



# THE FIFTH

# INTERNATIONAL BUSINESS VIBE

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THE FIFTH BY MEGAWORLD

# INTERNATIONAL BUSINESS VIBE

## 2018 BEST COUNTRIES TO INVEST IN *Based on US News Ranking*



“The Philippines continued to perform well according to United Nations data. In years to come, the country is expected to receive more **Foreign Direct Investments (FDI)** from within the region from powerhouses like China that are looking to utilize labor in developing nations.”

- *US News Ranking*



# ORTIGAS CBD

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# THE LOCATION

ORTIGAS CBD INVESTMENT GUIDE

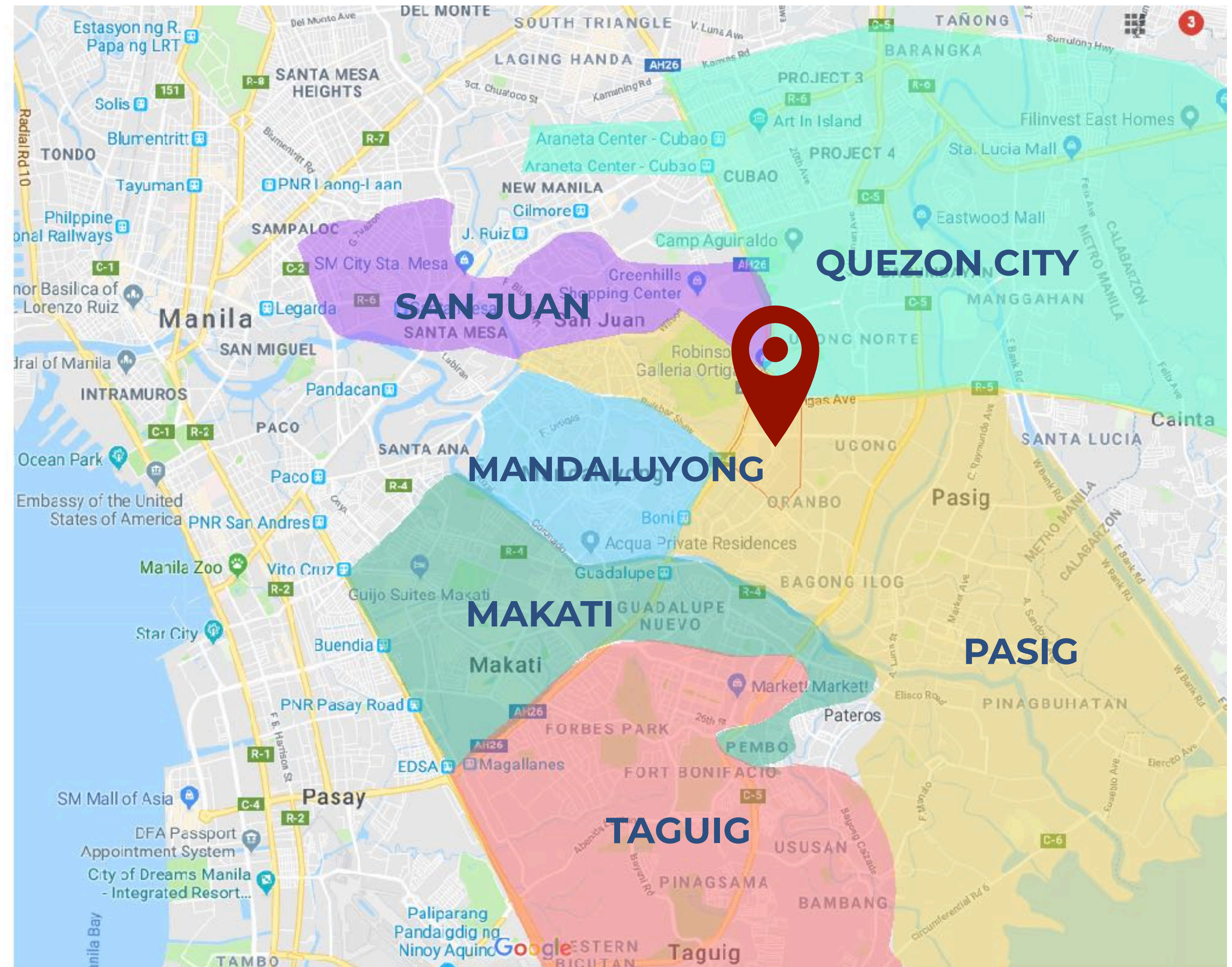
# THE LOCATION

Ortigas Center is a convenient, well-connected area made up of 3 cities — **Mandaluyong, Pasig, and Quezon City.**

It is also easily **connected to 3 other major cities** — Makati, Taguig, and San Juan through **2 of the Metro's major thoroughfares** namely, EDSA and C5.

