



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
IN NOV. 2015.

1.1%

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





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

103RD

(OUT OF 189 COUNTRIES)

EASE
OF DOING
BUSINESS REPORT

2016

WORLD
ECONOMIC
FORUM

47TH

(OUT OF 140 COUNTRIES)

GLOBAL
COMPETITIVENESS
REPORT

2015-2016


The
Heritage Foundation
LEADERSHIP FOR AMERICA

76TH

(OUT OF 184 COUNTRIES)

INDEX OF
ECONOMIC
FREEDOM

2015





TRAVEL AND TOURISM

PHILIPPINES: AWARDS/CITATIONS

- **Destination of the Year 2014** – 25TH 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



MEGAWORLD

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.**





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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SAVOY

HOTEL



BUILDING FACADE

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BUILDING FACADE



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BUILDING FACADE



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SITE DEVELOPMENT PLAN

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SITE DEVELOPMENT PLAN

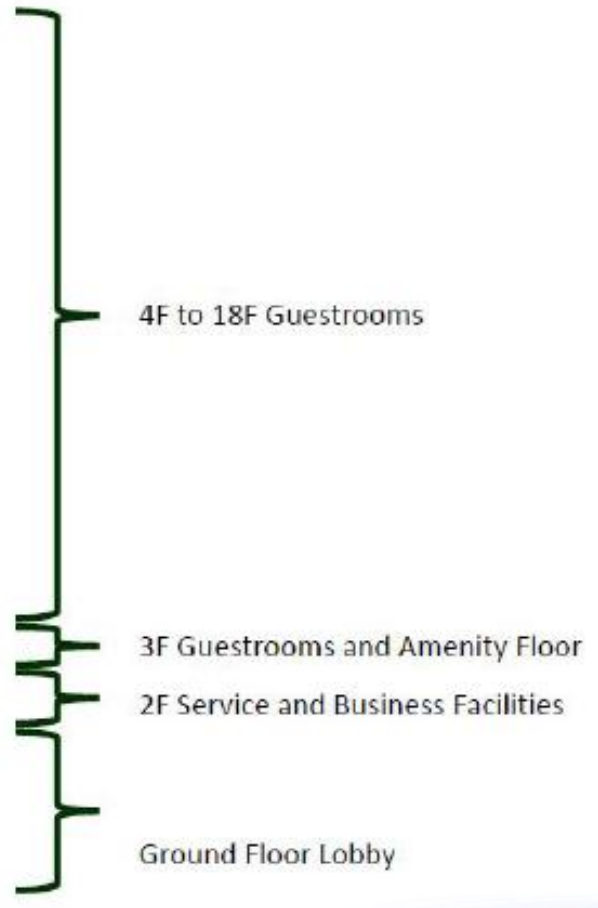


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SITE DEVELOPMENT PLAN



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TYPICAL FLOOR PLAN

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TYPICAL FLOOR PLAN



SAVOY HOTEL

MACTAN NEWTOWN

3RD FLOOR PLAN (Amenity)

All info 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. Size and location of structural elements and utility pipe classes are subject to change and may differ from actual delivered condition.

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LUZON

MANILA

CEBU

DAVAO

ALABAN

CELEBES

MINDANAO

DAVAO

TYPICAL FLOOR PLAN



SAVOY
HOTEL
MAGPAN NEWTOWN
4TH FLOOR PLAN

All units 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 plan has been indicated therein for illustrative 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 structure elements and all pipe chases are subject to change and may differ from actual deliverable condition.

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TYPICAL FLOOR PLAN



SAVOY 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 but does not indicate therein for illustrative purposes only and is not included in the rate. The selling price is estimated provisionally on a per-unit basis and not on the basis of unit measurement or dimension. Rates and location of structural elements and utility pipe crosses are subject to change and may differ from actual deliverable conditions.

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TYPICAL FLOOR PLAN



SAVOY

HOTEL
HACTAN NEWTOWN



6TH 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 plans has been indicated therein for illustrative 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. Size and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable realities.

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TYPICAL FLOOR PLAN



SAVOY HOTEL MACTAN NEWTOWN 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 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. Size and location of structural elements and utility pipe floors are subject to change and may differ from actual deliverable conditions.

