



AMAIA STEPS THE JUNCTION PLACE

Project Address: Along Quirino Highway bounded by Tandang Sora Avenue, Novaliches, Quezon City

The image features the AyalaLand logo on the left, which consists of a stylized 'YL' symbol in green and grey, followed by the text 'AyalaLand' in a bold, green, sans-serif font. The background is a composite image: the left side is a plain white surface, while the right side is a high-angle photograph of a dense urban skyline with numerous skyscrapers and modern buildings. A diagonal, semi-transparent green and blue graphic element separates the white background from the cityscape.

YL AyalaLand

AyalaLand



Telecommunications

Real Estate



Financial Services



Water Utilities



AYALA
AUTOMOTIVE

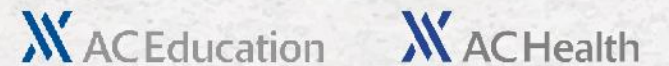
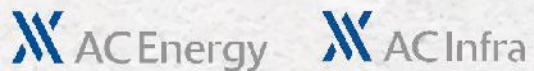
Industrial Technologies

Established in 1835

Power and Infrastructure

CSR

Social Infrastructure



Ayala Land is a subsidiary of Ayala Corporation

Real Estate	Financial Services	Telecommunications	Water Utilities
 <p>45.9% The largest property developer in the Philippines with a solid track record in developing large-scale, integrated, mixed-use, sustainable estates (approx. \$9.9B market cap)</p>	 <p>48.6% Pioneering financial institution and one of the most profitable banks in the country (approx. \$7.5B market cap)</p>	 <p>31.0% Leading digital lifestyle and content producer, supported by a robust telecom platform (approx. \$5.7B market cap)</p>	 <p>31.0% Regional player in water infrastructure services and development (approx. \$1.0B market cap)</p>

Power and Infrastructure



100%
A fast-growing regional energy platform with investments in renewable and conventional power assets and development, operations and retail supply capabilities



100%
Growing portfolio of key transport infrastructure public-private-partnerships (PPPs) in the Philippines

Industrial Technologies





50.9%
Global footprint with a focus on automotive and industrial EMS; among top 10 automotive EMS companies in the world




100%
Key player in Philippine automotive distribution and dealership with Honda, Isuzu, and Volkswagen

Social Infrastructure



100%
New investments in educational institutions delivering affordable high quality education to improve outcomes and employability



100%
Developing a portfolio of businesses focused on affordable medicine and primary health care services



Amaia

Amaia is the affordable housing arm of Ayala Land. Over 30 Amaia properties can be found in different geographical locations within the country.

For 11 years, Amaia has grown exponentially reaching to many more Filipinos and making their dreams of owning an affordable and sustainable home come to life.

Amaia 5 Pillars

1 Location



Amaia always has a knack for strategically placing properties near establishments catering to your every needs for your convenience.

2 Features & Amenities



Amaia prides itself for its unique community concepts, innovative house designs, and sense of spaciousness.

3 Quality



With a guaranteed 1-year workmanship warranty and a strong and reliable construction team-up, Amaia guarantees top notch quality at affordable prices.

4 Buying Experience



Amaia promises convenience with a variety of payment options for your financial needs, online reservations, accessible sales, and customer service centers.

5 Living Experience



Enjoy better living conditions in a safe, secure and sustainable home for you and your family.

