



Lio Tourism Estate Commercial Lot Sales

A Township Development
in El Nido, Palawan

27 February 2020

Palawan: The Best Island in the World



- **Palawan** has been voted as the “**Best Island in the World**” for 6 years in a row since 2014 by international magazines like Conde Nast Traveller and Travel+Leisure, with **El Nido** gracing the covers of the magazines several times.
- El Nido located in Northern Palawan is blessed with natural wonders - **karst limestone**, islands and islets, coves, beaches, **lagoons**, and **pristine waters**. Diverse flora and fauna, astonishing **biodiversity** and wild life abound here
- Tourist arrivals has seen tremendous growth due to **improved access** (land and air travel) and **international acclaims**.
- El Nido experienced 30% annual growth of Tourist Arrivals from 2009 to 2018; from about 25,000 arrivals in 2009 to about **300,000** tourist arrivals in 2018.



El Nido, Palawan



- El Nido is located in Northern Palawan, composed of 45 islands and islets in Bacuit Bay
- 420 km southwest of Manila
- 238 km northeast of Puerto Princesa, Palawan's capital
- 115 km from San Vicente Airport

Resorts: Eco-Island Experience



Pangulasian Island (42 Rooms)



Lagen Island (51 Rooms)



Miniloc Island (51 Rooms)



Apulit Island (49 Rooms)

