# CALLISTO TOWER ONE TECHNICAL BRIEFING | 29 JUNE 2016



## TOP REASONS TO INVEST

#### 1 THE AYALA LAND HERITAGE AND VISION

The unparalleled developer in transforming raw land into thriving business and lifestyle growth centers

#### 2 EVERY DAY BEGINS AT FULL SPEED

Carefully planned product offerings that answer the changing needs of the market

#### 3 INVESTMENT POTENTIAL

High value appreciation similar to that of other ALI developments



## THE AYALA LAND HERITAGE

## **Bonifacio Global City** 240-hectare development





#### Nuvali

1,800-hectare development





AYALA LAND is the PIONEER in developing masterplanned, mixed-use communities located in strategic areas.

## THE AYALA LAND HERITAGE

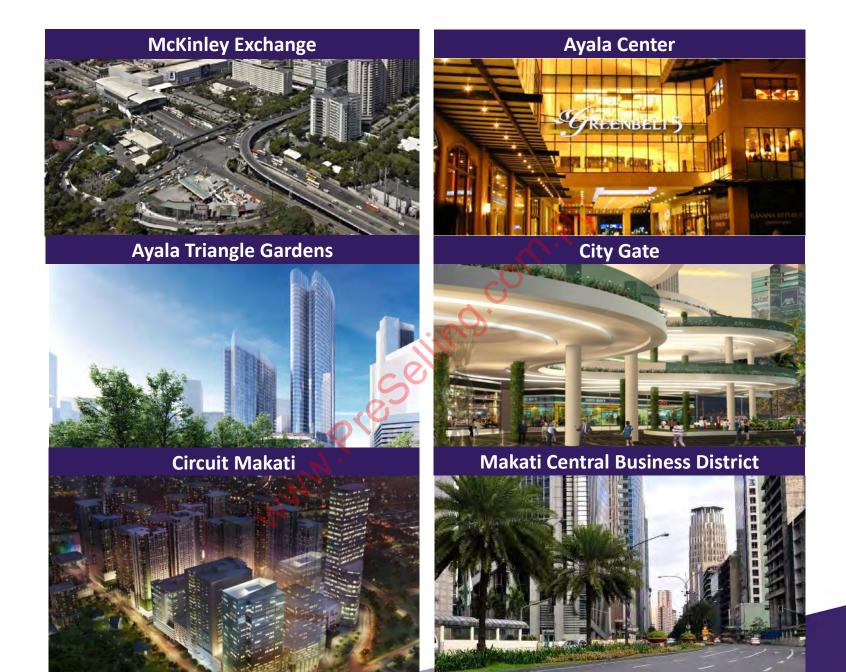
Makati City 200-hectare development





# THE UNRIVALLED BUSINESS AND LIFESTYLE CAPITAL OF THE





## **AYALA CENTER**

LIFESTYLE COSMPOLITAN HUB



AYALA CENTER

2 Office towers

A transport hub



#### LAND AREA: 2.5 HAS

	Opening	GFA (sqm)
Retail	2019	93,316
Terminal	2019	8,826
Office	2020	119,818
Hotel	2020	41,663
Condo for Lease	2020	19,369
	TOTAL	209,701

## AYALA TRIANGLE GARDENS

**URBAN OASIS** 

AYALA TRIANGLE GARDENS











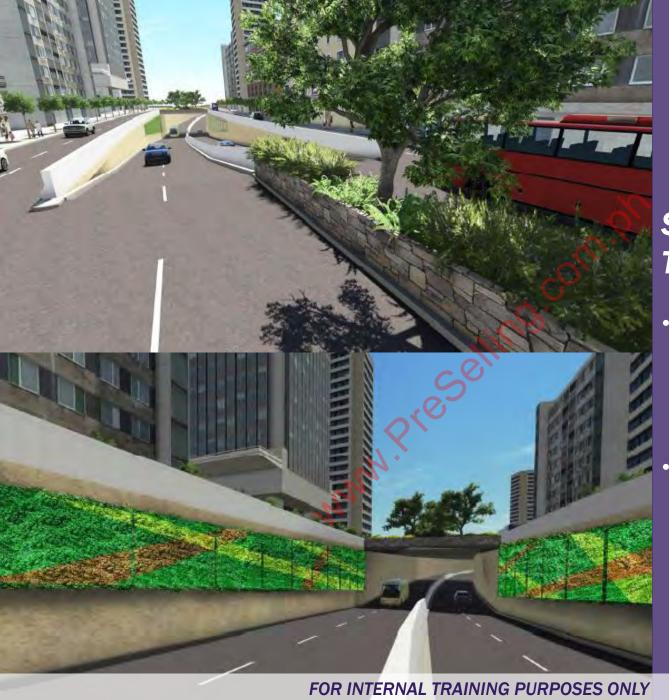
### PEDESTRIANIZATION & ACCESSIBILITY









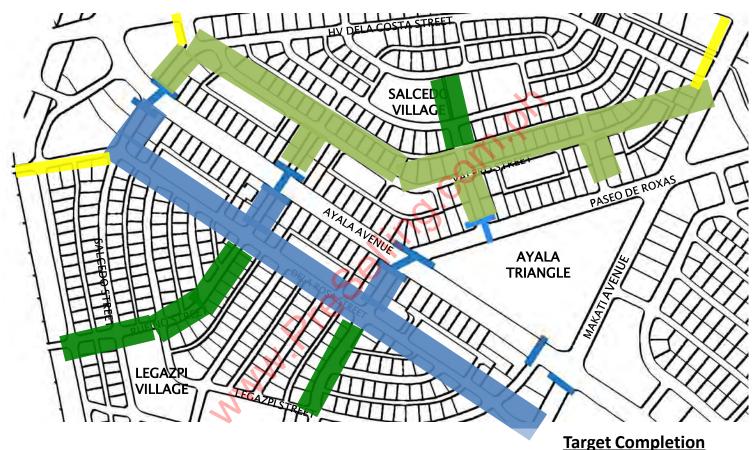


## SEN. GIL J. PUYAT TUNNEL

- A partnership with the Department of Public Works and Highways and the local government
- Starts construction in the second half of 2016



#### SIDEWALKS AND COVERED WALKWAYS





### SIDEWALKS AND COVERED WALKWAYS









## 24/7 UNDERPASSES

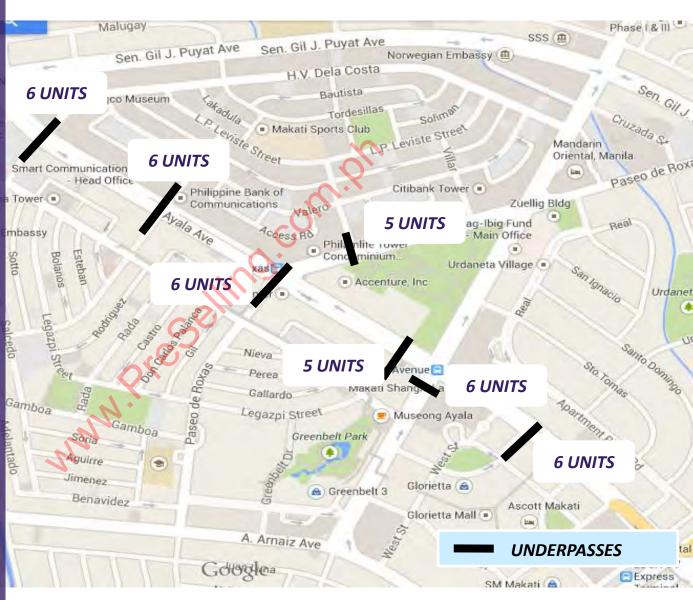


#### A SAFE AND SECURE CITY

 Installation of full HD dome cameras for 24/7 underpasses

To be completed by 3Q 2016

Na Rosa Street Inns Inc	No. of Units
Legazpi	5 Adels
Makati Ave.	6 da
Apartment Ridge	Shel 6
Paseo de Roxas	6
Sedeño	<b>#5</b>
Rufino	6
Salcedo	6
Total Waltermart (1)	Euro <b>40</b> Makati





#### **ACCESS IMPROVEMENTS**

#### Completed Works:

- Additional carriageway passable as of 30 January 2016
- MERALCO pole relocation
- Civil works
  - Drainage
  - Sidewalk cemetery side
  - Fence repair cemetery side
- Landscape

#### Pending Works:

- Installation of traffic signals along JP Rizal
- Implementation of City Ordinance for no street parking along South Ave., A. P. Reyes, and Zapote (Q3 2016)