Real Estate Overview in The Philippines

Macroeconomic Overview

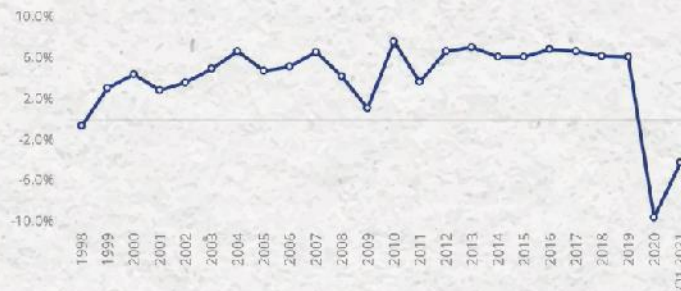
Jabs to jumpstart recovery

2021 GDP Growth Forecast

4.5% to 6.0%

Agency	Previous Forecast	2021 Forecast
World Bank	5.5%	4.7%
Moody's Investors	7.0%	5.8%
Fitch Ratings	6.3%	5.0%
Oxford Economics	6.2%	4.5%
S&P	7.9%	6.0%
ADB	6.5%	4.5%
NEDA	6.5%-7.5%	6.0%-7.0%

Real GDP Growth (Constant 2018 prices)



**GDP contraction in Q1 2021
from a 0.7% decline in Q1 2020**

-4.2%

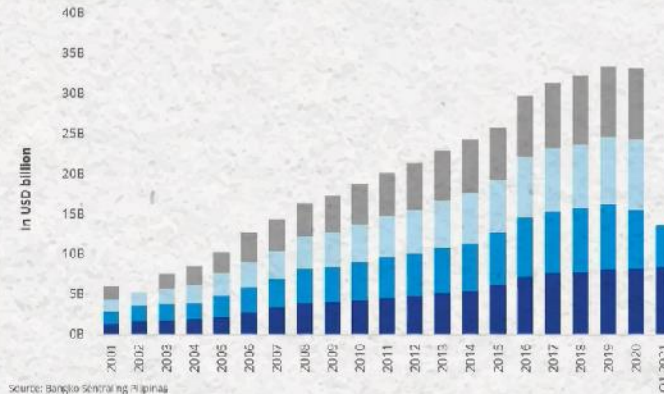
Source: Philippine Statistics Authority

Economic Rebound in 2021

An **11.8%** increase in economic growth after 30 years and will continue to grow between 4-6%.

Real Estate Overview in The Philippines

- Remittances sent in May grew by 13.1%, the fastest since Nov 2016.
- Nearly 80% of remittances from US, Singapore, KSA, Japan, United Arab Emirates, Canada, United Kingdom, South Korea
- As of May 2021, about 544,624 OFWs have been repatriated¹



5M 2021 remittances, up 6.6% YOY

USD13.7 Bn

Projected rebound in remittances in 2021

4%

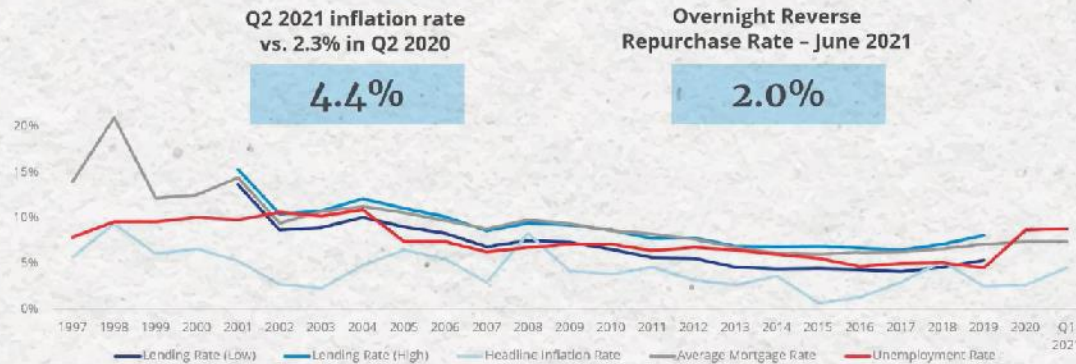
¹Over 540K displaced OFWs back in PH: DOLE exec

Remittances continue to grow
A total of **USD 33B** sent it last 2020.

