

The image features a large, stylized letter 'A' in the background, composed of various shades of green and teal. The 'A' is filled with a collage of images: a woman walking with a bag, silhouettes of people in business attire, and a city skyline at night with illuminated buildings. The AyalaLand Estates logo is positioned on the left side of the image, consisting of a stylized 'A' icon followed by the text 'AyalaLand Estates' in a white, sans-serif font.

AyalaLand
Estates



Our vision is to enrich the quality of life of Filipinos and become a strong partner in nation-building by developing sustainable estates that enhances land and appreciates in value over time.



01

Value Appreciation
over time

02

Environment Conducive
to Business

03

Distinct sense of place
and community



Dedicated **to priming our estates.**

Hotel

Residential

Offices

Infrastructure

Retail



Commercial lots
**a seed for business
to grow from**



Own use

**Diversify
real estate portfolio**

**Wealth transfer
to the next generation**

**AyalaLand
Estates**



Ayala Land's 11-hectare
pocket urban development in Quezon City

THE
JUNCTION
PLACE



POCKET URBAN DEVELOPMENT

“pinpricks of change that make a difference in the life of a city. Small changes, small interventions that may seem like nothing on the outside, but like acupuncture, they stimulate change and a positive chain reaction.”

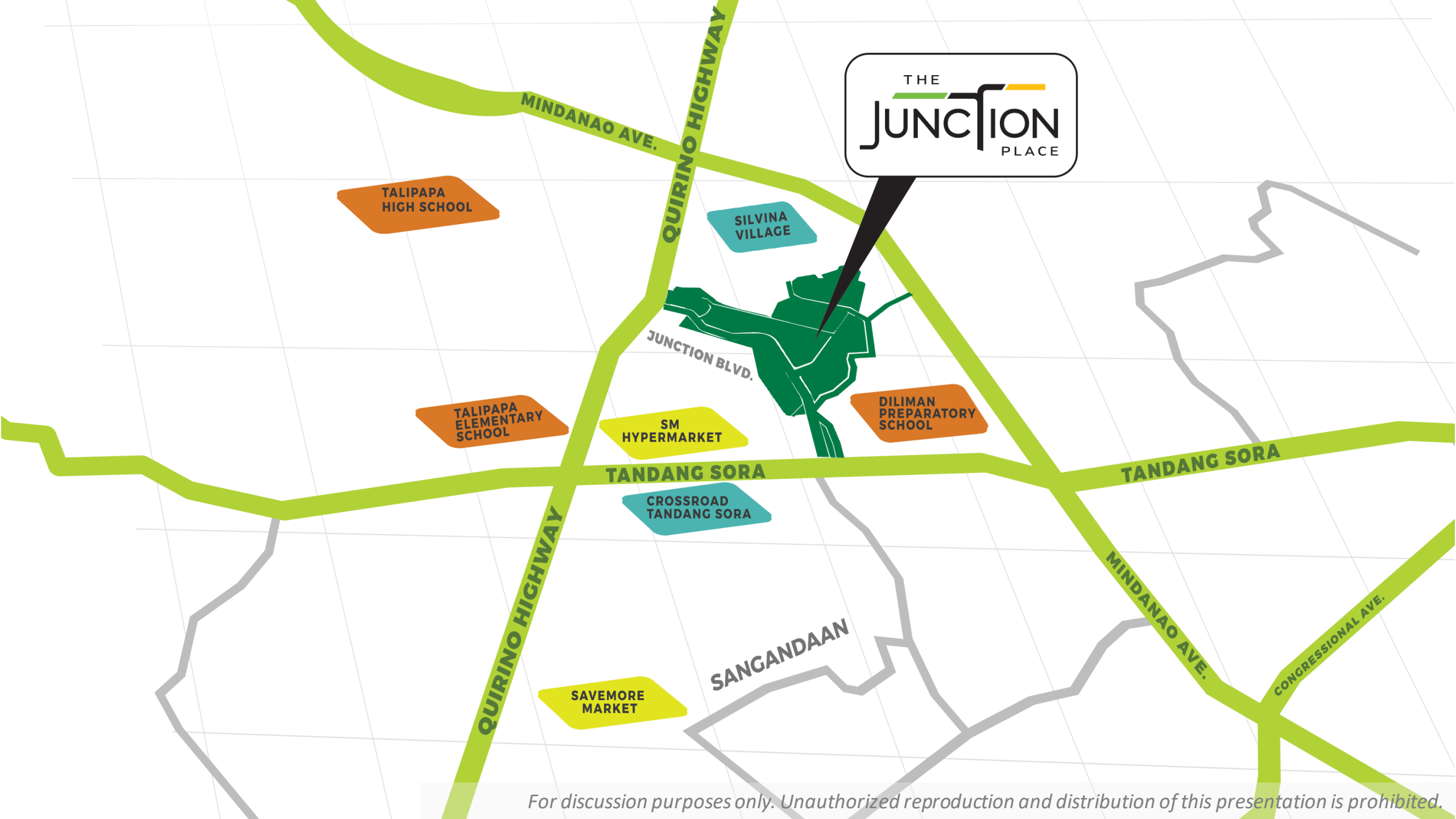
– Jamie Lerner, Urban Acupuncture



“

QUIRINO HIGHWAY & TANDANG SORA





15%
OF THE TOTAL Q.C.
POPULATION
400,000
RESIDENTS



TALIPAPA
HIGH SCHOOL

SILVINA
VILLAGE

APA
ELEMENTARY
SCHOOL

SM
HYPERMARKET

DILIMAN
PREPARATORY
SCHOOL

JUNCTION BLVD.

TANDANG SORA

CROSSROAD
TANDANG SORA

TANDANG SORA

QUIRINO HIGHWAY

SANGANDAAN

SAVEMORE
MARKET

MINDANAO AVE.

CONGRESSIONAL AVE.

