



# THE PHILIPPINES: ASIA'S STRONG MAN

-Bloomberg

# PROXIMITY OF THE PHILIPPINES





# COUNTRY PROFILE: THE PHILIPPINES

# I. COUNTRY PROFILE

300,000  
SQ. KM.  
LAND AREA

POPULATION: 

100  
MILLION

PROJECTED POPULATION FOR 2014  
PHILIPPINE STATISTICS AUTHORITY

CAPITAL:  
I ♥ MANILA



LANGUAGES:  
FILIPINO  
(DERIVATIVE OF TAGALOG)  
ENGLISH

MONETARY UNIT:  
PHILIPPINE  
PESO  
(Php) 





# MACROECONOMIC OVERVIEW



## II. MACROECONOMIC OVERVIEW

**GDP**  
**6.0%**

THIRD QUARTER 2015

THE PHILIPPINES  
CONTINUES TO  
BECOME ONE  
OF THE FASTEST  
GROWING  
ECONOMIES  
IN ASIA

## CREDIT RATING

MOODY'S

STANDARD  
& POOR'S

FitchRatings

THE PHILIPPINES  
WAS AWARDED

INVESTMENT GRADE

BY 3 OF THE BIGGEST  
CREDIT RATING AGENCIES  
IN THE WORLD WITH  
OUTLOOK RATED "STABLE".

NET FOREIGN  
DIRECT INVESTMENTS

**USD 4.5** BILLION  
JAN.-SEPT. 2015

SOURCE: BANGKO SENTRAL NG PILIPINAS

PHILIPPINES  
ANNUAL  
INFLATION  
RATE EASED TO

**1.5%**

IN DEC. 2015 FROM

**1.1%**

IN NOV. 2015.  
FOR 2015, THE COUNTRY'S  
CENTRAL BANK TARGETED  
INFLATION AT 2-4%

SOURCE: NATIONAL STATISTICS OFFICE

CASH REMITTANCES FROM OVERSEAS FILIPINOS



**USD 20.6B** JAN.-OCT. 2015  
UP BY **3.67%** FROM SAME PERIOD LAST YEAR

SOURCE: BANGKO SENTRAL NG PILIPINAS

LUZON

ICAGAPPO

MINDANAO



# PHILIPPINE PROPERTY MARKET OVERVIEW

### III. PHILIPPINE PROPERTY MARKET OVERVIEW

**MANILA** **8TH TOP** OUT OF 22 CITIES  
ACROSS ASIA PACIFIC  
INVESTMENT CITIES  
MARKETS AND SECTORS TO WATCH  
SOURCE: EMERGING TRENDS IN REAL ESTATE - ASIA PACIFIC 2015

**INCREASING**  
RENTAL RATES, CAPITAL VALUES AND LAND VALUES  
DUE TO THE SUSTAINABLE GROWTH OF THE ECONOMY

OUT OF 100 GLOBAL  
DESTINATIONS

2015 THOLONS  
INTERNATIONAL  
TOP 100 OUTSOURCING  
DESTINATIONS REPORT

**8th**  
CEBU

**2nd**  
MANILA





# GLOBAL RECOGNITION

# IV. GLOBAL RECOGNITION



WORLD BANK

**103<sup>RD</sup>**

(OUT OF 189 COUNTRIES)

EASE  
OF DOING  
BUSINESS REPORT

**2016**

WORLD  
ECONOMIC  
FORUM

**47<sup>TH</sup>**

(OUT OF 140 COUNTRIES)

GLOBAL  
COMPETITIVENESS  
REPORT

**2015-2016**



**76<sup>TH</sup>**

(OUT OF 184 COUNTRIES)