Real Estate Overview in The Philippines

Colliers | 6

Mortgage rates remain competitive
Inflation starting to rise



Unemployment Rate

- 2Q 2021: 8.7%
- 2Q 2020: 17.7%
- 2Q 2019: 5.1%

Average Bank Mortgage Rate

- 2Q 2021: 7.4%
- 2Q 2020: ---
- 2Q 2019: 7.3%

Average Inflation Rate

- 2Q 2021: 4.4%
- 2Q 2020: 2.3%
- 2Q 2019: 3.0%

Source: Bangko Sentral ng Pilipinas; Philippine Statistics Authority; Colliers.

Mortgage rates remain competitive from 6–8% because of the market’s demand in residential property.

Real Estate Overview in The Philippines

Government's Build Build Project	Completion Date
Skyway Stage 3	Completed: December 2020
MRT-LRT Common Station	2021
MRT-3 Rehabilitation	2021
NLEX-SLEX Connector Road	2022
MRT Line 7	2022
Metro Manila Subway	2026
Bulacan International Airport	2025
Southeast Metro Manila Expressway	2022*

Property value continues to increase due to Infrastructure Projects.

Real Estate Overview in The Philippines



In 2023, new supply for office spaces will be coming from Quezon City with over 218,000 sqm.

Real Estate Overview in The Philippines

Colliers | 42

Factors that should help drive residential demand Residential Market Enablers



Investors looking for residential developments near infrastructure projects and transport hubs



Flexible and innovative payment schemes



Success of the government's vaccination program



Continuous growth in cash remittances, reaching USD13.7 billion (PHP658 billion) from January-May 2021



Government-projected GDP growth of 6%-7% in 2021, from a contraction in 2020

Residential and condominium sector as one of the property segments that has greater potential for recovery.

Advantages of living within Commercial Business Districts



Short commute
time to and from
workplaces



Highly suitable
for young
professionals and
new homebuyers
who seek
convenience



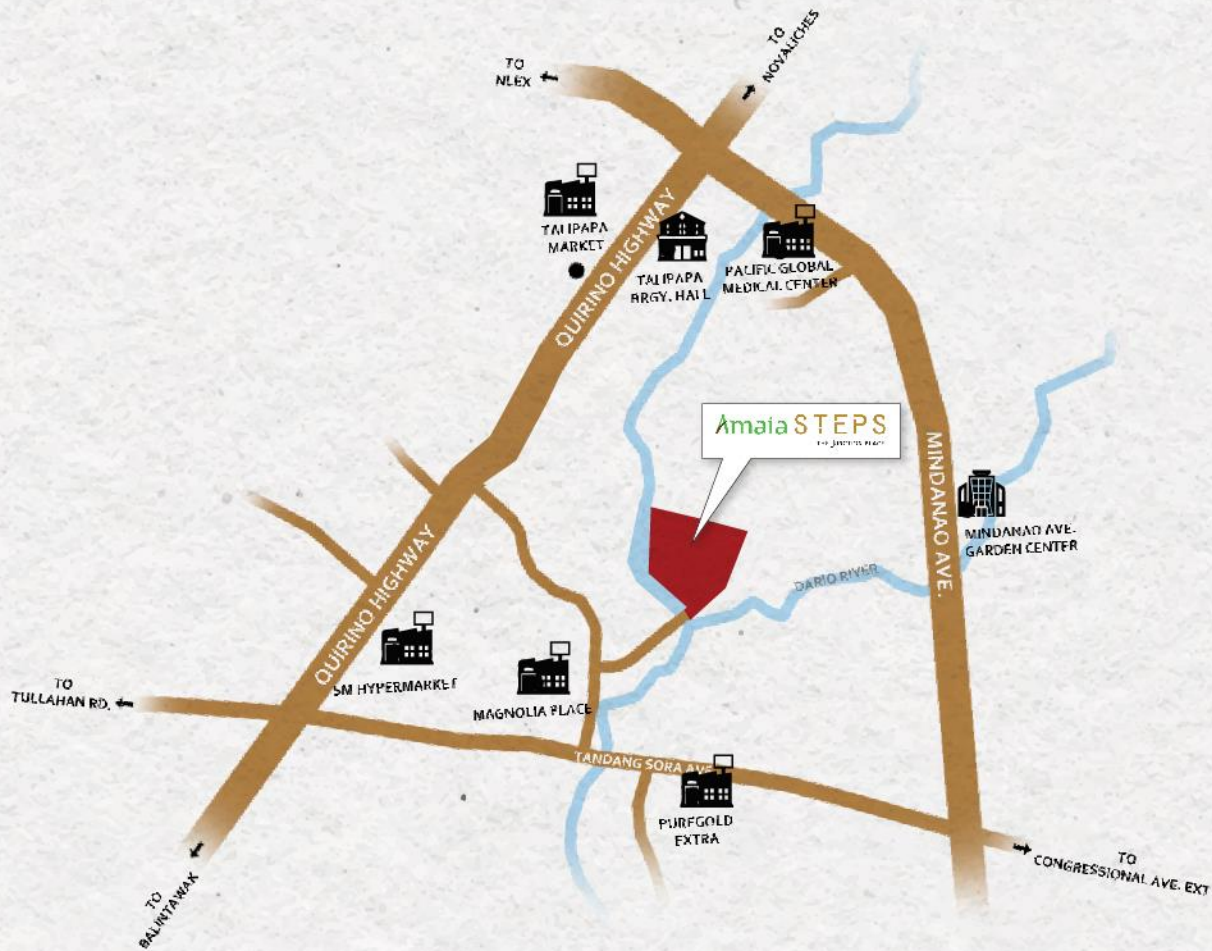
Easy access to a
variety of goods,
services, and
amenities