**Proposed Traffic Improvements along South Ave** 

## OTHER IMPROVEMENTS

BGC Bus route extension to Circuit Makati by Q4 2016





# CIRCUIT CIRCUIT MAKATI

#### **ENTERTAINMENT HUB**



## 2012: Acquired

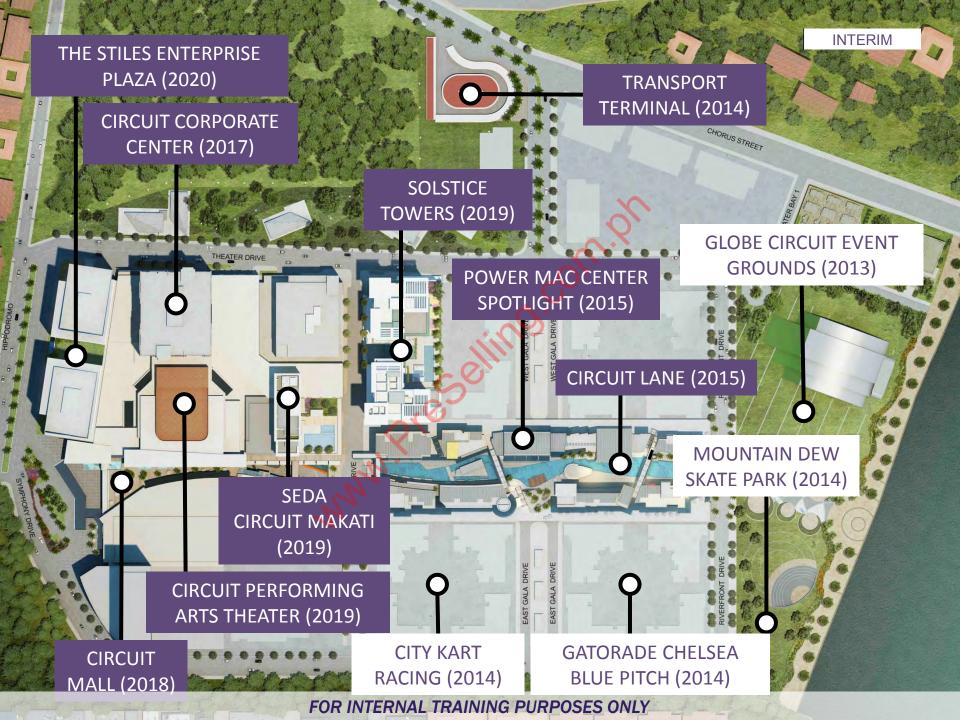


## 2013: Launch



## 2016: On-going Development





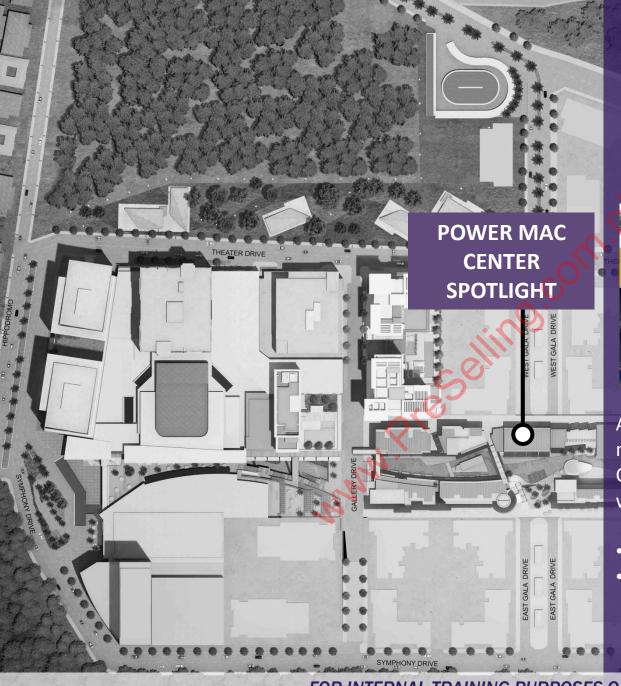


#### **HOTEL** SEDA CIRCUIT MAKATI



Lifestyle-centric hotel experience for the family

- 18 physical floors, 1 basement
- 255 hotel rooms
- 16,505 sqm GFA
- To be completed by Q3 2019



# ENTERTAINMENT POWER MAC CENTER SPOTLIGHT

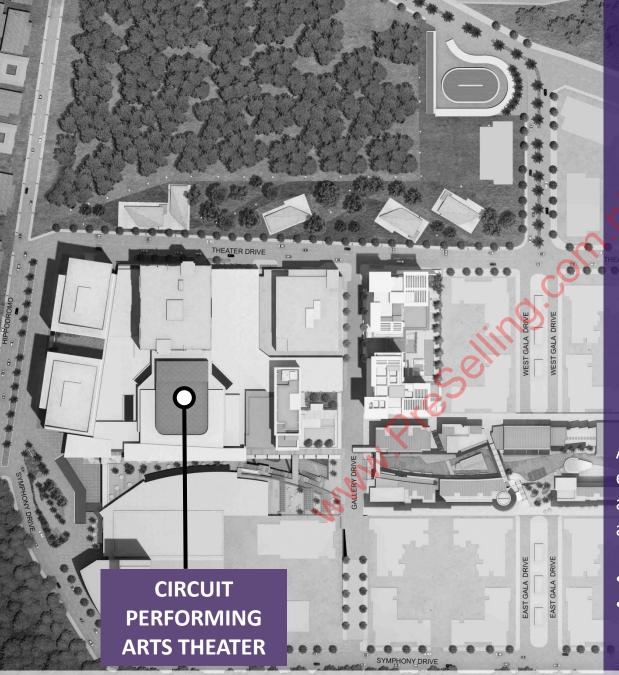


A black box venue for art exhibits, music recitals, comedy shows, Cocktail parties, product launches, and workshops

- Opened in September 2015
- Seating capacity of 300 pax







# ENTERTAINMENT CIRCUIT PERFORMING ARTS THEATER

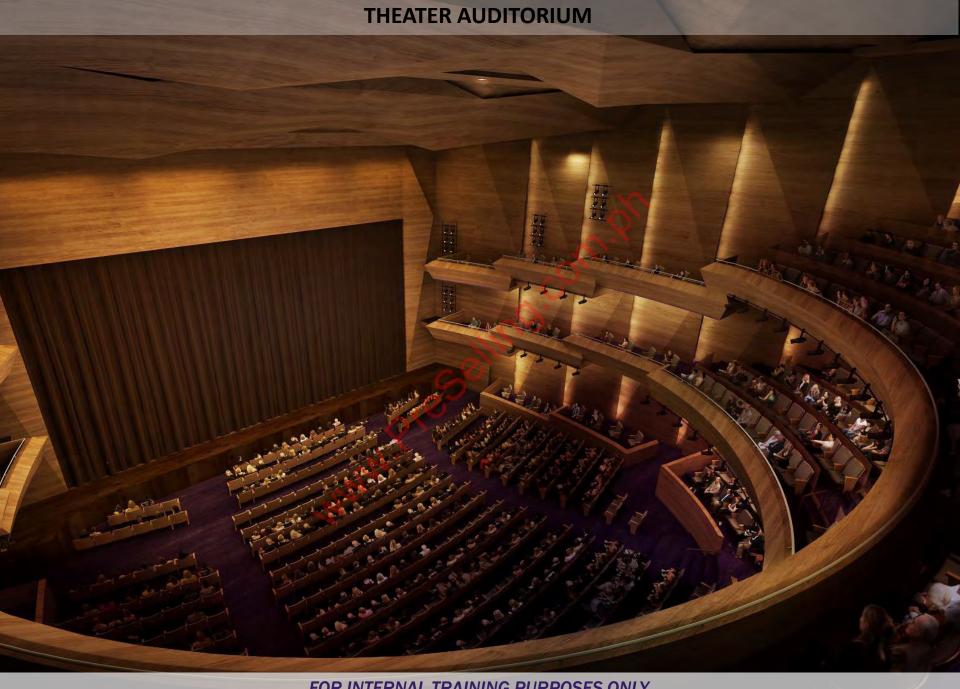


A world-class performing arts theater equipped with state-of-the-art lights and sounds, outstanding acoustics, and scenery technology

