



Orean
Place

VERTIS

LAIDBACK CITY LIVING IN VERTIS NORTH - THE HEART OF QC

Located in the next big
business & lifestyle
district in QC

Relaxed and
Comfortable Living
Experience

An Ayala Investment
in the North

Located in the next big business and lifestyle district in QC



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NORTH

A 45-hectare
masterplanned,
mixed-use, and
sustainable development

Joint venture between
ALI and NHA

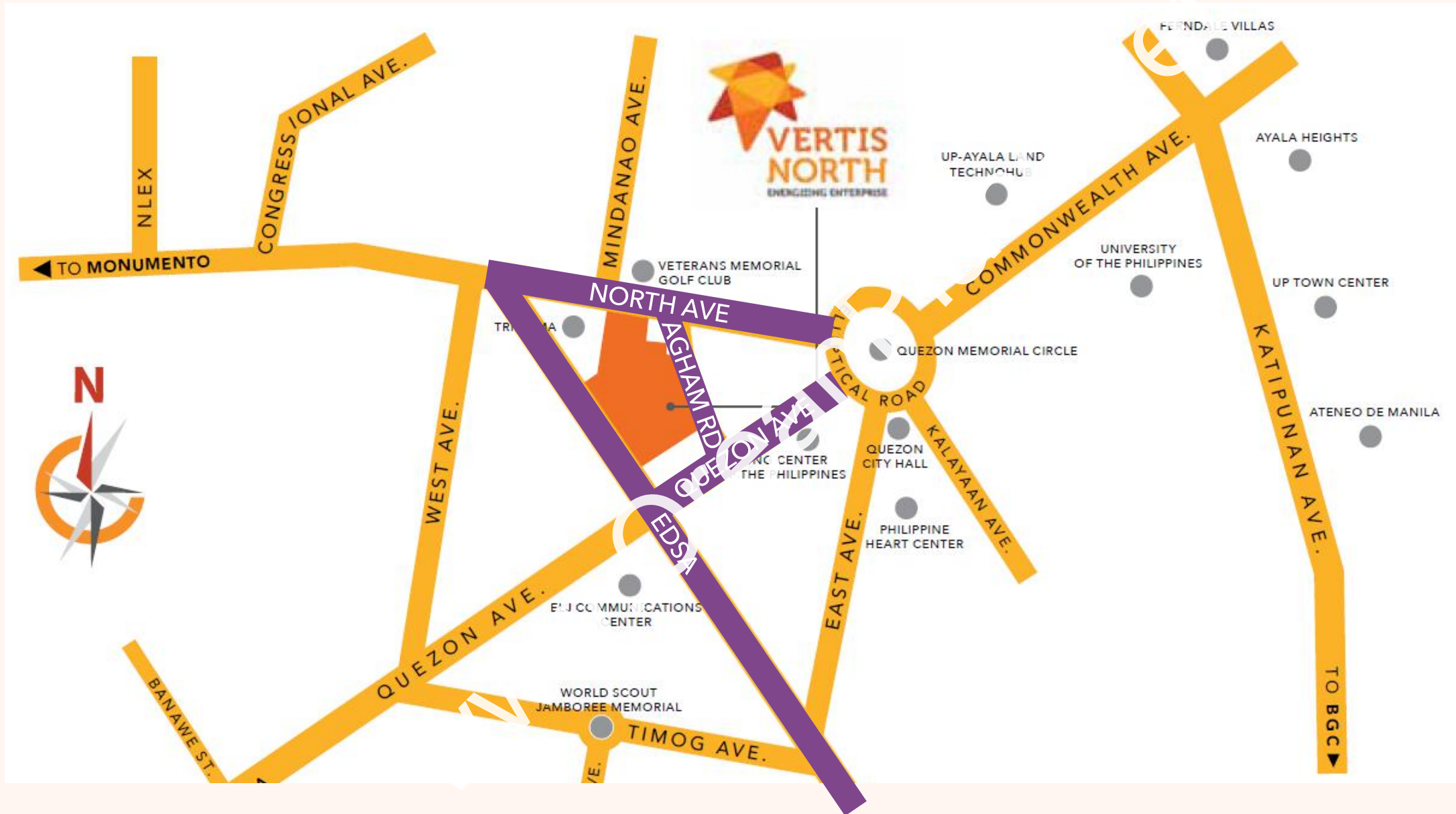
FOR INTERNAL TRAINING PURPOSES ONLY

Located in the next big business and lifestyle district in QC

CONNECTIVITY

www.OceanPlace.net

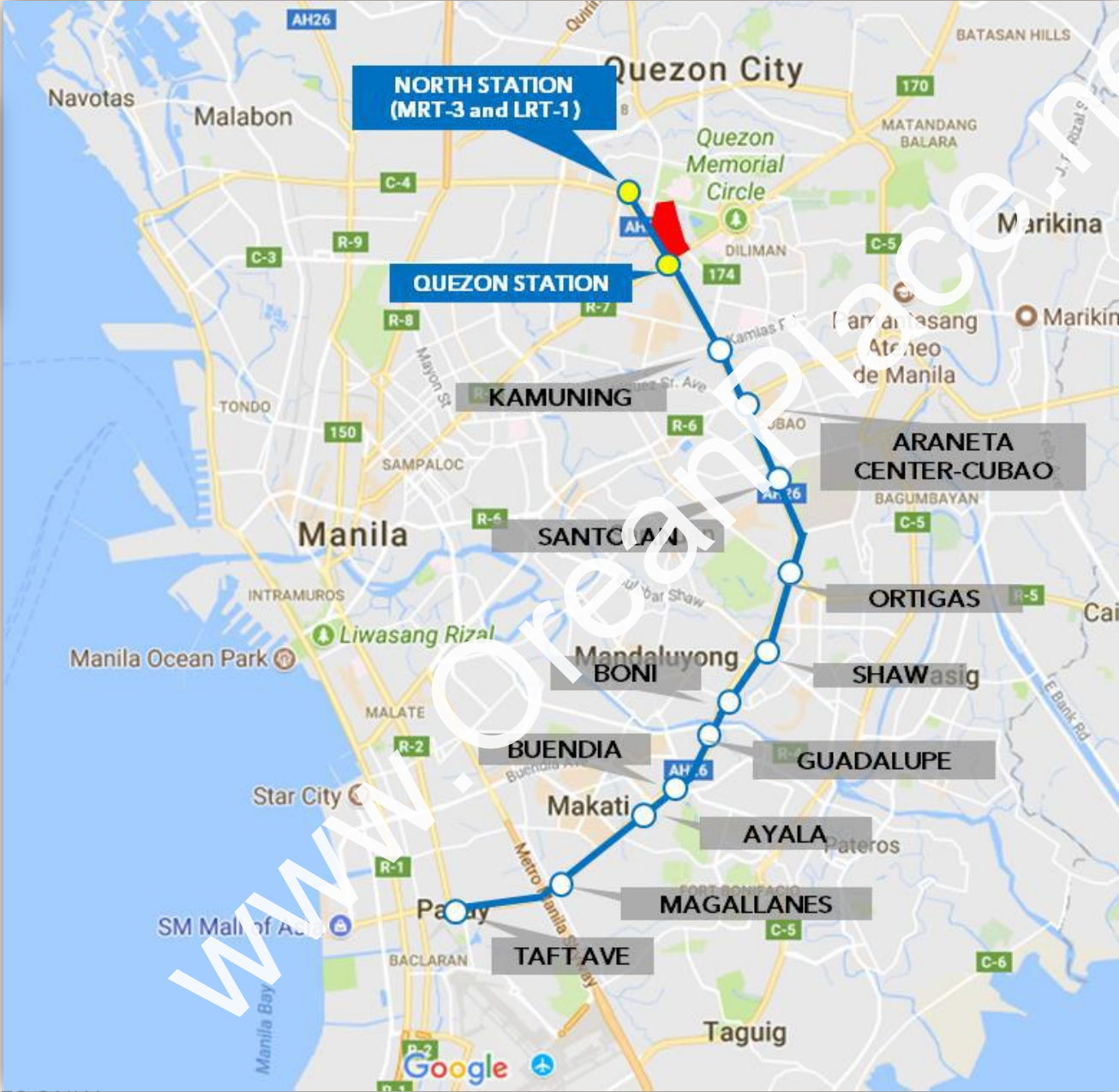
BOUNDED BY MAJOR ROADS



Located in the next big business and lifestyle district in QC

EASILY ACCESSIBLE VIA PUBLIC TRANSPORTATION

MRT-3



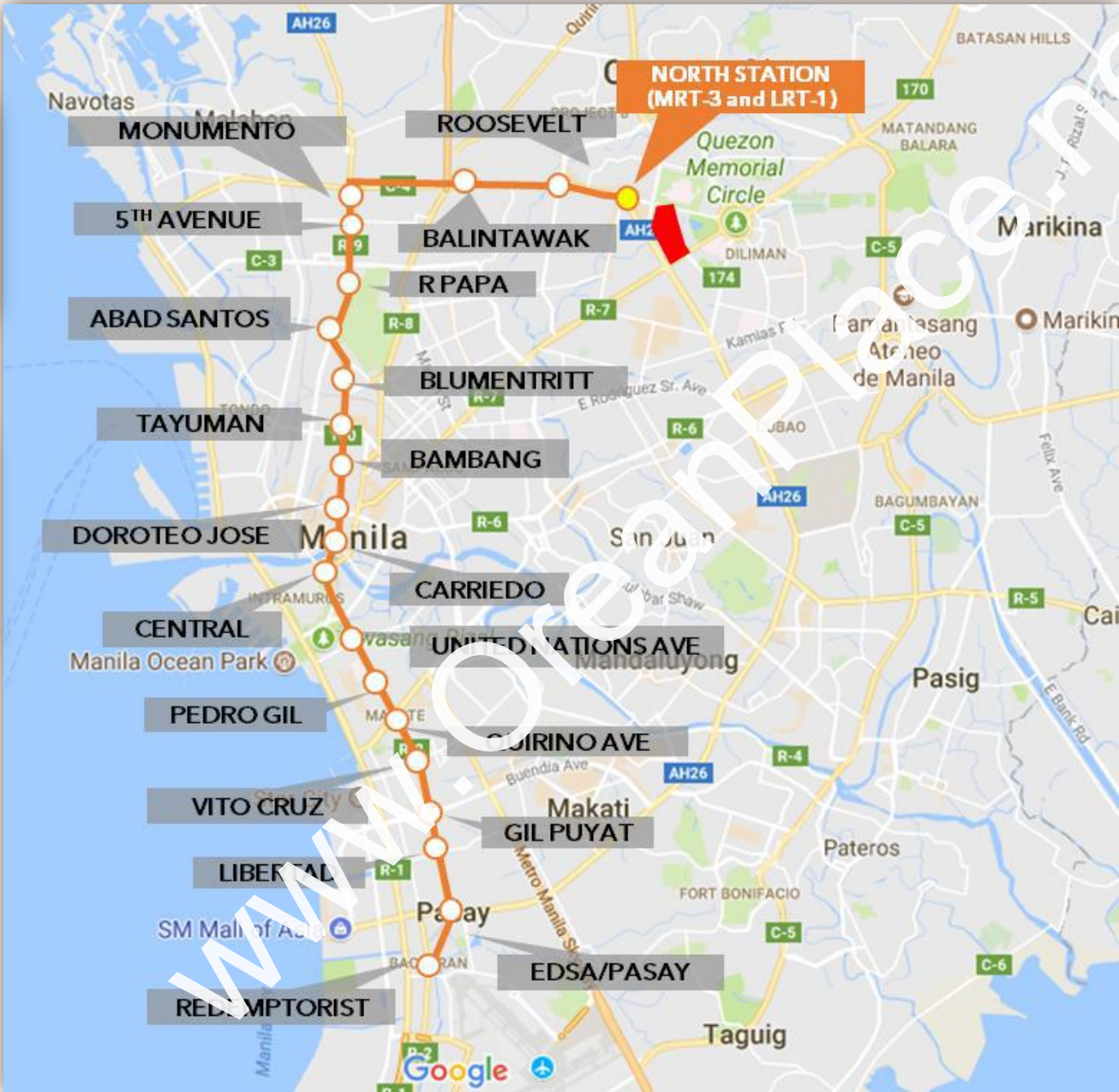
Located in the next big business and lifestyle district in QC

