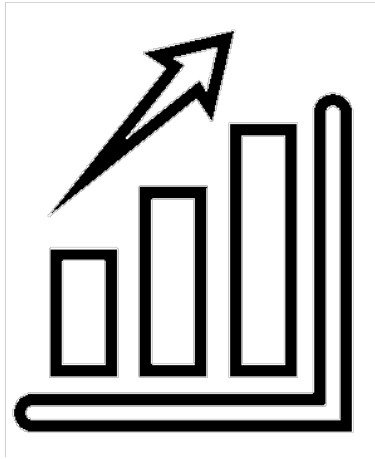




INTERNATIONAL CORPORATE PLAZA

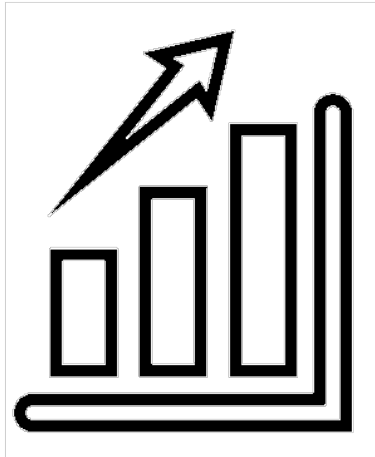


ECONOMIC UPDATE

G R O W T H

The economy of Western Visayas grew by **6.1% in 2018**, higher than the NCR which grew at only 4.8%.

8.4 % GRDP growth in Iloilo City with a total of **115B investments** last 2017 compared to 55.4B last 2010



ECONOMIC UPDATE

G R O W T H

Iloilo City has a total of **17,000.00** registered enterprises compared to 16,000 last 2016.

I N F L A T I O N

Inflation will **normalize** compared to the previous year within BSP's 2.0% to 4.0% target starting at Q2 of 2019 largely based on the moderation of oil prices.

5TH LARGEST



REGIONAL ECONOMY

OUTSIDE NCR AT 373 BILLION



ILOILO CITY

The City of Love

TOP 1

Most Improved Highly Urbanized City

Source: 2018 CMCI – Dept. of Trade and Industry

4%

Investment is one of the leading contributors in the Philippines' 6.2% GDP for the year 2018

7.6%

2010

7.1%

2013

6.9%

2016

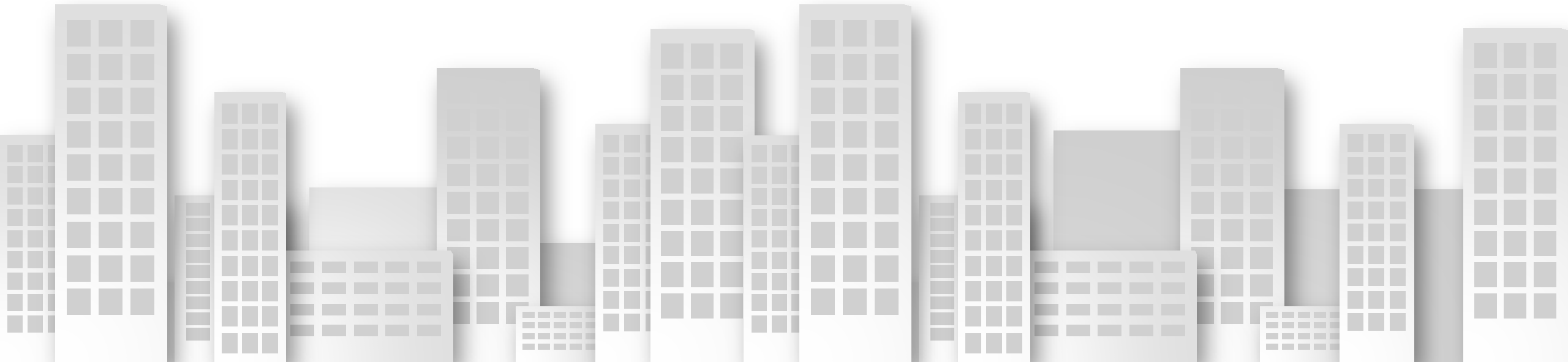
There is a healthy demand for office spaces, and a steady growth in the Philippine office property market due to the need from the offshore gaming sector, outsourcing industry and traditional companies, as a result of the country's strong economic growth.