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TYPICAL FLOOR PLAN



SAVOY HOTEL MACTAN NEWTOWN 8TH FLOOR PLAN

All units are furnished with the furniture and appliances conspicuously listed in the contract. Any other furniture, fixture, equipment or detail that may be reflected in the plans has been indicated therein for illustrative 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. Size and location of structural elements and all pipe chases are subject to change and may differ from actual deliverable condition.

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TYPICAL FLOOR PLAN



SAVOY HOTEL

MACTAN NEWTOWN



9TH FLOOR PLAN

All units are furnished with the furniture and appliances completely listed in their contract. Any other furniture, fixture, equipment or detail that may be reflected in the plans has been indicated therein for illustrative 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 channels are subject to change and may differ from actual deliverable condition.



TYPICAL FLOOR PLAN



SAVOY HOTEL MAGTAN NEWTOWN 10TH FLOOR PLAN

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixtures, equipment or details 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 all fly pole details are subject to change and may differ from actual delivered condition.



TYPICAL FLOOR PLAN



SAVOY
HOTEL
MACTAN NEW TOWN
11TH FLOOR PLAN

All units are furnished with the furniture and appliances completely listed in their contract. Any other furniture, fixture, equipment or detail that may be reflected in the plans has been indicated therein for illustrative 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 dimensions. 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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TYPICAL FLOOR PLAN



SAVOY HOTEL

KACTAN NEW TOWN

12TH FLOOR PLAN

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixtures, equipment or details 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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TYPICAL FLOOR PLAN



SAVOY HOTEL MAGTAN NEWTOWN 14TH FLOOR PLAN

All units 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 plan has been indicated otherwise for illustrative 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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TYPICAL FLOOR PLAN



SAVOY

HOTEL
HACTAN NEWTOWN



15TH FLOOR PLAN

All units are finished with the furniture and appliances completely fixed in the contract. Any other furniture, fixtures, arrangement 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 area 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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TYPICAL FLOOR PLAN



SAVOY HOTEL HACTAN NEWTOWN 16TH FLOOR PLAN

All units 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 therein for illustration purposes only and is not included in the sale. 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 utility pipe chases are subject to change and may differ from actual deliverable condition.

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TYPICAL FLOOR PLAN



SAVOY HOTEL HACTAN NEWTOWN 17TH FLOOR PLAN

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fittings, ornament or detail that may be reflected in the plans has been indicated therein for illustrative 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 civil works are subject to change and may differ from actual deliverable conditions.

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TYPICAL FLOOR PLAN



SAVOY HOTEL MAGTAN NEWTOWN 18TH FLOOR PLAN

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

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UNIT LAYOUT

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SAVOY

HOTEL
MACTAN NEWTOWN

EXEC. SUITE
A= 46.00 M²

17TH FLOOR = UNITS 1722,1727,1728,1733

18TH FLOOR = UNITS 1822,1827,1828,1833

UNIT FEATURES:

- Bedroom with queen-size bed, bedding, linens & pillows
- 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 FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area within bedroom
- Homogenous tile at the living area
- Ceramic tiles for Toilet & Bath

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 size choices are subject to change and may differ from actual deliverable conditions.





SAVOY

HOTEL
HACTAN NEWTOWN

EXEC. SUITE
A= 46.50 M²

3RD FLOOR = UNIT 306

UNIT FEATURES:

- Bedroom with queen-size bed, bedding, linens & pillows
- 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 FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area within bedroom
- Homogenous tile at the living area
- Ceramic tiles for Toilet & Bath

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 purpose 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 LAYOUT



SAVOY

HOTEL
MAGTAN NEWTOWN

EXEC. SUITE
A = 47.00 M²

17TH FLOOR = UNITS 1734

18TH FLOOR = UNITS 1834

UNIT FEATURES:

- Bedroom with queen-size bed, bedding, linens & pillows
- 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 FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area within bedroom
- Homogenous tile at the living area
- Ceramic tiles for Toilet & Bath

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 primarily 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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SAVOY
HOTEL
HACTAN NEWTOWN
EXEC. SUITE
A= 47.00 M²