EASILY ACCESSIBLE VIA PUBLIC TRANSPORTATION

MRT-3



LRT-1



Located in the next big business and lifestyle district in QC

EASILY ACCESSIBLE VIA PUBLIC TRANSPORTATION

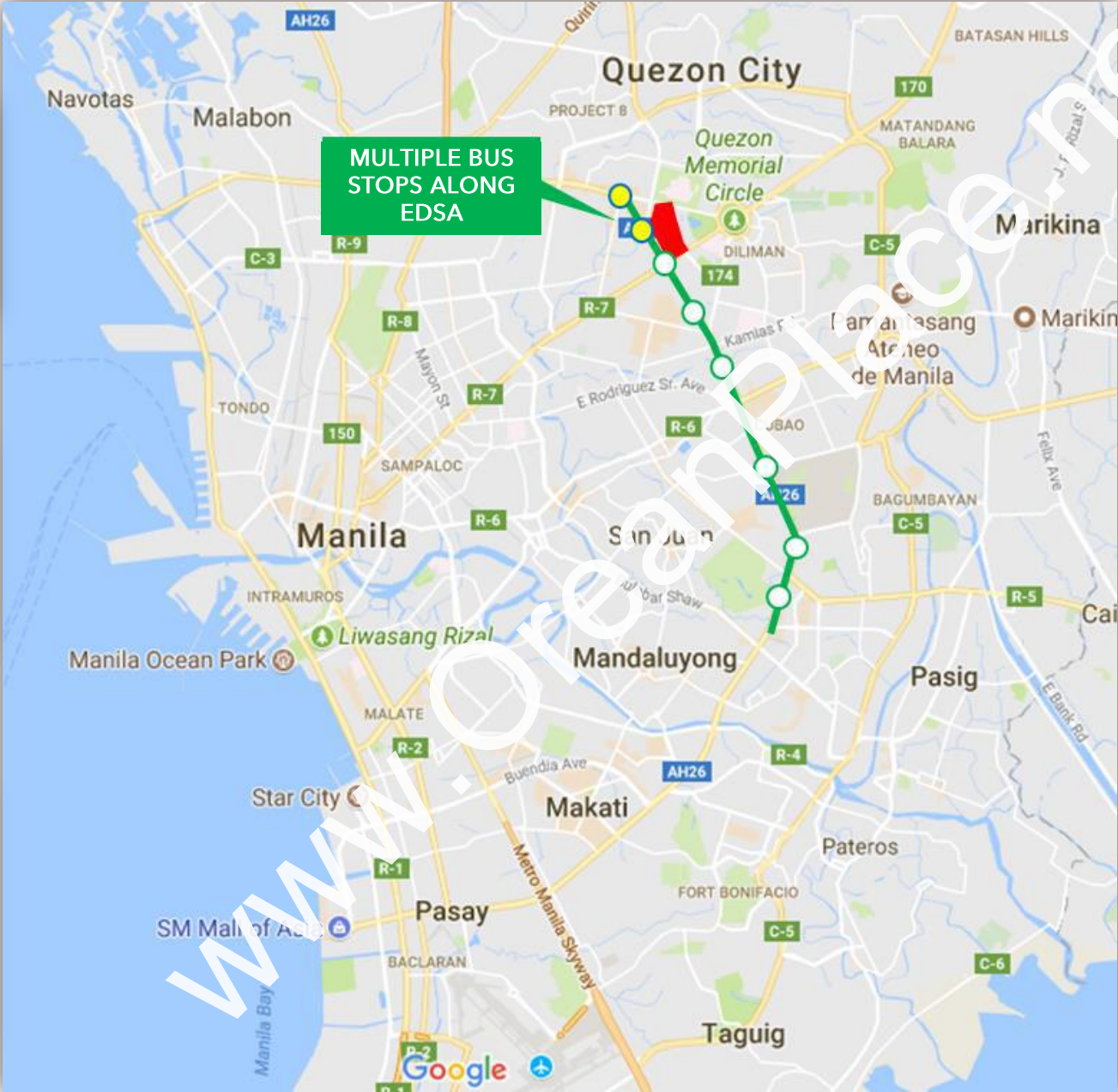
MRT-3



LRT-1



Public Buses



Located in the next big business and lifestyle district in QC

EASILY ACCESSIBLE VIA PUBLIC TRANSPORTATION

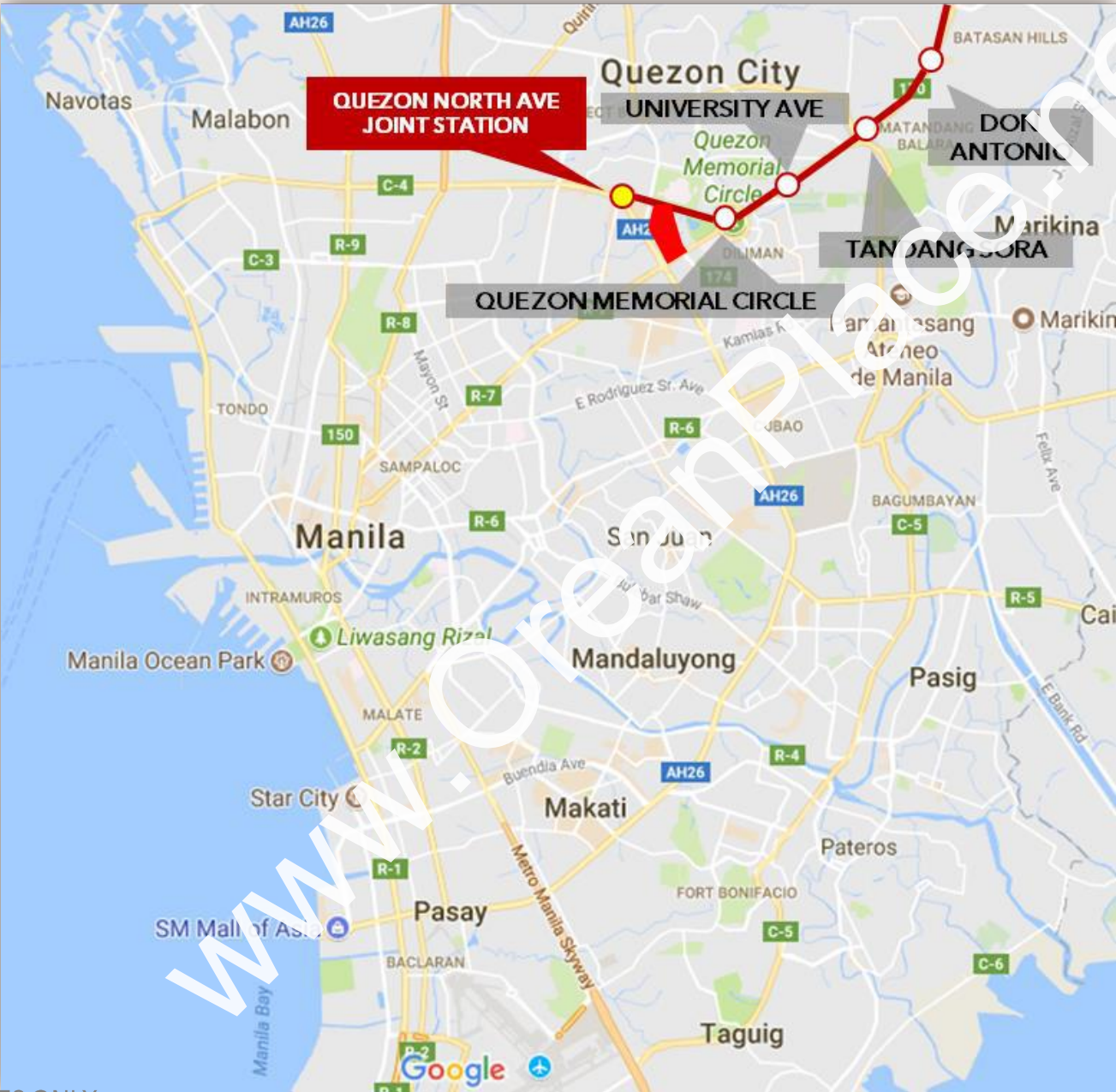
MRT-3



LRT-1



Public Buses



Future MRT-7



Target completion:
2020

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EASILY ACCESSIBLE VIA PUBLIC TRANSPORTATION

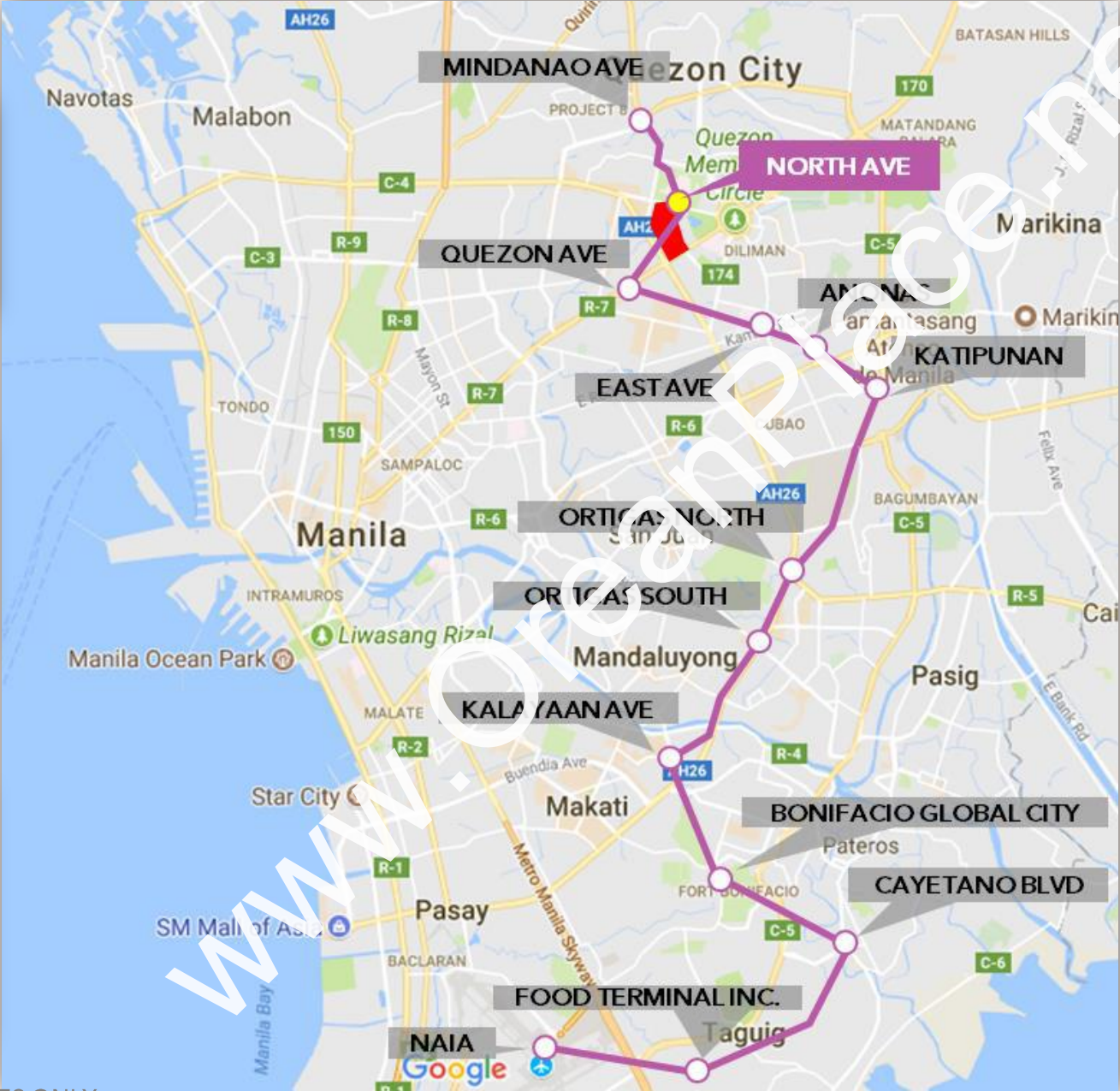
MRT-3



LRT-1



Public Buses



Future MRT-7



Target completion:
2020

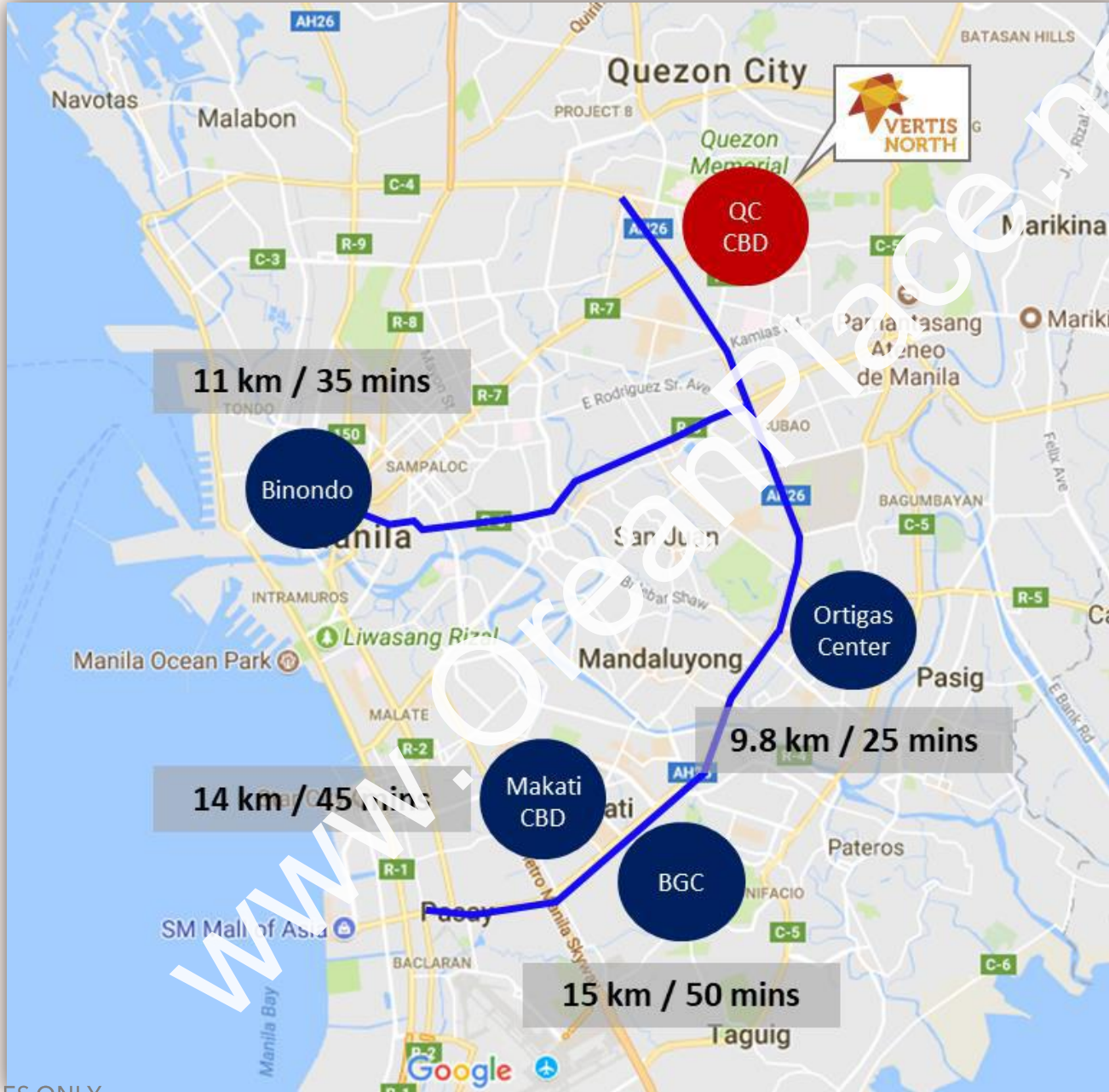
Future Metro
Manila Subway



Target completion:
2024

Located in the next big business and lifestyle district in QC

PROXIMITY TO OTHER CBDs



Located in the next big business and lifestyle district in QC

Located in the next big business and lifestyle district in QC

SURROUNDED BY VARIOUS INSTITUTIONS AND LEISURE DESTINATIONS



