

Investor's Guide To The Philippines



“ The Philippines is a great destination and an ideal place to retire. The locals are, by and large, an exceptionally friendly and helpful bunch.

On top of this, transport is cheap, the food is good and shopping a delight...and English is widely spoken!”

*The Lonely Planet
Travel Guidebook 2004*

Why the Philippines ?



Strategic Location

- The Philippines is situated in the heart of the Asia-Pacific Region which is the fastest growing region in the world.
- Its proximity to 10 major cities in Asia makes the flow of trade and investments convenient.

A progressive government working hand-in-hand with a pro-active private business sector

- Recently-concluded elections in May 2004 showed the commitment of the Filipino people to continue with economic, political, social, as well as moral reforms in preparation for its most-awaited uptrend in economy.
- Various programs are in place to upgrade infrastructure, development of resources, and improve business environment to encourage influx of investors.
- Establishment of first-class business parks and investor-friendly office buildings fully-wired and fitted out for efficient move-in.

Why the Philippines ?



- The Philippines is now one of two major call centers and technology hubs for major companies of the world
- Growth rate of 4.8% in 2003 and projected growth of 5% in 2004.

A Haven of Highly-Skilled Human Resources

- Two official languages are spoken : Filipino and English
- The language of business, education and government is English
- Literacy rate is about 95%
- Availability of a large pool of high quality manpower at all levels readily available and at competitive costs

FOREX Rate has increased the purchasing power of US dollar based earners by more than 125%

Why the Philippines ?



“ If you believe that most important living environment and travel experience is to learn about the people, make friends, and be with great company, then the Philippines is your country...

Yahoo Travel

Why the Philippines ?



Friendly People

- Filipinos are widely famous for its “bayanihan” or spirit of camaraderie. This communal trait holds them together in good times and bad, and they extend it to visitors as well. Filipinos are also known as friendly, festive people who smile readily, adore music and love to welcome visitors with their famous brand of hospitality .

Ideal climate. Exciting Place to Live, Work and Play

- The Philippines is a rich tropical archipelago that offers a mixture of the old and new, a diversity of art and culture. It is blessed with abundant natural and historic wonders - dramatic waterfalls, beautiful beaches, ancient rice terraces, hills that resemble chocolate drops, reefs teeming with aquatic life and landmark structures.

Its capital city and principal port is Manila. It is a modern metropolis that has its own share of attractions to suit every interest.

Why invest in Real Estate in the Philippines?



“The Philippines stands out as an improving nation. The Administration’s economic blueprint is commendable and is expected to bring renewed heights of confidence and growth.”

New Millennium Investments

“We are bullish in the prospects for the Philippine residential real estate sector. It is poised to bounce back in a very big way.”

CNN International

Why invest in Real Estate in the Philippines?



- US\$ has a higher investing value because of its 125% increase vis-à-vis the Philippine Peso.
- Property developments are designed using international concepts and standards.
- Strategically-located developments near CBD's in urban cities, schools, malls, churches, and hospitals.
- Due to the effects of the 1997 Asian economic downturn, prices are very affordable and the payment options and/or financing terms more flexible.
- Philippine property appreciates at an average of 10% per year, which is higher than 3 to 6% US properties get. This translates to a higher ROI.
- Possibility of tax breaks if the property purchased is registered as his principal home if there is none registered yet in the US or as a second home.
- The slump in real estate in the last 7 years has resulted to a dramatic reduction in the supply of new real estate projects. However, demand for housing units has continued to rise because of the growing population of the Philippines. Thus, real estate projects that will come onstream in the next few years are guaranteed a steady stream of interested buyers and tenants.

Why invest in Real Estate in the Philippines?



- Housing is always a rewarding investment as it gives one a sense of pride and ownership
- After a 7-year downturn, the Asian market that includes the Philippines is expected to recover and outperform other markets.
- Consumer incomes are rising, unemployment is falling and interest rates are modest.
- Prices in Metro Manila are inexpensive compared to other major cities around the world.
- Property is a good hedge against inflation
- Rental income from property is a stable source of income, and while it may fluctuate, is highly unlikely to vanish altogether, unlike stocks.
- Real estate always has a residual value. Although prices can certainly fall as well as rise, property values will never fall to zero unlike shares or hedge funds.
- Property is a kind of hybrid asset with the capital appreciation of a stock but the income producing capacity of a bond.

Why invest in Real Estate in the Philippines?



- Real estate in prime locations is always an excellent collateral security against loans, and allows financing to be secured anytime.
- Units in projects are being sold pre-development generally appreciate in value when the project is finished.
- Units in projects that are near malls and other high traffic areas are easy to rent out
- Buying real estate on installment basis is like buying a pre-need plan. Paying for it in installment for a future need.
- The demand for housing of all types is greater than supply. The backlog for housing is about 4 million units.

Why The Century Properties Group?



“We at HLURB have known the Century Properties – Meridien Development Group for many years. In fact, they are one of the most reliable developers who deliver their projects as promised.”

*Chairman Commissioner Romulo Fabul
Housing & Land Use Regulatory Board*

Why The Century Properties Group?



- Century Properties-Meridien Development Group Inc. is the largest privately owned real estate corporation in the country.
- Century has remained a major player and one of the more reputable and trusted real estate companies in the country whose projects remain significant despite economic challenges.
- Two decades of excellent and proven track record covering project conceptualization, development, project management, sales and marketing, property management, and after-sales service.
- First-class development at cost-efficient prices and flexible payment terms.
- Projects are strategically-located near schools, hospitals, churches, and major malls and are accessible to public transport.
- The building features, amenities and individual unit designs are well-planned and conveniently-sized.
- Professional property management, re-sale and leasing services available.