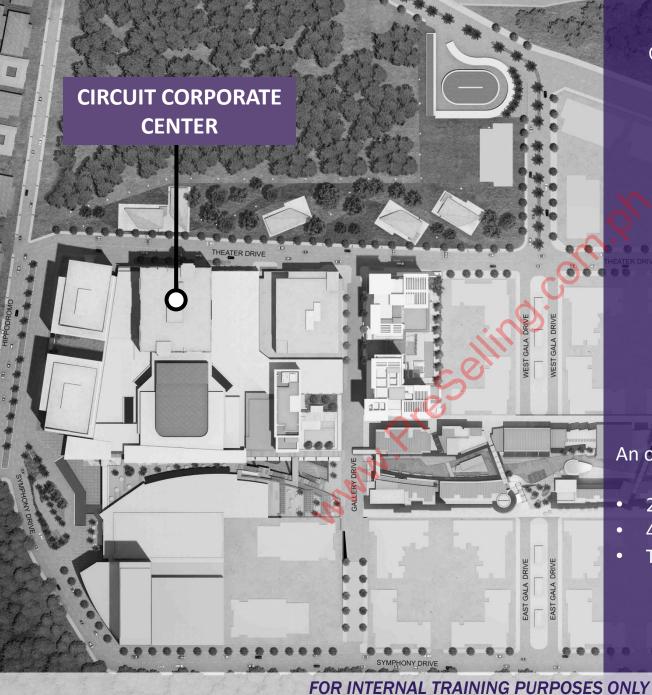
- Seating capacity of 1,500 pax
- To be completed by Q4 2019

#### JAIME ZOBEL HALL





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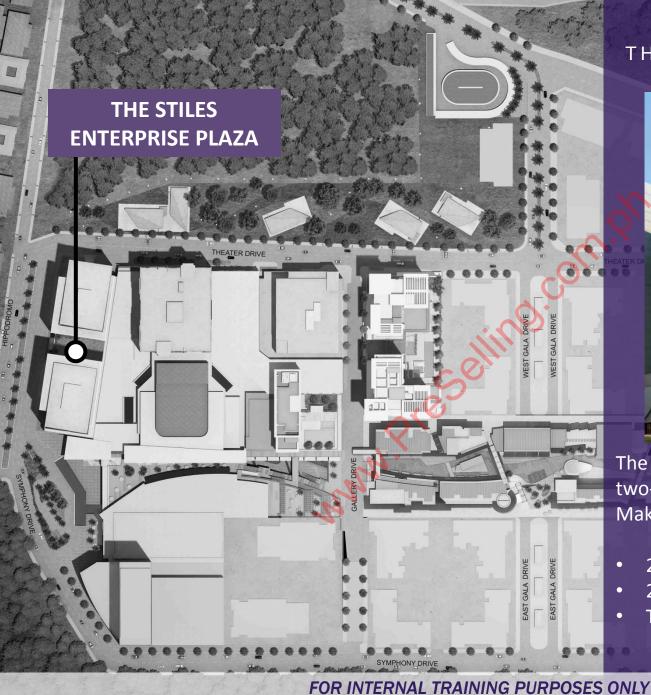


#### **OFFICES FOR LEASE** CIRCUIT CORPORATE CENTER



An office development for lease

- 26 physical floors
- 47,104 sqm GLA
- To be completed by Q1 2017



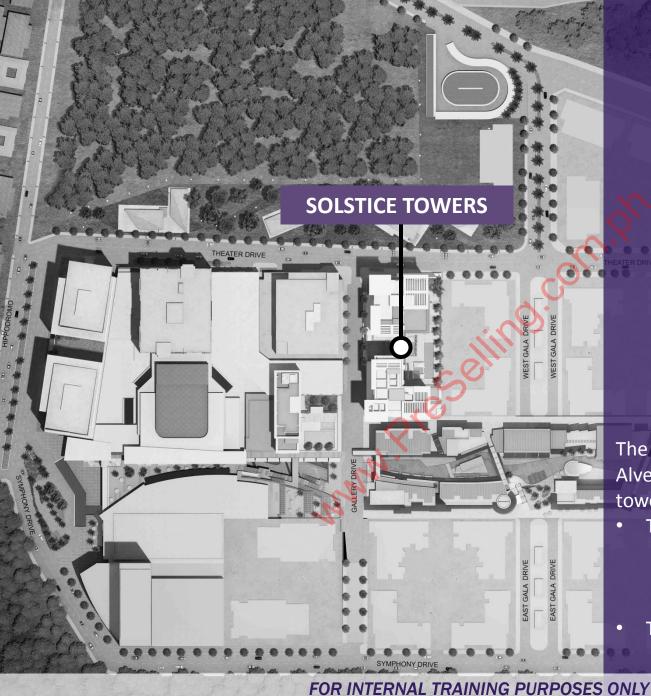
## **OFFICES FOR SALE**

THE STILES ENTERPRISE PLAZA WEST TOWER



The first tower of Alveo's pioneering two-tower office development in Makati City

- 28 physical floors
- 283 units, 385 slots
- To be completed by Q1 2020

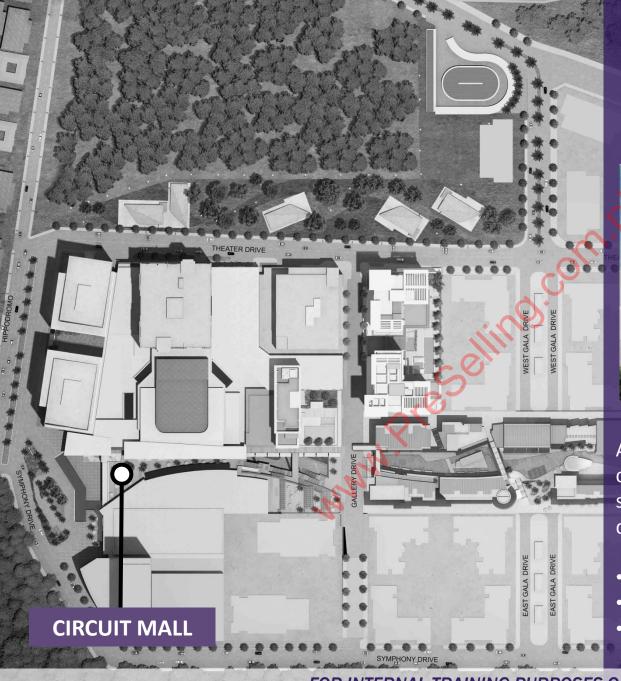


## RESIDENTIAL SOLSTICE TOWERS



The first residential development of Alveo in Circuit Makati, featuring two towers with a shared podium

- Tower 1
  - 41 physical floors
  - 461 units, 397 slots
  - To be completed by Q1 2019
- Tower 2
  - 36 physical floors
    - 389 units, 318 slots
    - To be completed by Q3 2019



## **RETAIL**AYALA MALLS CIRCUIT



A regional mall that is seamlessly connected to Circuit Lane and strategically located beside the district's business center

- 5 physical levels, 1 basement
- 57,944 sqm GLA
- To be completed by Q3 2018



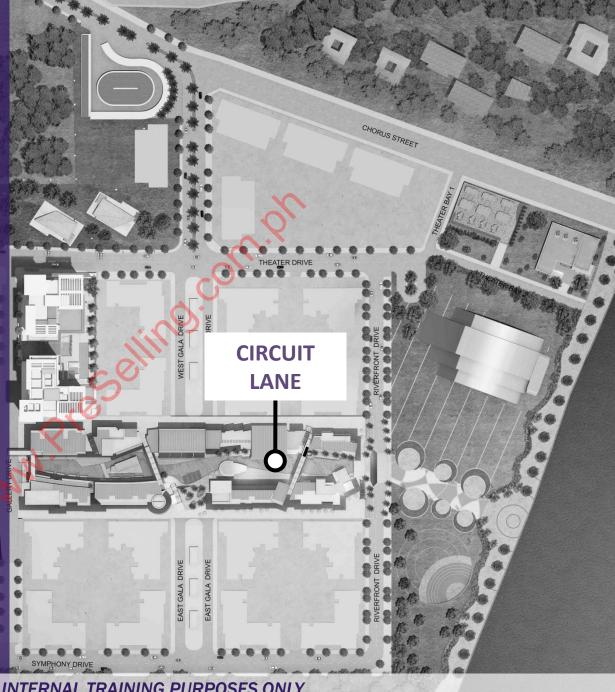


#### **RETAIL** CIRCUIT LANE



A 253-m sprawling strip of retail shops, all-day dining, restos, bars and cafes

- Opened in September 2015
- 10,867sqm GLA
- 14,943 sqm GFA



#### **CURRENTLY OPEN MERCHANTS**



- 1. Va Bene
- 2. Palm Corned Beef
- 3. Wingstop
- 4. Social House
- 5. Backyard
- 6. Black Canyon Coffee
- 7. The Burgery
- 8. Torch
- Outre Manila
- 10. Steveston Pizza
- 11. Starbucks
- 12. The Coffee Bean and Tea Leaf
- 13. On Board
- 14. Seafood Island



