



Ortigas & Company

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OFFICE MARKET OVERVIEW

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OFFICE MARKET FORECAST



DEMAND

Net take-up for Ortigas Center for Q1 2019 reached up to 36k sqm with 14% pre-leasing status.



SUPPLY

Forecasted incoming supply in Ortigas Center and Fringe of 260K sqm of office space in 2019.

A 38% decrease in the upcoming office supply by 2021 is also expected due to lack of developable land within Major CBDs



LEASE RATE

Ortigas Center Q1 2019 prevailing Rent of 750 – 950 per sqm.

Is expected to reach 960 – 1,200 per sqm by 2024 assuming 5% escalation per year.

UPCOMING OFFICE SUPPLY



Source: Colliers International & Lee Chiu Property Consultants

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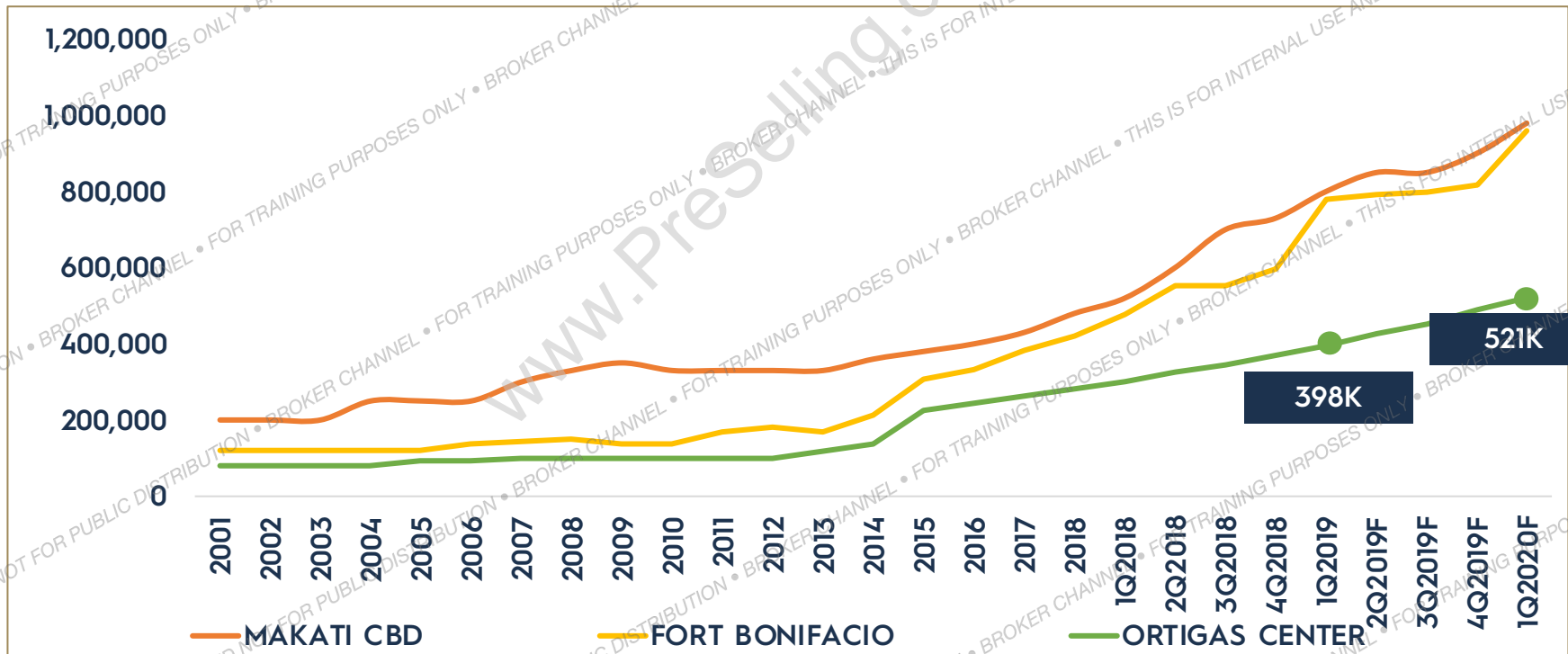
ORTIGAS CENTER HAS ROOM TO GROW

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CBD LAND VALUES AS OF Q1 2019

- Land values in the Ortigas Center Business District continues to increase with a valuation of PhP 398k as of the 1st Quarter of 2019.
- Ortigas CBD is expected to maintain its momentum with projected land values of PhP521K by 2020
- Ortigas' land values offers better upside and room for growth compared to its counterparts

CBD	LAND VALUE
Makati CBD	800,000
Fort Bonifacio	780,000
Ortigas Center	398,000

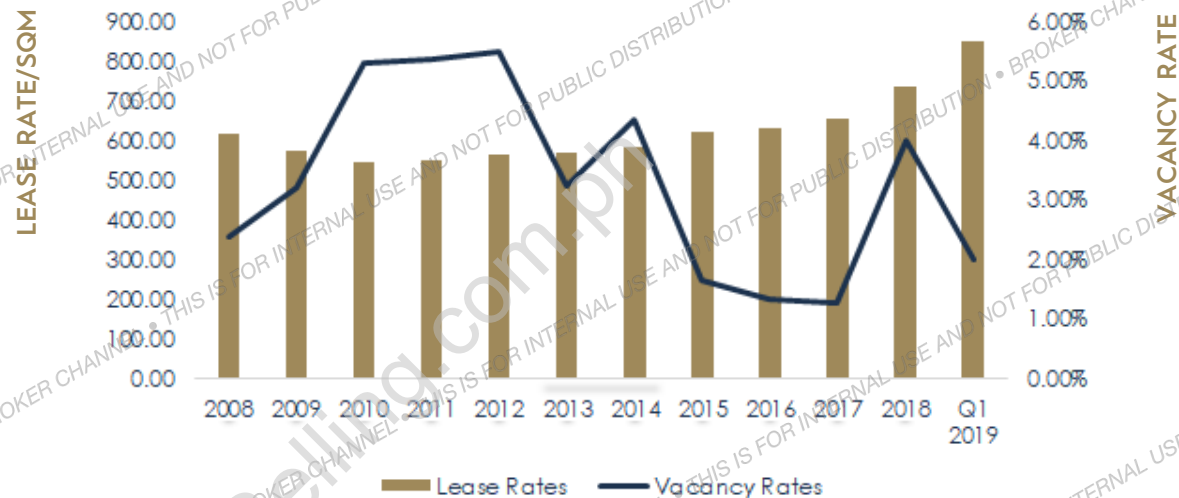


INCREASING RENTAL RATE, STEADY VACANCY RATE

Rental rates in Ortigas Center increased up to Php950/sqm per month as of the 1st Quarter of 2019.

Ortigas still remaining as the cheapest option in terms of lease rates, making it an enticing option for prospective clients

ORTIGAS CENTER



RENTAL & VACANCY RATES PER CBD

CBD	Lease Rate	Vacancy Rate
Makati	PhP 1,200 – 1,770	1%
Fort Bonifacio	PhP 950 – 1,600	6%
Ortigas	PhP 750 – 950	2%

**Lease Rate - Transacted Rate*

MARKET ANALYSIS

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COMPETITORS

PROJECT	DEVELOPER	LOCATION	LAUNCH DATE	PRICE/SQM
The Stiles Enterprise Plaza (East)	Alveo Land	Circuit Makati	2017	235,000
The Stiles Enterprise Plaza (West)	Alveo Land	Circuit Makati	Q1-2015	*235,000
Gentry Corporate Plaza	Alveo Land	Ayala Ave., Makati City	Q2-2016	*295,000 – 300,000
Alveo Financial Tower	Alveo Land	Ayala Ave., Makati City	Q3-2015	*295,000 – 300,000
Avida Capital House	Avida Land	BGC Taguig	Q1-2015	*270,000
Highstreet Corporate Tower	Alveo Land	BGC Taguig	Q3-2013	*300,000
Park Triangle Corporate Plaza (North)	Alveo Land	BGC Taguig	Q1-2014	*300,000
Park Triangle Corporate Plaza (South)	Alveo Land	BGC Taguig	Q1-2016	*320,000
Savya Financial Center	ArthaLand	Arca South, Taguig City	Q1-2019	260,000
Tryne Enterprise Plaza	Alveo Land	Arca South, Taguig City	2018	280,000
Aspire Corporate Plaza	Golden Bay Properties	Macapagal Bay Area, Pasay City	Q1-2016	210,000 – 225,000
One Vertis Plaza	Ayala Land	Vertis North, Quezon City	Q3-2018	280,000 – 300,000

* Secondary market

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ABOUT ORTIGAS CENTER

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ORTIGAS CENTER HIGHLIGHTS

100

Hectares of land area

18.3k

Total Residential
Condominium units as of
2019

755K

total number of
population for Pasig
City as of 2015 Census

6

Major retail malls in the
vicinity; Sm Megamall, St
Francis Square, Podium,
Robinsons Galleria, Ayala
30th, Estancia

2.2M

Square meters of total
Office Stock as of Q1
2019

4

Major Educational Institutions
in the area; St. Pedro Poveda,
Lourdes School of
Mandaluyong, Development
Academy of the Philippines,
UA&P

ORTIGAS CENTER

Ortigas Center is the most centrally located business district in Metro Manila. Its boundaries extend to both Mandaluyong and Pasig City and boasts of a strong combination of commercial and residential developments making it one of the more established business districts in the country.



RIGHT AT THE CENTER

Ortigas Center also boasts of being right at the center of Metro Manila making it conveniently accessible to the public

6.9KM away from BGC

7.1KM away from Makati CBD

10.3KM away from QC Memorial Circle

14KM away from the Airport

18.9KM away from NLEX

18.9KM away from SLEX



ACCESSIBILITY



**NORTH/SOUTH
BUS STOPS**



**EAST/WEST
BUS STOPS**



MRT STATIONS



**FUTURE SUBWAY
STATIONS**

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EDSA

SHAW BOULEVARD

ORTIGAS AVENUE

DONA JULIA VARGAS AVENUE

MERALCO AVENUE

C5



**TO INTERNATIONAL
AIRPORT**

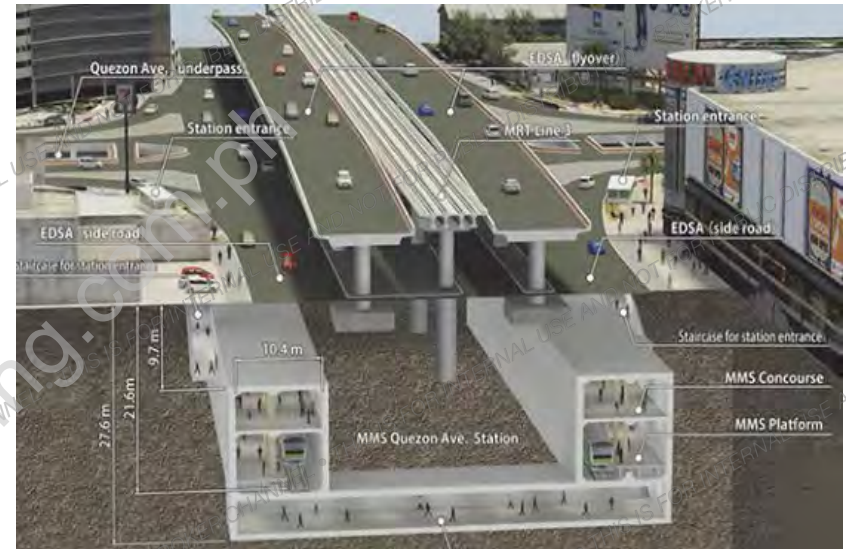
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UPCOMING INFRASTRUCTURE PROJECTS



Sta. Monica-Lawton Bridge

With a target completion by the 1st Quarter of 2020, the new Sta. Monica Bridge is set to directly connect Ortigas Center to BGC and lessen the travel time from 1hr to 12minutes.



Ortigas Subway Stations

Ortigas Center will have 2 subway stations built within its borders, Ortigas North and Ortigas South. This provides additional transportation options catering to people from the north and south.

The subway's target completion year of 2025 conveniently coincides with Galleon's own completion and handover dates.

ORTIGAS CENTER KEY INSTITUTIONS



ASIAN DEVELOPMENT BANK



PETRON



SAN MIGUEL
CORPORATION



MERALCO



MAERSK



Jollibee



JG SUMMIT
HOLDINGS, INC.