Your Address to Success

INTERNATIONAL CORPORATE PLAZA

STRATEGIC LOCATION

Iloilo Business Park is located at the city's central
business district





TARGET MARKET

Professionals



Business Owners



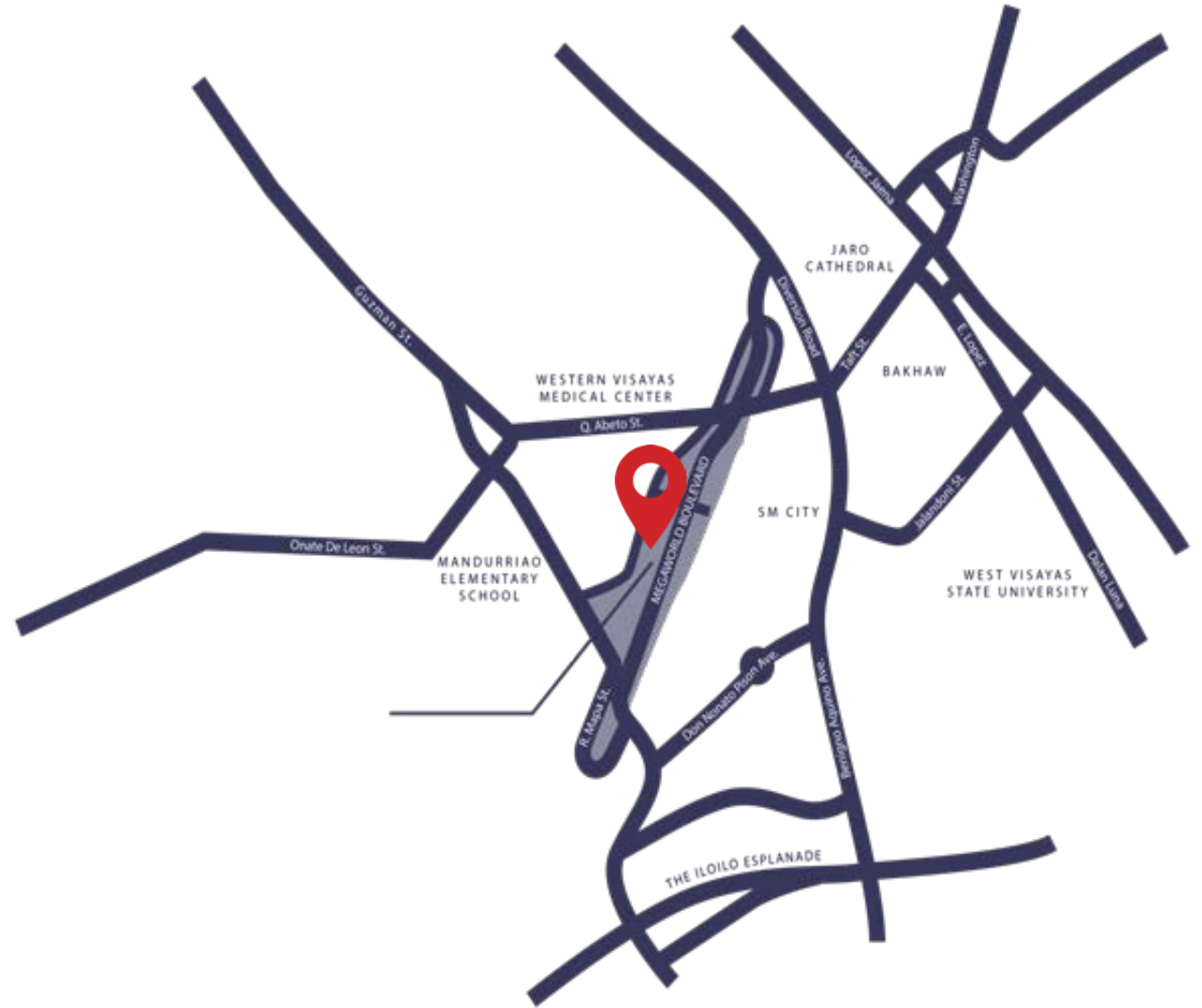
TARGET MARKET

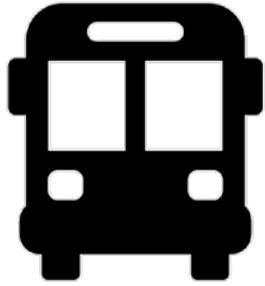
- ✓ Law and Accounting Firms
- ✓ Medical Clinics
- ✓ Travel Agencies / Booking and Ticketing Offices
- ✓ Contractors / Engineering or Surveying Offices
- ✓ Training / Tutorial / Management Consultancy
- ✓ Insurance Companies
- ✓ Realty Offices
- ✓ Cooperatives
- ✓ Lending / Financial Institutions
- ✓ Non-stock / Non-profit organization
- ✓ Manpower agencies / Placement / Recruitment Offices



ACCESSIBILITY

17.1 kms (28 minutes) from Iloilo International Airport to Iloilo Business Park





ACCESSIBILITY

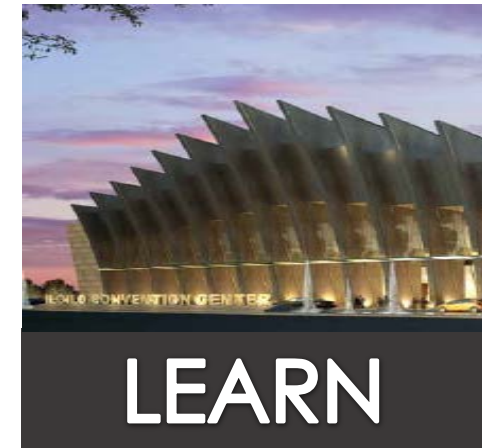
First premium Point-to-point
(P2P) Bus Service Hub in
Western Visayas





WHAT CAN ILOILO BUSINESS PARK OFFER?

The full-integrated township lifestyle





Iloilo Business Park offers upscale residential properties





WORK

Iloilo Business Park is a home of
PEZA accredited BPO and IT Park

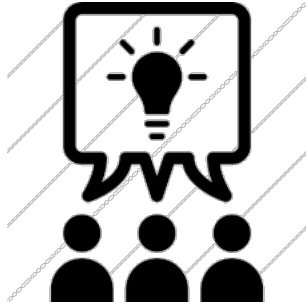




PLAY

Iloilo Business Park is the best destination for recreation and lifestyle activities





LEARN

Iloilo Business Park houses the only convention centre in the region and the first ever museum of contemporary art





ADVANTAGES OF OWNING AN OFFICE SPACE:

- ✓ ***Fixed costs:*** Gives your business clear fixed costs.
- ✓ ***Additional Income:*** Owning your office can offer the advantage of renting out extra office space, adding another source of income.
- ✓ ***Retirement Savings:*** The prospect of owning an office space and having the property appreciate over time, allows the owner to sell out and fund their retirement.
- ✓ ***Sustainability:*** Owning your office space is the best heirloom you could give the next generations of your family that will handle your business.



