



MONSIE MUNEZ 09158136468 Munez.monsie@ayalalandprem ier.com

PARKLINKS North and South Towers

FOR TRAINING PURPOSES ONLY

A JOINT VENTURE BETWEEN TWO OF THE COUNTRY'S LEADING PROPERTY DEVELOPERS TODAY, AYALA LAND INC. AND ETON PROPERTIES.

AYALA LAND'S NEW STANDARD OF GREEN URBAN Living



METRO MANILA'S GREENEST URBAN ESTATE

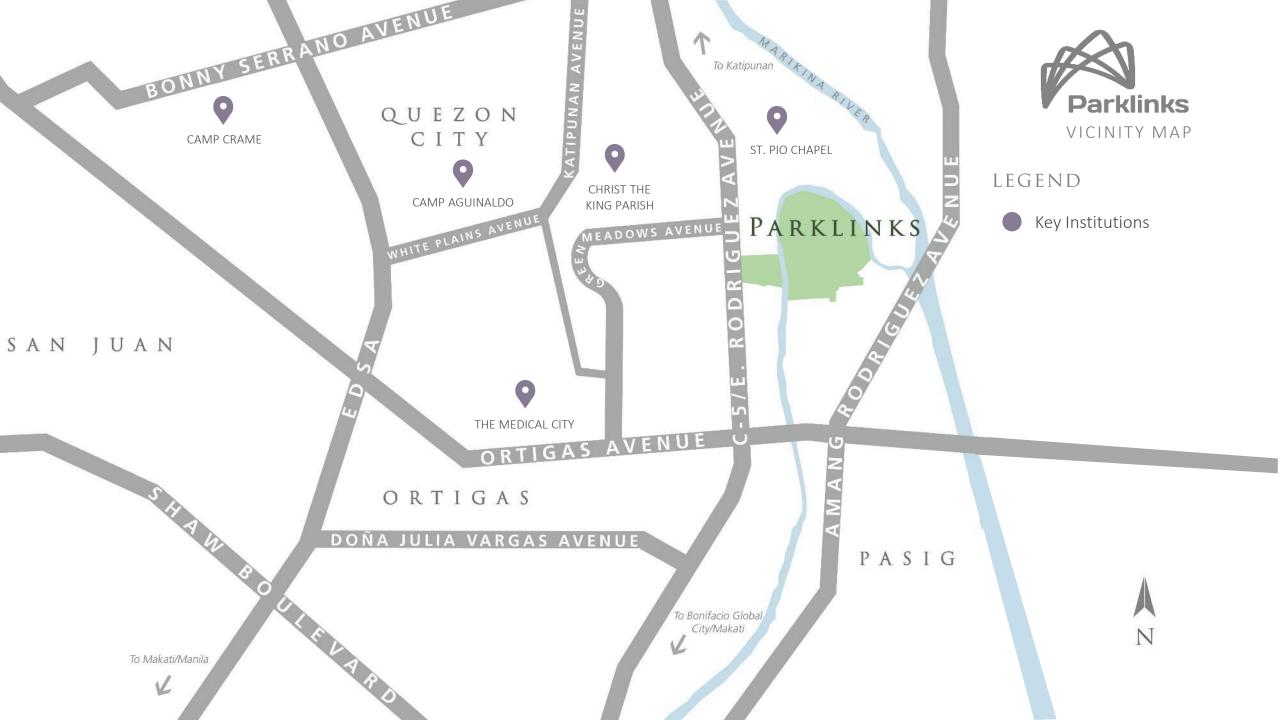
ACCESSIBILITY

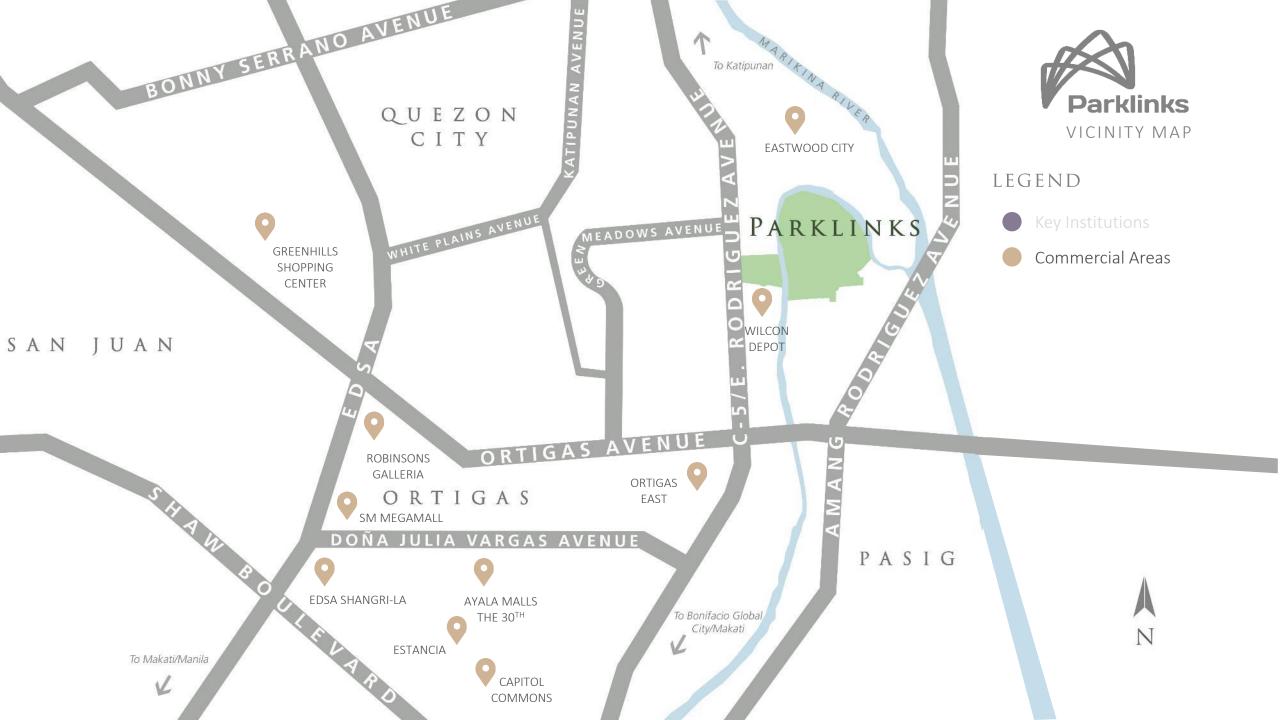
SURROUNDED BY MAJOR THOROUGHFARES

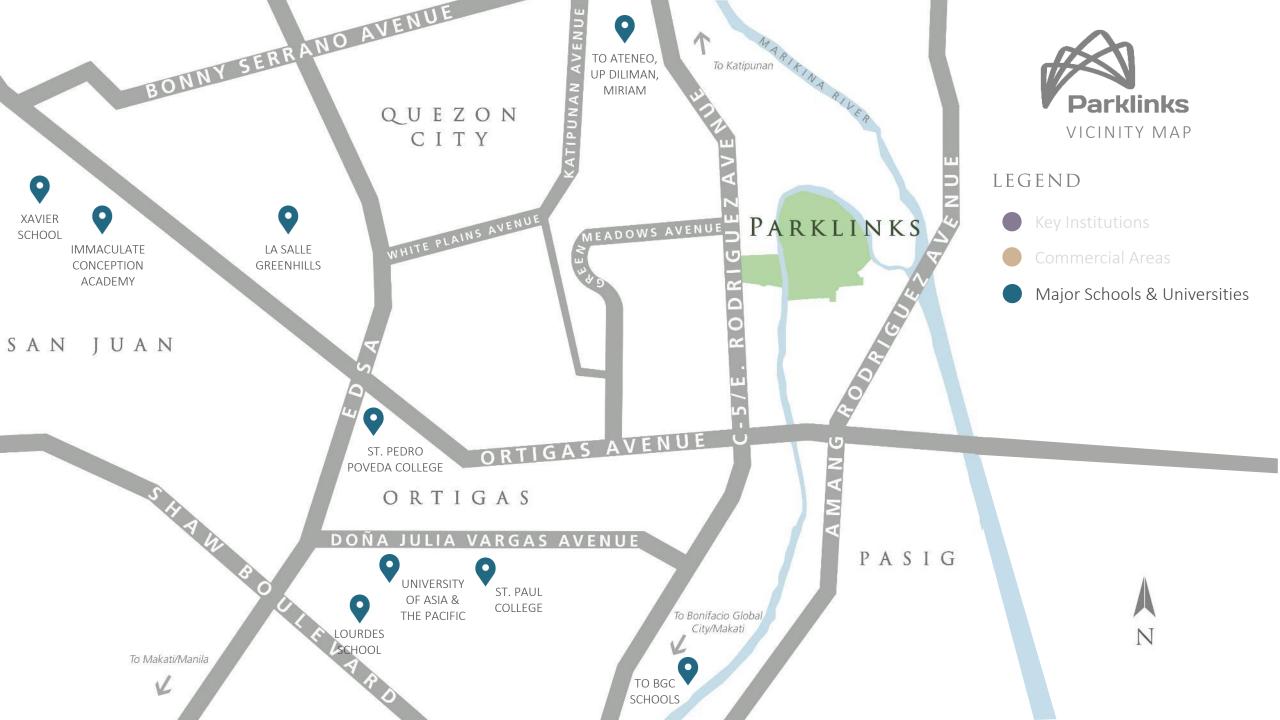


PROXIMITY

Key institutions and establishments within reach









INFRASTRUCTURE UPDATES

Infrastructure

- BGC Ortigas Center Link
- Officially opened to the public in 2021
- 1.4 kilometers in length
- Reduced travel time between Bonifacio
 Global City and Ortigas to approximately 12
 minutes.

BGC – Ortigas center link

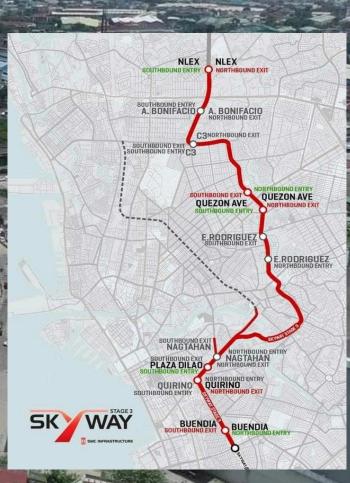
Infrastructure Skyway Stage 3

• Officially opened to the public in 2020

• 19 - kilometers in length

Reduced travel times between the northern and southern parts of Metro Manila
Helped decongest traffic along EDSA

Skyway Stage 3



Infrastructure C5 Southlink

• Officially opened to the public in 2019

C5 Southlink

- 7.70 kilometers in length
- Reduce travel times between CAVITEX,
 Makati and Taguig to just 30-45 minutes
- Help decongest traffic along EDSA (Makati to Pasay), MIA Road, and Roxas Boulevard

Infrastructure NLEX – SLEX Connector

- POC: 92.89% (as of Dec 2023)
- 8-kilometer expressway that will cut travel time between NLEX and SLEX to just 20 minutes
- Connected to Skyway Stage 3 Project

NLEX – SLEX CONNECTOR

Infrastructure Southeast Metro Manila Expressway

• Segment 1: 2023

• Segment 2: (TBC)

34-kilometer expressway from the Skyway in FTI, Taguig up to the Batasang Pambansa Complex in Quezon City
It will also connect to NLEX in Balagtas, Bulacan Southeast Metro Manila Expressway

