



ROCKWELL LAND

INVESTING
in the
PHILIPPINES

REALIZING VISIONS BEYOND ORDINARY



AN OVERVIEW OF THE PHILIPPINES



The Philippines consists of 7,107 islands that are divided into three main geographical locations namely: Luzon, Visayas, and Mindanao covering a total of 300,000 square meters, with a population of over 100 million residing in it. Known for its richness in natural resources, the beauty of its islands have captured a growing number of tourists around the world.

Sources : Philippine National Statistics Office, United Nations World Population Prospects

INVESTING IN THE PHILIPPINES

Philippine economic indicators remain stable



GDP
6.4%
(2Q 2017)



OFW REMITTANCES
\$16.1B
(July 2017)



INFLATION RATE
3.1%
(July 2017)



TOURIST ARRIVALS
2.8M
(May 2017)



INFRASTRUCTURE SPENDING
\$30B
(2016-2022)



FDIs
\$3.6B
(June 2017)

Sources: Asian Development Bank, NEDA, Bangko Sentral ng Pilipinas, Department of Tourism, Trading Economics

GDP GROWTH

The Philippines remains the 2nd fastest growing economy in South East Asia

COUNTRIES GDP GROWTH 2Q 2017

China	6.9%
PHILIPPINES	6.4%
India	6.1%
Malaysia	5.6%
Vietnam	5.1%
Indonesia	5.0%
Thailand	3.3%

Source: Colliers International 2Q 2017 Property Market Report

Manila ranks 3rd in Asia Pacific City Investment Prospects 2017

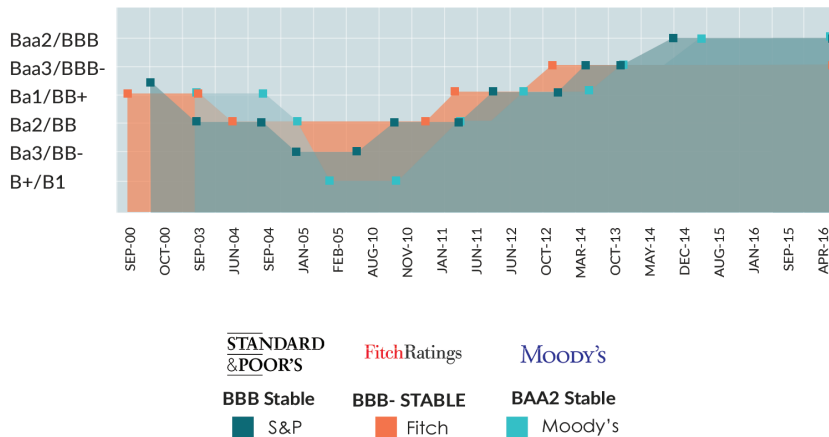
GENERALLY POOR FAIR GENERALLY GOOD

1	Bangalore	4.08
2	Mumbai	3.71
3	Manila	3.68
4	Ho Chi Minh City	3.61
5	Shenzhen	3.45
6	Shanghai	3.41
7	Jakarta	3.38
8	Bangkok	3.36
9	Sydney	3.35
10	Guangzhou	3.34
11	Beijing	3.31
12	Tokyo	3.28
13	New Delhi	3.26
14	Auckland	3.24
15	Osaka	3.23
16	Melbourne	3.22
17	Seoul	3.14
18	Hong Kong	3.00
19	Kuala Lumpur	2.87
20	China-secondary cities	2.85
21	Singapore	2.84
22	Taipei	2.84

