



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

2023 ANNUAL STOCKHOLDERS MEETING

30 JUNE 2023



PHILIPPINE NATIONAL ANTHEM



OPENING PRAYER



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

2023 ANNUAL STOCKHOLDERS MEETING

30 JUNE 2023



AGENDA

- **CALL TO ORDER**
- **SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM**
- **APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 24 JUNE 2022**
- **MANAGEMENT REPORT**
- **RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR**
- **ELECTION OF DIRECTORS (INCLUDING INDEPENDENT DIRECTORS)**
- **APPOINTMENT OF EXTERNAL AUDITOR FOR 2023**
- **OTHER MATTERS**
- **ADJOURNMENT**

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HIGHLIGHTS



Completion and Handover of Major Projects

Launch of Eluria, Una Apartments, Sevina Park Arcades

Significant Project Milestones

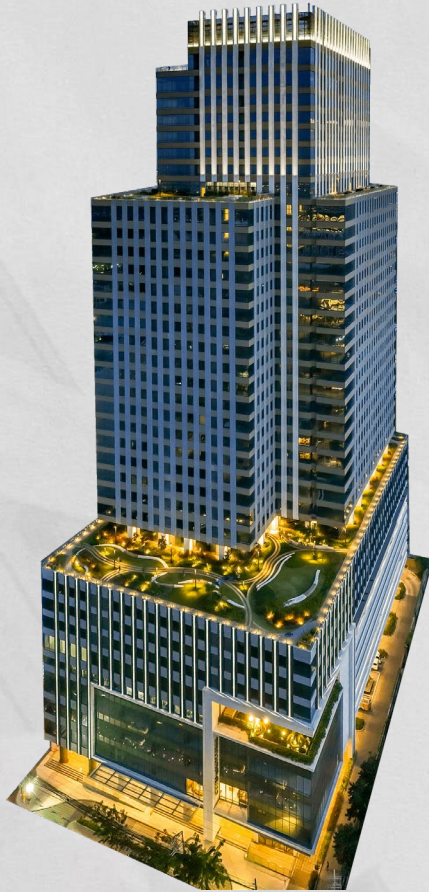
Successful Funding Program

Commitment to Sustainability

Completion and Handover of Major Projects

The background of the slide is a dark, teal-tinted aerial photograph of a city. The skyline is visible, with several tall buildings and a dense urban area. A white arrow points horizontally from the left side of the image towards the right, positioned below the main title.

Banner Year for Completion of Major Projects



Cebu



Taguig



Laguna



Laguna

Combined GFA/GDA of **195,000 sqm** and estimated gross development value of **Php25.9 billion**

Completion of CEBU EXCHANGE





Cebu Exchange

Completion and Handover

April 2022

GFA: 109,000 sqm

Cebu Exchange Terrace Garden





Cebu Exchange Main Lobby



Inauguration of Cebu Exchange and Advancing Net Zero Cebu Program





₱9.5 billion

in reservation sales contracts from launch

86% sold as of May 2023

An aerial photograph of a city skyline, likely Manila, Philippines, featuring prominent skyscrapers like the One World Trade Center. The image is overlaid with a dark teal color scheme. A diagonal line splits the image from the bottom left to the top right. The text 'Completion of SAVYA FINANCIAL CENTER' is written in a bold, yellow, sans-serif font on the left side of the image. A white horizontal line with a right-pointing arrowhead is positioned below the text.

Completion of SAVYA FINANCIAL CENTER

Savya Financial Center

Completion of North and South Towers

GFA: 60,000 sqm



ACTUAL PHOTOGRAPH

Savya Financial Center
Common Breezeway
Architectural Details





Savya Financial Center

North Tower

Main Lobby



Savya Financial Center

North Tower

Driveway/ Drop off

ACTUAL PHOTOGRAPH

Savya Financial Center

Inauguration and Ribbon Cutting

Led by President Ferdinand Marcos, Jr.