INDEX OF  
ECONOMIC  
FREEDOM

**2015**





# TRAVEL AND TOURISM

# PHILIPPINES: AWARDS/CITATIONS

- **Destination of the Year 2014** – 25<sup>TH</sup> Annual TTG Travel Awards
- **Top 20 Destinations for 2014** – The Telegraph
- **Rising Star in Tourism 2013** – World Economic Forum
- **Hottest Travel Destinations of 2013** – Travel and Leisure
- **Top 10 Hottest New Travel Destinations for 2013**  
– Conde Nest Traveller
- **Most Romantic Destination** – Shanghai Morning Post
- **Most Tourist-Friendly Country** – Top 10 of Asia
- **10 Most Googled Destination** – CNN



# V. TRAVEL & TOURISM



**4,395,812**

INTERNATIONAL ARRIVALS  
JANUARY - OCTOBER  
2015



**GREW BY**

**11.13%**

INTERNATIONAL TOURIST ARRIVALS  
FROM SAME PERIOD LAST YEAR

SOURCE: WWW.TOURISM.GOV.PH

INTERNATIONAL  
TOURIST RECEIPTS  
TO THE PHILIPPINES

**GREW 8.24%**

AND REACHED  
**Php186.89**

**BILLION**

JAN. - OCT. 2015

**TOP 5**

**VISITOR MARKETS**  
JANUARY - OCTOBER 2015



**#5** 188,971 ARRIVALS  
**AUSTRALIA**

SOURCE: WWW.TOURISM.GOV.PH



# FAST FACTS

# MEGAWORLD FAST FACTS

- The real estate arm of AGI (Alliance Global Group Inc.) – one of the Philippines' largest conglomerates led by Chairman and President Dr. Andrew L. Tan.
- The leading property developer in the Philippines primarily engaged in the development of large-scale planned communities who pioneered the LIVE-WORK-PLAY development (mixed-use communities also known as Townships).



# MEGAWORLD FAST FACTS

- Current land bank consists of real estate that it has acquired in prime locations in the Philippines such as Makati, Quezon City, Iloilo, Cebu and Davao City.
- Was named as the country's top residential condominium developer (CBRE, January-2012).
- Corners the biggest share in condo market with 21% making it as the Philippines' top residential condominium developer for over a decade (Jones Lang LaSalle, Feb-2013).



# MEGAWORLD FAST FACTS

- Was also cited as the country's No. 1 office space provider and landlord in Metro Manila with 16.7% market share (Jones Lang LaSalle, Feb-2013).
- With 25 years of operational track record.
- 100% completion rate since inception.
- Completed more than 320 residential, office buildings and hotels covering 5.6 million sq. m. of total area.



# MEGAWORLD FAST FACTS

**20** Township developments in Metro Manila, Cebu, Iloilo, Davao, Boracay, Bacolod and Pampanga

**4,044** hectares of land bank

**342** Completed residential and office buildings totaling **6.4M sq. m.**

**27** Buildings in Makati Central Business District

**75,000+** Condominium residents

**6** PEZA-Accredited Cyberparks

**712,000 sq. m.** of office space

**126** companies in **31** office buildings

**304,000 sq. m.** of commercial and retail space

**1,500** commercial and retail partners

**185** Residential, office and hotel projects under development totaling **5.4M sq. m.**





LUZON

MANILA

TAGAYTAY CITY

LAGUNA/CAVITE

AKLAN

MINDANAO

DAVAO

# TOWNSHIP COMMUNITIES

# MEGAWORLD CREATING TOWNSHIP COMMUNITIES





# CONDOTEL

(CONDOMINIUM HOTEL)

It is a “**WORRY-FREE**” investment because the hotel operator manages:

- leasing of the hotel rooms/ units;
- maintenance, refurbishment and improvement of the units;
- operating expenses, real property taxes, association dues, common area charges, utilities, insurance and other related expenses.