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Location

Barangay Talipapa Novaliches, Quezon City

Access

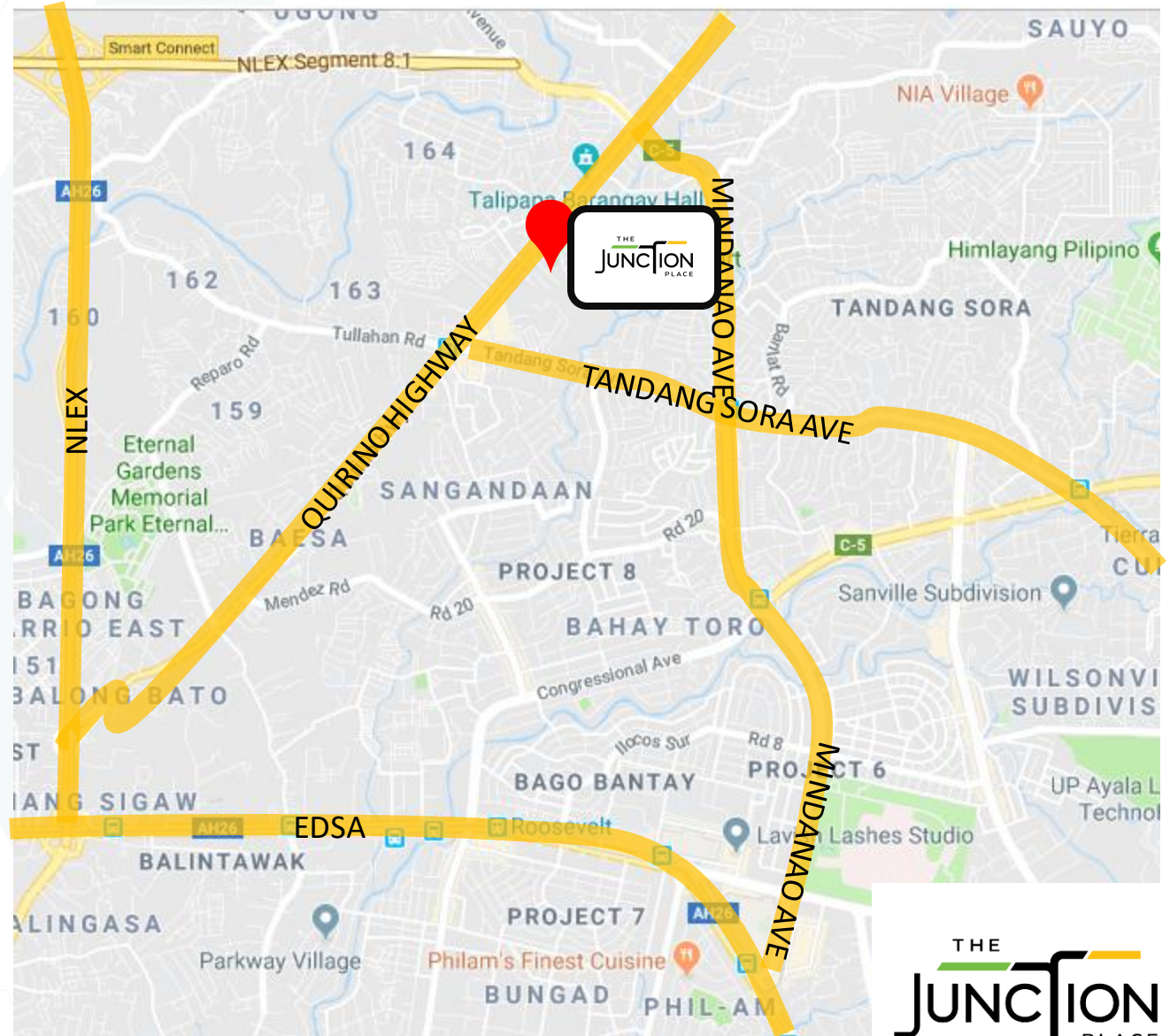
Quirino Highway
Tandang Sora Avenue

Land Area

10.8 hectares

5 km away from EDSA