4TH FLOOR = UNIT 420
5TH FLOOR = UNIT 520
6TH FLOOR = UNIT 620
7TH FLOOR = UNIT 720
8TH FLOOR = UNIT 820
9TH FLOOR = UNIT 920
10TH FLOOR = UNIT 1020
11TH FLOOR = UNIT 1120
12TH FLOOR = UNIT 1220
14TH FLOOR = UNIT 1420
15TH FLOOR = UNIT 1520
16TH FLOOR = UNIT 1620
17TH FLOOR = UNIT 1720
18TH FLOOR = UNIT 1820

All units 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 plans has been indicated therein for illustrative purposes only and is not included in the sale. The selling price is established principally as a per-unit basis and not on the basis of unit measurement or area. 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
- 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 FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area within bedroom
- Homogenous tile at the living area
- Ceramic tiles for Toilet & Bath





SAVOY

HOTEL
PAGTAGAN NEWTOWN

EXEC. SUITE
A= 51.00 M²

3RD FLOOR = UNIT 305
4TH FLOOR = UNIT 419
5TH FLOOR = UNIT 519
6TH FLOOR = UNIT 619
7TH FLOOR = UNIT 719
8TH FLOOR = UNIT 819
9TH FLOOR = UNIT 919
10TH FLOOR = UNIT 1019
11TH FLOOR = UNIT 1119
12TH FLOOR = UNIT 1219
14TH FLOOR = UNIT 1419
15TH FLOOR = UNIT 1519
16TH FLOOR = UNIT 1619
17TH FLOOR = UNIT 1719
18TH FLOOR = UNIT 1819

UNIT FEATURES:

- Bedroom with queen-size bed, bedding, linens & pillows
- 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 FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area within bedroom
- Homogenous tile at the living area
- Ceramic tiles for Toilet & Bath

All units are furnished with the furniture and appliances considered fixed in the contract. Any other furniture, fixtures, ornaments or details that may be indicated 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, size and location of structural elements and utility pipe chases and is subject to change and may differ from actual deliverable condition.



UNIT LAYOUT (EXECUTIVE BEDROOM)



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UNIT LAYOUT (EXECUTIVE LIVING AND DINING AREA)



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SAVOY

HOTEL
MACTAN NEWTOWN

HANDICAP SUITE
A= 27.40 M²

3RD FLOOR = UNIT 320

5TH FLOOR = UNITS 526,533

6TH FLOOR = UNITS 626,633

7TH FLOOR = UNITS 726,733

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 & pillows
- Spacious toilet & bath
- Wall-mounted LCD TV
- Coffee table and reading chair
- Mini-bar
- Safety deposit box

UNIT FINISHES

- Ceramic plank flooring
- Ceramic tiles for Toilet & Bath





SAVOY
HOTEL
PACTAN NEWTOWN
JUNIOR SUITE
A= 31.80 M²

4TH FLOOR = UNITS 406,414
5TH FLOOR = UNITS 506,514
6TH FLOOR = UNITS 606,614
7TH FLOOR = UNITS 706,714
8TH FLOOR = UNITS 806,814
9TH FLOOR = UNITS 906,914
10TH FLOOR = UNITS 1006,1014
11TH FLOOR = UNITS 1106,1114
12TH FLOOR = UNITS 1206,1214
14TH FLOOR = UNITS 1406,1414
15TH FLOOR = UNITS 1506,1514
16TH FLOOR = UNITS 1606,1614
17TH FLOOR = UNITS 1706,1714
18TH FLOOR = UNITS 1806,1814

UNIT FEATURES:

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

UNIT FINISHES

- Ceramic plank flooring
- Ceramic tiles for Toilet & Bath

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, arrangement 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 dimensions. Size and location of structural elements and utility pipe-chases are subject to change and may differ from actual deliverable condition.



UNIT LAYOUT



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SAVOY
HOTEL
HACTAN NEWTOWN
QUEEN SUITE
A= 23.00 M²

