

Park||Centrale

CEBU

DEVELOPED BY:



Park Centrale

CEBU

The Business Edge
That You Need . . .



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Total Lot Area: 1,490 sqm

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Park Central Building



DEVELOPMENT PLAN

63 CONDO OFFICES FOR SALE

4 RETAIL SPACE FOR LEASE

**5 FLOORS BPO / COMPANY OFFICE
SPACE FOR RENT**



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PROJECT DETAILS

- | | |
|--|------------------|
| • Basement | Parking |
| • Ground Floor | Retail & Lobby |
| • 2 nd to 4 th | Parking |
| • 5 th to 9 th | BPO |
| • 10 th to 17 th | Office Condos |
| • 18 th to 19 th | Office Penthouse |
| | Amenities |
| • 20 th | Roof Deck |

FEATURES & AMENITIES

- High-Ceiling Lobby
- Grand Retail Area
- Sleek, Modern Glass Exterior
- Floor-to-Ceiling Glass Windows
- Energy-Efficient Systems & Design
- Flexible Office Condo Layouts
- 4 Passenger Elevators
- 100% Back-Up Generator
- 147 Parking Slots
- Sky Deck with Water Feature
- Roof Deck

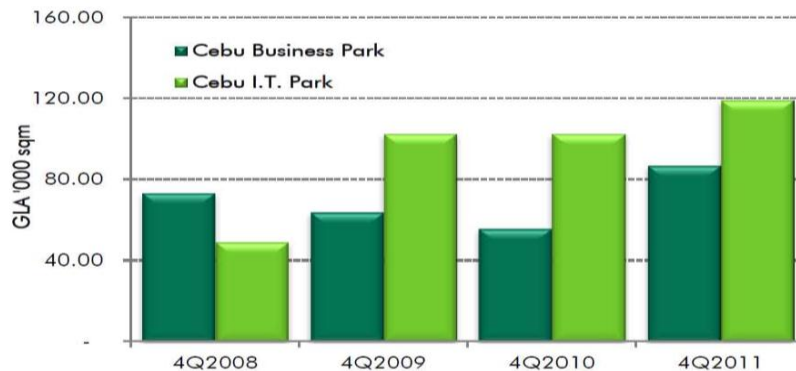


WHY INVEST IN OFFICES @ the CEBU IT PARK?

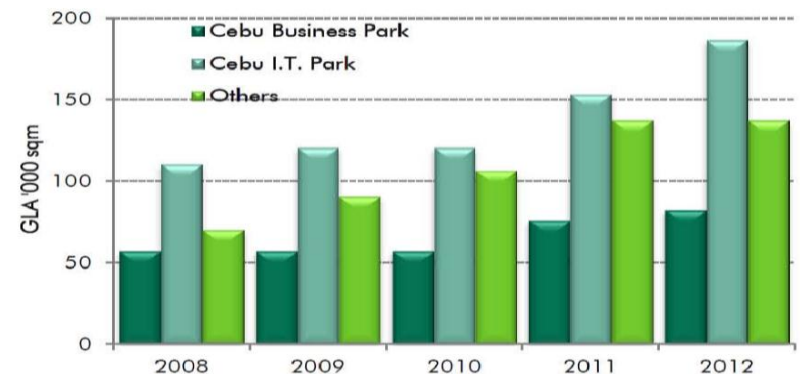
Office Stats

Business District	Vacancy Rate %	New Supply in 2011	Upcoming Supply in 2012	Average Asking Lease Rate 2H2011	Average Asking Lease Rate 1H2011
Cebu Business Park	14.55%	18,586	6,536	454.92	448.32
Cebu I.T. Park	1.37%	32,645	33,200	479.10	462.32
Others	22.90	30,765	5,740	407.78	376.27