₱4.9 billion

in reservation sales contracts from launch

74% sold as of May 2023

New Project Launches



New Project Launches Substantially Complete 5x in 5 years Growth Plan



Makati



UNA
APARTMENTS

AT SEVINA PARK

Laguna



SEVINA PARK
ARCADES

Laguna

Combined GFA/GDA of **127,000 sqm** and estimated gross development value of **Php22.7 billion**

Launch of Eluria

The background is a dark, teal-tinted aerial photograph of a city skyline. A white arrow points horizontally from the left edge of the image towards the center, ending just before the text. The skyline features various skyscrapers, some with construction cranes, and a dense area of lower-rise buildings in the foreground. A diagonal white line runs from the top right corner towards the bottom center, creating a split in the image's composition.



ELURIA

UNSURPASSED SUSTAINABLE LUXURY IN
LEGAZPI VILLAGE, MAKATI



PRECERTIFIED
GOLD



REGISTERED



REGISTERED



REGISTERED

ARTIST'S PERSPECTIVE



WORLD-CLASS STANDARDS

Ultra low density
Multi-certified
Limited edition designer homes
Exceptional white glove service



ACTUAL PHOTOGRAPH OF THE MODEL UNIT



OUR VISION FOR

PERSONALIZED WHITE GLOVE SERVICE

Personalized concierge solutions

Internationally trained Hospitality Directors assigned to each unit





ELURIA

ELURIA PRESTIGE SERVICE FILM





ELURIA

Signature Experience

CHEF JOHANNE

2022 ASIA'S BEST RESTAURANT
ASIA'S 50 BEST RESTAURANTS



Eluria

PRIVATE LAUNCH

November 2022

SIGNATURE EXPERIENCE

May 2023





Eluria

GROUND BREAKING CEREMONY

November 2022

Led by Arthaland and Arch Capital



ELURIA

₱1.4 billion

in reservation sales contracts from launch

- ✓ **27% sold as of May 2023**
- ✓ **Completion of foundation expected by July 2023**

Launch of Una Apartments

The background is a dark, teal-tinted aerial photograph of a city skyline. A white arrow points horizontally from the left edge towards the center of the image, positioned below the main title. The skyline features various high-rise buildings, some with construction cranes, and a dense residential area in the foreground.

UNA

APARTMENTS

AT SEVINA PARK



REGISTERED



REGISTERED



REGISTERED



REGISTERED

BUILDING FOR
ECOLOGICALLY
RESPONSIVE
DESIGN
EXCELLENCE

ARTIST'S PERSPECTIVE



Una Apartments

Grand Launch and Sunshine Market

September 2022





Una Apartments

Groundbreaking Ceremony

September 2022





UNA

APARTMENTS

AT SEVINA PARK

₱1.8 billion

in reservation sales contracts from launch

- ✓ Strong market reception from launch
- ✓ 76% as of May 2023
- ✓ Construction to commence by Q3 2023



UNA

APARTMENTS

AT SEVINA PARK

Studio Model Unit



UNA

APARTMENTS

AT SEVINA PARK

One Bedroom Model Unit



Launch of Sevina Park Arcades

The background is a dark, teal-tinted aerial photograph of a city skyline. A prominent white arrow points horizontally across the middle of the image, starting from the left edge and ending near the center. The skyline features several tall buildings, including a prominent one with a pointed top (likely the Rizal Tower) and another with a construction crane on top. The foreground shows a dense residential area with many smaller buildings and houses.



SEVINA PARK ARCADES



RETAIL AND LIFESTYLE CENTER AERIAL VIEW
ARTIST'S PERSPECTIVE

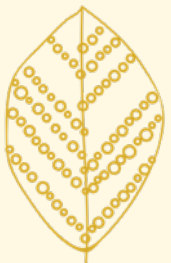


SEVINA PARK ARCADES

₱1.1 billion

in total reservation sales

- ✓ **100% sold commercial lots**
- ✓ **Retail and lifestyle center to be launched soon**



RETAIL AND LIFESTYLE CENTER TRANSPORT HUB
ARTIST'S PERSPECTIVE

Significant Project Milestones

The background is a dark, teal-tinted aerial photograph of a city skyline. A white arrow points horizontally from the left edge towards the center of the image, positioned below the main title. The skyline features various skyscrapers and buildings, with a prominent pointed tower on the left side. The overall mood is professional and modern.