LiO

EL NIDO, PALAWAN

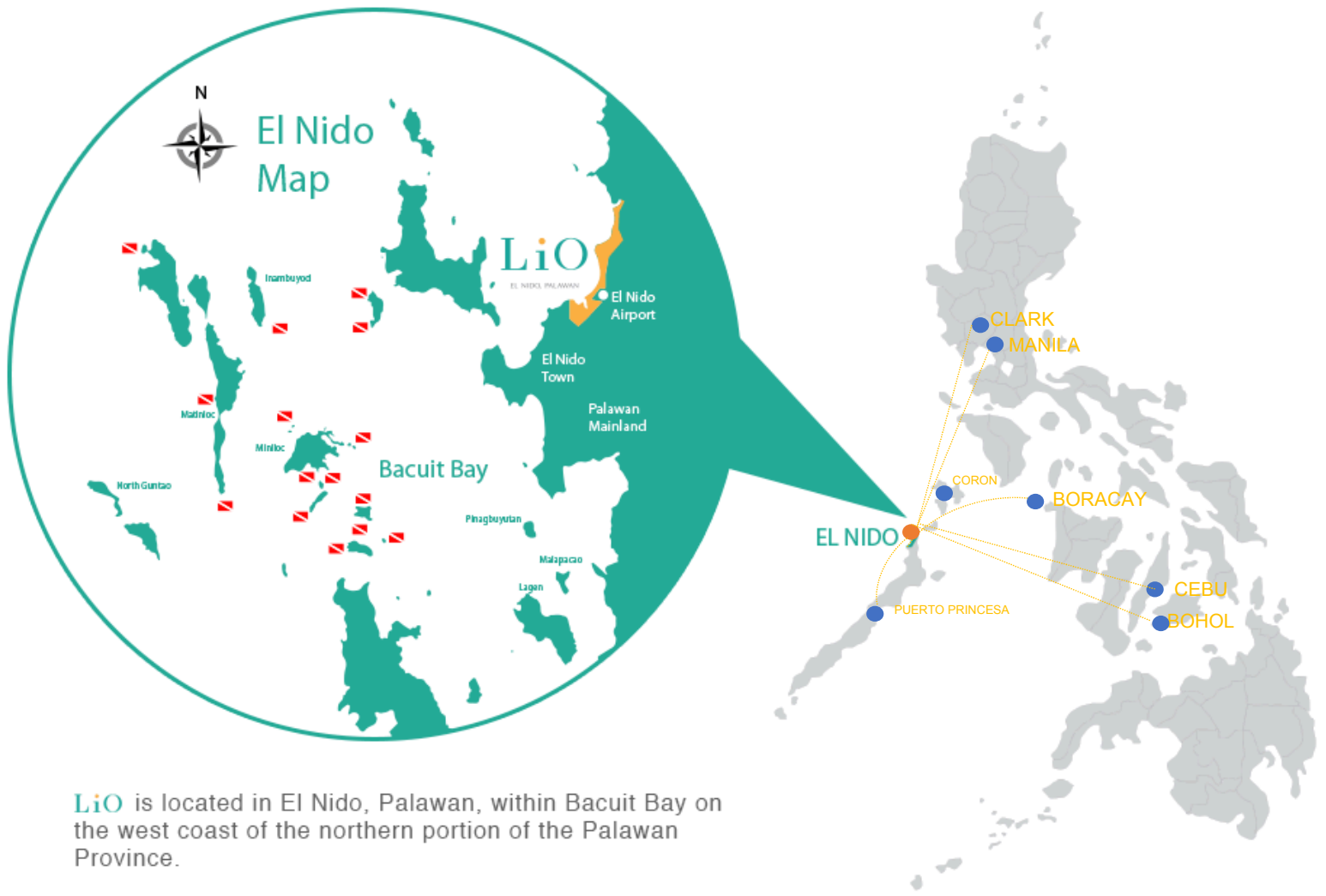


www.lio.ph

How to get to Lio



- Located in Barangays **Villa Libertad** and **Pasadena, El Nido, Northern Palawan**
- Fly directly to Lio Airport via AirSwift. Lio Airport is located within Lio Tourism Estate
- Direct flight to Lio Airport via AirSwift
 - 5 daily round-trip flights from Manila
 - 2 daily round-trip flights to Cebu
 - 1 daily round-trip flight to Clark
 - 1 daily round-trip flight to Caticlan
 - 4 times a week round-trip flights to Bohol, Puerto Princesa or Coron
- Commercial flights to Puerto Princesa and a 5-hour land transfer to El Nido
- Commercial flights to San Vicente and a 3-hour land transfer to El Nido
- 15-minute shuttle or tricycle from El Nido Town



Lio is located in El Nido, Palawan, within Bacuit Bay on the west coast of the northern portion of the Palawan Province.



FLY WITH FRIENDS



Lio Tourism Estate



A SUSTAINABLE TOURISM DESTINATION IN EL NIDO, PALAWAN

- **Lio Tourism Estate** is master-planned as an ecologically-sustainable tourism destination unlike any other. A development that respects nature and benefits both locals and visitors. A journey of exciting adventures, new discoveries and peaceful relaxation.
- Lio shall be home to hotels, resorts, tourism and commercial establishments and residential communities with world-class amenities that blend with the natural landscape.
- Lio offers you a truly immersive experience – interact with the island, embrace its culture, and be enlightened by a destination that not only strives to provide comfort but takes every effort at the conservation and preservation of the island’s natural beauty.