3RD FLOOR = UNITS 301,303,315,317,319
4TH FLOOR = UNITS 402,404,408,411,415,417,428,430,432
5TH FLOOR = UNITS 502,504,508,511,515,517,528,530,532
6TH FLOOR = UNITS 602,604,608,611,615,617,628,630,632
7TH FLOOR = UNITS 702,704,708,711,715,717,728,730,732
8TH FLOOR = UNITS 802,804,808,811,815,817,828,830,832
9TH FLOOR = UNITS 902,904,908,911,915,917,928,930,932
10TH FLOOR = UNITS 1002,1004,1008,1011,1015,1017,1028,1030,1032
11TH FLOOR = UNITS 1102,1104,1108,1111,1115,1117,1128,1130,1132
12TH FLOOR = UNITS 1202,1204,1208,1211,1215,1217,1228,1230,1232
14TH FLOOR = UNITS 1402,1404,1408,1411,1415,1417,1428,1430,1432
15TH FLOOR = UNITS 1502,1504,1508,1511,1515,1517,1528,1530,1532
16TH FLOOR = UNITS 1602,1604,1608,1611,1615,1617,1628,1630,1632
17TH FLOOR = UNITS 1702,1704,1708,1711,1715,1717,1723,1732
18TH FLOOR = UNITS 1802,1804,1808,1811,1815,1817,1823,1832

All units are furnished with the furniture and appliances as indicated in the contract. Any other furniture, fixtures, or treatment 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 classes are subject to change and may differ from actual deliverable condition.

UNIT FEATURES:

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

UNIT FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area
- Ceramic tiles for Toilet & bath





SAVOY

HOTEL
MACTAN NEWTOWN

QUEEN SUITE
A= 24.50 M²

- 4TH FLOOR = UNIT 401
- 5TH FLOOR = UNIT 501
- 6TH FLOOR = UNIT 601
- 7TH FLOOR = UNIT 701
- 8TH FLOOR = UNIT 801
- 9TH FLOOR = UNIT 901
- 10TH FLOOR = UNIT 1001
- 11TH FLOOR = UNIT 1101
- 12TH FLOOR = UNIT 1201
- 14TH FLOOR = UNIT 1401
- 15TH FLOOR = UNIT 1501
- 16TH FLOOR = UNIT 1601
- 17TH FLOOR = UNIT 1701
- 18TH FLOOR = UNIT 1801

UNIT FEATURES:

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

UNIT FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area
- Ceramic tiles for Toilet & bath

All units are furnished with the furniture and appliances compulsory 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.





SAVOY

HOTEL
MAGTAN NEWTOWN

QUEEN SUITE
A= 27.40 M²

3RD FLOOR = UNITS 312
4TH FLOOR = UNITS 426,433
8TH FLOOR = UNITS 826,833
9TH FLOOR = UNITS 926,933
10TH FLOOR = UNITS 1026,1033
11TH FLOOR = UNITS 1126,1133
12TH FLOOR = UNITS 1226,1233
14TH FLOOR = UNITS 1426,1433
15TH FLOOR = UNITS 1526,1533
16TH FLOOR = UNITS 1626,1633
17TH FLOOR = UNITS 1725,1730
18TH FLOOR = UNITS 1825,1830

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 area basis and not on the basis of area measurement or dimensions. 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
- Night table with lamp
- Wall-mounted LCD TV
- Sofa, desk and chair
- Mini-bar
- Safety deposit box

UNIT FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area
- Ceramic tiles for Toilet & bath



UNIT LAYOUT



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SAVOY
HOTEL
MAGTAN NEWTOWN
TWIN SUITE
A= 23.00 M²

3RD FLOOR =	UNITS 302,304,307,308,309,310,311,314,316,318,321,322,323,324,325
4TH FLOOR =	UNITS 403,405,407,409,410,412,416,418,421,422,423,424,425,427,429,431,434,435,436,437,438
5TH FLOOR =	UNITS 503,505,507,509,510,512,516,518,521,522,523,524,525,527,529,531,534,535,536,537,538
6TH FLOOR =	UNITS 603,605,607,609,610,612,616,618,621,622,623,624,625,627,629,631,634,635,636,637,638
7TH FLOOR =	UNITS 703,705,707,709,710,712,716,718,721,722,723,724,725,727,729,731,734,735,736,737,738
8TH FLOOR =	UNITS 803,805,807,809,810,812,816,818,821,822,823,824,825,827,829,831,834,835,836,837,838
9TH FLOOR =	UNITS 903,905,907,909,910,912,916,918,921,922,923,924,925,927,929,931,934,935,936,937,938
10TH FLOOR =	UNITS 1003,1005,1007,1009,1010,1012,1016,1018,1021,1022,1023,1024,1025,1027,1029,1031,1034,1035,1036,1037,1038
11TH FLOOR =	UNITS 1103,1105,1107,1109,1110,1112,1116,1118,1121,1122,1123,1124,1125,1127,1129,1131,1134,1135,1136,1137,1138
12TH FLOOR =	UNITS 1203,1205,1207,1209,1210,1212,1216,1218,1221,1222,1223,1224,1225,1227,1229,1231,1234,1235,1236,1237,1238
14TH FLOOR =	UNITS 1403,1405,1407,1409,1410,1412,1416,1418,1421,1422,1423,1424,1425,1427,1429,1431,1434,1435,1436,1437,1438
15TH FLOOR =	UNITS 1503,1505,1507,1509,1510,1512,1516,1518,1521,1522,1523,1524,1525,1527,1529,1531,1534,1535,1536,1537,1538
16TH FLOOR =	UNITS 1603,1605,1607,1609,1610,1612,1616,1618,1621,1622,1623,1624,1625,1627,1629,1631,1634,1635,1636,1637,1638
17TH FLOOR =	UNITS 1703,1705,1707,1709,1710,1712,1716,1718,1721,1724,1726,1729,1731
18TH FLOOR =	UNITS 1803,1805,1807,1809,1810,1812,1816,1818,1821,1824,1826,1828,1831