Lucima

Construction Progress

54% complete as of June 20

Expected top-off by August 2023



**WELCOMES
CONCENTRIX**
AS ITS NEW LESSEE!



Cebu Exchange

Concentrix Lease Contract

16,700 sqm in gross leasable area

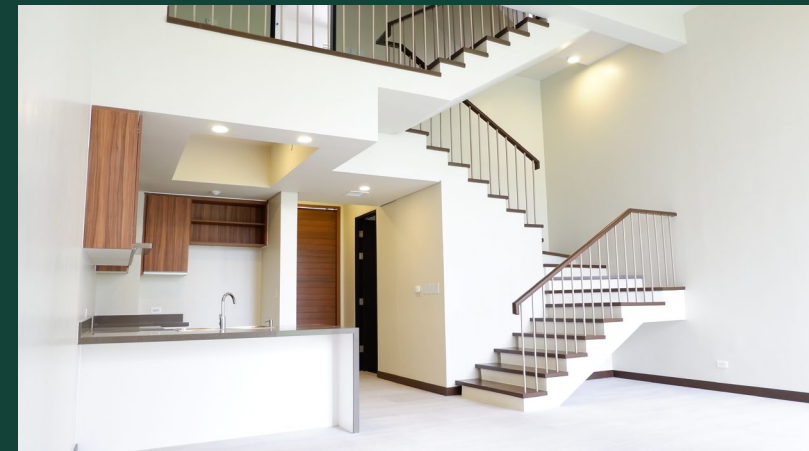
Landmark partnership deal



Sevina Park Villas

Construction progress

Tranche 1 Villas
93% complete as of June 20





ACTUAL PHOTO

Sevina Park

Amenities and Pavilion

95% complete as of June 20



NHMFC Balai Berde Program

- ✓ Up to 30-year loans with preferential rate of as low as 4.5% per annum for buyers
- ✓ Exclusively available for projects that have achieved EDGE certification

Successful Funding Program

The background is a dark, teal-tinted aerial photograph of a city skyline. The skyline features numerous skyscrapers and buildings, with some construction cranes visible. A white arrow points horizontally from the left side of the image towards the right, positioned below the main text.



₱3 BILLION

Tranche 2 ASEAN Green Bonds

- ✓ Supports acquisition of properties for new certified sustainable projects
- ✓ Provides continued financing for ACPT



ARTHALAND CORPORATION

₱3 billion Tranche 2

ASEAN Green Bonds

GREEN PROJECT DEAL OF THE YEAR

A large part of the proceeds will **fund the investment in new certified sustainable residential projects**, allowing Arthaland with flexibility to develop and launch projects **in the next 10 years**. The company is **committed to decarbonize its portfolio by 2030**.

Sole issue manager and joint lead underwriter:

BDO Capital & Investment Corporation

Joint Lead Underwriter

PNB Capital and Investment Corporation

Green structuring adviser:

ING

Legal Advisers:

Sycip Salazar Hernandez & Gatmaitan

Romulo Mabanta Buenaventura Sayoc and De los Angeles

ARTHALAND's
Tranche 1 and 2 ASEAN
Green Bonds assigned a
credit rating of

PRS Aa
Stable Outlook

by Philippine Rating Services Corp.

Rationale for credit rating and outlook:

- ✓ **Highly recognized and good reputation**
- ✓ **Ability to grow and compete in its chosen niche**
- ✓ **Manageable liquidity position**
- ✓ **Healthy margins and sustained profitability**
- ✓ **Economic recovery**

A hand in a suit points towards a chart on the left side of the slide. The chart features a bar graph with five bars labeled 'Aug', 'Sep', 'Oct', 'Nov', and 'Dec'. Overlaid on the bars is a line graph with a solid line showing an upward trend and a dashed line showing a fluctuating trend. A large white arrow points upwards from the bottom left towards the top right, passing through the data points.

₱6.0 billion

in fresh financing for projects

- ✓ **Php1.3 B stand-by term loan for new projects**
- ✓ **Php 2.9 B CTS facilities for Cazneau and Savya**
- ✓ **Php 0.7 B liquidity support for Lucima and Eluria**
- ✓ **Php 1.1 B short-term loans at Arthaland level**

Commitment to Sustainability

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Net Zero Carbon Buildings Commitment

Decarbonization of our development portfolio by 2030



Development Portfolio Operating Performance



Based on Arthaland's operational portfolio which includes Arya Residences, Arthaland Century Pacific Tower, Cebu Exchange and Sevina Park components such as the Courtyard Hall, the Sales Pavilion and Villa model units

Our development portfolio is
composed entirely of certified
sustainable projects.