With lower take-up
due to pandemic,
decrease in rates
make it a good
investment



Maximizes
opportunities for
socialization within
a diverse community



THE JUNCTION PLACE

YOUR EVERYDAY NEIGHBORHOOD

The Junction Place is a pocket urban development of Ayala Land, located in one of the largest cities in Metro Manila. This 11-hectare property situated in Novaliches, Quezon City, bridges two major road arteries, namely Tandang Sora Avenue and Quirino Avenue. The development is located in one of Quezon City's busiest trade areas, with a mix of homes, schools, markets, retail, and hospitals, with about 15% of the city's population either living or working in the area.

Amaia STEPS

THE JUNCTION PLACE

ABOUT THE PROJECT

Amaia Steps The Junction Place is a mid-rise condominium project. This 1.7 hectare residential development is part of the Junction Place Estate, a mixed-use development in Quezon City. It comprises of 5 9 to 12-storey buildings that offers comfort and convenience amidst the bustle of the city where individuals create opportunities for learning, networking, and sharing.

LOCATION: Quirino Highway, Brgy. Talipapa, Novaliches, Quezon City

LAUNCH: January 2020

COMPLETION: 2026

TOTAL LAND AREA: 1.74 Has.

PRODUCT TYPE: STEPS (Mid-rise Condominium)

NO. OF UNITS: 1,376 Units



KEY FEATURES

Central Amenity Area

A centralized amenity area that branches out to linear parks leading to every building allows access for every user to converge and interact.

Pedestrian and Vehicular Traffic

The separation of pedestrian and vehicular traffic allows every building to have equal share of open space while minimizing the roads. This pedestrian-friendly development encourages the community to walk.

Buffer Zone

Roads and parking spaces as setbacks provide adequate distance from neighboring properties. This serves as buffer zones that minimizes noise from the adjacent communities.

Eco-friendly

Use of solar-powered streetlights, recycled (Green Antz) Eco Pavers for sustainability.



Estate living as your refreshing neighborhood in the city



Sense
of Security



Sense
of Comfort



Sense of
Belongingness



Reliable
Investment

Living in an estate is perfect for you and your family to grow in as you get to experience the most out of the establishments and leisure activities the estate has to offer, surrounding your home and your community for your ease and convenience. Feel safe and secure living in an estate or investing in properties that has everything near your doorstep.