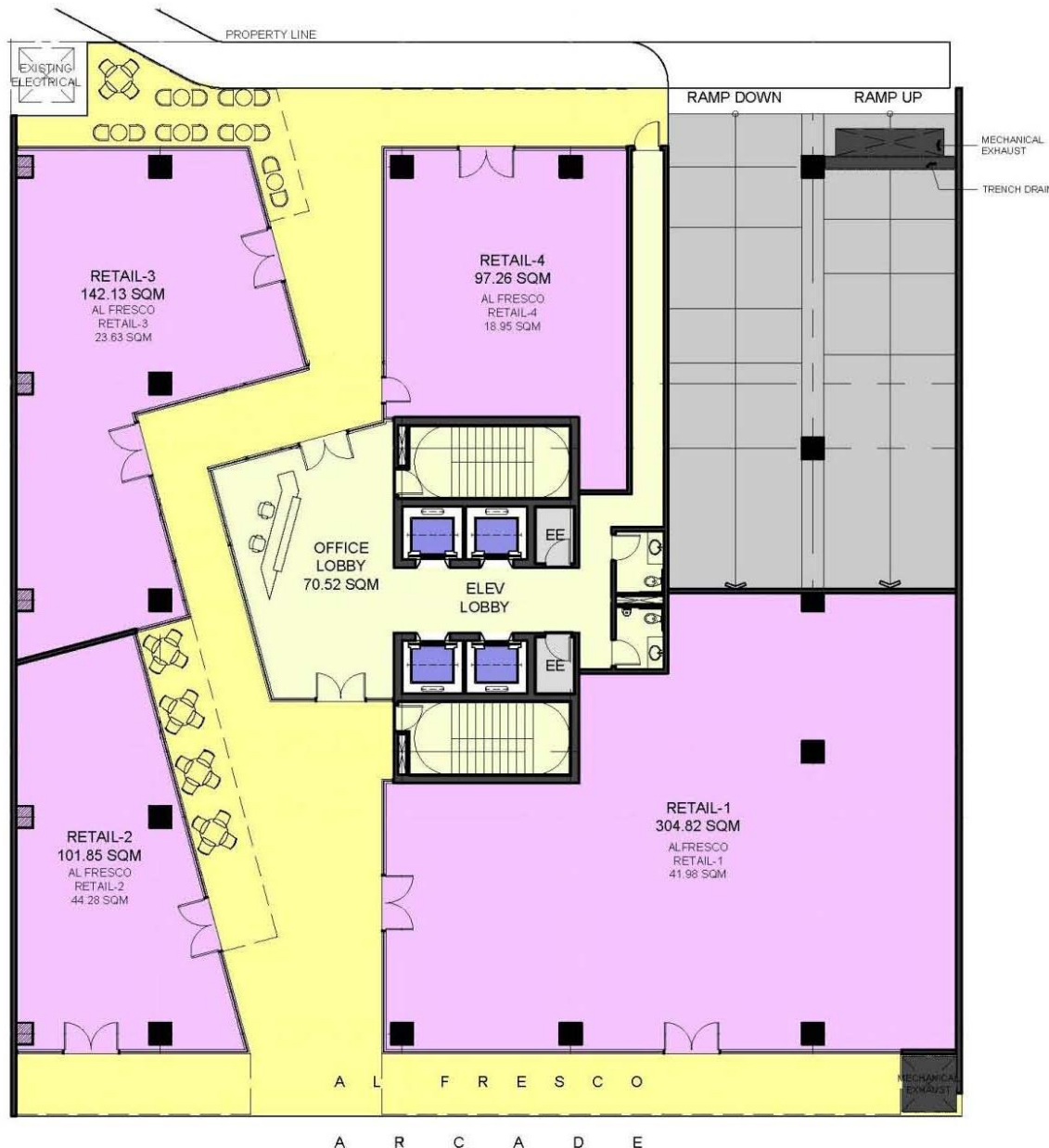
Occupied Space



Office Supply



GROUND FLOOR LAYOUT

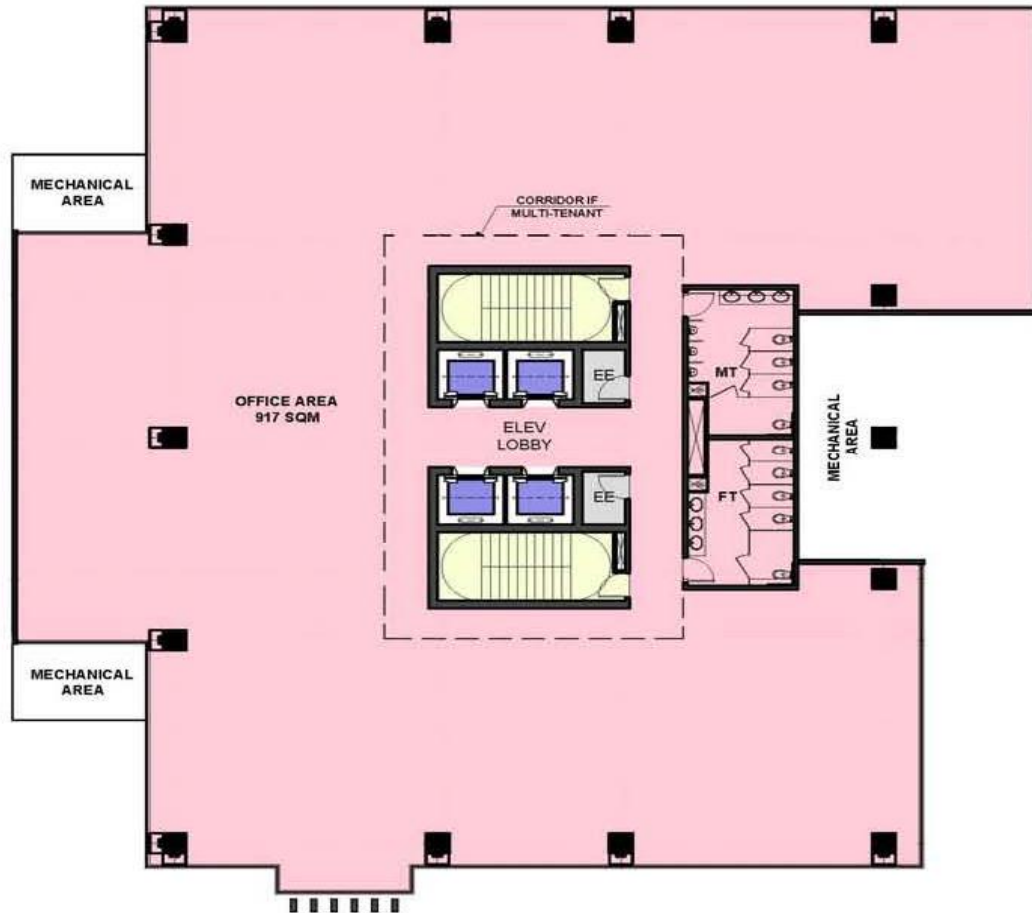


FLOORPLATE:	831.62 SQM
CORE:	75.48 SQM
COMMON AREA:	110.07 SQM
RETAIL:	646.07 SQM
AL FRESCO:	128.83 SQM



PERSPECTIVE OF THE GRAND LOBBY & RETAIL AREA

BPO Floor Plan Layout (5th - 9th)



FLOORPLATE: 981.97 SQM
CORE: 75.48 SQM
OFFICE: 906.49 SQM



Axon View - BPO Office / Call Center



