



AYALA LAND ESTATES
2020



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A STEADFAST VISION

anchors an unwavering view of tomorrow's promise. It catalyses the imagination and spawns new ideas, propelling action.

Ayala Land consistently sets its sights beyond the horizon. Conscientiously laying coordinates for growth that trace the landscapes of tomorrow.





For over 80 years, a dynamic trajectory sustains our cumulative experience, enhancing our capacity to initiate growth strategies with rigour and accuracy—a solid ground to address the challenges of today as we realize the promise of tomorrow.

Our continuing promise of sustainable and responsible property development, our commitment to nationbuilding and ensuring long-term value to our stakeholders is forged in our vision of *enhancing land and enriching lives, for more people.*

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Investing with Ayala Land Now

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Ayala Land is the largest and most trusted property developer in the Philippines, masterplanning sustainable mixed-use estates into centers of economic growth where steady upward trajectory and value appreciation over time, expands potential for business and investment.

17% CAGR

240
has

BGC
Bonifacio Global City

633%
growth since 2008

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Ayala Land is the largest and most trusted property developer in the Philippines, masterplanning sustainable mixed-use estates into centers of economic growth where steady upward trajectory and value appreciation over time, expands potential for business and investment.

14% CAGR

950 has

Makati
Central Business District

BGC
240 has
17% CAGR
633% growth since 2003

326%
growth since 2008

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Ayala Land is the largest and most trusted property developer in the Philippines, masterplanning sustainable mixed-use estates into centers of economic growth where steady upward trajectory and value appreciation over time, expands potential for business and investment.

16% CAGR

725 has

VERMOSA

BGC
240 has
17% CAGR
633% growth since 2003

Makati CBD
950 has
14% CAGR
326% growth since 1994

82%
growth since 2016

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Investing with Ayala Land Now

VERMOSA

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A Nationwide Presence

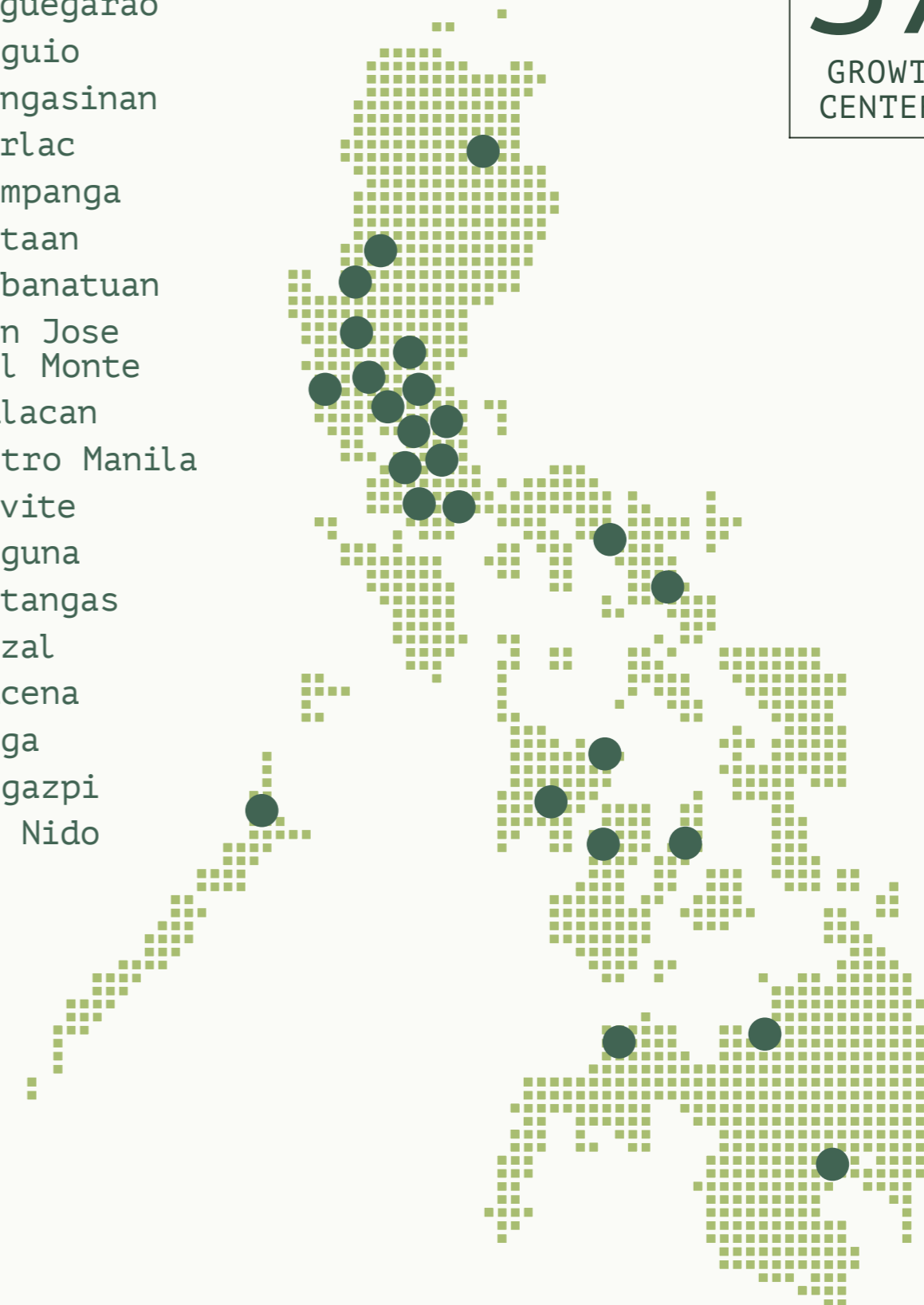
With a strategic land bank of **12,192 Hectares**, Ayala Land elevates the quality of life and investments within **57 Growth Centers** and **29 Estates** across the country. Building landscapes from the ground up, unfolding dynamic communities where residential, retail, office, institutional, and commercial properties open up opportunities for progress in lifestyle and business.

