

 AyalaLand **PREMIER**

 AyalaLand PREMIER

LEGACY IN THE SOUTH

SOUTH OF THE METRO

1982

Ayala Alabang Village, Muntinlupa



2000

Ayala Greenfield Estates, Laguna



2009

Montecito, NUVALI

2010

Santierra, NUVALI

2011

Elaro, NUVALI

2016

Riomonte, NUVALI

2017

Cerilo, NUVALI



2020

Ciela, Aera Heights

2021

Lanewood Hills, Cavite

2023

Arcilo, NUVALI



1998

Ayala Westgrove Heights, Cavite



2007

Abrio, NUVALI

2013

Luscarra, NUVALI

2014

Soliento, NUVALI

2014

The Courtyards, Cavite



2019

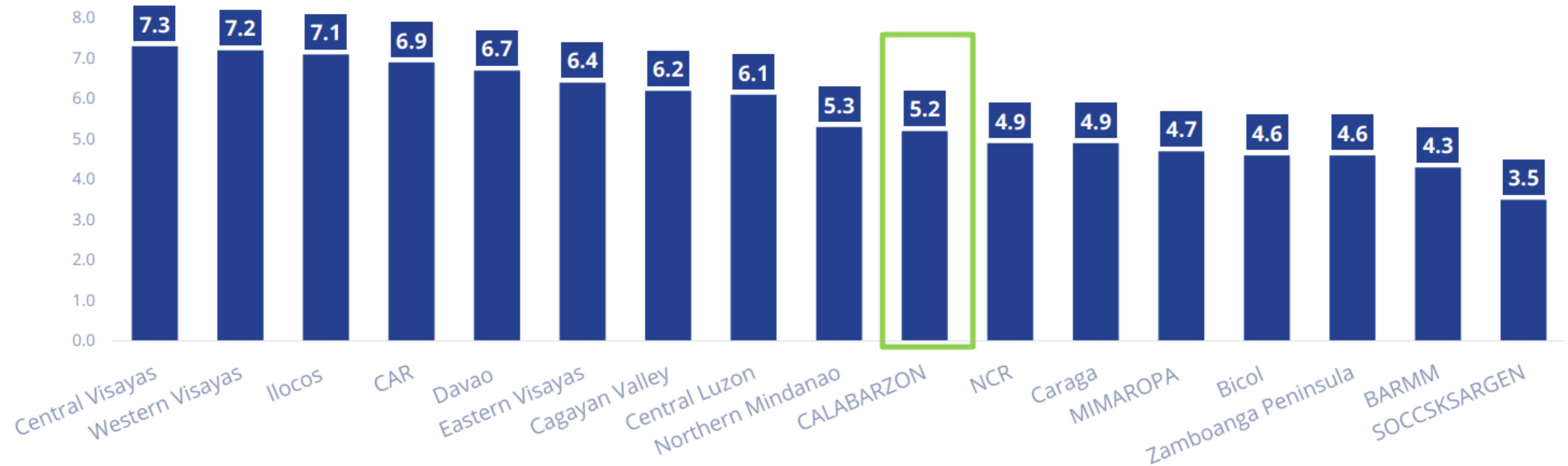
Andacillo, NUVALI



2024

Enara, NUVALI

ONE OF THE FASTEST-GROWING REGIONS IN LUZON



Source: Philippines Statistics Authority

5.5%

Average National Economic Growth, 2023

ROBUST INFRASTRUCTURE DEVELOPMENT: EXISTING



CAVITE-LAGUNA EXPRESSWAY (CALAX)

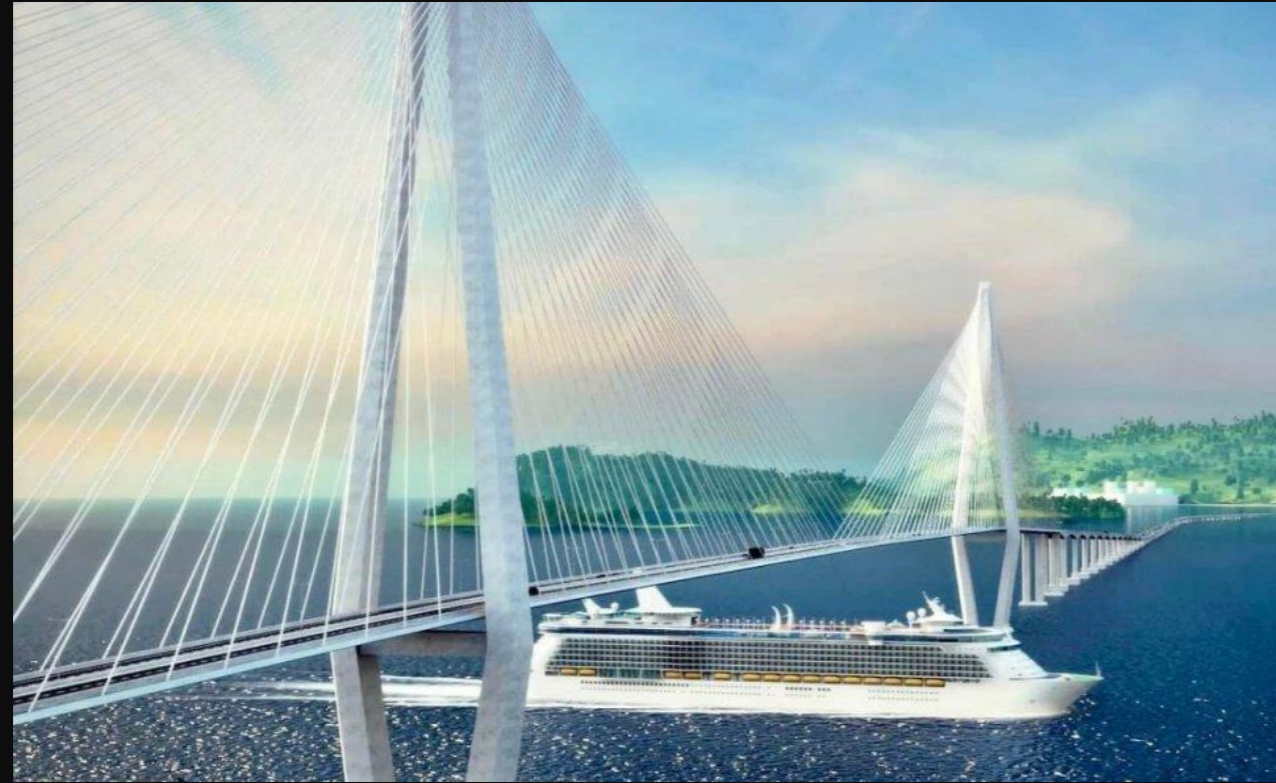
- **45,000 Vehicles Daily**
- New sections have been completed, improving access between Cavite and Laguna.
- The expressway is part of the region's broader infrastructure enhancement efforts.



NLEX-SLEX CONNECTOR

- **Fully operational as of December 2024, with Skyway connection completed as of June 2023**
- Dramatic time savings: Cuts travel from NLEX to SLEX/Skyway from 2 hours to 20-30 minutes
- Truck logistics: Offers a direct route between North Luzon, Metro ports, and the South—bypassing urban streets .

ROBUST INFRASTRUCTURE DEVELOPMENT: UPCOMING



BATAAN-CAVITE INTERLINK BRIDGE

- 32.15 km bridge to connect Mariveles, Bataan, to Naic, Cavite, crossing Manila Bay.
- It aims to reduce travel time between the provinces from five hours to just 45 minutes.
- The project is estimated at ₱219 billion and is considered the Department of Public Works and Highways' (DPWH) largest and most expensive undertaking to date.



CAVITE BUS RAPID TRANSIT (BRT) SYSTEM

- Includes a 15 km BRT corridor and a 26.5 km point-to-point (P2P) route connecting key areas in Cavite to Metro Manila.
- PHP 1.87 billion (approximately USD 31 million) contract has been awarded to Megawide Construction Corporation and Maplecrest Group Inc.

ROBUST INFRASTRUCTURE DEVELOPMENT: UPCOMING



LRT-1 CAVITE EXTENSION PHASE 1

- Phase 1 adds capacity for 80,000 more passengers daily
 - Officially inaugurated **on November 15, 2024**
 - Adds approximately 6.2 km (or ~6.5 km) of track southward from Baclaran to Dr. Santos (Sucat)
- *Five new stations – Redemptorist-ASEANA, MIA Road, PITX, Ninoy Aquino Avenue, and Dr. Santos*

EXISTING AND UPCOMING EDUCATIONAL ESTABLISHMENTS



DE LA SALLE UNIVERSITY,
DASMARIÑAS



DE LA SALLE SANTIAGO ZOBEL,
VERMOSA CAMPUS



UNIVERSITY OF THE PHILIPPINES
DASMARIÑAS



VERMOSA

A Modern Suburban
Community Promoting
a Healthy and Active
Lifestyle



Artist rendition only and subject to change

VERMOSA

Is situated along Daang-Hari Road within Cavite's main areas of growth; Dasmariñas and Imus City. The estate is easily accessible via major road networks MCX, SLEX and CAVITEX, with future connections through CALAX and the Skyway Extensions.

