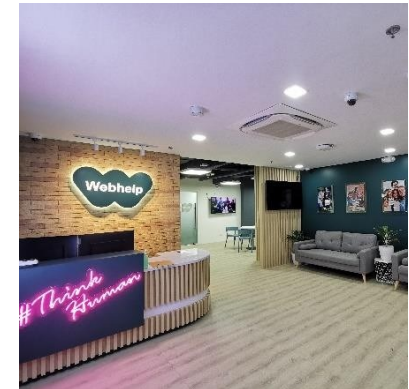
Soria Residence, 2018



The Site 2, 2019



Cariaso Residence, 2020



Webhelp Office, 2022

PROJECTS OF THE MPDI GROUP



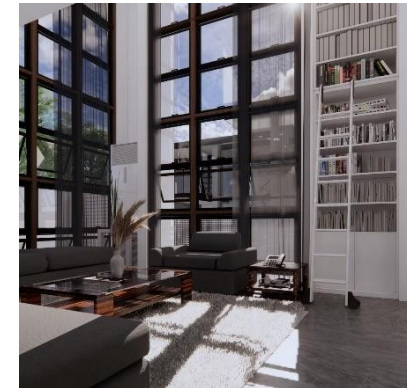
Santen Office, 2014



Casa Adriana, 2019



Selegna Office, 2018



Barbadillo Residence, 2019



Rante Residence, 2020



Picazo Residence 1, 2020



Picazo Residence 2, 2021



Ubaldo Commercial 1, 2021

PROJECTS OF THE MPDI GROUP



Ubaldo Commercial 2, 2021



Mendoza Residence, 2021



Pecayo Residence, 2021



Morales Residence, 2021



Dela Cruz Residence, 2022



Paulino Residence, 2022



Gamilla Residence, 2022



Altair Office, 2023

## PROJECTS OF THE MPDI GROUP

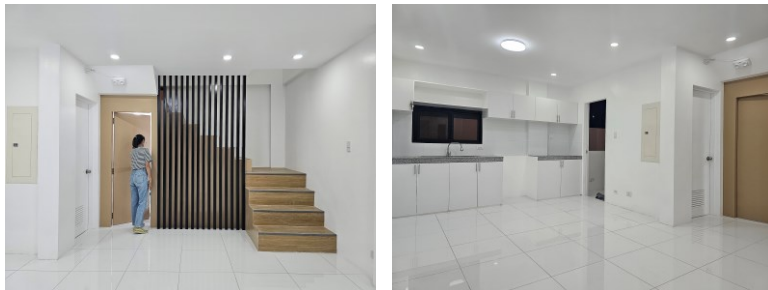
# Mayari HOMES



BCC just recently completed a build-and-sell residential project in Bacoor City, Cavite. Named "One Mahogany House", this project shall be expanded and be rebranded as "Mayari Homes" under MPDI. **Mayari Homes, Inc. (MHI)** intends to design, build, and sell:

- Semi-furnished single-attached residences (2 to 3 stories)
- Semi-furnished duplex residences (2 stories)
- Semi-furnished townhouses (2 stories)

Target location of projects are in mid- to high-end private subdivisions in:



- Bacoor City, Imus City, Dasmarinas City, Silang, and Gen. Trias City in Cavite
- San Pedro City, Biñan City, Sta. Rosa City, Cabuyao City, and Calamba City in Laguna
- Tanauan City, Sto. Tomas City, Malvar, and Lipa City in Batangas
- Cainta City, Antipolo City, Taytay, and Angono in Rizal

PROJECTS OF THE MPDI GROUP

 Mayari  
**SIERRA**



“Mayari Sierra” will be the first upscale serviced residences and resort tourism estate project of MPDI at the heart of the tourist belt district of Tanay, Rizal along Tanay-Sampaloc Road in Brgy. Sampaloc. It will rise at the former Tanay Adventure Camp property, covering 30,000 sq.m.

**PROJECTS OF THE MPDI GROUP**



The 3.0-hectare property, with its grass-laden rolling terrain with numerous trees and plants, is approximately 523 m above sea level and has a commanding view of the Sierra Madre Mountain Range. It has existing recreational facilities and outdoor activity amenities. It is accessible to routes going to mountains, springs, and waterfalls for trekking and nature exploration.

**PROJECTS OF THE MPDI GROUP**



*photos of Tanay Adventure Camp in Brgy. Sampaloc, Tanay, Rizal; photos by Manny Santos*

The existing structures, facilities, and natural components in Tanay Adventure Camp is suitable for the planned maiden development of MPDI in Tanay, Rizal.

*For complete information about the Mayari Sierra project of MPDI, its separate Information Memorandum can be requested.*

PROJECTS OF THE MPDI GROUP



The property is strategically located in the “tourist belt” of Tanay, Rizal. It is a 45-minute drive from Marikina City, Metro Manila; a 20-minute drive from the municipal proper of Tanay; and a 5-minute drive from Brgy. Sampaloc proper.

*For complete information about the Mayari Sierra project of MPDI, its separate Information Memorandum can be requested.*

PROJECTS OF THE MPDI GROUP



The 3.0-hectare property is currently in a commercial zoning with adjacent developments and bare lots that are also for sale, making the area suitable for expansion and further development by MPDI.

*For complete information about the Mayari Sierra project of MPDI, its separate Information Memorandum can be requested.*

PROJECTS OF THE MPDI GROUP



The initial masterplan of the 3.0-hectare property is divided into four major components:

1. Mayari Sierra Plaza

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2. Mayari Sierra Nature & Country Club

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3. Mayari Sierra Rainforest Resort

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4. Mayari Sierra Upscale Serviced Residence Condominium

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The Katmon Residences

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The Almaciga Residences

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The Narra Residences

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**PROJECTS OF THE MPDI GROUP**



The acquisition of the 3.0-hectare Tanay Adventure Camp property by MPDI from the Faulves was formally signed on 5 February 2024 in Araneta Center, Quezon City, Metro Manila.

Present during the signing was Marvin Angelo R. Oloris, President and CEO of MPDI; Franz Philip Joseph R. Ubaldo, CFO of MPDI; Ericson C. Torres, Representative of BCC to MPDI; Kristine Mae B. Oloris, Corporate Secretary of MPDI; Emmanuel Santos of Pimco Business Solutions Co.; and Ms. Amlene Rowena Faulve and Mr. John John Faulve.

## PROJECTS OF THE MPDI GROUP

In 10 to 20 years, MPDI also plans to extend its influence in development of villas, beachfront and island resorts, mid-rise condominium, commercial and office buildings, mid-end housing projects, among others.



## NON-DISCLOSURE CLAUSE

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## **The Mayari Group of Companies**

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