




Arthaland in Action




This report covers the period from January 1 to December 31, 2022. This publication supplements SEC Annex A, Arthaland's official sustainability disclosure to the Philippines Securities and Exchange Commission (SEC), submitted on April 18, 2023. It includes information on the Company's corporate strategy and governance, environmental, social, and economic performance, and our sustainable developments.



A digital copy of this report may be downloaded at:
<https://arthaland.com/sustainability>



For publication concerns, contact:
ask@arthaland.com



When a pebble is thrown into the water, ripples spread outwards, growing larger and stronger as they interact with the surrounding water. Each subsequent wave builds upon the previous one, extending far beyond the initial impact.

“This serves as a symbol of Arthaland’s proactive and concrete efforts to create a more sustainable future, demonstrating how the actions of one entity can have a significant and amplified effect.”

The overlapping undulations depict the interconnectedness of environmental, social, and economic factors in Arthaland’s green and well-being initiatives. They also highlight the company’s expansion into the broader market, challenging the notion that sustainable living is a luxury limited to a select few. The points of intersection among these waves further emphasize the company’s unwavering commitment to fostering collaboration and partnerships within the real estate industry. This highlights the importance of collective action in bringing about widespread and meaningful change.

Furthermore, the ripples are a constant reminder of Arthaland’s ongoing dedication and mission to inspire others to initiate their own wavelets and join in the collective pursuit of a better future.



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Arthaland is the only real estate developer in the Philippines with a residential and commercial portfolio that is **100% certified as sustainable** by local and global organizations.



A Leading Sustainable Developer

As the foremost sustainable developer in the country, we envision a future with green and wellness at the core of every project we undertake.



Vision

To be the preferred property company for sustainable developments, ensuring that the future will be better for our customers because of how we do things today.

Mission

To continue to be a world-class and pioneering property company.

To build boutique, sustainable, and exceptional developments that will provide a wealth of life at home, at work, in the community, and in our country.

Core Values

We act as owners

We enjoy doing things differently

We care for each other

We only go for the best

We always work with integrity

We will have fun while getting things done

We work together to get better

We always strive to delight our customers

Message of the President



I am pleased to present the 2022 Sustainability Report with the theme “Arthaland in Action,” showcasing our resolute dedication to concrete measures addressing climate change and achieving our ambitious goals. Within these initiatives, exemplified by our Net Zero pledge to decarbonize 100% of our portfolio by 2030, lies a profound belief in placing people at the heart of our endeavors. Our commitment to humanity is ensuring the well-being of our properties and, above all, our people as our top priority.

As the first property developer in Asia to sign the World Green Building Council’s Net Zero Carbon Buildings Commitment, we have reduced greenhouse gas emissions by 78% across our operational projects in just two years. This was achieved by improving energy efficiency by 59%, attaining water efficiency by 58%, and sourcing 63% of energy from renewable sources. While reaching net zero emissions by 2030 is crucial, we understand that sustainability extends beyond environmental protection. We recognize the interconnectedness of environmental, social, and economic factors and strive to address them together for a sustainable future.

We take pride in constructing properties that promote the well-being of individuals and communities. Our focus goes beyond energy and water efficiency as we carefully design and build healthy properties. We also extend this culture of care to our employees, contractors, suppliers, strategic partners, and other stakeholders.

We are dedicated to making green buildings accessible to a broader audience. Una Apartments, our ongoing project, is the country's first multi-certified sustainable mid-market development, challenging the perception that sustainability is a luxury, emphasizing that sustainable homes are meant for all. Additionally, we have partnered with the government to initially construct 100 sustainable socialized housing units on a two-hectare land area. We are also proud partners in the National Home Mortgage Finance Corporation's Building Eligible Resilient Dwelling for Everyone or BERDE program, which aims to make financing exclusively for green homes more accessible.

Being the only real estate developer in the country with a 100% green-certified residential and commercial portfolio, we have pioneered the issuance of Philippine peso-denominated green bonds in the real estate sector. This demonstrates that sustainable developments can be financially viable. We remain profitable and deliver favorable returns while fulfilling our social responsibilities. At Arthaland, sustainability goes beyond compliance; it is a strategic imperative that exceeds regulatory requirements.

“We push the boundaries of sustainability, encompassing net zero practices, social programs, and a strong focus on community wellness.”

We believe that achieving a sustainable future requires collaboration and collective action. Thus, strategic partnerships are a fundamental part of our core strategy.

“We actively encourage other participants in the real estate industry, especially decisionmakers, to embrace sustainability objectives.”

We share our techniques, knowledge, and approach in various forums because we understand that a more significant commitment to our future transcends individual market competitiveness. We view every stakeholder in the industry as a colleague pursuing a positive impact on people and the planet.

While much work is ahead, we must act today to create the ripples of change for a better future where everyone can thrive together.

Jaime C. González

2022 Highlights

Awards

Arthaland has consistently been recognized for its industry leadership and positive contributions toward a sustainable future. These 2022 awards and certifications acknowledge the company's pioneering leadership in developing and managing exceptional properties that comply with and exceed both local and international standards for best-in-class green and healthy buildings.

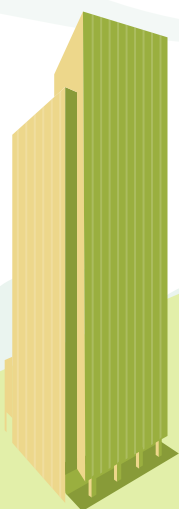


Release of the second tranche of Arthaland's ASEAN green bonds worth up to Php 3 billion



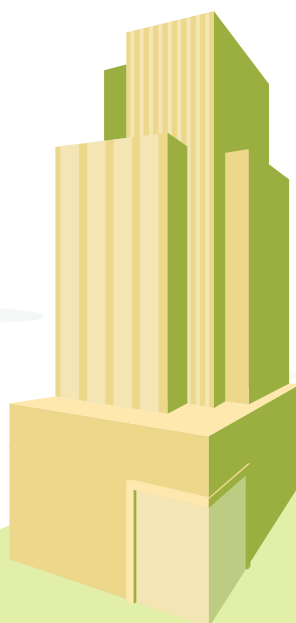
Arya Residences Tower 1

Tower 1 is supplied by renewable energy since Q4 2022.



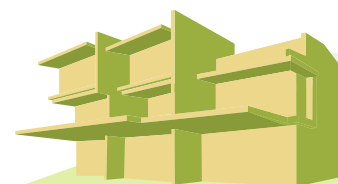
Arthaland Century Pacific Tower

WELL
Health-Safety Rated (renewed)



Cebu Exchange

BERDE 5-star
WELL
Health-Safety Rated
LEED Gold
EDGE Advanced Preliminary Certification



Sevina Park Villas

Ongoing handover of units in tranche 1
BERDE 5-star for Districts



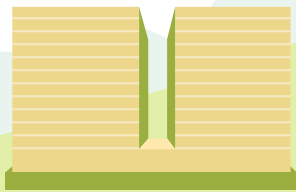
UNA

APARTMENTS

AT SEVINA PARK

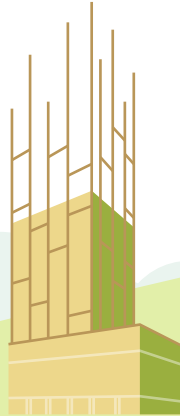


ELURIA



Savya Financial Center

Ready for occupancy as of June 2022



Lucima

On track for completion by Q4 2024



Eluria

Launched last November 2022 with a target completion by Q4 2025



Sevina Park Arcades

On track for completion by Q4 2023

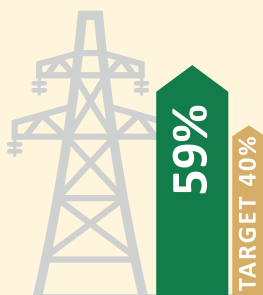


Una Apartments

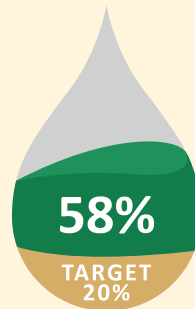
Launched last September 2022 with a target completion by Q4 2026

Percentage Progress on Decarbonization

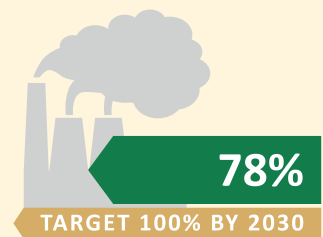
Arthaland's Operational Portfolio for 2022



Energy Savings



Water Savings



Greenhouse Gas (GHG) Reduction

Walking the Talk: How Arthaland Contributes to the UN SDGs

By adopting a comprehensive and integrated approach to sustainability, our company makes a consistent and positive impact to the United Nations’ Sustainable Development Goals (UN SDG) through our business practices, operations, and activities. In 2022, we consciously developed programs to further expand our overall contribution to an additional goal - UN SDG 1 - Ending poverty in all forms everywhere.



End poverty in all forms everywhere

Together with Rural Rising, the 12.02 Healthy Hauls event helped 500 distressed Filipino farmers save 3.3 metric tons of overproduced fruits and vegetables while providing healthy food for 260 families.

› Full story in [A Healthy Haul for a Helpful Harvest](#) | Page 45



Ensure healthy lives and promote wellbeing for all at all ages

58% of Arthaland’s portfolio is certified with WELL™ Precertification or rated with Health-Safety, while the remaining portfolio is undergoing the certification process.

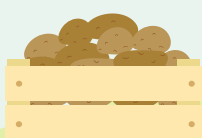
› Feature Partner: [IWBI™](#) | Page 38

Fruits and vegetables are available and distributed daily to employees in Arthaland’s head office and property management offices.

The employee HMO benefits package includes all essential healthcare services as well as mental wellness coverage for the employee plus life partner and four eligible dependents.

› Full story in [Argao Psych](#) | Page 42

99% of Arthaland employees are vaccinated against COVID-19 and 48% against influenza. A vaccine against pneumonia was also administered in 2021 and 2022. It is important to note that these statistics only include vaccinations administered within Arthaland, and any vaccinations obtained independently are not accounted for in these figures.





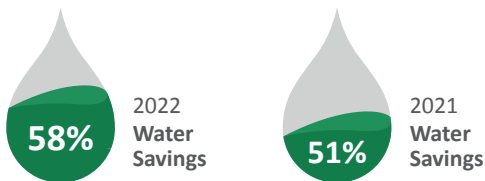
Achieve gender equality and empower all women and girls

31% of leadership positions are occupied by women, surpassing the global average of 29% for the real estate industry according to the World Economic Forum’s Global Gender Gap Report 2022.



Ensure availability of water and sanitation for all

Arthaland’s operational portfolio achieved 58% (target 20%) water efficiency compared to conventional operations. This is a 14% increase from the 2021 performance. The water savings in 2022 amounted to a volume of 121,000 m3.



› More in Arthaland’s Development Portfolio Emissions for 2022 | Page 35

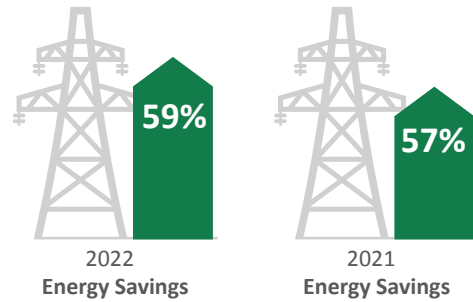
In line with the company’s wholly owned property management arm, [Arthaland Prestige Property Solutions’ \(APPS\)](#) commitment to superior operational practices, we conduct quarterly tests on the potable water supply of our properties. This rigorous testing regimen ensures that our water quality consistently adheres to the stringent standards outlined by the WHO Guidelines for Drinking Water Quality.