## LEGEND:

-  Ortigas Center
-  Pasig
-  Mandaluyong
-  Quezon City
-  San Juan
-  Makati
-  Taguig







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# ORTIGAS IN NUMBERS

With an area of more than **100 hectares** (250 acres), it is home to the offices of renowned local and multinational companies, some of the biggest shopping malls in the Metro, top exclusive schools, hotels, and leisure clubs.



**40**

Office Buildings



**6**

Shopping Malls



**1**

Medical Institution



**15**

3-4 Star Hotels



**5**

Schools & Universities



**4**

Transport Hubs



# INVESTMENT DATA

METRO MANILA CONDOS

We've seen a vibrant real estate market in 2017 driven by the **strong investment inflows into the country** which triggers a positive ripple effect across all property sectors. We expect an even **better market in 2018 as infrastructure projects go into full swing.**

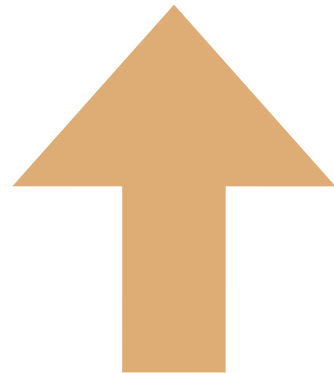
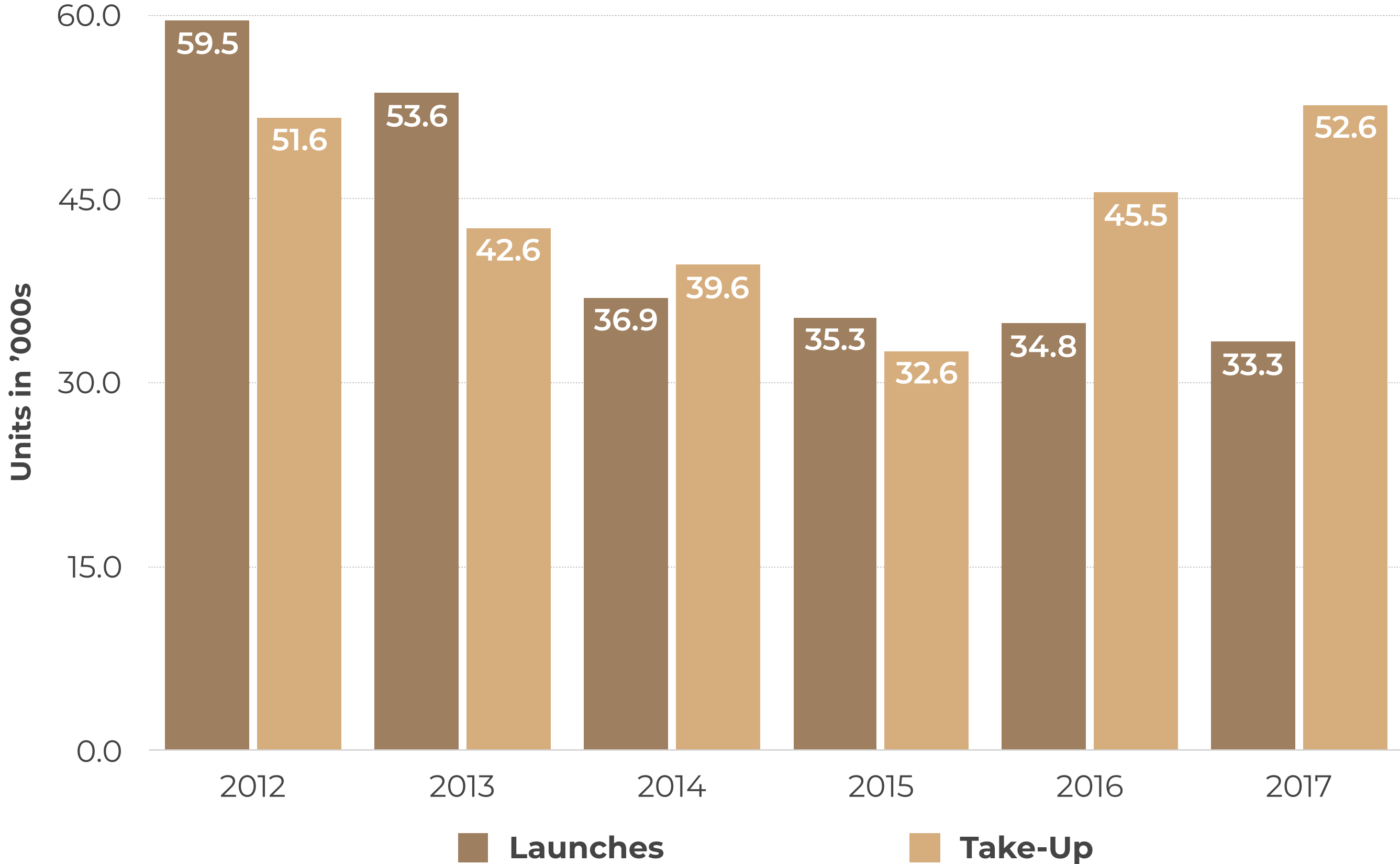
**Rick Santos**