All units are furnished with the furniture and appliances completely listed in the contract. Any other furniture, fixture, appliance or detail that may be reflected in the plans has been indicated (shown) for illustration purposes only and is not included in the sale. The selling price is established primarily on a per unit basis and not on the basis of unit measurement or dimension. Size and location of structure elements and utility app. (traces) are subject to change and may differ from actual on-site conditions.

UNIT FEATURES:

- Sleeping area with two twin bed, bedding, linens and pillows
- Night table with lamp
- Wall-mounted LCD TV
- Coffee table and reading chair
- Mini bar
- Safety deposit box

UNIT FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area
- Ceramic tiles for toilet and bath





SAVOY

HOTEL
RACIAN NEWTOWN

TWIN SUITE
A= 24.50 M²

3RD FLOOR	=	UNIT 326
4TH FLOOR	=	UNIT 439
5TH FLOOR	=	UNIT 539
6TH FLOOR	=	UNIT 639
7TH FLOOR	=	UNIT 739
8TH FLOOR	=	UNIT 839
9TH FLOOR	=	UNIT 939
10TH FLOOR	=	UNIT 1039
11TH FLOOR	=	UNIT 1139
12TH FLOOR	=	UNIT 1239
14TH FLOOR	=	UNIT 1439
15TH FLOOR	=	UNIT 1539
16TH FLOOR	=	UNIT 1639

UNIT FEATURES:

- Sleeping area with two twin bed, bedding, linens and pillows
- Night table with lamp
- Wall-mounted LCD TV
- Coffee table and reading chair
- Mini bar
- Safety deposit box

UNIT FINISHES

- Ceramic plank flooring
- Carpeted flooring at the sleeping area
- Ceramic tiles for toilet and bath

All units are furnished with the furniture and appliances completely listed in the contract. Any other furnishings, fixtures, ornaments or detail that may be reflected in the plans have 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. Signs and location of structural elements and utility pipe channels are subject to change and may differ from actual delivery condition.

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UNIT LAYOUT



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AMENITIES

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- Swimming Pool
- Sun bathing lounge
- Pool bar
- Children's pool
- Herb/flower garden
- Fitness center
- Male/female shower and changing rooms with toilets



DEVELOPMENT FEATURES & HIGHLIGHTS

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STANDARD 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
- Hot and cold water lines in toilet and bath
- Toilet and bath with mechanical ventilation
- Connecting door in selected rooms
- Centralized airconditioning system
- Individual CCT

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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
- Hotel operations and management by Prestige Hotels and Resort, Inc.



LUZON

MINDANAO

DEVELOPMENT FEATURES & HIGHLIGHTS

- Grand entrance and drop-off points
- High ceiling lobby and lounge area
- Front desk reception
- Full-time concierge
- Coffee shop
- Business center
- Transport facilities
- Airport transfer
- Money changer
- Function rooms
- Wi-Fi internet access

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PROJECTED RETURN ON INVESTMENT

SAVOY HOTEL MACTAN NEWTOWN

ROI (Return on Investment)

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

*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.



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LUZON

MANILA

ICD

ALABAN

MINLANAG

DAVAO

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