Why The Century Properties Group?



- Currently, we have four projects under construction and all have been well received.
- Our Bel-Air Soho residential boutique development in Makati was sold in 6 months!
- The take up rate of our Soho Central in Ortigas is impressive with over 300 units pre-sold.
- Our breakthrough residential condominium in Fort Bonifacio called South of Market or Soma is promising with over 50% inventory of tower 1 snapped up in 3 months.
- CCC's first horizontal project Canyon Ranch in Cavite is also fast taking solid ground and is expected to peak sales December 2004 in time for the opening of its model homes.
- It is with no doubt that Century Communities global expertise and innovative leadership takes solid ground in providing the perfect home for the Filipino family.

Century Properties Group : A History of Excellence in Philippine Real Estate



CENTURY PROPERTIES GROUP is the recognized leader in real estate marketing, management and development in the Philippines. Considered the largest private real estate company in the country, the company was founded in 1986 by **Jose E. B. Antonio**, for the purpose of developing, marketing and managing high-quality commercial and residential properties.

Always prepared to meet the challenges of the marketplace, the **CENTURY PROPERTIES GROUP** has developed, marketed and managed a formidable number of first-class developments in partnership with Meridien Development Group, Inc. (MDGI) in the three major central business districts in Metro Manila namely: Ortigas Center, Makati City and Fort Bonifacio, Global City.



Completed Projects



Essensa East Forbes
(voted by Asiaweek as the best residential building in the Philippines)
Type: Residential
Location: Fort Bonifacio, Global City



West of Ayala
Type: Residential/ Office
Location: Sen. Gil Puyat Ave., Makati City



Oxford Suites
Type: Residential/ Hotel
Location: P. Burgos St., Makati City



Medical Plaza Ortigas
Type: Clinics/ Residential
Location: San Miguel Ave., Pasig City



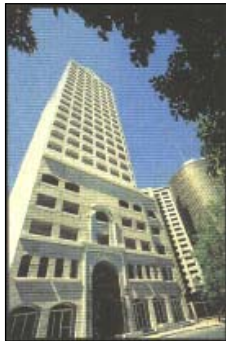
Medical Plaza Makati
Type: Clinics/ Residential
Location: Amorsolo St, Legaspi Village., Makati City



One Magnificent Mile
Type: Office
Location: San Miguel, Ave., Ortigas Center, Pasig City



Pacific Place
Type: Residential/ Office
Location: Pearl Drive, Ortigas Center, Pasig City



Le Domaine
Type: Residential/ Office
Location: Dela Costa St., Salcedo Village, Makati City



Le Metropole
Type: Residential/ Office
Location: Dela Costa St., Salcedo Village, Makati City



Le Triomphe
Type: Residential/ Office
Location: Dela Costa St., Salcedo Village, Makati City



Le Grand
Type: Residential/ Office
Location: Valero St., Salcedo Village, Makati City



La Maison Rada
Type: Residential/ Office
Location: Valero St., Salcedo Village, Makati City

Ongoing Projects

Because of its continued success in providing first-class properties, the **Century Properties Group** recently embarked on new property developments with its partner, MDGI, as well as other joint-ventures with the Greenfield Development, and the Manila Jockey Club, Inc. These are:



The Bel-Air Soho

Type: Residential Boutique
Location: Polaris St.,
Makati City



Soho Central

Type: Residential-Transportation-oriented Development / mixed use
Location: Shaw Blvd.,
Mandaluyong City



South of Market

Type: Residential/ Fully-fitted & furnished corner units
Location: Fort Bonifacio,
Global City



***One McKinley Place**

Type: Residential
Location: Fort Bonifacio,
Global City

* Marketing of Export & Industry Bank units only



Canyon Ranch

Type: Single-detached first class Subdivision
Location: San Lázaro Leisure Park,
Carmona, Cavite

Century Properties Management, Inc.

CPMI is the largest property management company in the Philippines.

A major affiliate of the Century Properties Group is **Century Properties Management, Inc. (CPMI)**, a company hailed as the first independent and local property management company to introduce international standards to the Philippine property market. CPMI prides itself of being awarded 18 safety and security distinctions for the Safety Organization of the Philippines. With an impressive list of 41 buildings in its roster of clients covering a total gross floor area of about 1,750,000 sq. m. A few of these properties include:



Pacific Star Building

Type: Office
Location: Sen. Gil Puyat Ave., Makati City



BPI Buendia Center

Type: Office
Location: Sen. Gil Puyat Ave., Makati City



Alexandra Condominium

Type: Residential
Location: Pasig City



Essensa East Forbes

Type: Residential
Location: Fort Bonifacio, Global City



Export Industry Bank

Type: Office
Location: Exportbank Drive, Makati City

*Properties managed by CPMI but not shown above include:

Name	Type	Location
Valencia Hills	Residential	Quezon City
Innove Plaza	Office	Cebu City
UCPB Head Office	Office	Makati City
1322 Golden Empire Tower	Residential	Manila City
Pioneer Highlands	Mixed-Use Bldg.	Mandaluyong City
Paragon Plaza	Mixed-Use Bldg.	Mandaluyong City