# WHY INVEST IN CEBU CITY



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- It is often called the “**Queen City of the South**”
- Ranked **8th** in the “2015’s **Top 100 BPO Destination Report**” in the world by **Tholons** (a Services Globalization & Investment Advisory firm) ;
- Ranked **2nd** for the **INFRASTRUCTURE PILLAR Awards** (for highly Urbanized City Category) in the 3rd Regional Competitiveness Summit of the National Competitiveness Council) ;
- Ranked **3rd overall Most Competitive Highly-Urbanized City** (out of **142** cities) in the 3rd Regional Competitiveness Summit of the National Competitiveness Council) ;
- It is the **Philippines' main domestic shipping port** and is home to about 80% of the country's domestic shipping companies.



# IMAGES OF CEBU CITY



Magellan's Cross



Fuenta Osmeña



Provincial Capitol



# HOW TO GET THERE: CEBU

- Daily flights to Cebu via the Mactan-Cebu International Airport from key cities in the country.
- Hong Kong (2 hrs. 37 min.)
- Singapore (3 hrs. 30 min.)
- Narita (4 hrs. 34 min.)
- Incheon (4 hrs. 15 min.)
- Manila to Cebu (1 hr. 15 min.)



- The Cebu City Port service the inter-island sea vessels on the Cebu-Manila-Cebu route from the different major cities in Visayas and Mindanao.



# LOCATION MAP

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# LOCATION MAP



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MACTAN  
**BELMONT**  
LUXURY HOTEL



# BUILDING FACADE



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# SITE DEVELOPMENT PLAN

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# SITE DEVELOPMENT PLAN



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# SITE DEVELOPMENT PLAN



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# TYPICAL FLOOR PLAN



MACTAN  
**BELMONT**  
LUXURY HOTEL

## AMENITY FLOOR PLAN

All units are furnished with the Furniture and appliances completely listed in the contract. Any other Furniture, Fixtures, ornaments or detail that may be reflected in the plans has been indicated therein for information purposes only and is not included in the sale. The selling price is established per sq. meter and is not on the basis of unit measurement or dimension. Steps and suitable of structural elements and a utility pipe chases are subject to change and may differ from actual deliverable condition.

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# TYPICAL FLOOR PLAN



## MACTAN BELMONT LUXURY HOTEL 5TH FLOOR PLAN



All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixtures, ornaments or detail that may be reflected in the plans has been indicated therein for installation purposes only and is not included in the sale. The selling price is stated based principally on a per sqm basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable conditions.

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# TYPICAL FLOOR PLAN



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LUXURY HOTEL

## TYPICAL 6TH & 8TH FLOOR PLAN



All sites are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixtures, ornament or detail that may be reflected in the plan has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per sq. ft. basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and wall pipe chases are subject to change and may differ from actual deliverable conditions.



# TYPICAL FLOOR PLAN



## MACTAN BELMONT LUXURY HOTEL 7TH FLOOR PLAN



All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plan has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per sq. m. basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe classes are subject to change and may differ from actual deliverable condition.

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# TYPICAL FLOOR PLAN



## MACTAN BELMONT LUXURY HOTEL 9TH FLOOR PLAN



All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixtures, ornaments or details that may be reflected in the plans has been indicated. However, for installation purposes only and is not included in the sale. The selling price is established principally on a per sq.m. basis and not on the basis of unit measurement or dimension. Size and location of structural elements and site by site chosen are subject to change and may differ from actual deliverable condition.

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# TYPICAL FLOOR PLAN



## MACTAN BELMONT LUXURY HOTEL

### TYPICAL 10TH & 12TH FLOOR PLAN



All sites are furnished with the Furniture and appliances completely listed in the contract. Any other furniture, fixtures, equipment or detail that may be reflected in the plans has been indicated thereon for information purposes only and is not included in the cost. The selling price is established principally on a per sqm basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and a city pipe chases are subject to change and may differ from actual deliverable condition.

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# TYPICAL FLOOR PLAN



## MACTAN BELMONT LUXURY HOTEL 11TH FLOOR PLAN



All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixtures, ornaments or detail that may be reflected in the plans has been indicated thereon for contractor's purposes only and is not included in the cost. The selling price is established principally on a per sq. m. basis and is not on the basis of unit measurement or dimension. Sizes and location of structural elements and site to be shown are subject to change and may differ from actual site/lot conditions.