800m away from proposed Metro Manila
Subway Project (Quirino HW Station &
Tandang Sora Station)



MASTERPLANNED DEVELOPMENT

COMMERCIAL

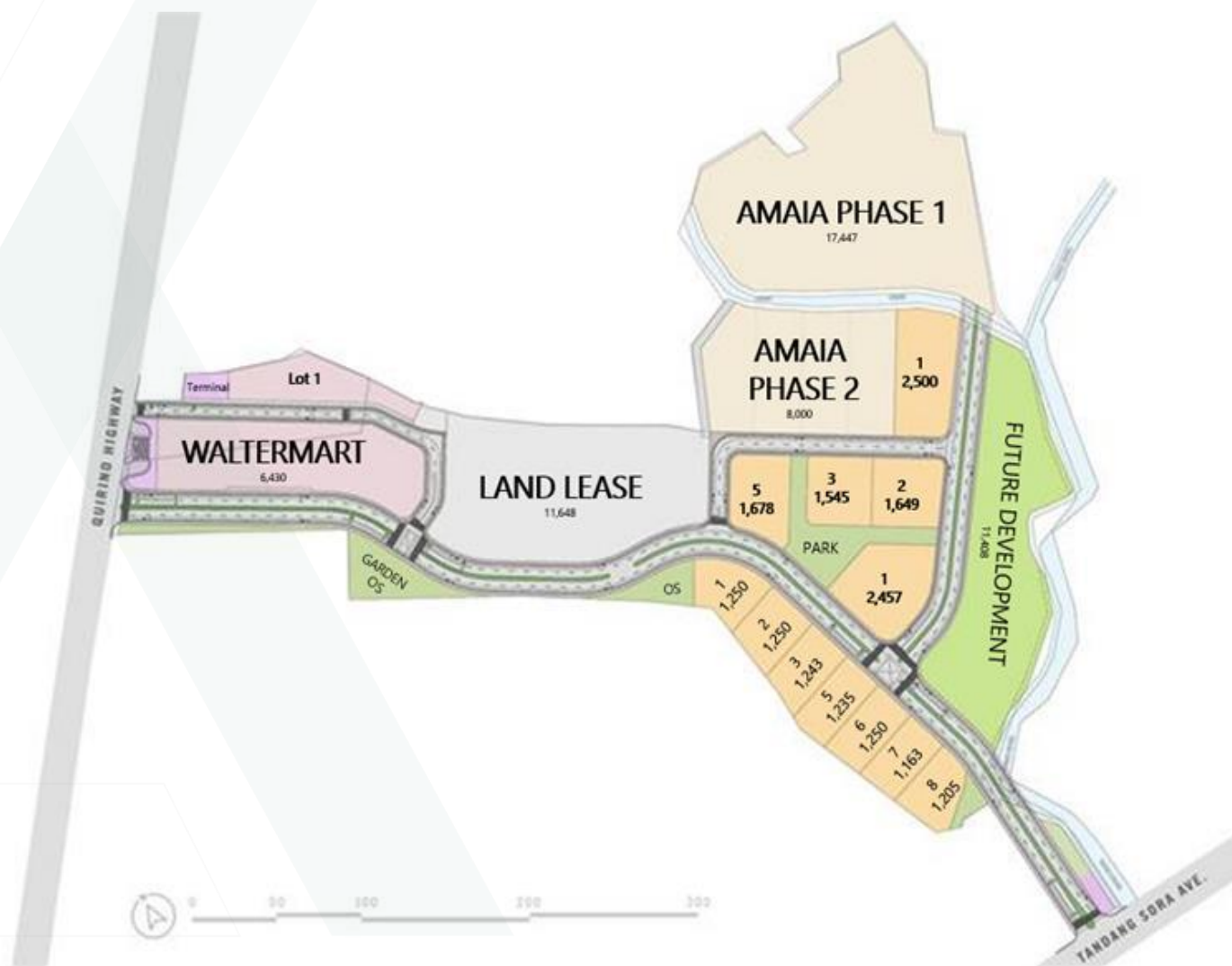
Walmart	6,430 sqm GLA
Land Lease	11,648 sqm GLA
Commercial lots	2.6 has