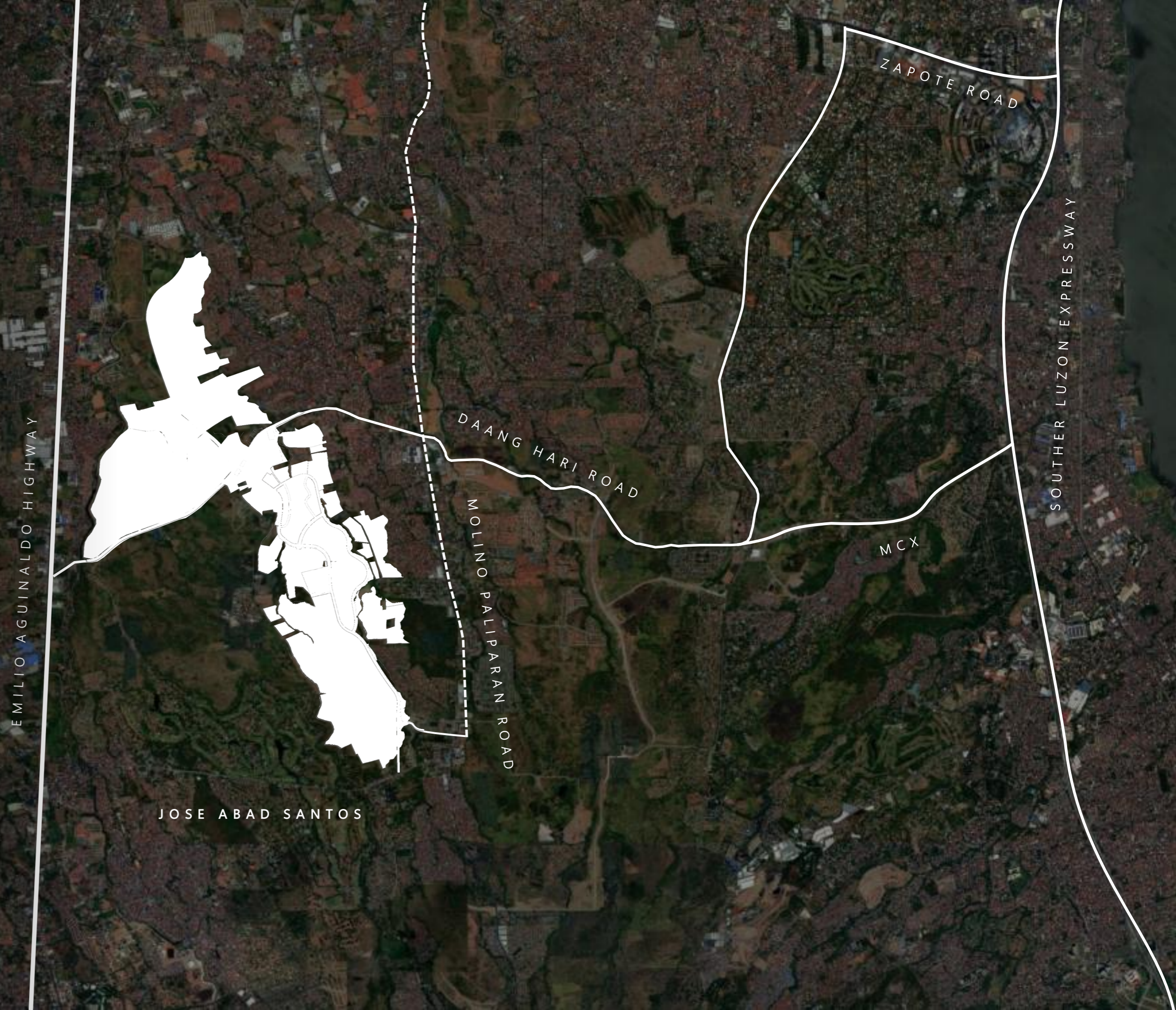
DISTANCES

7km from MCX (Muntinlupa Cavite Expressway)
Makati - SLEX- MCX Road-Daang Hari-Vermosa

8km from CALAX Imus exit ramp (Cavite Laguna Expressway)
Upon completion of the Cavite Segment

15km from Alabang

28km from NAIA



PROXIMITY

MAKATI

34.5 km | 46 mins

BGC

36.1 km | 46 mins

ALABANG

17.4 km | 31 mins

NUVALI

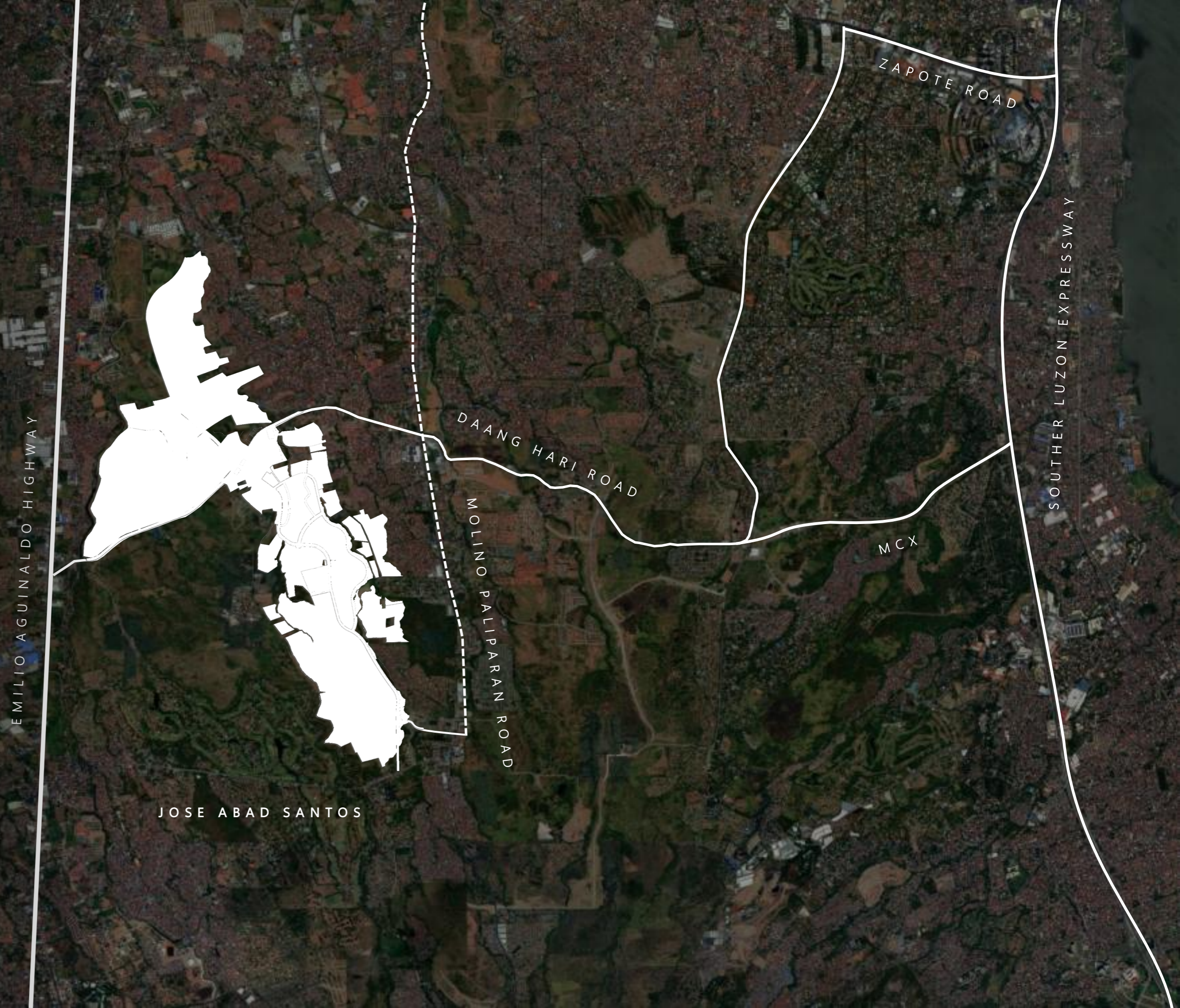
33.3 km | 45 mins

TAGAYTAY, CAVITE

48.3 km | 1 hr 9 mins

NASUGBU, BATANGAS

77.6 km | 2 hrs 15 mins





FAST-GROWING RESIDENTIAL, COMMERCIAL AND LIFESTYLE HUB IN THE SOUTH

VERMOSA seamlessly integrates residential communities, institutions, retail, and commercial districts with parks and open spaces, and its signature sports and lifestyle hub. A contemporary estate for evolving lifestyles and enterprise.