LUZON

- Tuguegarao
- Baguio
- Pangasinan
- Tarlac
- Pampanga
- Bataan
- Cabanatuan
- San Jose del Monte
- Bulacan
- Metro Manila
- Cavite
- Laguna
- Batangas
- Rizal
- Lucena
- Naga
- Legazpi
- El Nido

57
GROWTH CENTERS

29
ESTATES



VISAYAS

- Sicogon
- Ilo-ilo
- Bacolod
- Cebu

MINDANAO

- CDO
- Misamis Oriental
- Davao



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ALI VER | 050620



Contemporary Active Living

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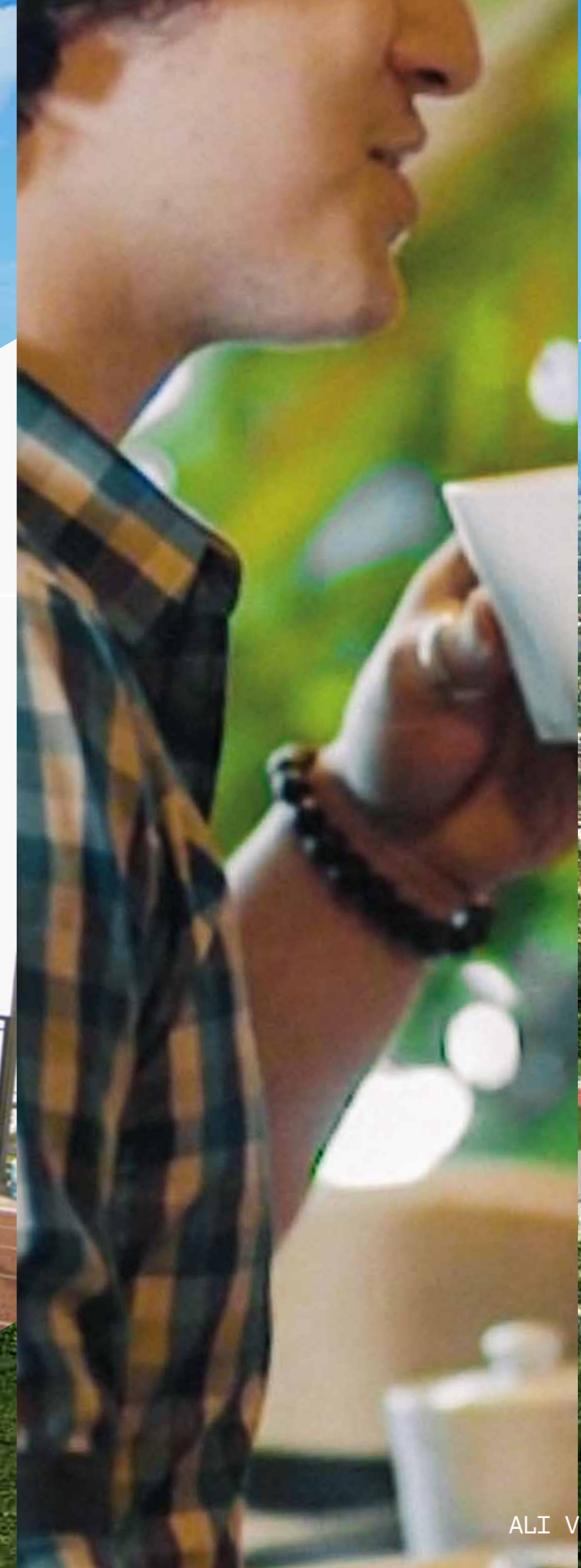
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Contemporary Active Living