AME Phase

MME Phase

BATASANG

MAIN TOLL PLAZA Infrastructure Metro Manila Subway Project

- Target Completion by 2029
- 33-kilometer underground railway which will reduce travel time of commuters between Quezon City and NAIA to just 35 minutes
- 17 stations traversing from Mindanao
 Avenue in Quezon City all the way to NAIA



THE ESTATE

A PREMIER ADDRESS WITHIN A MASTER-PLANNED, MIXED-USE, AND SUSTAINABLE ESTATE



ESTATE ACCESS

XAyalaLandPREMIER

Estate Access Parklinks Avenue

 4 lane main access road which is connected to the iconic Parklinks Bridge and eventually leads you to the Pasig parcel.

Parklinks Avenue

Estate Access Iconic Parklinks Bridge

 110-meter iconic bridge which connects the Quezon City and Pasig City parcels. The bridge also features a 3-meter bike lane. ICONIC PARKLINKS BRIDGE

XAyalaLandPREMIER



Estate Access Metropoli Access

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- Future connection between Metropoli and Parklinks (Pasig parcel)
 - Help decongest traffic along Parklinks Avenue

METROPOLI ACCESS



XAyalaLandPremier

Estate Access Circulo Verde Access

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Access road linking Parklinks and Circulo Verde which allows greater connectivity amongst estates along the C-5 corridor.

CIRCULO VERDE ACCESS



XAyalaLandPremier

ESTATE COMPONENTS



Estate Components Parklinks Mall

- Mixed-use retail and office building with a direct connection to Parklinks North and South Towers.
- Total area of 135,000 sqm.
- Target Resumption of Construction: 2023
- Target Construction Completion: 2026



PARKLINKS MALL



Disclaimer: Renders shown are unofficial and may still change

Estate Components Eco Terraces

- Walk paths and bike lanes
- Lush greenery
 Views of the Parklinks bridge and Parklinks North and South Towers