GOOD OFFICE SPACES
IMPROVE EMPLOYEE
WELL BEING BECAUSE
THEY:

- ✓ Encourage Productivity
- ✓ Keep Employees Motivated
- ✓ Allow employees to have a professional working environment conducive for working
- ✓ Improve firm's performance

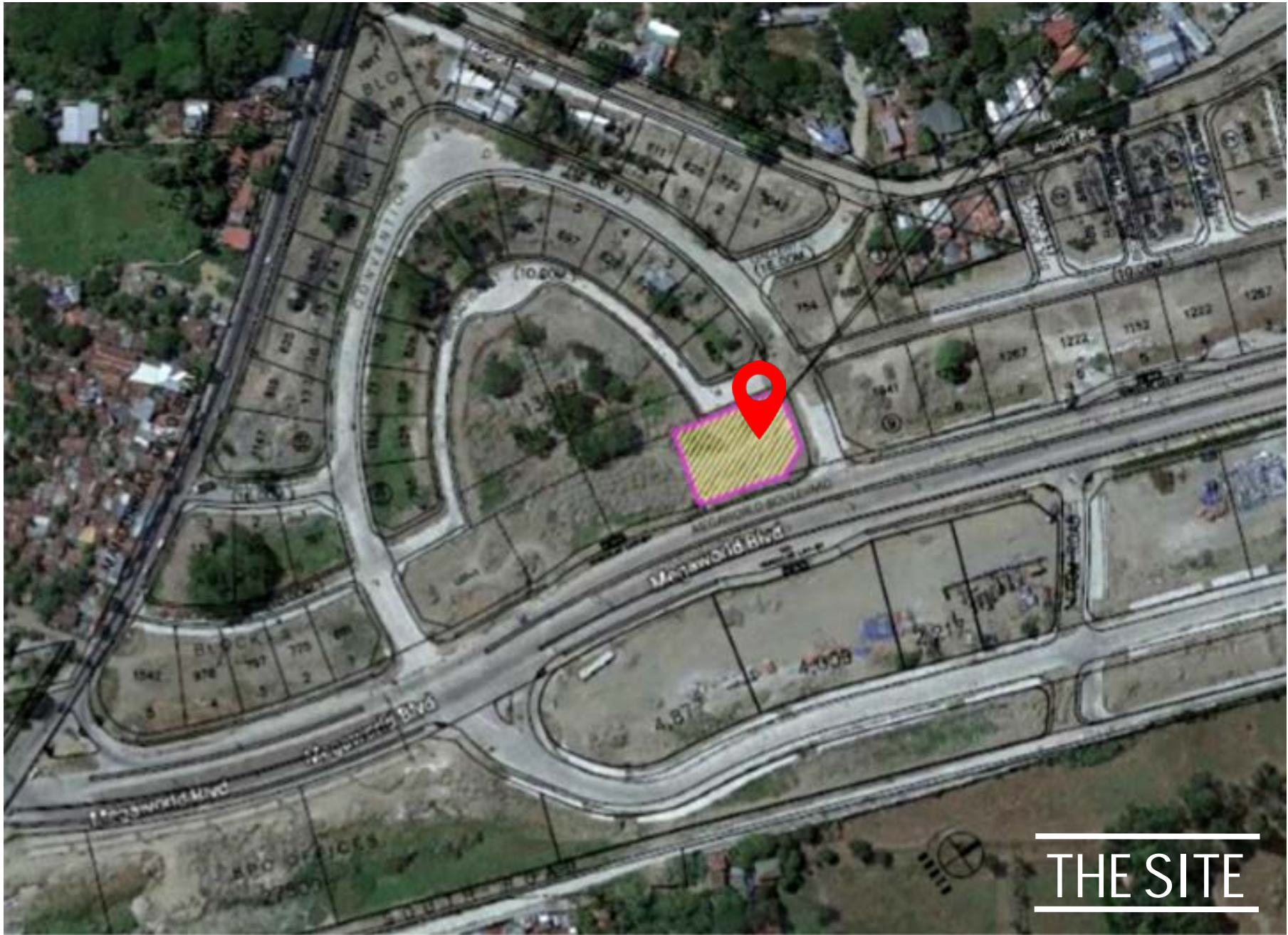
INTERNATIONAL
CORPORATE PLAZA



BUSINESS PARK

MASTER DEVELOPMENT PLAN





THE SITE



BROADWAY STREET

LANDSCAPED DECK

LANDSCAPED DECK

CONVENTION DRIVE

MEGAWORLD BOULEVARD



INTERNATIONAL
CORPORATE PLAZA
Site Development Plan

INTERNATIONAL
CORPORATE PLAZA

INTERNATIONAL CORPORATE PLAZA

I. General Information

Project Type	Office Condominium
Location	Iloilo Business Park, Mandurriao Iloilo
Total Land Area	1,846.64 sqm

INTERNATIONAL
CORPORATE PLAZA

II. Amenities	
	6th Floor, Roof Deck
	2 board rooms, 20 persons capacity each room, combinable
	3 meeting rooms, 10 persons capacity each room, combinable
	Co-working or Breakout Area
	Executive Lounge
	6th Floor Amenity Garden
	Roof Garden

INTERNATIONAL
CORPORATE PLAZA

III. Building Facilities/Services		
		Five (5) passenger elevators servicing ground & office floors
		One (1) PE/Service/Fireman's Lift servicing all floors
		One (1) passenger elevator servicing parking floors
		Provisions for fiber optic connection through the Telco room
		Standby generator system providing 100% back-up power
		24-hour closed-circuit (CCTV) monitoring for select common areas
		Fire security system
		Annunciator panel with emergency speaker at elevator lobby
		Seismic detection and monitoring system
		Water reservoir with separate fire reserve water tanks
		Building Management System (BMS)
		Building Administration Office
		Maintenance and Housekeeping for all common areas
		Security and Fire Command Center for 24-hour monitoring of building facilities

INTERNATIONAL
CORPORATE PLAZA

IV. Ground Floor and Common Areas		
		Retail spaces and arcade area
		Interior-designed lobby and typical hallways
		Keycard-enabled turnstile
		Common Toilets inclusive of PWD toilet