VERMOSA is the first of its kind— a community where residential, retail, and corporate spaces are anchored by environments for active pursuits. A 725-hectare mixed-use estate located south of Metro Manila where generous open spaces and parks take up 24% of the entire development, refreshing urban lifestyles.



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Health and Fitness at the Core

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Health and Fitness at the Core

A highlight of the estate, the Ayala Vermosa Sports Hub is an 8-hectare sports and lifestyle complex. Top-of-line fitness and recreational facilities and amenities create a buzzing atmosphere for active and leisure pursuits—an IAAF standard 400m track oval and field, a complete indoor training facility equipped with a sports science laboratory.

Converging Business and Lifestyle

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Converging Business and Lifestyle

A 136-hectare central business district emerges at the heart of the estate where offices, commercial lots, institutions, and other establishments seamlessly interconnect, bringing urban convenience within reach.

Pedestrian-Friendly Communities

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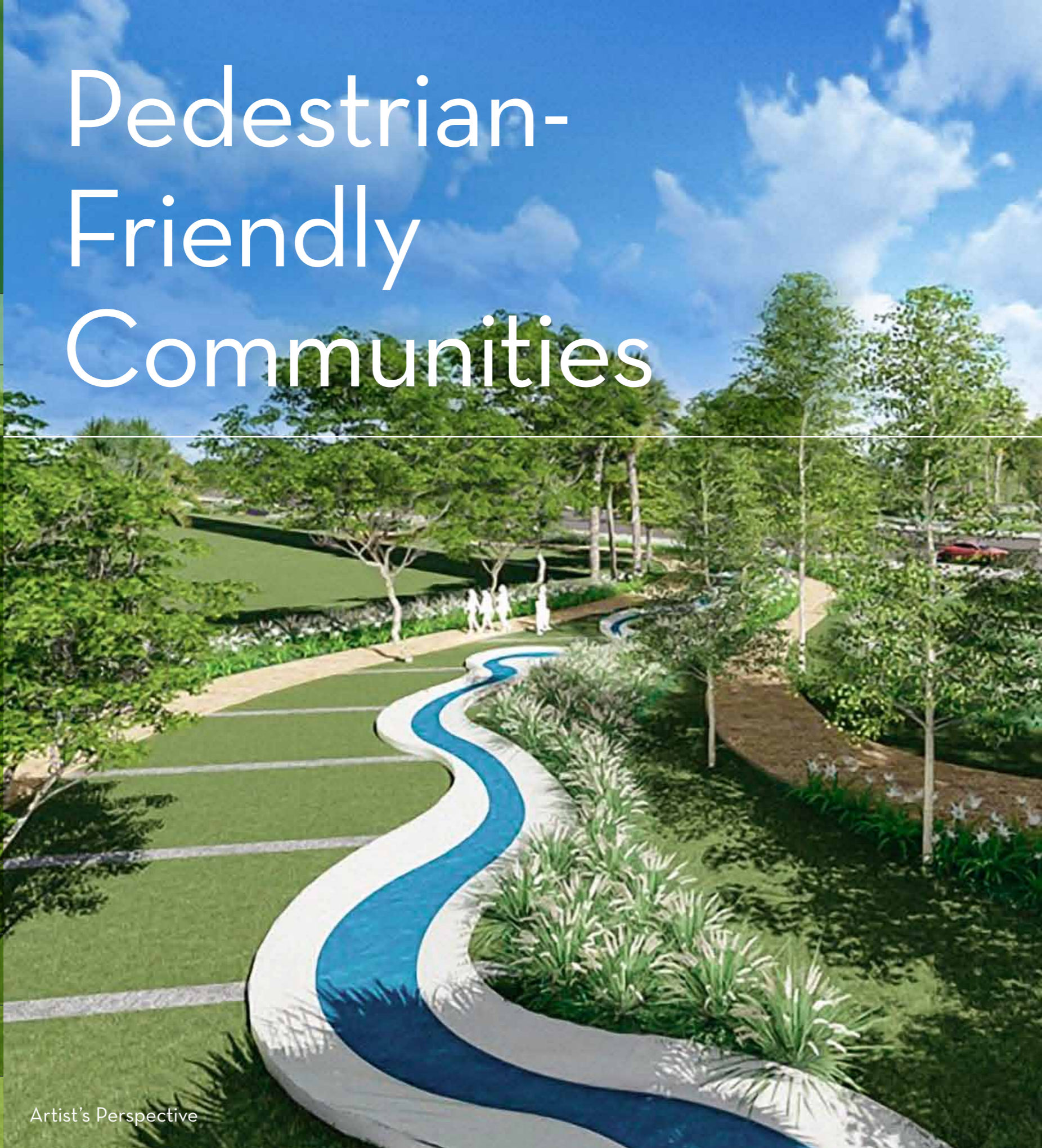
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Pedestrian-Friendly Communities