LandPREMMER







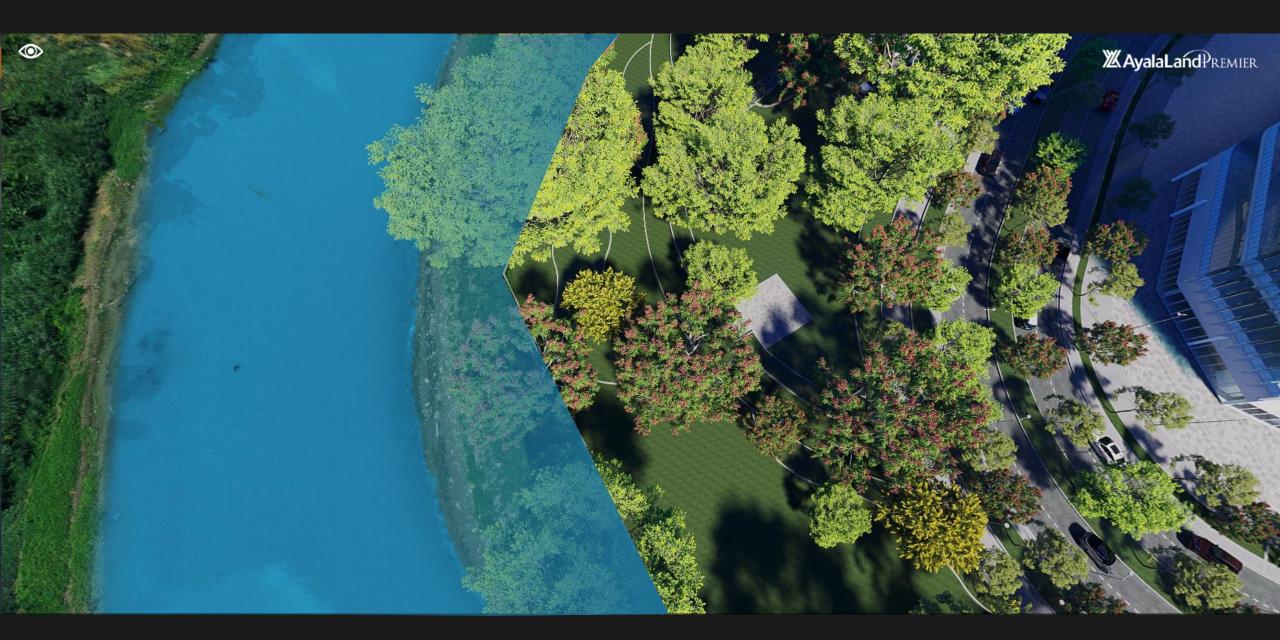
Estate Components Eco Park

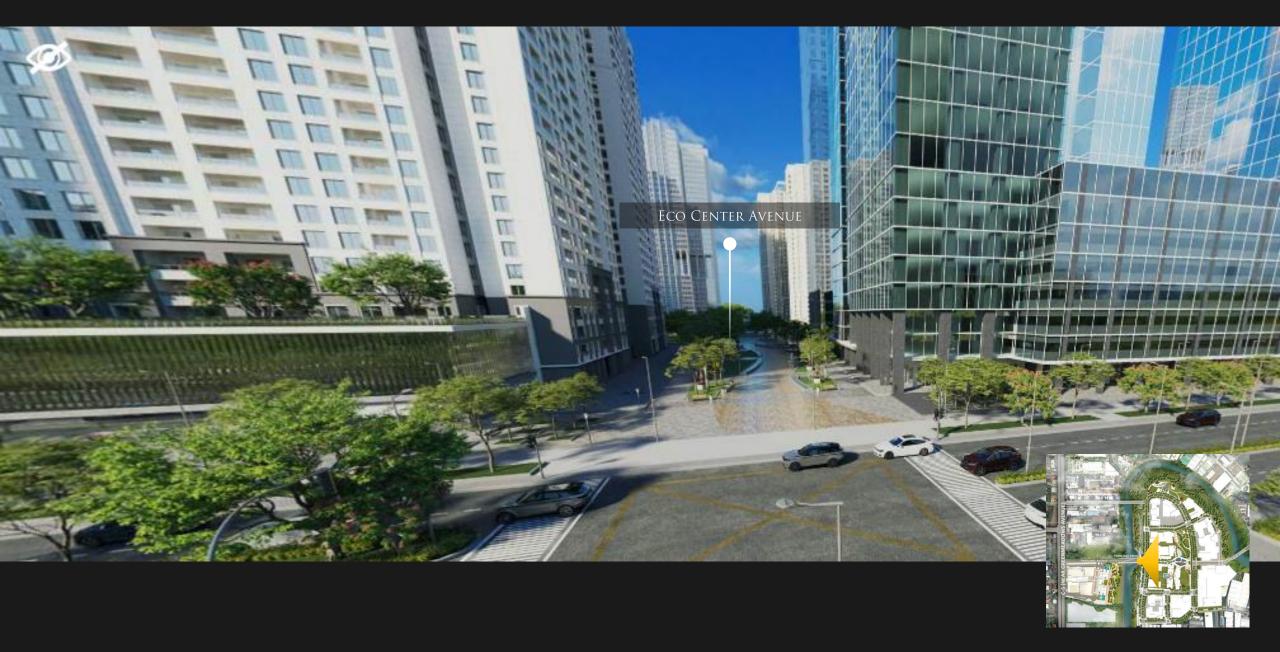
- Riverside Views
- Lush greeneryWetlands adjacent to the river

Eco Park

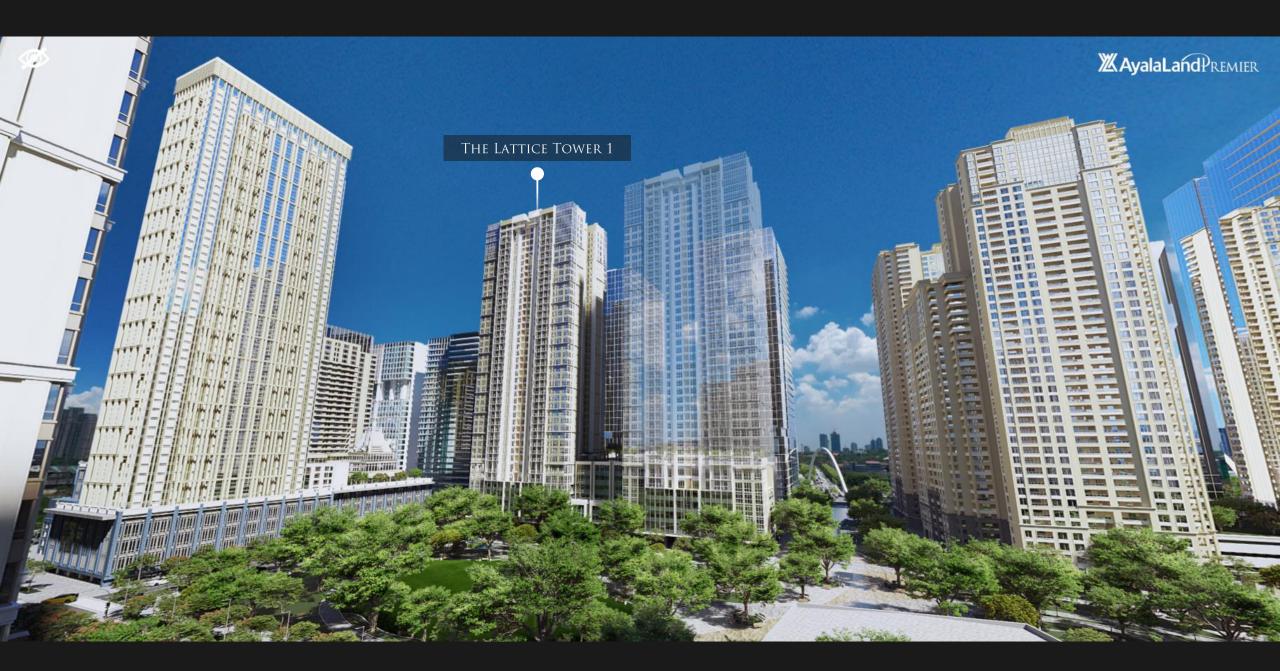












Estate Components Esplanade

• Restaurants and Cafés

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ESPLANADE

72.5

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Walk paths

as !

• Lush greenery







PARKLINKS North Tower

DEVELOPMENT SUMMARY

Land Area	4,145 SQM.			
Total No. of Floors	55 floors			
No. of Residential Units	al Units 280 units			
Unit Types	1BR – 4BR			
Unit Size Range	70 – 306 SQM.			
Floor Density	4 – 8 units per floor			

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Unit Type	No. of Units	Percent Mix	Total Area*	Unit Area*	Balcony Area*	Storage Area*	Parking Slots
1BR Classic Residence	69	25%	70-72	60 -62	9	-	1
2BR Classic Residence	23	8%	141	122	19	-	1
2BR Corner Residence	46	16%	158-159	135	19	4 -5	1
2BR Horizon Suite	30	11%	143-160	123-133	18-19	4 -5	1
3BR Corner Residence	46	16%	198	168	24	5	2
3BR Horizon Suite	18	6%	196-209	167-180	24-29	4-5	2
3BR Grand Horizon Suite	6	2%	231	197	29	5	2
3BR Horizon Terrace Suite	4	1%	270	230	34	5	3
3BR Horizon Villa	2	1%	282	236	37	8	3
3BR East Sky Suite	9	3%	232	198	29	4	3
3BR West Sky Suite	18	6%	267-268	228	34	4-5	3
4BR Sky Villa	9	3%	306	262	39	5	3

P 298,000/SQM.

Launch Average Price Per Sqm. (VAT Inc.)

P 376,000/sqm.

Current Average Price Per Sqm. (VAT Inc.)

CONSTRUCTION UPDATES

PARKLINKS NORTH AND SOUTH TOWERS





PARKLINKS South tower

DEVELOPMENT SUMMARY

Land Area	4,002 sqm
Total No. of Floors	55 floors
No. of Residential Units	313 units
Unit Types	1BR – 3BR
Unit Size Range	70 – 286 SQM.
Floor Density	4 – 9 units per floor

RESIDENTIAL AREAS

GROUND FLOOR (GF)