RESIDENTIAL

Amaia Steps	25,447 sqm
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INFRA & AMENITIES

Roads & Open Spaces
Future Development





THE JUNCTION PLACE

Your refreshing everyday neighborhood

New Connections

The Meeting Place

Commercial Corridor

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● **NEW**
CONNECTIONS

The Meeting Place

Commercial Corridor

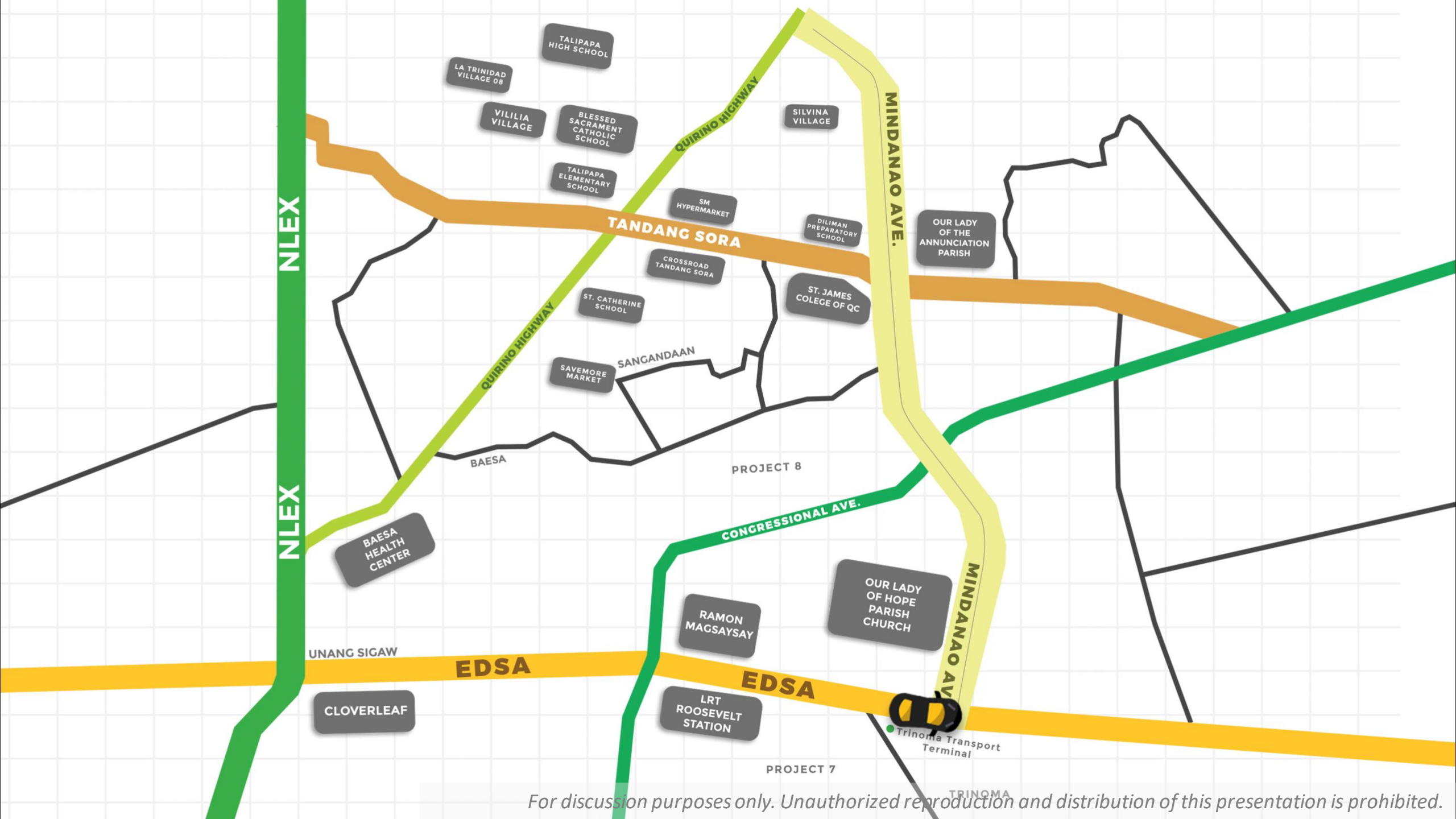
CREATING NEW CONNECTIONS

Estate Features



Located between the two major
arteries of Quezon City

THE
JUNCTION
PLACE



NLEX

NLEX

TALIPAPA HIGH SCHOOL

LA TRINIDAD VILLAGE 08

VILILIA VILLAGE

BLESSED SACRAMENT CATHOLIC SCHOOL

TALIPAPA ELEMENTARY SCHOOL

SM HYPERMARKET

SILVINA VILLAGE

DILIMAN PREPARATORY SCHOOL

OUR LADY OF THE ANNUNCIATION PARISH

TANDANG SORA

CROSSROAD TANDANG SORA

ST. JAMES COLLEGE OF QC

ST. CATHERINE SCHOOL

SAVEMORE MARKET

SANGANDAAN

BAESA

PROJECT 8

BAESA HEALTH CENTER

CONGRESSIONAL AVE.