Top View - BPO Office / Call Center



Office Condo Floor Plan (10th - 17th)



- UTILITIES
- PARKING SLOTS
- COMMON AREA
- RETAIL
- LIFT
- OFFICE
- AMENITIES

FLOORPLATE: 723.93 SQM
CORE: 64.45 SQM
COMMON AREA: 106.28 SQM
OFFICE: 553.19 SQM



40 - 50 sqm
Office Condos

Axon View



Top View



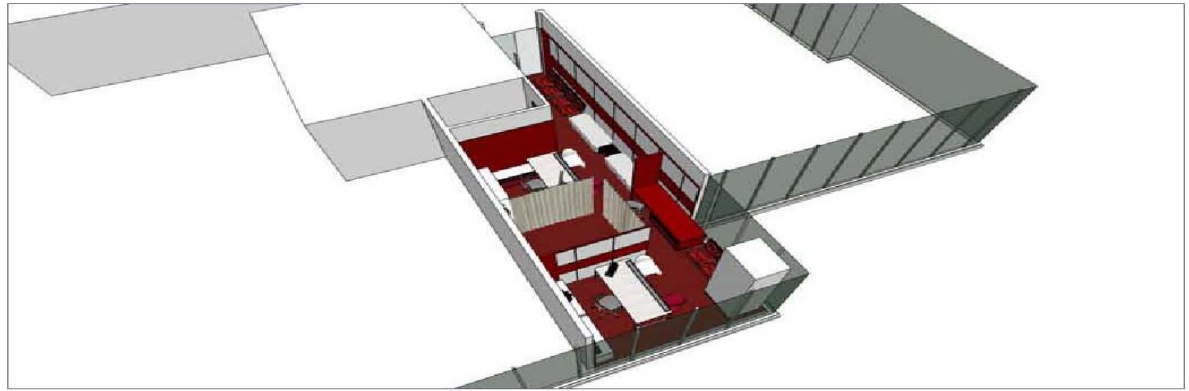
Office Options: Architectural Office or Family Office