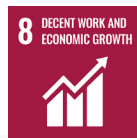
Ensure access to affordable, reliable, sustainable energy for all

Arya Residences Tower 1 has shifted to hydroelectric energy, leading to an impressive 63% renewable energy mix for Arthaland’s development portfolio (with a goal to achieve 100% by 2030).

Arthaland’s operational portfolio achieved 59% (target 40%) energy efficiency compared to conventional operations. The energy savings in 2022 amounted to 19,000 MWh.



› More in Arthaland’s Development Portfolio Emissions for 2022 | Page 35



Provide inclusive and sustainable economic growth and decent work for all

Arthaland had 171 employees in 2022. 50% of the employees in a managerial level and higher are women. In 2021, there were 135 employees, resulting in a 27% increase in job opportunities in 2022. 67% of the new hires are women.



Make cities and human settlements inclusive, safe, resilient, and sustainable

Arthaland is embarking on a sustainable socialized housing community project that aims to increase Filipinos’ access to adequate, safe, and affordable housing. Moreover, construction is underway for the revitalization of a building at the Don Vicente Rama Memorial Elementary School in Cebu City, incorporating sustainable elements like LED lighting and water-efficient low-flow toilet fixtures.

› Full story in DHSUD | Page 51

Arthaland prides itself on the complete integration of sustainability throughout our property lifecycle. A remarkable 96% of our operational portfolio holds prestigious sustainability certifications, underscoring our dedication to environmentally responsible practices. The remaining 4% consists of temporary structures that, due to their nature, do not fall under the scope of certification.

› More in Our Sustainable Properties | Page 59



Ensure sustainable consumption and production patterns

The construction sites diverted 88% (target at least 50%) of their generated waste from landfill to recycling plants.

Arthaland established a sustainable sourcing program where vendors are encouraged to operate their business sustainably.

› Full story in Creating a Sustainable Supply Ecosystem | Page 47



Take urgent action to combat climate change and its impact

Arthaland successfully decarbonized 78% of its operational portfolio and it is well on track with its 2030 commitment of 100% by 2030. The savings yields about 20,000 mt CO₂e emissions avoided equivalent to 330,000 seedlings planted and grown for 10 years.

› More in Our Progress | Page 34



Protect, restore, and promote sustainable use of terrestrial ecosystems and halt biodiversity loss

Three (3) types of threatened species listed in the IUCN Red List are planted and grown in Arthaland properties to take urgent and significant action in the restoration of the Philippines’ biodiversity. These species are Narra (*Pterocarpus indicus*), Molave (*Vitex parviflora*), and Supa (*Sindora supa*).



Provide access to justice and build effective, accountable, and inclusive institutions at all levels

Arthaland established a code of business conduct and ethics as an integral part of its Corporate Governance.

› Code of Business Conduct and Ethics
› More in Corporate Governance | Page 20

The company’s governance, financial, social, and environmental performance are disclosed annually on the Arthaland website for transparency.

› Corporate Governance
› Investor Relations



PARTNERSHIP IN FOCUS: NHMFC

17 PARTNERSHIPS FOR THE GOALS

Strengthen global partnership for sustainable development

Arthaland partners with like-minded organizations to drive green and wellness in the building industry, such as the Philippine Green Building Council, US Green Building Council, International Finance Corporation, and International WELL Building Institute.

Arthaland maintains its active participation with PHILGBC. Lailani G. Kanapi, VP for Strategic Procurement holds a prominent role as a member of the Board of Trustees and leads the Membership Committee as its chairperson.

- › More in PHILGBC | Page 24
- › USGBC | Page 25
- › IFC | Page 26
- › IWBI | Page 38

Arthaland formed partnerships with the Department of Human Settlements and Urban Development (DHSUD) and the National Home Mortgage Financing Corporation (NHMFC) to construct a socialized housing community and to provide financial support to end-buyers to make sustainable housing more accessible.

- › More in DHSUD | Page 51
- › NHMFC | Page 52

Arthaland collaborates with privately-owned companies which push the boundaries of sustainability in the country, such as the Net Zero Carbon Alliance (NZCA). The company is a founding member of NZCA.

- › More in Net Zero Carbon Alliance | Page 28



Sustainability in Arthaland

Sustainability in Action: Integrating the UN SDGs in the Project Lifecycle

The United Nations Sustainable Development Goals (SDGs) offer a comprehensive framework for tackling today’s most pressing economic, social, and environmental issues. Given the enormity of the task at hand, collective action, especially from the private sector, is critical to achieving the 17 SDGs.

We are proud to say that our commitment to sustainability is deeply ingrained in every aspect of our business operations. We strive to ensure that each stage of the process positively impacts people and the planet. Our sustainability framework and the SDGs are seamlessly woven into every stage of the project lifecycle, from project development and design to planning, execution, delivery, and after-sales support.



Project Development

Site evaluation, land acquisition, due diligence, and feasibility studies to ensure proper environmental stewardship



Design and Planning

Conceptualizing, designing, and identifying the project’s green building performance targets, and selecting the team of sustainability experts for the project





Project Execution

Sourcing sustainable materials, establishing sustainable construction practices, and managing the socio-environmental performance of our general contractors during the construction stage of the projects

3 GOOD HEALTH AND WELL-BEING 	8 DECENT WORK AND ECONOMIC GROWTH 	12 RESPONSIBLE CONSUMPTION AND PRODUCTION
---	--	--

Delivery and After Sales

Turnover to buyers, documentation, building operations, and customer feedback activities

3 GOOD HEALTH AND WELL-BEING 	6 CLEAN WATER AND SANITATION 	7 AFFORDABLE AND CLEAN ENERGY 	11 SUSTAINABLE CITIES AND COMMUNITIES 	12 RESPONSIBLE CONSUMPTION AND PRODUCTION
13 CLIMATE ACTION 	17 PARTNERSHIPS FOR THE GOALS 			

Our Sustainability Framework

Sustainability is a strategic business imperative, shaping our operations and practices. It is more than reducing our carbon footprint since we take an integrated approach that considers not only the environment but social, well-being, financial, and corporate governance aspects. By embracing this framework, we create value for our stakeholders while contributing to a more sustainable future for future generations.

Corporate Governance

Environmental Sustainability

We minimize our impact on the environment and advocate for the health of our planet
› See Page 26

Social Sustainability

We take care of our community
› See Page 44

Sustainability is in our DNA

Sustainable Wellbeing

We prioritize the health, comfort, and well-being of our people (employees, residents, tenants, suppliers, contractors)
› See Page 38

We invest in environmentally, socially, and economically sound ventures
› See Page 50

Financial Sustainability

We ensure the long-term sustainability of our company and conduct our business with integrity, ethics, and transparency
› See Page 20



OUR SUSTAINABILITY FRAMEWORK

Corporate Governance

We ensure the company’s long-term sustainability with integrity, ethics, and transparency. We deeply value corporate governance which is upheld by our major shareholders, board of directors, management team, and employees. Our board and management possess the knowledge and expertise relevant to the real estate industry. Our Manual on Corporate Governance institutionalizes sound governance principles and practices throughout the company. We are committed to fulfilling our obligations to stakeholders, maintaining ethical behavior, and balancing customer satisfaction with shareholder value. We promote transparency by disclosing our governance, financial, social, and environmental performance annually on our website.

For more in-depth information, please visit the following link:

› <https://arthaland.com/corporate-governance>

Our Board of Directors

Ernest G. Cuyegkeng
Chairman

Jaime C. González
Vice Chairman and President

Ricardo Gabriel T. Po
Vice Chairman

Jaime Enrique Y. González
Director

Christopher Paulus Nicolas T. Po
Director

Hans B. Sicat
Independent Director

Andres B. Sta. Maria
Independent Director

Fernan Victor P. Lukban
Independent Director *
(succeeded by Denise Loreena V. De Castro as of June 30, 2023)

Cornelio S. Mapa, Jr.
Director, EVP, and Treasurer

*Independent Director Lukban did not run for re-election during the annual meeting on 30 June 2023. His 9-year term ended last 30 June 2023.



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Our Management Team

Jaime C. González
Vice Chairman and President

Cornelio S. Mapa
Treasurer and Executive
Vice President

Christopher G. Narciso
Executive Vice President,
Business Operations Group Head

Oliver L. Chan
Senior Vice President for Sales
Operations and Project Marketing,
Chief Sustainability Officer

Sheryll P. Verano
Senior Vice President for Strategic
Funding and Investments,
Investor Relations Head

Atty. Riva Khristine V. Maala
Corporate Secretary and General
Counsel

Marivic S. Victoria
Chief Finance Officer

Reuel C. Bernabe
Vice President for Treasury

Leilani G. Kanapi
Vice President for Strategic
Procurement

Ma. Angelina B. Magsanoc
Vice President for Corporate
Communications, Brand and
Reputation Management

Joseph R. Feliciano
Vice President for Internal Audit
and Risk Management

Aristides Antonio C. Gonzales
Vice President for Business and
Project Development

Felix Cicero C. Tiukinhoy
Vice President for Customer
Accounts Management
(as of August 1, 2023)

Richard C. Naval
Vice President for Construction
Management Department

Alex D. Miguel
Vice President for Construction
Management Department

Eleno A. De Paz
Senior Associate Vice President
for Planning and Design

Clarence P. Borrromeo
Associate Vice President for
Information Technology,
Data Privacy Officer

Annabelle T. Valencia
Associate Vice President for
Construction Cost Management

Michael Angelo A. Austria
Associate Vice President
for Human Resource and
Administration

Our Board Committees

Audit and Risk Management Committee

- Hans B. Sicat – Chairman
(as of June 30, 2023)
- Andres B. Sta. Maria
- Denise Loreena V. De Castro
(as of June 30, 2023)

Executive Committee

- Jaime C. González, Chairman
- Ricardo Gabriel T. Po,
Vice Chairman
- Jaime Enrique Y. González
- Christopher Paulus Nicolas T. Po
- Cornelio S. Mapa, Jr.