- 1. Nike
- 2. Speedo
- 3. Capital
- 4. Vans



- 1. Power Mac
- 2. Digital Walker
- 3. Henry's Camera



- St. John Paul II Chapel
- 2. Miracle Art
- 3. Playbook



- 1. Shabu Shabu Ichiban
- 2. Gold's Gym
- 3. Shrimp Bucket
- 4. Shi Lin
- 5. Mudpie Heaven

- 6. Playbook
- 7. Titan
- 8. Alveo Office
- 9. Army Navy



#### **INTERIM** MOUNTAIN DEW SKATE PARK



Featuring a 1,000-sqm skate area, the Mountain Dew Skate Park is the first of its kind in the Philippines

Opened in January 2014

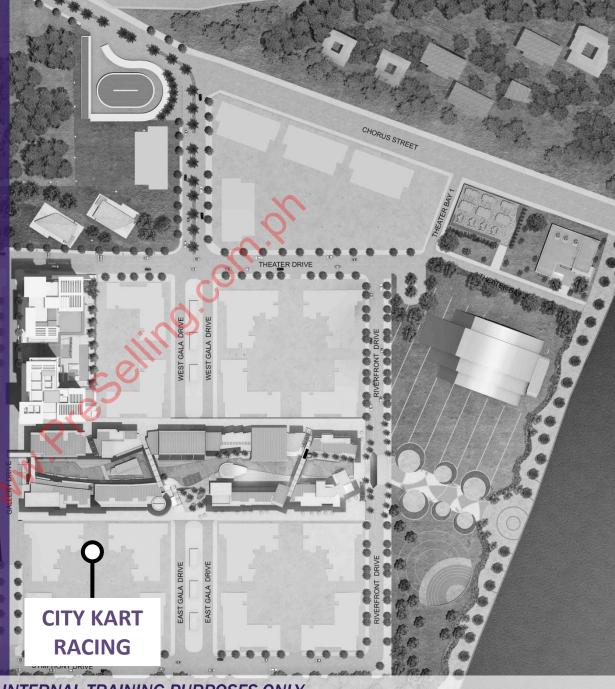


# INTERIM CITY KART RACING



A 650-meter karting race track that makes use of a Formula One timing system

Opened in January 2014







A FIFA regulation-sized blue pitch that measures 110m x 74m

Opened in January 2014

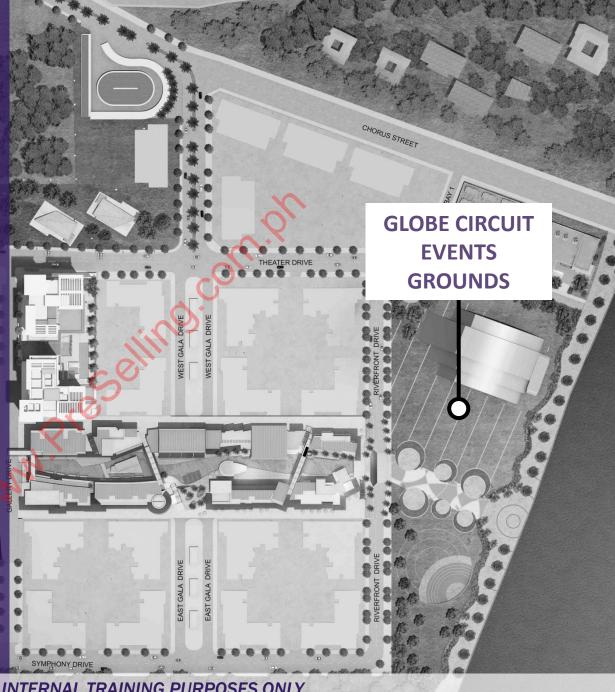


#### **INTERIM** GLOBE CIRCUIT **EVENTS GROUNDS**



A venue for large concerts, festivals and other outdoor entertainment

- Opened in December 2012
- 2,000-sqm canopy
- 2 hectares of open grounds
- Can accommodate 20,000 people











The fourth moon of the planet Jupiter

Comes from the Greek word *Kalliste*, which means *most* beautiful





# CALLISTO

#### PROJECT DETAILS

Land Area	2,461 sqm		
No. of Floors	38 storeys (with roof deck)		
No. of Units	430 units (29 residential floors)		
No. of Parking Slots	338 slots (8 podium floors) 79% parking ratio		
Retail	Lower and Upper Ground Floors		
Amenities	9 <sup>th</sup> Floor (shared with Tower 2)		
Turnover	Starting July 2022		



# CALLISTO

#### **UNIT DETAILS**

Туре	Size Range	Volume, %
Studio	28 – 32 sqm	162, 38%
1-BR	56 – 65 sqm	164, 38%
2-BR	85 – 106 sqm	48, 11%
3-BR	116 – 214 sqm	56, 13%
Prime Units	122 – 214 sqm	8, 2%
Investor	116 – 122 sqm	48, 11%
Total		430, 100%

#### **BUILDING DISTANCES**

#### **Tower Distances:**

**A** - 54.10m.

B - 19.30m.

C - 15.95m.

D - 54.33m.