Source: Emerging Trends in Real Estate 2017 Asia Pacific Survey

INVESTMENT GRADE

Shows steady ratings in its latest investment upgrade



Sources: S&P, Moody's, Fitch

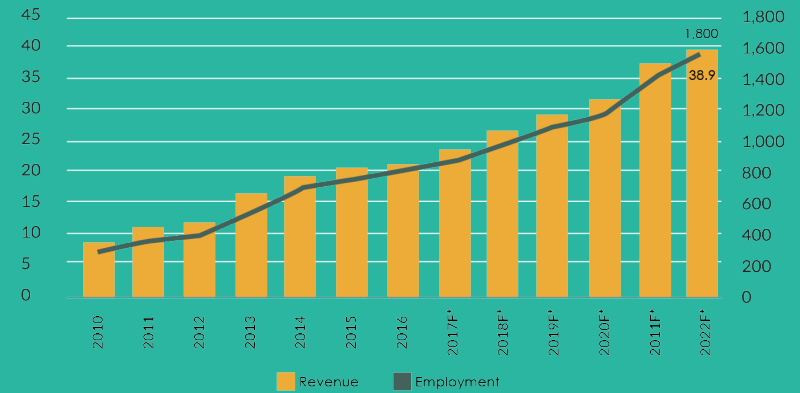
TOP INDUSTRIES

The Philippines is driven by expanding industries nationwide



This is manifested in the continuous growth of the Outsourcing and Offshoring Industry

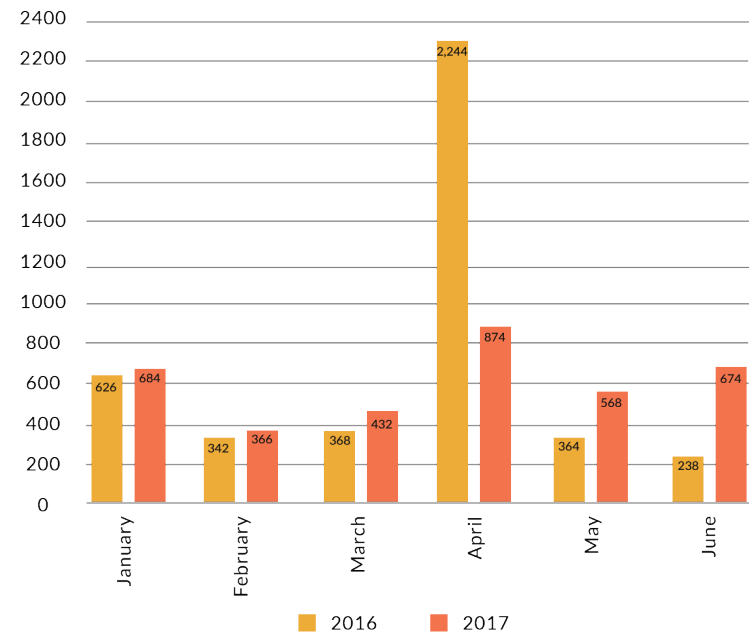
IT-BPM forecasted revenue of US\$ 38.9 billion by 2022 with 1.8M FTEs.



Sources: IBPAP, Roadmap 2022, Frost & Sullivan analysis, IBPAP data for 2010

FOREIGN DIRECT INVESTMENTS

Investors' outlook on the Philippine Economy continues to show confidence with \$3.6B until June 2017



Source: Bangko Sentral ng Pilipinas

STABILITY IN THE REAL ESTATE INDUSTRY

Investment in Real Estate still proves to be more attractive today versus time deposit rates.