Refreshing parks and gardens line the Vermosa Greenway's 14-km stretch extending from north to south of VERMOSA, where dedicated footpaths and bike lanes ensure health and well-being, as well as safe mobility throughout the estate. Residential communities also feature vast green environments where families flourish.

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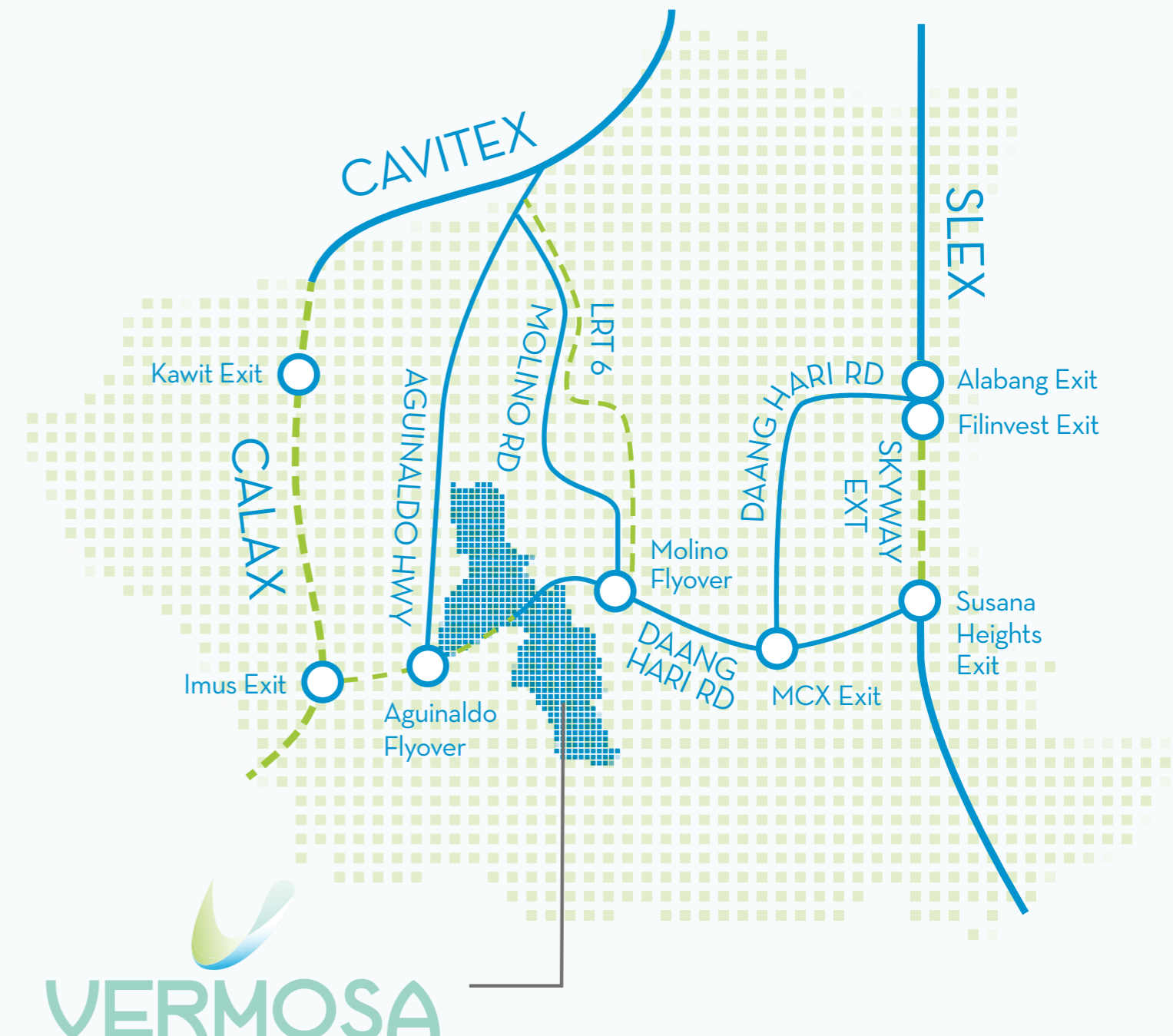
PRICE LIST