UNANG SIGAW

EDSA

RAMON MAGSAYSAY

OUR LADY OF HOPE PARISH CHURCH

CLOVERLEAF

EDSA

LRT ROOSEVELT STATION

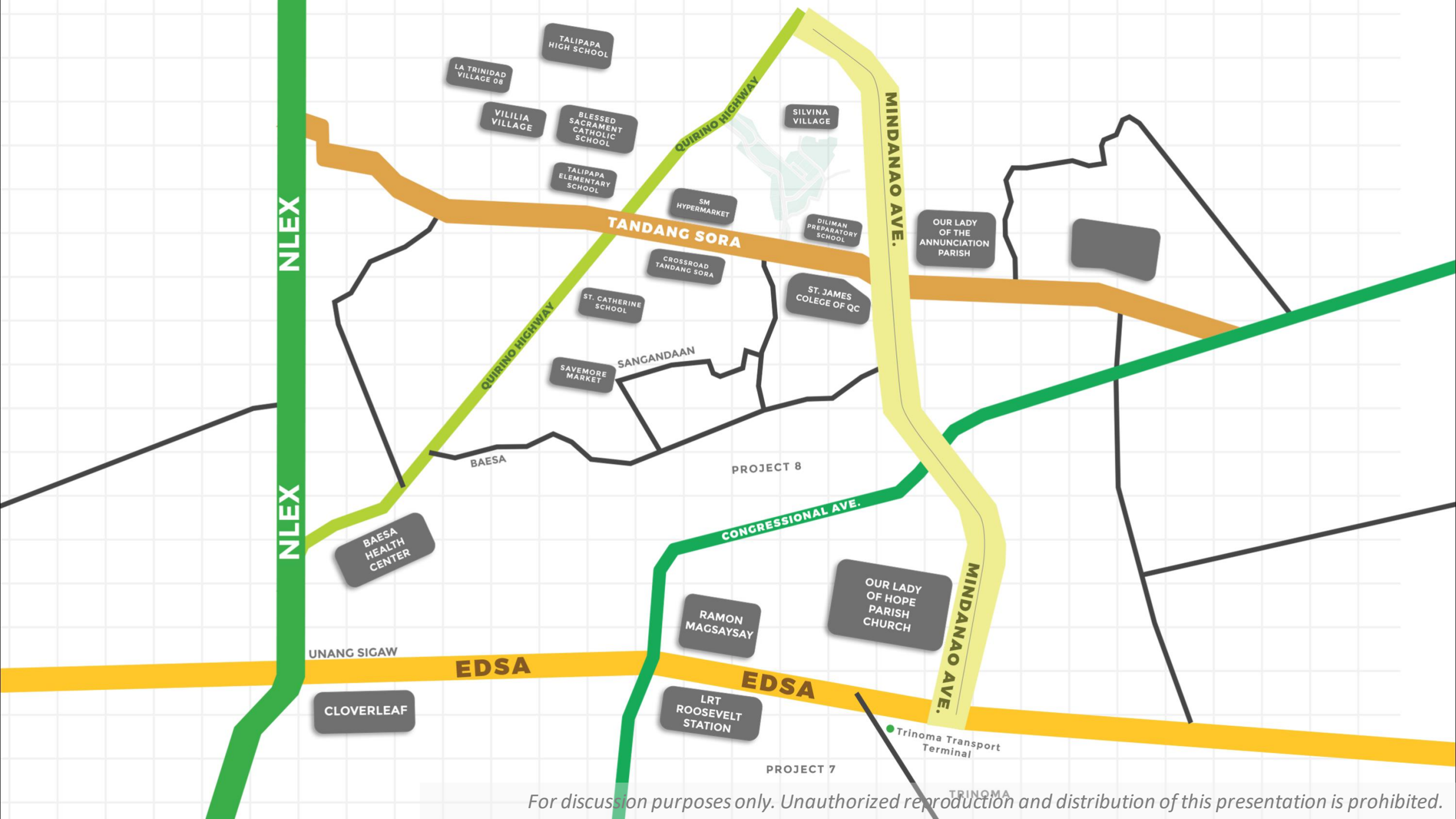


Trinoma Transport Terminal

PROJECT 7

TRINOMA

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TRANSIT- ORIENTED