Perspective
Interior Layout

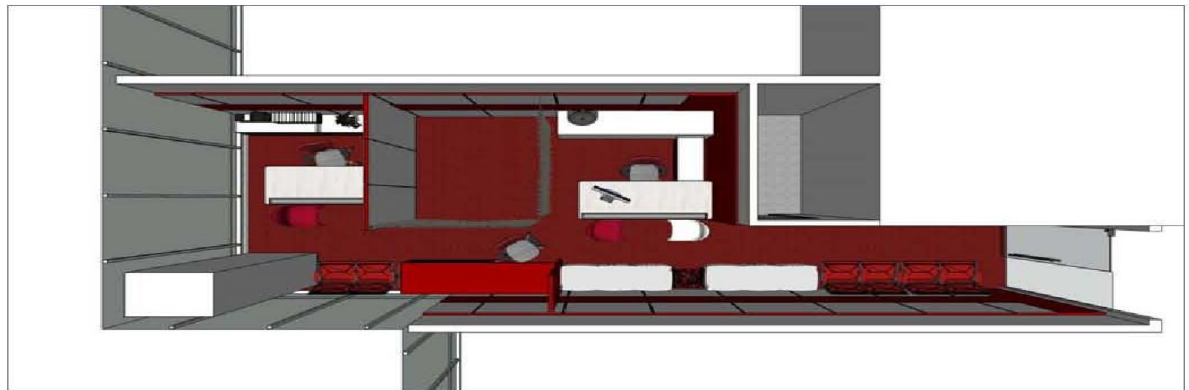


50 sqm
Consultation Clinic

Axon View



Top View



Perspective
Interior Layout



Axon View



Top View



63 sqm - Small BPO

Axon View



Top View



82 sqm - Corporate Office

Axon View



Top View



Combined (52 + 63) sqm unit – Insurance Company

Axon View



Top View



Combined (99 + 82) sqm unit – Mid-Sized BPO Office

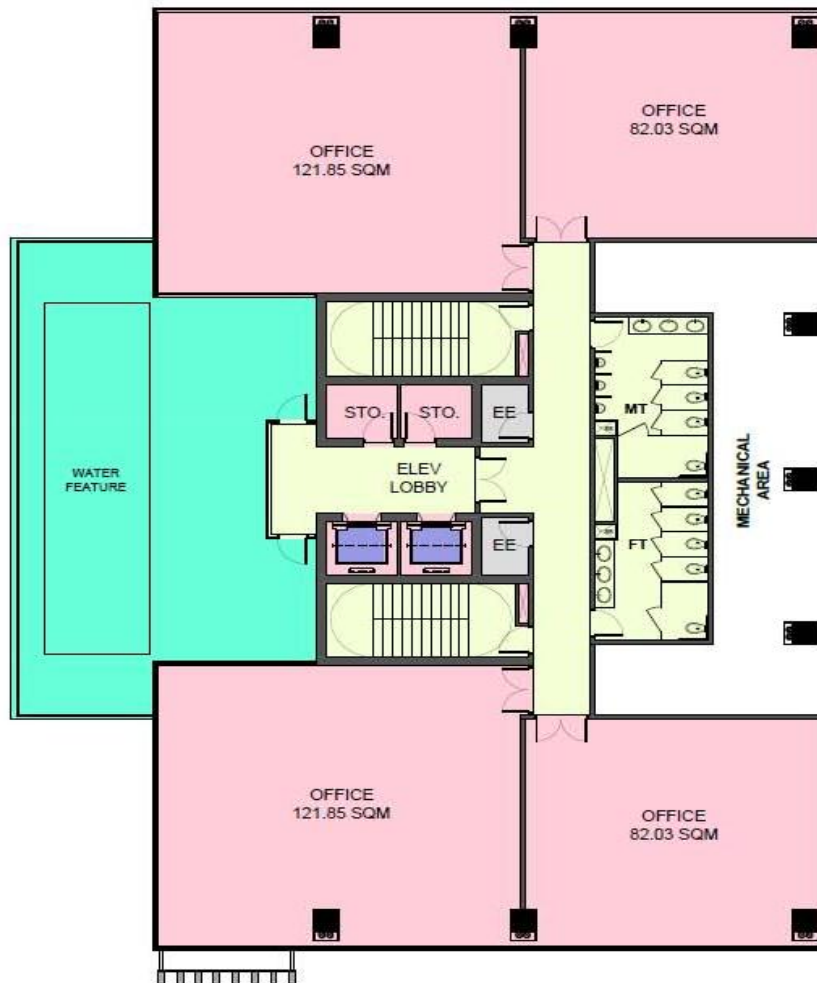
Axon View



Top View



OFFICE PENTHOUSE FLOOR LAYOUT



FLOORPLATE: 584.78 SQM
CORE: 64.45 SQM
COMMON AREA: 101.55 SQM
OFFICE: 418.78 SQM

SKY LOUNGE on the 18th Floor

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PARK CENTRALE PRICE LIST

UNIT INFO				PRICING INFO			
Flr.	Office Suite #	View	Area	Selling Price	Transfer Fees	TCP	RSVN
10th Floor	1001	SE	82	7,790,000	389,500	8,179,500	50,000
	1002	SE	99	9,405,000	470,250	9,875,250	50,000
	1003	SW	50	4,750,000	237,500	4,987,500	50,000
	1004	SW	40	3,800,000	190,000	3,990,000	50,000
	1005	SW	74	7,030,000	351,500	7,381,500	50,000
	1006	NW	63	5,985,000	299,250	6,284,250	50,000
	1007	NW	52	4,940,000	247,000	5,187,000	50,000
	1008	NW	82	7,790,000	389,500	8,179,500	50,000

OPTION 1		OPTION 2		OPTION 3		OPTION 4	
Spot Cash (Net of 10% Discount & Rsvn)	Spot 30% DP (Net of 5% Discount & Rsvn)	70% Balance via Bank Finacing	30% DP Over 24 Months @ 0% Interest	70% Balance via Bank Finacing	Spot 10% DP (Net of 3% Discount & Rsvn)	20% DP Over 24 months @ 0% Interest	70% Balance via Bank Finacing
6,961,000	2,170,150	5,453,000	95,291.67	5,453,000	705,630	64,916.67	5,453,000
8,414,500	2,630,425	6,583,500	115,479.17	6,583,500	862,285	78,375.00	6,583,500
4,225,000	1,303,750	3,325,000	57,291.67	3,325,000	410,750	39,583.33	3,325,000
3,370,000	1,033,000	2,660,000	45,416.67	2,660,000	318,600	31,666.67	2,660,000
6,277,000	1,953,550	4,921,000	85,791.67	4,921,000	631,910	58,583.33	4,921,000