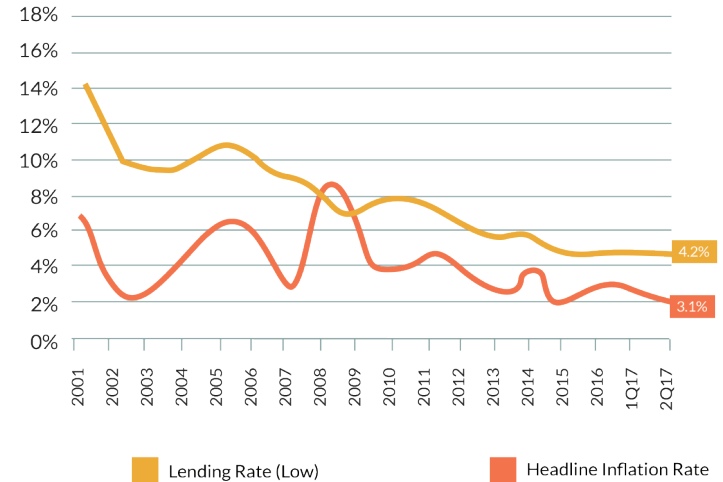
	1997	2008	AUG 2017
Residential			
Condominium Yield	11%	6.8%	*7.03%
INTEREST RATES			
91-Day Treasury Bill	13.1%	5.39%	2.16%
364-Day Treasury Bill	13.6%	6.492%	2.95%
5-Year Treasury Bonds	9.8-11.6%	8.1%	4.0%
10-Year Treasury Bonds	11.75%-12.75%	9%	4.75%
Time Deposit S-T <360 Days	11.2%	4.06%	1.7%
Time Deposit L-T >360 Days	11.4%	3.96%	3.0%
SDA Rate	13.5%	5.99%	0.7%
Bank Lending Rates	16.2%	8.76%	5.7%

*Manila Rental Yields as of Oct 2016

Sources: BSP, PDST, Global Property Guide

AVERAGE RATES

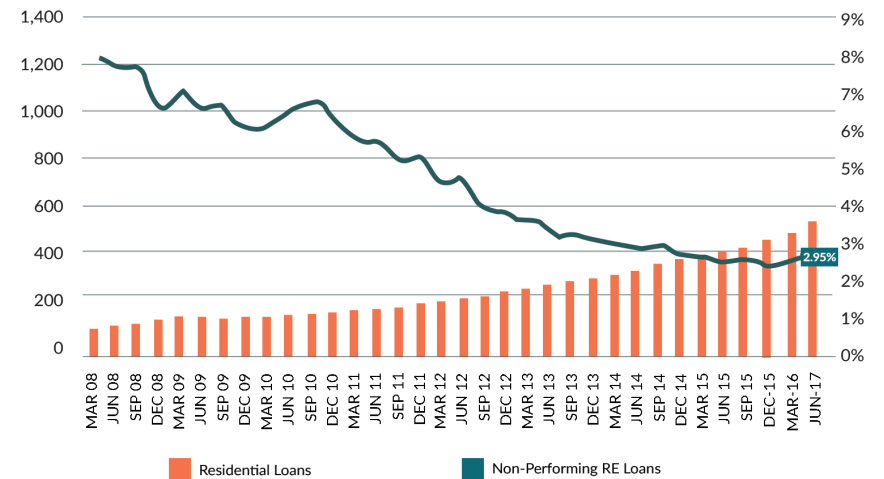
Consumers have more buying power with Lending Rate still higher than Inflation Rate.



Source: Colliers International 2Q 2017 Property Market Report

REAL ESTATE LOANS

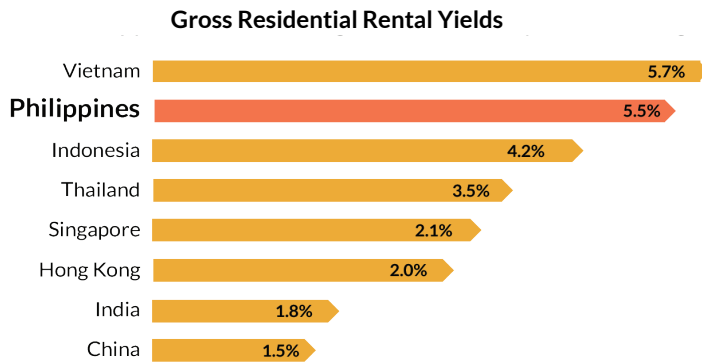
Real estate loans rose to PHP 1.55T with Non-Performing RE Loans of 2.95%.