#### LOWER GROUND FLOOR PLAN

**SOLSTICE TOWERS** 

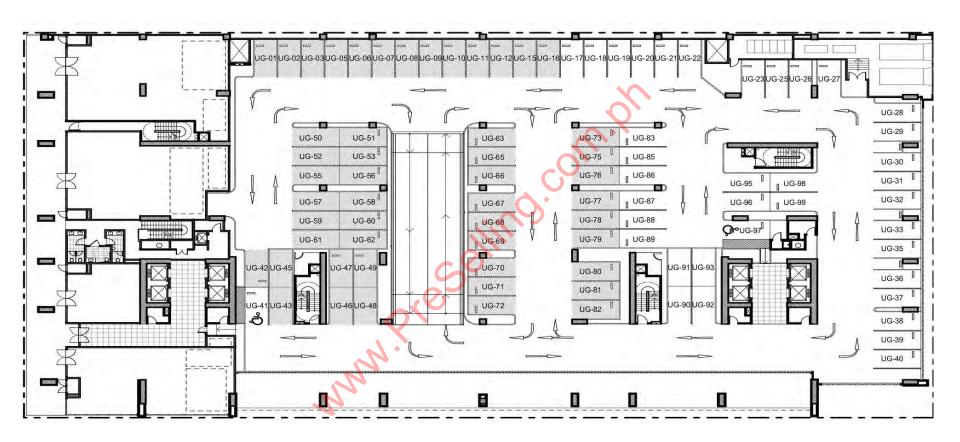


15 residential parking slots

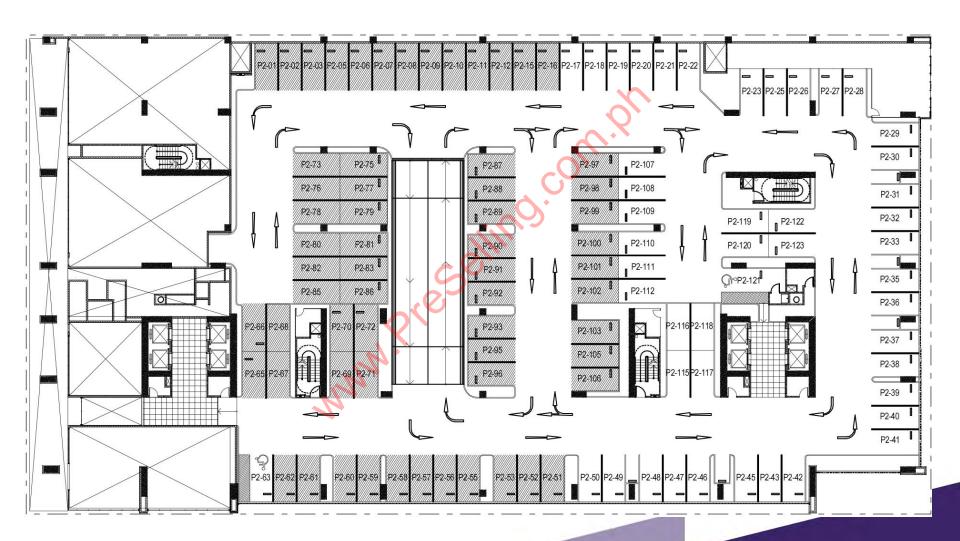
1 PWD slot

2 retail slots

#### **UPPER GROUND FLOOR PLAN**



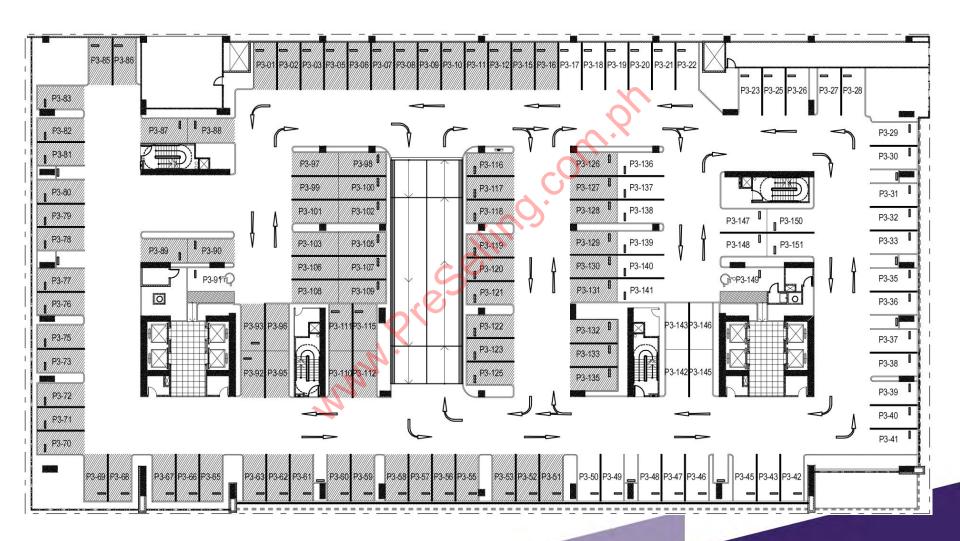
#### **PODIUM 2 FLOOR PLAN**



**45** residential parking slots

1 PWD slot

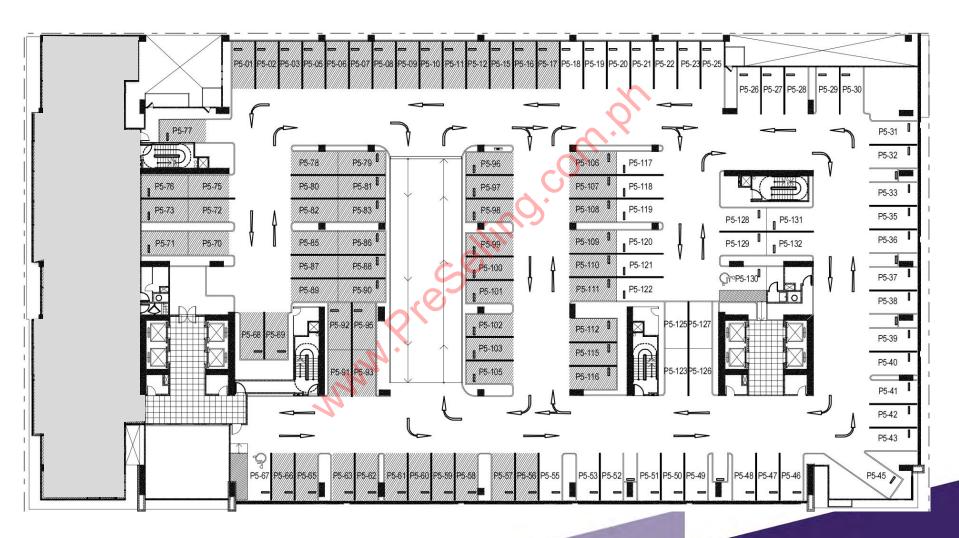
#### **PODIUM 3 FLOOR PLAN**



45 residential parking slots

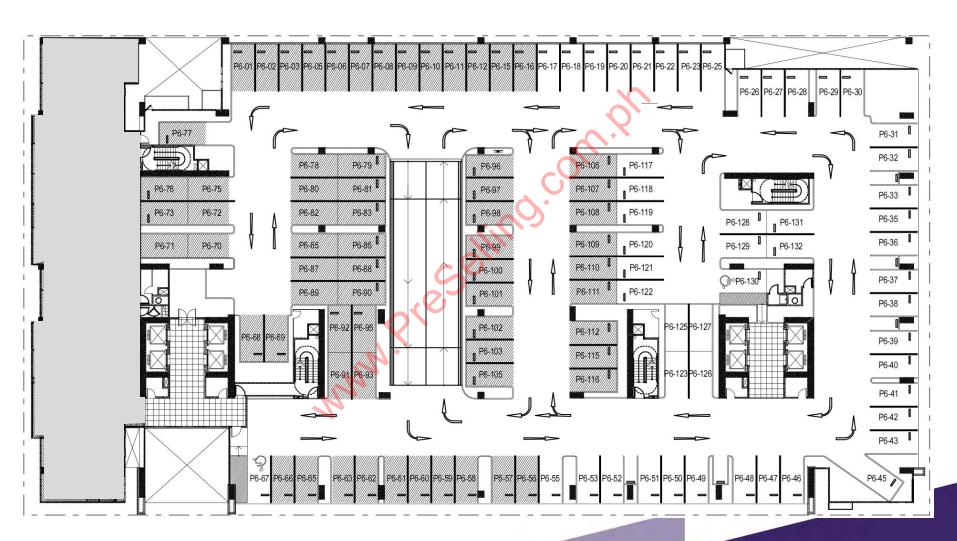
1 PWD slot

#### **PODIUM 5 FLOOR PLAN**



**48** residential parking slots **1** PWD slot

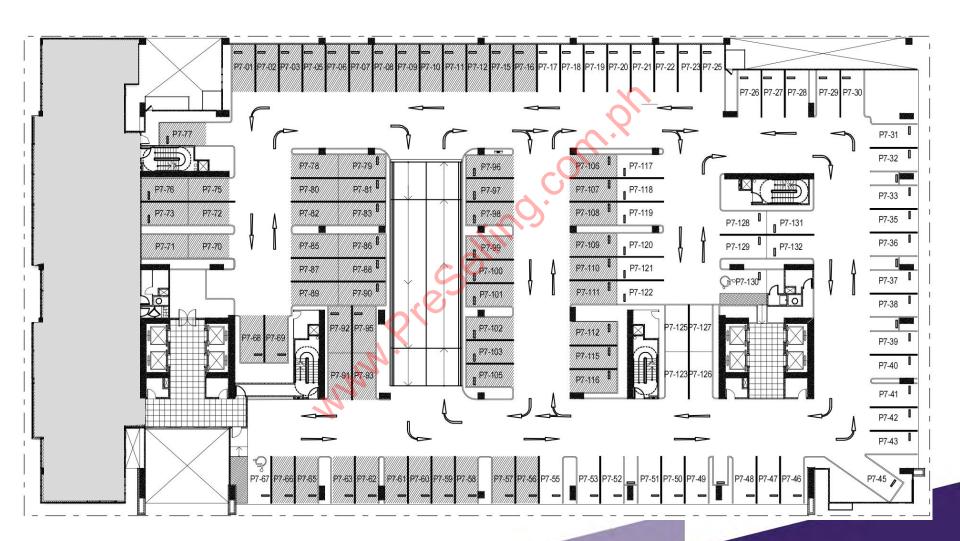
#### **PODIUM 6 FLOOR PLAN**



49 residential parking slots

1 PWD slot

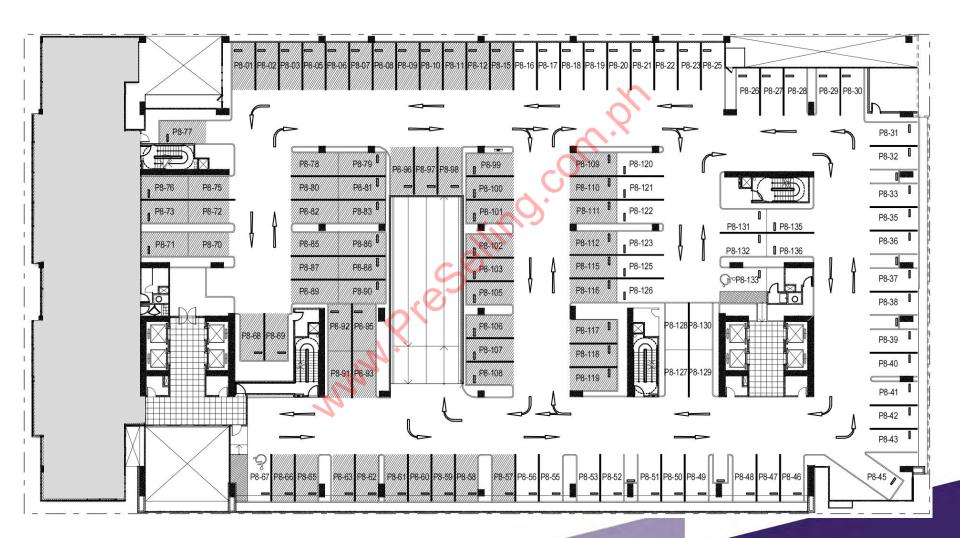
#### PODIUM 7 FLOOR PLAN



**49** residential parking slots

1 PWD slot

## **PODIUM 8 FLOOR PLAN**



**51** residential parking slots **1** PWD slot

#### **AMENITY ZONE**

9<sup>TH</sup> FLOOR PLAN



#### **AMENITY ZONE**

9<sup>TH</sup> FLOOR PLAN

Unit Type	Size (sqm)	Units/ Floor	Total Units
2-BR	105 – 106	2	2
3-BR	133 – 196	4	4
Total		6	6

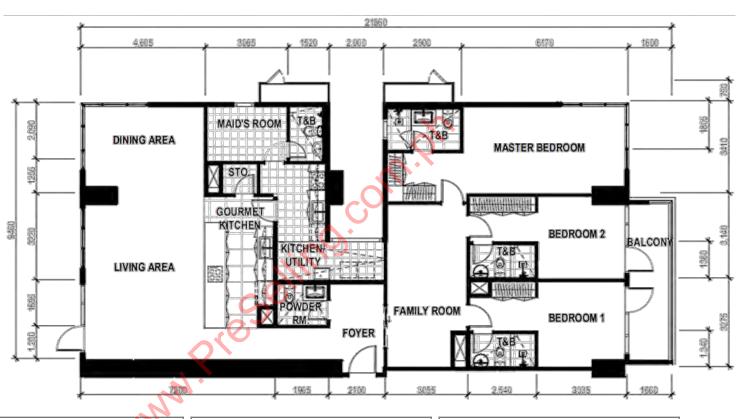


#### FOR INTERNAL TRAINING PURPOSES ONLY

#### **GARDEN VILLA**

**UNIT 907** 





	SQM
Living/Dining Room	47
Family Room	18
Kitchen/Utility	13
Gourmet Kitchen	12
Master Bedroom	26
Bedroom 1	15

	SQIV
Bedroom 2	15
Master T&B	4
Bedroom 1 T&B	3
Bedroom 2 T&B	3
Powder Room	3
Maid's room	7

	SQM
Maid's T&B	3