Nomination Committee

- Ricardo Gabriel T. Po, Chairman
- Hans B. Sicat
- Andres B. Sta. Maria

Stock Option and Compensation Committee

- Jaime C. González, Chairman
- Ricardo Gabriel T. Po
- Denise Loreena V. De Castro
(as of June 30, 2023)

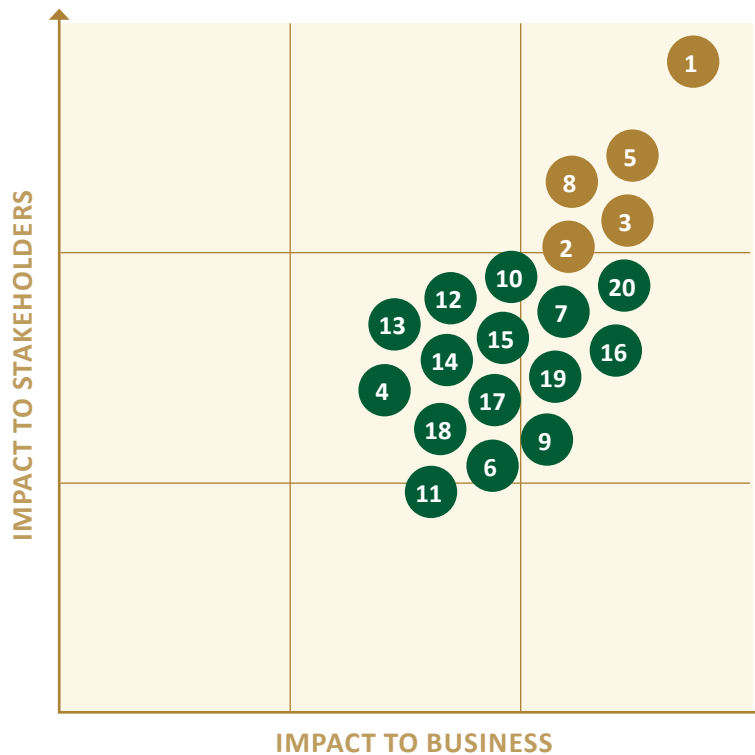
Materiality Assessment

We understand our developments’ significant impact on the economy, the environment, and society. We identified essential areas of our business activities that presently and potentially contribute to financial, social, and environmental performance per the Global Reporting Initiative (GRI) guidelines.

The results from the materiality assessment conducted in 2019 are considered for the 2022 report. In two sessions, top management and select business units identified, assessed, and prioritized sustainability

concerns based on their expertise, decision process, and knowledge representing stakeholders’ interests, particularly the company’s customers, employees, contractors, and local communities. These representatives engage their respective stakeholders through customer feedback, project development discussions, surveys, interviews, etc.

The materiality assessment sessions resulted in the following:



- | | | |
|--|---|--|
| 1 Business Ethics | 7 Investment, Credit & Underwriting ESG Risks | 14 Data Privacy & Security |
| 2 Competitive Behavior | 8 Business Model Resilience | 15 Selling Practices & Product Labelling |
| 3 Management of Legal & Regulatory Environment | 9 Labor Relations, Practices & Compensation | 16 GHG Emissions & Energy Management |
| 4 Critical Incident & Systemic Risk Management | 10 Employee Health, Safety and Wellbeing | 17 Air Quality |
| 5 Product Design, Quality, Safety & Lifecycle Management | 11 Employee Recruitment, Engagement & Diversity | 18 Water & Wastewater Management |
| 6 Materials Sourcing & Supply Chain Management | 12 Human Rights, Community Relations & Customer Welfare | 19 Waste Management |
| | 13 Access and Affordability | 20 Ecological & Climate Impacts |

The Top Five Topics

- 1 Business Ethics
- 5 Product Design, Quality, Safety, and Lifecycle Management
- 8 Business Model Resilience
- 3 Management of Legal and Regulatory Environment
- 2 Competitive Behavior

We prioritize business ethics, integrity, and transparency, as reflected in our materiality assessment. We hold ourselves accountable to the highest ethical standards in all our dealings. Building trust with our stakeholders, including tenants, employees, partners, and shareholders, is essential.



UNA APARTMENTS GROUND BREAKING



PARTNERSHIP IN FOCUS:

Philippine Green Building Council

Established in 2007 and a member of the World Green Building Council, the Philippine Green Building Council (PHILGBC) is a non-profit organization that advocates for adopting green building practices, technologies, and standards in the country. It provides education, training, and certification programs to professionals in the construction industry, as well as advocacy and policy support to encourage the adoption of green building practices at the national level. The PHILGBC has developed its rating system, Building for Ecologically Responsive Design Excellence (BERDE), based on international green building standards and adapted to the Philippine context. The BERDE rating system evaluates buildings on various sustainability factors, such as energy efficiency, water conservation, waste management, and indoor environmental quality. BERDE certified projects are recognized to have performed beyond existing environmental and building laws, regulations, and standards.

Arthaland, as a member of the council, works closely with the PHILGBC to raise awareness of the benefits of green buildings, to contribute educational and training resources and mentorship to others in the industry, and to promote sustainable building practices, economic development, and social wellbeing at a national level. We actively participate in PHILGBC events as regular guest speakers, where we generously impart our expertise, knowledge, and project experiences as case studies of sustainable practices in the real estate industry.

Additionally, we take the lead in piloting BERDE green building rating tools before their official public launch. This approach ensures that the rating system is practical and applicable in real-world scenarios. We successfully piloted PHILGBC’s BERDE for Districts green building rating system with Sevina Park, which attained the highest rating, 5-Star.



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Oliver Chan is the Senior Vice President for Sales Operations and Project Marketing, Chief Sustainability Officer at Arthaland, and the Company’s representative at PHILGBC.



Leilani G. Kanapi is the Vice President for Strategic Procurement at Arthaland and serves as a member of the PHILGBC Board of Trustees and Chairperson for its Membership Committee.



Kristina Samantha Pobre is the Head of Sustainability and serves as the Company’s representative at PHILGBC. She holds the following related licenses: Certified BERDE Professional for Buildings and Districts, PHILGBC ANZ/PH Accredited Professional, and PHILGBC Health + Wellbeing Accredited Professional.



PARTNERSHIP IN FOCUS:
U.S. Green Building Council

Founded in 1993 and based in Washington D.C., the U.S. Green Building Council (USGBC) is a global leader in promoting sustainability in the built environment and has significantly impacted how buildings are designed, constructed, and operated worldwide. The USGBC is best known for its green building rating system, Leadership in Energy and Environmental Design™ (LEED™). LEED™ is a globally recognized standard, providing a framework for healthy, efficient, carbon and cost-saving green buildings.

“LEED certified buildings reduce contribution to global climate change, enhance individual human health and quality life, and protect, restore, and enhance biodiversity and resources.”

Arthaland has achieved LEED™ certification for all the projects in its portfolio, including Sevina Park in Biñan City, Laguna, which was the first mixed-use development in the Philippines to achieve LEED™ Platinum certification under the LEED™ v4 rating system, the highest level of certification awarded by the USGBC. In addition, we work with the USGBC to promote sustainability and green building practices in the Philippines.



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OUR SUSTAINABILITY FRAMEWORK

Environmental Sustainability

We minimize our environmental impact and advocate for our planet's health.



Creating Markets, Creating Opportunities

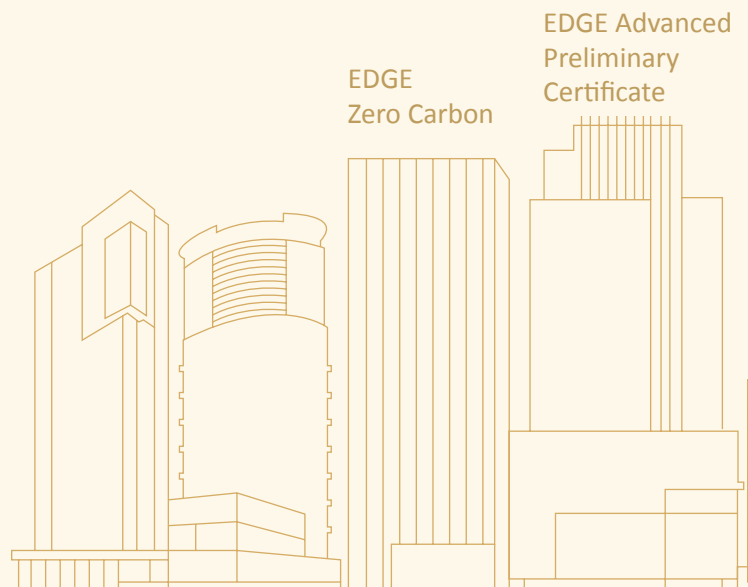
PARTNERSHIP IN FOCUS:

The International Finance Corporation

The International Finance Corporation (IFC), the private sector arm of the World Bank, is one of the largest global development institutions focused on private sector development in emerging markets. It invests in companies and financial institutions in emerging markets, provides advisory services to help businesses improve their operations, and mobilizes private capital for development projects. The IFC works in various sectors, including infrastructure, finance, agriculture, and manufacturing, and focuses on promoting sustainable development, gender equality, and climate action. Its Green Buildings program aims to promote the construction of energy-efficient and environmentally sustainable buildings in emerging markets. It provides various financial solutions and advisory services to developers, investors, and other real estate stakeholders to support green building construction.



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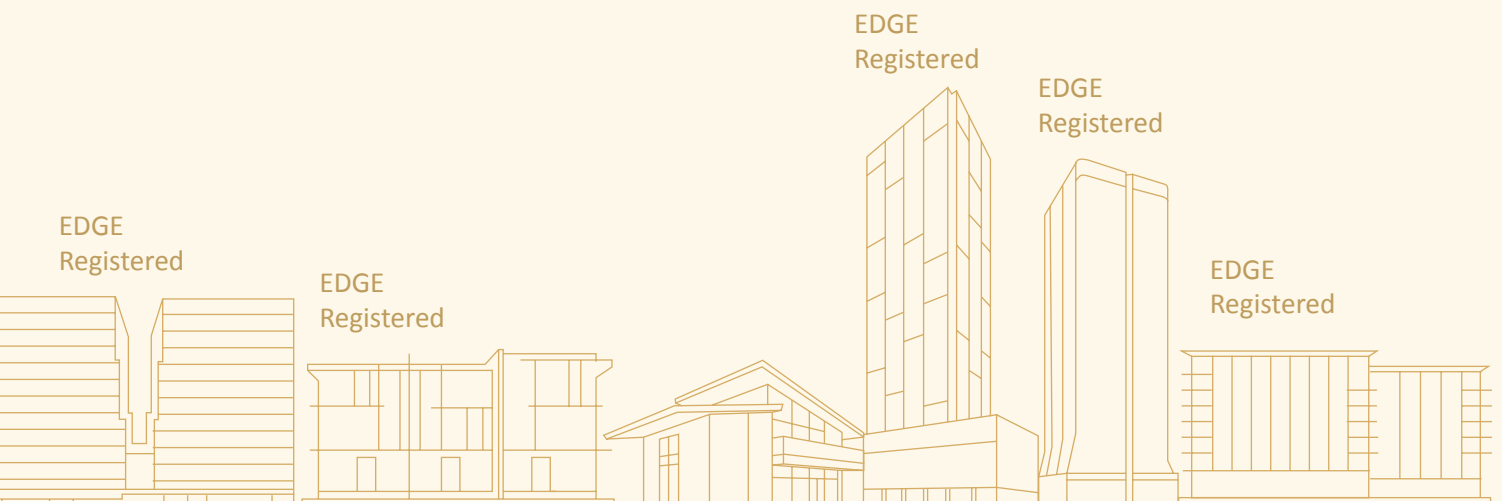


One of the key features of the Green Buildings program is its certification system, Excellence in Design for Greater Efficiencies (EDGE), which is designed to promote resource efficiency and net zero projects. To obtain EDGE Zero Carbon certification, a project must achieve minimum efficiency savings across three categories: 40% in energy, 20% in water, and 20% in materials. Furthermore, the project must source renewable energy and offset any remaining emissions to reach carbon neutrality. Buildings that achieve the required threshold in each category are awarded an EDGE certificate, which recognizes their environmental and financial performance.