Source: Bangko Sentral ng Pilipinas

RESIDENTIAL YIELD

The Philippines offers a higher residential yield compared to most countries in the region



Sources: Colliers International 2Q 2017 Property Market Report

Makati Central Business Districts

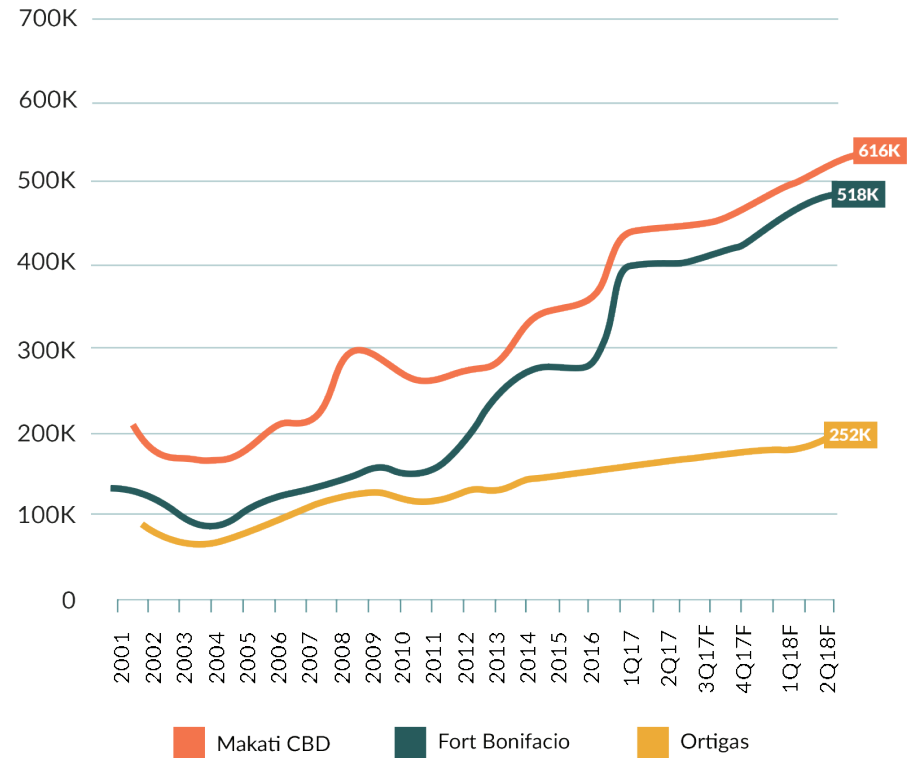
The Makati Central Business District is the seat of corporate power that cultivates a competitive environment for top local and multinational corporations, industry leaders, and start-ups alike.



Rockwell Skyline with the view of CBD

LAND VALUES

Land values in major CBDs continue to increase



LOCATION	YOY
Makati CBD	11.7%
Fort Bonifacio	9.3%
Ortigas Center	12.5%

Sources: Colliers International 2Q 2017 Property Market Report

ROCKWELL LAND

A verdant city within a city



Rockwell Center from Airport:

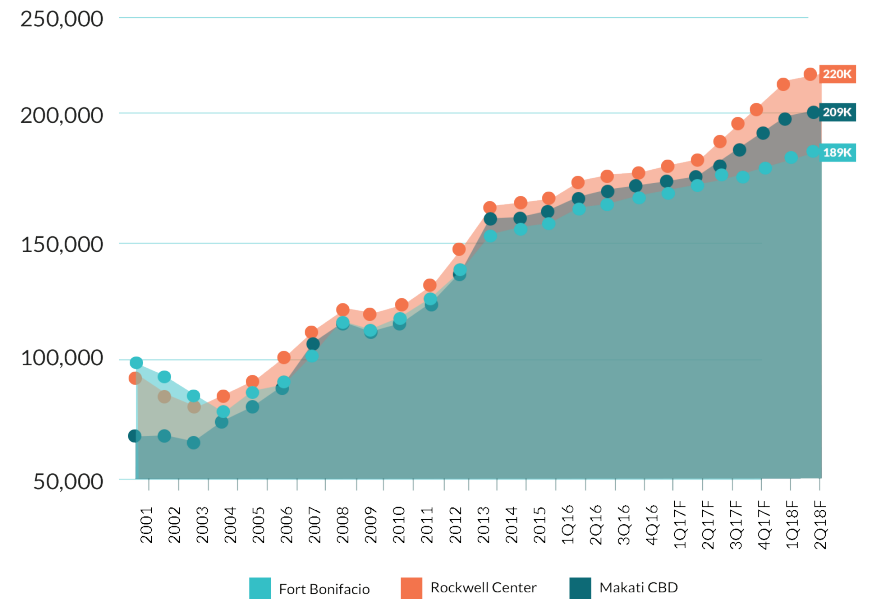
10.6 km away

Rockwell Center from Makati's Central Business District

3.2 km away

CAPITAL VALUES

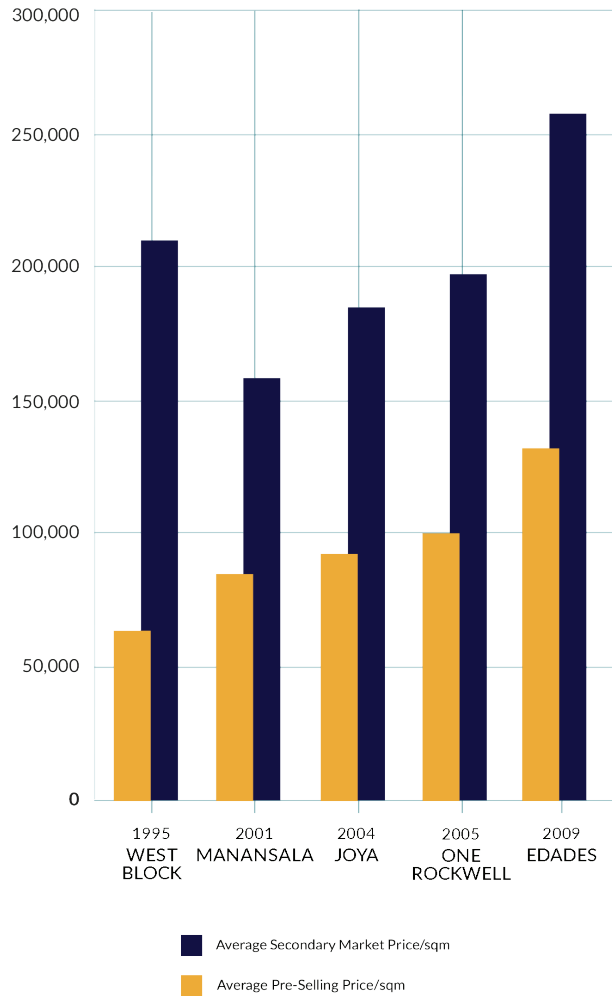
Rockwell Land garners the highest average capital values within the secondary market.