*CEO, Santos Knight Frank (CBRE)*

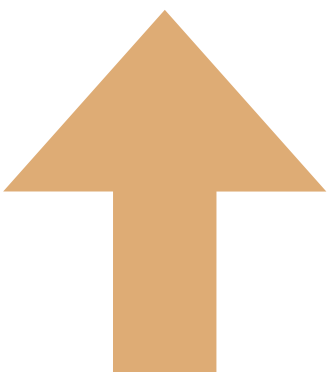
# METRO MANILA ANNUAL TAKE-UP

**Secondary market** NET take-up reached **6,600 units in 2017**, complementing the **24% growth in pre-sales**. This is the highest annual take-up recorded in the Metro since 2012.

The demand is likely to **grow by 3% in 2018** driven by a mix of investors and end-users.



**24%**  
**GROWTH IN  
PRE-SALES IN 2017**



**3%**  
**EXPECTED PRE-SALES  
GROWTH IN 2018**

Source: Colliers International

# RESIDENTIAL SUPPLY FORECAST

Condominium supply in Ortigas CBD will decrease in the next 3 years, assuring that there will not be an oversupply of residential units in the area, albeit the continuous demand.

| LOCATION                | END 2016      | 2017          | 2018F         | 2019F        | 2020F        | 2021F        | TOTAL          |
|-------------------------|---------------|---------------|---------------|--------------|--------------|--------------|----------------|
| Alabang                 | 3,800         | -             | 1,700         | -            | -            | -            | 5,500          |
| Araneta Center          | 4,200         | -             | 300           | -            | -            | -            | 4,500          |
| Eastwood City           | 7,500         | 1,000         | -             | 600          | -            | 120          | 9,220          |
| Fort Bonifacio          | 24,300        | 3,200         | 9,300         | 3,000        | -            | 1,000        | 40,800         |
| Makati CBD              | 22,100        | 2,900         | 2,600         | 600          | 300          | 240          | 28,740         |
| Manila Bay Area         | 8,900         | 2,100         | 11,900        | 2,600        | 2,200        | -            | 27,700         |
| <b>Ortigas Center</b>   | <b>16,200</b> | <b>1,200</b>  | <b>1,100</b>  | <b>600</b>   | <b>600</b>   | <b>400</b>   | <b>20,100</b>  |
| Rockwell Center         | 4,200         | -             | 350           | 800          | -            | 540          | 5,890          |
| <b>TOTAL (in units)</b> | <b>91,200</b> | <b>10,400</b> | <b>27,250</b> | <b>8,200</b> | <b>3,100</b> | <b>2,300</b> | <b>142,450</b> |

Source: Colliers International

# RESIDENTIAL VACANCY RATES

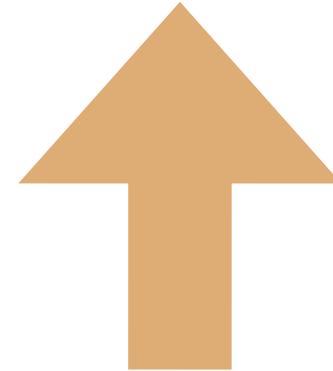
Ortigas Center's residential buildings have the **lowest vacancy rates among all CBD's**. The steadily increasing occupancy rates can be attributed to the increasing **household formation in Metro Manila which increases by 3% annually**, driven by more **local young professionals and starting families**. Additionally, there is a noticeable **growth of the Korean and Chinese communities** in the CBD's.

| LOCATION              | 3Q 2017     | 4Q 2017     | 1Q 2018     |
|-----------------------|-------------|-------------|-------------|
| Makati CBD            | 14.1%       | 13.6%       | 13.4%       |
| Fort Bonifacio        | 15.3%       | 15.7%       | 16.0%       |
| Rockwell Center       | 11.5%       | 10.7%       | 10.6%       |
| <b>Ortigas Center</b> | <b>6.4%</b> | <b>6.4%</b> | <b>6.3%</b> |
| Eastwood City         | 6.7%        | 6.7%        | 6.7%        |
| Manila Bay Area       | 18.29%      | 18.1%       | 18.3%       |

# CAPITAL VALUES

Capital values of completed units continue to rise across key business districts and are expected to rise in 2018 driven by the **continued growth of the primary market**, the **incoming infrastructure developments**, and the **high pre-sales levels** coming off from Q4 of 2017.

 **4% - 15%**  
INCREASE IN 2017  
PRE-SELLING PRICES

 **2.5%**  
CAPITAL VALUE GROWTH  
OF RFO IN 2018

 **4%**  
PRICE INCREASE IN 2017  
HIGH-END SEGMENT

 **1% - 4.5%**  
CAPITAL VALUE GROWTH  
OF PRE-SALES IN 2018

Given the current demand trends, **price increases** have become a commonplace for projects that are doing well. With the impressive sales take-up recorded as of Q4 2017, **capital appreciation will continue in CBD's**.