Estate Developments

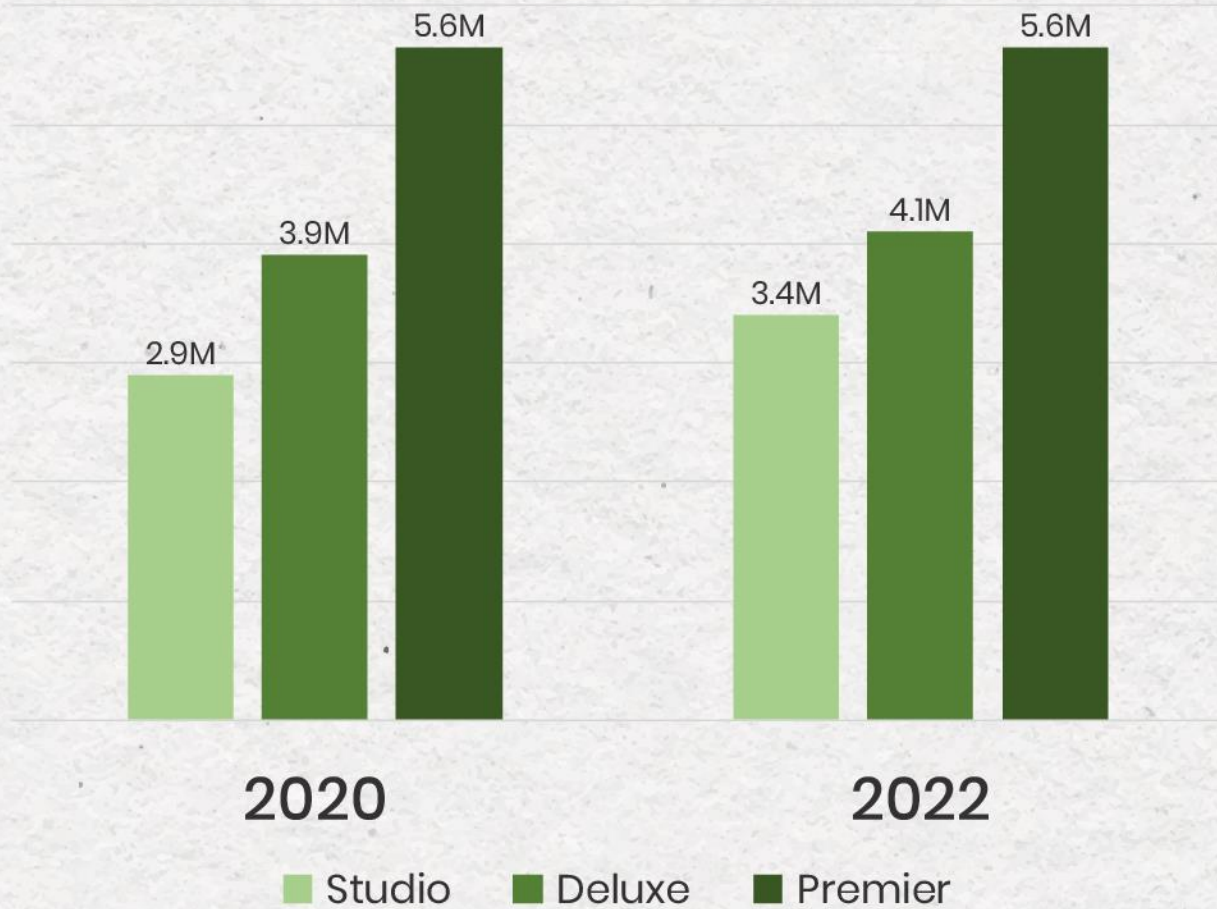


Fully sold all commercial establishments which is expected to go live by Q4 of 2022.



Transport terminal to be operational by Q3 of 2022.