Lung Center of the Philippines



Philippine Heart Center



St. Luke's Medical Center



University of the Philippines Diliman



Ateneo de Manila University



Quezon City Hall

Located in the next big business and lifestyle district in QC

SURROUNDED BY VARIOUS INSTITUTIONS AND LEISURE DESTINATIONS



Veterans Memorial Golf Club



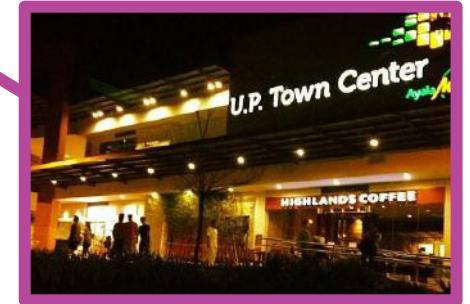
TriNoma



World Scout Jamboree Memorial



UP-Ayalaland TechnoHub



UP Town Center



Quezon Memorial Circle



SMART Araneta Coliseum



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CENTRALITY

www.OpenPlace.net

Located in the next big business and lifestyle district in QC



A complete, mixed-use development

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Vertis Mall

Opened June 2017



83% leased-out



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生活，从木槿开始



Located in the next big business and lifestyle district in QC

Featuring 2 all-recliner "Skybox" cinemas



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"A. Giant": The Largest Screen in the Country