PARKLINKS MALL





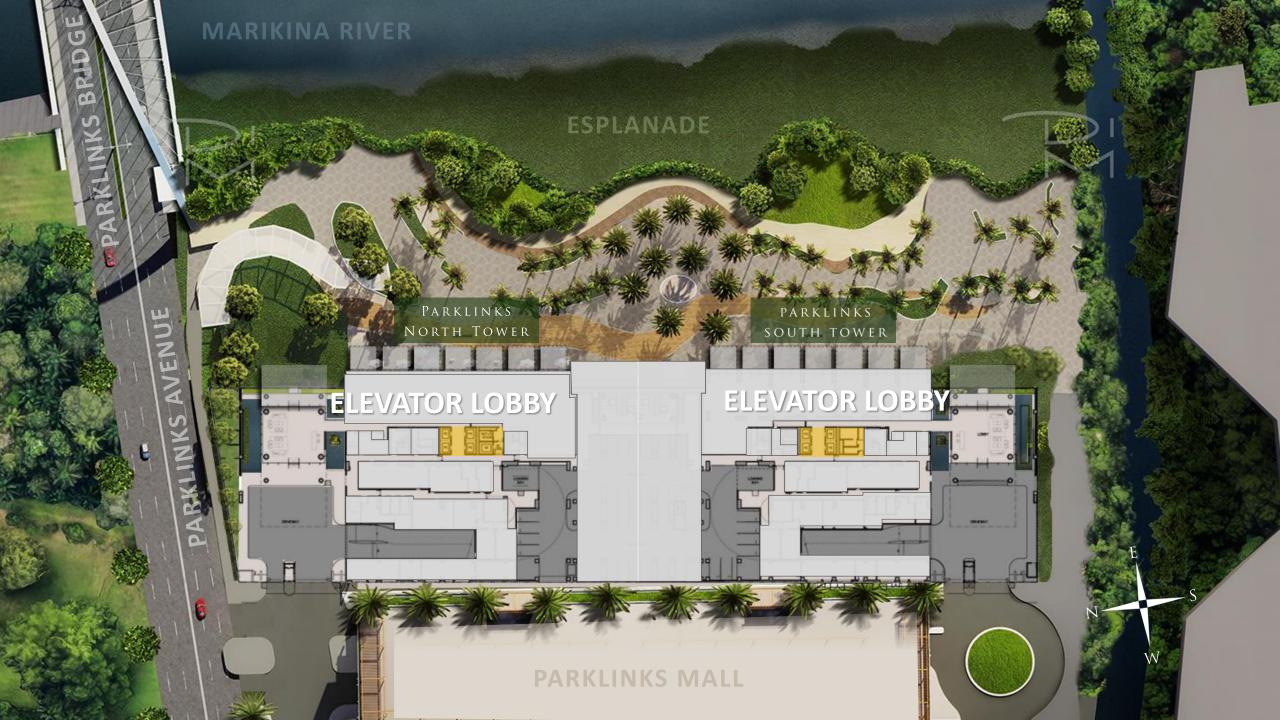
RESIDENTIAL LOBBY

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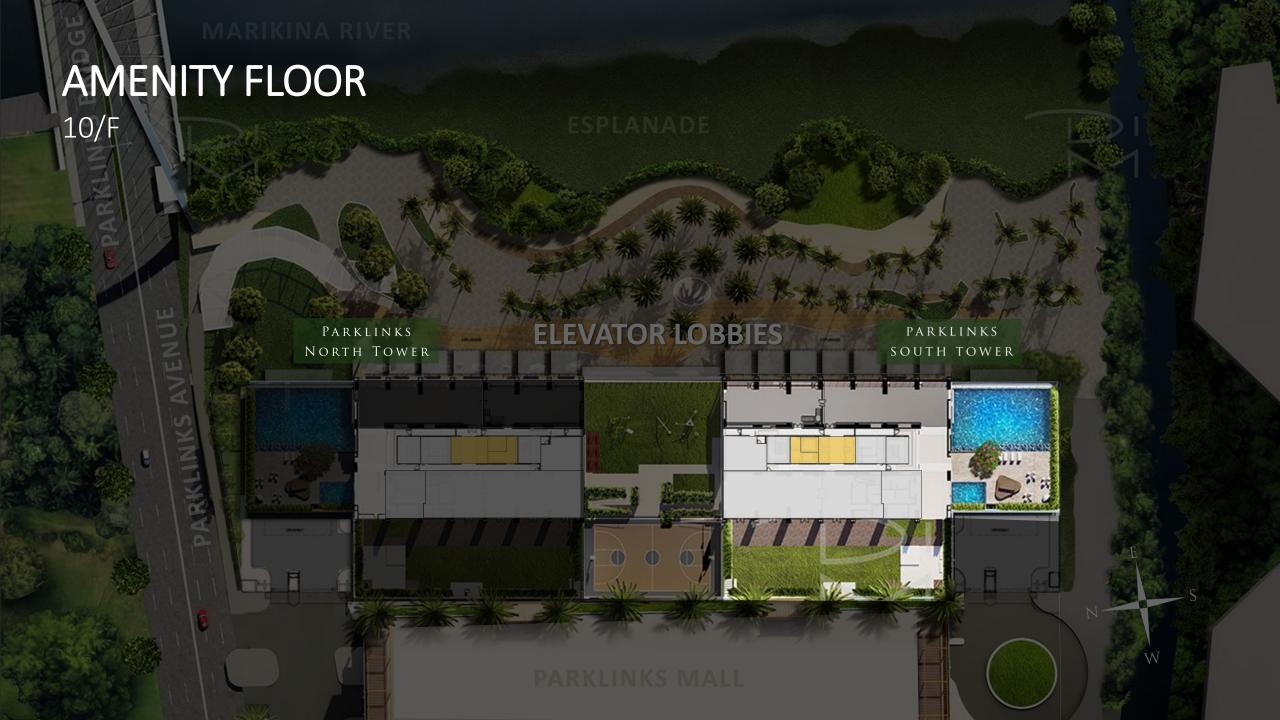


AMENITY DECK

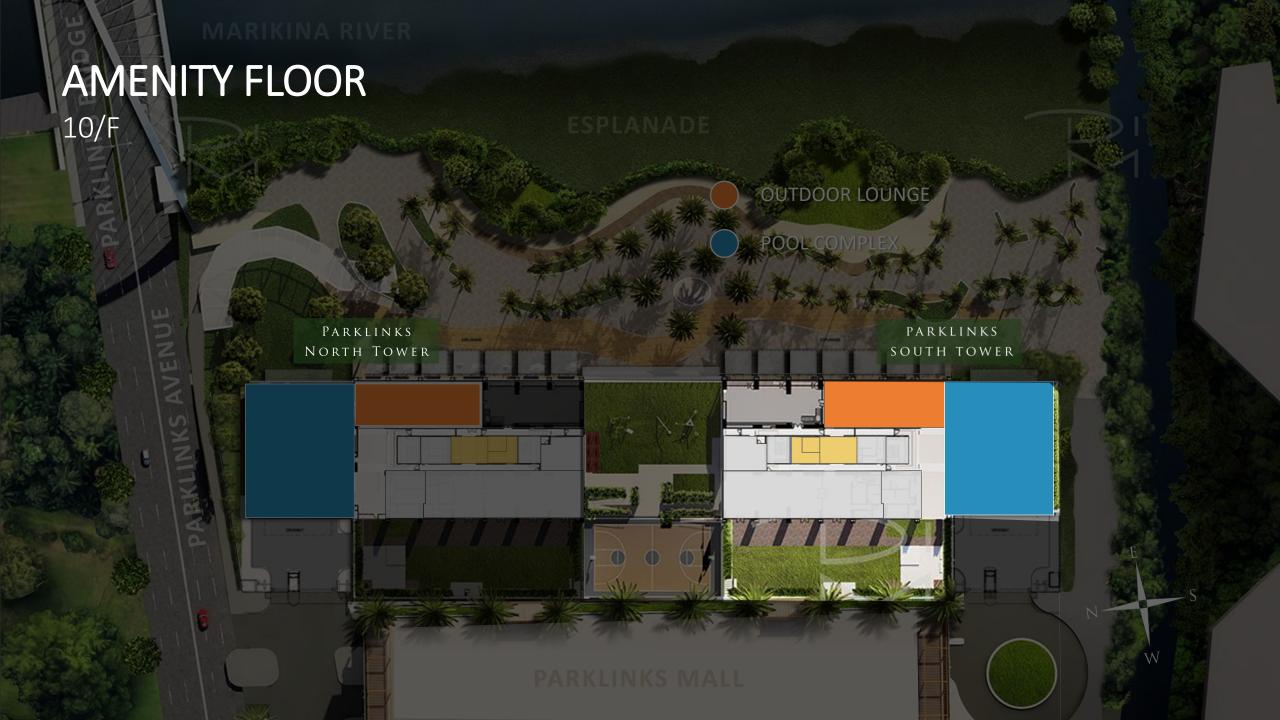
TENTH FLOOR (10F)