RESIDENTIAL

- Ayala Land Premier – The Courtyards
- Alveo – Ardia Village & Caleia Village
- Avida – Verra & Parklane
- Amaia - Amaia Series Vermosa
- Avida - Sentria

COMMERCIAL DISTRICT

- Vermosa Midtown
- Vermosa Campus Town

SPORTS, RECREATION AND RETAIL

- Ayala Malls Vermosa
- The Shops at Vermosa
- Ayala Vermosa Sports Hub
- MotorAce Vermosa**

** *upcoming*

OPEN SPACES

- Estate Central Park

ESTATE INFRASTRUCTURE

- Vermosa Transport Terminal

INDUSTRIAL LOCATIONS

- ALLHC Logistics Facility**

INSTITUTIONS

- De La Salle Zobel–Vermosa Campus
- Red Cross – Cavite Chapter**
- BFP and PNP Station
- Imus Government Center**
- San Sebastian Church**

ESTATE UPDATE



Private and Confidential

This presentation has been prepared by Ayala Land Inc. and is for the exclusive use of the Recipient and its constituents. All information contained in this presentation is confidential and proprietary in nature. This presentation is not intended to serve as basis for any unqualified investment decision. This presentation also constitutes "Confidential Information" for the purposes of the "Confidentiality Agreement" between Ayala Land Inc and the Recipient and its constituents and is subject to the General Disclaimer set forth herein.



Existing Estate
Developments



Artist rendition only and subject to change

The most distinct component of the estate, the Ayala Vermosa Sports Hub is an 8-hectare sports and lifestyle complex.

1 Sports Hub

Visitors Center
Sante Fitness Lab
Locker Room Café*

2 Athletics Center

IAAF Track Oval
FIFA Certified Football Field
Athlete's Grounds
Athlete's Dugout
Multi-use indoor facility**

3 Aquatics Center

FINA Standard Lap Pool
Warm-up Pool

4 Recreation Center

Athlete's House
Athlete's Lounge





Sports Hub
Visitors Center
Sante Fitness Lab
Locker Room Café



Particulars	Details
Facility	50m Olympic Pool 25m Warm-up Pool
Description	FINA Standard Olympic sized pool
Foot Traffic (Jan-May)	17,021
Notable Events	National Triathlon Try-outs National Age Group Aquathlon Sundown Aquathlon SBR Aquathlon Turbo Sprint Aquathlon



Particulars	Details
Facility	400m Track Oval
Description	IAAF Certified
Foot Traffic	7,621 Pax
Notable Events	<p>We Ken Run – Track Day JTRC Track Day EJ Obiena – Pole Vault Invitationals The Fittest Challenge National Age Group Aquathlon</p>



Particulars	Details
Facility	Football Field
Description	FIFA Certified Football Pitch
Foot Traffic	13,022 Pax
Notable Events	<p>Vermosa Football Cup COPA Haribon Singa Cup Youth Football League Ang Liga</p> <p>Camp Bynum – Flag Football Camp PH Womens National Team U19 Football Camp</p>



Particulars	Details
Facility	Athlete's House
Room Types	Deluxe Triple Superior Triple
Room Inclusions	Gym Access Track Access Pool Access

A sports hotel accommodations that offers a convenient living experience for athletes and athletes at heart with accommodations located at the heart of a world-class sports complex.



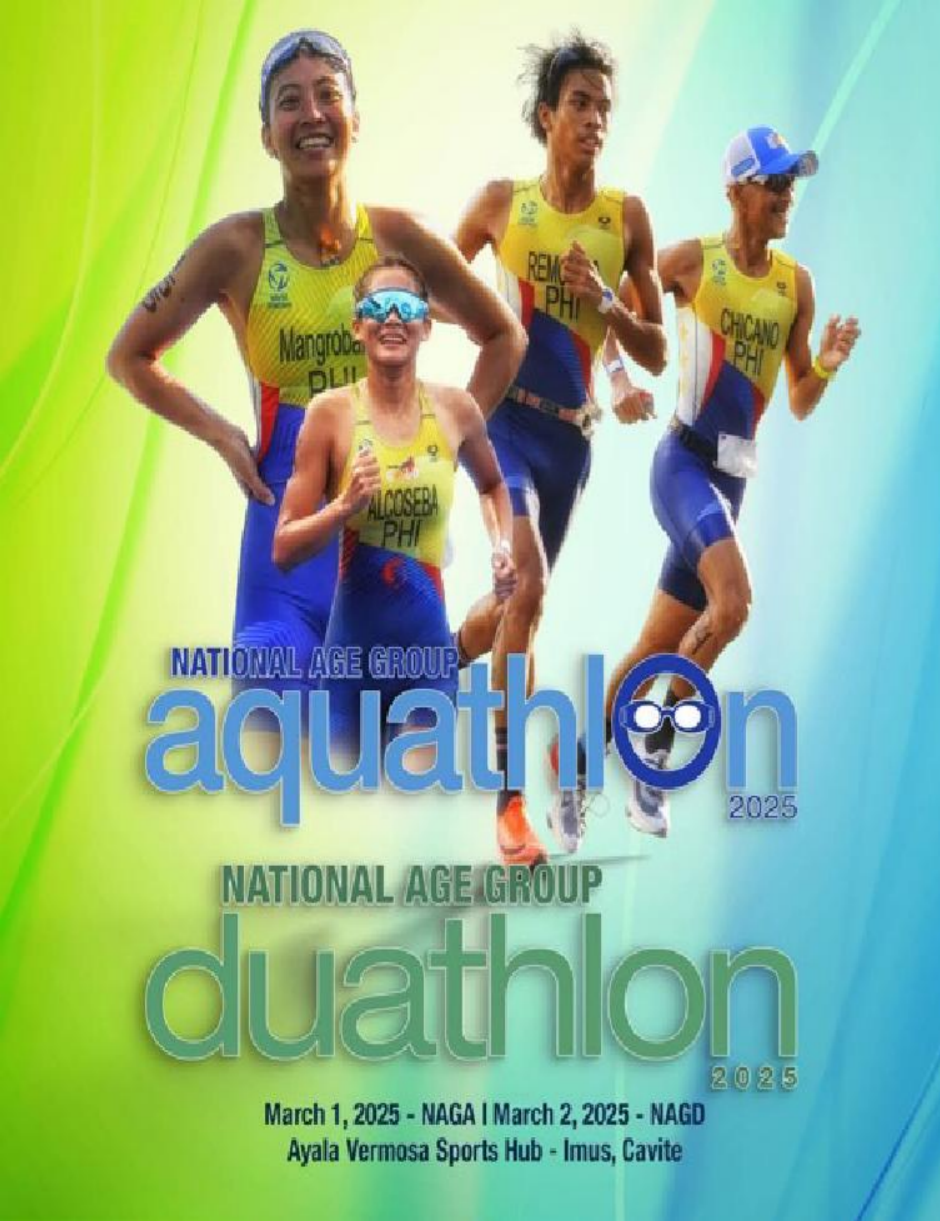
Athletics Center Dug-out

- Player Locker Room
- Officials Locker Room
- Media Room
- Open VIP Deck

Target Opening:

Q3 2025 (On-going Construction)





Athletics Center Dug-out

- Player Locker Room
- Officials Locker Room
- Media Room
- Open VIP Deck

Target Opening:
Q3 2025 (On-going Construction)





Fully Operational as of Nov 2023
77% leased out as of May 2025

Approx. **43,000 sqm** GLA



FASHION & APPAREL



HOME & LIFESTYLE



FITNESS & ENTERTAINMENT



HEALTH, BEAUTY, & SERVICES



FOOD & BEVERAGE



ELECTRONICS & TECHNOLOGY



VERMOSA

Retail: The Shops at Vermosa

Operational

Petron, Starbucks, McDonald's, Jollibee, Peri-Peri Chicken, Coffee Bean, Burger King, Army Navy



VERMOSA

Retail: Landers Vermosa



Operational since **April 2025**

A 2.4 has commercial establishment includes a **supermarket and food and retail choices**