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Tower 1

84% leased-out

Started TO:
Jan 2017

Tower 2

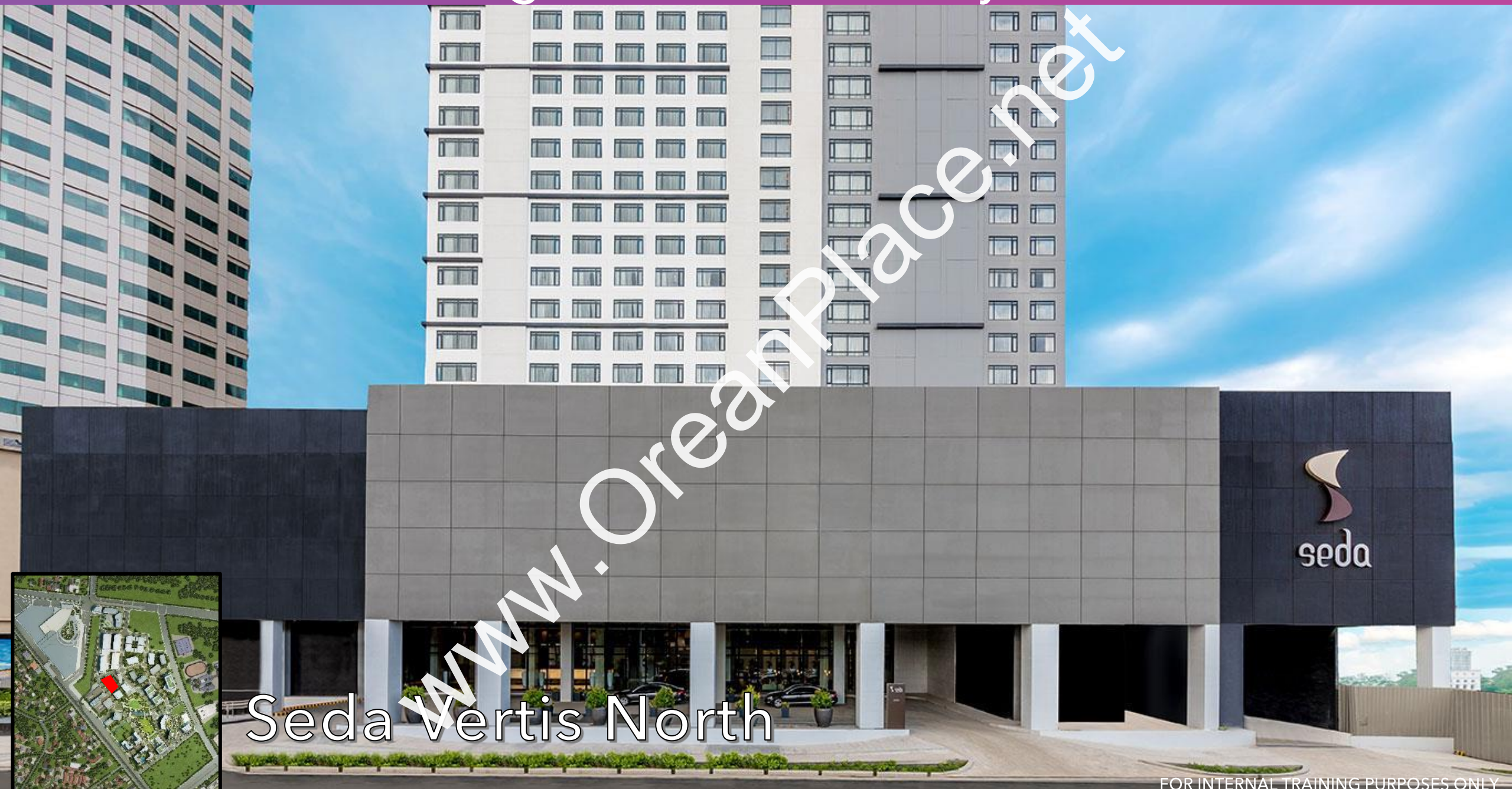
Completion and TO:
Oct 2017

Tower 3

Completion and TO:
Dec 2018

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Seda Vertis North

Located in the next big business and lifestyle district in QC

THE BIGGEST SEDA HOTEL IN THE COUNTRY

Soft Opening April 2017
Grand Opening September 2017

Located in the next big business and lifestyle district in QC



438 GUEST ROOMS

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600-PERSON CAPACITY BALLROOM

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AMENITIES FOR CONVENIENCE AND RELAXATION

FOR INTERNAL TRAINING PURPOSES ONLY

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INTERNATIONAL DINING

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Vertis North Gardens

Target Opening: 2019

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High Park Towers

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TOWER 1
97% sold
TO: Q3 2019



TOWER 2
73% sold
TO: Q3 2020

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High Park structural accomplishment at 21F for T1 and 11F for T2

Located in the next big business and lifestyle district in QC



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URBAN EFFICIENCY

STORMWATER MANAGEMENT FACILITIES



"Infiltration Stripes"



Parks as water detention facilities

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WALKABLE STREETS



NOW OPEN

Interim vehicular and pedestrian access
to Vertis North through Solaire lot

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WALKABLE STREETS



OPENING: Q3 2017

Covered pedestrian walkway connecting Vertis North, Trinoma, and MRT stations

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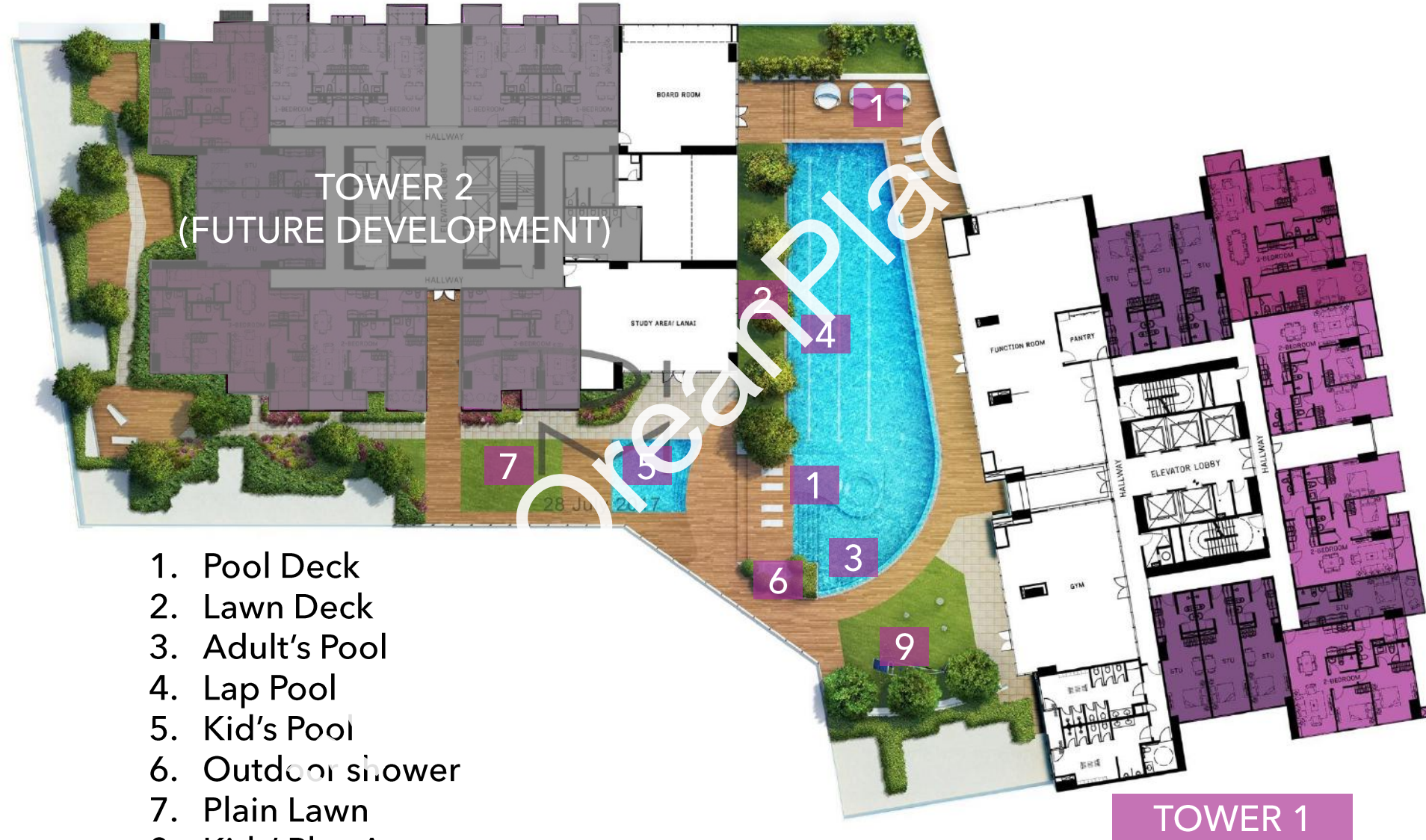
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SECOND FLOOR AMENITY DECK