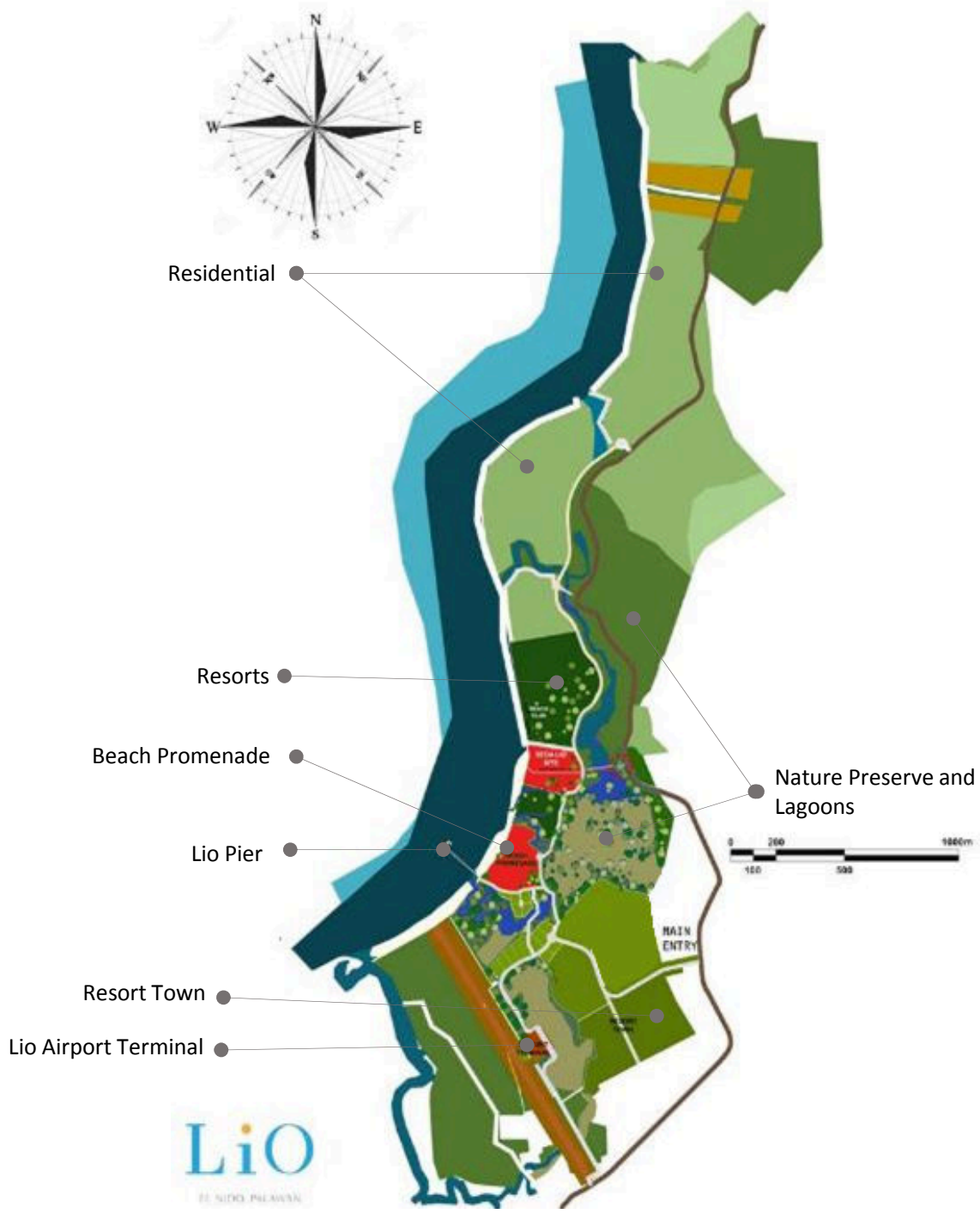
KAYAKING IN LIO LAGOON



TEN KNOTS FARM

Lio Tourism Estate | Masterplan

- Development Parameters**
- 325-hectare masterplanned estate
 - 4.2-km beachfront
 - 40-meter setback from high tide line
 - 45% Developable Area
 - Pedestrian Friendly
 - Maximum of 2 floors closer to the beach area and maximum of 4 floors inland
- Estate Components**
- Sustainable Development & Operations
 - Complete Offering for tourists and locals
 - Township Development
 - Infrastructure and Facilities



Amenities and Facilities | Now Open in Lio



Lio Pier and Lounge



Shop@Lio (Beachfront Retail)



Lio Airport Terminal



Kalye Artisano

Lio Pier

- Operational Since April 2017
- Servicing El Nido Resort Guests going to the island resorts and Lio guests for island hopping

Lio Airport Terminal

- 9 to 10 RT flights Daily (Manila, Cebu, Clark, PPS, Caticlan, Coron, Bohol)
- More than 300k passengers in 2019 and 6,250 flights