# ORTIGAS CBD FORECAST SUMMARY

Condominium demand in Ortigas CBD shall remain strong in 2018 due to:

Increase in the demand for residences accessible to offices driven by young professionals, starting families, and the growing Chinese and Korean communities, despite the price increases.



Decreasing supply of condominium units in Ortigas CBD from 2018 to 2021



Decreasing vacancy rates and higher demand for more new units for sale and lease

**Location** will be key to ensure viable returns for buyers and owners in a market where heavy supply exists. **Projects in primary CBD's** and those in easily accessible surrounding fringe areas would offer the **best returns for investments.**

**Colliers International**

An abstract painting with warm, earthy tones of beige, cream, and light brown. The background features vertical brushstrokes and some darker, more textured areas, particularly on the left side. The overall effect is soft and painterly.

# RENAISSANCE TOWERS

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# RENAISSANCE TOWERS

## PROJECT REVIEWS

Renaissance Towers has a good reputation among the more affluent market although it has been around for more than a decade. Below are some of the initial feedback from residents and potential market on the reputation of Renaissance:

- Exclusive
- Safe and secure
- Known as the home of the old rich
- Good community with shared interests
- Neighbors are friends
- People in the community are respectful of each other
- Classy and tasteful
- Generally has a good recall among the old rich and their personal networks



# THE RENAISSANCE PERIOD

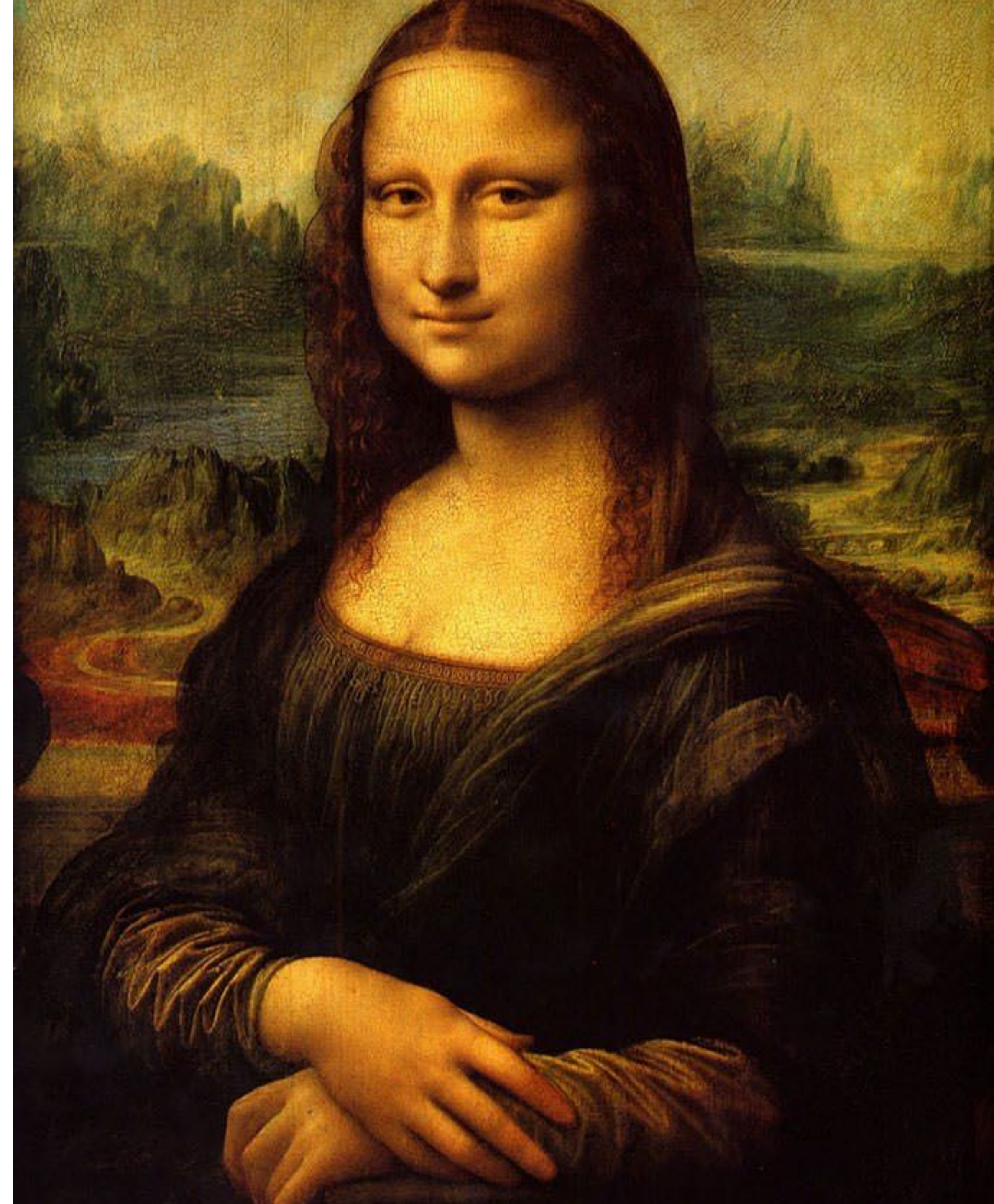
## THE GOLDEN ERA OF ART

Renaissance translated means “rebirth”, considered as the golden age of Europe because of the new discoveries across various areas of culture.