UnionBank

Ortigas Center is also home to multiple local and multinational corporations and financial institutions positioning them as one of the more established Business Districts in the country

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ABOUT ORTIGAS & COMPANY

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OUR HISTORY

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OUR HISTORY

4,033 HECTARES

The Mandaloyon Estate originally formed part of the estate holdings of the Augustinian Order. The property covered an area of 4,033 hectares.

JULY 10, 1931

The company was incorporated "Ortigas, Madrigal y cia., S. en C." as a limited partnership by shares. The parties to the partnership were Francisco Ortigas (Don Paco), Vicente Madrigal, B.C.M. Johnston, Fulgencio Borromeo, Clyde A. Dewitt and Manuel L. Quezon.

The objective of the partnership was to acquire the Mandaloyon Estate, which spanned the municipalities that are now known as Mandaluyong, San Juan, Pasig and Quezon City.

1985

The Ramirez and Lanuza groups of general and limited partners who held 42% of the entire partnership's equity also withdrew from the partnership.

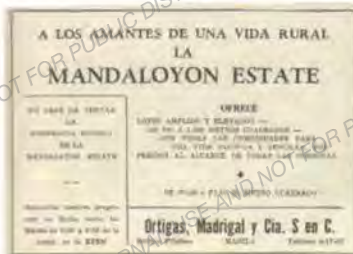
JANUARY 20, 1920

The Augustinian Fathers sold this property to Dr. Frank W. Dudley and Don Francisco Ortigas. Dr. Dudley later surrendered his interest to Phil C. Whitaker, and the company became known as Whitaker and Ortigas.

In the following years, there were several changes of partners.

1956

Vicente Madrigal withdrew from the partnership and the partnership's name was correspondingly amended to "Ortigas & Company, Limited Partnership."



OUR HISTORY

1945-1988

When Ortigas & Company took over management of the estate, it was a virtual wasteland. It was the vision of the management team, headed by Atty. Francisco Ortigas, Jr., who was President and Chairman at that time that transformed this wasteland into a progressive industrial, commercial, and residential urban complex.

2009

Ortigas & Company launched Circulo Verde, its first foray in estate development with vertical projects.



2019

After successful launches of multiple residential and offices for sale, Ortigas & Company will launch The Galleon, a 2-tower development at the heart of Ortigas Center.

2001

After Rex Drilon joined the group in 2001, the partnership virtually woke up from a long hiatus and entered a new phase in its long existence. In 2005, Tiendesitas, a shopping complex located inside the 18.5-hectare Frontera Verde property along the C-5 road in Pasig, began operations. Luntala Valley Verde, a 77-unit residential townhouse development inside Valle Verde 6-A, was born. Circulo Verde, a 10-hectare master-planned development, began.

2013

The company launched a 10-hectare estate in the former Rizal Capitol, Capitol Commons thereby expanding Meralco Avenue by 2 vehicular lanes. The estate includes Estancia Mall, residential towers and a community park.

In 2014, Ortigas entered into a partnership with Ayala Land Inc. and SM Prime Holdings with Mr. Jaime E. Ysmael at the helm as the new President and CEO.



COMMERCIAL

Throughout the years, our developments have become venues for celebrating life's defining moments. Each development is unique and is constantly fine-tuned to suit the communities' changing characters.

- Greenhills Center
- Ortigas East
- Capitol Commons

RESIDENTIAL

Today, beyond residential subdivisions we are building homes that are products of innovation and creativity that will cater to the needs and dreams of today's and future generation.

- Wack-wack
- Greenhills Subdivisions
- Valle Verde Subdivisions
- Luntala Valle Verde
- Greenmeadows
- Circulo Verde

WELCOME ABOARD!



THE GALLEON

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THE GALLEON

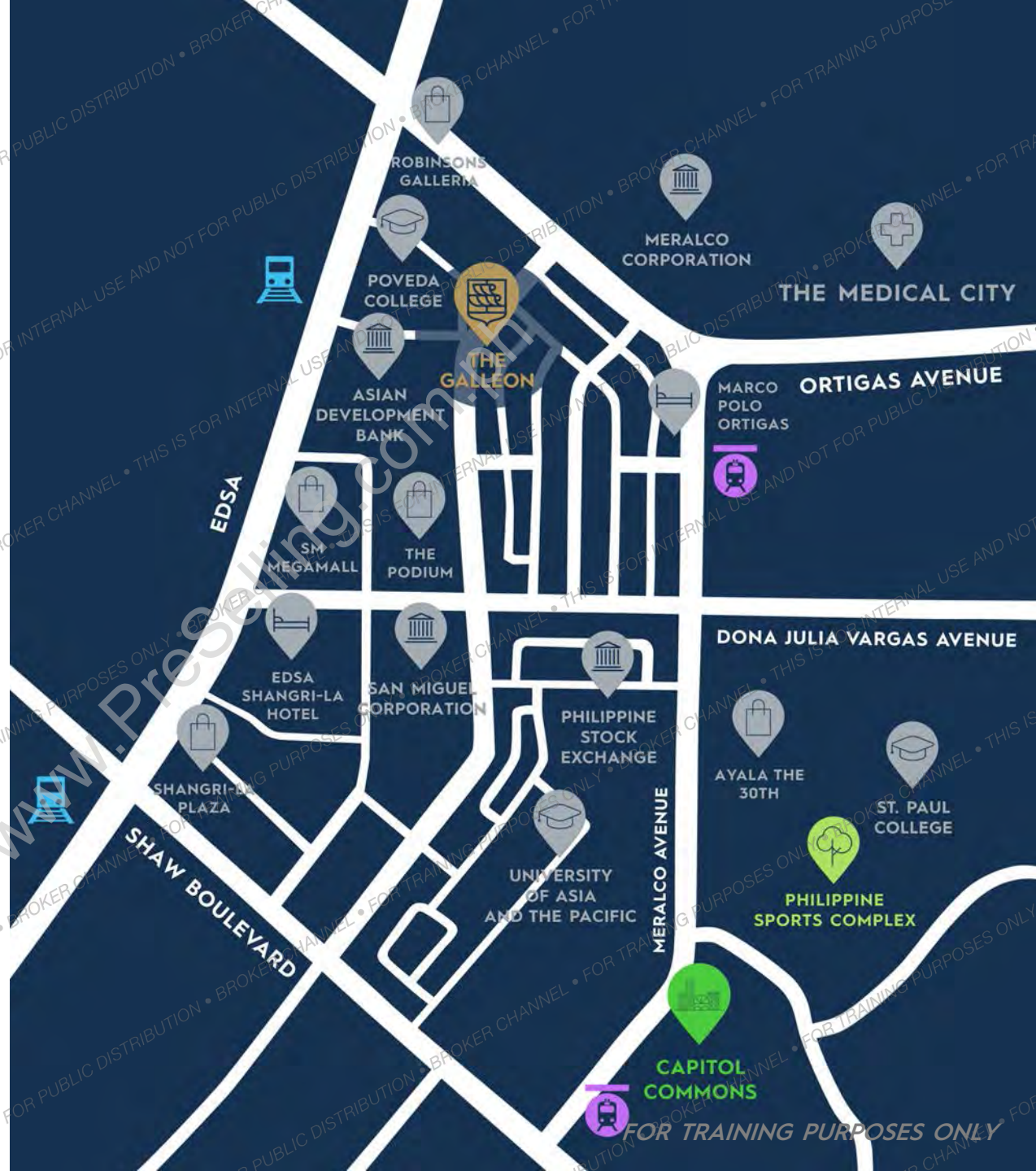
The Galleon is a premier development of Ortigas & Company that serves as an ode to the company's 8-decade legacy.

It will be a two-tower development of modern and sophisticated design and will have a holistic offering of Office, Residential and Retail products that will further strengthen Ortigas' presence in Ortigas Center.

SITE LOCATION

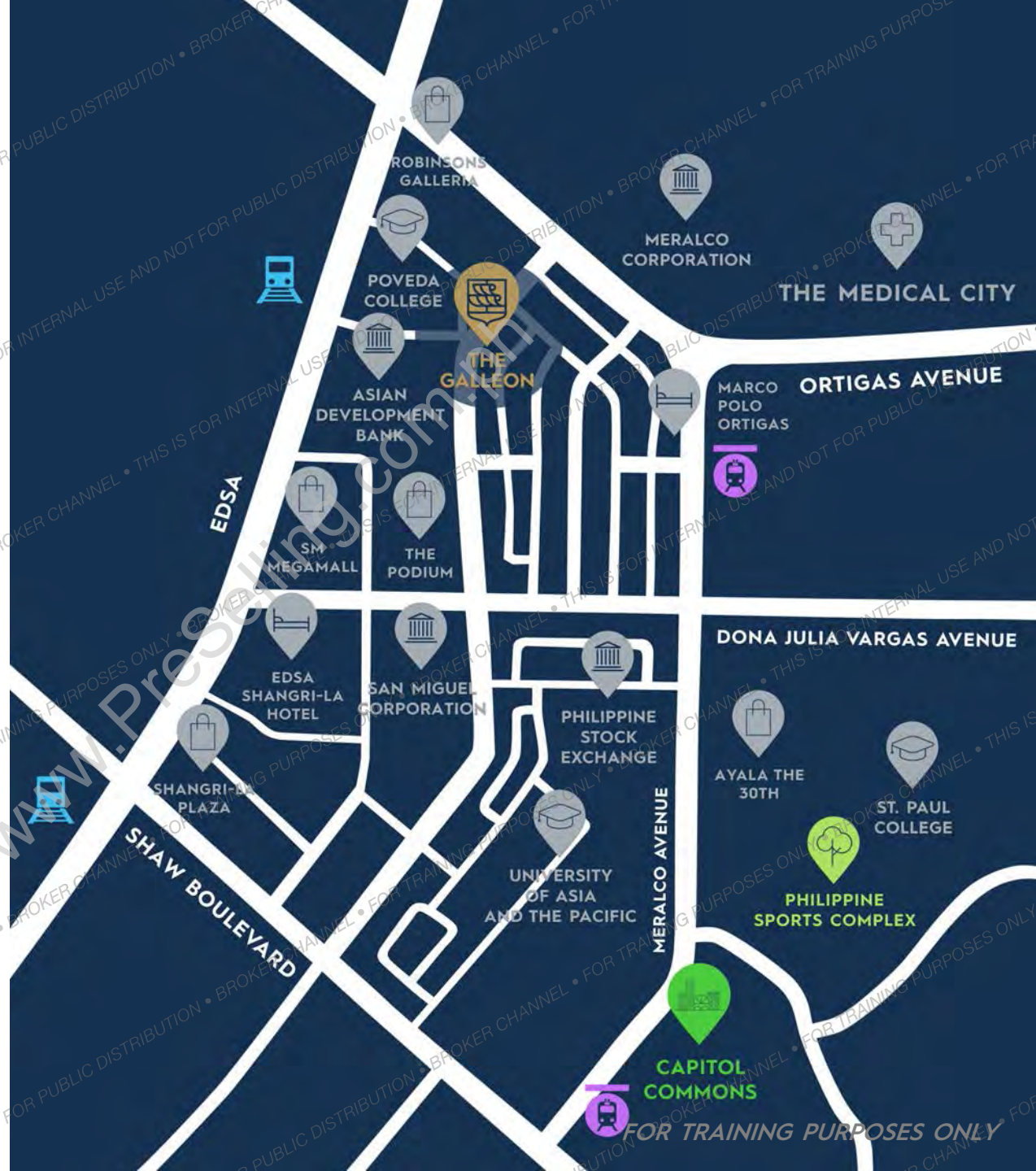
With a total of 6,996 sqm in lot area, The Galleon is strategically located right at the heart of Ortigas Center. This puts The Galleon in close proximity to some of the more well-known malls (SM Megamall, Podium) and educational institutions (UA&P, Poveda) enabling it to offer work-life balance to its prospective tenants.

The Galleon is also conveniently surrounded by multiple transportation terminals and MRT stations making it easily accessible for future employees and investors alike.