Value Appreciation



- ☑ 17% increase – STUDIO
- ☑ 5% increase – DELUXE

Features & Amenities

Nothing speaks convenience and comfort better than The Junction Place's features and amenities. Be greeted in a lobby where residents can lounge and go around the place with an elevator and naturally-ventilated hallway. Pick up your mail in your own mailbox and maintain cleanliness with a designated garbage collection area. Stay safe with our emergency light, fire detection and alarm system, leisurely activities at the clubhouse, adult and kids swimming pool, and nearby retail area.



- Main Lobby
- Elevator
- Individual mailboxes
- Naturally-ventilated hallways

- Fire detection & alarm system
- Emergency Light
- Centralized garbage collection area
- Adult & kid's swimming pool

- Basketball Court
- Linear Park
- Play Area

Reduced Water Consumption

Units are provided with dual-flush water closets, low-flow shower heads, and low-flow kitchen sink fixtures for efficient water consumption

Energy Efficient

Common areas are provided with LED lights and units with awning-fixed windows to allow sufficient natural light and maximize natural ventilation.

Provision for Water Heater and Range Hood

Units have power provisions for water heater and range hood.

New Normal Ready Units

Use of easy to clean and safe materials such as solid surface kitchen countertops and Low-VOC (Volatile Organic Compounds) on paints and sealants. Units are also flexible for dedicated workspace and indoor exercise.



Why Amaia?

Dweller

- Offers convenience and easy access to key hubs in the Metro.
- Offers right-sized living spaces from 23 – 48 sqm.
- Provides eco-efficient homes and facilities to promote sustainability.
- Equipped and built with quality materials for long lasting and safe living.

Investor

- Provides higher return in property value due to its strategic location.
- Welcomes leasing opportunities from P18,000 – P25,000 rental rates.
- Managed by Ayala Property Management Corp. which results to low maintenance of the unit.
- Shows a solid track record under Ayala Land in developing residential, mixed-used, and sustainable property.

NOVEMBER PROMO (NOV 1 – 15, 2021 ONLY)

Sample Computation for a 23.83 sqm Studio unit

PAYTERM	PESO	AED
Total Selling Price	3,400,000	247,802
10% Down payment	349,892	25,501
50% off Reservation Fee	10,000	728
Monthly Down Payment in 35 months Lumpsum on the 36 th month	7,211 87,473	525 6,375
Bank Amortization		
20 years	28,090	2,047
15 years	31,715	2,311
10 years	39,686	2,892
5 years	65,185	4,750

The above monthly amortization is computed based on 8.88% interest rate for the term indicated. However, the actual rate is fixed for 5 years, subject to repricing on the 6th year onwards. The actual amount will be based on the financing institution's interest rate.



STUDIO

23.83 sqm.

NOVEMBER PROMO (NOV 1 – 15, 2021 ONLY)

Sample Computation for a 31.87 sqm Deluxe unit

PAYTERM	PESO	AED
Total Selling Price	4,100,000	298,820
10% Down payment	445,507	32,469
50% off Reservation Fee	10,000	728
Monthly Down Payment in 35 months Lumpsum on the 36 th month	9,260 111,376	674 8,117
Bank Amortization		
20 years	35,766	2,606
15 years	40,381	2,943
10 years	50,531	3,682
5 years	82,998	6,049

The above monthly amortization is computed based on 8.88% interest rate for the term indicated. However, the actual rate is fixed for 5 years, subject to repricing on the 6th year onwards. The actual amount will be based on the financing institution's interest rate.