VERMOSA

Upcoming
Developments



Artist rendition only and subject to change

VERMOSA

Motocross Super Block Vermosa



VERMOSA

Vermosa Transport Terminal



Soft Operations Started: **Q4 2024**

VERMOSA

St. Sebastian Parish Church



500 PAX Seating Capacity



Residential
Developments



Artist rendition only and subject to change

Amaia

Avída

Amaia SERIES VERMOSA

Avída Verra Settings VERMOSA

Parklane SETTINGS VERMOSA



Turnover Ready	Yes
% Turned Over	100/623 units turned over (16%)



Turnover Ready	Yes
% Turned Over	272/370 lots/units turned over (73%)



Launched	Dec 2022
Total Area	12 has
No. of Lots	423 Lots

ALVEO



Turnover Ready	Yes
% Turned Over	332/603 lots turned over (55%)



Launched	Mar 2024
Total Area	27.1 has
No. of Lots	540 Lots

Private and Confidential

THE COURTYARDS VERMOSA



Product	Lot Only
Turnover Ready	Yes
% Turned Over	655/898 lots turned over (73%)



VERMOSA



Artist rendition only and subject to change





THE COURTYARDS

VERMOSA

THE COURTYARDS VERMOSA

OVERVIEW

Location	Dasmaringas and Imus Cities, Cavite
Land Area	141 hectares
Elevation	45 – 85 m AMSL
Density	8 lots per ha.
# of Phases	4
# of Lots	1,053
Completed House	4 Units
Ongoing Construction	7 Units
Amenities	Village Clubhouse
	Activity Nodes
	<i>*Data reflects launched phases only</i>

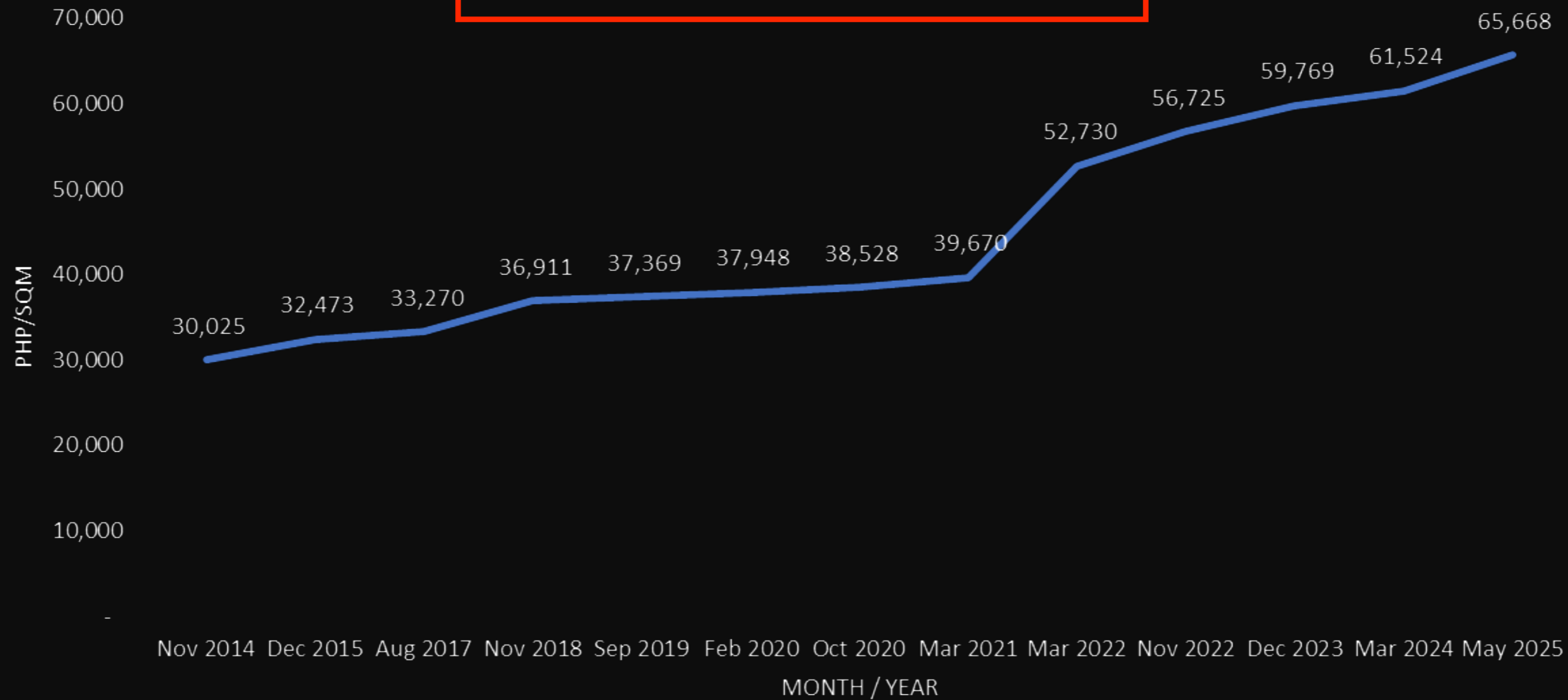


THE COURTYARDS

VERMOSA

PHASING MAP

PRICE APPRECIATION



 AyalaLand ^{PREMIER}

NEW RESIDENTIAL
VILLAGE IN VERMOSA

AMENITY PROGRAM

With having an active lifestyle as its core focus, the clubhouse is carefully designed for residents who want to pursue physical activity and recreation.

The clubhouse has a floor area of approx. 4,500 sqm, and is conveniently situated at the center of the village.



An aerial photograph of a large estate. The central focus is a dense, wooded grove. Surrounding the grove are various residential areas, including a large, modern house on the left, a cluster of smaller houses on the right, and a large, open field at the bottom. A network of roads and paths is visible throughout the estate. The overall scene is a mix of natural greenery and developed residential space.

AT THE CENTER OF A DYNAMIC ESTATE,
LIES A GROVE THAT FOSTERS INTERCONNECTIVITY AND WELL-BEING.

An aerial photograph of a residential development. The image shows a large, curved road that forms a partial circle, enclosing a central area of green space and trees. The surrounding area is filled with more residential lots, some with houses, and more greenery. The overall scene is peaceful and well-planned.

CRESCENT GROVE

VERMOSA

WITH THE HARMONIOUS CURVES OF THE PARCEL,
THIS WELLNESS-FOCUSED ENCLAVE OFFERS A PEACEFUL SANCTUARY
WHERE OPEN, FLOWING SPACES ENCOURAGE BALANCE, CONNECTION, AND WELLNESS.