LOCATION

Accessibility

VERMOSA is situated along Daang Hari Road within Cavite's main centers of growth, Dasmariñas and Imus City. The estate is easily accessible via major road networks MCX, SLEX, and CAVITEX, with future connections through CALAX, a Skyway Extension, and the LRT-6.



- - - FUTURE INFRASTRUCTURE
- EXISTING INFRASTRUCTURE
- LRT
- CALAX
- Skyway Ext
- SLEX
- MCX
- CAVITEX

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MUNTINLUPA CAVITE EXPRESSWAY (MCX)
 Makati - SLEX - MCX Road - Daang Hari - Vermosa
 7km away from MCX Exit

CAVITE LAGUNA EXPRESSWAY (CALAX)
 5km away from the 2nd Exit from Cavite
 10 mins away from Kawit, Dasmariñas, and Santa Rosa

TRAVEL TIME
 NAIA TO VERMOSA
 40 mins

ALABANG TO VERMOSA
 25 mins

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Imus City boasts of a thriving population and vibrant commercial, industrial & IT zones, making it one of the most competitive cities in the country.

A dynamic workforce and industrial and technological infrastructure places Imus City on the map as one of the CALABARZON region's economic powerhouses where its contributions to overall national growth places it 3rd in the country, 3 years in a row.

IT Parks/Centers

- Lumina Point
- Suntech iPark
- Cavite BPO Project
- FRC Supermall Imus

Educational Institutions

- | | |
|---|--|
| <ul style="list-style-type: none"> Cavite State University De La Salle Zobel Santiago School Imus Institute International Electronics and Technical Institute, Inc., Imus | <ul style="list-style-type: none"> Montessori Professional College Southdale International School of Science Southern Philippines Institute of Science & Technology |
|---|--|

Medical Institutions

- | | |
|---|--|
| <ul style="list-style-type: none"> City of Imus Doctors Hospital Imus Family Hospital Medical Center Imus Ospital ng Imus | <ul style="list-style-type: none"> Our Lady of the Pillar Medical Center Paredes Medical Center and Hospital South Imus Specialist Hospital |
|---|--|

Industrial Parks and Manufacturing Companies

- Imus Informal Industrial Estate
- Anabu Hills Industrial Estate
- EMI Special Economic Zone

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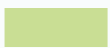