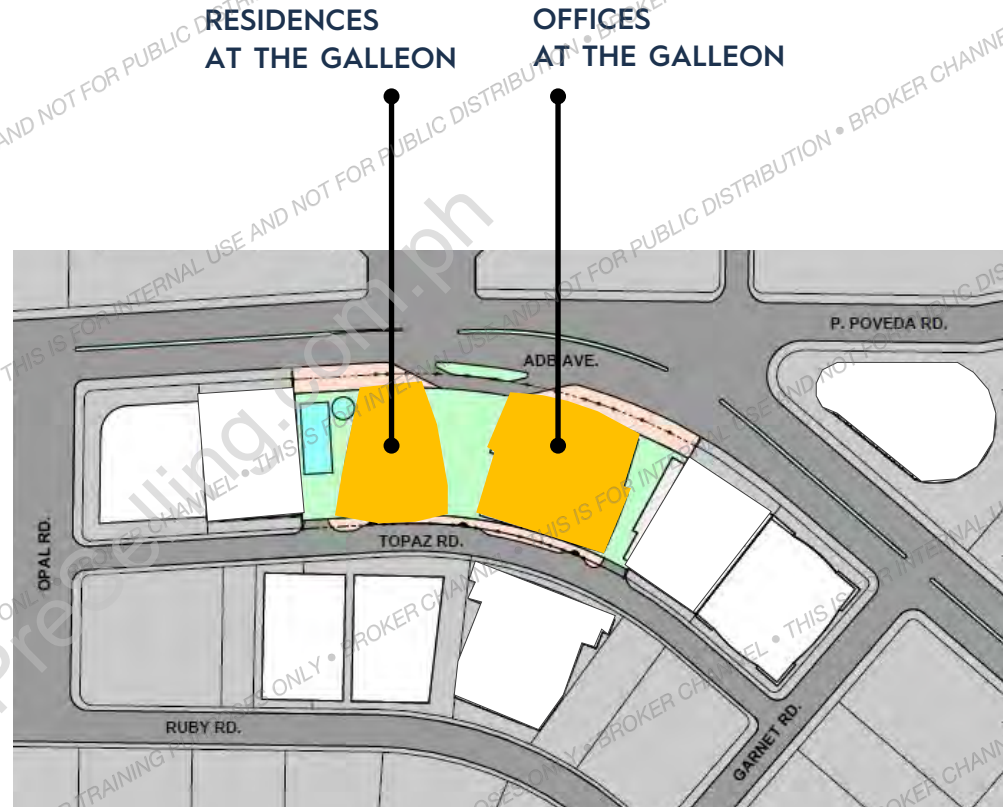


ACCESSIBILITY

550m	EDSA Ortigas MRT Station
1.3km	EDSA Shaw MRT Station
350m	Robinsons Galleria (UV & P2P Terminal)
900m	SM Megamall (UV & Taxi Terminal)
900m	Future North Ortigas Subway Station
1.8km	Future South Ortigas Subway Station



THE GALLEON DEVELOPMENT PLAN



PHASE 1 development plan: Retail Podium and Office Tower
PHASE 2 development plan: High end Residential
Condominium Tower



PHASE 1: OFFICE TOWER & RETAIL PODIUM

The Galleon's first tower will be a Grade-A traditional office for sale catering to headquarter type tenants. The tower will be built on top of the Retail podium and will be called "*Offices at The Galleon.*"



PHASE 2: RESIDENTIAL TOWER

The Galleon's second tower will be a high-end residential condominium that will complement the prime location within Ortigas Center. It will be called "*Residences at The Galleon.*"

DESIGN STORY

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The Galleon

A strong, multi decked ship filled with life and innovative ideas

Tower Spire

Symbolizes the mast of the ship

Tower Crown

Symbolizes the sails of a ship and provides an elegant moving silhouette on the skyline

Podium

Represents the Hull (lower part of the ship) of the ship; complemented by wave like patterns to represent the waves that galleon is sailing through

Nature's flowing forms meets modern, mindful architecture.



View from ADB Avenue

The two-level retail podium will serve as community space in Ortigas Center that stimulates community interaction and puts emphasis on landscape design.

Landscaped, pedestrian-friendly sidewalks.



View from ADB Avenue

Convenient, accessible two-level retail for Galleon's community.



View from ADB Avenue



OFFICES AT THE GALLEON

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03 June 2019

DIGITAL
MIRAGE

BUILDING SPECIFICATIONS

- 39 Levels
- 31 Office Levels
- 5 Levels of Podium Parking (Residential)
- 2 Levels of Podium Retail
- 5 Levels of Basement Parking (Office & Retail)
- 15 Elevators
 - 12 Passenger
 - 1 Service Elevator
 - 2 Parking Elevators
- Total Number of Units
 - 418 Office Units
 - 43 Retail Units for lease (Podium)
- Parking Slots: 625 (Office)
- Typical Floor Plate: 1,966 – 2,010 SQM
- Typical Unit Size:
 - Inner Units
 - 75 - 111 SQM
 - Corner Units
 - 113 - 195 SQM
 - Penthouse Units
 - 498 - 526 SQM

FOR TRAINING PURPOSES ONLY

BUILDING ELEVATION

- 39 Levels
- 31 Office Levels
- 5 Levels of Residential Podium Parking
- 2 Levels of Podium Retail
- 5 Levels of Office & Retail Basement Parking

* No B4, L4, L13

PENTHOUSE L40

HIGH ZONE
L27 - L39

MID ZONE
L10 - L26

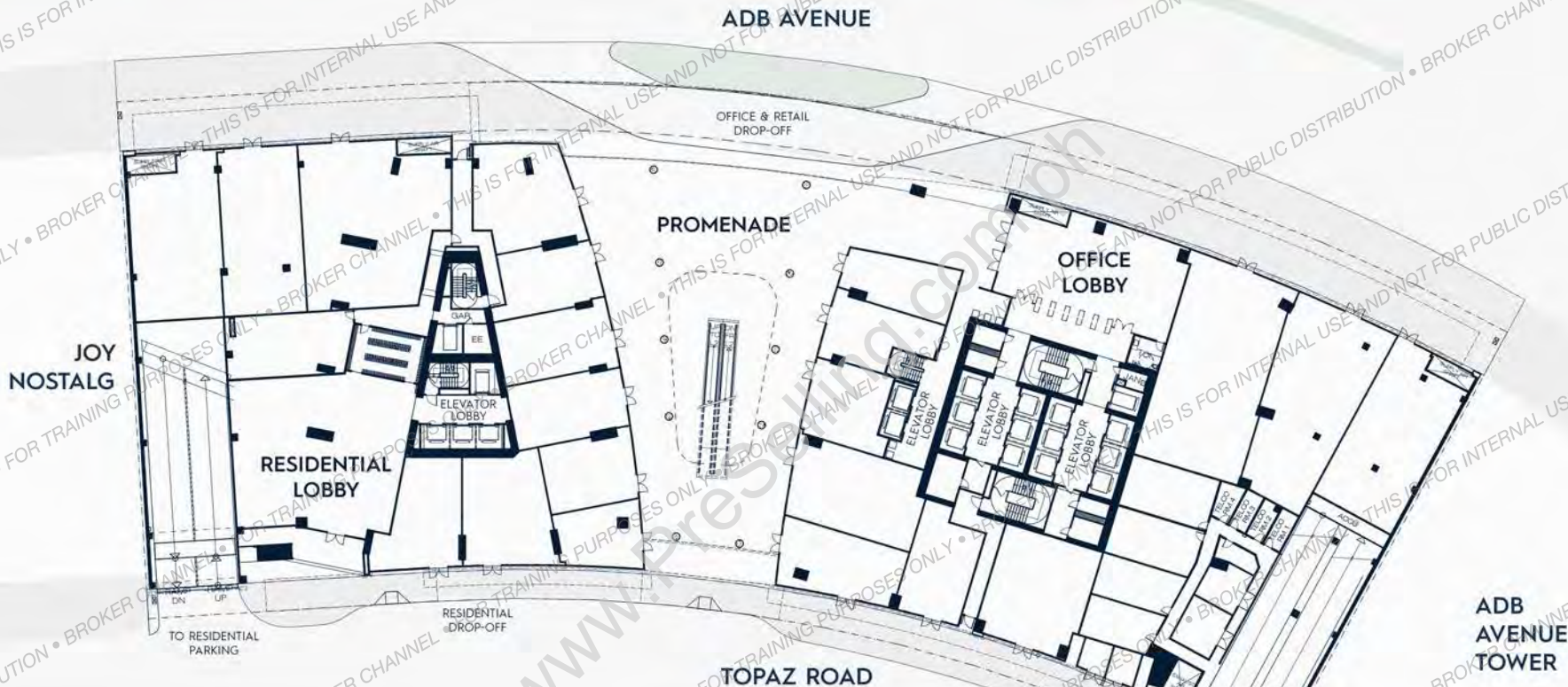
AMENITY L9
PODIUM PARKING
Residential L3 - L8

PODIUM RETAIL GL to L2

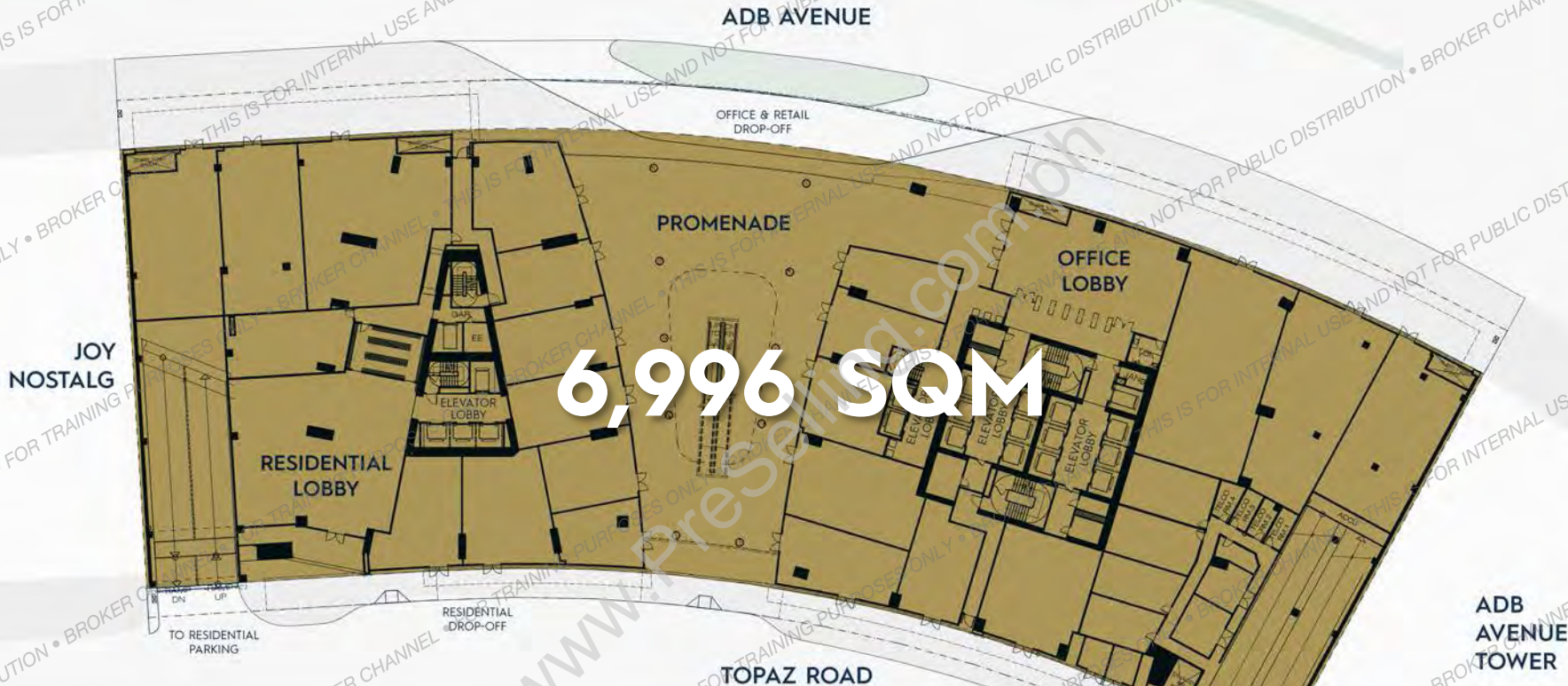
BASEMENT PARKING
Office & Retail B1 - B6