INTERNATIONAL
CORPORATE PLAZA

V. Parking Levels		
		Multi-level podium parking
		RFID-accessed parking areas
		PWD Parking Slots

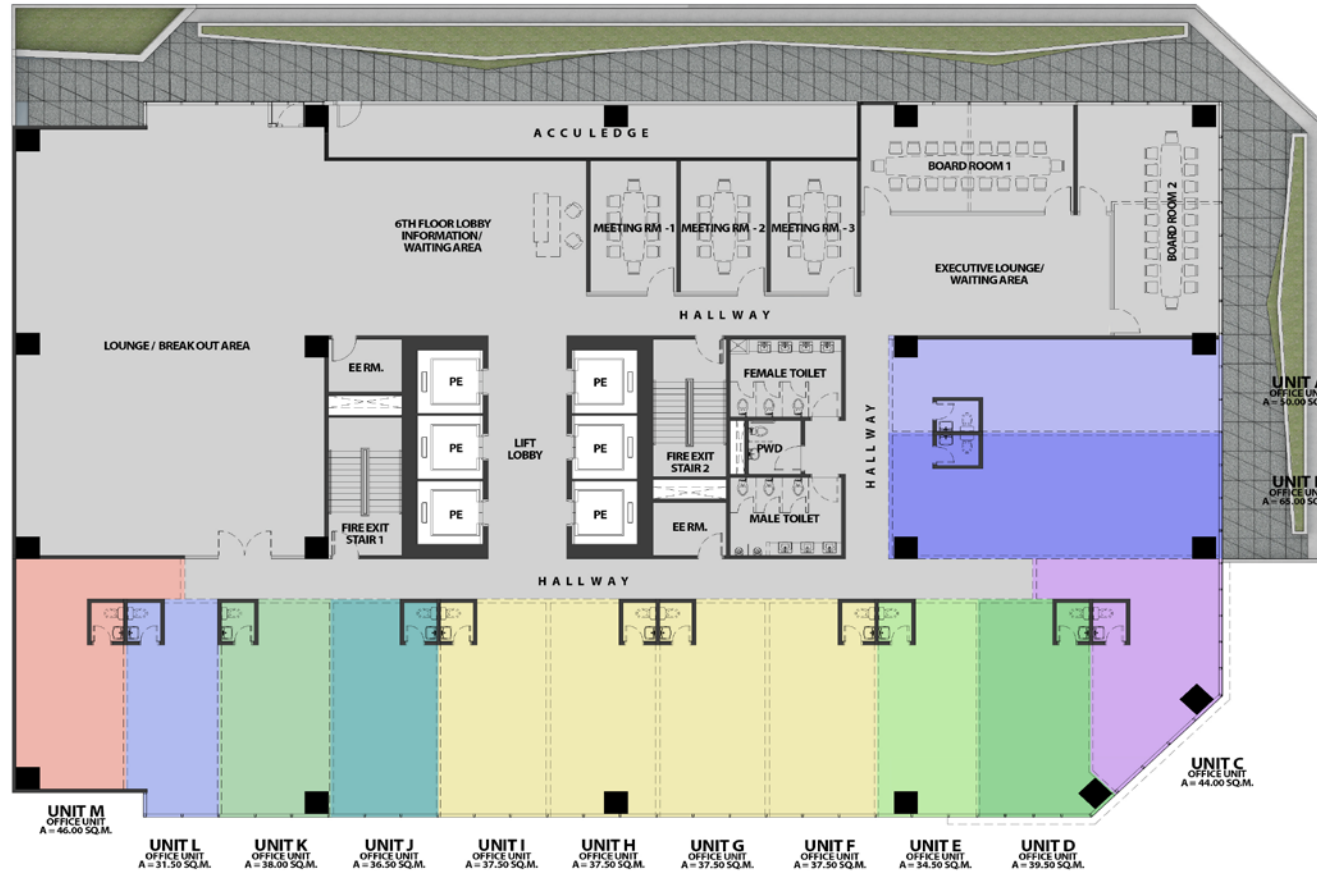
INTERNATIONAL
CORPORATE PLAZA

VI. Building Details		
Turnover Date	July 31, 2023 + 6 months	
Total Building Height	19 Storeys	
No. of Office Levels	13 Levels	
Total No. of Units	301 units	
Unit Mix	Area Range (sqm)	No. of Units
	26.00	48
	31.50 - 39.50	153
	44.00 - 46.00	26
	50.00 - 57.00	37
	65.00	37
No. of Parking Levels	4 Levels (2F, 3F, 4F, 5F)	
Average Size per Parking Space	12.5 sqm	

VII. Office Unit Handover Condition and Typical Features		
	Floor	Flooring in rough cement finish without concrete topping
	Ceiling	Ceiling in rubbed concrete finish
	Walls	Party wall with plain cement plaster finish
		Gypsum board partition between units and hallways
	Air-conditioning	VRF air-conditioning system
	Fire Protection	Automatic fire sprinkler system
		Smoke detector system
	Plumbing	Stub-out for water & sewer lines for plumbing fixtures
	Ceiling Height	Floor-to-Floor Height of approximately 4 meters
	Others	Individual Condominium Certificate of Title (CCT)