MAIN ACCESS POINTS

DAANG HARI

Via Zapote

DAANG HARI

Via SLEX-MCX

DAANG HARI

Via Emilio Aguinaldo Highway

MOLINO PALIPARAN ROAD



NEARBY ESTABLISHMENTS

VERMOSA

Ayala Malls

Ayala
VERMOSA SPORTS HUB

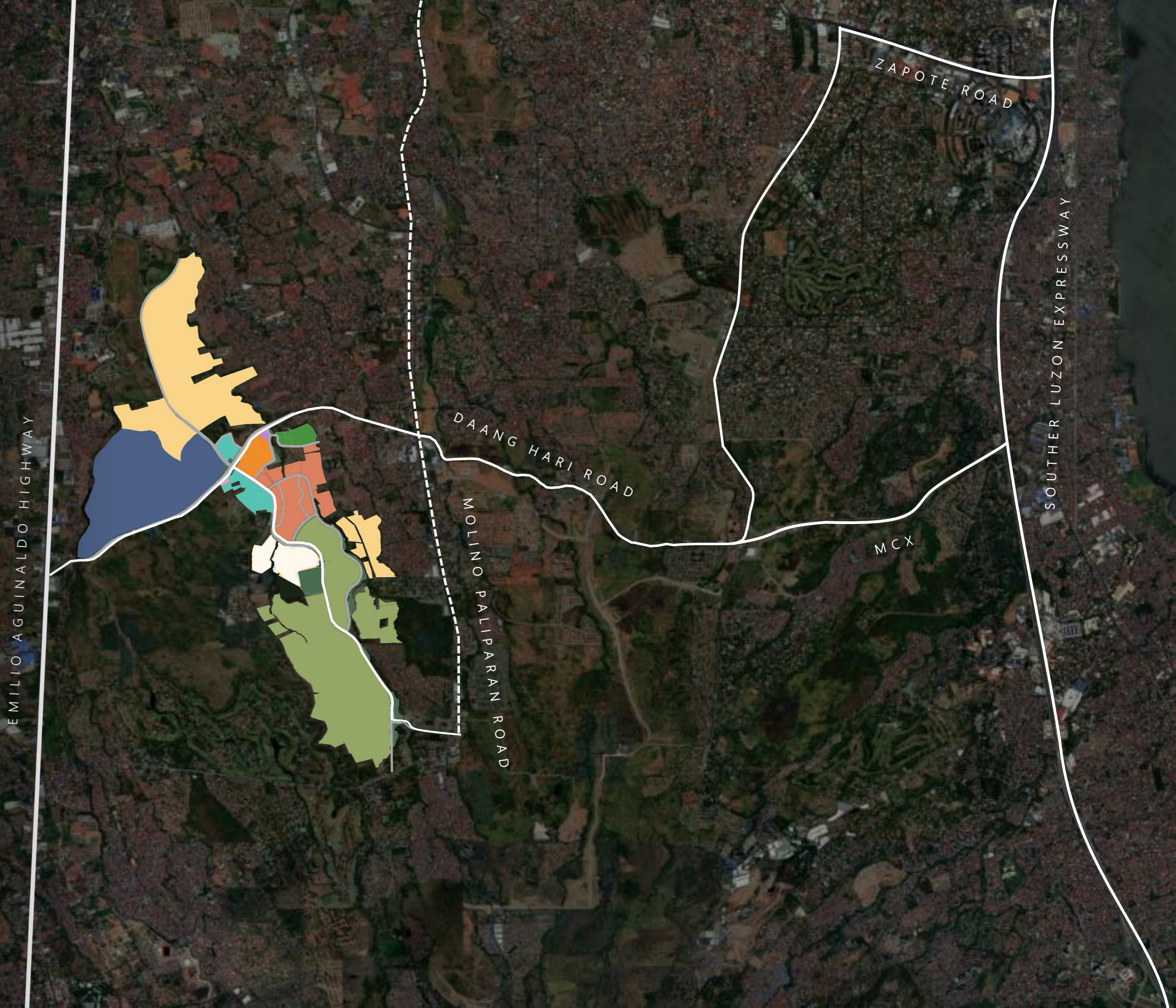


De La Salle Santiago Zobel School



NEARBY ESTABLISHMENTS

- CRESCENT GROVE SITE
- AYALA LAND VILLAGES
- LOW RISE RESIDENTIAL
- VERMOSA SPORTS & LIFESTYLE COMPLEX
- AYALA MALLS VERMOSA
- DE LA SALLE ZOBEL VERMOSA
- CENTRAL BUSINESS DISTRICT
- COMMERCIAL LOTS
- TRANSPORTATION TERMINAL
- TRANSIENT RETAIL AREA
- OPEN SPACES



CRESCENT GROVE





PHASE 1 | TRANCHE 1 DEVELOPMENT SUMMARY

Location	Imus, Cavite
Land Area	15 hectares
Elevation	35 – 60 m AMSL
Density	9 lots/ha
# of Lots	120
Amenities	Passive Amenity Active Amenity



An aerial photograph of a residential development. The image shows a mix of green spaces, roads, and buildings. The text is overlaid on the image, providing a legend for lot classifications. The background is a dark, semi-transparent overlay.

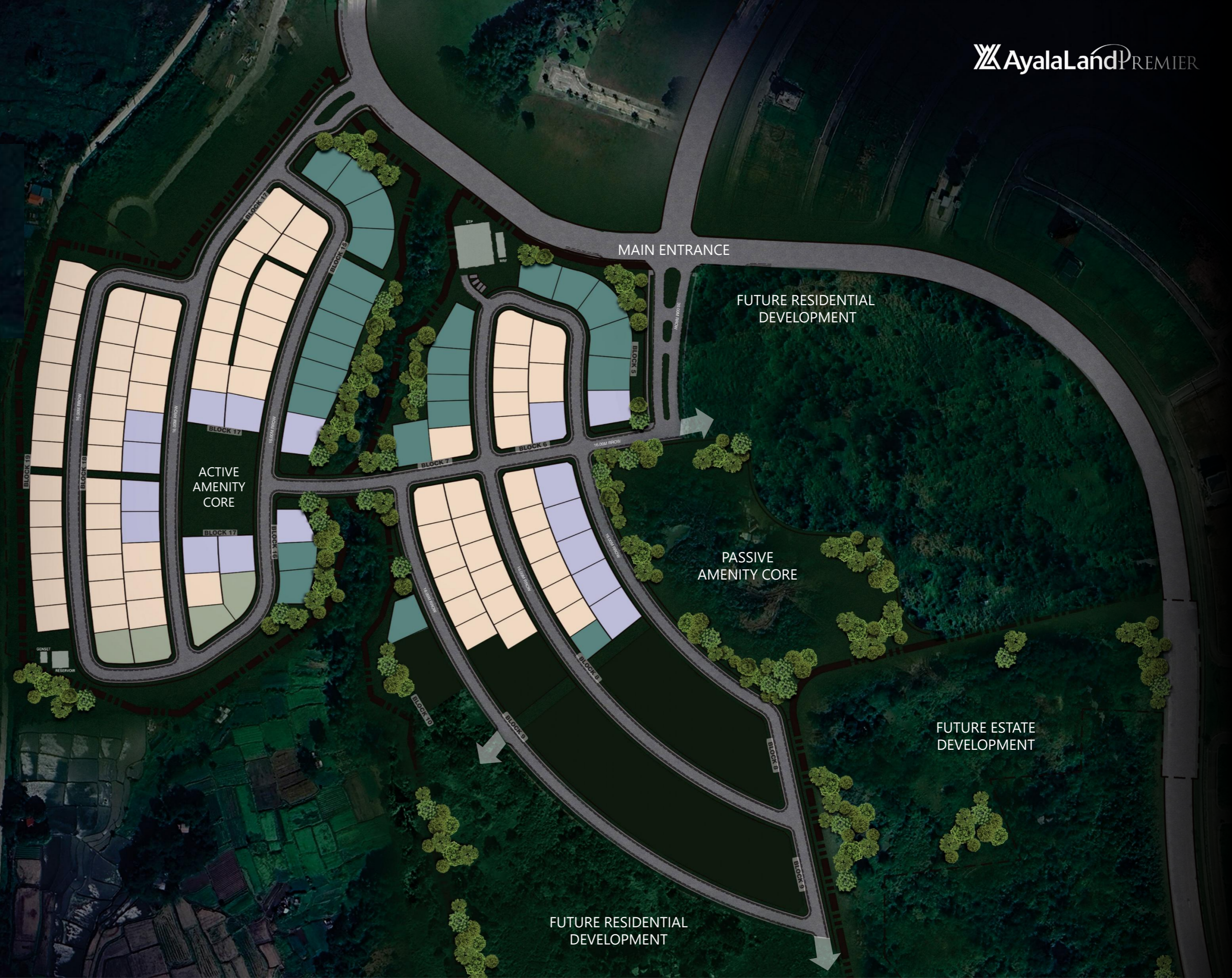
LOT CLASSIFICATIONS

-  **PARK PREMIER** Lots facing or beside the village's amenity
-  **GREENSIDE** Lots that are adjacent to the green spaces
-  **GREENVIEW** Lots that have views of green spaces
-  **PRIME** Regular neighborhood lots