Arthaland piloted the IFC’s EDGE Zero Carbon certification through its flagship office project, the Arthaland Century Pacific Tower in Bonifacio Global City. After the tool was publicly available, many emerging-market projects followed the company’s example and pursued EDGE Zero Carbon certification. The company and the IFC have also worked closely to promote sustainable development in the Philippines.



“Congratulations to Arthaland for the launch of Eluria. Arthaland has been a long-standing partner of IFC in scaling up climate-smart real estate projects. IFC appreciates Arthaland’s commitment to decarbonizing 100% of its real estate portfolio, including commercial and residential projects by 2030. The Arthaland Century Pacific Tower is the first IFC EDGE zero-carbon building in the world. IFC and the Philippines are very proud of this pioneering achievement. With Eluria, Arthaland will soon pave the way for net zero developments of the residential sector in the Philippines. Again, congratulations.”





PARTNERSHIP IN FOCUS:

Net Zero Carbon Alliance

The Net Zero Carbon Alliance (NZCA) is a multi-sectoral alliance in the Philippines focused on accelerating the country’s transition to a net zero carbon future. It promotes sustainable practices and technologies, advocates for supportive policies, and facilitates stakeholder collaboration. We are a founding member and signatory of the NZCA. We support the alliance’s commitment to achieving net zero carbon emissions by 2050 and the development of sustainable infrastructure, building practices, and technologies. We believe collective action is essential, and as a leading real estate developer in the country’s journey to net zero carbon, we share knowledge and resources to inspire others to integrate sustainability as a strategic business imperative.



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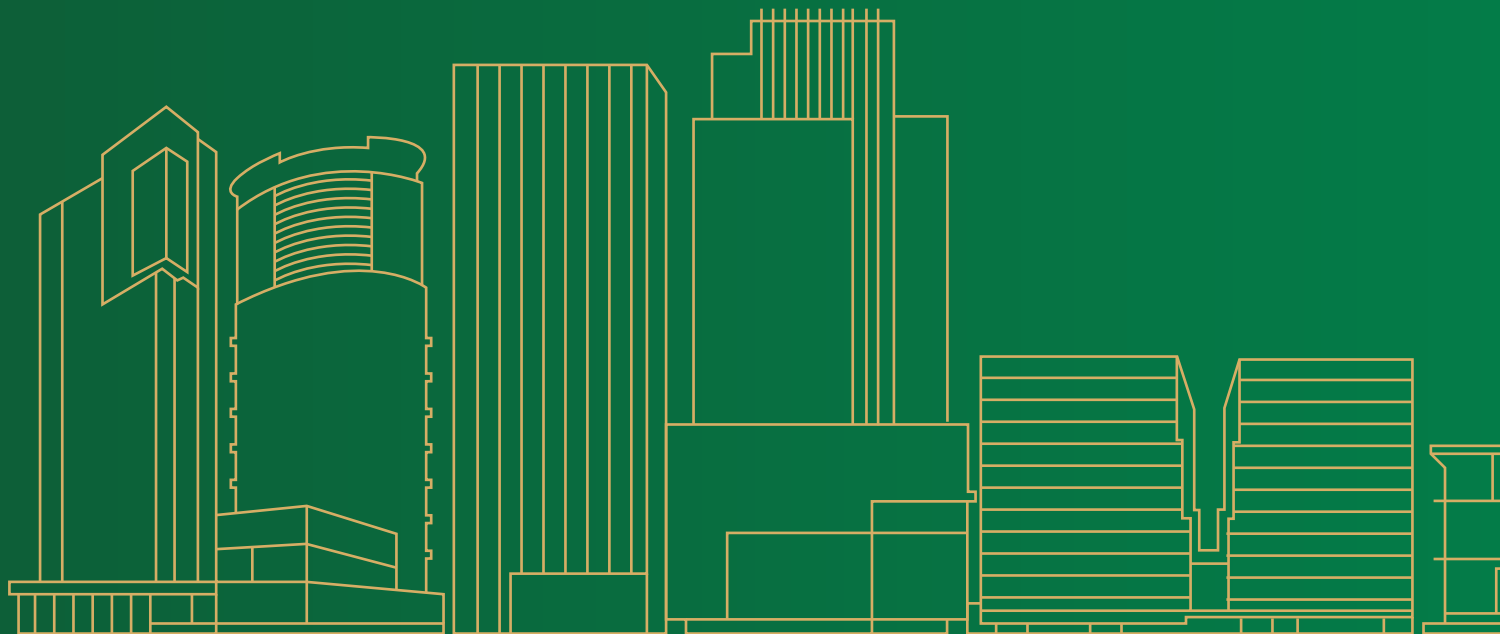
Kristina Samantha Pobre, representing Arthaland, and Atty. Allan Barcena, the Executive Director of the Net Zero Carbon Alliance, appeared on ANC’s Market Edge program in October 2022. The segment discussed how companies are reassessing their involvement in the fossil fuel industry in the aftermath of the pandemic and how the Alliance, formed by the Energy Development Corporation, aims to reduce and offset carbon emissions through a framework to achieve net zero. Arthaland as a founding member of the Alliance, serves as an example that striving for net zero is both attainable and feasible, having achieved net zero in one project and aiming to decarbonize its entire portfolio by 2030 while planning to expand its development portfolio five-fold in the next five years.



The Roundtable Discussion on Championing Net Zero among the Private Sector took place on October 27, 2022, at the Sapphire Room in the 8F Business Center of Arthaland Century Pacific Tower. The event aimed to bring together key stakeholders to explore the role of the private sector in driving the transition to a net zero future. The discussion began with opening comments by Ken O’Flaherty, the UK COP26 Regional Ambassador, and was followed by a presentation from France Ariola of the Net Zero Carbon Alliance - Philippines (NZCA), focusing on the convergence of businesses towards net zero ambitions. The session then invited all attendees to participate in an open discussion, delving into various topics related to achieving net zero, such as building momentum, integrating net zero practices into business operations, addressing challenges, engaging with the Philippine government, and collaborating with other networks and coalitions. The event concluded with a wrap-up session led by Lloyd Cameron, the Economic and Climate Counsellor of the British Embassy in Manila, discussing the next steps and the way forward.



Our Net Zero Journey



2019
The ACPT achieves **EDGE Zero Carbon certification.**

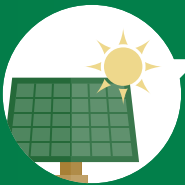


2020
Arthaland pledges to achieve net zero across all its operational developments by 2030.

Our 2030 Pledge

The building and construction sector accounts for approximately 39% of global emissions, primarily from building operations. In 2020, we publicly pledged to achieve net zero emissions across our operational development portfolio by 2030 to promote sustainable practices. We remain steadfast in our commitment to this goal, which extends to all our projects, including those before our pledge. As the first real estate

developer in Asia to sign the World Green Building Council's Net Zero Carbon Buildings Commitment, we recognize the urgency and significance of mitigating our environmental impact, and we are dedicated to taking ambitious steps to reduce our carbon footprint. By setting an aggressive timeline, we aim to inspire others to take similar action and prioritize sustainability efforts.



2022

- 59% Energy savings
- 58% Water savings
- 63% Renewable energy mix
- 78% GHG reduction

2030

GLOBAL GOAL
All new buildings
must operate at net
zero carbon

Our 2030 Pledge is **ahead of the global call to action** to reach this goal by 2050 with a margin of 20 years.



Our Decarbonization Strategy

“All our properties are designed to achieve at least 40% energy efficiency, a substantial improvement over conventional design practices in the country.”

Efficiency by Design

The operational efficiency of a building is significantly impacted by its architectural and engineering design which directly influences its energy consumption. As such, we use an integrated approach that emphasizes the importance of building design in reducing energy demand. We incorporate passive design strategies that enable interior spaces to meet desired conditions without relying on energy consumption. For instance, our high thermal performance façade mitigates the ingress of heat into the building while allowing ample light to penetrate, reducing reliance on artificial lighting, and minimizing the load on the air conditioning system. Additionally, we deploy active technologies with a high-efficiency rating, ensuring that our equipment meets occupants’ needs while consuming minimal energy. All our properties are designed to achieve at least 40% energy efficiency, a substantial improvement over conventional design practices in the country.



Alternative Energy Sources

In the Philippines, the primary source of emissions associated with buildings stems from their energy usage primarily derived from non-renewable sources. As of August 2022, non-renewable sources accounted for around 70% of the country's energy mix, with coal-based fuel types dominating the grid at 47%, resulting in elevated greenhouse gas (GHG) emissions. We are committed to addressing this issue by exploring innovative approaches to shift towards renewable energy sources. This can be achieved by installing on-site or off-site renewable energy systems that harvest and supply renewable energy for electricity use. While on-site systems offer lower transmission losses, off-site systems are more practical for most developments. We strive to continuously improve our sustainability efforts by promoting renewable energy use.

Third-Party Certification

We prioritize transparency and credibility in our sustainable development efforts. As part of this commitment, we seek certification for our developments through locally and internationally recognized standards such as the IFC's EDGE Zero Carbon rating system. By obtaining certification through rigorous certification processes, we ensure that our claims are independently verified and that our stakeholders can trust our commitment to sustainability.

Our Progress

Our journey to net zero began even before our public pledge. Our first milestone was in 2019 when IFC recognized Arthaland Century Pacific Tower as the world’s first net zero carbon project, certified under the EDGE green building rating system.

We have made significant strides toward carbon neutrality two years into our commitment, surpassing the global call to action and outpacing our ambitious targets.

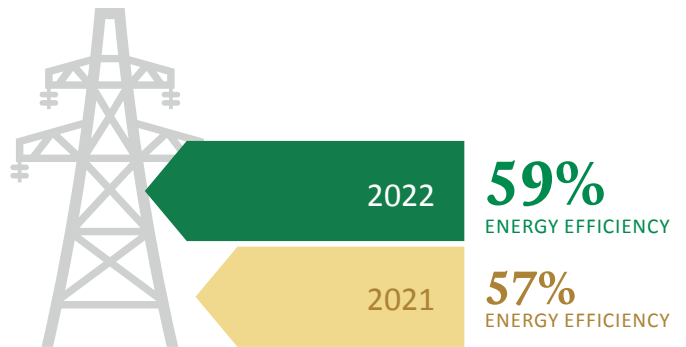
Between 2021 and 2022, there was a 3.5% increase in energy efficiency and a 37% increase in the renewable energy mix. The 11.4% GHG savings increase are emissions avoided from properties that are yet to be certified. Hence the total percentage verified GHG in 2022 is only 93%.

The developments included in this 2022 performance are Arthaland’s operational projects: Arya Residences, Arthaland Century Pacific Tower, part of Cebu Exchange, and components of Sevina Park such as the Courtyard Hall, the Sales Pavilion, and villa model units.