It was then that new techniques, technologies, and philosophies emerged, which allowed people to be more exposed to unique and complex ideas.

**These Renaissance concepts and aesthetics have transcended time.** In today’s post-modern era, we still live by the ideologies and we are continuously improving the technologies that were made during this golden period.

*\*The **Mona Lisa** is considered the most remarkable piece of art created during the Renaissance era because it introduced a unique style during that period.*



# RENAISSANCE 5000

## MODERNIZING CLASSIC ART

Even in our present contemporary 21st century era, people still appreciate and recognize the Renaissance period as a remarkable part of history.

We want to **adapt the timelessness, tastefulness, and exclusivity of high art, and refine it to suit the current modern lifestyle** and the ever-evolving needs of the people.

*\*The photo in this slide and in the next few slides are **hyperrealist paintings**, showing how the techniques from the Renaissance period were adapted and improved in our present time.*



# MARKET STUDY

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# TARGET MARKET: DEMOGRAPHICS

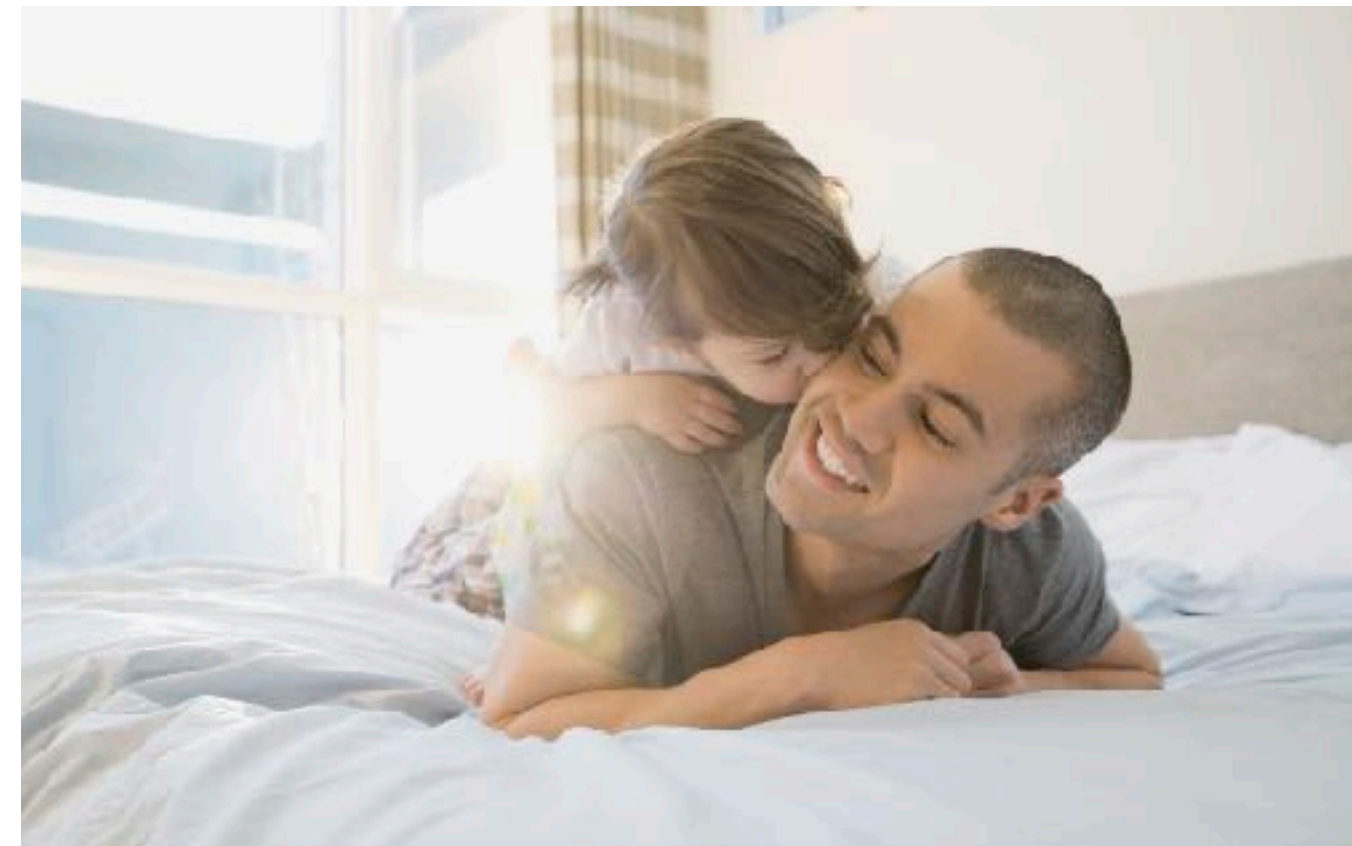
## THE NOUVEAU RICHE



### **MATURE MILLENNIALS**

Aged **27-35** in management positions who have also started building their own businesses and assets through numerous investments.

Always on the go, prioritises convenience and work-life balance. They need a home that will suit their taste, standards, and lifestyle.



### **SUCCESSFUL GEN X-ERS**

Established executives and professionals in their **late 30's to early 40's** focused on providing the best for their families and further their wealth accumulation.

Active lifestyle, needs more space, and prioritises a good community where their kids can grow.



# TARGET MARKET: GENERAL PROFILE

## THE NOUVEAU RICHE



### **AFFLUENT MARKET**

They have an active lifestyle and want nothing less than convenience, exclusivity, privacy, and security. They are particular about the little details of their home.

They are willing to pay for a premium if it means getting top service and quality from their investment.



### **TECH-SAVVY**

Given the modern times the nouveau riche's generations grew up in, they have developed a deep cognition of technology and the digital world.

**This generation has become so adept with the online world that technology has become part of their daily lives.**

**Online connectivity and the conveniences it offers are now part of the must-haves that this generation looks for in any of the places they visit.** Needless to say, this is a requirement in their very own homes.

# PROJECT BRIEF

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# OUR FIRST DEVELOPMENT IN METRO MANILA

It is the first condominium project of **Global Estate Resorts, Inc.** in Metro Manila and the first condominium project of **Megaworld** in **Ortigas Center** that comprises of 2 towers with not more than 800 units of studio, 1BR, 2BR and 3BR Penthouses in total.