Sources: Colliers International 2Q 2017 Property Market Report

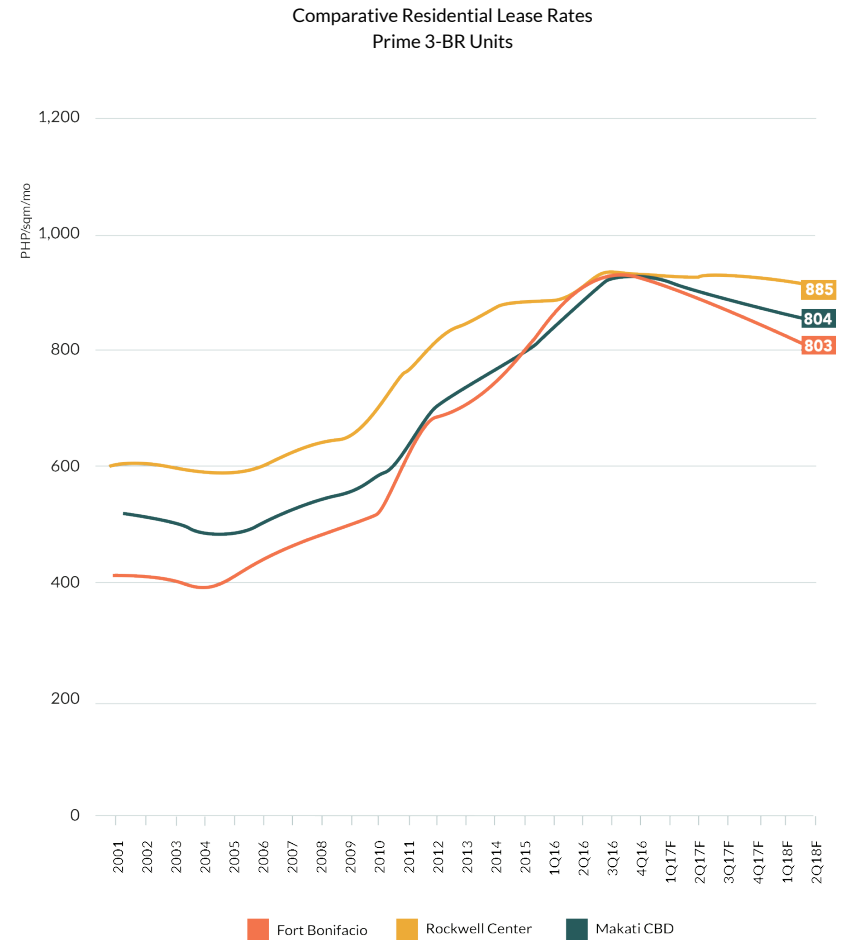
CAPITAL APPRECIATION

Over the years, Rockwell Center Developments have an average escalation rate of 142% based on pre-selling price.



RENTAL RATES

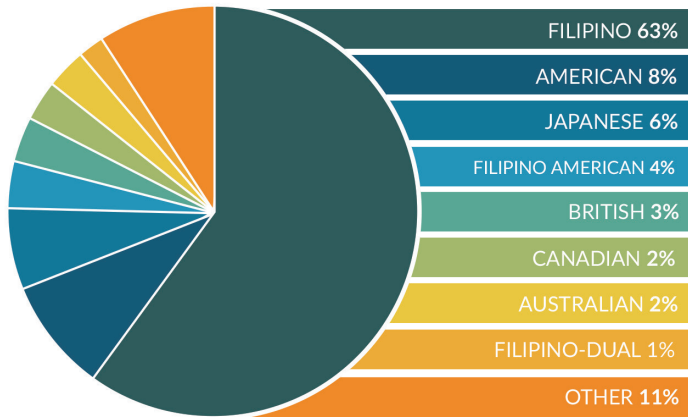
Rockwell Land maintains the highest rental rates



Source: Colliers International 2Q 2017 Property Market Report

ROCKWELL COMMUNITY

The Rockwell Center is home to the growing expat community.



Others:

- | | | |
|----------|---------------|-------------------|
| African | Italian | Singaporean |
| Austrian | Indian | Swiss |
| Belgian | Indonesian | Taiwanese |
| Chinese | Israeli | Thai |
| Danish | Korean | Vietnamese |
| Dutch | Macanese | Filipino-Canadian |
| Finnish | Malaysian | Filipino-Chinese |
| French | New Zealander | Filipino-German |
| German | Pakistani | Filipino-Japanese |
| Greek | Russian | Filipino-Swedish |

Source: Community Survey 2016
Base = 800 (Total number of respondents)

Rockwell is the preferred dwelling place of the premium market

As we satisfied their needs given their topmost considerations:



Location



Security and Safety



Good Investment Value



Developer Reputation



Exclusivity and Privacy

Source: Community Survey 2016
Base = 800 (Total no. of respondents)

THE ROCKWELL CENTER

A “city within a city,” Rockwell Center continuously provides a holistic lifestyle and top-of-the-line experience offering residents and patrons an impeccable environment for their day to day living. Fulfilling the needs of a growing community, the mix of residential, retail and office spaces create a lifestyle embodied in luxury. The residential towers are surrounded by an upscale mall, an elite fitness and wellness club, a prestigious graduate school, stylish retail pockets and a lineup of gastronomic dining options. Everything is a stone’s throw away in this 15.5 hectare master planned community.