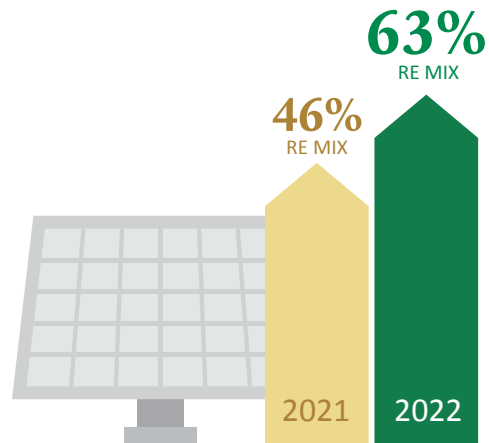
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EFFICIENCY BY DESIGN



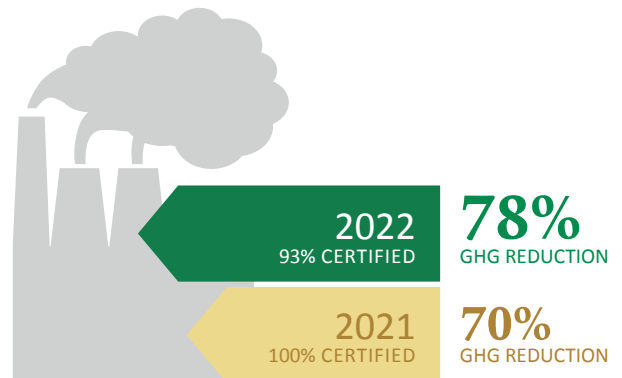
ALTERNATIVE ENERGY SOURCES

Renewable energy



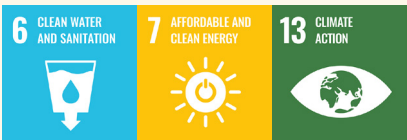
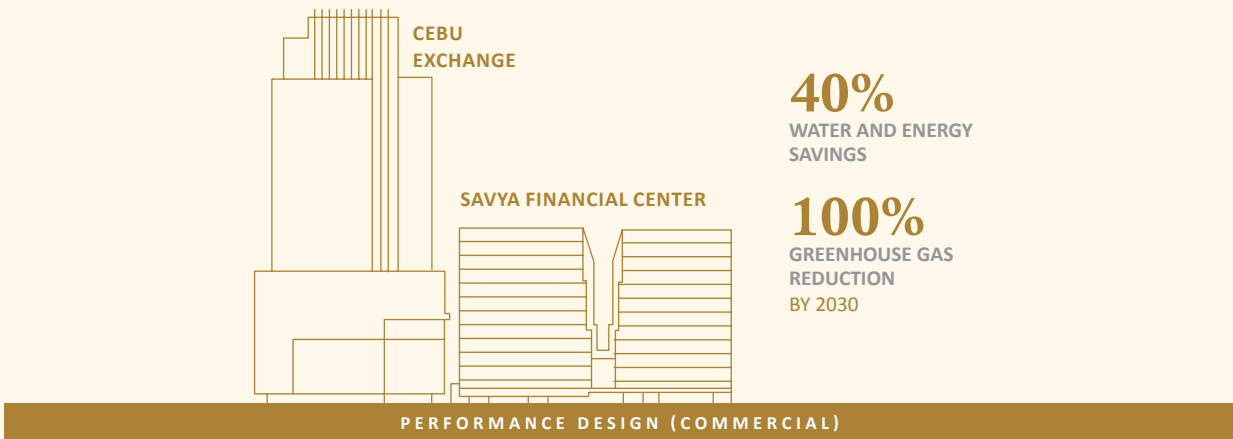
THIRD PARTY CERTIFICATION

Greenhouse Gas (GHG) Emissions



~20,000 mtCO₂e AVOIDED = 330,000 TREE SEEDLINGS GROWN FOR 10 YEARS

ARTHALAND'S DEVELOPMENT PORTFOLIO EMISSIONS FOR 2022



How We Measure Our Progress

Progress is assessed by comparing the current year's operational performance with the same building if it operated conventionally.



ENERGY CONSUMPTION



The operational energy efficiency is evaluated by comparing it to the simulated energy consumption of the same building if it were designed according to the baseline case specified in ASHRAE Standard 90.1. This standard is an internationally recognized standard for energy-efficient buildings where it establishes software requirements and modeling guidelines for calculating building energy performance.



GREENHOUSE GAS EMISSIONS



Finally, greenhouse gas (GHG) emissions are calculated based on the actual energy consumption of the buildings, considering each property's renewable energy mix, in contrast to the simulated energy consumption of the baseline case which assumes no utilization of renewable energy.



ENERGY MIX



The renewable energy mix is calculated based on the actual development usage of renewable and nonrenewable energy.

The World Green Building Council’s Net Zero Carbon Buildings Commitment

The World Green Building Council’s (WorldGBC) global initiative, Advancing Net Zero, aims to achieve complete decarbonization of the building sector by 2050. The Net Zero Carbon Buildings Commitment program has been designed to recognize and promote exemplary climate leadership actions taken by businesses, organizations, cities, and subnational governments in decarbonizing the built environment. Its purpose is to inspire others to take similar action and overcome implementation obstacles. The Commitment advocates a reduction-first, outcomes-based approach. Signatories can develop customized action plans for their portfolio profiles, following best practices to reduce energy consumption and emissions. They are required to report annually on their verified progress toward decarbonization goals.

As a signatory to the Commitment, we are committed to decarbonizing the operational carbon of assets under our direct control. We aim to reduce emissions through energy efficiency and renewable energy, which will be verified through net zero carbon certification.

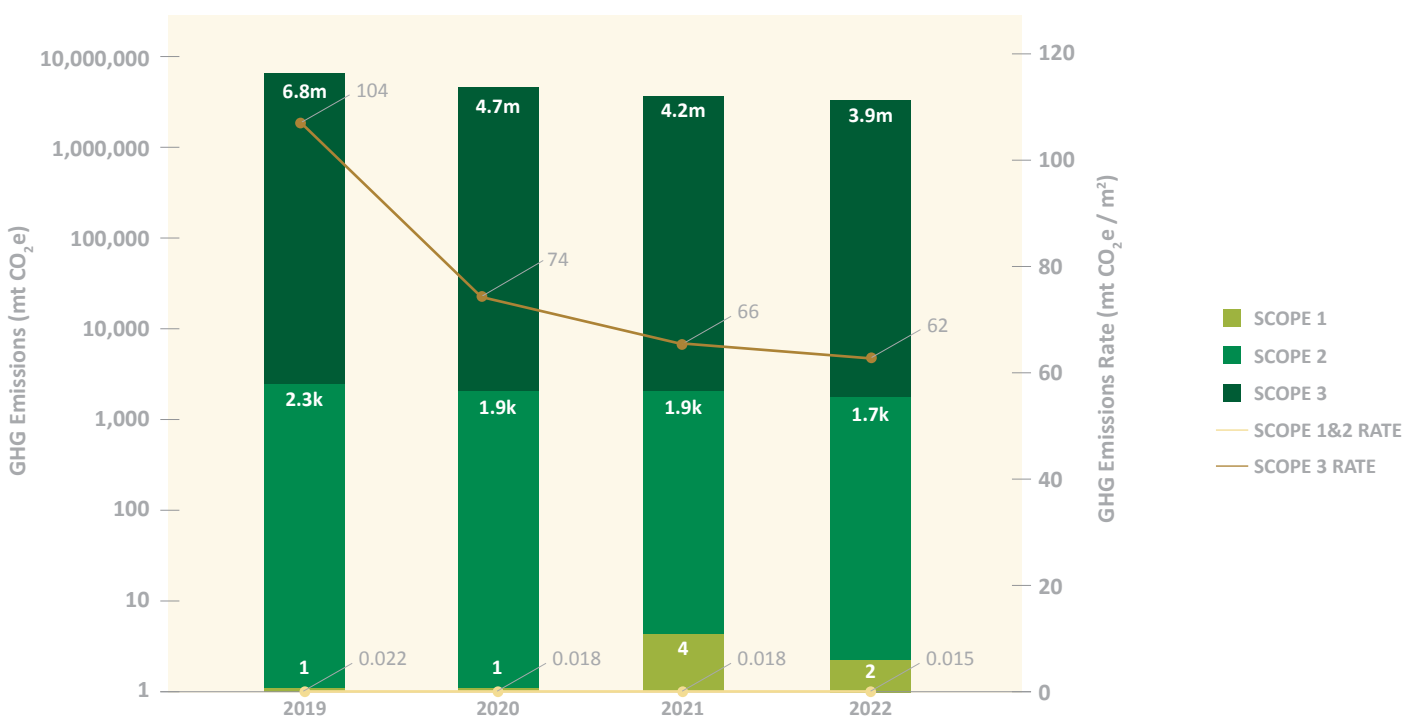
Progress is measured by comparing the baseline data with the current year’s operational energy consumption, renewable energy mix, and greenhouse gas emissions

(GHG) impact. However, it is essential to exercise caution when comparing projects and their impact results, as several factors can significantly influence the outcomes. Arthaland, as a real estate developer with mixed-use developments, experiences natural growth in its footprint, and operational hours frequently change to accommodate occupants’ needs. Additionally, the global pandemic has further affected the operational hours of buildings compared to pre-pandemic times.

Our baseline commitment is based on our operational portfolio’s performance in 2019. Since then, the total operational area has increased by 4%.

While our commitment focuses on emissions under our direct operational control (Scopes 1 and 2), the company also actively implements measures to reduce emissions from its occupants (Scope 3) as our decarbonization efforts extend to our commercial projects and our residential projects within the portfolio.

The graph below illustrates the performance impact of all our operational assets, including commercial and residential projects.





OUR SUSTAINABILITY FRAMEWORK

Sustainable Wellbeing

We prioritize the health, comfort, and well-being of our people (employees, residents, tenants, suppliers, contractors).



PARTNERSHIP IN FOCUS:

The International WELL Building Institute™

Founded in 2013 and headquartered in New York City, the International WELL Building Institute™ (IWBI™) is a global organization that focuses on promoting health and wellness in buildings and communities. The IWBI™ conducts research and collaborates with other organizations to advance the understanding of “wellness real estate”, how the built environment impacts human health and wellbeing. The organization offers education, resources, and certification programs such as the WELL Building Standard™ (WELL™), a performance-based system of measuring, certifying, and monitoring features such as air quality, water quality, access to nourishment and physical activity, lighting, acoustics, and thermal comfort, and the WELL™ Health-Safety Rating, a certification program that focuses specifically on the operational policies and protocols that can help to mitigate the spread of infectious diseases like COVID-19. Certifications are only awarded to properties that undergo extensive testing review processes and meet stringent evidence-based criteria.

We work extensively with IWBI™ to integrate the principles of the WELL Building Standard™ and the Health-Safety Rating into our projects. We thereby develop properties that have been designed and operated with the health and safety of occupants in mind. As of 2022, 58% of Arthaland’s portfolio is certified using these rating tools.



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Excerpt from the congratulatory message of Jessica Cooper, IWBI™'s Chief Product Officer, at the launch of Eluria:

“I’m thrilled to be congratulating Arthaland on their recent commitment to implement WELL™ at its latest development, Eluria in Makati. With the physical and social environment being a key determinant of our health, it’s time to prioritize how the spaces we call home can make us healthier, happier, and more productive. This commitment built upon Arthaland’s leadership in the Philippines as they’ve already achieved WELL™ certification or the WELL™ Health-Safety rating for their sustainable developments around the country. Through these achievements, Arthaland has made health a top priority across their organization. IWBI™ is more excited than ever to be working with Arthaland to explore new ways to scale health and wellbeing through WELL™. Thank you for your commitment to creating people first places. We look forward to seeing great progress and positive impact that your developments will create.”