LEVEL 1 • LOBBIES AND RETAIL



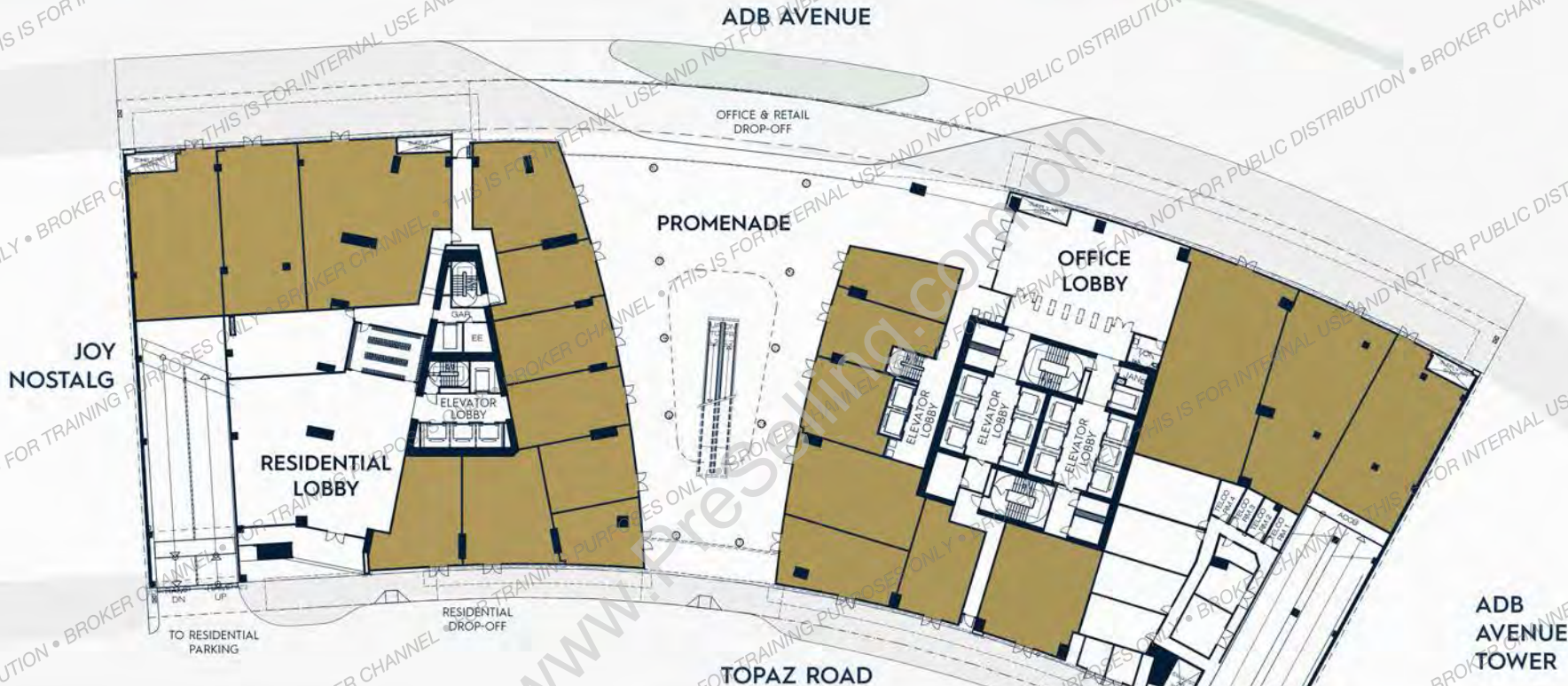
LEVEL 1 • LOBBIES AND RETAIL



LEVEL 1 • LOBBIES AND RETAIL

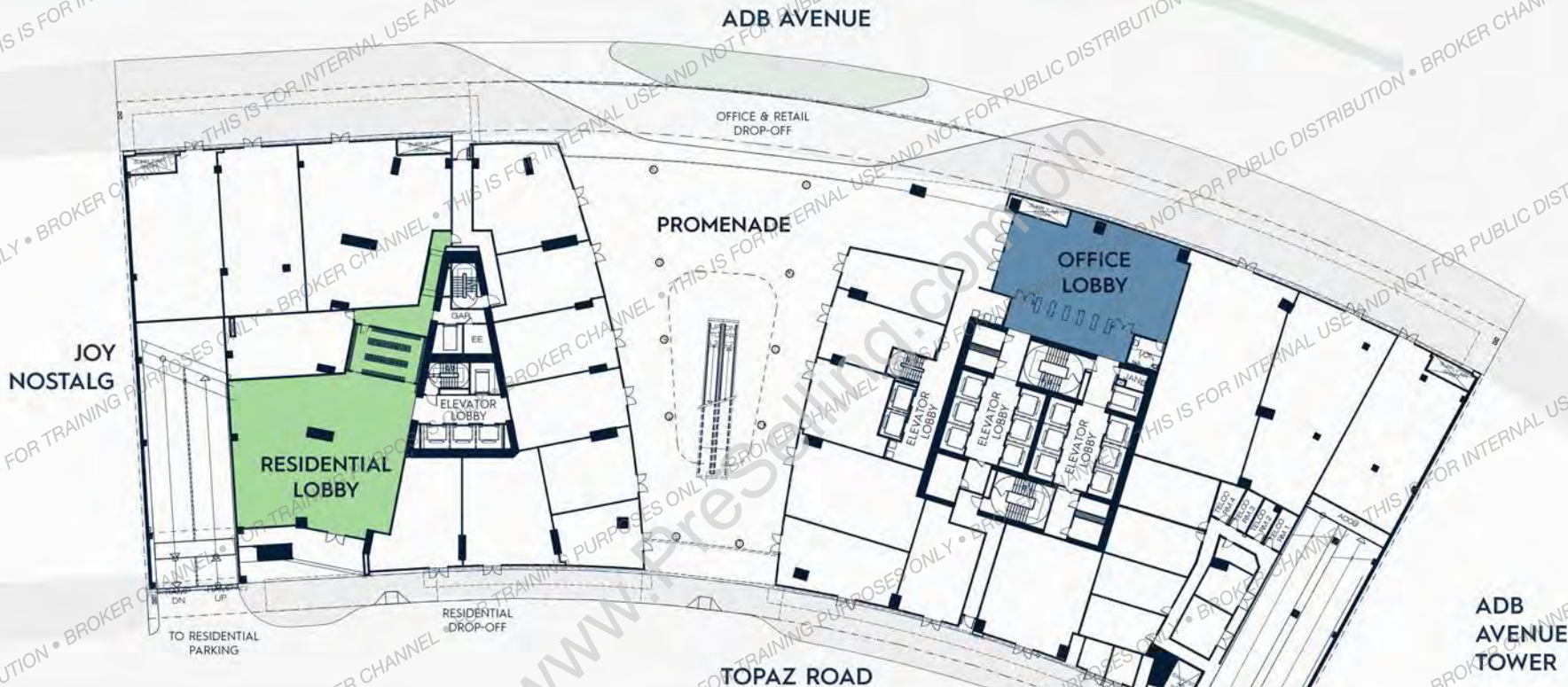


LEVEL 1 • LOBBIES AND RETAIL



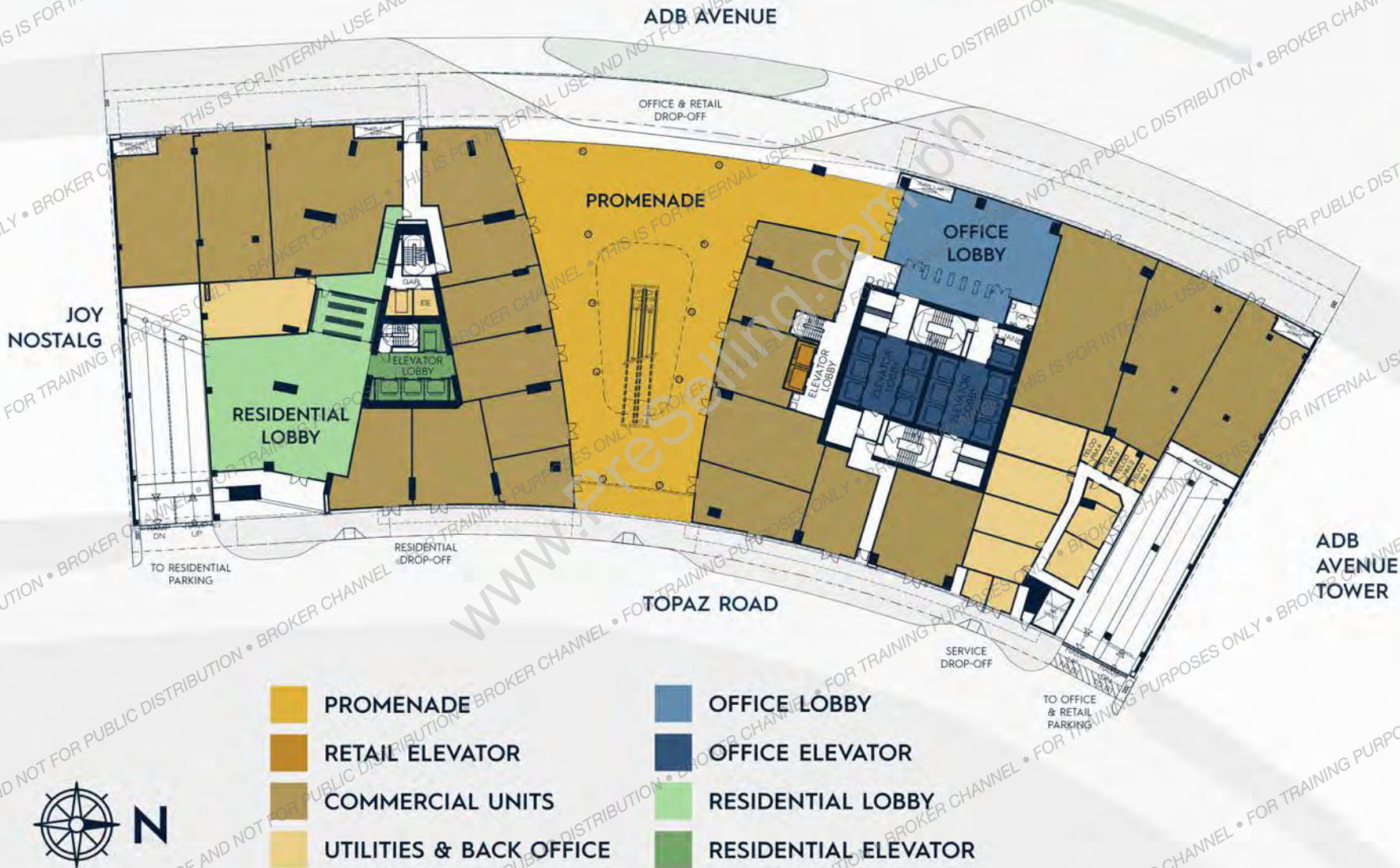
COMMERCIAL UNITS

LEVEL 1 • LOBBIES AND RETAIL

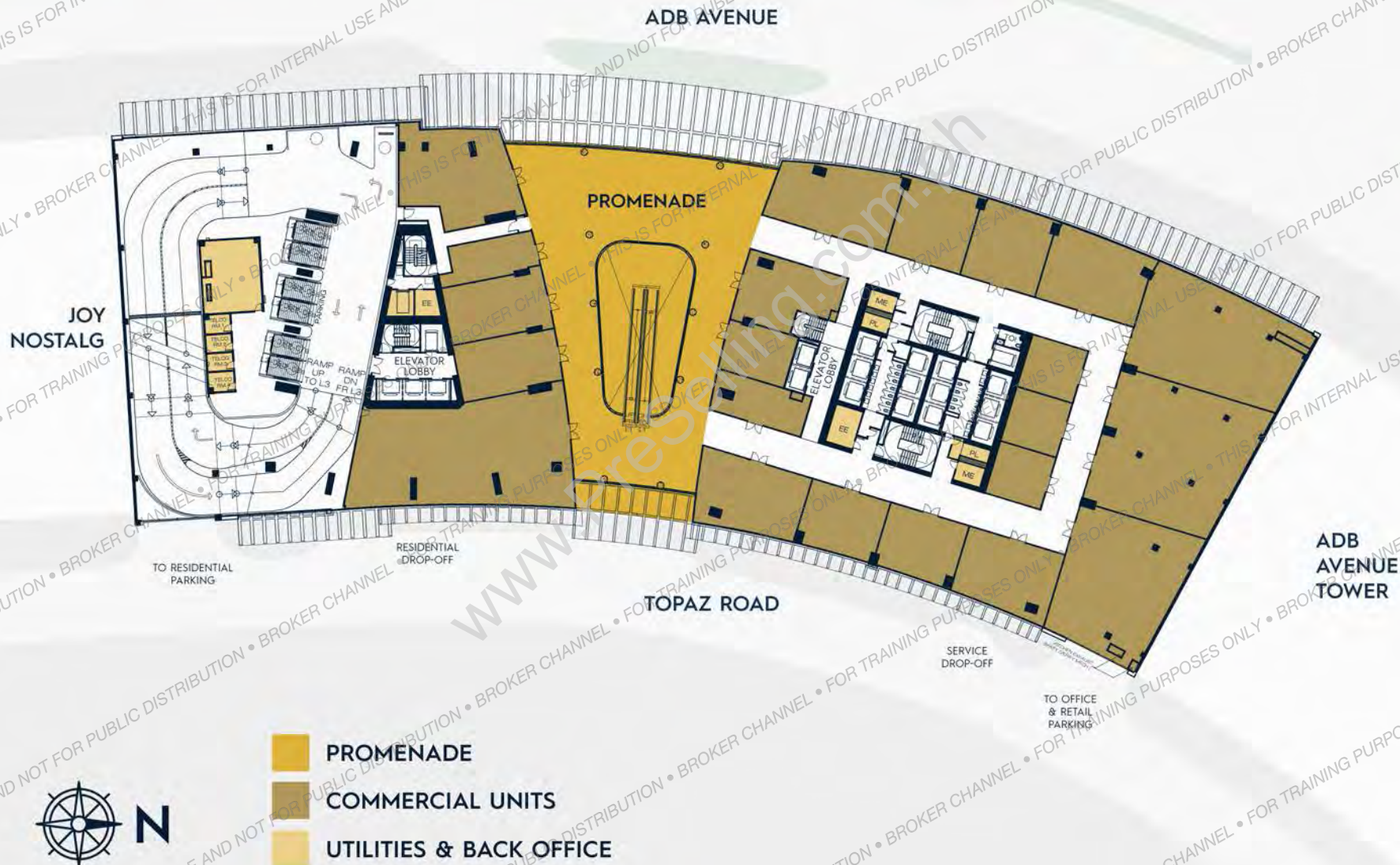


- OFFICE LOBBY
- RESIDENTIAL LOBBY

LEVEL 1 • LOBBIES AND RETAIL



LEVEL 2 • RETAIL



VIEW FROM ADB AVENUE



31 May 2019

DIGITAL
MIRAGE

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VIEW FROM TOPAZ ROAD

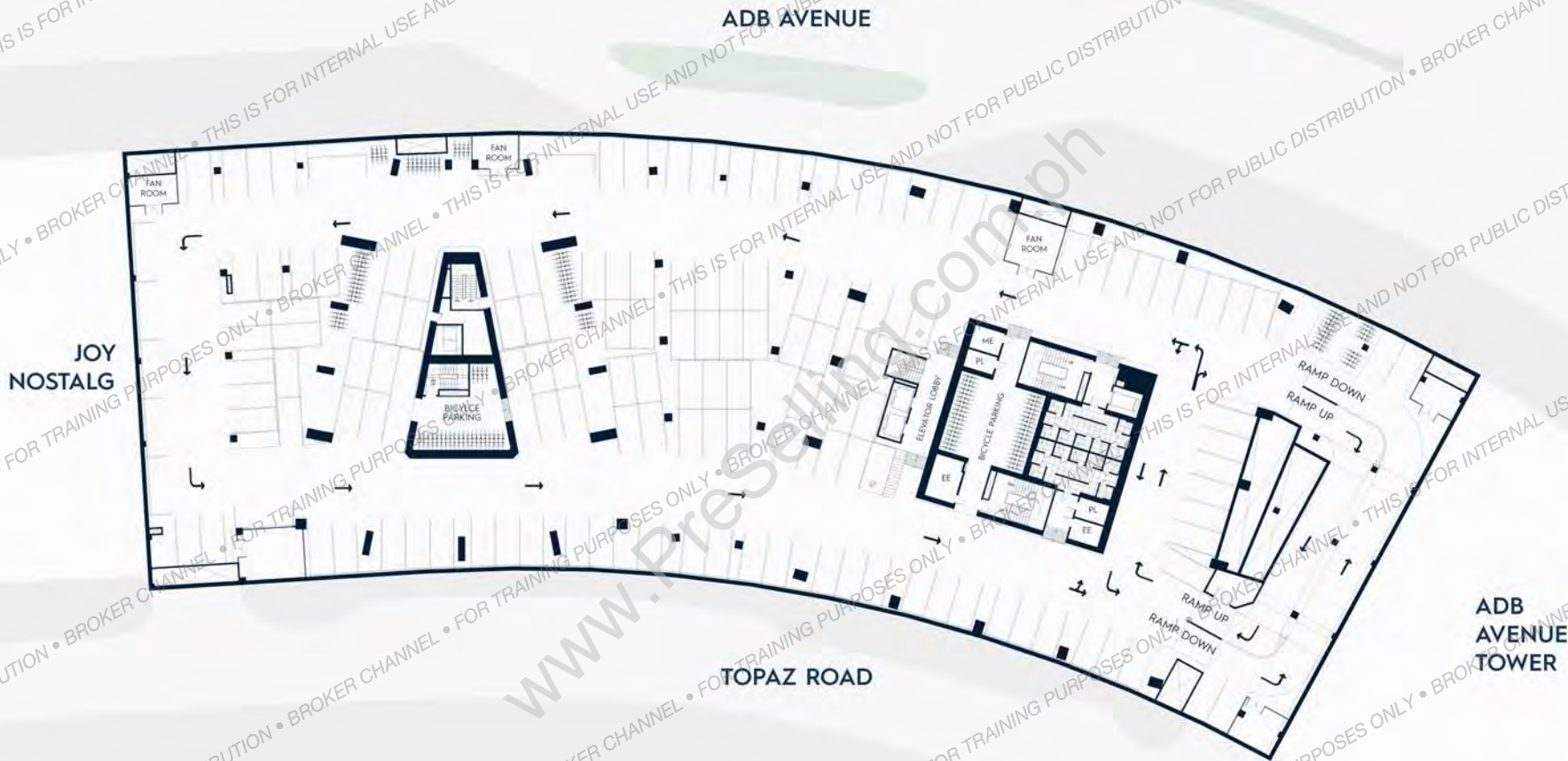


31 May 2019

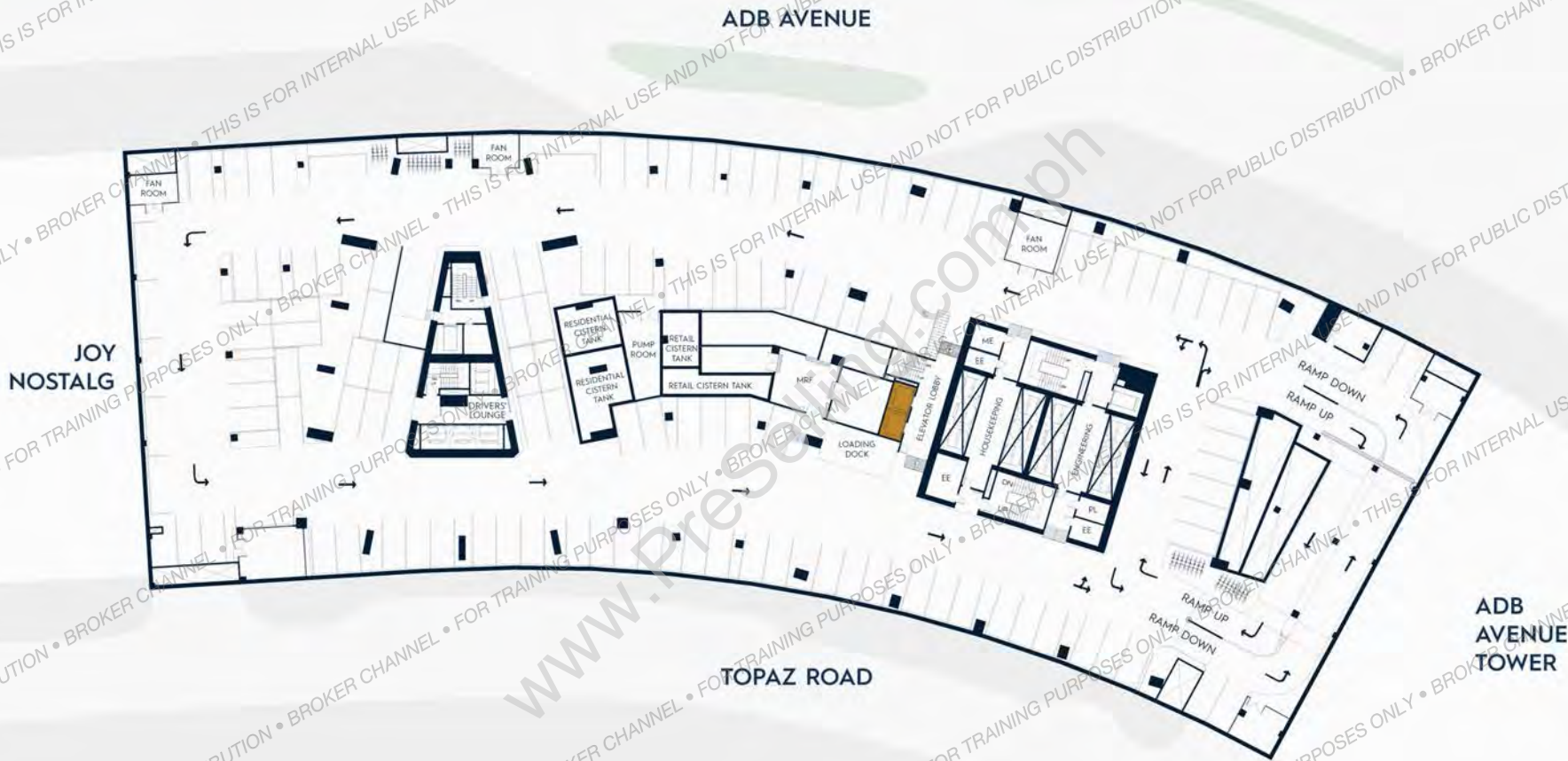
DIGITAL
MIRAGE

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BASEMENT LEVEL 2 - 6 • OFFICE



BASEMENT LEVEL 1 • OFFICE & RETAIL PARKING



2 BASEMENT PARKING ELEVATORS

GLASS RATIO

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GLASS RATIO • 80%

Floor-to-ceiling Slab Soffit : 2.7m



Curtain Wall
(Full Glass Window)



Ribbon Window

THE AMENITY LEVEL

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LEVEL 9 • AMENITY



RESIDENCES
AT THE GALLEON

ADB AVENUE

A
194 SQM
2,088 SQFT

B
108 SQM
1,163 SQFT

C
108 SQM
1,163 SQFT

D
173 SQM
1,862 SQFT

E
95 SQM
1,023 SQFT

F
120 SQM
1,292 SQFT

G
152 SQM
1,636 SQFT

H
93 SQM
1,001 SQFT

I
93 SQM
1,001 SQFT

J
114 SQM
1,227 SQFT

K
82 SQM
883 SQFT

L
110 SQM
1,184 SQFT

ADB
AVENUE
TOWER

TOPAZ ROAD



CURTAIN WALL

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Green open spaces on the Amenity Level