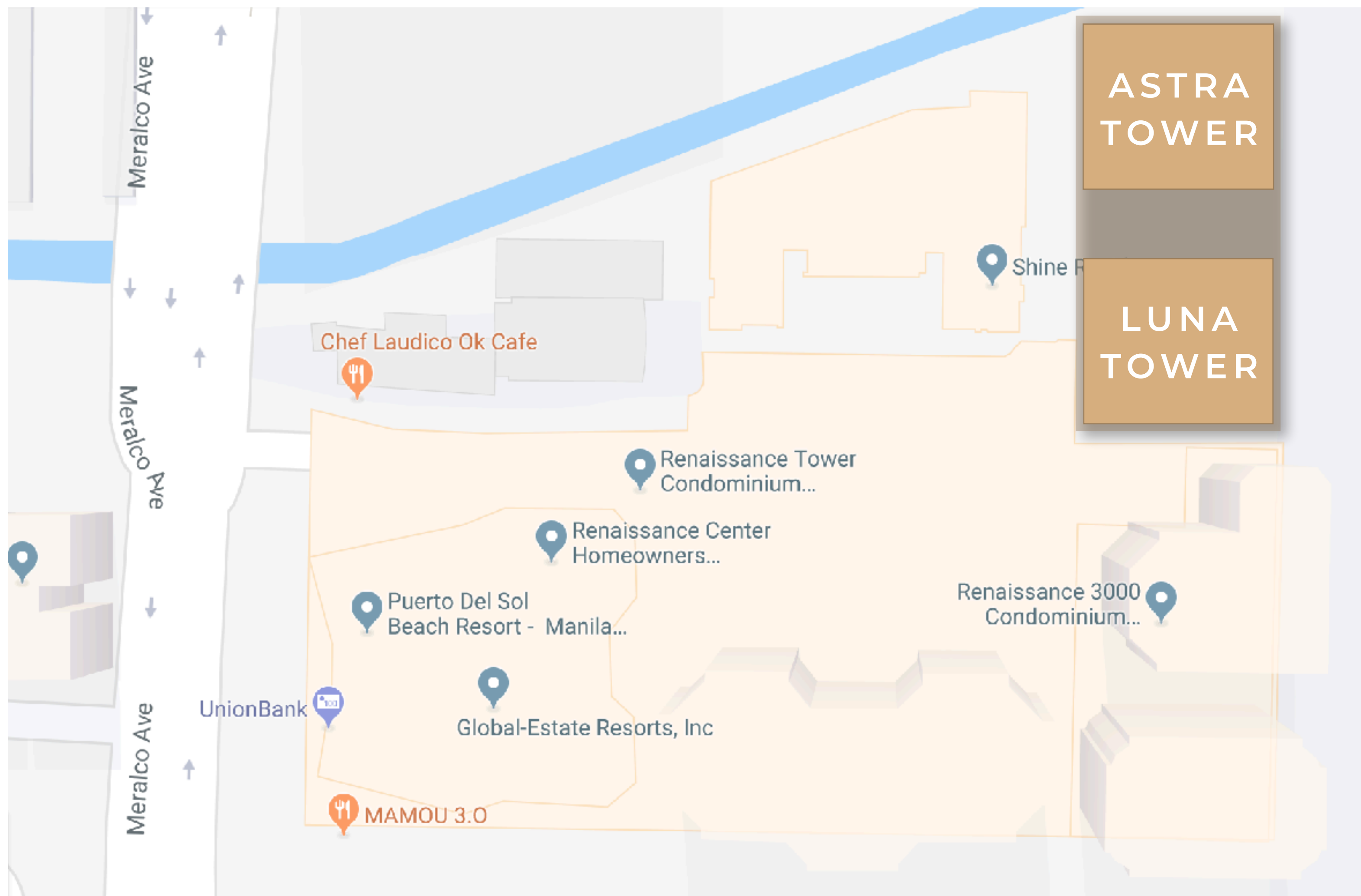


# PROJECT LOCATION

Located inside the **Renaissance Towers compound**, along **Meralco Avenue, Ortigas Center, Pasig City**



# PROJECT DETAILS



View on the South Side



View on the North Side



# PROJECT DETAILS

**Towers:** 2

**Amenity Level:** 5th Floor

**Storeys:**

Tower A - 33 storeys

Tower B - 36 storeys

**Residential Floors:**

Tower A - 6th to 32nd (24 typical floors)

Tower B - 5th to 35th (25 typical floors,  
1 Penthouse floor, 1 amenity floor)