Commercial
Lots

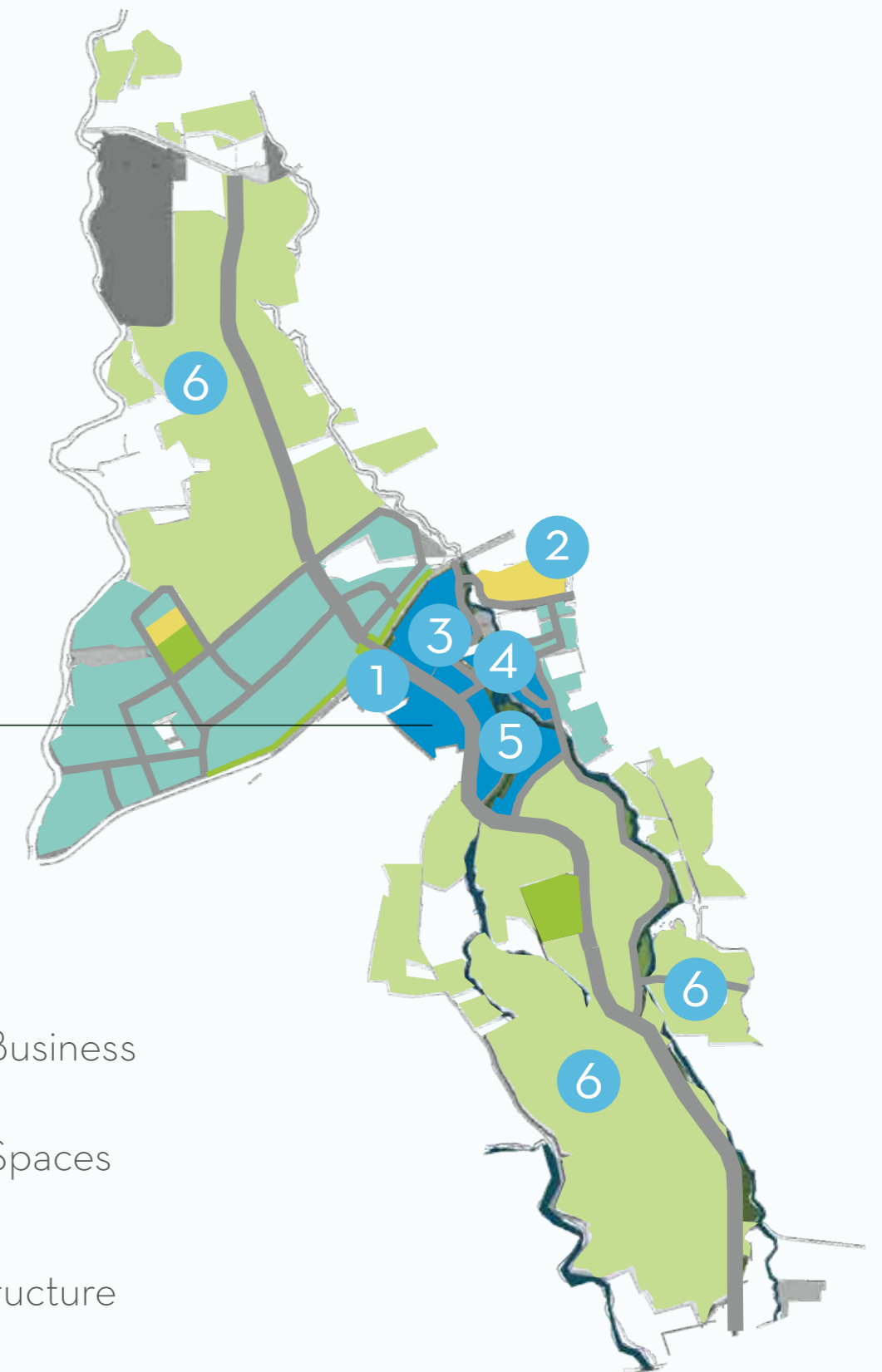
PRICE LIST

VERMOSA is a **725-hectare** Ayala Land mixed-use estate, the first to highlight settings for active pursuits integrated with parks and open spaces, residential communities, institutions, retail, and commercial districts.

- 1 VERMOSA MIDTOWN
- 2 DE LA SALLE ZOBEL
VERMOSA CAMPUS
- 3 AYALA MALLS VERMOSA
- 4 CHURCH
- 5 COMMERCIAL LOTS
- 6 RESIDENTIAL
COMMUNITIES
Ayala Land Premier
Alveo
Avida
Amaia

VERMOSA
MIDTOWN

-  Residential
-  Commercial Business Districts
-  Parks/Open Spaces
-  Institutions
-  Estate Infrastructure



VERMOSA Masterplan is subject to change

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PRICE LIST

400
HAS Residential
from North to South

900
DLSZ Students
as of 2020

3.7 M
sqm
Total Built-up Area GFA

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PRICE LIST

400
HAS Residential
from North to South

900
DLSZ Students
as of 2020

3.7 M
sqm
Total Built-up Area GFA

Ayala Vermosa Sports Hub

50m
Olympic Pool

400m
Track

Oval

Sante Fitness Lab

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PRICE LIST

400
HAS Residential
from North to South

36,000
Ayala Malls
Vermosa GLA

100,000
Proj. Daily
Foot Traffic

900
DLSZ Students
as of 2020

3.7 M
sqm
Total Built-up Area GFA

500
Church Seats

Ayala Vermosa
Sports Hub

50m
Olympic Pool

400m
Track

Oval

Sante Fitness Lab

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400
HAS Residential
from North to South

36,000
Ayala Malls
Vermosa GLA

100,000
Proj. Daily
Foot Traffic

900
DLSZ Students
as of 2020

3.7 M
sqm
Total Built-up Area GFA

500k*
Workers

Ayala Vermosa
Sports Hub

50m
Olympic Pool

400m
Track

Oval

Sante Fitness Lab

500
Church Seats

30k*
Residents

* Projected population upon full build up

Continuous activity and traffic in the estate, bolstered by the economic vitality of the region increases land value and investment potential in VERMOSA.