PARKLINKS MALL









OUTDOOR LOUNGE & POOL COMPLEX

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AMENITY FLOOR

PARKLINKS North Tower

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OUTDOOR LOUNGE

POOL COMPLEX

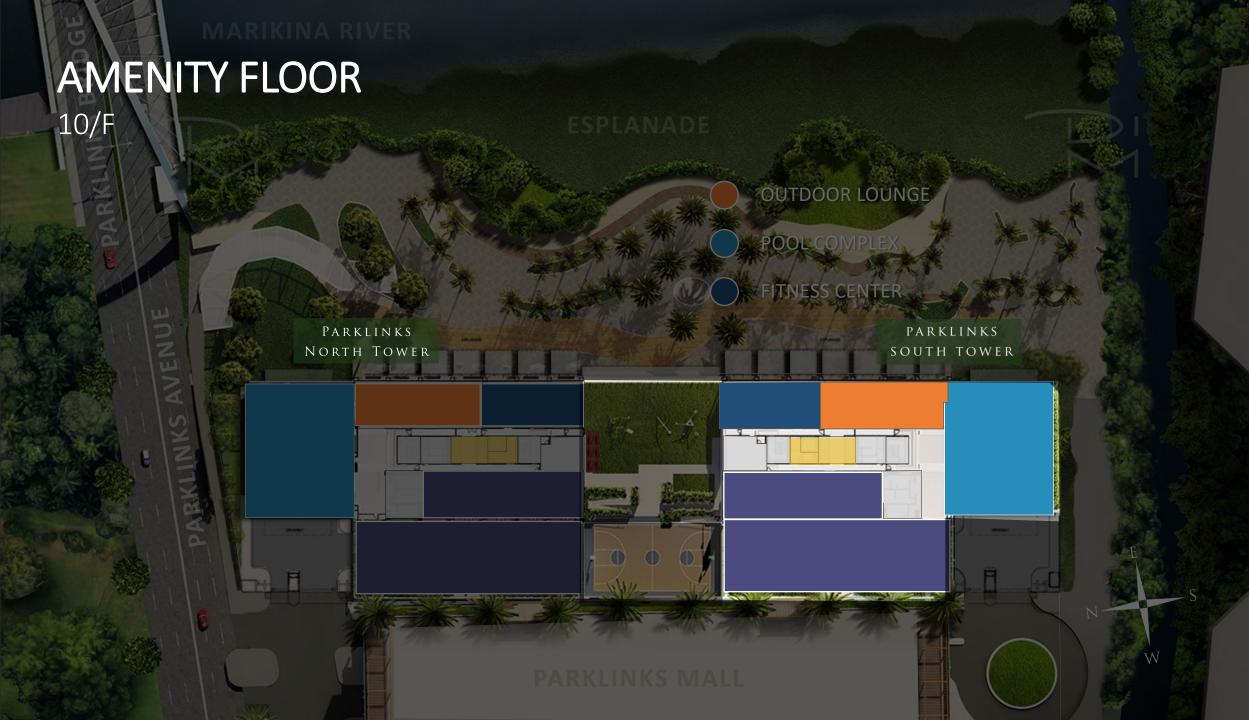
FITNESS CENTER

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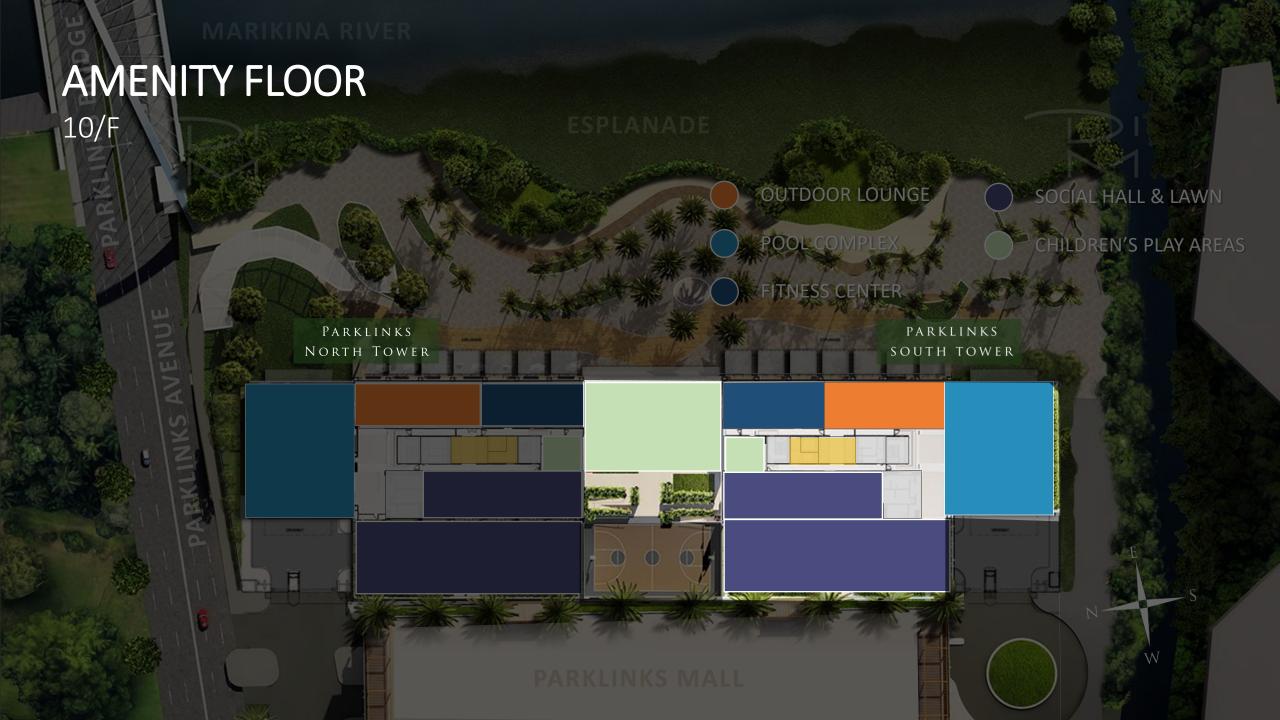
PARKLINKS South tower

PARKLINKS MALL

FITNESS CENTER



SOCIAL HALL





OUTDOOR PLAY AREA





HORIZON TERRACE

FOURTY FIFTH FLOOR (45F)

PARKLINKS MALL



ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE

COR. ANALY



AYALA MALLS PARKLINKS | GREENMEADOWS | ORTIGAS SKYLINE

I HORIZON TERRACE

PARKLINKS South tower

RESIDENTIAL UNITS

RESIDENTIAL OFFERINGS

UNIT TYPE	NO. OF UNITS	TOTAL AREA	BALCONY AREA
1BR Standard	92	70-71 sqm	9 sqm
2BR Standard	171	142-161 sqm	19 sqm
3BR Standard	28	208-217 sqm	29 sqm
3BR Horizon Villa	2	286 sqm	37 sqm
3BR Sky Villa	20	269 sqm	34 sqm

Note: Areas are approximate and are represented in square meters (sqm)

COMPETITOR RESIDENTIAL OFFERINGS

PARKLINKS South tower

- 1BR Standard 70- 71 sqm
- 2BR Standard 142 161 sqm
- 3BR Standard 208-217 sqm
- 3BR Horizon Villa 286 sqm
- 3BR Sky Villa 269 sqm
- Density 4 9 units per floor

• Total Units: 313



- 1BR Executive 46 sqm
- 1BR Deluxe 51.5 sqm
- 1BR Premium 59.5 sqm
- 2BR Suite 105.5 sqm
- 3BR Suite 158 sqm
- Density 4 14 units per floor
- Total Units: 502

THE I ATT ICF Parklinks

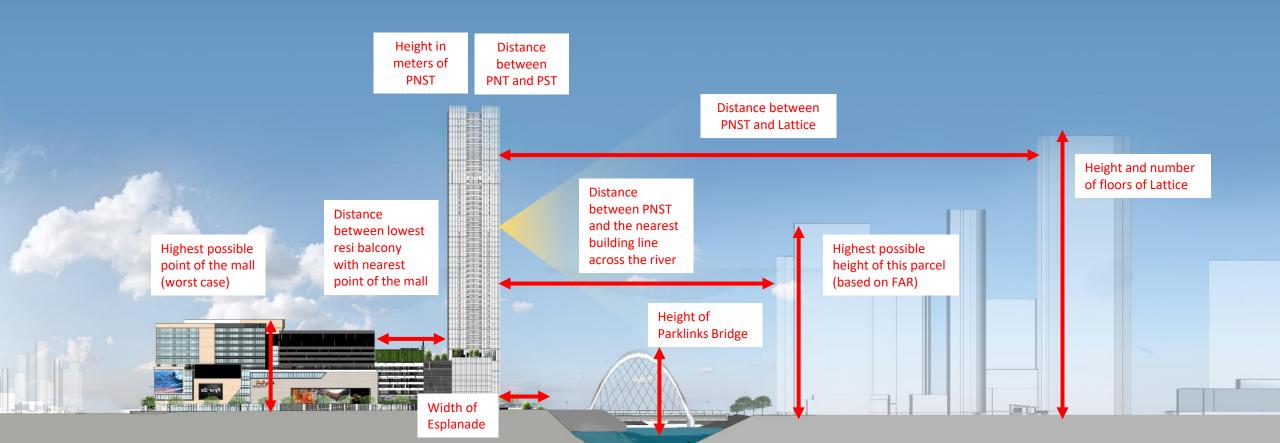
- Studio 30 33 sqm
- 1BR 58 61 sqm
- 2BR 92 95 sqm
- 3BR 124 sqm
- Density 5 15 units per floor
- Total Units: 530