Relaxed and Comfortable Living Experience



Ground Floor Drop-off



FOR INTERNAL TRAINING PURPOSES ONLY

Relaxed and Comfortable Living Experience

Lobby with Lounge Area



FOR INTERNAL TRAINING PURPOSES ONLY

Relaxed and Comfortable Living Experience



Lobby with Lounge Area

Relaxed and Comfortable Living Experience



Function Room



Relaxed and Comfortable Living Experience

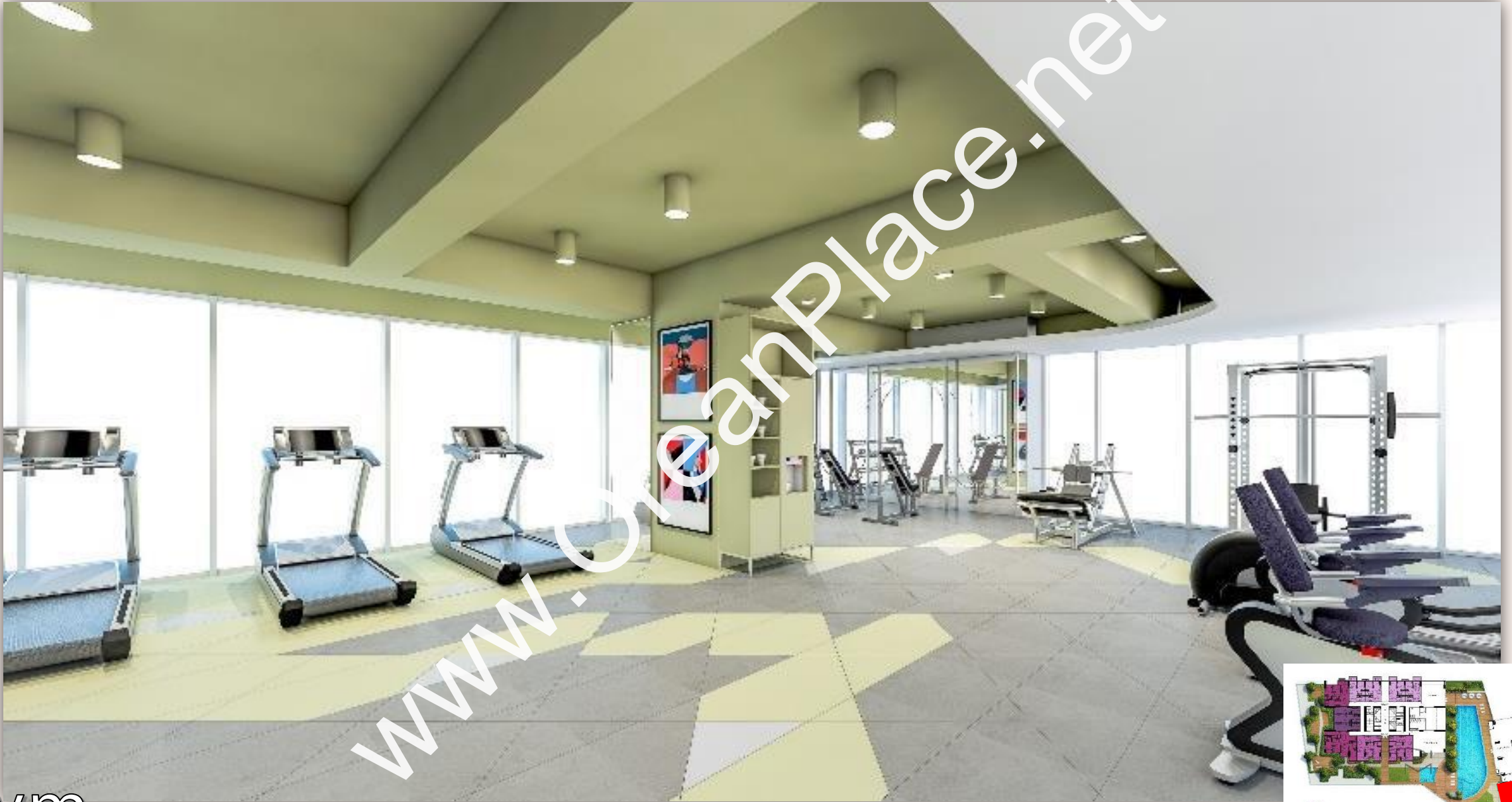


Function Room



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Relaxed and Comfortable Living Experience



Gym



FOR INTERNAL TRAINING PURPOSES ONLY

Relaxed and Comfortable Living Experience



Gym



FOR INTERNAL TRAINING PURPOSES ONLY

Relaxed and Comfortable Living Experience



Lounge/Lap Pool

Relaxed and Comfortable Living Experience



Outdoor Play Area



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Relaxed and Comfortable Living Experience

A ground floor Retail Courtyard offering a refreshing retail experience



Relaxed and Comfortable Living Experience

An east view of the Quezon City skyline



Relaxed and Comfortable Living Experience

An east view of the Quezon City skyline



Relaxed and Comfortable Living Experience

Tucked into the quiet corner of Vertis North



EDSA

Manila Seedling

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High Park
VERTIS

Oreon Place
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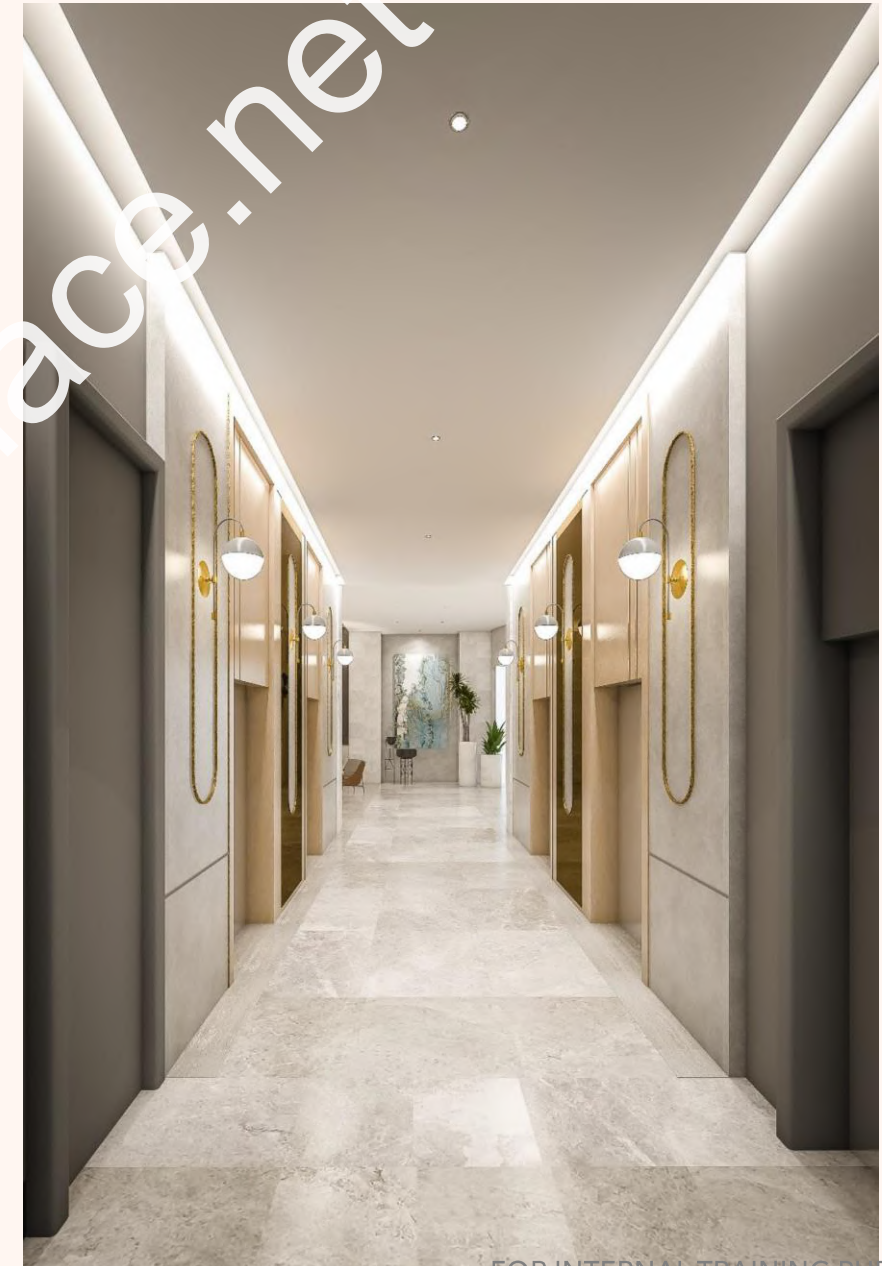
Agham Road

FOR INTERNAL TRAINING PURPOSES ONLY

Relaxed and Comfortable Living Experience

Sustainable Features

Natural ventilation for elevator lobby and utility areas of some units



Sustainable Features

✓ Rainwater Harvesting System

Rainwater is transported for re-use through the building downspout to a tank on the ground floor

✓ Sustainable Lighting System

All common areas are illuminated using LED lights and elevator lights are programmed to switch off if the elevator is idle for five minutes

✓ Use of Non-toxic Materials

All paint, coating, adhesive, and sealants used indoors are free from Volatile Organic Compounds (VOC)

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The Ayala footprint in QC



Ferndale Villas



Ayala Hillside Estates



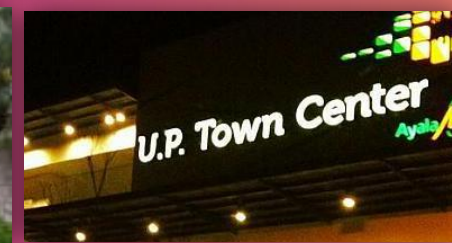
Ferndale Homes



VERTIS NORTH



Montgomery Place



An Ayala Investment in the North

APPRECIATION OVER TIME



	Launch Date	Launch Price/sqm	Current Price/sqm	% Appreciation
HIGH PARK T1	April 2014	124,000	153,000	23%
HIGH PARK T2	March 2015	140,000	148,000	6%