View overlooking ADB Avenue



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UNIT TYPES

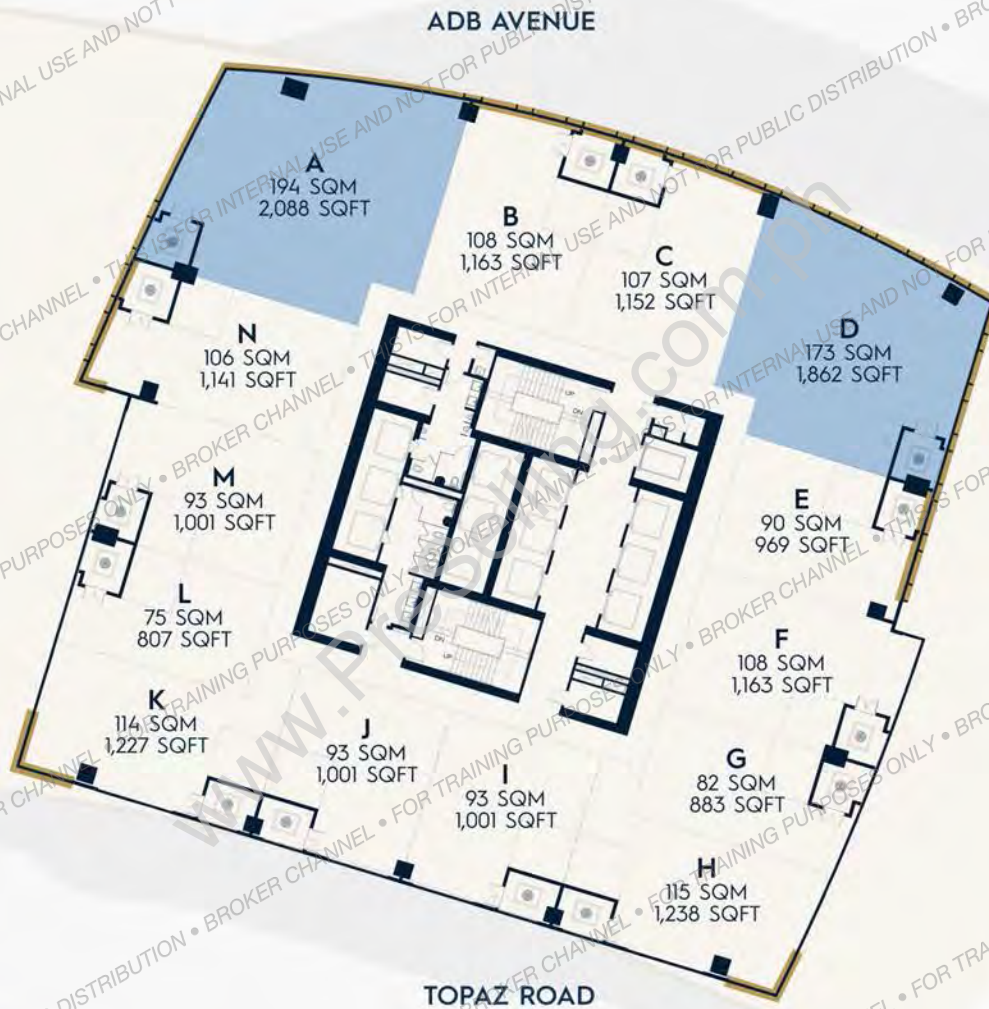
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LEVEL 10 - 26 • TYPICAL MID ZONE

Glass Suites



RESIDENCES
AT THE GALLEON



CURTAIN WALL

ADB
AVENUE
TOWER

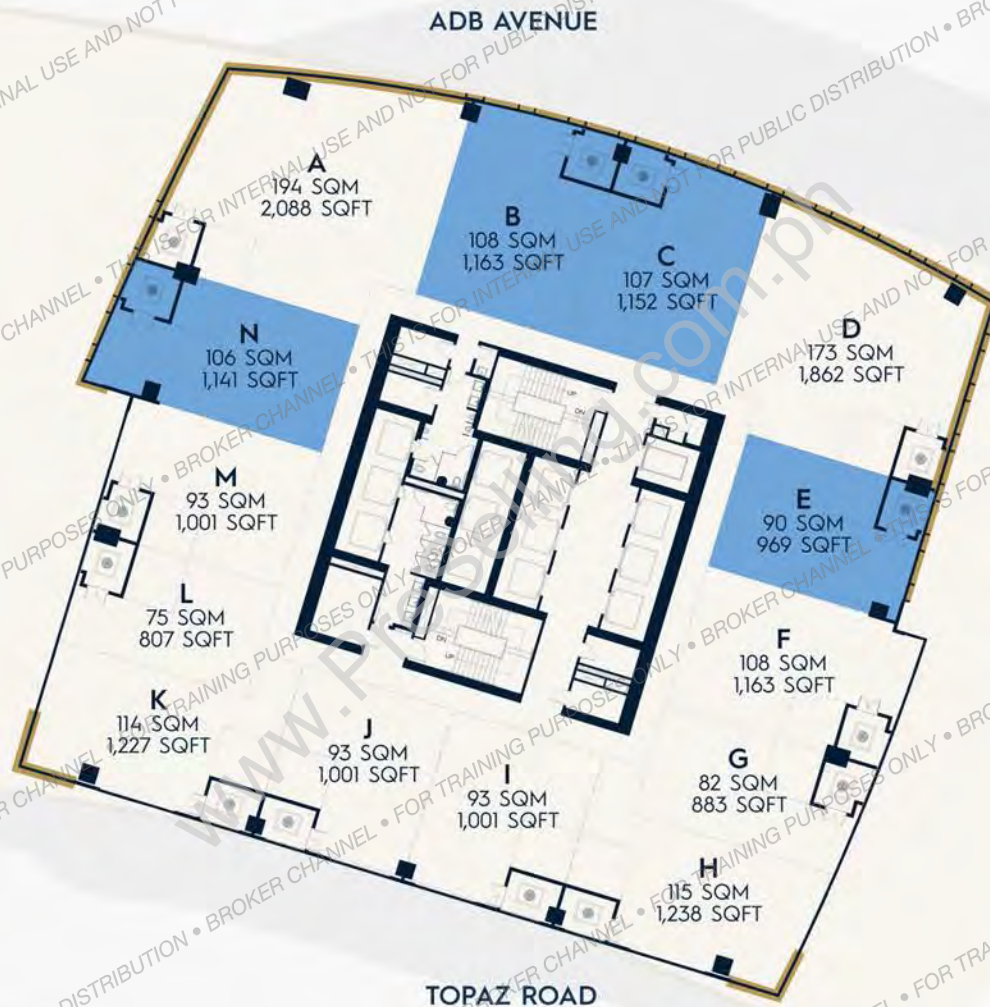
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LEVEL 10 - 26 • TYPICAL MID ZONE

Glass Units



**RESIDENCES
AT THE GALLEON**



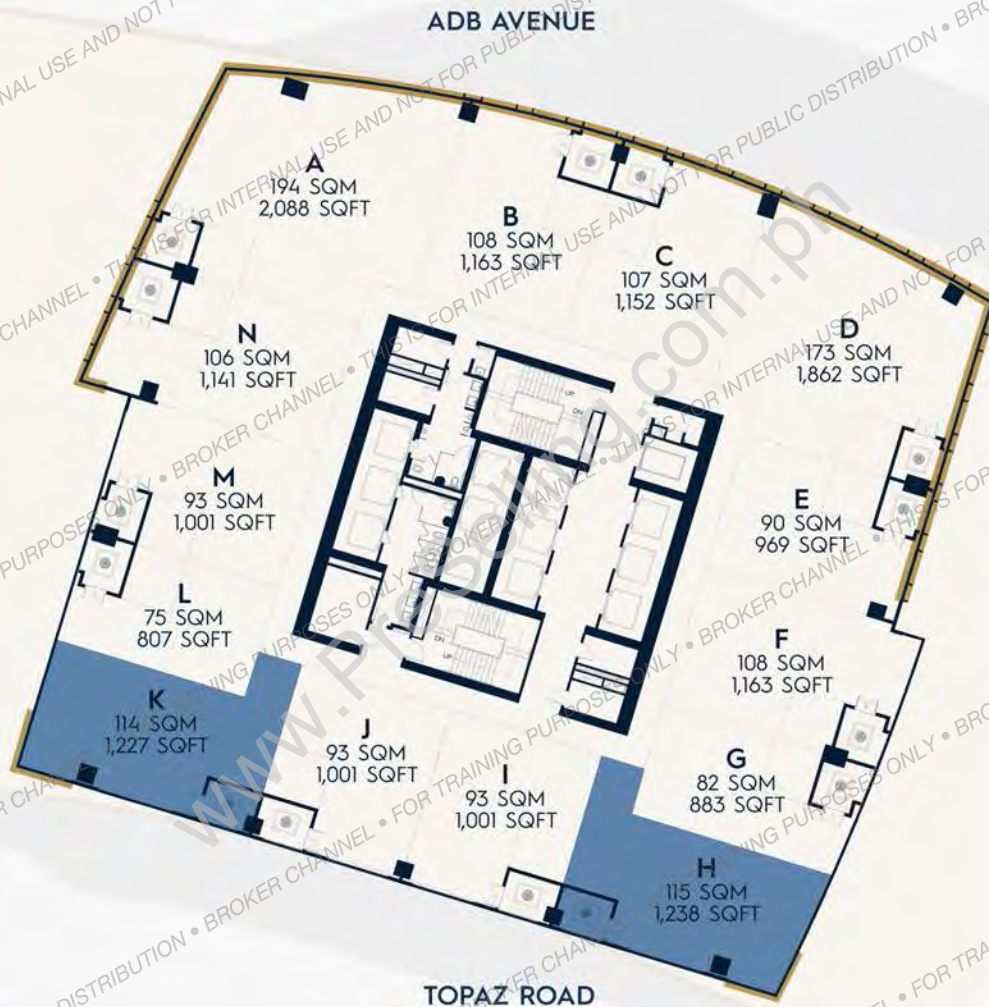
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LEVEL 10 - 26 • TYPICAL MID ZONE

Prime Suites



RESIDENCES
AT THE GALLEON



LEVEL 10 - 26 • TYPICAL MID ZONE

Prime Units



RESIDENCES
AT THE GALLEON



CURTAIN WALL

ADB
AVENUE
TOWER

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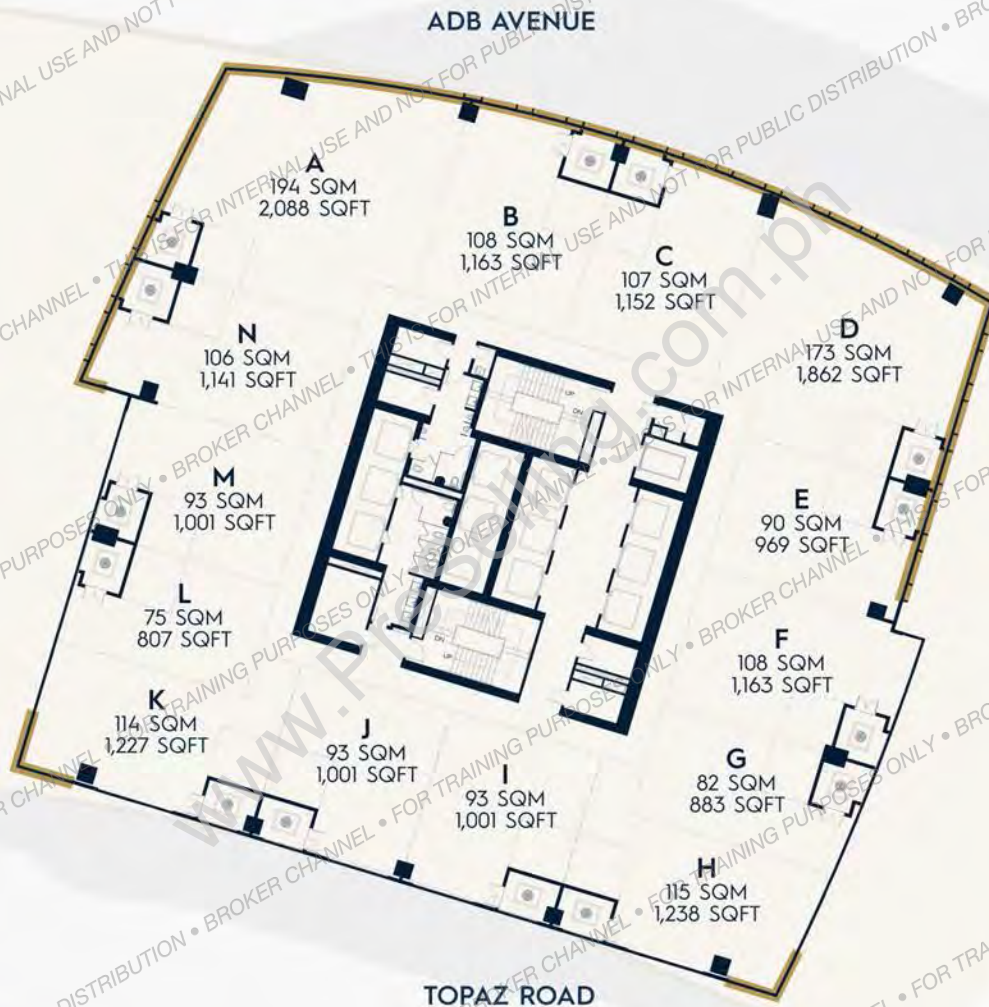
FLOOR PLANS