Storage	2
Foyer	10
AC Ledge	4
Balcony	10
Total	196

### TYPICAL LOW ZONE

(WITHOUT BALCONY)

 $10^{\text{TH}}$ ,  $12^{\text{TH}}$ ,  $16^{\text{TH}}$ ,  $18^{\text{TH}}$ ,  $20^{\text{TH}}$ , &  $22^{\text{ND}}$  FLOOR PLAN

Unit Type	Size (sqm)	Units/ Floor	Total Units
Studio	28	6	36
1-BR	56 – 59	6	36
2-BR	86 – 89	4	24
Total		16	96



## TYPICAL LOW ZONE

(WITH BALCONY)

11<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 19<sup>TH</sup>, & 21<sup>ST</sup> FLOOR PLAN

Unit Type	Size (sqm)	Units/ Floor	Total Units
Studio	28	6	30
1-BR	61 – 65	6	30
2-BR	91 – 94	4	20
Total		16	80



# TYPICAL HIGH ZONE (WITH BALCONY)

23<sup>RD</sup>, 26<sup>TH</sup>, 28<sup>TH</sup>, 30<sup>TH</sup>, 32<sup>ND</sup>, 35<sup>TH</sup>, 37<sup>TH</sup>, & 39<sup>TH</sup> FLOOR PLAN

Unit Type	Size (sqm)	Units/ Floor	Total Units
Studio	28 - 32	6	48
1-BR	62 – 64	6	48
3-BR*	121 – 122	3	24
Total		15	120

<sup>\*</sup>Investor Suite



## TYPICAL HIGH ZONE

(WITHOUT BALCONY)

25<sup>TH</sup>, 27<sup>TH</sup>, 29<sup>TH</sup>, 31<sup>ST</sup>, 33<sup>RD</sup>, 36<sup>TH</sup>, 38<sup>TH</sup>, & 40<sup>TH</sup> FLOOR PLAN

Unit Type	Size (sqm)	Units/ Floor	Total Units
Studio	28 - 32	6	48
1-BR	57 – 59	6	48
3-BR*	116 – 117	3	24
Total		15	120

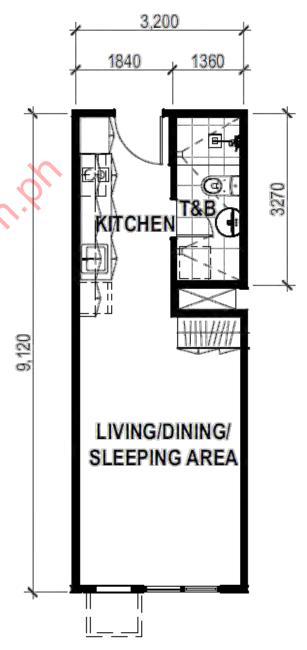
<sup>\*</sup>Investor Suite



## TYPICAL STUDIO UNIT



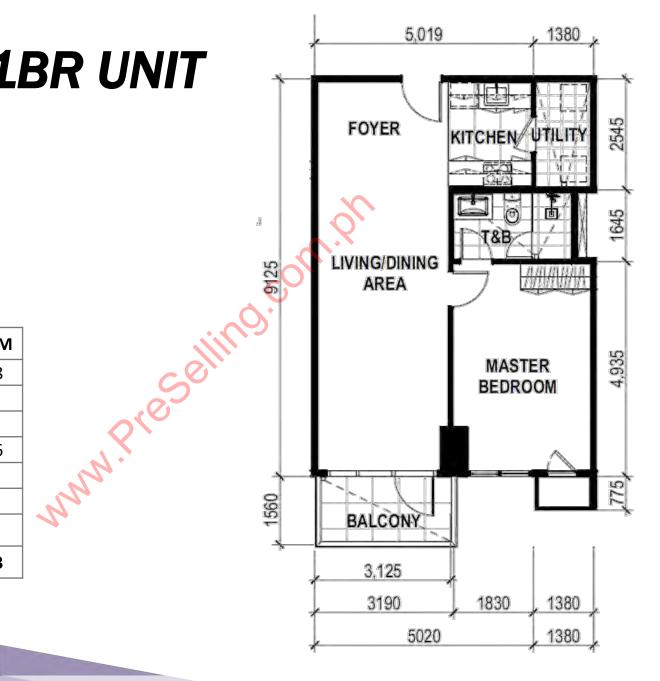
	SQM
Living/Dining Room	17
Kitchen	7
Utility	4
Total Area	28