Shang Residences WACK WACK

- 1BR Typical 81 85 sqm
- 2BR Typical 142 173 sqm
- 3BR Typical 231 281 sqm
- Density 6 10 units per floor
- Total Units: 404

EAST VIEWS

Parklinks Estate Marikina River Antipolo Mountain Range



EAST VIEW FROM THE 55TH FLOOR



Green Meadows San Juan Ortigas Skyline



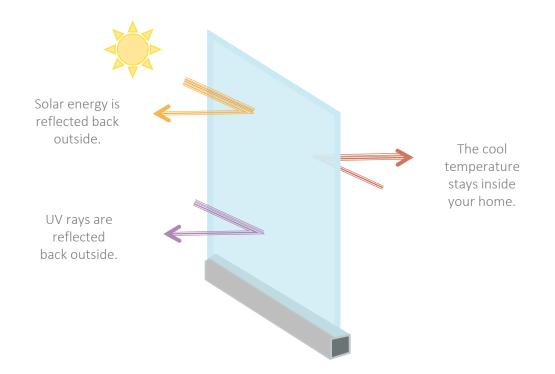
WEST VIEW FROM THE 55TH FLOOR

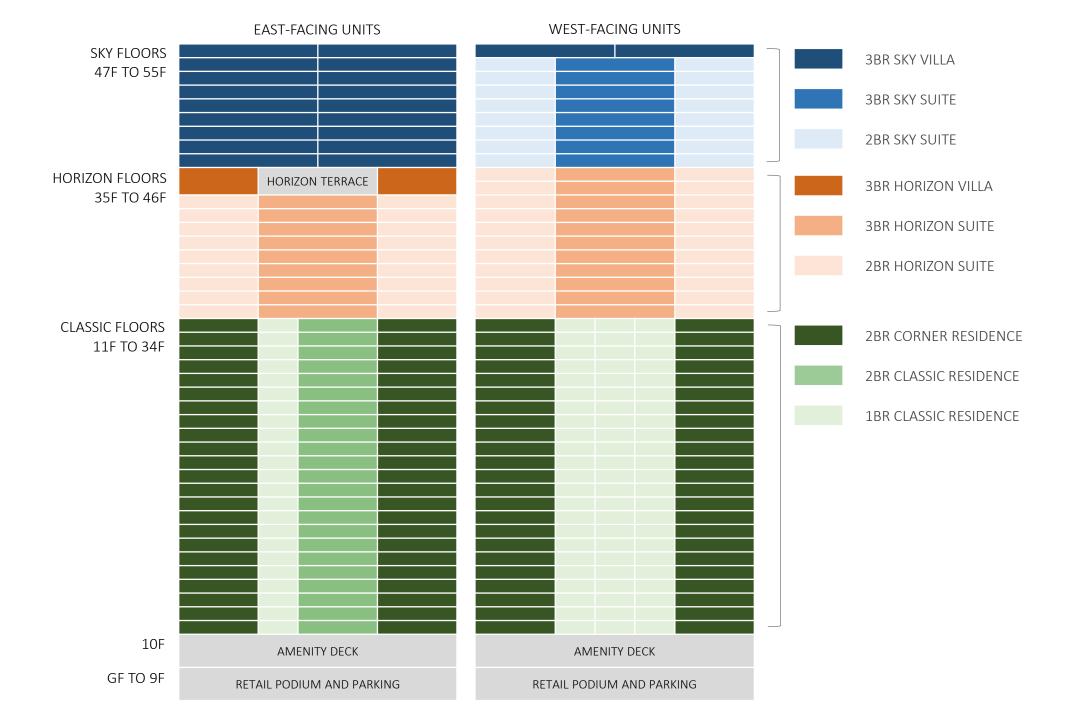
Summer of

LOW-EMISSIVITY GLASS

Low-emissivity or low-e glass is used to minimize the amount of heat that travels through the glass without sacrificing the amount of light that enters.

- keeps your home cool all-year round
- protects your furniture and furnishings from heat damage

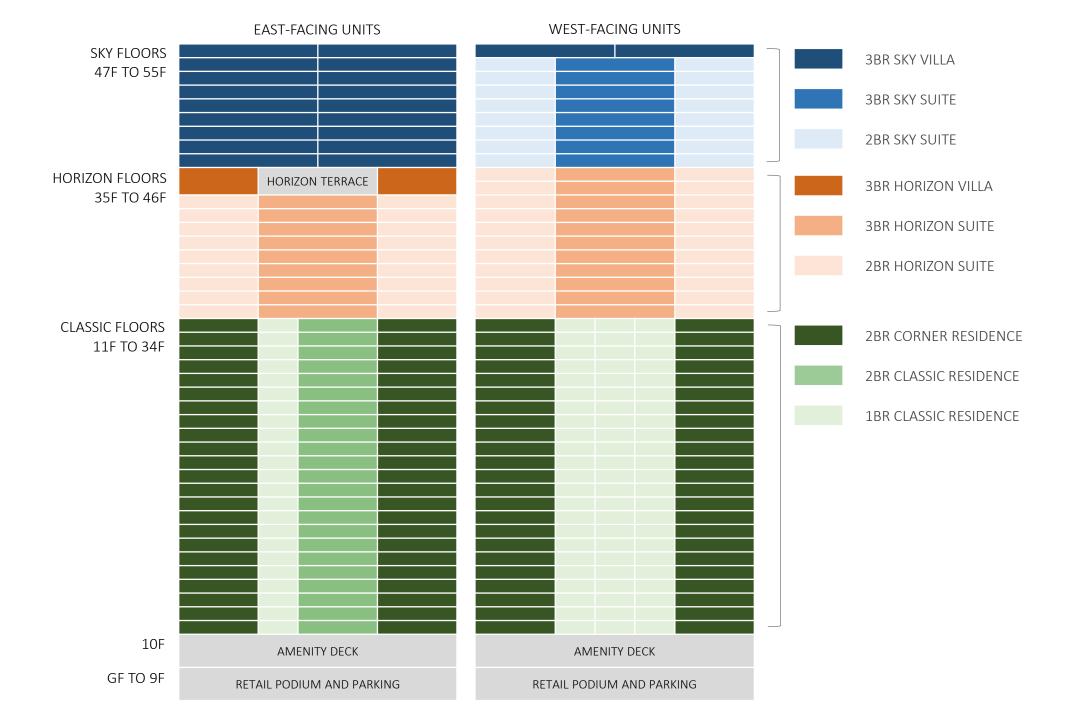










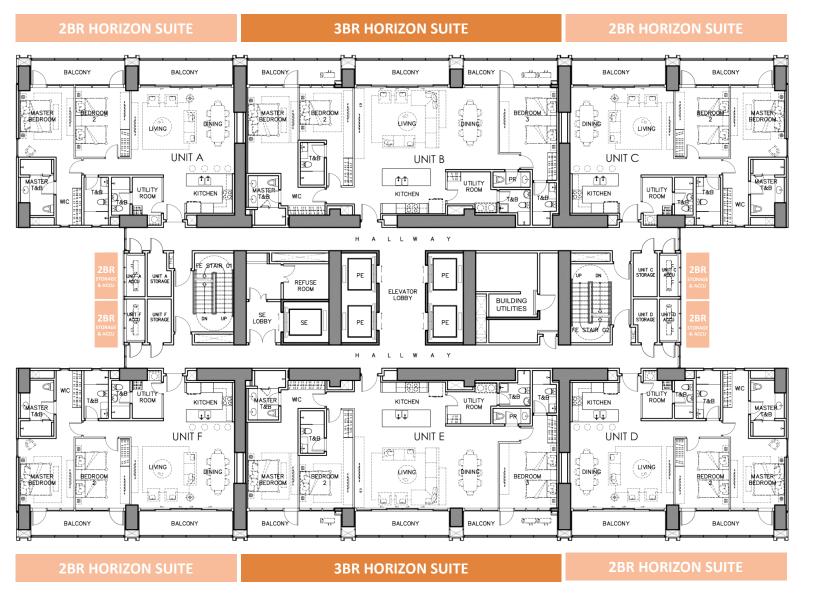


VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE



N S W

VIEWS: PARKLINKS MALL | GREENMEADOWS | ORTIGAS SKYLINE



VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE

N S W

VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE





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VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE



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Featured Unit Layout

Parklinks North Tower **3br West Sky Suite**

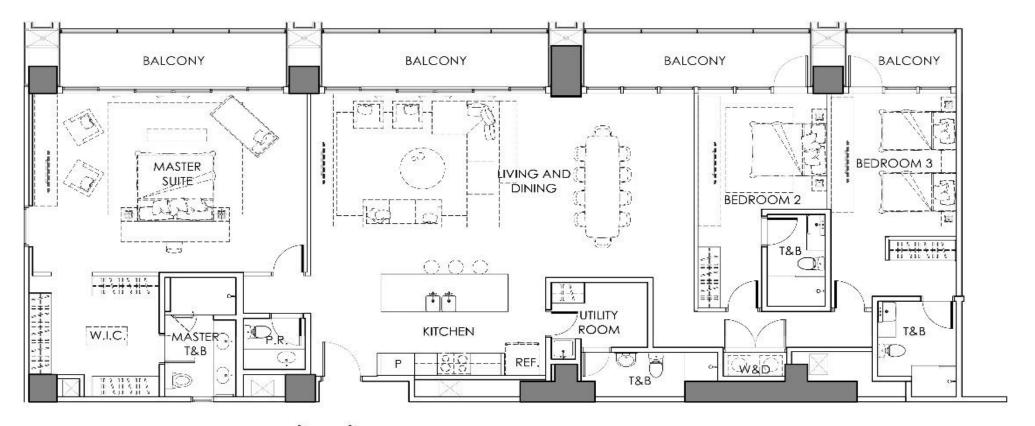
Parklinks South Tower **3br Sky Villa**

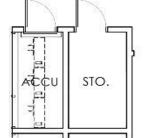
Approximate areas in square meters:

Total Unit Area	268
Interior Area	225
Balcony Area	34

Units are turned over with a standard set of finishes, fixtures, and inclusions. All architectural and design elements that are not part of the set deliverables are excluded from the actual unit.







3 BEDROOM - B SCALE 1:100M

STANDARD UNIT FINISHES AND FIXTURES

ROOM AREA	FLOOR	WALL	CEILING	APPLIANCES
Foyer	Porcelain Tile	Painted	Painted Gypsum	
Living/Dining Area	Porcelain Tile	Painted	Painted Gypsum	Air-conditioning Unit
Powder Room*	Porcelain Tile	Painted	Painted, Moisture- resistant Gypsum	
Balcony	Porcelain Tile	Painted	Painted	
Master Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-conditioning Unit
Master T&B	Porcelain Tile	Porcelain Tile	Painted, Moisture- resistant Gypsum	Water Heater
Secondary Bedrooms	Engineered Wood	Painted	Painted Gypsum	Air-conditioning Unit
Secondary/ Common T&B	Porcelain Tile	Porcelain Tile In Shower Area / Painted In Other Areas	Painted, Moisture- resistant Gypsum	Water Heater
Kitchen	Porcelain Tile	Painted	Painted Gypsum	Range Hood, Free-standing Range, Water Heater
Utility Room*	Porcelain Tile	Painted	Painted Gypsum	
Utility T&B*	Porcelain Tile	Porcelain Tile In Shower Area / Painted In Other Areas	Painted, Moisture- resistant Gypsum	

Brand Partners

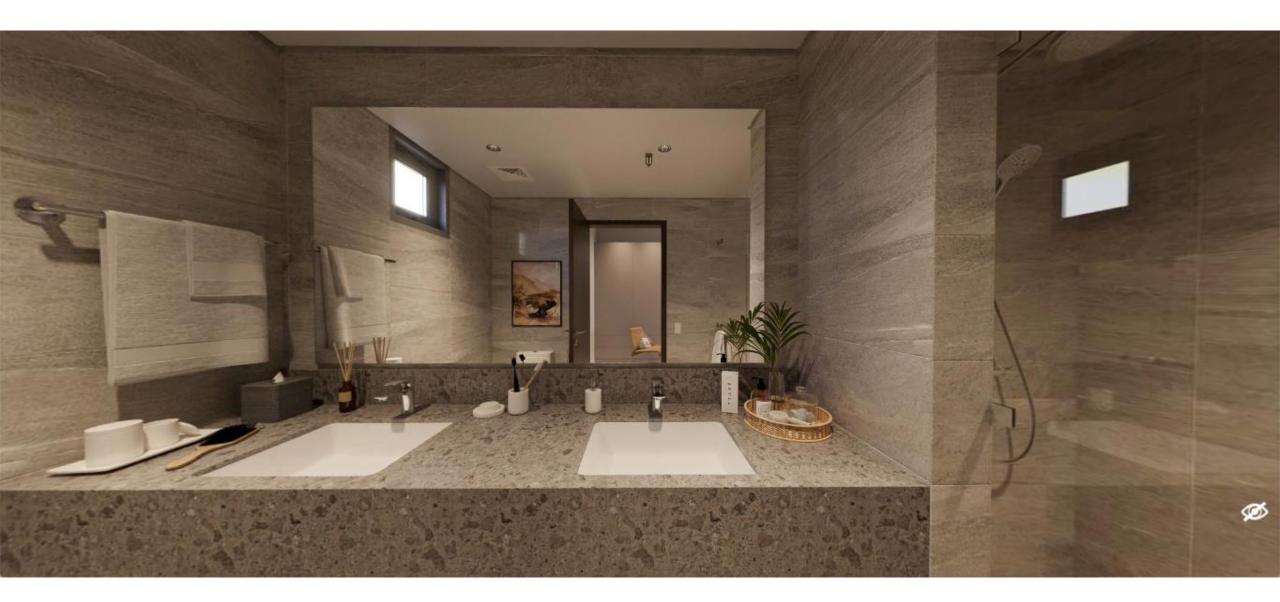
BRAND	AREA	COMPONENT	BRAND WEBSITE
SieMatic	Kitchen	Kitchen Cabinets	<u>www.siematic.com</u>
hansgrohe	Bathroom	Bathroom Fittings	www.hansgrohe.com
DURAVIT	Bathroom	Lavatory and Water Closet	www.duravit.com
•#•smeg	Kitchen	Range Hood and Free-standing Range	www.smeg.com











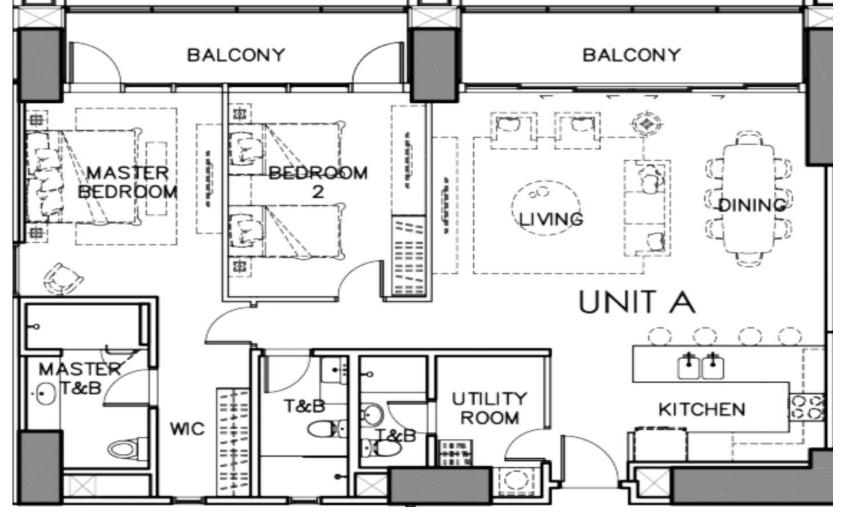
Featured Unit Layout

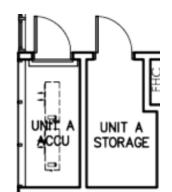
Parklinks South Tower

Unit Type: **2BR Corner Residence** Unit Area: 160 sqm Orientation: East Facing Parking Slots: 1 slot (single)