CRESCENT GROVE

SITE DEVELOPMENT PLAN

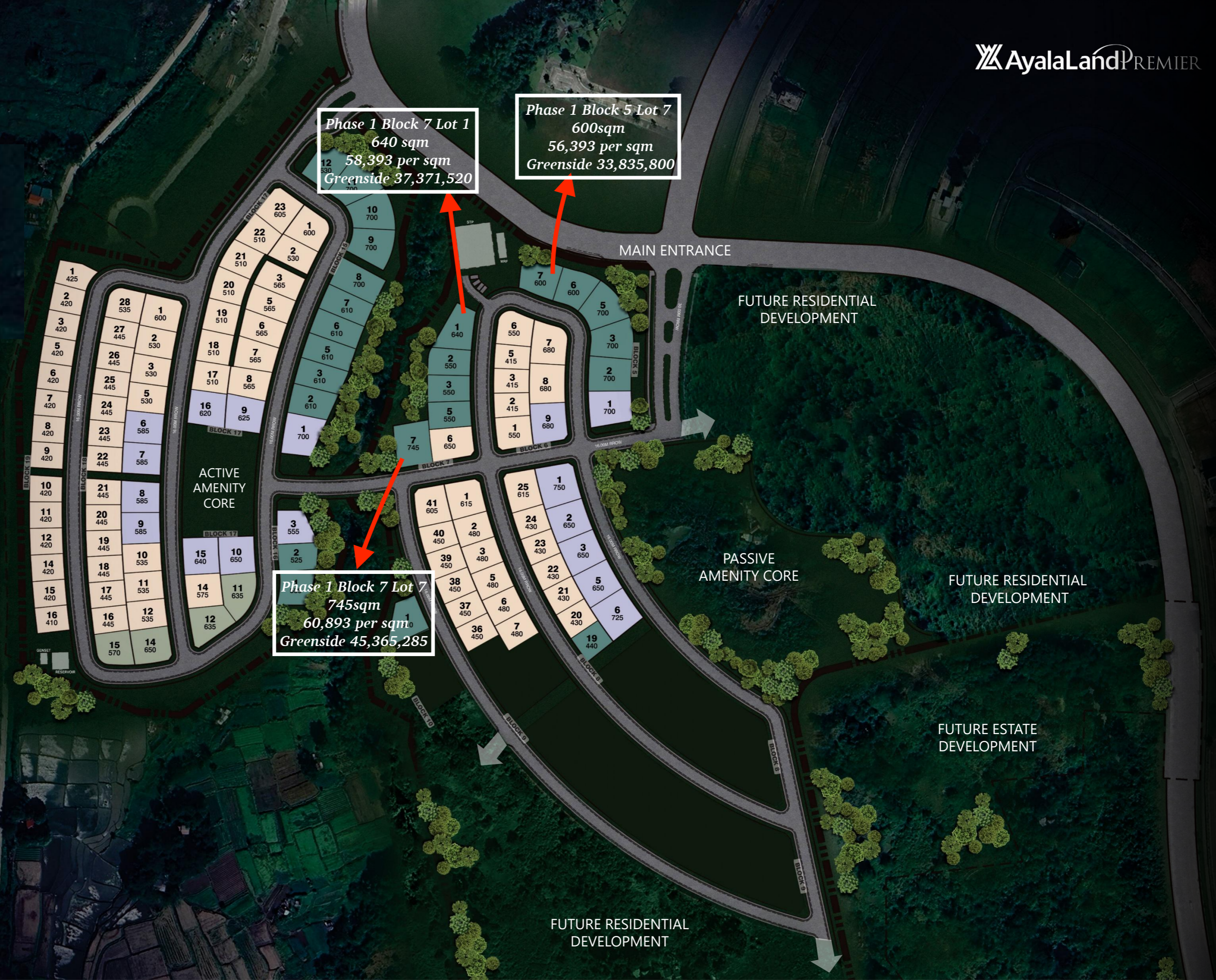
-  **PARK PREMIER** Lots facing or beside the village's amenity
-  **GREENSIDE** Lots that are adjacent to the green spaces
-  **GREENVIEW** Lots that have views of green spaces
-  **PRIME** Regular neighborhood lots



CRESCENT GROVE

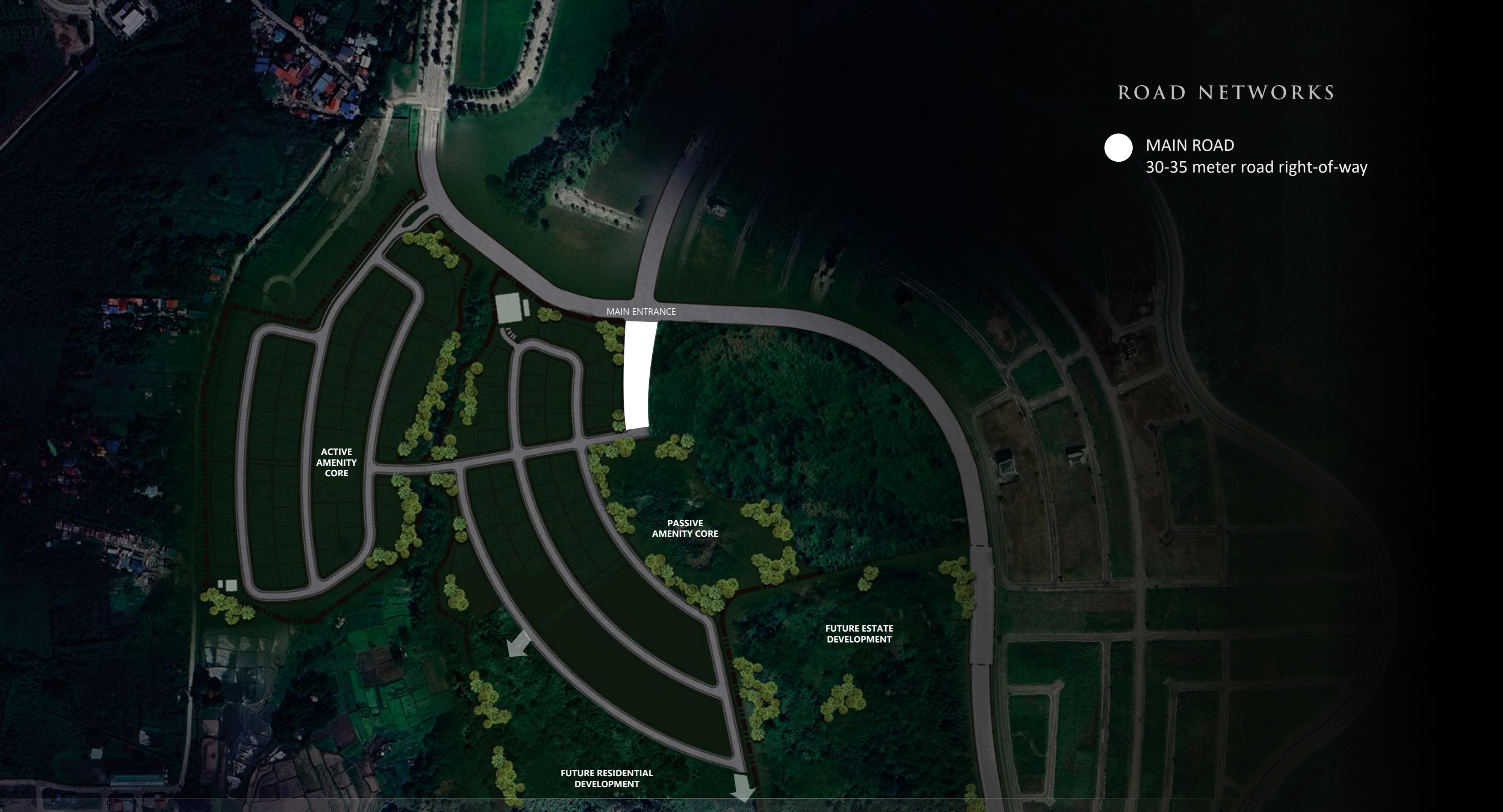
SITE DEVELOPMENT PLAN

- PARK PREMIER** Lots facing or beside the village's amenity
- GREENSIDE** Lots that are adjacent to the green spaces
- GREENVIEW** Lots that have views of green spaces
- PRIME** Regular neighborhood lots