Orean Place

TOWER 1

Development Type	High-rise residential condominium with ground floor retail
Typical Floor Plate	1,372 sqm
Building Height	46 floors (except 4 th , 13 th , 14 th , 24 th , 34 th , and 44 th floors)
Hallway Width	1.5 m

BUILDING DISTANCES

	FROM	TO	DISTANCE
A	OREAN PLACE T1	OREAN PLACE T2	16.6 meters
B	OREAN PLACE T1	HIGH PARK T2	31.2 meters
C	HIGH PARK T2	HIGH PARK T1	30.0 meters



INVENTORY

A balanced mix of big and small units
(56% small, 44% big)

Unit Type	Unit Size	No. of Units	% Mix
Studio	32 sqm	266	44%
1-Bedroom	56 sqm	74	12%
2-Bedroom	88 sqm	192	31%
3-Bedroom	124 sqm	79	13%
Total		611	

Floor-to-Ceiling Heights

Typical Floor

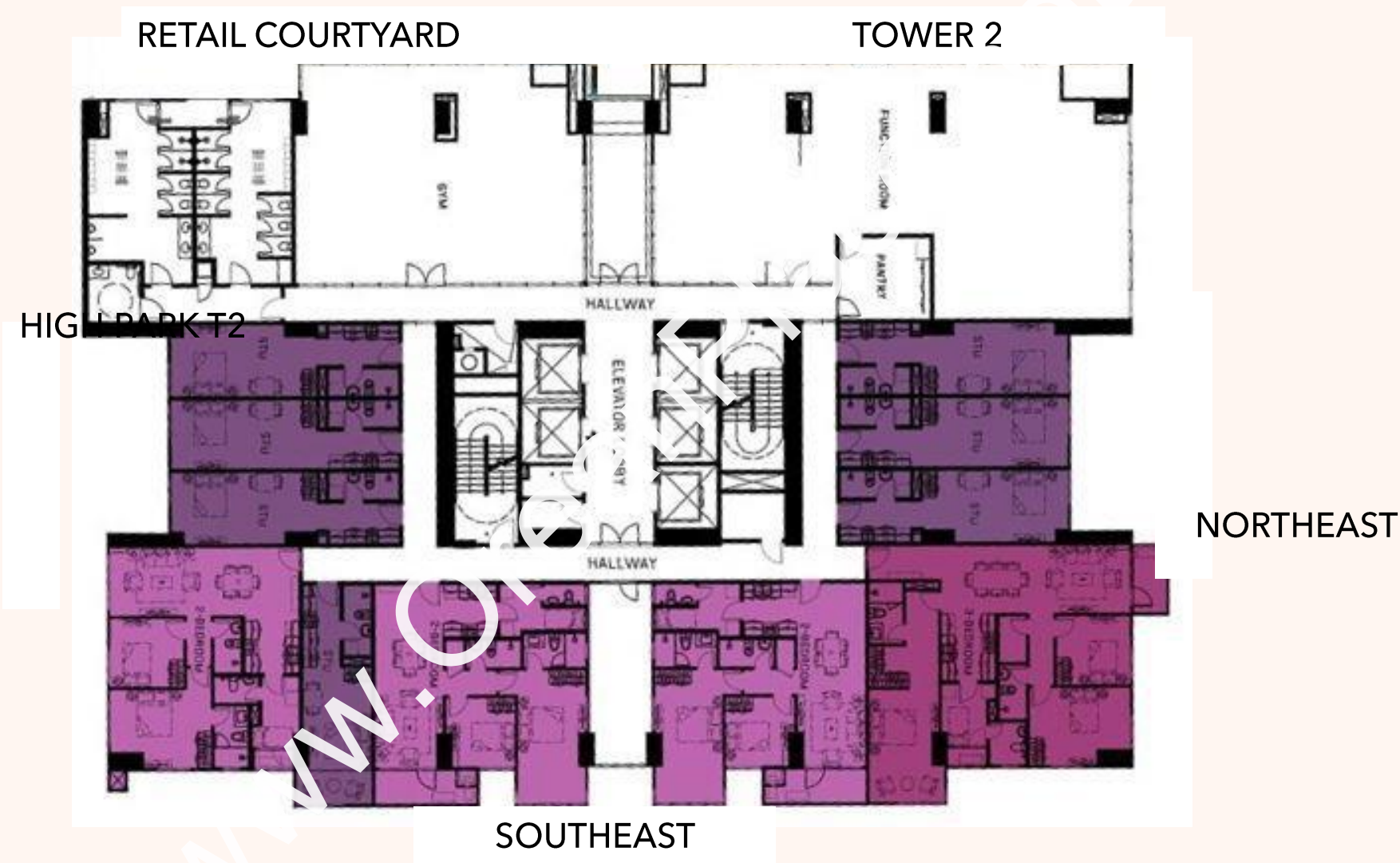
Living/Dining/Bedroom

2.7m

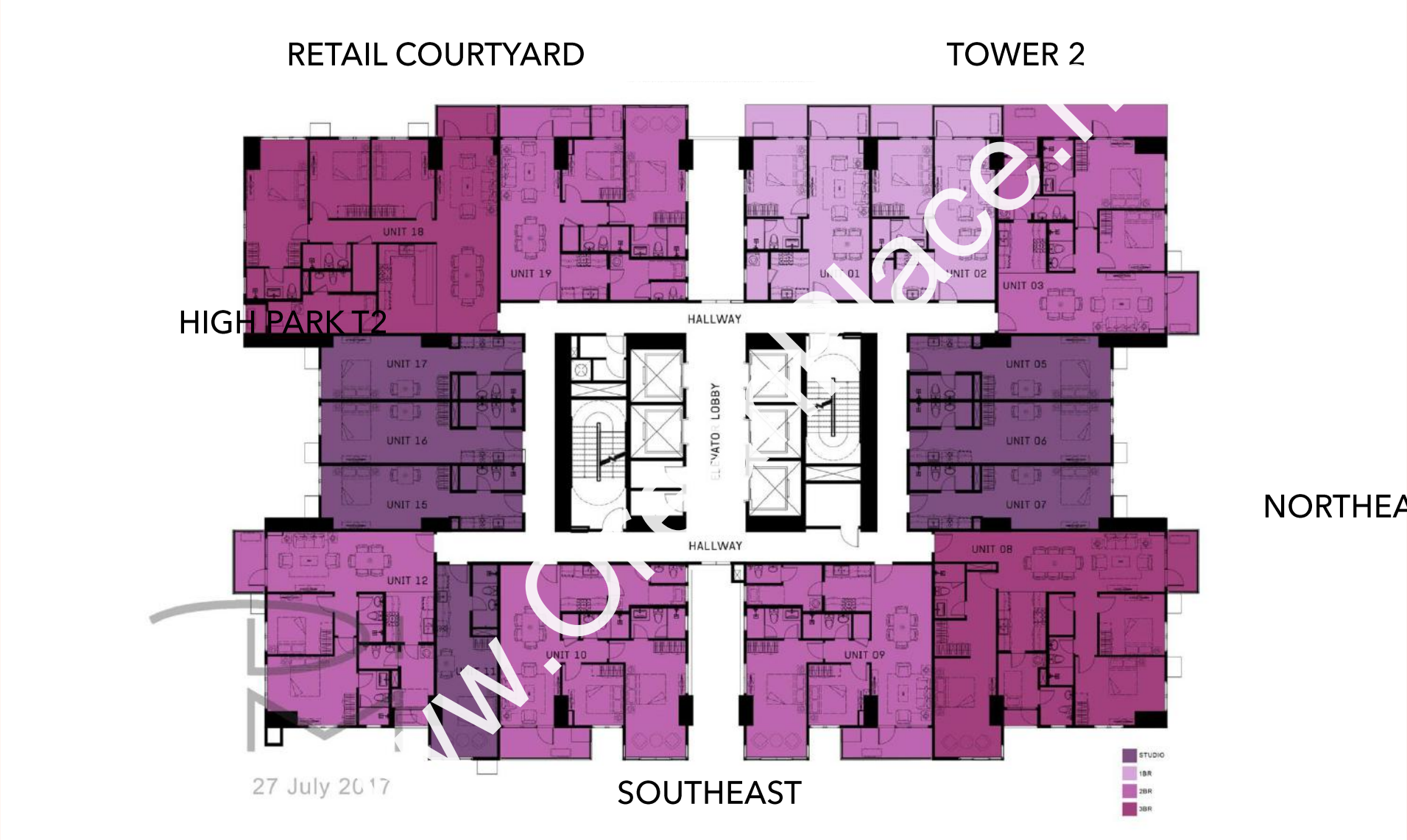
Kitchen/Utility/Maid's Room

2.4m

AMENITY FLOOR



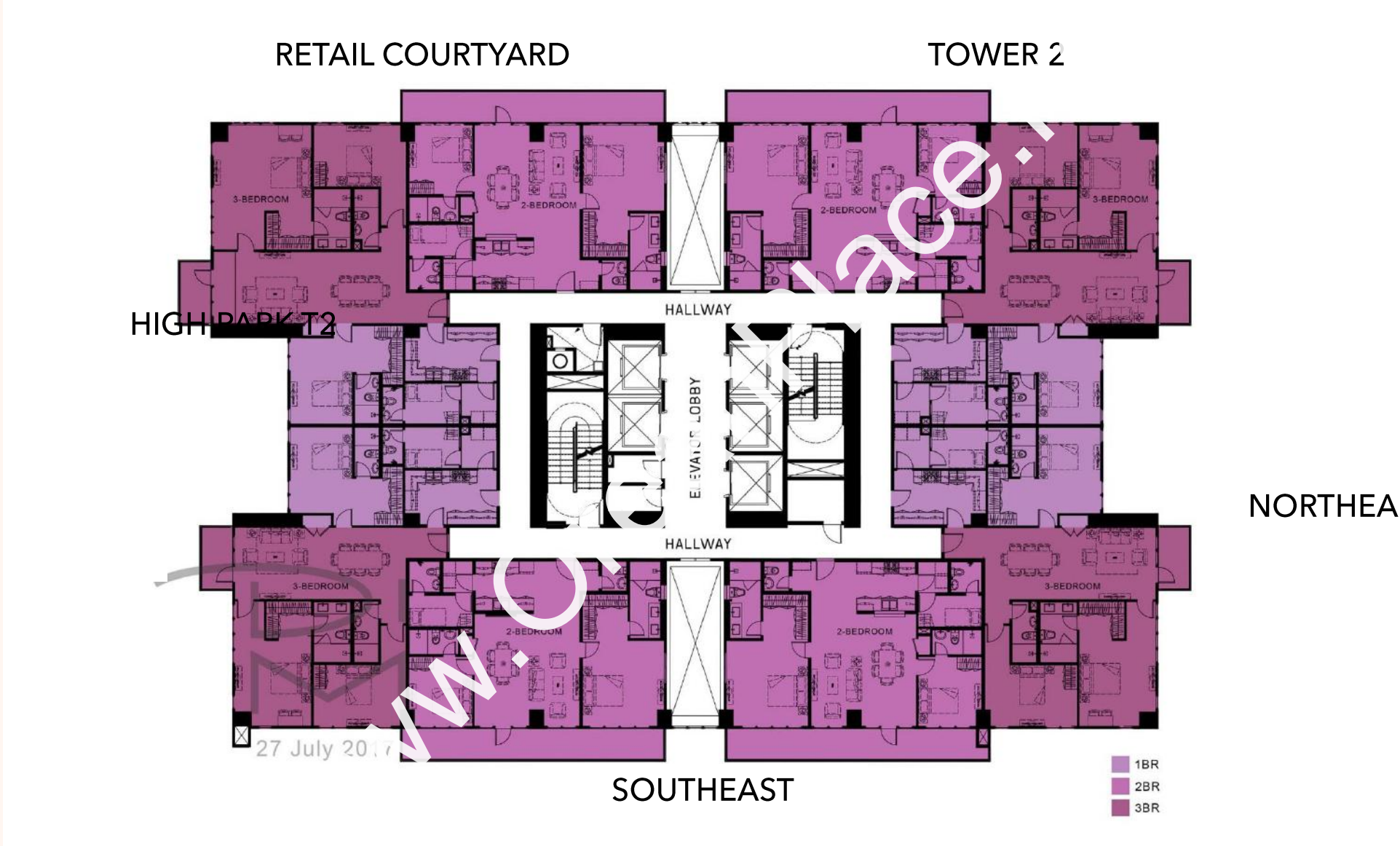
3RD FLOOR (TRANSITION FLOOR)



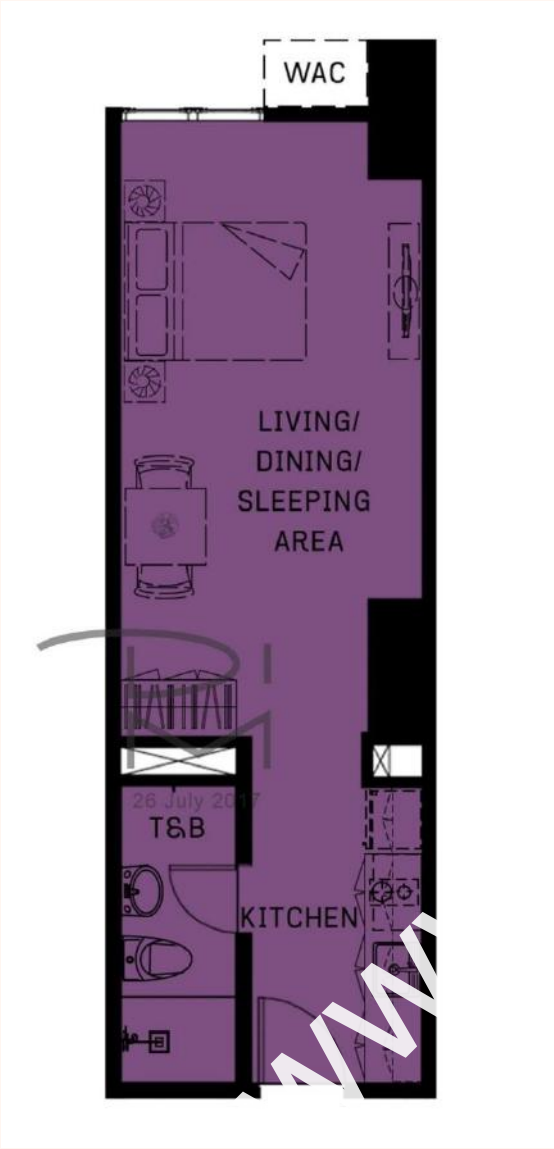
TYPICAL FLOORS (5TH-45TH)