Unit Highlights

- Birds-eye view of the River Esplanade and the South Eco Terraces
- Features a separate 9 sqm space outside your unit specifically for your ACCU and additional storage room
- This unit has two balconies that's situated in the living/dining room and another connecting the two bedrooms which opens the unit to more natural light







PAYMENT TERMSH 30 [95(30 DAYS) -5 (24TH MONTH) W/ 18% DISCOUNT • 10-80(CATCH-UP)-10 @0% INTEREST W/ 8% DISCOUNT • 10(6)-22(60)-68 WITH 2ND, 3RD , 4^{TH} , 5^{TH} , 6^{TH} DP OVERLAPPING 1st MA @ 0% INTEREST

ANNEX A		Parklinks South Te
	-40 & P3-41 & P3-42)	UNIT 51A, 3BR Sky Villa, (PLUS 3 PSLOT
inclusive of Deck, if any	269.00	flr. area / sq.m. (approx)
	45.00	p/slot area / sq.m. (approx)
	90,835,000.00	unit price
	5,400,000.00	p/slot price
	96,235,000.00	total price
CASH DISCOUNT =	17,322,300.00	less: cash discount
	78,912,700.00	discounted price
	9,469,524.00	value added tax
	3,351,409.25	other charges
	91,733,633.25	net selling price with VAT & OC
	78,912,700.00 9,469,524.00 3,351,409.25 91,733,633.25	discounted price value added tax other charges

Parking slot/s is/are appurtenant to the unit and cannot be sold separately. OPERTY DEVELOPMENT CORPORATION unit

FOR PRICE & VAT, PLS. ISSUE CHECKS TO FOR OTHER CHARGES, PLS. ISSUE CHECK TO

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18%

ALI ETON PROPERTY DEVELOPMENT CORPORATION ALI ETON PROPERTY DEVELOPMENT CORPORATION

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Month		Principal	VAT & Other Charges	Total		
	Mar-24	200,000.00		200,000.00	reservation deposit	
	Apr-24	74,767,065.00	9,469,524.00			
	Apr-24		3,351,409.25	87,587,998.25	30days from reservation	
	Mar-26	3,945,635.00		3,945,635.00	24mos from reservation	

Parklinks South	Tower	ANNEX A		Apr-26	187,500.00	22,500.00	210,000.00
UNIT 40B, 3BR Horizon Suite, (PLUS 2	2 PSLOT/S P3-31/P3-32T)			May-26	223,214.29	26,785.71	250,000.00
flr. area / sq.m. (approx)	215.00	inclusive of Deck, if any		Jun-26	223,214.29	26,785.71	250,000.00
p/slot area / sq.m. (approx)	30.00	·····, ···,		Jul-26	223,214.29	26,785.71	250,000.00
unit price	72,543,000.00			Aug-26	223,214.29	26,785.71	250,000.00
p/slot price	3,000,000.00			Sep-26	223,214.29	26,785.71	250,000.00
total price	75,543,000.00			Oct-26	223,214.29	26,785.71	250,000.00
value added tax	9,065,160.00			Nov-26	223,214.29	26,785.71	250,000.00
other charges	3,009,035.50			Dec-26	223,214.29	26,785.71	250,000.00
				Jan-27	223,214.29	26,785.71	250,000.00
net selling price with VAT & OC	87,617,195.50			Feb-27	223,214.29	26,785.71	250,000.00
* Parking slot/s is/are appurtenant to the unit ar	nd cannot			Mar-27	223,214.29	26,785.71	250,000.00
be sold separately.				Apr-27	223,214.29	26,785.71	250,000.00
ROPERTY DEVELOPMENT CORPORATION U				May-27	258,928.57	31,071.43	290,000.00
FOR PRICE & VAT, PLS. ISSI		ALI ETON PROPERTY DE		Juli-Zi	258,928.57	31,071.43	290,000.00
FOR OTHER CHARGES, PLS. I		ALI ETON PROPERTY DE		ation Jul-27	258,928.57	31,071.43	290,000.00
10(6)-19(63)-71 with 2nd, 3rd, 4	th, 5th & 6th DP overlapping 1st		AL OFFER	Aug-27	258,928.57	31,071.43	290,000.00
Month	Principal & Interest	VAT & O.Charges	Total	Sep-27	258,928.57	31,071.43	290,000.00
Mar-24	200,000.00		200,000.00 r	eservation c Oct-27	258,928.57	31,071.43	290,000.00
Apr-24	1,225,803.57	171,096.43	1,396,900.00	Nov-27	258,928.57	31,071.43	290,000.00
May-24	1,377,589.29	165,310.71	1,542,900.00	Dec-27	258,928.57	31,071.43	290,000.00
Jun-24	1,377,589.29	165,310.71	1,542,900.00	Jan-28	258,928.57	31,071.43	290,000.00
Jul-24	1,377,589.29	165,310.71	1,542,900.00	Feb-28	258,928.57	31,071.43	290,000.00
Aug-24	1,377,589.29	165,310.71	1,542,900.00	Mar-28	258,928.57	31,071.43	290,000.00
Sep-24	1,377,589.29	165,310.71	1,542,900.00	Apr-28	258,928.57	31,071.43	290,000.00
Oct-24	151,785.71	18,214.29	170,000.00	May-28	294,642.86	35,357.14	330,000.00
Nov-24	151,785.71	18,214.29	170,000.00	Jun-28	294,642.86	35,357.14	330,000.00
Dec-24	151,785.71	18,214.29	170,000.00	Jul-28	294,642.86	35,357.14	330,000.00
Jan-25	151,785.71	18,214.29	170,000.00	Aug-28	294,642.86	35,357.14	330,000.00
Feb-25	151,785.71	18,214.29	170,000.00	Sep-28	294,642.86	35,357.14	330,000.00
Mar-25	151,785.71	18,214.29	170,000.00	Oct-28	294,642.86	35,357.14	330,000.00
Apr-25	151,785.71	18,214.29	170,000.00	Nov-28	294,642.86	35,357.14	330,000.00
May-25	187,500.00	22,500.00	210,000.00	Dec-28	294,642.86	35,357.14	330,000.00
Jun-25	187,500.00	22,500.00	210,000.00	Jan-29	294,642.86	35,357.14	330,000.00
Jul-25	187,500.00	22,500.00	210,000.00	Feb-29	294,642.86	35,357.14	330,000.00
Aug-25	187,500.00	22,500.00	210,000.00	Mar-29	294,642.86	35,357.14	330,000.00
Sep-25	187,500.00	22,500.00	210,000.00	Apr-29	294,642.86	35,357.14	330,000.00
Oct-25	187,500.00	22,500.00	210,000.00	May-29	330,357.14	39,642.86	370,000.00
Nov-25	187,500.00	22,500.00	210,000.00	Jun-29	330,357.14	39,642.86	370,000.00
Dec-25	187,500.00	22,500.00	210,000.00	Jul-29	330,357.14	39,642.86	370,000.00
Jan-26	187,500.00	22,500.00	210,000.00	Jul-29		3,009,035.50	3,009,035.50
Feb-26	187,500.00	22,500.00	210,000.00	Aug-29	53,604,250.00	6,432,510.00	60,036,760.00
Mar-26	187,500.00	22,500.00	210,000.00	5			



TURNOVER

Q2 2029

X AyalaLandPremier

FREQUENTLY ASKED QUESTIONS

Question: What is the distance from Parklinks South Tower to the nearest fault line?

Answer: Parklinks South Tower is approximately 800 meters or more than half a kilometer away from the nearest fault line.

Question: What safety measures do we have in place for the building in the event of an earthquake?

Answer: Parklinks South Tower will be using viscoelastic coupling dampers (VCD). With VCDs, wind-induced and earthquake-induced vibrations in the building are reduced. Park Central Towers will also be using VCDs. VCDs function as shock absorbers.

Question: What other precautions are being done to ensure the building's stability in the case of an earthquake?

Answer: Parklinks South Tower is designed through performance-based design (PBD). Versus a code-based design approach, performance-based designed buildings are built for earthquake loads to achieve a targeted performance objective. PBD requires a structure to meet certain measurable requirements that considers actual site conditions and site specific ground motion.

Question: Will the building be safe in the event of a flood?

Answer: Based on the studies conducted, Ondoy's highest flood level in the area was at 7.45 meters above mean sea level (amsl). Parklinks South Tower's elevation is approximately 9.25 amsl.



SITE TEAM





Showroom

ONE BONIFACIO HIGH STREET (OBHS) Showroom