LOCALLY & INTERNATIONALLY
MULTI-AWARDED

Foremost sustainable developer
in the Philippines

SUSTAINABLE BUILDING
CERTIFICATIONS





EDGE Advanced Preliminary Certificate

★ ★ ★ ★ ★
BERDE 5-Stars





LEED GOLD

**WELL™
HEALTH-SAFETY RATED**





ARYA TOWER 1
100% Powered by
Renewable Energy





ARTHALAND
CENTURY PACIFIC
TOWER

WELL™ HEALTH-SAFETY RATED



FINANCIAL UPDATES



BTCUSD - 9203.20

22-48-45



ARTHALAND

BUILDING SUSTAINABLE LEGACIES

2022 FINANCIAL HIGHLIGHTS

STATEMENT OF INCOME

IN ₱ MILLIONS	2021	2022
Contributing Projects	<ul style="list-style-type: none"> Cebu Exchange Savya ACPT Arya Plaza Sevina Park Villas 	<ul style="list-style-type: none"> Cebu Exchange Savya ACPT Arya Plaza Sevina Park Villas Lucima
Projects Pending Revenue Recognition	<ul style="list-style-type: none"> Lucima 	<ul style="list-style-type: none"> Eluria Una Apartments
<i>New Reservation Sales Contracts</i>	1,443	4,507
REVENUES	2,972	2,923
INCOME BEFORE TAX	1,127	1,250
NET INCOME	1,115	873

- Reservation sales contracts grew 3x to Php4.5 billion
- Stable revenues in 2022 despite completion of biggest projects to date
- Strategic decisions not reflected in 2022 revenues:
 - Php2.3b reservation sales from launch of Eluria and Una Apartments as of 2022
 - Retention of Php1.8b of office and retail units in Cebu Exchange
- Higher income before tax due to favorable valuation of investment properties
- The decline in net income after tax is due to the implementation of CREATE Law in 2021

2022 FINANCIAL HIGHLIGHTS

STATEMENT OF FINANCIAL POSITION

IN ₱ MILLIONS (Unless otherwise indicated)	2021	2022
Cash and Cash Equivalents*	6,328	7,042
Total Assets	34,671	36,393
Net Interest-Bearing Debt	10,075	10,648
Shareholders Equity	11,052	12,060
Net Interest-Bearing Debt to Equity (x)	0.91	0.88
BOOK VALUE PER SHARE (₱/Share)	1.05	1.16
EARNINGS PER SHARE (₱/Share)	0.1296	0.1075

- Improved liquidity due to completion of fund-raising efforts
- Prudent financial management strategy
 - Conservative leverage levels
 - Other risk management strategies in place
- BVPS increased 11% to Php1.16

* includes short-term investments

Q1 2023 FINANCIAL HIGHLIGHTS

STATEMENT OF INCOME

IN ₱ MILLIONS	Q1 2022	Q1 2023
Contributing Projects	<ul style="list-style-type: none"> Cebu Exchange Savya Financial Center ACPT Arya Plaza Sevina Park 	<ul style="list-style-type: none"> Cebu Exchange Savya Financial Center ACPT Arya Plaza Sevina Park Lucima
Projects Pending Revenue Recognition	<ul style="list-style-type: none"> Lucima 	<ul style="list-style-type: none"> Eluria Una Apartments
<i>New Reservation Sales Contracts</i>	416	3,759
REVENUES	490	835
GROSS INCOME	258	431
Gross Margin	53%	52%
NET INCOME	145	142

- New reservation sales contracts grew 9x to Php3.8 billion
- 70% increase in revenues:
 - Momentum in real estate sector
 - Commercial lot sale in Sevina Park Arcades
 - Php3.2B cumulative reservation sales contracts from Eluria and Una Apartments not yet reflected
- Gross margin and net income substantially maintained

Q1 2023 FINANCIAL HIGHLIGHTS

STATEMENT OF FINANCIAL POSITION

IN ₱ MILLIONS	Q1 2022	Q1 2023
Cash and Cash Equivalents*	5,221	6,598
Total Assets	34,372	36,300
Net Interest-Bearing Debt	10,666	11,060
Shareholder's Equity	11,331	12,299
NET INTEREST-BEARING DEBT-TO-EQUITY (X)	0.94	0.90
BOOK VALUE PER SHARE (₱/Share)	1.06	1.17