Estate Features

Linking the commuting public to other hubs in Metro Manila

Including Trinoma, Balintawak, Blumentritt



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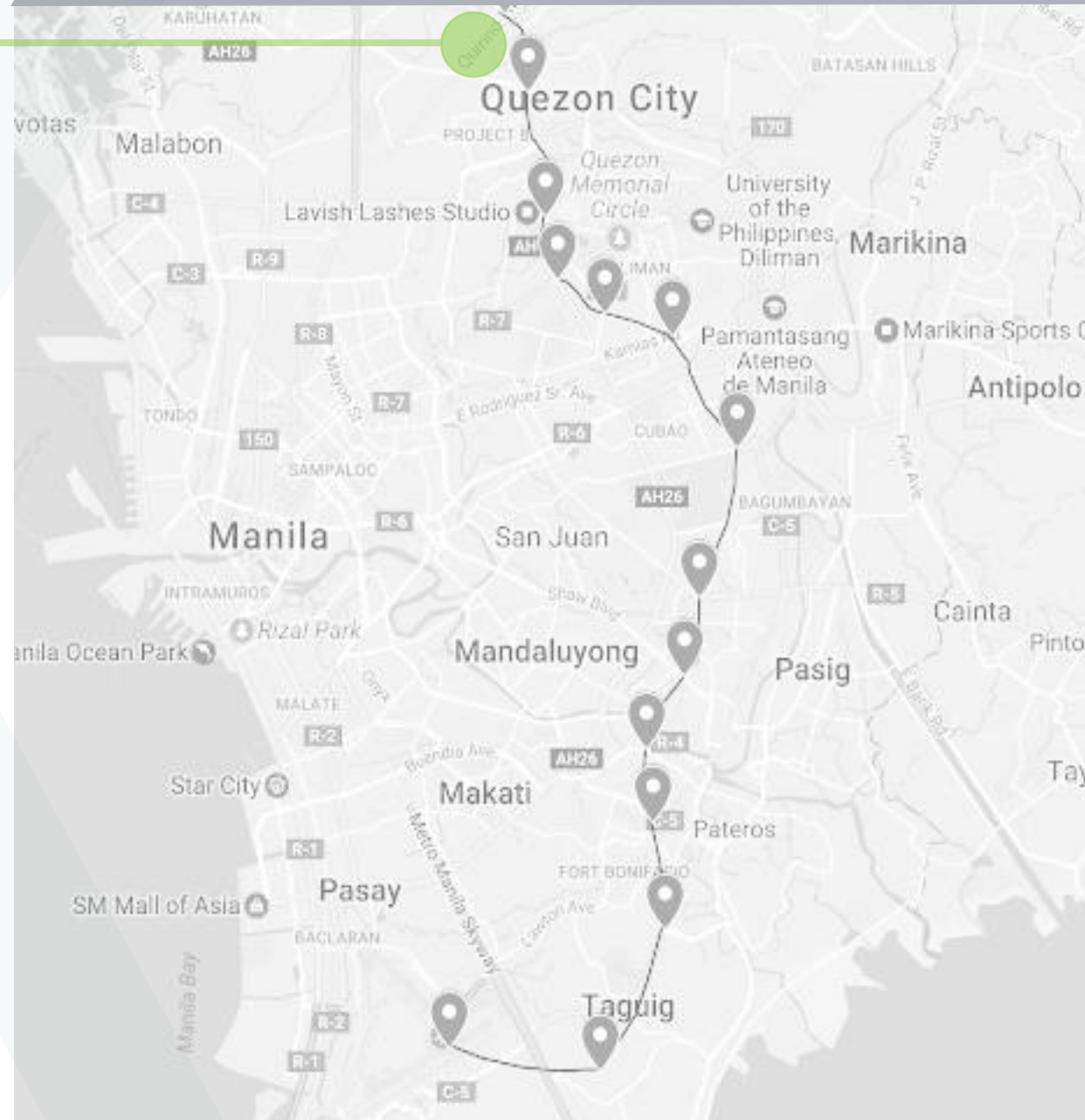