Value Appreciation*

COMMERCIAL LOTS

from
P55,000/sqm
to
P100,000/sqm

82%
LAND VALUE
APPRECIATION

* Over 5 years

RESIDENTIAL LOTS

from
P30,000/sqm
to
P51,000/sqm

70%
LAND VALUE
APPRECIATION

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PEDESTRIAN-CENTRIC DESIGN

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Vermosa Greenway*

14 km
Ave. 10 m wide

PEDESTRIAN LANE
17 km long
2.5 m wide

BIKE LANE
17 km long
1.5 m wide

* Size and distances are based on current plans and are subject to change

Artist's Perspective

A DYNAMIC LEARNING ATMOSPHERE

Dela Salle Zobel
Vermosa Campus

OPENED JUNE 2017

ENROLLEES
1,000 Students
(Junior High & Senior High)

PROJECTED
4,500 Students by 2023

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LEADING EDGE SPORTS FACILITIES

Ayala Vermosa Sports Hub

EXISTING FACILITIES

Sports Hub
Visitors Center
Sante Fitness Lab

Athletes' Lounge

Aquatics Center
Lap Pool
Warm-up Pool

Athletics Stadium
Track Oval
Football Field



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Top-of-line fitness, training, and recreational amenities

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PRICE LIST

VIBRANT RETAIL SETTINGS

Ayala Malls Vermosa

GLA
approx 36,000 sqm

MERCHANT MIX

- Supermarket
- Department Store
- Dining
- Active lifestyle
- Specialty retail
- Cinema
- IT & Services

* Merchant mix is subject to change

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Lifestyle environments
complemented by areas
for active pursuits



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A spacious place of worship
with 500-person seating capacity



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Efficient access to mass transport
with a dedicated PUV terminal



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Converging Opportunities, Expanding Growth

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Vermosa Midtown is the central business district south of the estate where anchor retail, residential, institutional, and recreational developments are situated. 4 phases of commercial lots place business and enterprise at a strategic location at the heart of the action, complemented by 11 hectares of open space and connection to the Vermosa Greenway, linking experiences seamlessly.

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PRICE LIST

Spanning 71 hectares, Vermosa Midtown is the estate's center of vitality where commercial environments place business at a vibrant atmosphere for enterprise.

EXISTING/OPERATIONAL

- 1 Motocross Track
- 2 De La Salle Zobel Vermosa Campus
- 3 Ayala Vermosa Sports Hub
- 4 Transient Retail

UPCOMING DEVELOPMENTS

- 5 Ayala Malls Vermosa
- 6 Transport Terminal
- 7 Church
- 8 Commercial Lots



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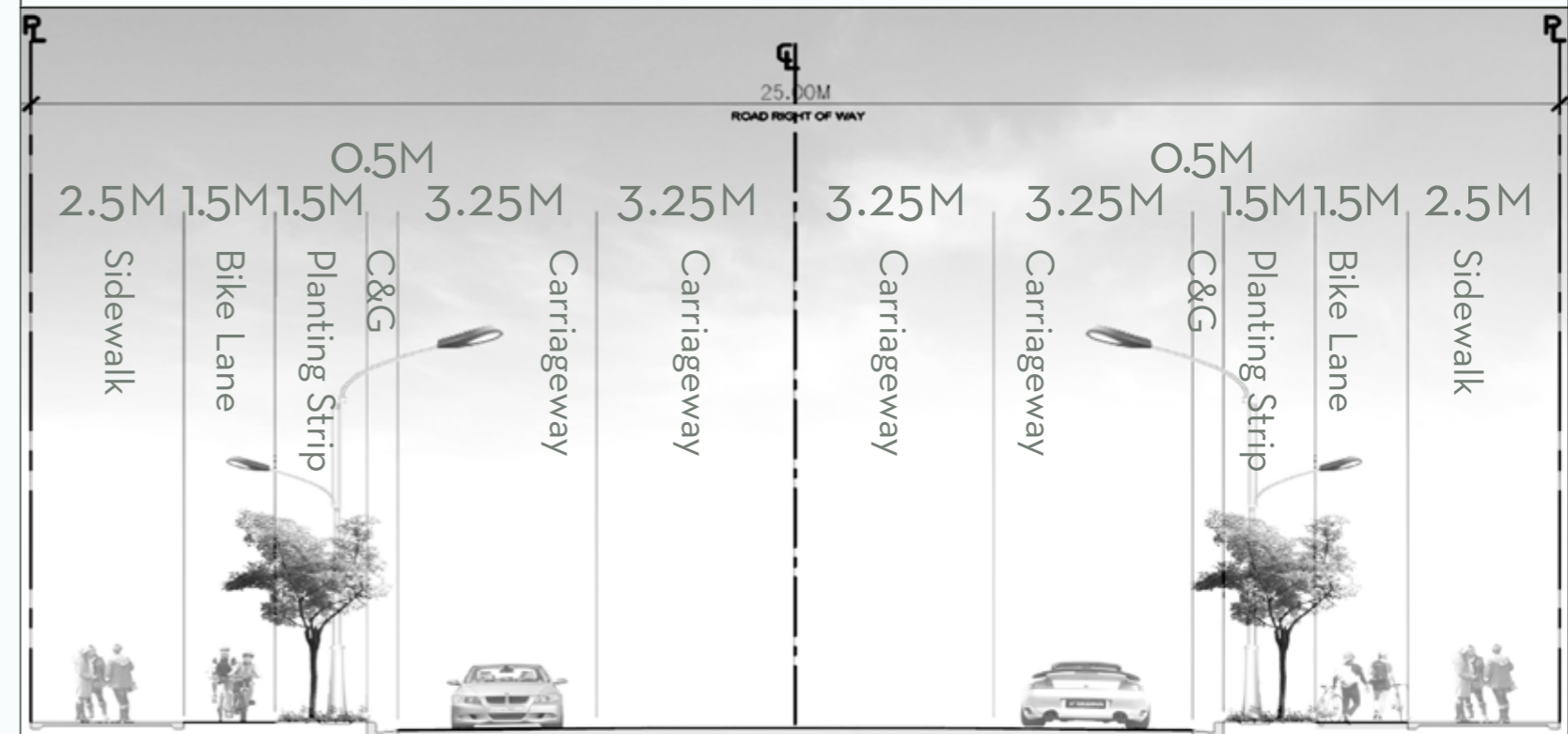
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25M_{RROW}