TYPICAL 1BR UNIT

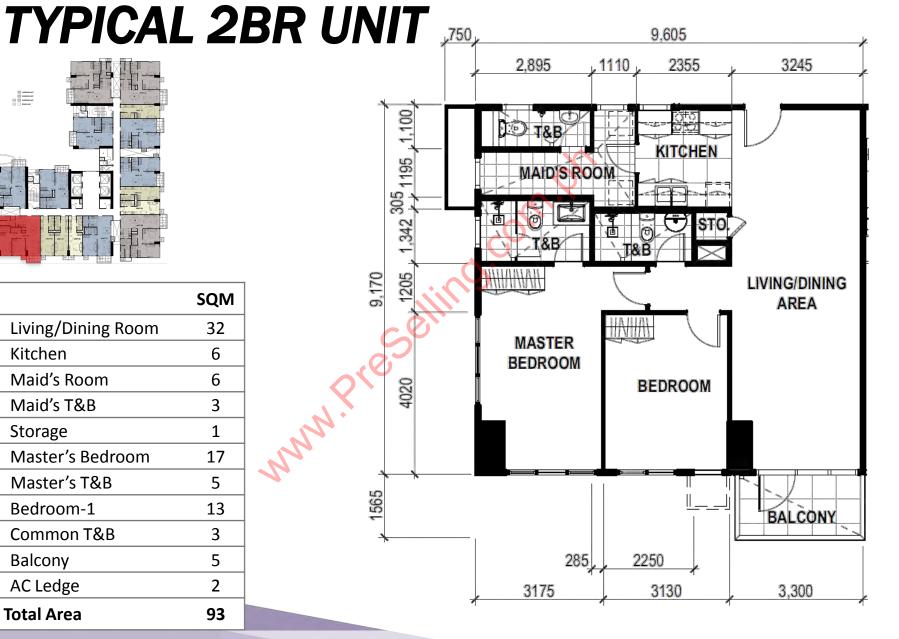


	SQM
Living/Dining Room	28
Kitchen	5
Utility	4
Master's Bedroom	16
Master's T&B	4
Balcony	5
AC Ledge	1
Total Area	63





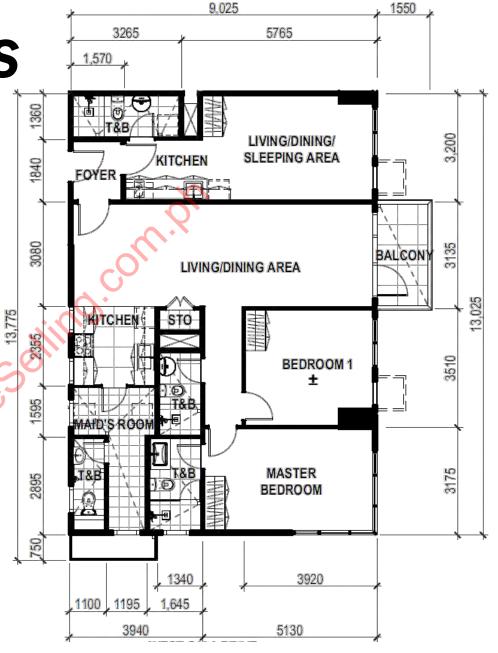
	SQM
Living/Dining Room	32
Kitchen	6
Maid's Room	6
Maid's T&B	3
Storage	1
Master's Bedroom	17
Master's T&B	5
Bedroom-1	13
Common T&B	3
Balcony	5
AC Ledge	2
Total Area	93



**INVESTOR SUITES** 

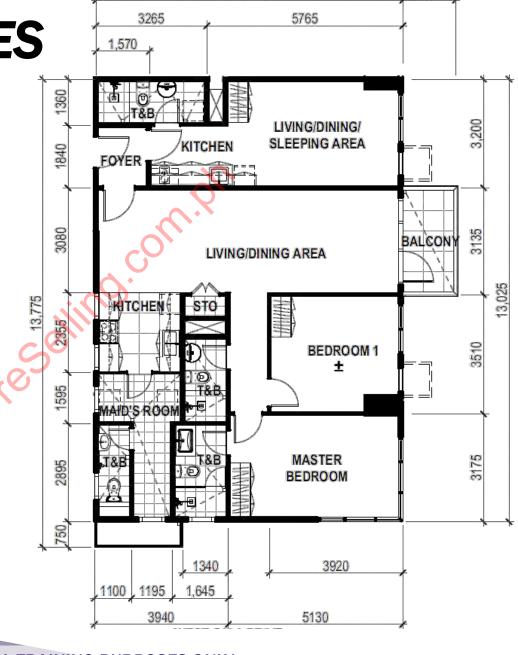


- Special 3BR units
- Built with a foyer to separate the two (2) inner units
- Located at High Zone floors only
- Considered as one (1) unit 1 CCT
- Leasing out of one (1) or both inner unit(s) to third parties is allowed



# **INVESTOR SUITES**

	SQM
2BR	88
Living/Dining Room	33
Kitchen	6
Maid's Room	7
Master's Bedroom	16
Master's T&B	5
Bedroom-1	13
Common T&B	3
Balcony	5
Studio	31
Living/Dining/Sleeping Area	17
Kitchen	4
T&B	4
Maid's Room	3
Storage	1
AC Ledge	2
Foyer	3
Total Area	122



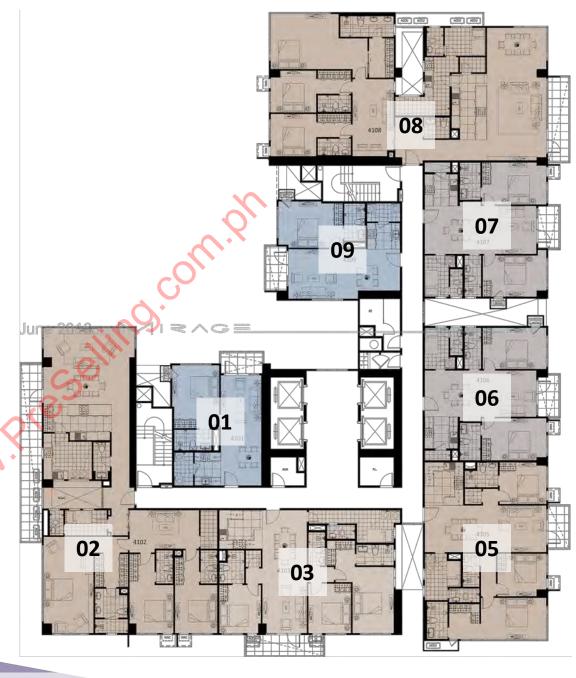
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# **PENTHOUSE**

41<sup>ST</sup> FLOOR PLAN

Unit Type	Size (sqm)	Units/ Floor	Total Units
1-BR	61 – 65	2	2
2-BR	90 – 91	2	2
3-BR	122 – 125	4	4
Total		8	8

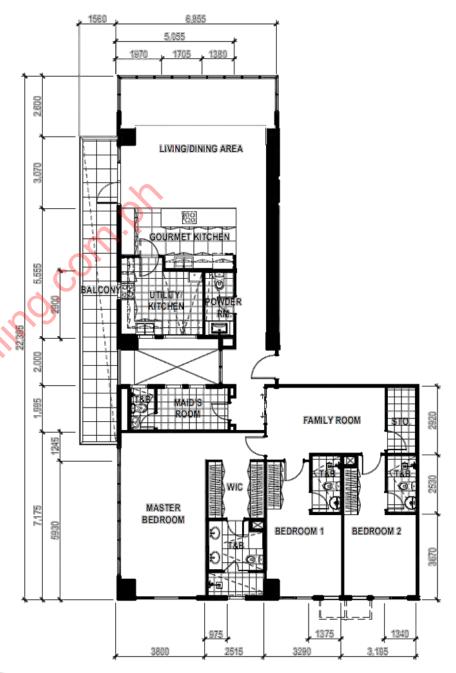


## **PENTHOUSE**

**UNIT 4102** 

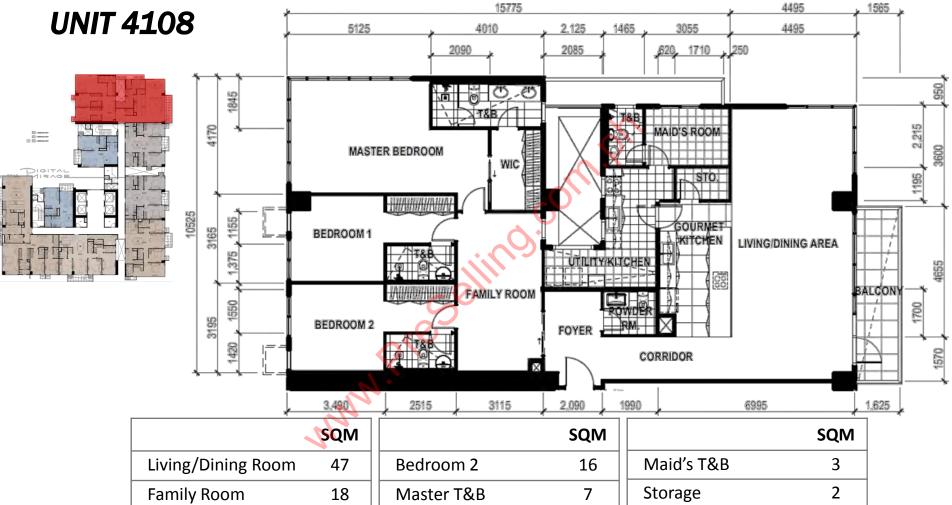


	SQM
Living/Dining Room	41
Family Room	16
Kitchen/Utility	12
Gourmet Kitchen	12
Master Bedroom	37
Bedroom 1	16
Bedroom 2	16
Master T&B	8 (
Bedroom 1 T&B	30
Bedroom 2 T&B	3
Powder Room	4
Maid's room	6
Maid's T&B	2
Storage	4
Foyer	14
Balcony	21
Total	215