**Floor Density:**

Tower A - 18 units to a floor

Tower B - 14 units per typical floor

4 units at the Penthouse

7 units at the Amenity Level





# DROP OFF



# MAIN LOBBY





# FLOOR PLANS & LAYOUTS

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# UNIT SIZES

## LUNA TOWER

### Studio Units

36 SQM - 37 SQM

### 1-Bedroom

58 SQM - 86 SQM

### 2-Bedroom

103 SQM - 137 SQM

### 3-Bedroom

223 SQM - 229 SQM

## ASTRA TOWER

### Studio Units

36 SQM - 37 SQM

### 1-Bedroom

58 SQM - 59 SQM



# AMENITY FLOOR PLAN

## 5TH FLOOR



ASTRA

LUNA

# TYPICAL FLOOR PLAN

6TH TO 32ND FLOORS



ASTRA

LUNA

# 33RD FLOOR PLAN

## 33RD FLOOR



ASTRA

LUNA

# PENTHOUSE FLOOR PLAN

35TH FLOOR



ASTRA

LUNA



# STUDIO UNIT LAYOUT



**ASTRA TOWER**  
*6th - 32nd Floors*  
Units E, I, N, R  
31 SQM Unit | 5 SQM Balcony



# STUDIO UNIT LAYOUT



## ASTRA TOWER *6th - 32nd Floors*

Units B & K  
32 SQM Unit | 4 SQM Balcony

## LUNA TOWER *6th - 33rd Floors*

Units C & J  
32 SQM Unit | 4 SQM Balcony



# STUDIO UNIT LAYOUT



## ASTRA TOWER *6th - 32nd Floors*

Units C & L  
32 SQM Unit | 5 SQM Balcony

## LUNA TOWER *6th - 33rd Floors*

Units B & I  
32 SQM Unit | 5 SQM Balcony



# STUDIO UNIT



# STUDIO UNIT



# 1-BEDROOM UNIT LAYOUT



**ASTRA TOWER**  
*6th - 32nd Floors*

**Units A, D, J, M**  
56 SQM Unit | 3 SQM Balcony



# 1-BEDROOM UNIT LAYOUT



## ASTRA TOWER

6th - 32nd Floors

Units F, G, H, O, P, Q  
51 SQM Unit | 7 SQM Balcony

## LUNA TOWER

6th - 33rd Floors

Units E, F, G, L, M, N

5th Floor

Units C, D, E

51 SQM Unit | 7 SQM Balcony



# 1-BEDROOM UNIT LAYOUT



LUNA TOWER  
5th Floor

Unit A

63 SQM Unit | 9 SQM Balcony





# 1-BEDROOM UNIT LAYOUT



## LUNA TOWER 5th Floor

### Unit G

64 SQM Unit | 22 SQM Balcony