Shops@Lio

- 3,000 sqms GLA 100% Leased
- 20 Merchants = 11 Food; 9 Non-Food
- 16 Merchants Operational
- 4 Merchants ongoing fitout

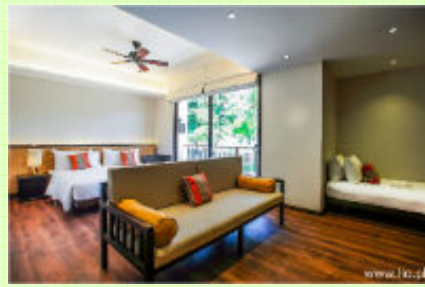
Kalye Artisano

- GLA 1,350 sqms 100% Leased to Piopio
- 6 Shops Open in Cogon House
- Rattan and Bamboo to be fitted-out by Piopio Group

Lio Estate Hotels & Resorts | Now Open in Lio



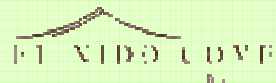
P6,500/night
42 Rooms



P5,500/night
20 Rooms



P4,500/night
20 Rooms



P7,500/night
20 Rooms



Seda Lio



153rooms
P12k/night

Opened in
August 2018



Huni Lio



50 rooms
P6,000/night
50 rooms







Opened July 2019



Total of 305 rooms within the estate

Lio: Proposed Township Developments

ESTATE FACILITIES **Planning Ongoing; Target to be completed by 4Q 2020**

 <p>VISITOR CENTER</p>	 <p>TERMINAL</p>	 <p>EMERGENCY RESPONSE</p>	 <p>MRF</p>
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TOWN FACILITIES **Planning Ongoing; Target to be completed by 4Q 2020**

 <p>CHURCH</p>	 <p>MARKET</p>	 <p>SCHOOL</p>	 <p>TOWN HALL</p>
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ECO-ACTIVITIES **Target to be completed by Summer 2020**

 <p>YOGA PAVILION</p>	 <p>VIEW DECK View Deck and Hammock Park</p>	 <p>KAYAK AREA Kayak Area and Boardwalk</p>	 <p>TEAM BUILDING PARK</p>
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Lio | Instilling a Culture of Sustainability

Lio Tourism Estate is the only private entity recognized by **Green Destinations**. All others are municipalities and national parks

- Partnering for **Green Solutions** such as turning waste to construction materials and **renewable energy** solutions
- Operating the estate as a model for sustainable development along with basic principles of **sustainable travel** such as impact management, CLAYGO, wildlife friendly practices and low-impact activities.
- **Rules and regulations** are implemented within the estate in line with estate guidelines, government policies, as well as global trends on sustainable tourism.
- **Regular monitoring** of consumption (waste, water, fuel and other resources) as well as environmental parameters and biodiversity for benchmarking and **data-driven improvement programs**.
- **Regular coordination meetings** with partners, contractors, locators to address concerns and help enhance their sustainability programs



Recycle
Appreciate



Leave No
Trace



CLAYGO



Child Safe
Environments



Wildlife
Friendly



Total of **76 has** of the **325 has.** is dedicated to the ALI Carbon NeutrALity program, a company-wide initiative with the goal of being **carbon neutral by 2022.**

Lio Commercial Lots Phase 3B

As of February 27, 2020

Lio Commercial Lots | Phase 1, 2 & 3



- Lio as a township development shall also invite other developers and entrepreneurs to develop within the estate. These lots are intended for hospitality, commercial or institutional use.
- Lots range from 800 sqms to 2,500 sqms.



Lio Cottages | Development Concept

Lio Phase 3B is envisioned as an all-villa enclave located in the center of Lio Resort Town ideal for family homes or holiday homes within a township development in El Nido. Lot owners are invited to build they dream beach house or bed&breakfast in Lio.