#### FOR INTERNAL TRAINING PURPOSES ONLY

# **PENTHOUSE**



Family Room	18	Master T&B	7
Kitchen/Utility	12	Bedroom 1 T&B	3
Gourmet Kitchen	12	Bedroom 2 T&B	4
Master Bedroom	32	Powder Room	3
Bedroom 1	15	Maid's room	7
			-

	J 4.11
Maid's T&B	3
Storage	2
Foyer	12
AC Ledge	6
Balcony	10
Total	209

## **FLOOR-TO-CEILING HEIGHTS**

Building Zone	Living/Dining/ Bedrooms/Kitchen	T&Bs/Powder Room/Maid's Room
Amenity Zone	2.70m	2.40m
Low Zone	2.70m	2.40m
High Zone	<b>2</b> ,70m	2.40m
Penthouse	3.00m	2.70m

## STANDARD UNIT DELIVERABLES

Kitchen	Cabinets
	Countertop
	Kitchen sink
	Floor finish
	Painted walls
	Provision for kitchen exhaust (as applicable) – some units will
	have natural ventilation for the kitchen
T&B	Bathroom sink
	Toilet bowl
	Shower set
	Shower Enclosure (For master T&B only of 2BR and 3BR units)
	Facial Mirror
Bedroom	Closet
Metering	Secondary metering for electricity and water

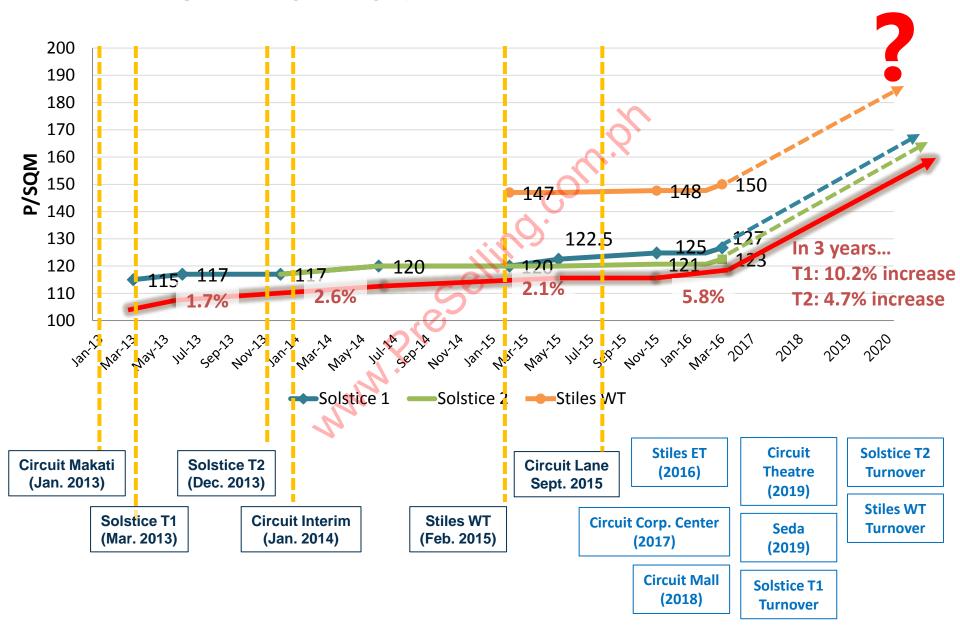
## STANDARD UNIT FINISHES

Living, Dining (All Units)	600x600 porcelain tiles
Kitchen	
Flooring	Studio – Wood laminated flooring
	1BR, 2BR, 3BR – 600x600 homogeneous tiles
Counter top	Granite
Closet	HPL Laminate
Bedrooms (Including Studio Sleeping Area)	Wood laminated flooring
Toilet and Bath	
Bathroom Counter	Granite (1BR, and Master's T&B of 2BR and 3BR units)
Flooring	300x600 porcelain tiles
Flooring Wall	Shower Area – 300x600 porcelain tiles, full height
	Dry Area – 300x600 porcelain tiles, full height
Laundry Cubicle/Utility Room	300x300 Ceramic tiles
Balcony	300x300 Ceramic tiles
Wall	Concrete painted finish
Ceiling	Concrete painted finish

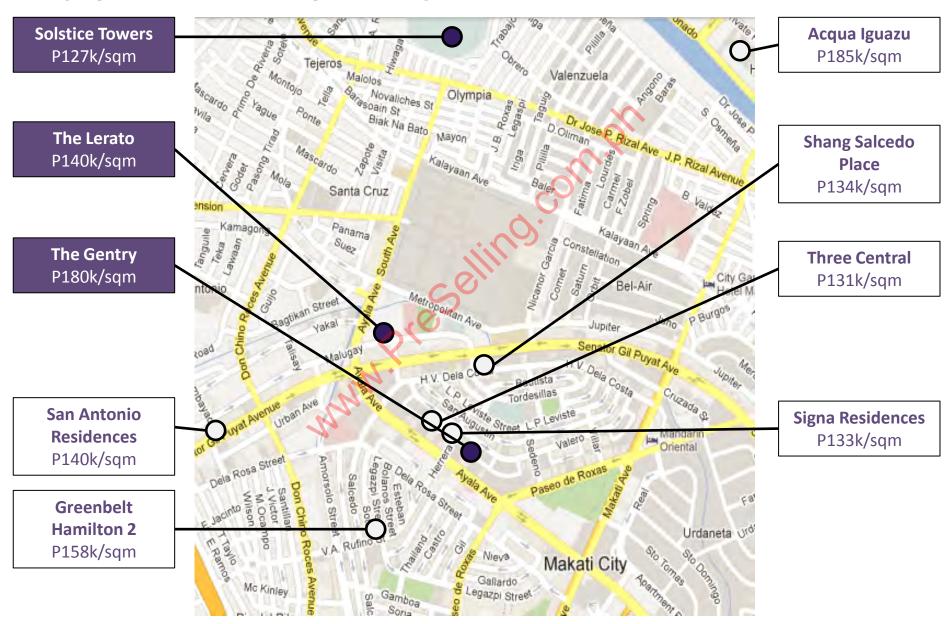
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## ALVEO IN CIRCUIT MAKATI



# **COMPETITION SCAN**





# CALLISTO

## **INDICATIVE UNIT PRICING**

Туре	Size Range
Studio	29 sqm
1-BR	60 sqm
2-BR	91 sqm
3-BR	125 sqm
Prime Units	159 sqm
Investor	119 sqm

## P140k w/ VAT

Average Price per SQM

## **PAYMENT TERMS**

STANDARD TERMS	DP	MA	BALANCE	DISCOUNT
Cash in 60 days	95%	-	5% in 12 mos.	8%
20% DP / 80% Bank in 30-60 Days	20%	-0/1	80%	8%
50% DP / 50% over 72 mos.	50%	50%	-	2%
30% DP / 70% over 72 mos.	30%	70%	-	1%
20% DP / 80% over 72 mos.	20%	80%	-	-

PROMO TERMS	DP	MA	BALANCE	DISCOUNT
Cash in 90 days	95%	-	5% in 12 mos.	6%
10% DP / 90% over 72 mos.	10%	90%	-	-
10% DP / 50% over 72 mos. / Bal*	10%	50%	40%	-

<sup>\*</sup>Applicable only to Investor Suites

## TOP REASONS TO INVEST

#### 1 THE AYALA LAND HERITAGE AND VISION

The unparalleled developer in transforming raw land into thriving business and lifestyle growth centers

### 2 EVERY DAY BEGINS AT FULL SPEED

Carefully planned product offerings that answer the changing needs of the market

## 3 INVESTMENT POTENTIAL

High value appreciation similar to that of other ALI developments



# THANK YOU!

# CALLISTO

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