# UNIT LAYOUT



MACTAN  
**BELMONT**  
LUXURY HOTEL

**EXECUTIVE SUITE**  
A= 48.00 M<sup>2</sup>

**14TH FLOOR**  
UNIT 1406,1407,1423,1424

**15TH - 18TH FLOOR**  
UNIT 1506,1606,1706,1806  
UNIT 1507,1607,1707,1807  
UNIT 1523,1623,1723,1823  
UNIT 1524,1624,1724,1824  
UNIT 1535,1635,1735,1835

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

## UNIT FEATURES

- Bedroom with queen-size bed, bedding, linens & pillows
- Toilet & bath
- Dresser, night table with lamp
- Wall-mounted LCD TV
- Desk and chair
- Living area with sofa and coffee table
- Mini bar
- Safety deposit box



# UNIT LAYOUT



MACTAN  
**BELMONT**  
LUXURY HOTEL

**JUNIOR SUITE**  
A= 34.00 M<sup>2</sup>

**10TH - 12TH FLOOR**  
UNIT 1020,1120,1220

**14TH - 18TH FLOOR**  
UNIT 1410,1510,1610,1710,1810

Units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

## UNIT FEATURES

- Sleeping area with queen-size bed, bedding, linens and pillows
- Toilet & bath
- Night table with lamp
- Wall-mounted LCD TV
- Bed bench and coffee table
- Mini bar
- Safety deposit box

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# UNIT LAYOUT



## MACTAN BELMONT LUXURY HOTEL

### QUEEN SUITE A= 23.00 M<sup>2</sup>

| 3RD FLR                      | 4TH - 9TH FLR                | 10TH - 12TH FLR     | 14TH FLR  | 15TH - 18TH FLR          |
|------------------------------|------------------------------|---------------------|-----------|--------------------------|
| UNIT 303                     | UNIT 403,503,603,703,803,903 | UNIT 1001,1101,1201 | UNIT 1403 | UNIT 1503,1603,1703,1803 |
| UNIT 306                     | UNIT 406,506,606,706,806,906 | UNIT 1003,1103,1203 | UNIT 1406 | UNIT 1506,1606,1706,1806 |
| UNIT 309                     | UNIT 409,509,609,709,809,909 | UNIT 1006,1106,1206 | UNIT 1409 | UNIT 1509,1609,1709,1809 |
| UNIT 310                     | UNIT 410,510,610,710,810,910 | UNIT 1009,1109,1209 | UNIT 1410 | UNIT 1511,1611,1711,1811 |
| UNIT 311                     | UNIT 411,511,611,711,811,911 | UNIT 1010,1110,1210 | UNIT 1411 | UNIT 1521,1621,1721,1821 |
| UNIT 318                     | UNIT 418,518,618,718,818,918 | UNIT 1011,1111,1211 | UNIT 1420 | UNIT 1525,1625,1725,1825 |
| UNIT 321                     | UNIT 421,521,621,721,821,921 | UNIT 1018,1118,1218 | UNIT 1421 | UNIT 1528,1628,1728,1828 |
| UNIT 323                     | UNIT 423,523,623,723,823,923 | UNIT 1021,1121,1221 | UNIT 1425 | UNIT 1631,1631,1731,1831 |
| UNIT 325                     | UNIT 425,525,625,725,825,925 | UNIT 1023,1123,1223 | UNIT 1428 | UNIT 1632,1632,1732,1832 |
| UNIT 328                     | UNIT 428,528,628,728,828,928 | UNIT 1025,1125,1225 | UNIT 1431 | UNIT 1633,1633,1733,1833 |
| UNIT 929                     | UNIT 431,531,631,731,831,931 | UNIT 1028,1128,1228 | UNIT 1432 |                          |
| UNIT 432,532,632,732,832,932 | UNIT 1031,1131,1231          | UNIT 1433           |           |                          |
| UNIT 435,535,635,735,835,935 | UNIT 1032,1132,1232          | UNIT 1435           |           |                          |
| UNIT 436,536,636,736,836,936 | UNIT 1033,1133,1233          |                     |           |                          |
| UNIT 439,539,639,739,839,939 | UNIT 1035,1135,1235          |                     |           |                          |
|                              | UNIT 1036,1136,1236          |                     |           |                          |
|                              | UNIT 1038,1138,1238          |                     |           |                          |