- Strengthened liquidity following the issuance of Tranche 2 ASEAN Green Bonds
- Leverage level improved during this period and complies with financial covenants
- Continued shareholder value creation

* includes short-term investments

Other Initiatives



Sustainable socialized housing program and public school rehabilitation

- ✓ Commitment to build sustainable socialized homes
- ✓ Rehabilitation of and addition of sustainable features to calamity-hit public schools
- ✓ In partnership with Local Government units
- ✓ Financing for buyers to be provided by NHMFC



Net Zero Carbon Alliance

- ✓ A multi-sectoral movement toward attaining net zero carbon emissions among businesses in the Philippines
- ✓ Provides partners a roadmap to achieve carbon neutrality by sharing best practices
- ✓ Provides better access to green financing

Meet the NZCA Net Zero Heroes!





— INTRODUCES —

SUSTAINABILITY PARTNERS CIRCLE

Building a Better
Tomorrow Together

Sustainability Partners Circle



Messy



Bessy



(Patena) Disk pectoral
14.0 cm. Diameter
Silver
Mandaya

Details & Abstractions: Selections from the CCP 21AM Collections

CCP 21AM Collections Exhibit

In partnership with Cultural Center of the Philippines

October 14 to November 13, 2022

GF of Arthaland Century Pacific Tower





ARTHALAND – GREEN BUILDINGS THAT DON'T COST THE EARTH

<https://www.business-reporter.co.uk/responsible-business/green-buildings-that-dont-cost-the-earth>

Business Reporter Feature

Green Buildings that don't Cost the Earth

"Building sustainable legacies, taking care of the environment for the benefit of future generations is an important concept for us. More than a concept, it is a philosophy."

- Mr. Jaime C. González
Vice Chairman and President



JAIME C. GONZÁLEZ

Vice-chairman and President | ARTHALAND



ARTHALAND
BUILDING SUSTAINABLE LEGACIES



Arthaland as an EDGE Champion

*Recognized by the IFC during the EDGE
Champion Summit Asia 2023*

Singapore, 06 June 2023



EDGE Champions Summit Asia 2023



POTAGER GARDENS

BY ARTHALAND

ALL ARTHALAND PROJECTS WILL HAVE A POTAGER GARDEN



The Potager Garden at Sevina Park

ACTUAL PHOTO



ACTUAL PHOTO

The Garden of Simples at Cebu Exchange



ACTUAL PHOTO

The Potager Garden at Savva



Management Report

Q&A

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ELECTION

OF BOARD DIRECTORS

NOMINEES FOR REGULAR DIRECTORS



ERNEST K. CUYEGKENG

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR REGULAR DIRECTORS



JAIME C. GONZÁLEZ

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR REGULAR DIRECTORS



JAIME ENRIQUE Y. GONZÁLEZ

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR REGULAR DIRECTORS



CORNELIO S. MAPA, JR.

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR REGULAR DIRECTORS



CHRISTOPHER PAULUS NICOLAS T. PO

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR REGULAR DIRECTORS



RICARDO GABRIEL T. PO

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR INDEPENDENT DIRECTORS



HANS B. SICAT

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR INDEPENDENT DIRECTORS



ANDRES B. STA. MARIA

ELECTION

OF BOARD DIRECTORS

NOMINEES FOR INDEPENDENT DIRECTORS



DENISE LOREENA V. DE CASTRO

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BOARD OF DIRECTORS

2023 - 2024

ERNEST K. CUYEGKENG

JAIME C. GONZÁLEZ

JAIME ENRIQUE Y. GONZÁLEZ

CORNELIO S. MAPA, JR.

CHRISTOPHER PAULUS NICOLAS T. PO

RICARDO GABRIEL T. PO

HANS B. SICAT

ANDRES B. STA. MARIA

DENISE LOREENA V. DE CASTRO

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EXTERNAL AUDITOR For 2023

REYES TACANDONG & CO.

Ms. Michelle Mendoza-Cruz
Partner-in-Charge

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THANK YOU