INTERNATIONAL
CORPORATE PLAZA

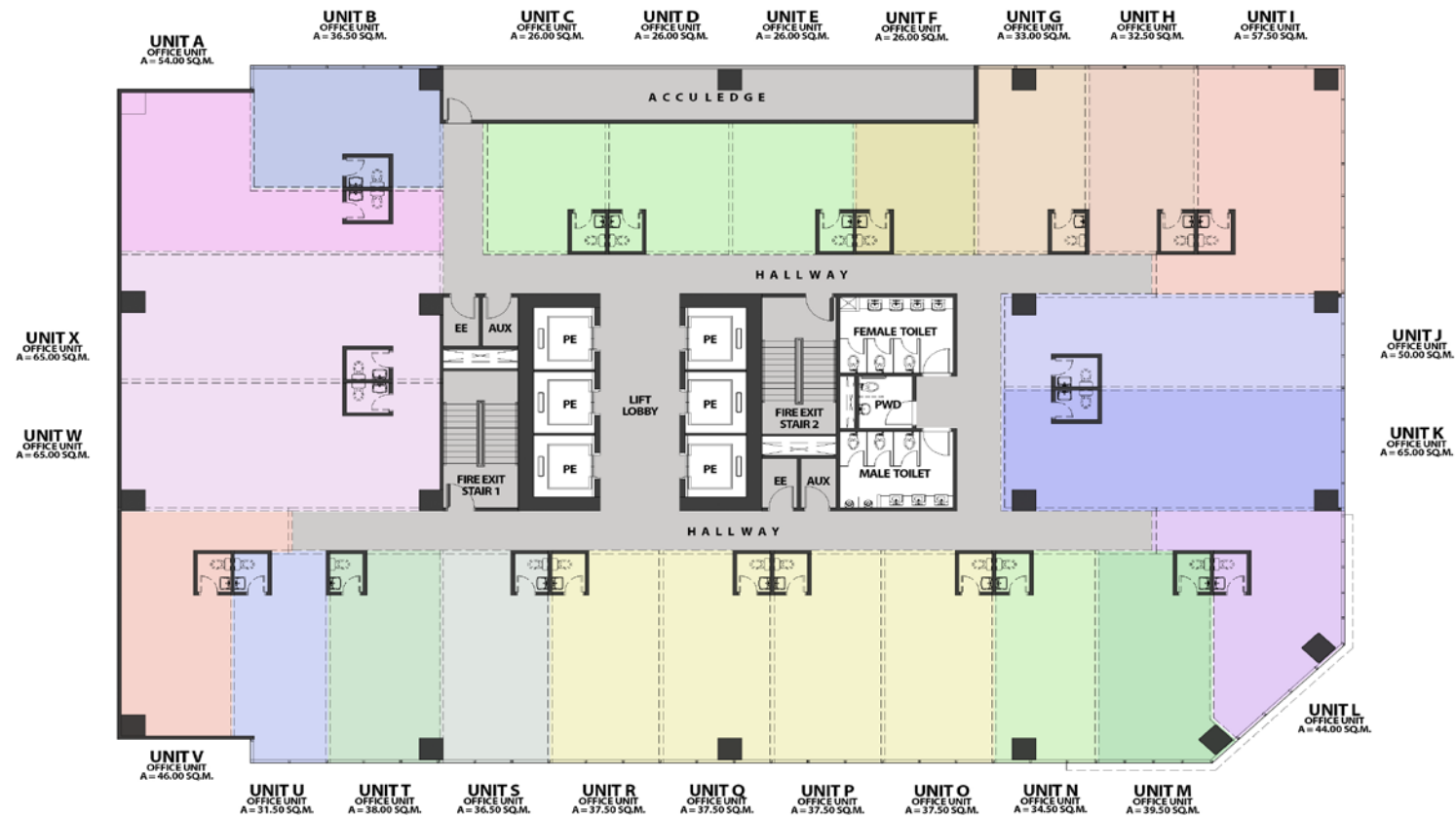
VIII. Green Features		
		Roof Deck and Garden
		Use of LED lights at Common Areas
		Materials Recovery Facility (MRF)
		Use of dual-flush type water closets at Common Toilets



INTERNATIONAL CORPORATE PLAZA

6TH FLOOR PLAN

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the 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.



INTERNATIONAL CORPORATE PLAZA

7TH - 19TH FLOOR PLAN

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the 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.

The Blackboard

Confidence Challenge Teamwork
Innovation Passion
Development VISION Creative
Adventure Achievement Communication Improvement

PEOPLE POWER





INFO