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LEVEL 10 - 26 • TYPICAL MID ZONE



RESIDENCES
AT THE GALLEON



ADB AVENUE

ADB
AVENUE
TOWER

TOPAZ ROAD



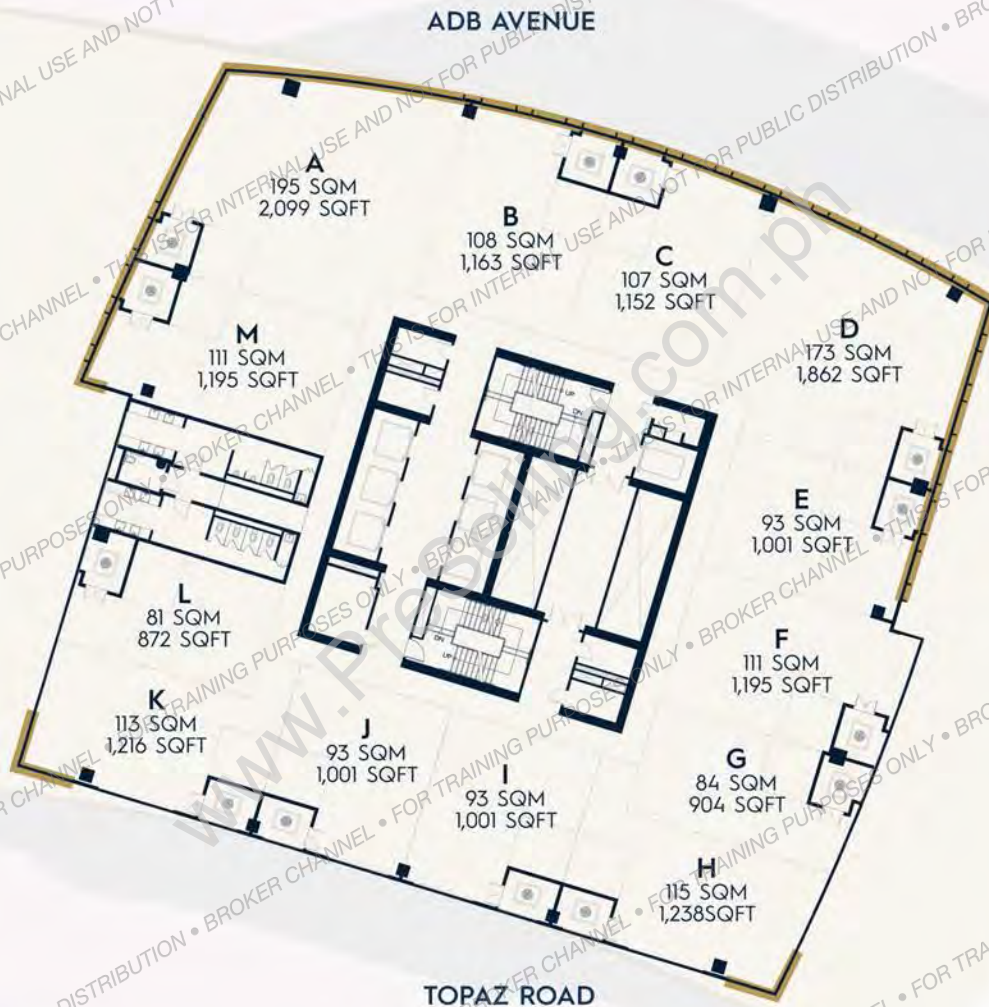
CURTAIN WALL

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LEVEL 27 - 28 • TRANSITION FLOORS