Sunset Reset Yoga at Cebu Exchange

The Sunset Reset Yoga event took place on July 23, 2022, on the 12th floor of Cebu Exchange, offering a revitalizing experience for participants. In collaboration with Dawata Wellness, the health and wellness event provided a serene atmosphere for sunset yoga.



Sunshine Market at Sevina Park

The Sunshine Market at Sevina Park, held on June 19, 2022, and September 23, 2022, exemplified our dedication to promoting sustainable and locally made products. The event offered a mindful shopping experience complemented by a wide selection of homegrown and environmentally conscious brands. Attendees enjoyed engaging activities for the whole family, including raffles, giveaways, pet check-ups, a photo booth, and inflatables for kids.



Sevina Park is the first to have its own Health and Wellness Clinic powered by The Medical City



Immerse & Inspire: A Celebration of Art and Nature in the Heart of Cebu

Immerse & Inspire: A Celebration of Art and Nature in the Heart of Cebu event took place from October 14-16, 2022, on the ground floor of Cebu Exchange. It displayed captivating driftwood sculptures by James Doran-Webb and an exquisite display of plants and landscaping by Architect Jaime Chua. The event exemplified our commitment to sustainable living spaces harmonizing culture and nature.

Arthaland, in partnership with The Medical City, the largest healthcare network in the Philippines, is bringing health and wellness closer to home with the first-of-its-kind Sevina Park community clinic. Located inside the 8.1-hectare masterplanned community of Sevina Park, the clinic will provide the residents of Sevina Park Villas and Una Apartments with holistic health and wellness services.



PARTNERSHIP IN FOCUS:

Argao Psych

Argao Psych, operated and managed by Argao Health, Inc., is the largest private outpatient mental health center in Central Luzon. With a comprehensive range of mental health services, Argao Psych caters to diverse needs through its prevention and intervention programs, encompassing psychotherapy, psychological counseling, assessment services, and professional development programs. Their dedicated team also offers mental health coaching and consultations.

The company has partnered with Argao Psych since 2020. This partnership has proven particularly invaluable during the pandemic’s challenging times. Our employees have access to a free telepsych care service, ensuring convenient and confidential support through psychotherapy sessions conducted over the phone. These sessions cover a wide range of needs, including coaching, counseling, and personalized consultations tailored to meet the unique requirements of everyone.

Moreover, Argao Psych provides our employees with educational materials and resources focused on promoting well-being. These valuable resources are disseminated through email and engaging webinars, empowering individuals to deepen their understanding of mental health and incorporate healthy practices into their daily lives.

To ensure continuous improvement and address any potential areas for strengthening company culture, we also conduct an annual anonymous survey, which provides valuable insights into the workforce. By aligning with the present needs of employees, this survey contributes to developing a healthier workplace culture. These discussions covered important topics such as burnout recovery, resilience-

“Throughout 2022, we actively collaborated with Argao Psych to engage in meaningful discussions centered around critical areas essential for employee well-being.”

building, workplace motivation, creating safe spaces, establishing healthy boundaries, and effective team motivation strategies.

Arthaland’s unwavering commitment lies in fostering a supportive environment that strongly emphasizes the mental well-being of its employees, cultivating a workforce that thrives and flourishes.



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We promote healthier eating among employees by providing free fruits and vegetables daily. At least two varieties of fruits and vegetables are offered, with a salad mix provided once a week.

SCALE TO FITNESS

Our health and wellness campaign started in 2020, where we encourage employees to eat healthily and live an active lifestyle. Employees who achieve and maintain a healthier lifestyle are rewarded to encourage the practice of healthy living. The improvement is measured based on their weight progress toward a better BMI. The Scale to Fitness program consists of a six-month phase for achieving the highest progress, followed by progress checks every two months to ensure maintenance. Awards include recognition of progress and fitness-related prizes like fitness trackers. The highest progress achieved so far is a 13% change.



Potager Gardens can be found in every one of our properties, displaying a variety of herbs, fruits, and vegetables customized to fit the needs of our occupants and employees. Not only do these gardens provide fresh, organic produce and promote the well-being of our communities, but they also support biodiversity and reduce the carbon footprint of our properties.

The Garden of Simples at Arthaland Century Pacific Tower is a revolutionary initiative that provides a sustainable solution to corporate spaces. As the first edible garden inside a corporate building, it features a unique collection of organic herbs and plants focusing on medicinal herbs and natural cures.





OUR SUSTAINABILITY FRAMEWORK

Social Sustainability

We take care of our community and believe that sustainable living should be accessible to all. In 2022, we committed to building sustainable socialized homes and started the rehabilitation of a building at the Don Vicente Rama Memorial Elementary School in Cebu City. It is envisioned to be the country’s first green public school building.



PARTNERSHIP IN FOCUS:

Rural Rising

Rural Rising is a non-profit grassroots movement that aims to empower rural communities in the Philippines. Founded in 2019, it is a collective of young leaders, farmers, and advocates seeking to address rural areas’ challenges and opportunities. They focus on sustainable agriculture and community development to promote self-reliance and resilience in rural areas. Rural Rising works with farmers, rural women, and local communities to help them develop their skills and knowledge, and to connect them to broader markets and resources, providing them access to innovative technologies, education, and financial opportunities. They also partner with other organizations to raise awareness and advocate for policies that support rural development.



“It is great to see a company reducing food waste and supporting local farmers. Events like these promote better understanding on the plight of our Filipino farmers on a much different level. For that, I am honored to be part of the Arthaland family that continues to promote building relationships and connecting with our local communities.”

– John Karl Vicenta, Arthaland employee

FEATURE:

A Healthy Haul for a Helpful Harvest

We partnered with Rural Rising Philippines to hold an activity called Healthy Hauls. This event promoted healthy eating and nutrition, aimed to reduce food waste, and support Filipino farmers. Held at the Arthaland Century Pacific Tower, the event saw 260 employees and tenants taking home boxes of healthy fruit and vegetables for their families for free or at a fraction of the market price, all while rescuing over 3.3 metric tons of overproduce from landfills and supporting 500 distressed Filipino farmers.

Fruit and vegetables that are not perfectly good enough to sell are often referred to as “ugly produce” or “overproduce” The produce may have some cosmetic imperfections but is still perfectly good, safe to eat, and equally nutritious. Unfortunately, overproduce is usually discarded because they need to meet the strict aesthetic standards set by supermarkets and consumers.

By purchasing 3.3 metric tons of overproduce from farmers at a fair price, we were able to help approximately 500 Filipino farmers avoid economic losses and promote greater profitability. By making healthy fruit and vegetables accessible to more people, the event encouraged a healthy diet and lifestyle. The Healthy Haul event also featured educational activities such as trivia games to raise awareness and educate the participants about the nutritional benefits of fruits and vegetables and how to support rural farmers in the Philippines.



“We are thrilled to have partnered with a company that shares our passion for empowering the Filipino community. Arthaland saved 3.3 tons of overproduce that would have been a waste and economic loss for local farmers. But Arthaland’s event was able to divert the crops to beneficial use, supporting about 500 farmers in rural communities in Luzon” – Andie Estrada, co-founder of Rural Rising



HEALTHY HAULS AT ACPT





21AM EXHIBIT OPENING

FEATURE:

The Art of Place-making

A COLLABORATION BETWEEN THE CULTURAL CENTER OF THE PHILIPPINES AND ARTHALAND

Details & Abstractions: Selections from the Cultural Center of the Philippines 21AM Collection is the first of a series of off-site exhibitions featuring artworks from the Cultural Center of the Philippines' visual arts and ethnographic collections under 21AM.

21AM - 21st century Art Museum - exists between physical space and cyberspace and serves as the online repository of the museum collections, continuously updated and accessible to audiences.

The off-site exhibition allows the CCP to display the 21AM collection in newer spaces and to different audiences while their main building undergoes rehabilitation and repairs. Arthaland Century Pacific Tower was the first venue to display the collection off-site, held from October 14 to November 13, 2022, with other institutions following in 2023.



Appreciating art, culture, and history fosters empathy, creativity, and a sense of shared humanity, essential values for achieving all the UN SDGs. They help raise awareness about environmental sustainability, social issues, and cultural diversity, inspiring people to act towards a more inclusive world.

FEATURE:

Creating a Sustainable Supply Ecosystem

AN INTERVIEW WITH
THE HEAD OF STRATEGIC
PROCUREMENT



Leilani G. Kanapi, known as Lani, joined the company in 2008 when sustainability was not widely recognized, particularly in procurement. As the Vice President and Head of Strategic Procurement, Lani provides valuable insights into integrating sustainability into procurement practices. She navigates the complexities of green building procurement and cultivates a sustainable supply ecosystem through impactful collaborations and conversations.

How did you first get involved with Arthaland?

I am proud to say that I have been a part of the Arthaland family for the past 15 years. When I first heard about Arthaland, I was immediately drawn to its vision. Coming from an older, established company, I was looking for a new challenge, and the opportunity of working with a startup was exciting. As we began to lay the groundwork for the company and with our first green residential condominium project, Arya Residences, on the horizon, I was tasked with putting together a manual for the procurement process. Eventually, I became the head of the department in 2009. My background in civil engineering gave me the technical knowledge I needed to understand the procurement requirements for our projects. But more than that, I was excited by the challenge of incorporating sustainability into our procurement processes, as this was still a new concept at the time.

How did you prioritize sustainability in these procurement processes?

Talking about sustainability in real estate in the Philippines was rare even as late as a decade ago; so we knew we had to be pioneers. We established a standard procurement process and continued refining our approach over time. We work closely with industry experts, certifying bodies, and our capable teams at Arthaland. We seek out the latest information on sustainable building and business practices to ensure sustainability is at the forefront of our procurement process. One example is when we collaborated with our sustainability team to revise the questionnaire, part of our accreditation process, to ensure that it includes sustainability-related questions and the UN SDGs. This helps us evaluate whether a potential vendor is making any efforts towards achieving these goals and whether their sustainability practices are well-documented. The sustainability team also helped us assess the sustainability of vendor products or services and their approach toward sustainable business practices. Further, we continue to engage consultants with specific expertise to evaluate bids for specialized green products. For example, we work with a façade consultant for windows to assist in the bid review process.

How does working with Arthaland encourage vendors to become more sustainable?

One of our key priorities is educating our partners, vendors, and suppliers about sustainability. In the early days of our company, sustainability was not considered much in procurement industry-wide for which reason we had to take the lead in educating our partners. We worked closely with our construction and sustainability teams to help our vendors understand the requirements of a sustainable supply chain. We believe that sustainability cannot be achieved alone, but rather, it requires a collective effort from all stakeholders—the whole ecosystem.

What is the pivotal role of the procurement department at Arthaland?

We take pride in our reputation for always paying on time and for the ease of doing business with us. We must be the preferred customer for our vendors. If vendors have multiple bids to consider, I want our projects to be their first choice every single time. So, an essential part of our procurement department’s role is fostering and maintaining excellent long-term relationships with our vendors. We see ourselves as front liners in this process and recognize the critical role we play as the face of Arthaland in all our interactions with our vendors. After that initial point of contact, especially if we are happy with them, we continue prioritizing and looking after these relationships. In the rare instance of concerns or issues on site, we proactively address them and engage in a dialogue with the vendor. This helps us ensure that our suppliers also feel heard and supported.