Rockwell Skyline with the view of CBD

THE PROSCENIUM AT ROCKWELL



Envisioned by the world-renowned architect Carlos Ott, the Proscenium is a testament to Rockwell Land's determination to raise the bar in premium residences. Completing the five towers of the Proscenium, we have The Proscenium Residences taking the stage as the fifth and tallest tower for those who seek a more diverse set of unit cuts. Its unique two-leaf design gives it a distinct flare and offers studios to three-bedrooms with impressive views of the city horizon.

Adding 3.6 hectares to the Rockwell Center, the Proscenium will feature almost a hectare of amenities, a Performing Arts Theater, and a Retail Center for the discerning residents' leisure and recreation. The Proscenium is sure to be another icon gracing the Makati skyline built to be admired and well loved by everyone.

THE ARTON BY ROCKWELL

Make the Mundane Marvelous

With a plethora of masterpieces under its belt, Rockwell Land continues to innovate and expand to new horizons, continuing its legacy of success. Rockwell brings its formula for success north of Metro Manila through its first ever high-rise development in Quezon City, The Arton by Rockwell.

Nestled on top of a hill, this vibrant community will be a welcoming space of potential, fostering the growth of families and individuals, all while letting them experience new heights in fine living: exclusivity, lifestyle choices, and carefully curated amenities that deliver the distinct Rockwell lifestyle.



THE GROVE BY ROCKWELL

Your Serene Escape in the Urban Landscape



The Grove by Rockwell is the resort-like residential development along C5 Road near Ortigas. It features 6 well-maintained towers with world-class amenities designed for those seeking a healthy and relaxed lifestyle. Also found at The Grove is the Retail Row where food and convenience are easily available for residents with a discerning taste. This 5.4 hectare property with a notable 75% open space is conveniently located in Pasig City where commercial centers, malls, the Ortigas Business District, top-notch schools, and hospitals are within a comfortable distance.

32 SANSON BY ROCKWELL

Your Home in Cebu. Your Lifestyle by Rockwell



As Rockwell ventures into the lively city of Cebu, it is set to harmonize its signature lifestyle and the Cebuano's rich culture. At a sprawling 3.2 hectares in Lahug, Cebu City, 32 Sanson by Rockwell features only five low-rise residential towers nestled amidst 70% lush landscape. With only over 355 units nestled on an expanse of landscape which makes the community more exclusive. 32 Sanson is a low-density development that provides genuine relaxed and private living.

POWER PLANT MALL

A Unique Shopping and Dining Experience

Conveniently tucked away in the heart of Rockwell Center, **Power Plant Mall** provides a unique experience for the discerning shopper with more than 300 establishments. Adapting to the market's changing lifestyles and evolving tastes, the selections are also located at the retail rows of the Joya Lofts and Towers, One Rockwell, The Manansala, Edades Tower and Garden Villas, and 8 Rockwell Developments.

The Power Plant Mall will be more exciting than ever with its expansion fully underway. close to 6,000 square meters of additional retail space would be built in a vertical space that would host new international brands and new concepts. [?](#)



OFFICE

Office and Commercial Developments



As a prime office tower with a LEED gold certification, **8 Rockwell** is poised to join only a few of premiere, world-class commercial buildings in Metro Manila.

One of its office ventures is the **The Rockwell Business Center – Ortigas** made up of Grade-A quality office towers designed for modern businesses. It has also set its line-up with the introduction of **The Rockwell Business Center - Sheridan** and **Santolan Town Plaza** as workplaces of choice in the district.

ARUGA SERVICED APARTMENTS

Hotel and Leisure Services



Rockwell brings its signature experience of an exceptional home and an unrivalled lifestyle to the transient with its first venture into hotel and leisure, Aruga by Rockwell.

Aruga first opened at the Edades Tower in Rockwell Center with 114 remarkable apartments fully furnished, ranging from studios to two-bedroom suites crafted to cater to the needs of every kind of traveler.