5,336,500	1,655,725	4,189,500	72,729.17	4,189,500	530,545	49,875.00	4,189,500
4,396,000	1,357,900	3,458,000	59,666.67	3,458,000	429,180	41,166.67	3,458,000
6,961,000	2,170,150	5,453,000	95,291.67	5,453,000	705,630	64,916.67	5,453,000

Notes:

- 1 Selling price is inclusive of 12% VAT
- 2 Parking slots are sold separately at 600,000 per slot
- 3 Transfer Charges include all transfer, registration and miscellaneous fees
- 4 Reservation Fee is non-refundable and non-transferable
- 5 Prices are subject to change without prior notice.

Other Financing Options

- 1 Deferred Cash for 12 months with 3% discount
- 2 Deferred Cash for 24 months with 0% interest
- 3 30% DP with TC (discount of 10% on the TC) / 70% Bank Financing

OFFICE CONDO UNIT	CASH INCENTIVE	TOTAL UNIT COUNT
40 sqm	20,000	7
50 sqm	20,000	7
52 sqm	20,000	7
63 sqm	25,000	7
74 sqm	30,000	7
82 sqm	35,000	14
99 sqm	35,000	7
Penthouse	40,000	7

TERMS & CONDITIONS:

1. These are special cash incentives awarded on top of the 5% commission
2. For combined units, individual unit incentives are added up
3. Incentives will be released upon completion of the following requirements:
 - Signed Reservation Agreement
 - Signed Term Sheet
 - Accomplished Buyer's Info Sheet
 - Submission of Complete PDCs
 - Cleared Reservation Check
4. Incentive will be distributed 80% Agent/ 20% Brokerage

THE OFFICE CONDO ADVANTAGE

For the BUSINESS OWNER

- Owning an Asset vs. Rental Expense
- Prime and Central Location of Cebu IT Park
- Easily Accessible to Employees and Clients
- Professionally Managed Building
- Flexible Space for Different Business Types

For the INVESTOR

- **First** Office Condo at the Cebu IT Park
- Offices = Minimum 3 Year Lease Term
- Growth of Cebu BPO and SME Industry
- Increasing Demand amidst Limited Supply
- Increasing Office Rental Rates in Cebu