Sample Perspectives



Side Development Plan

Lio Commercial Lots | Lot Availability



Location Map



Lot Map



Block	Lot	Area (in sqms)
BLOCK 1	1	636 sqms
	2	788 sqms
	3	780 sqms
	5	725 sqms
	6	748 sqms
	7	767 sqms
	8	803 sqms
	9	791 sqms
	BLOCK 2	1
2		458 sqms
3		470 sqms
5		452 sqms
6		452 sqms
7		472 sqms
8		469 sqms
9		457 sqms
11		470 sqms
12		493 sqms
14		510 sqms
15		466 sqms
16		466 sqms
17		497 sqms
18		471 sqms
19		482 sqms

Lio Commercial Lots Phase 3B | Pricing and Payment Terms



Lot Map



Payment Terms

- Option A: Cash, 95%-5%, 5% Discount
- Option B: 20% DP, 80% Balance over 12 months
- Option C: 30% DP, 70% Balance over 18 months

- Price exclusive of 12% VAT and 5% other charges
- Non-refundable Reservation Fee P500,000 per lot
- Check and PDCs to be issued to **Ten Knots Philippines, Inc.**

● ON HOLD

Design Guidelines for Lio Phase 3B | Overview

Item	Specifications
Allowable Use	Commercial or Hotel Rooms; or a mix
Maximum FAR	0.8 for mixed-use commercial lots
Building Footprint	50% of Lot Area
Density (Room key to Plot Ratio)	1 hotel room for every 100 sqm of land
No. of Floors and Height	2 floors, max. 10m height
Lot Setbacks	<ul style="list-style-type: none"> 5.0m along main road roadway 3.0m along secondary roads, mangroves, rivers and waterways 2.0m adjoining lots, alleys, pathways and rears
Architectural Style	Asian Tropical Style
Rooftops and Eaves	<ul style="list-style-type: none"> Eaves of the roofs should not extend beyond one (1) meter beyond the prescribed setback area
Basement and Ancillary Structures	<ul style="list-style-type: none"> Basements are not allowed for all lot types. Pools shall not be deeper than one and a half (1.5) meters below grade. Freestanding landscape structures such as pool cabanas, barbecue areas/pits, trellises, gazebos, massage huts, play equipment and the like are not allowed to encroach within the minimum building setback areas and shall not be more than one (1) storey in height. Only outdoor furniture such as sun beds, parasols, outdoor dining, and the like, may be allowed within the minimum building setback areas.
Consolidation of Lots	<ul style="list-style-type: none"> Not allowed