TRANSIT- ORIENTED

Linking the commuting public to other hubs in Metro Manila

Along the Mega Manila Subway line



● **THE**
MEETING PLACE

New Connections

The Meeting Place

Commercial Corridor

Walter Mart

Opened May 2022



Residential Offerings

Affordable, Safe, Reliable



- Amaia Steps Phase 1
 - Target Turnover Building 1: April 2023
- Amaia Steps Phase 2 (Planning stage)

COMMERCIAL CORRIDOR

New Connections

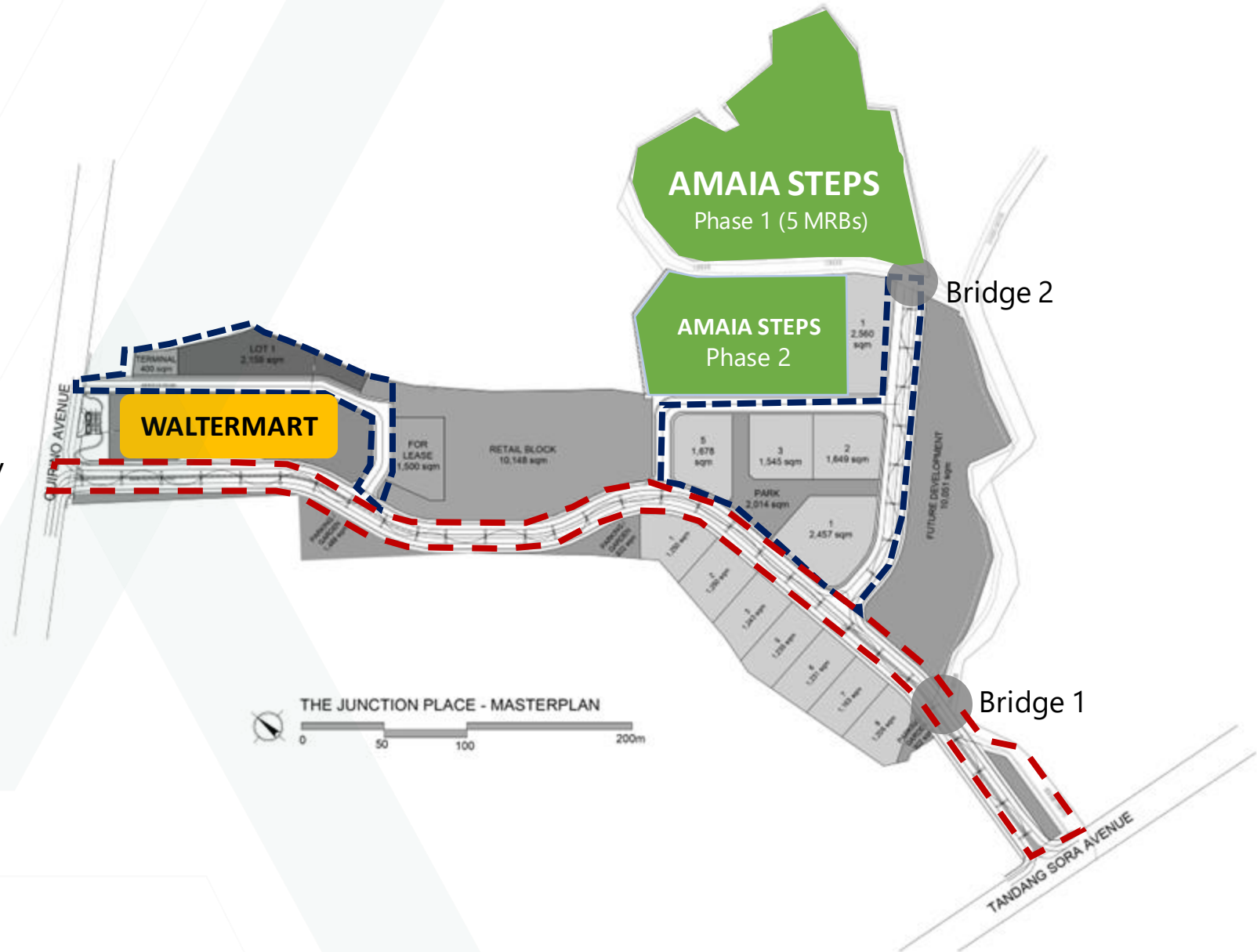
The Meeting Place

Commercial Corridor

New Commercial Corridor Platform for Enterprises



-  Phase 1 Land Development
Target Completion: August 2022
Remaining completion of
Sidewalk and Streetlights
-  Phase 2 Land Development
Target Completion: October 2022
Remaining completion of Secondary
Roads



Block 1	Area (in sqm)	Price/sqm	Total Price (VAT-ex)
Lot 7	1,163	120,000	139,560,000