ROAD NETWORKS

- MAIN ROAD
30-35 meter road right-of-way



MAIN ENTRANCE

ACTIVE AMENITY CORE

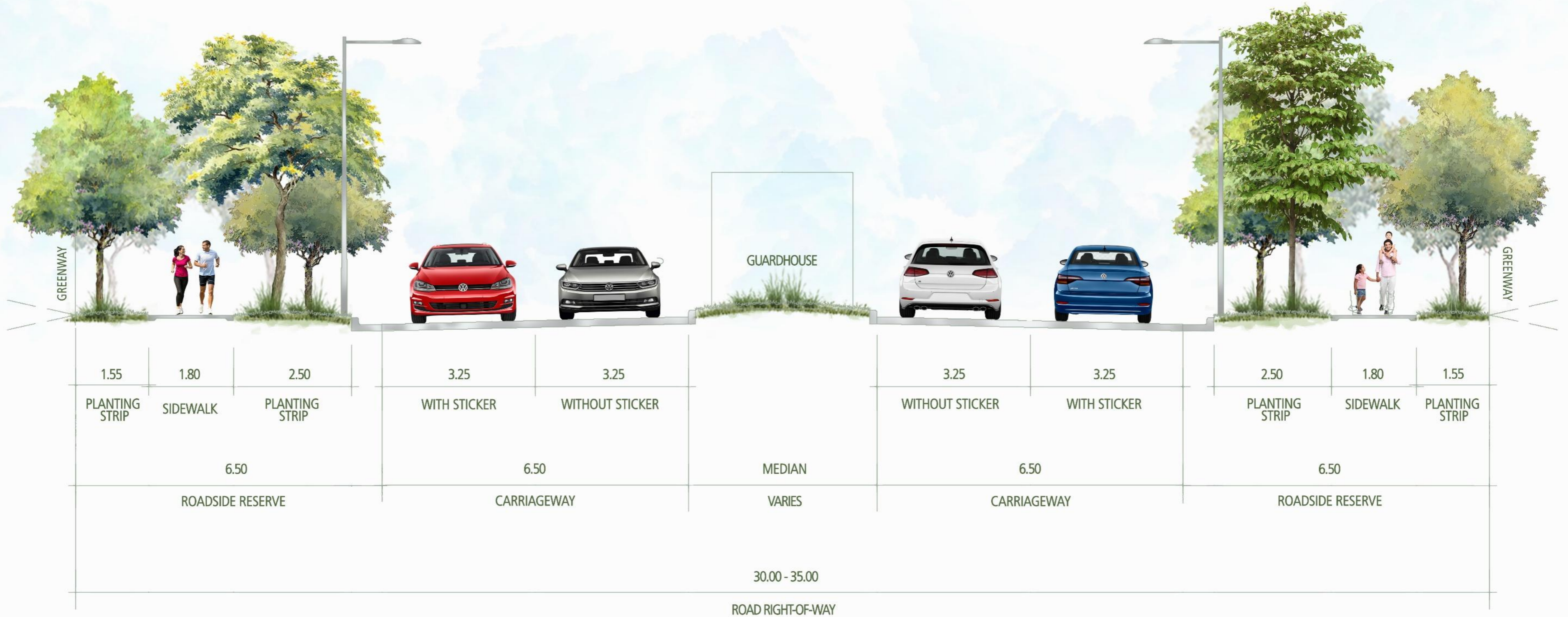
PASSIVE AMENITY CORE

FUTURE ESTATE DEVELOPMENT

FUTURE RESIDENTIAL DEVELOPMENT

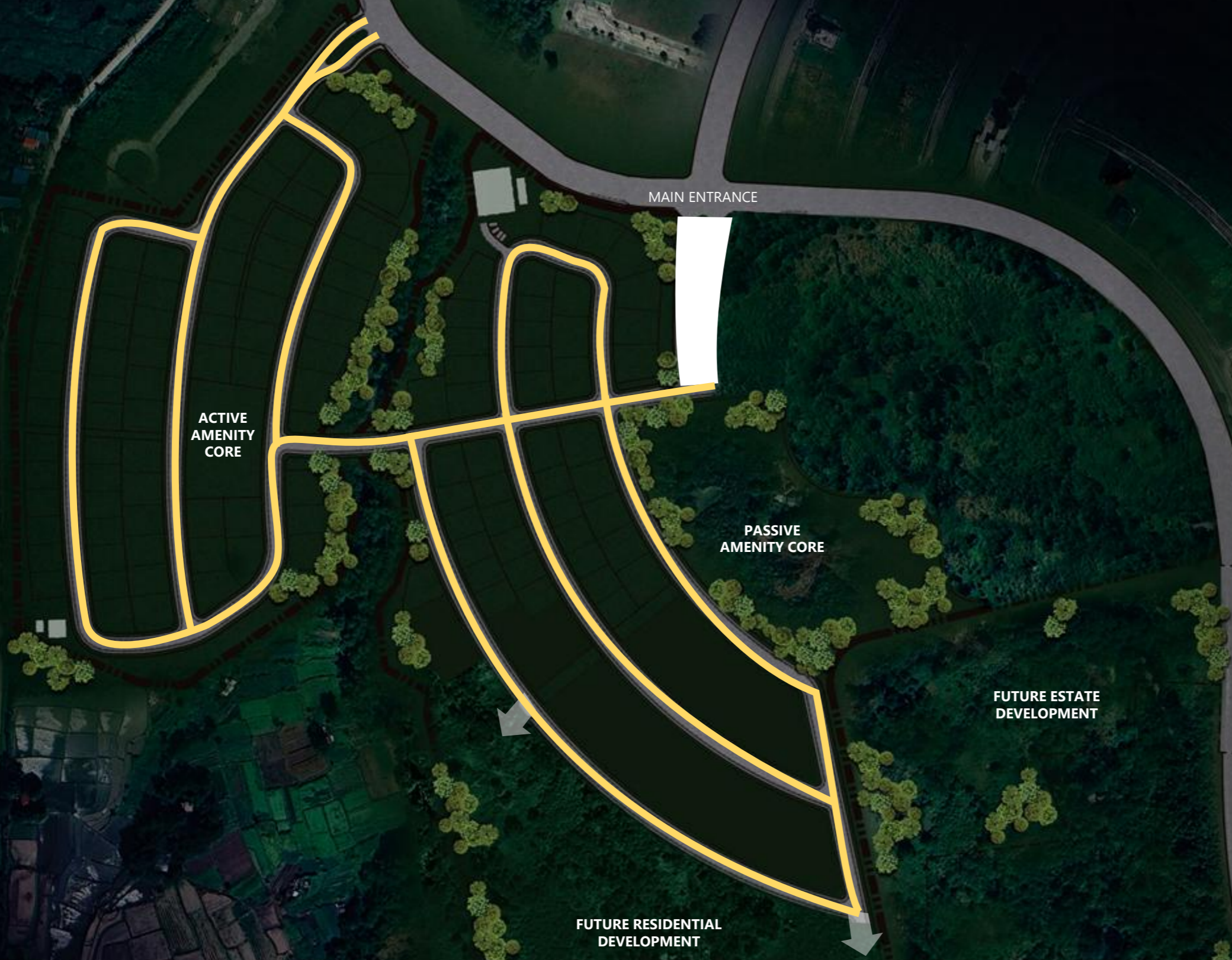
ROAD SECTIONS

MAIN ROAD



ROAD NETWORKS

- MAIN ROAD
30-35 meter road right-of-way
- ARTERIAL ROAD
16-meter road right-of-way