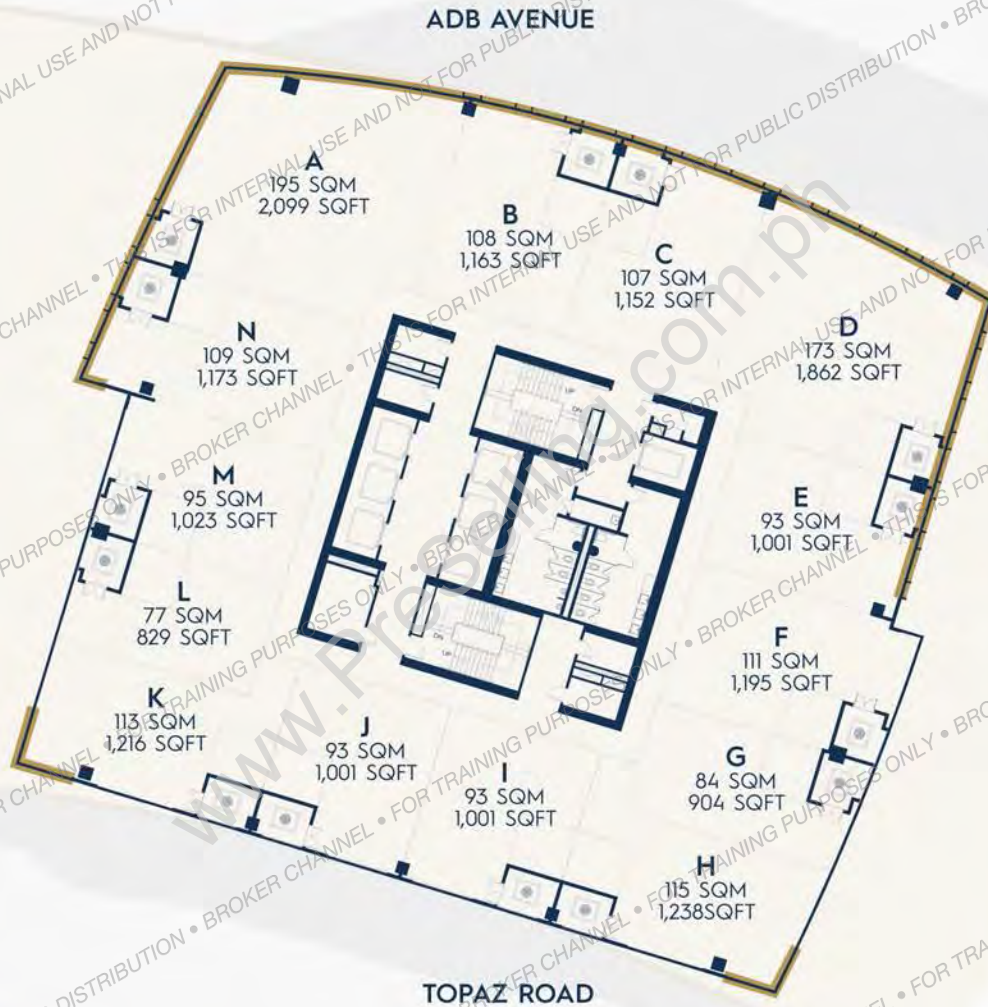


RESIDENCES
AT THE GALLEON



CURTAIN WALL

LEVEL 29 - 39 • TYPICAL HIGH ZONE



LEVEL 40 • PENTHOUSE LEVEL



RESIDENCES
AT THE GALLEON

ADB AVENUE

A
526 SQM
5,662 SQFT

B
498 SQM
5,360 SQFT

ADB
AVENUE
TOWER

TOPAZ ROAD

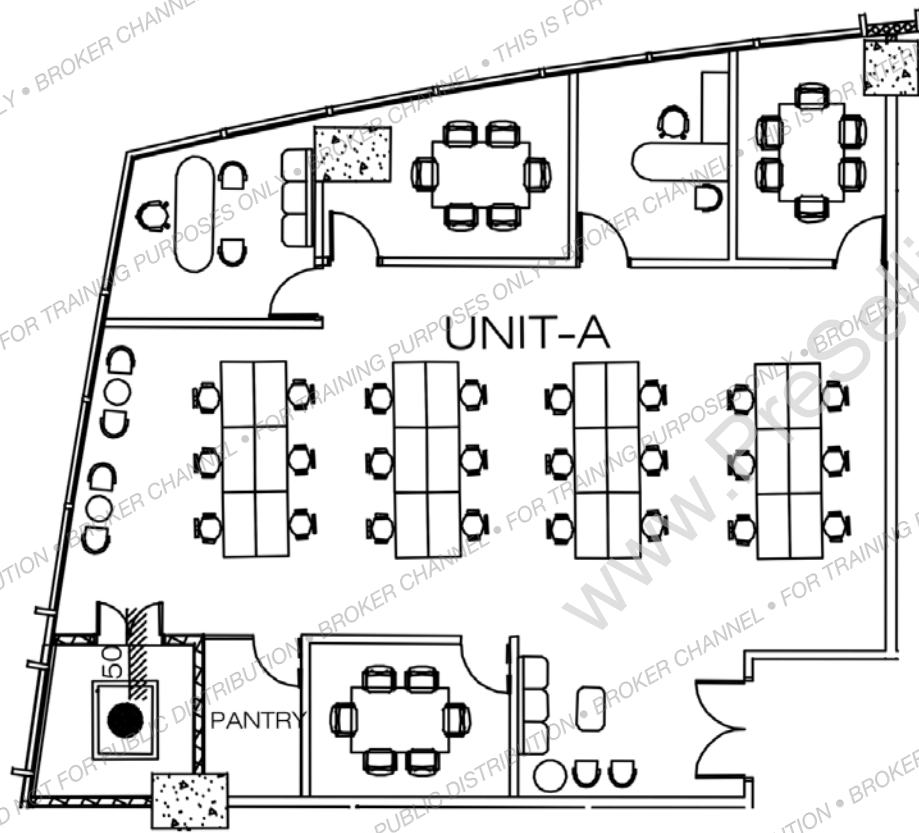


CURTAIN WALL

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TEST-FIT LAYOUTS

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UNIT A

Size

194 sqm
2,088 sqft

Type

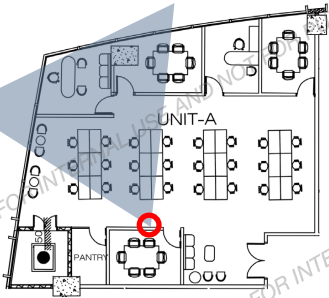
Glass Suite

Maximum No.
Of Employees

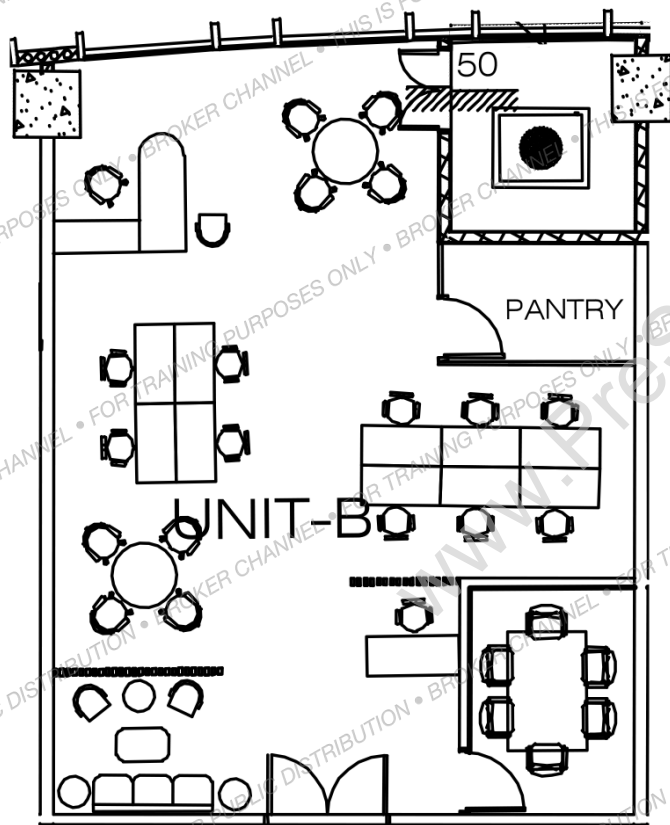
28

Render of Glass Suite, Unit A

View overlooking ADB Avenue



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UNIT B

Size

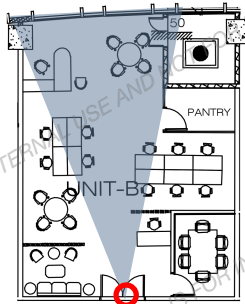
108 sqm
1,163 sqft

Type

Glass Unit

Maximum No.
Of Employees

15

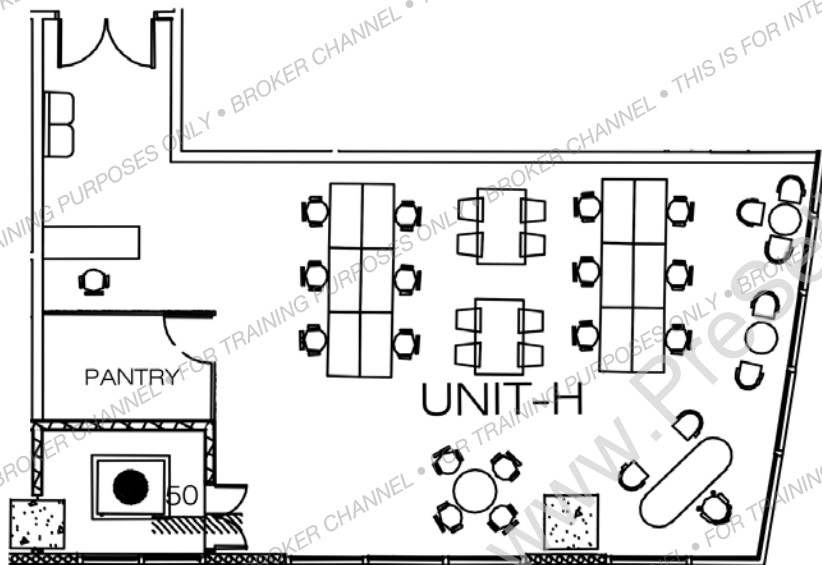


Render of Glass Unit, Unit B

View overlooking ADB Avenue



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UNIT H

Size

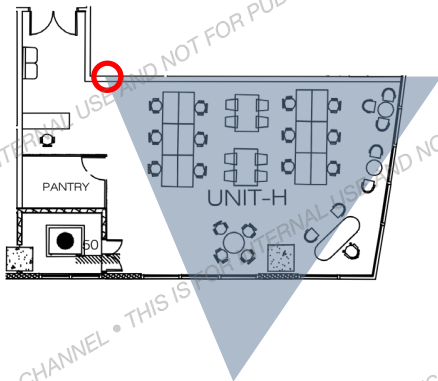
115 sqm
1,238 sqft

Type

Prime Suite

Maximum No.
Of Employees

25

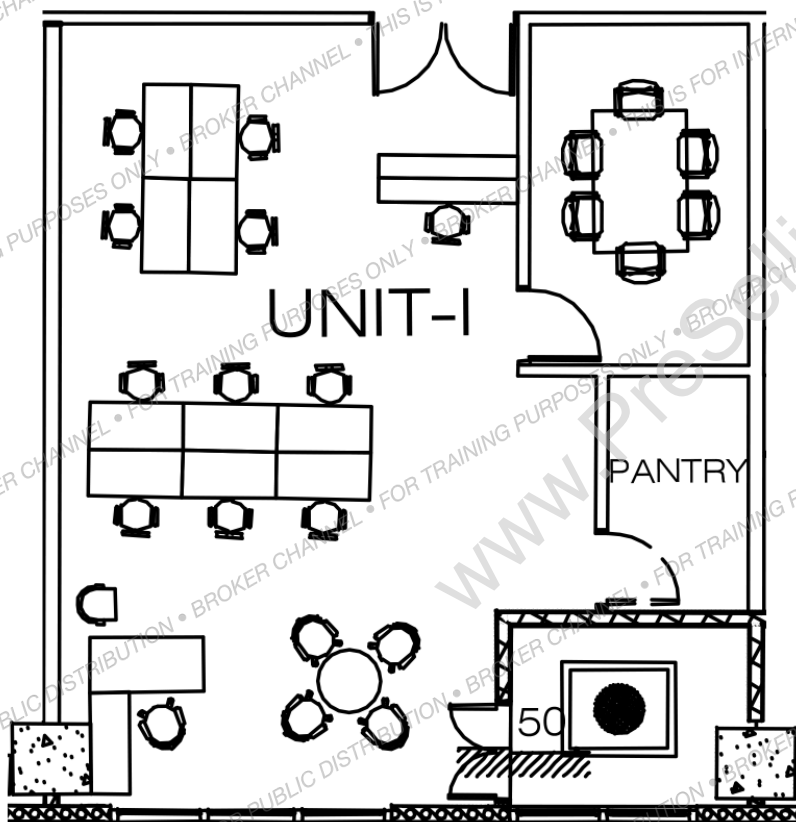


Render of Prime Suite, Unit H

View overlooking Topaz Road



FOR TRAINING PURPOSES ONLY



UNIT I

Size

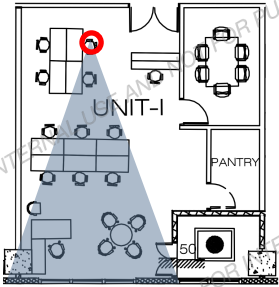
93 sqm
1,001 sqft

Type

Prime Unit

Maximum No.
Of Employees

13



Render of Prime Unit, Unit I

View overlooking ADB Avenue



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BUILDING FEATURES

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SUSTAINABILITY & ECO-FRIENDLINESS

Galleon is perfectly in-line with the company's vision of providing eco-friendly and sustainable developments where residents and office workers can relax and enjoy their surroundings.



**LEED SILVER
ACCREDITATION**



**GREEN BUILDING CODE
COMPLIANT**

GALLEON HIGHLIGHTS

RETAIL 2 levels of retail

**AMENITY
LEVEL**

Green open spaces on
Level 9

**DEDICATED
LOBBIES**

Secure and exclusive
lobbies for office and
residential use

**BUILDING
MANAGEMENT
SYSTEM**

State of the Art Building
Management System
provided for both Office
and Residential Towers

**DEDICATED
DROP-OFFS**

Mitigate traffic with
multiple drop-offs

EFFICIENCY

LED lights and water
saving urinals for water and
energy efficiency

HANDOVER CONDITION

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BUILDING FEATURES

Glass Ratio	80%
Type/Specification of Windows	Double Glazed Glass Finish
Typical Office Floor Plate	1,966 – 2,010 SQM
Office Lobby Size	240 SQM
Elevators	15 Elevators: High Zone: 6 elevators Service: 1 elevator Low Zone: 6 elevators Parking: 2 elevators
Telecom	Fiber Optic with provisions for 4 providers
Occupancy Density	1:7 sqm
Fire Detection System	Sprinkler heads and detectors (semi addressable)
Backup Power	100% Backup Power with provisions for plus 1 Genset, 36 hours capacity
Construction Floor Area	91, 204 SQM
Gross Floor Area	66,330 SQM

OFFICE UNITS HANDOVER CONDITION

Handover Condition	Bare shell
Ceiling Finish	Off form bare finish; No Paint
Floor to Ceiling Height	2.7 meters
Floor Finish	Rough concrete finish – 50mm depressed
Perimeter Wall Finish (Interior Side)	Off form bare finish; No Paint
Column Finish	Off form bare finish; No Paint
Hallways	Temporary board-up (gypsum board) along common hallways
Partition	Chalk line
Data Center	Tenant Provided
Lighting System	Tenant to provided; tapping point provided
Toilet	Provision for 1 executive toilet
Air-conditioning System	Variable Refrigerant Flow

Handover Condition



Unit A • View overlooking ADB Avenue

RESTRICTIONS

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OFFICE RESTRICTED USES

1. Online Gaming/Gambling
2. General Manpower Recruitment
3. Manufacturing / Industrial
4. Storage / Warehouse
5. Medical Diagnostics /
Laboratories
6. Tenants causing noise,
disturbance, and scandal

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THE DESIGN TEAM

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DESIGN TEAM

Master Planning & Concept Architect

Architecture International Ltd. (San Francisco)

Architect of Record

GF and Partners Architects

Structural Design Consultant

Magnusson Klemencic Associates (Seattle)

Structural Consultant

Sy² + Associates

Structural Design Peer Review

AIT Solutions, Asian Institute of Technology

Mechanical Consultant

Flowforth Ventures, Inc.

Electrical Consultant

EBCruz & Partners

Plumbing & Sanitary Consultant

NBF Consulting Inc.

Fire Protection Consultant

NBF Consulting Inc.

Interior Design

AND Associates

DESIGN TEAM

Landscape Architect

AJ Moldez Landscape Planning and Design

Wind Engineering Consultant

Rowan William Davies & Irwin Inc. (RWDI)

Geotechnical Consultant

Brian B. Tan, M.Sc.

Seismic Analysis Consultant

Langan International

LEED Consultants

Flowforth Ventures, Inc.

Traffic Consultant

SMDI Consultants, Inc.

Building Information Modeling

ESCA Inc.

Quantity Surveyor

PMQS Construction Solutions, Inc.

Construction Manager

Design Coordinates, Inc.

DESIGN ARCHITECT

Architecture International, Ltd. is a U.S. based architecture design firm providing architecture, planning and interior design services to clients in the United States and throughout the world.



Lotte Tower (South Korea)



Verona Office Towers (Italy)



Xi'an Hi-tech Business Center
(China)

STRUCTURAL ENGINEER

Magnusson Klemencic Associates (MKA) is a world class structural and civil engineering firm. With 98 years of experience and projects in over 54 countries, MKA has consistently created safe, economical, and state-of-the-art design for buildings of all sizes.



Chase Center (San Francisco)



Vista Tower (Chicago)



Hunan Road Suning Plaza
(China)

FREQUENTLY ASKED QUESTION

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FREQUENTLY ASKED QUESTIONS

How Tall is Galleon Office	227.49m
How big are the Corridors?	1.5m
What is the height of wall divider between the Residential and Office Towers?	3m in height
What is the Distance between the Office and Residential Towers?	12m (narrowest) 33m (widest)
How Far are the Projects from the property line?	Residential: 13.7m (narrowest) 24.6m (widest) Office: 10.4m (narrowest) 18.6m (widest)
Where is the Parking Entrance?	Topaz Road for Office and Residential Towers
What are the Parking Restrictions?	Minimum 2.2m in vertical clearance; standard parking unit dimensions
Will There be boom gates/Parking barriers?	Yes; RFID access
Do we allow subdividing of Title?	No
Do we allow subleasing?	Yes but subject to restrictions
Perpetual Ownership?	Yes.
Is the retails space for sale?	No.
Is the storage space for sale?	Yes.

FREQUENTLY ASKED QUESTIONS

How many fire exits are there per floor?

2 exits stair cases are provided; reentry every 4 floors

What are the Building Management Systems in place for the Common Areas?

LEED Compliant Building Management

What are the Security and Management Features of the Building?

- Provisions for xrays, turnstiles.
- Reception desk
- CCTV
- Separate office and parking elevators
- Material Recovery Facilities

Distance from Joy Nostalg? ADB Tower?

Office:

Joy Nostalg: 62m (closest)
ADB Tower: 10m (closest)

Residential:

Joy Nostalg: 67m (closest)
ADB Tower: 13m (closest)

Who will manage the property?

The Condo Corp will be given a choice of accredited property management consultants by the Developer

Will it have 24 hours security?

Yes

Can floor buyer use the hallways/corridors?

Yes

How far is Galleon from the nearest Fault line?

1.1km away from the west valley fault that traverses Valle Verde 5

Can we convert the Penthouse Units to Restaurants?

No. there are no provisions in the units to support a restaurant.

Will there be zoning in the Office floors for types of uses?

No.

DEVELOPMENT TIMELINE



3rd Quarter 2019

Target Launch Date:
Office Tower For Sale



3rd Quarter 2024

Expected Turnover Date:
Office Tower and Retail

3rd Quarter 2019

Start of Construction for
The Galleon



1st Quarter 2020

Tentative Launch Date:
Residential Tower For Sale



1st Quarter 2026

Expected Turnover
Date: Residential Tower



REASONS TO INVEST

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WHY INVEST IN THE GALLEON?

- **Mixed Use Development**
 - Be part of a premiere mixed-use development offering a complete combination of Office, Residential and Retail components
- **Capitalize on a prime location**
 - Enjoy proximity to reputable medical, educational, commercial, hospitality and religious institutions.
 - Right at the heart of the most accessible Business District in Metro Manila.
- **Be a first mover!**
 - Be one of the first and the few to own a modern and premier office space in Ortigas Center!
 - Invest in a property that offers value for your money, and a high potential for growth
 - A well-established location for leasing opportunities for your Office Units.



**SET YOUR SIGHTS
ON THIS RARE AND EXCLUSIVE OPPORTUNITY
TO CLAIM YOUR OWN PIECE
OF ORTIGAS CENTER**

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