# 1-BEDROOM UNIT: LIVING/DINING



# 1-BEDROOM UNIT: BEDROOM



# 1-BEDROOM UNIT



# 2-BEDROOM UNIT LAYOUT



## LUNA TOWER 5th Floor

Unit B  
82 SQM Unit | 21 SQM Balcony



# 2-BEDROOM UNIT LAYOUT



## LUNA TOWER 5th Floor

### Unit F

94 SQM Unit | 43 SQM Balcony



# 2-BEDROOM UNIT LAYOUT



**LUNA TOWER**  
*6th - 33rd Floors*

**Units D & K**  
95 SQM Unit | 8 SQM Balcony



# 2-BEDROOM UNIT LAYOUT



## LUNA TOWER 6th - 33rd Floors

Units A & H  
96 SQM Unit | 8 SQM Balcony





## 2-BEDROOM UNIT: LIVING/DINING



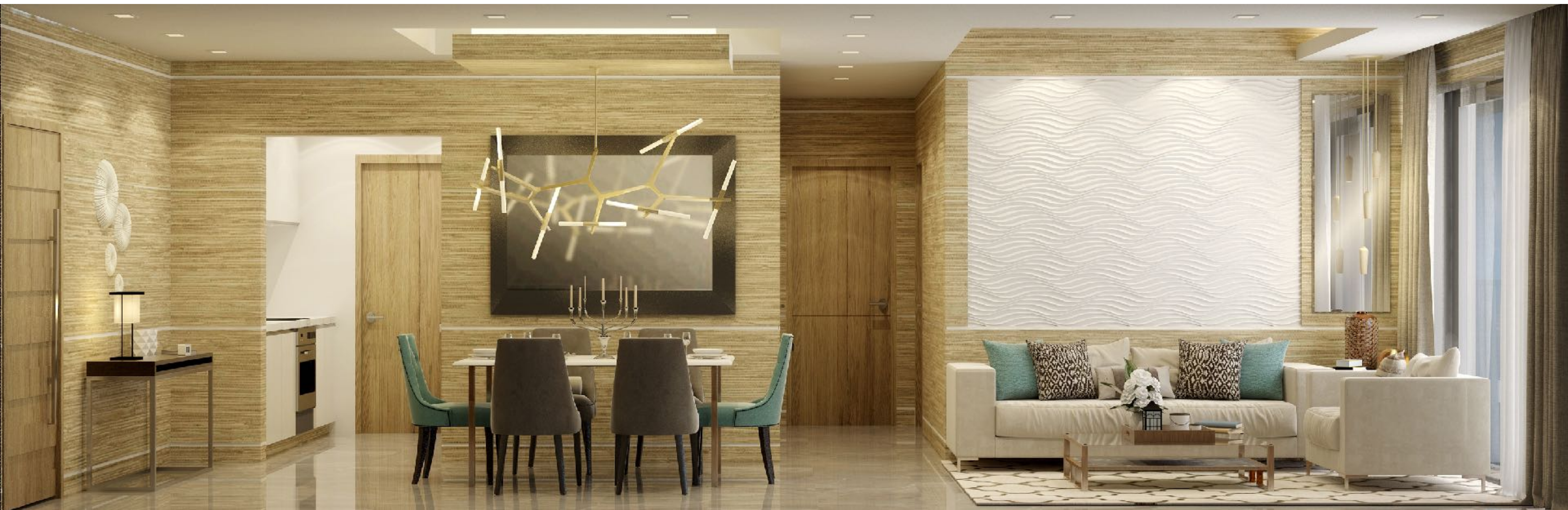
## 2-BEDROOM UNIT: BEDROOM 2



# 2-BEDROOM UNIT: MASTER'S BEDROOM



# 2-BEDROOM UNIT



# PENTHOUSE UNIT LAYOUT



## LUNA TOWER 35th Floor

Units B & D  
193 SQM Unit | 36 SQM Balcony



# PENTHOUSE UNIT LAYOUT



## LUNA TOWER

*35th Floor*

Units A & C

191 SQM Unit | 32 SQM Balcony



# PENTHOUSE: LIVING & DINING ROOMS



# PENTHOUSE: DINING ROOM & KITCHEN





# PENTHOUSE: BEDROOM



# PENTHOUSE



# UNIT DELIVERABLES

Fully-fitted and Fully-finished

Key Card Access

Split-type Airconditioning

Kitchen Sink & Counter Top

Induction Glass Cooktop

Range Hood

Kitchen Cabinets

Toilet & Bath

Provisions for Multi-point Water Heater

Provisions for Cable & FIBR Internet

Smart Home





# AMENITIES

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# 5TH FLOOR AMENITIES

- Gym
- Spa/Sauna
- Daycare Center
- Function Room
- Infinity Pool
- Jacuzzis
- Kiddie Pool
- Playground
- Pool Bar
- Coffee Shop
- Co-lab Space



# ROOF DECK AMENITIES

## Astra Tower

- Sky Garden
- Yoga Deck
- Lounging Deck

## Luna Tower

- Wine Cellar-themed Sky Bar
- Al Fresco Cabanas
- Lounging Deck
- Sky Garden



ASTRA

LUNA

# POOL



# POOL BAR





# COFFEE SHOP



# SPA ROOM



# PLAYGROUND



# DAY CARE