MAIN ENTRANCE

ACTIVE
AMENITY
CORE

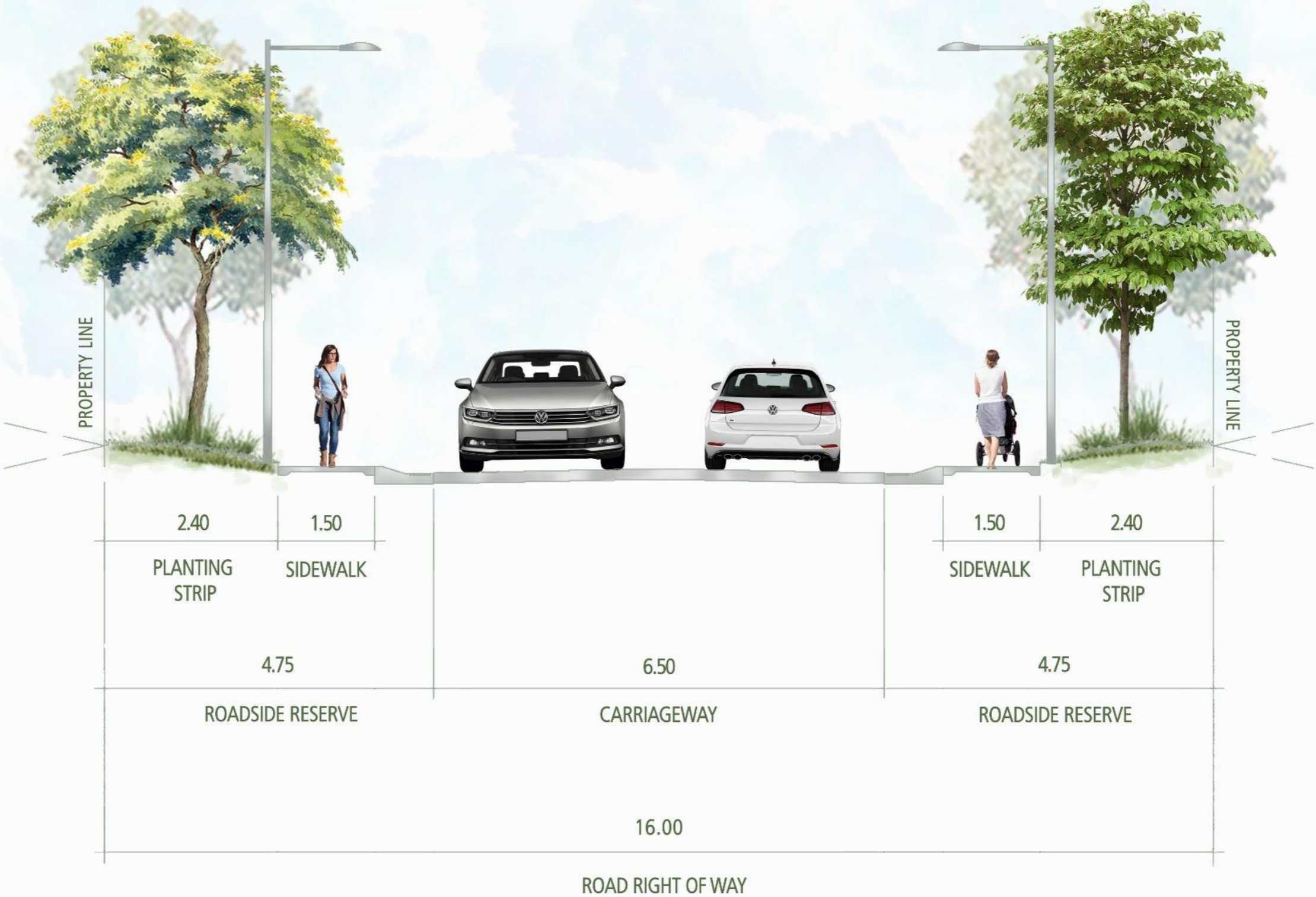
PASSIVE
AMENITY
CORE

FUTURE ESTATE
DEVELOPMENT

FUTURE RESIDENTIAL
DEVELOPMENT

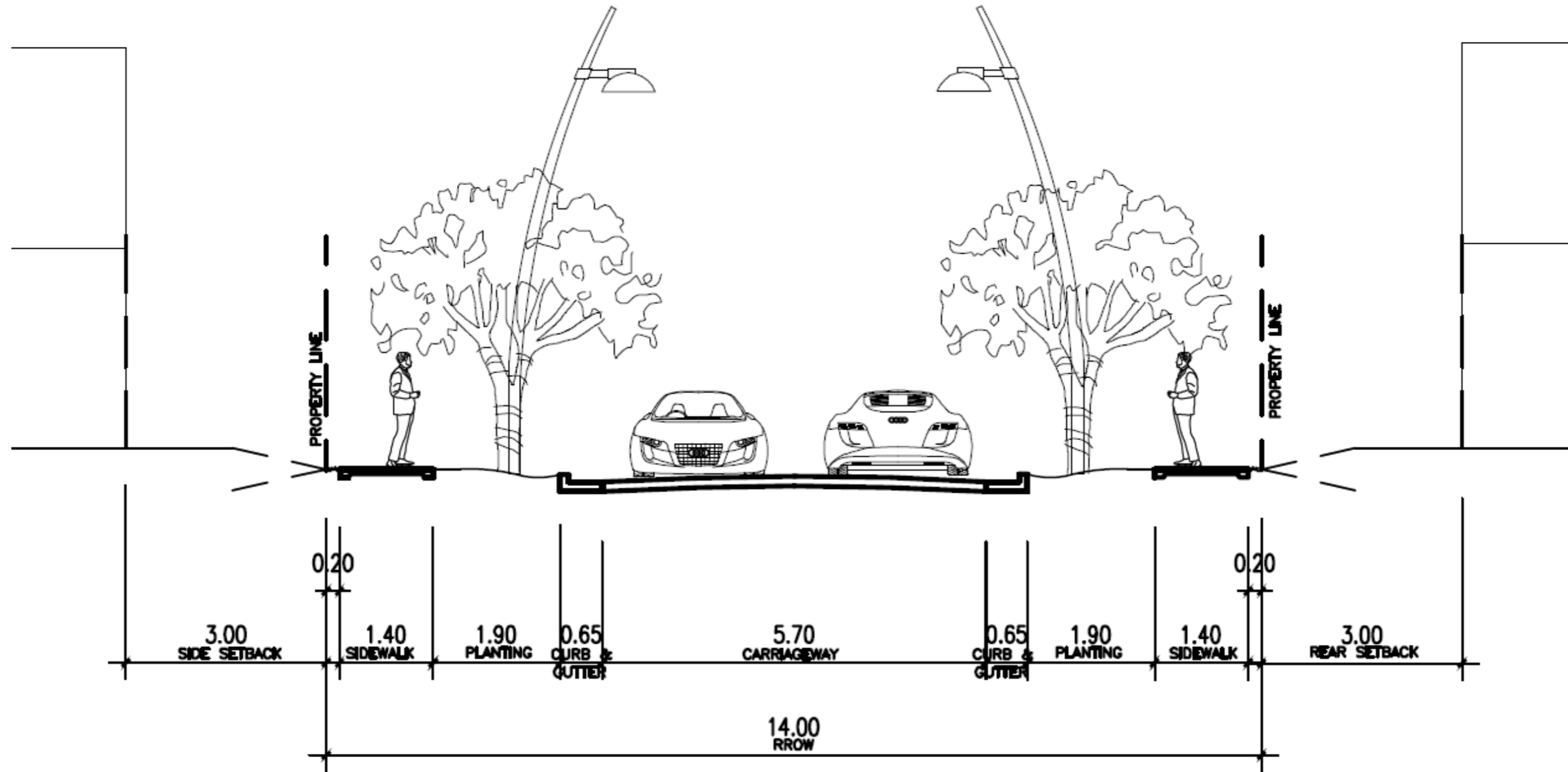
ROAD SECTIONS

ARTERIAL ROAD



THE COURTYARDS ROAD SECTIONS

ARTERIAL ROAD



CRESCENT GROVE
VERMOSA

VILLAGE PREVIEW








Prime Lot | Artist's Rendering



AMENITY PROGRAM

 **PASSIVE AMENITY**
2.26 ha

 **ACTIVE AMENITY**
0.38 ha

 **LINEAR PARKS**



ACTIVE AMENITY CORE

MAIN ENTRANCE

PASSIVE AMENITY CORE

FUTURE ESTATE DEVELOPMENT

FUTURE RESIDENTIAL DEVELOPMENT



ROYAL PINEDA⁺
ARCHITECTURE · DESIGN



NEW CLARK AIRPORT



SACOBIA RIVER BRIDGE





NEW CLARK CITY
ATHLETICS STADIUM



ROYAL PANGLOSS
ARCHITECTS

PRIVATE RESIDENCE, PHILIPPINES



OTHER NOTABLE PROJECTS

ALVEO LUMIRA CLUBHOUSE

BANGKÓTA – PHILIPPINES PAVILION

PASIG CITY HALL COMPLEX

ANVAYA COVE NHOA



BUDJI ROYAL

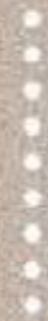
BUDJI + ROYAL

CLARK AIRPORT VILL
FRONT PERSP

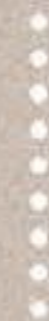
KEYWORDS



EMPOWERED



ACTIVE



COMMUNITY

ATMOSPHERE



LANDSCAPE



TONES & TEXTURES





SUSTAINABILITY

FOR TRAINING PURPOSES ONLY



VIEW FROM ENTRY

FOR TRAINING PURPOSES ONLY



CLUBHOUSE AND ADMIN BLDG

FOR TRAINING PURPOSES ONLY



ROYAL PINEDA
RESORTS & HOMES

AERIAL

FOR TRAINING PURPOSES ONLY



ROYAL PINEDA

VIEW FROM ENTRY

An aerial photograph showing a vast, lush green landscape in the foreground, likely a forest or a large agricultural field. In the middle ground, there are several large, rectangular green fields, possibly rice paddies. In the background, a city skyline is visible, including several tall buildings and a bridge. The sky is filled with large, white, fluffy clouds, and the overall lighting is bright and natural.

INDICATIVE LOT PRICING

PAYMENT TERMS

INDICATIVE LOT PRICING AND PAYMENT TERMS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY.



INDICATIVE LOT PRICING

Ave. Php/sqm

Php 68,000

Package Price Range

Php 26,000,000 – Php 58,000,000

**VALUES REFLECTED HERE ARE VAT INC. AND SUBJECT TO CHANGE WITHOUT PRIOR NOTICE*

INDICATIVE LOT PRICING

Lot Class	# of Lots	Area (SQM)		Price/SQM		Package Price	
		Min	Max	Min	Max	Min	Max
Prime	75	410	680	64,640	73,040	26.5M	48.9M
Greenview	4	570	650	69,560	77,290	39.6M	47.4M
Greenside	24	440	745	65,960	76,040	33.5M	52.9M
Park Premier	17	555	750	74,000	77,920	42.6M	58.0M

**VALUES REFLECTED HERE ARE VAT INC. AND SUBJECT TO CHANGE WITHOUT PRIOR NOTICE*

PAYMENT TERMS

Cash 30 (95-5) w/ 19.5% discount

Bank Scheme 20-80 w/ 18.5% discount

10-20(30)-70

**PAYMENT TERMS REFLECTED ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE*

***EARLY BOOKING DISCOUNT MAY APPLY*

An aerial photograph showing a vast, lush green landscape in the foreground, likely a forest or a large agricultural field. In the middle ground, there are several large, rectangular green fields, possibly rice paddies. The background features a city skyline with various buildings and structures, including a prominent tall tower. The sky is filled with large, white, fluffy clouds, and the overall lighting is bright, suggesting a clear day.

PROJECT TURNOVER

Q4 2028

 AyalaLand **PREMIER**