## UNIT FEATURES

- Sleeping area with queen-size bed, bedding, linens and pillows
- Toilet & bath
- Night table with lamp
- Wall-mounted LCD TV
- Sofa, desk and chair
- Mini bar
- Safety deposit box

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

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# UNIT LAYOUT



MACTAN  
**BELMONT**  
LUXURY HOTEL

**QUEEN SUITE**  
**A= 25.00 M<sup>2</sup>**

**4TH - 9TH FLOOR**    **10TH & 12th FLOOR**    **11th FLOOR**    **14th FLOOR**  
UNIT 405,506,606,708,806,908    UNIT 1006,1206    UNIT 1106    UNIT 1436

## UNIT FEATURES

- Sleeping area with queen-size bed, bedding, linens and pillows
- Toilet & bath
- Night table with lamp
- Wall-mounted LCD TV
- Sofa, desk and chair
- Mini bar
- Safety deposit box

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

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# UNIT LAYOUT



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# UNIT LAYOUT



## MACTAN BELMONT LUXURY HOTEL

**TWIN SUITE  
A= 23.00 M<sup>2</sup>**

| 3RD FLR  | 4TH - 9TH FLR                | 10TH - 12TH FLR     | 14TH FLR  | 15TH - 18TH FLR          |
|----------|------------------------------|---------------------|-----------|--------------------------|
| UNIT 302 | UNIT 401,501,601,701,801,901 | UNIT 1062,1102,1202 | UNIT 1401 | UNIT 1501,1601,1701,1801 |
| UNIT 304 | UNIT 402,502,602,702,802,902 | UNIT 1064,1104,1204 | UNIT 1402 | UNIT 1502,1602,1702,1802 |
| UNIT 305 | UNIT 404,504,604,704,804,904 | UNIT 1065,1105,1205 | UNIT 1404 | UNIT 1504,1604,1704,1804 |
| UNIT 307 | UNIT 405,505,605,705,805,905 | UNIT 1012,1112,1212 | UNIT 1405 | UNIT 1505,1605,1705,1805 |
| UNIT 308 | UNIT 412,512,612,712,812,912 | UNIT 1014,1114,1214 | UNIT 1412 | UNIT 1510,1610,1710,1810 |
| UNIT 314 | UNIT 414,514,614,714,814,914 | UNIT 1015,1115,1215 | UNIT 1414 | UNIT 1512,1612,1712,1812 |
| UNIT 315 | UNIT 415,515,615,715,815,915 | UNIT 1016,1116,1216 | UNIT 1415 | UNIT 1514,1614,1714,1814 |
| UNIT 316 | UNIT 416,516,616,716,816,916 | UNIT 1017,1117,1217 | UNIT 1416 | UNIT 1516,1616,1716,1816 |
| UNIT 317 | UNIT 417,517,617,717,817,917 | UNIT 1019,1119,1219 | UNIT 1417 | UNIT 1516,1616,1716,1816 |
| UNIT 322 | UNIT 419,519,619,719,819,919 | UNIT 1022,1122,1222 | UNIT 1419 | UNIT 1517,1617,1717,1817 |
| UNIT 324 | UNIT 422,522,622,722,822,922 | UNIT 1024,1124,1224 | UNIT 1422 | UNIT 1519,1619,1719,1819 |
| UNIT 326 | UNIT 424,524,624,724,824,924 | UNIT 1025,1125,1225 | UNIT 1426 | UNIT 1520,1620,1720,1820 |
| UNIT 327 | UNIT 429,529,629,729,829     | UNIT 1030,1130,1230 | UNIT 1427 | UNIT 1522,1622,1722,1822 |
| UNIT 329 | UNIT 430,530,630,730,830,930 | UNIT 1034,1134,1234 | UNIT 1429 | UNIT 1526,1626,1726,1826 |
|          | UNIT 433,533,633,733,833,933 | UNIT 1037,1137,1237 | UNIT 1430 | UNIT 1527,1627,1727,1827 |
|          | UNIT 434,534,634,734,834,934 | UNIT 1038,1138,1238 | UNIT 1434 | UNIT 1529,1629,1729,1829 |
|          | UNIT 437,537,637,737,837,937 |                     |           | UNIT 1530,1630,1730,1830 |
|          | UNIT 438,538,638,738,838,938 |                     |           | UNIT 1534,1634,1734,1834 |