To facilitate open communication and ongoing collaboration with our vendors, we also maintain a dialogue throughout the entire project life and beyond, including during the evaluation of their performance after completion. We gather feedback from the relevant team members and then conduct a review meeting with the vendor to discuss the results and provide constructive feedback. In turn, we also ask for feedback from the vendor about their experience working with our company to identify opportunities for growth and improvement for both parties involved. This open and transparent approach allows us to enhance vendor relationships and achieve the best possible outcomes continuously.

What is the biggest challenge you face in procurement for green buildings?

Scarcity of sustainable suppliers, especially locally. For instance, LEED™ certifications require wood certified by the Forest Stewardship Council which means the purchase comes from responsibly managed forests. These are not always readily available in the local market. Since LEED™ is based on U.S. green building standards, some of their requirements are not as applicable in the Philippine context. As a procurement department, we must seek the perfect balance of meeting sustainability and technical requirements, ensuring that the materials used meet exceptional aesthetics and quality standards while also being mindful of the project’s budget and timelines.

How do you see the procurement department continuing to grow and evolve?

Since day one, we have embraced innovation, especially in integrating sustainable practices into all facets of our operations and service delivery, continuously improving our processes, and adding to our knowledge base of vendors.

We have taken strides towards reducing our environmental impact by shifting towards electronic bid document issuance. In the past, bid documents filled with all the technical requirements and specifications could be printed on hundreds of pages of large A0-sized paper, and each bidder would receive a copy. Over the last three years, we have transitioned to issuing digital bid documents. This effort has allowed us to reduce our paper usage significantly.

We have also taken on a more strategic role in material and service provision with early involvement in projects at the planning and design phases. In these initial stages, we proactively identify potential limitations, for example, if we go with this material, only one or two suppliers in the Philippines can provide this and then provide informed guidance on alternative vendors. This allows us to offer insights to improve the project and assemble the right vendors, considering availability, cost, and quality considerations.



Our Procurement Process

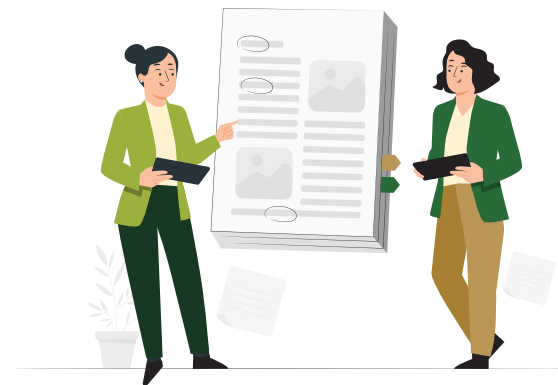
For Project Requirements, Planning and Design, and Preparation of Bid Documents

1

Collaborate with technical construction, design, and sustainability teams to compile bid documents that meet project requirements

Finalize the assessment criteria for bids

Discuss strategic recommendations to mitigate procurement-related risks



During Vetting, Selection of Vendors, and Bidding

2

Verify vendor accreditation (documentary requirements, questionnaire with sustainability-related questions and inquiries about their business operations, references, certifications, registrations)

Classify vendors based on the accreditation process

Create a list of suitable vendors that meet criteria

Issue bid documents

Receive submissions

Evaluate bids using a comprehensive blind assessment process with predetermined criteria, including the sustainability assessment

Award bid and endorse vendor to relevant teams

Relationship Management and Performance Evaluation

3

Conduct vendor dialogues throughout the project

Review vendor performance with the relevant team

Meet with the vendor to provide and receive feedback on the project's progress, performance, and experience

Maintain a positive relationship with vendor





OUR SUSTAINABILITY FRAMEWORK

Financial Sustainability

We invest in environmentally, socially, and economically sound ventures.

FEATURE:

Mid-Market Access to Sustainable Homes

We aim to challenge the notion that green living is exclusively for a privileged few. With our latest project, Una Apartments, we are breaking barriers and making the benefits of green buildings accessible to a broader audience. Our commitment to sustainability extends beyond high-end developments as we expand our portfolio to include more affordable living options that meet local and international green building standards. Una Apartments sets a new benchmark for sustainable living by combining environmentally conscious design with modern amenities, all at an affordable price point.





PARTNERSHIP IN FOCUS:

Department of Human Settlements and Urban Development

The Department of Human Settlements and Urban Development (DHSUD) is a government agency in the Philippines that is primarily responsible for the development and management of human settlements and urban areas in the country. Its mandate is to ensure the efficient delivery of affordable housing, land tenure security, and basic services to Filipinos, particularly those belonging to the low-income bracket. The DHSUD works closely with businesses and corporations to achieve this goal through public-private partnerships, joint venture agreements, and other collaboration models. The agency encourages private sector participation in the development of socialized housing projects and provides incentives and assistance to businesses. Through its efforts, the DHSUD aims to improve the quality of life of Filipinos and promote sustainable urban development in the country. Arthaland and the DHSUD have agreed to collaborate on a sustainable socialized housing community project. The project involves constructing about 100 eco-friendly houses on a two-hectare land area provided by the lower government unit.

“Through its efforts, the DHSUD aims to improve the quality of life of Filipinos and promote sustainable urban development in the country. Arthaland and the DHSUD have agreed to collaborate on a sustainable socialized housing community project.”



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PARTNERSHIP IN FOCUS:

National Home Mortgage Finance Corporation

The National Home Mortgage Finance Corporation is government-owned and controlled and is one of the Key Shelter Agencies under the Department of Human Settlements and Urban Development (DHSUD). The NHMFC plays a crucial role in the development of the housing sector in the Philippines and through its various programs and services, it helps facilitate the flow of funds and provides financial assistance for housing projects. NHMFC’s Building Eligible Resilient Dwelling for Everyone or BERDE program is a sustainable housing finance program that provides incentives to developers and builders to incorporate eco-friendly features such as solar panels, rainwater harvesting systems, and waste management solutions into their housing projects and provides more favorable financing solutions, such as a longer loan term at lower rates, to buyers of green residential projects.

As an accredited NHMFC partner with a 100% green residential portfolio, Arthaland makes all its projects eligible for the BERDE program, including Una Apartments in Sevina Park and Lucima in Cebu.



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“It brings NHMFC great pleasure to welcome ARTHALAND as our new partner. We believe that this partnership will encourage other developers and originators to participate in green, sustainable, and resilient housing. We are also hoping it would result in a virtuous exchange of ideas, experiences, and expertise between ARTHALAND and NHMFC to improve further and enhance the financing and implementation of green housing in the country.”

- Carlo Luis Rabat, President of NHMFC

FEATURE:

Sustainable Growth through Strategic Partnerships

AN INTERVIEW WITH THE HEAD OF CORPORATE FUNDING AND INVESTMENTS



Sheryll P. Verano shares her insights on the intricate preparations required for the successful launch of Arthaland's ASEAN Green Bonds, the significance of strategic partnerships in fundraising endeavors, why Arthaland stands out as an appealing partner for investors, and the crucial role that top-level authority within an organization plays in driving meaningful change, especially in the realm of sustainability.

How did your journey with Arthaland begin and how would you describe your role at Arthaland?

I currently head the strategic funding and investments, corporate planning, and investor relations departments. My role involves translating strategic direction into business and financial plans, overseeing fundraising efforts, and executing joint venture agreements for strategic partnerships.

How has Arthaland's focus on sustainability in the financial space evolved, especially with respect to green bonds?

In 2019, we observed that there had been some green bonds already issued in the Philippines, but they were rare and done by financial institutions. Considering our unwavering focus on sustainability and our reputation as the leading sustainable developer in the country, our Board directed us to take that extra step with a subsequent issuance by ensuring that it will be labeled as ASEAN Green Bonds. The decision allowed us to embed sustainability further into the fabric of our organization, and our Board demonstrated a conscious effort and determination to extend the integration of sustainability beyond project development, construction, and design, encompassing all aspects of our operations. We reached out to ING, our Green Structuring Advisor for the ASEAN Green Bonds, and they told us that the successful execution of the offer would make Arthaland the first non-financial institution in the Philippines to issue ASEAN Green Bonds. BDO Capital and ING were joint lead underwriters for the first tranche, which was issued and listed successfully in February 2020. That is how we started, and to date, we have completed two tranches of these ASEAN Green Bonds in addition to three series of preferred share offerings, which, while not labeled as green financial instruments, were exclusively used to fund our green projects. We have raised Php12 billion from public debt and equity markets since I joined the company in 2016.

What went into preparing a green bond offer, and how did it differ from equity or preferred share offers?

When it comes to equity or a preferred share offer, the main emphasis is on demonstrating the growth potential and ability to declare dividends consistently since the value of these instruments increases with higher earnings. If there is significant growth and promising potential for increased share prices, that becomes the focal point of the offer. So, when we conducted the preferred share offers, we emphasized our “5 Times in 5 Years” growth plan. This highlighted our track record as an established company with a certain level of safety while also highlighting a robust growth trajectory.

When it comes to a bond offer, whether or not it is branded as ASEAN Green Bonds, the focus shifts primarily to credit, and we look at it from a governance standpoint as well. The key aspects to highlight are financial prudence and creditworthiness in decision-making and planning. It is essential to show how carefully the company manages its financials and safeguards its financial position. We emphasize factors such as staying within certain debt-equity limits, maintaining specific leverage ratios, and ring-fencing projects. That is, we make sure that all our projects are individually and separately funded so that one performing project will not be able to mask or cover another project that may not be performing as well. So, while pursuing a growth trajectory, we put measures in place to ensure credit control. This includes having strategic partners, monitoring leverage, and carefully managing liquidity and cash positions.

When we were preparing to issue the ASEAN green bonds, real estate companies had yet to issue them in this country. We were going to be the precedent for this industry. So, in usual Arthaland fashion, we decided to go beyond with the submission of requirements. We needed to establish a green framework to comply with the Securities and Exchange Commission (SEC) requirements. A green framework is a statement by the company outlining how we would issue green bonds. It encompassed five key pillars, including the limitations and utilization of the process, which covered limitations on the use of proceeds, establishing processes for asset evaluation, management of proceeds, commitments to regular reporting, and external review.

Despite the local nature of the offer due to our preference for raising funds in pesos, we aligned ourselves with the best available international standards. We wanted to ensure that our green finance framework complied with local regulatory obligations set forth by the SEC and reflected our rigorous standards regarding our commitment to sustainability.

To define which projects could be considered green, we adhered to the standards of the International Capital Market Association, ASEAN Capital Markets Forum and Loan Market Association. In accordance with these standards, the use of proceeds was limited to projects with ratings of LEED™ Gold or higher, BERDE 4-Star or higher, EDGE Certified or higher, and BREEAM Excellent or higher. All Arthaland projects were certified sustainable at that point, but not all had achieved a LEED™ Gold rating. However, when we decided to issue the ASEAN Green Bonds, we were required to target a minimum rating of LEED™ Gold for our projects to qualify for funding. This compelled us to revisit some of our projects and ensure they aligned with a rating of LEED™ Gold, its equivalent, or higher. That was our first pillar.

The second pillar of our green framework focused on asset evaluation and selection which required us to track the management of proceeds and substitution of eligible assets as necessary. We imposed specific requirements on ourselves regarding regular issuances of impact reports and public disclosures. The SEC did not require a second-party opinion on the green finance framework. However, since our objective was to align with the best international standards, we sought the expertise of Vigeo Eiris, an organization based in France that specializes in reviewing green finance frameworks and issuing opinions on them to ensure that they align with the highest standards.