PENTHOUSE



STUDIO UNIT PLAN



	Sqm
Living/Dining/Sleeping Area	22
Kitchen	7
T&B / Laundry	4
Total Area	33

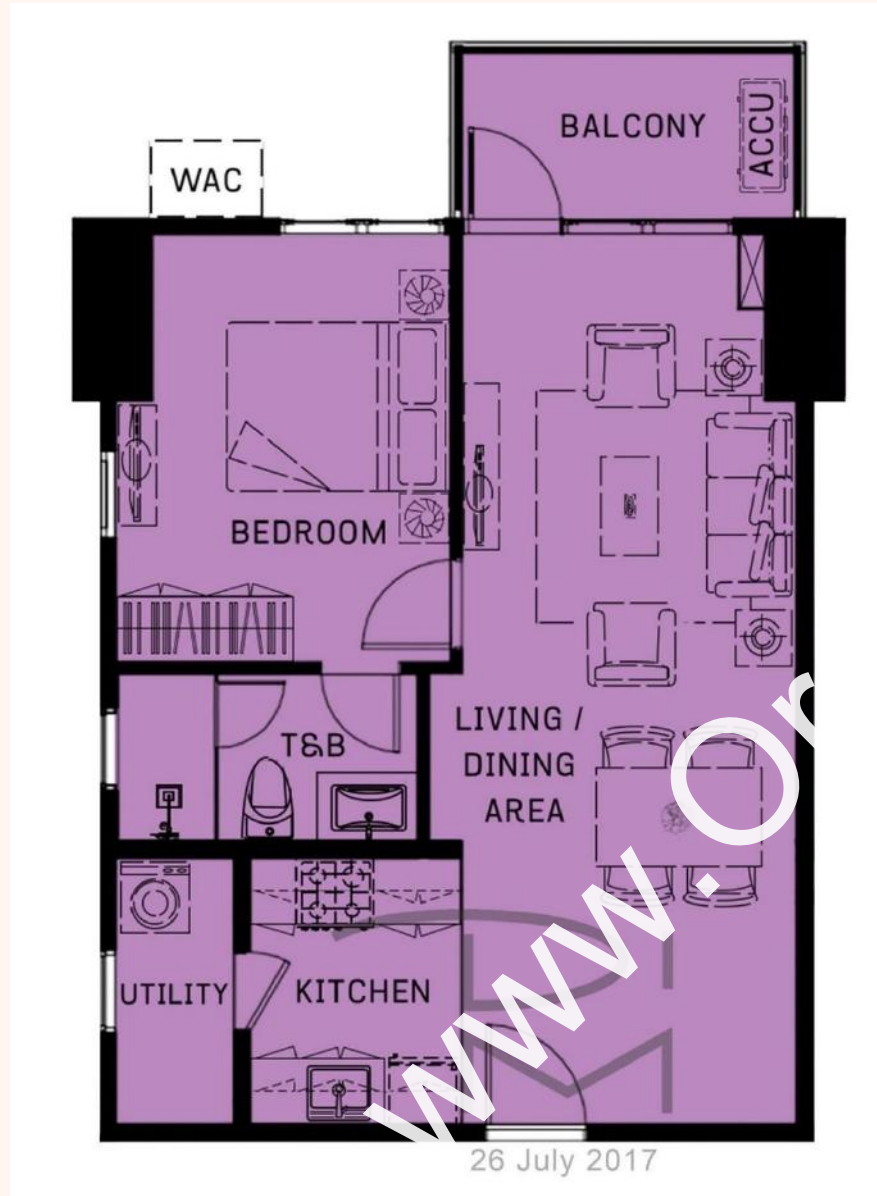
**Approximate sizes only*

STUDIO UNIT



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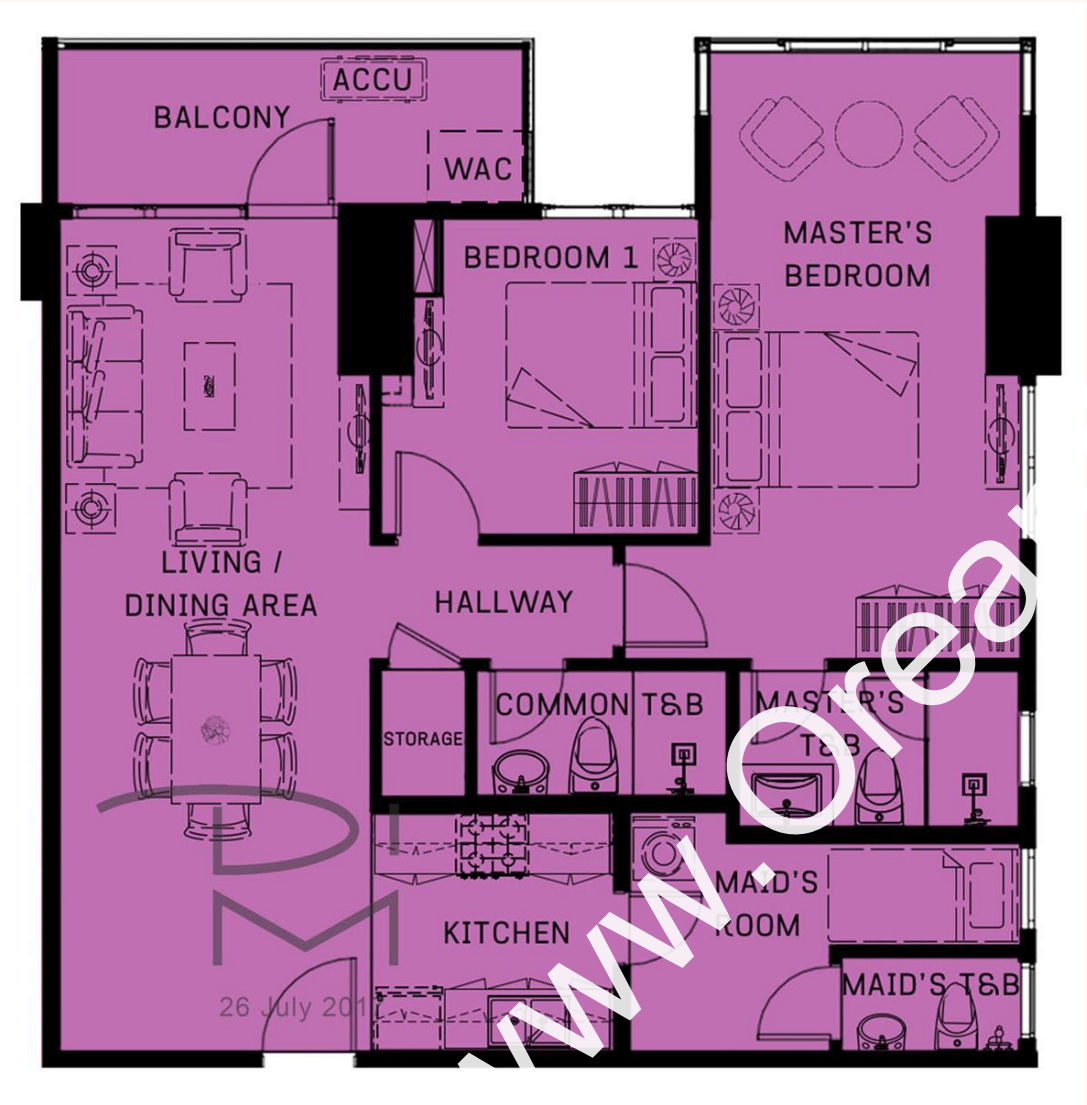
1-BEDROOM UNIT PLAN



	Sqm
Living/Dining	26
Kitchen	5
Bedroom	12
T&B	5
Utility Room	3
Balcony & ACCU	5
Total Area	56

**Approximate sizes only*

2-BEDROOM UNIT PLAN



	Sqm
Living/Dining	25
Kitchen	6
Master Bedroom	20
Master T&B	5
Bedroom 1	10
Common T&B	3
Utility	7
Utility T&B	2
Storage	1
Hallway	3
Balcony & ACCU	7
Total Area	89

**Approximate sizes only*

2-BEDROOM UNIT

Living/Dining Area



2-BEDROOM UNIT

Master's Bedroom



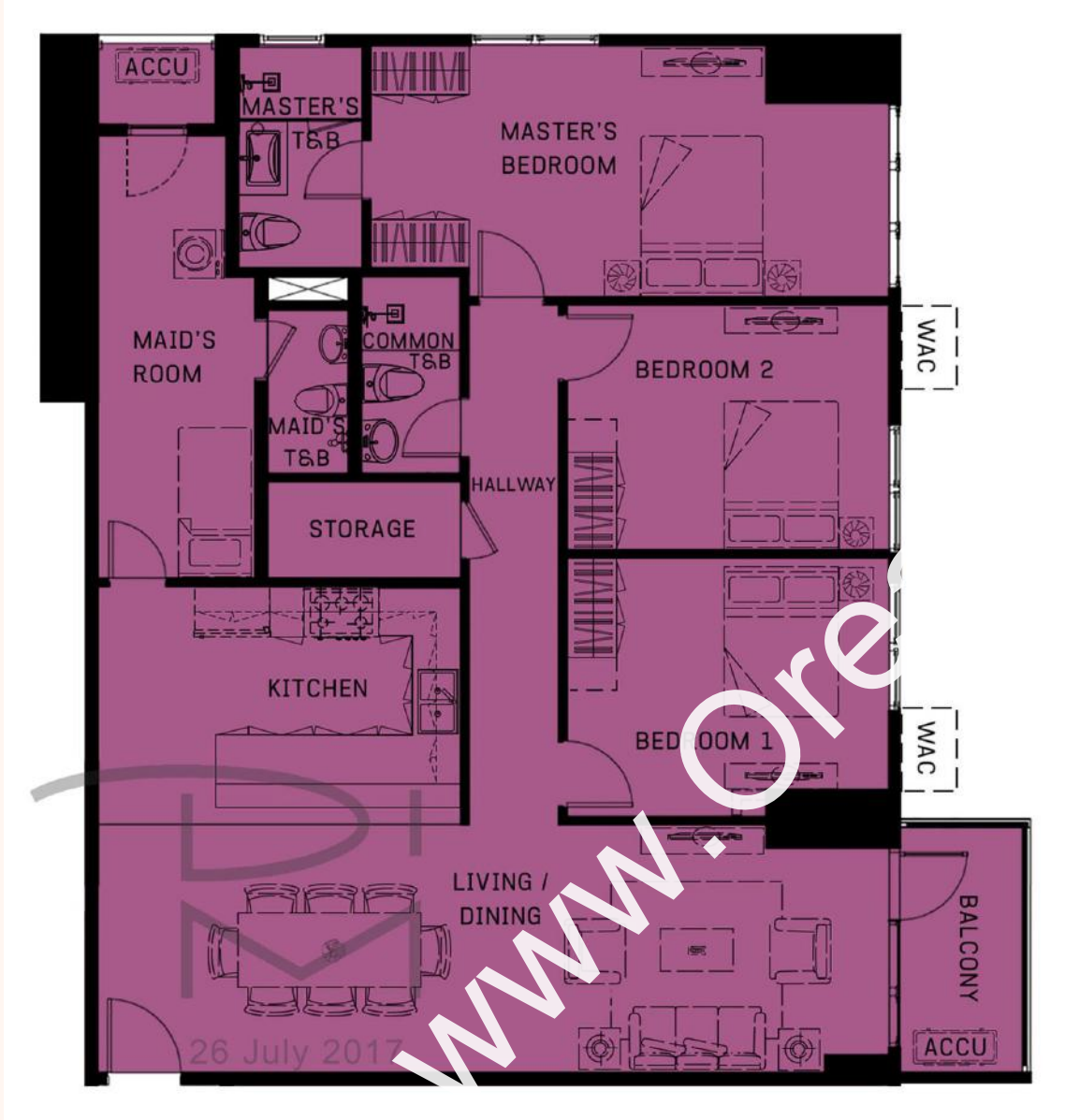
2-BEDROOM UNIT

2nd Bedroom



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3-BEDROOM UNIT PLAN



	Sqm
Living/Dining	31
Kitchen	13
Master Bedroom	20
Master T&B	5
Bedroom 1	13
Bedroom 2	13
Common T&B	3
Utility/Maid's Room	11
Maid's T&B	3
Storage	3
Hallway	8
Balcony/ACCU	5
ACCU Ledge	2
Total Area	130

**Approximate sizes only*

PARKING ALLOCATION

Unit Type	Max. Parking Allowed
Studio	1 parking slot
1-Bedroom	1 parking slot
2-Bedroom	2 parking slots
3-Bedroom	2 parking slots

Studio units shall be granted one (1) regular parking slot on a first-come, first serve basis

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LAIDBACK CITY LIVING IN VERTIS NORTH - THE HEART OF QC

Located in the next big business & lifestyle district in QC

Integrated within Vertis North,
a mixed-use city center

Highly accessible via major
roads and public
transportation

Surrounded by various
institutions and leisure
destinations

Relaxed and Comfortable Living Experience

Complete amenities for
work and leisure

Has a ground floor retail
courtyard for a refreshing
retail experience

Offers an Easterly view of
the Quezon City skyline

Tucked away on the quiet
side of Vertis North

An Ayala Investment in the North

Developed by the country's
top developer, ALVEO-ALI

Proven value appreciation
over time

Long term value secured
with APMC

INDICATIVE AVERAGE SELLING PRICE

P 165,000 / SQM

www.OceanPlace.com

STANDARD PAYMENT TERMS

Payment Term	Discount
C 60 (95/5)	8%
B 20-80	8%
D 50-50(69)	3%
D 30-70(69)	2%
D 20-80(69)	1%
D 10-90(69)	0%

Turnover: Q4 2023

PROMO TERMS

5F to 45F

Applicability		Term
	x02, x09, x10	10-40(63)-50
	x11, x12, x15, x16, x17	10-60(63)-30



Turnover: Q4 2023

E-LOI GUIDELINES

- Start of LOI gathering: **August 14, Monday (10:00 am)**
- Reservation is P100,000 per unit and P50,000 per parking slot
- Check should be payable to **AYALA LAND INC.**
- Send eLOIs to alveo.louyaranon@gmail.com & lapada.mark@alveoland.com.ph with the following requirements:
 - Scanned Letter of Intent
 - Scanned check payable to AYALA LAND INC.
 - Signed Priority Selling Agreement Form

**PSAF will be emailed within the day c/o SAC*