## UNIT FEATURES

- Sleeping area with two twin beds, bedding, linens and pillows
- Toilet & bath
- Side table and wall lamp
- Wall-mounted LCD TV
- Lounge chair
- Desk and chair
- Mini bar
- Safety deposit box

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of cost measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

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# UNIT LAYOUT



## UNIT FEATURES

- Sleeping area with two twin beds, bedding, linens and pillows
- Toilet & bath
- Side table and wall lamp
- Wall-mounted LCD TV
- Lounge chair
- Desk and chair
- Mini bar
- Safety deposit box

MACTAN  
**BELMONT**  
LUXURY HOTEL

**TWIN SUITE**  
**A= 25.00 M<sup>2</sup>**

| 3RD FLR  | 4TH - 9TH FLR                | 10TH - 12TH FLR     |
|----------|------------------------------|---------------------|
| UNIT 301 | UNIT 407,507,607,707,807,907 | UNIT 1007,1107,1207 |
| UNIT 319 | UNIT 426,526,626,726,826,926 | UNIT 1026,1126,1226 |
| UNIT 320 | UNIT 427,527,627,727,827,927 | UNIT 1027,1127,1227 |
|          | UNIT 440,540,640,740,840,940 | UNIT 1040,1140,1240 |

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

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# UNIT LAYOUT



MACTAN  
**BELMONT**  
LUXURY HOTEL

**SPECIALLY-ABLED SUITE**  
A= 34.00 M<sup>2</sup>

6TH - 9TH FLR  
UNIT 620,720,820,920

## UNIT FEATURES

- Sleeping area with two twin beds, bedding, linens and pillows
- Toilet & bath
- Side table and wall lamp
- Wall-mounted LCD TV
- Lounge chair
- Desk and chair
- Mini bar
- Safety deposit box

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

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# UNIT LAYOUT



## MACTAN BELMONT LUXURY HOTEL

**SPECIALLY-ABLED SUITE**  
**A= 34.00 M<sup>2</sup>**

**3RD - 5TH FLOOR**  
**UNIT 312**  
**UNIT 420,520**

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

## UNIT FEATURES

- Sleeping area with two twin beds, bedding, linens and pillows
- Toilet & bath
- Side table and wall lamp
- Wall-mounted LCD TV
- Lounge chair
- Desk and chair
- Mini bar
- Safety deposit box



# DEVELOPMENT FEATURES AND HIGHLIGHTS

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# PROJECT AMENITIES

## Entertainment/Recreational Amenities & Facilities

- Swimming Pool
- Pool deck
- Pool bar
- Fitness center
- Locker rooms
- Male and female shower and changing rooms with toilets
- Kiddie pool
- Outdoor lounge
- Roof deck lounge and viewing area



# SWIMMING POOL



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# SWIMMING POOL



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# POOL BAR



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# DEVELOPMENT FEATURES & HIGHLIGHTS