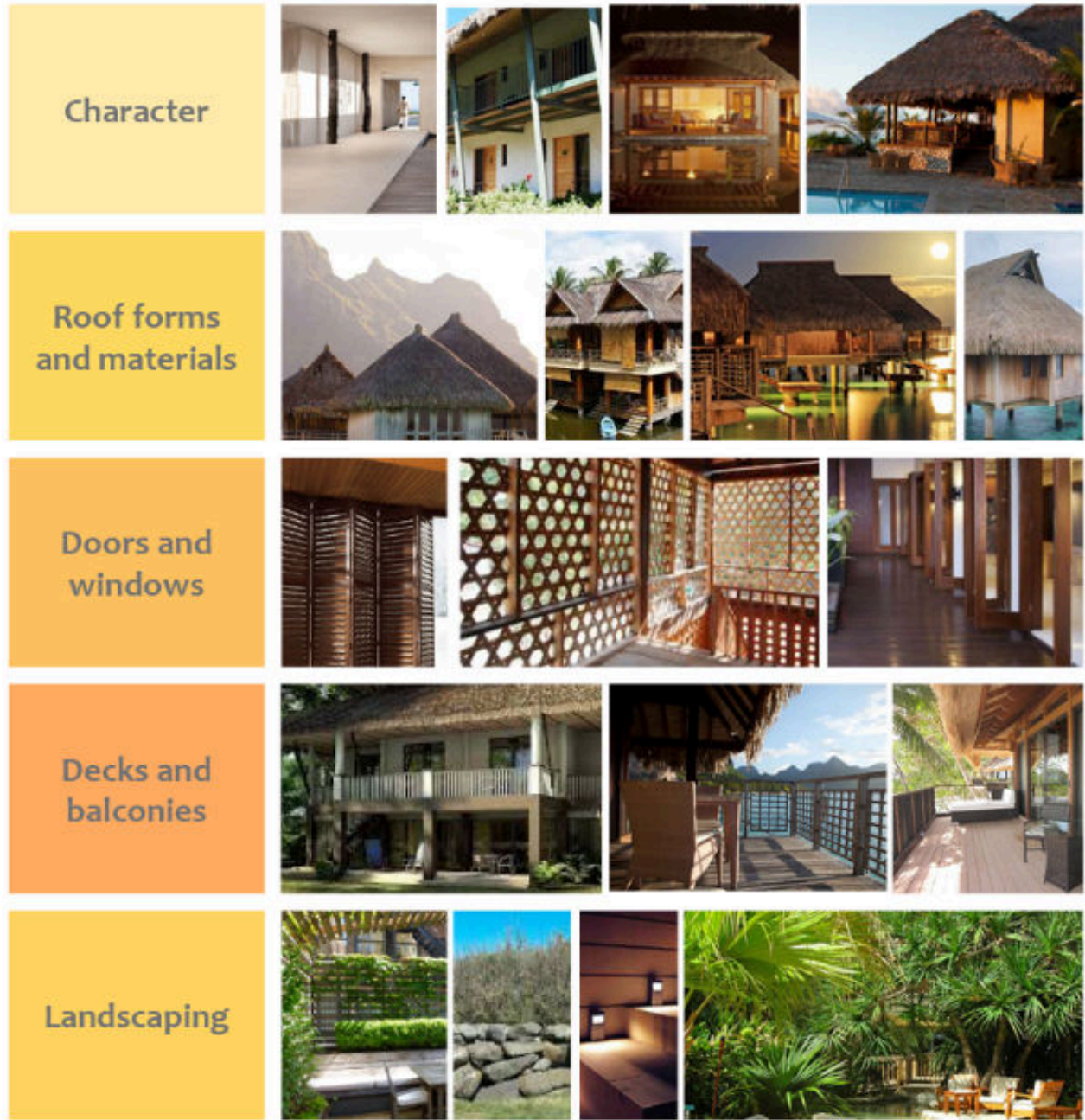


Design Guidelines for Lio Phase 3B | Overview



Item	Specifications
Signage	Allowed within the Lot but shall be governed by the requirements of the Design Guidelines and shall be subject to the review and approval by the Declarant
Environmental Management	Lot Owner shall give importance to environmental management and preservation in accordance with the guidelines
Parking	<ul style="list-style-type: none"> • All parking for either vehicles or boats and other watercraft shall be within the Lot at all times. • No on-street parking shall be allowed. • Enclosed or roofed parking shall not encroach into the minimum Setback Areas. Tent structures are prohibited. • All parking within buildings shall be screened with architectural elements or vegetation so vehicles are not visible from the street.
Landscaping	Lot Buyer shall use species of plants endemic to the area
Utilities	Facilities such as Antennae, Solar Panels, AC, Water tanks, etc. may be installed within the setback area provided they are screened from view from public areas such as the roadways and parks and open space
Membership in the Estate Federation and Usage fees	All lot buyers shall be a member of the Estate Federation. The federation shall collect usage fees from lot owners at fee still to be determined for the security, upkeep and maintenance of common areas including roads, nature reserves, parks, common amenities etc.
Approval of Building Plans	<ul style="list-style-type: none"> • Building plans shall be submitted to the Estate Design Review Committee at every stage of planning (i.e. concept, schematic, construction drawing) • Building plans for permits application shall be submitted to the Design Review Committee for endorsement to the LGU

Lio Cottages | Design Guidelines



Lio Cottages | Design Intent



Sample 2 BR-Unit Layout



Ground Floor Plan



Loft Plan



Living Room

Pavilion Type



L Type