DELUXE w/ BALCONY

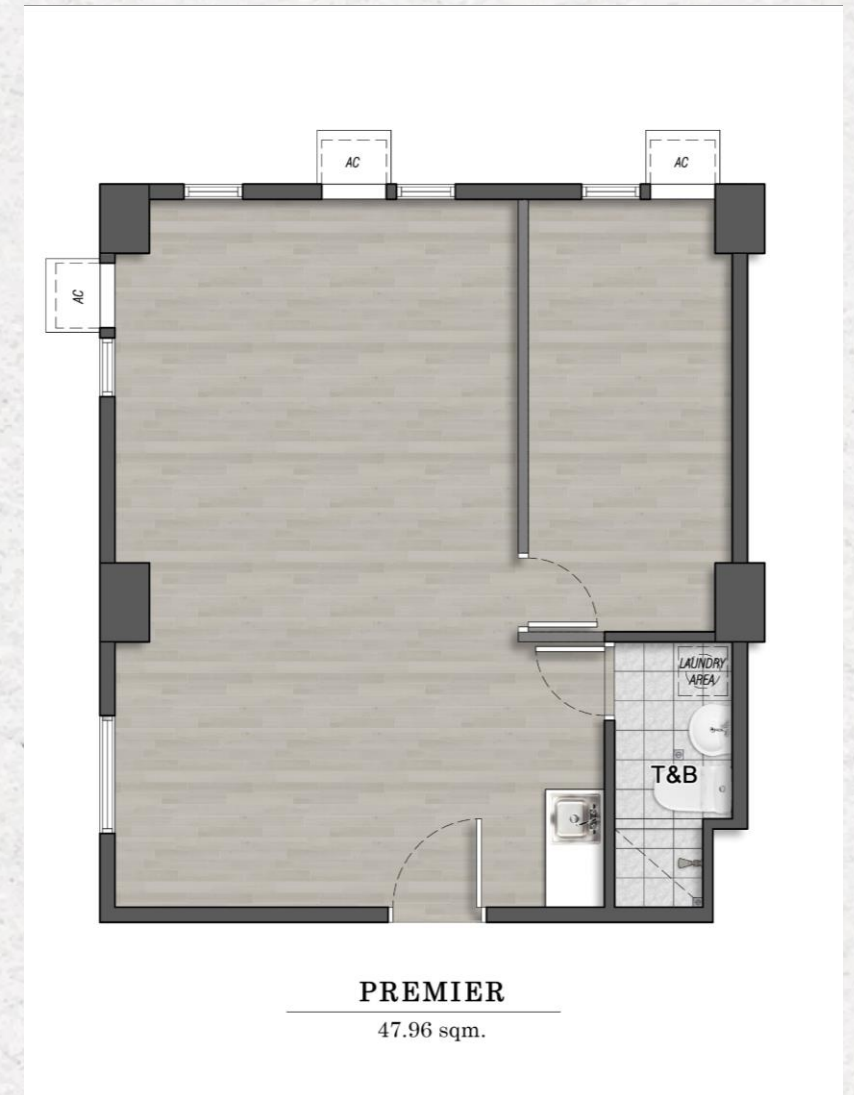
31.87 sqm.

NOVEMBER PROMO (NOV 1 – 15, 2021 ONLY)

Sample Computation for a 48.08 sqm Premier unit

PAYTERM	PESO	AED
Total Selling Price	5,800,000	422,722
10% Down payment	630,229	45,933
50% off Reservation Fee	10,000	728
Monthly Down Payment in 35 months Lumpsum on the 36 th month	13,219 157,557	963 11,483
Bank Amortization		
20 years	50,596	3,687
15 years	57,125	4,163
10 years	71,483	5,209
5 years	117,412	8,557

The above monthly amortization is computed based on 8.88% interest rate for the term indicated. However, the actual rate is fixed for 5 years, subject to repricing on the 6th year onwards. The actual amount will be based on the financing institution's interest rate.



Amaia

DHSUD LS NO. 14 (Aria), 161 (Clara)
DHSUD NCR AA-2021/O7-293

Project Completion: Sep 30, 2022 (Aria) May 31, 2024 (Clara)

Project Address: Quirino Highway, Bounded by Tandang Sora, Brgy. Talipapa, Quezon City