## TYPICAL GUEST ROOM FEATURES:

- Modular closet
- Hair dryer and bathrobe
- Entrance panel door with viewer
- Individual temperature control
- Multi-function telephone system
- Data port for computer/fax modems
- Cable TV lines
- Wi-Fi internet access
- Provision for hot and cold water lines per unit in toilet & bath only
- Ceramic plank flooring
- Carpeted flooring in bedroom of Executive Suites
- Carpeted flooring in sleeping area of Queen and Twin Suites
- Ceramic planks for the Suites of Specially-abled
- Ceramic tile flooring for toilet and bath
- Connecting door in selected units (option to combine adjacent Queen and Twin Suite)



# DEVELOPMENT FEATURES & HIGHLIGHTS

## TYPICAL GUEST ROOM FEATURES:

- Toilet & bath with mechanical ventilation
- Individual Condominium Certificate of Title (CCT)
- Centralized air-conditioning system

## GROUND & SECOND LEVEL SERVICE AND BUSINESS FACILITIES

- Main entrance and drop-off point
- High-ceiling lobby and lounge area
- Front desk reception
- Full-time concierge
- All-day dining area
- Show kitchen
- 4 meeting rooms
- Pre-function and conference room
- Transport facilities
- Money changer
- Airport transfer

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# DEVELOPMENT FEATURES & HIGHLIGHTS

## BUILDING FACILITIES AND SERVICES

- Four high-speed, interior-finished passenger elevators
- Two-high speed, service elevators for housekeeping
- Security command center for 24-hour monitoring
- CCTV monitoring in selected areas
- Automatic heat/smoke detection and fire sprinkler system for all units
- Overhead tank and underground cistern for ample water supply
- 100% back-up power supply
- Back-of-the-house facilities per floor
- Laundry services
- PABX system
- Hotel key card security system
- Prime hotel operations and management

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# PROJECTED RETURN ON INVESTMENT

## SAVOY HOTEL MACTAN NEWTOWN

### ROI (Return on Investment)

|  | PHP                      | USD*                  |
|--|--------------------------|-----------------------|
| <b>Average Cost of Investment</b>                          | <b>PHP 7,155,000.00</b>  | <b>USD 149,561.04</b> |
| Average Area (sq.m.)                                       | <b>(31.8)</b>            |                       |
| Daily Rate   | PHP 4,500.00             | USD 94.06             |
| Occupancy Rate   | 80% PHP 3,600.00         | USD 75.25             |
| Less: Operational Cost                                     | 52% <b>-PHP 1,872.00</b> | <b>-USD 39.13</b>     |
| GOP bef Lessee Incentive                                   | PHP 1,728.00             | USD 36.12             |
| Less: Lessee Incentive                                     | 8% <b>-PHP 138.24</b>    | <b>-USD 2.89</b>      |
| Lease Payable to Investor                                  | 30.90% PHP 1,589.76      | USD 33.23             |
| <br>   |                          |                       |
| Annual Payable to Investor                                 |                          |                       |
| 365 days less 30 days                                      | PHP 532,569.60           | USD 11,132.31         |
| <b>ROI Net</b>   | <b>7.4%</b>              | <b>7.4%</b>           |
| <br>   |                          |                       |
| <b>Additional 30days - Free Stay (daily rate x 30days)</b> | PHP 135,000.00           | USD 2,821.91          |
| <b>ROI Net</b>   | <b>9.3%</b>              | <b>9.3%</b>           |

\*Exchange rate @ Php47.84/USD

- Please note that the above computations are based on estimates.
- Final price will be given upon submission of letter of intent for the condotel.
- Applicable conversation rate will be based on the date of payment clearing.
- Prices are subject to change without prior notice.



# ADDITIONAL RENDERING

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# HOTEL LOBBY



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# HOTEL LOBBY



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# OUTDOOR LOUNGE



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# OUTDOOR LOUNGE



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# GYM



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# GYM



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