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VERMOSA	Permitted Uses			
Location		Office	Industrial Plant	
Masterplan		Training/Conference Facilities/ Studio/Workshops	Factory and Machine Shop	
VERMOSA in Numbers		Hotel	Funeral Parlor	
Value Appreciation		Residential/Condominium/ Dormitory/Apartment	Lumber Yard	
Estate Updates		Educational Institutions	Junkshop	
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Infrastructure		Retail		
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Commercial Lots				
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PHASE 2		
LOT	AREA (SQM)	FAR
1	3,877	4
2	2,741	4
4	3,683	4
5	3,322	4
7	2,995	4
8	2,456	4
9	2,497	4
12	2,195	4
17	2,464	4

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Key Design Standard
& Guidelines

FAR: 4

Height Limit
Maximum 50m
(equivalent to ~15 floors)

Setbacks
5m along Spine Road
(Vermosa Boulevard)
3m minimum on other sides
Setback along spine road
shall be utilized as landscape
easement; 50% of which
should be softscape.

Curb Cut
No curb cut allowed along Spine Road.
All curb cuts within the inner loop road.

Parking
100% of required parking should
be located within the site.

Number Of Structures
Construction of 2 buildings
allowed on 1 lot

Development/Construction Period
No timelines for construction.

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TOTAL LAND AREA 93,561 sqm
Parks and Open Space 20,918 sqm

PHASE 2

LOT	LOT TYPE	AREA (SQM)	STATUS
1	Greenway	3,877	Available
2	Greenway	2,741	Available
4	Boulevard	3,683	Available
5	Boulevard	3,322	Available
7	Greenway	2,995	Available
8	Greenway	2,456	Available
9	Greenway	2,497	Available
12	Greenway	2,195	Available
17	Greenway	2,464	Available

PRICE LIST

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AYALA LAND

VERMOSA

PRICE LIST



- Boulevard Lot
- Greenway Lot

PHASE 2

LOT TYPE	LOT NO.	AREA (SQM)	PRICE/SQM (VAT Exclusive)	TOTAL CONTRACT PRICE
Greenway	1	3,877	95,000	368,315,000
Greenway	2	2,741	95,000	260,395,000
Boulevard	4	2,683	105,000	386,715,000
Boulevard	5	3,322	105,000	348,810,000
Greenway	7	2,995	95,000	284,525,000
Greenway	8	2,456	95,000	233,320,000
Greenway	9	2,497	95,000	237,215,000
Greenway	12	2,195	101,000	221,695,000
Greenway	17	2,464	101,000	248,864,000



An Ayala Land Estate

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 VermosaPH

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Vermosa Phase 1 & Phase 2
HLURB LTS No. Phase 1: 32071;
Phase 2: 33876

Brgy. Pasong Buaya I, Imus City, Cavite
Launch Date: Phase 1: December 19, 2016;
Phase 2: August 1, 2018 | Project Owner
& Developer: Ayala Land Estates Inc.