Floor Area Ratio 4

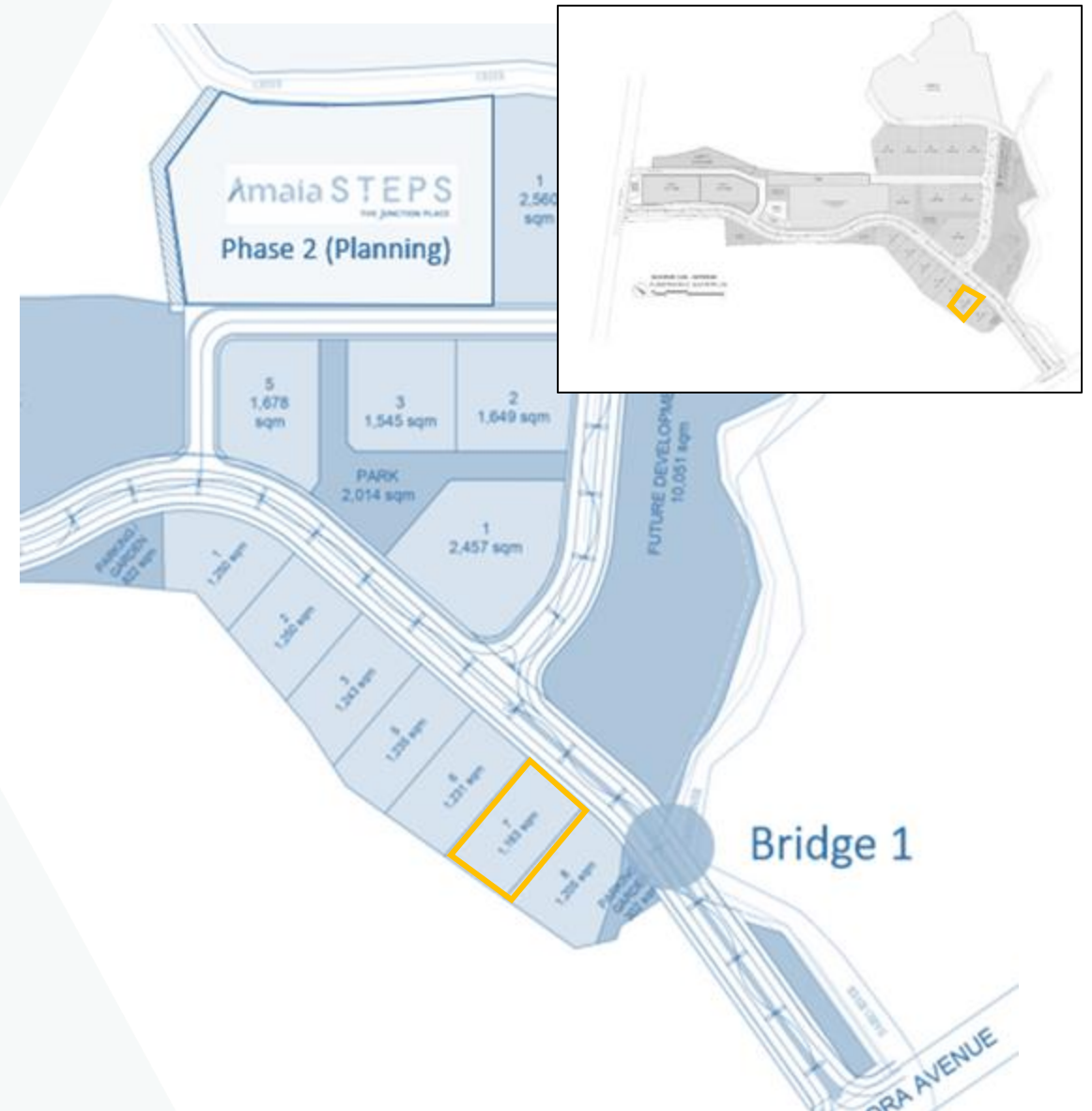
PAYMENT SCHEME

Option 1 - Cash Terms

100% Spot Cash, 15% discount

Option 2 – Deferred 6 Months

Full amount payable over 6 months, 10% Discount



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< TO TANDANG SORA

FRONT

AMENITY PARK

To Amaia Steps



TO QUIRINO HWAY >
WALTERMART

PERMITTED USES

Commercial (retail and office buildings)
Training / Conference Facilities/Studios/Workshops
Hotels / Condotel
Residential Towers / Dormitory / Apartment
Schools, Hospitals, other institutional uses
Parking Area or Parking Building
Recreational or Sports Facilities

For other uses not listed above, a prior written approval is required from the Declarant

THANK YOU