Having the green finance framework cemented how we do things with sustainability because now, it is a legal commitment for us to ensure that our projects comply with minimum sustainability certifications and be transparent in disclosures to the public. We hoped that more real estate companies would follow suit.



ELURIA'S GROUNDBREAKING CEREMONY

We registered for a Php 6 billion ASEAN Green Bond Program with the SEC. The registration was valid for three years, so we separated it into two tranches. The first tranche was offered and listed in February 2020, and the second and final tranche was offered and listed in December 2022.

Can you share an example of a successful joint venture partnership that Arthaland has been involved in?

Arch Capital of Hong Kong was our partner for Cebu Exchange, and they are also our partners for our Lucima and Eluria projects. Mitsubishi Estate Co. (MEC) of Japan is our partner for Savya North Tower, and Esquire Financing, Inc. is our partner for Savya South Tower. Honoring and caring for these joint venture partnerships is especially important because we adopt a long-term perspective. Additionally, we want Arthaland to maintain control and decision-making authority over all our projects.

For instance, if there is a five-member board, Arthaland nominates three seats, which is the norm across all our strategic partnerships. However, while Arthaland

can make final decisions, we believe in maintaining transparency. We strive to involve our partners in every step of the decision-making process. This holds for our collaboration with Arch Capital and MEC for the Savya Financial Center project. We exercise the same level of careful consideration, ensuring we work together on all aspects, from design to procurement. Transparency remains our guiding principle, and all decisions are made collectively. Once again, we apply the same level of care to this partnership.

When we look at the performance of our partnership with Arch Capital and the successful completion of Cebu Exchange, they were incredibly pleased with the returns on their capital and the transparency in which these were achieved. This positive experience enabled us to partner with them in a subsequent joint venture. And that is how we want these partnerships to go. We are constantly looking for the next project we want to do with them.



What makes Arthaland a significant investment or partner for prospective and current investors?

By the time we started actively seeking out these partners, Arthaland already had a proven record of accomplishment, which is crucial. That is number one. Prospective partners want to see that you can execute, so you must demonstrate that you can complete projects of this caliber. That was our top priority in the initial stages of Arthaland, and Arya Residences set the standard for excellence in residential projects. The same with our flagship commercial project, Arthaland Century Pacific Tower. That is where we were, and then we had a clear plan to grow the portfolio.

Besides believing in quality and aligning investment philosophies, investors want to see that the principals involved are trustworthy individuals they can be proud to partner with. Extensive due diligence was conducted on the Po family’s business, the Century Pacific Group, Mr. González’s business, AO Capital Partners, and other aspects. Trustworthiness and credibility are fundamental because investors need confidence in their partners. And then, of course, they want to see the numbers. They want to ensure Arthaland is in a favorable position with a strong balance sheet.

The initial strategic partnership requires the perfect storm of factors to come together before proceeding. These considerations come into play even before investors assess the specific merits of a particular project being offered to them.

Beyond this, what sets the company apart as an investment is our ability to deliver on our promises at the highest quality, especially during challenging times. We go above and beyond. For instance, with Cebu Exchange, the target date for the handover of phase one was September 2020, which was at the height of the pandemic. Many projects locally and around the world were facing delays and cancellations, but Cebu Exchange, against all odds, was delivered on time. Our strategic partners appreciated that Cebu Exchange was the only project in their portfolios that was completed on time despite the challenges, and it further solidified the confidence our partners had in the company.

How did Arthaland manage to complete these projects amidst the pandemic?

Cebu Exchange encompasses about 11 hectares in gross floor area in one building, a huge accomplishment. At that time, everyone in our office could transition to remote work, but of course, you cannot work on a construction project remotely. On top of that, when you put projects on hold, firstly, there is no employment for your construction workers. When that happens, they have no choice but to head back to their hometowns or move on to other things, and then when the project can be resumed, it is not easy to reassemble the team, especially if they have returned to provinces in more distant areas of the country. It takes time to bring them back, especially for skilled workers.

We were always cognizant of this, and we knew that to attract them, we had to put the safety and well-being of our workers at the forefront of our concerns. We understood that they would only stay with us if they felt a certain level of security and confidence in their employment during the pandemic.

To create a safe environment, we implemented a two-site approach. The construction site was transformed into a controlled bubble, accommodating approximately a thousand workers. Regular testing was conducted, and

all necessary measures were implemented to provide them with everything they needed. If there were any symptoms, we had a separate site designated for quarantine to ensure all workers' safety and prevent the spread of infection. Of course, by keeping construction ongoing, we ensured that workers continued to receive income and be able to support their families at a time when nearly all construction jobs across the industry were halted.

Executing this strategy entailed a certain level of risk, especially considering the scale of the project. Our coordination with the general contractor was vital in effectively managing and overseeing both sites. It required meticulous planning and careful execution. Our contractor needed to share our dedication and mindset, fully comprehending the necessity of these additional measures. By upholding rigorous standards and operating two sites, we ensured the timely completion of our projects. While the pandemic was a legitimate cause for potential delays, we held ourselves to a higher standard and fulfilled our commitments on time.

What advice would you give to other companies vying to issue green bonds for their real estate projects?

Authenticity is key. Meeting certification standards and embracing sustainability as a core value is complex and challenging.

“The commitment to sustainability must be sincere and originate from the highest levels of authority within the organization. That is when significant and impactful change can happen.”



ARTIST'S PERSPECTIVE

FEATURE:

Arthaland Successfully Issues the Second Tranche of its ASEAN Green Bond Program

In December 2022, Arthaland successfully issued and listed PHP 3 billion of ASEAN Green Bonds in two tenors: five years at 8.0% per annum and seven years at 8.7557% per annum. The issuance comprised the second tranche of Arthaland's PHP 6 billion ASEAN Green Bond Program.

A substantial portion of the proceeds from the offer will fund the necessary investment of Arthaland into new certified sustainable residential projects, allowing the Company the flexibility to develop and launch more projects within the next 10 years or more.

The intended use of proceeds for the issuance complies with Arthaland's Green Finance Framework, the first one established by a real estate company in the Philippines. It provides the basis for the issuance of green bonds and loans. It requires the Company to use proceeds raised to finance or refinance a portfolio of eligible projects relating to green buildings.

PhilRatings assigned an issue credit rating of PRS Aa with a Stable Outlook for this issuance. Obligations rated PRS Aa are highly quality and subject to very low credit risk. The issuer's capacity to meet its financial commitment to the obligation is very strong. A Stable Outlook is assigned when a rating is likely to be maintained or to remain unchanged in the next 12 months.

Arthaland's ASEAN Green Bond offering comes at a time when it is preparing for the next stage in its story, and it hopes that, with the support from regulators and the financial sector, more institutions will be motivated to issue green financial instruments.

Our Sustainable Properties

All of Arthaland's projects are either certified or vying for sustainable certification. Arthaland's portfolio encompasses a gross floor area (GFA) of 350,000 sqm, consisting of residential and commercial spaces in Metro Manila, Laguna, and Cebu. Among these properties, 80% are operational or ready for occupancy, while the remaining portion is under construction.

Arthaland Prestige Property Solutions (APPS) oversees the operation and maintenance of all Arthaland properties, whether sold or still available. As the property management arm of Arthaland, they deliver exceptional asset management services and energy-efficient solutions.

Remarkably, 96% of Arthaland's operational portfolio has achieved certified sustainable status, exemplifying Arthaland's commitment. The remaining 4% comprises temporary structures not eligible for certification due to their nature.



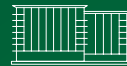
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ELURIA
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SEVINA PARK ARCADES
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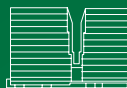
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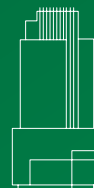
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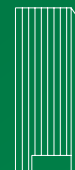
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Eluria

ABOUT

Eluria is a combination of the words elan, flourish, and allure, evoking feelings of grandness, passion, and enthusiasm, aims to offer a unique and unparalleled living experience at the heart of the country's unrivaled central business district. The development will consist of 37 limited-edition residences that embody elegance, craftsmanship, and rarity, providing a lifestyle that has yet to be experienced. Eluria's design integrates nature with the verticality of the building, displaying light-colored precast concrete with the warmth of wood and bronze, creating a confident posture amidst the bustling metropolis. The personalized white-glove service by internationally trained Hospitality Directors will provide residents with the utmost level of comfort and convenience. Eluria is envisioned to be one of the most exclusive residential addresses in Makati, pushing the boundaries of sustainable living and providing a lifestyle that inspires prestige.

STATUS

Pre-selling

CERTIFICATIONS

Precertified LEED™ Gold

EDGE Registered

WELL™ Registered

BERDE Registered

ARTIST'S PERSPECTIVE

SUSTAINABILITY FEATURES

Wellness

- Potager Garden for access to organic and sustainably grown produce
- Garden balconies to access nature better
- Contactless technologies (common toilet amenities, lobby doors, and elevator lifts) to reduce high-touch surfaces
- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds
- Virtual concierge for a safer environment

Biodiversity

- Dedicated 25% of the tower footprint to vegetation and open spaces
- Home to endemic and threatened plant species to promote biodiversity

Air

- Wind scoop windows for better air circulation and ventilation
- Fresh air supplied by mechanical ventilation designed according to an international standard
- High-efficiency particulate filtration media for cleaner air
- Carbon monoxide sensors to monitor safe indoor air
- Smart exhaust in shower rooms to flush moisture out and prevent mold formation
- Air-tight units for odor, sound, and temperature control

Energy

- Double-glazed low-e glass for optimized natural daylight and comfortable indoor temperatures
- Equipped with an Energy Recovery Ventilator (ERV) to reduce air conditioning energy consumption
- Equipped with high energy-efficient air conditioning units
- Low emitting diode (LED) lighting fixtures for energy efficiency

Water

- Low-flow water-efficient fixtures to reduce water consumption
- Rainwater management to collect and reuse as an alternative source for watering the plants

Materials

- Material recovery facility for centralized waste collection, segregation, and storage
- Forest Stewardship Council (FSC) certified wood materials

Transportation

- Bicycle racks and a repair station to promote a healthier mode of transportation
- Electric vehicle charger-ready and preferred parking spaces for green vehicles

Inclusivity

- Gender-neutral restrooms in all common areas for gender inclusivity

Connectivity

- Equipped with a Wi-Fi-ready home automation system

Sevina Park Arcades

ABOUT

The Sevina Park Arcades are envisioned to be the center of activity. Once the commercial buildings are built, a carefully selected retail experience consisting of restaurants, coffee shops, and essential boutiques will serve the entire Sevina Park community.

STATUS

Fully sold
(Commercial Lots)





ARTIST'S PERSPECTIVE

Una Apartments

ABOUT

Arthaland's latest development in Biñan, Laguna, known as Una Apartments, offers a sustainable and wellness-focused living experience with exceptional quality and superior design. The development aims to become the first multi-certified mid-market residential development in the Philippines. The apartments feature value-for-money furnished Studio and 1-Bedroom units with balconies, designed to lower utility bills by 20% and improve indoor air quality. Each unit is furnished with select IKEA products and boasts a fantastic view of the community with 60% green and open spaces. The units are more spacious, with a high floor-to-ceiling height of 2.6 meters and floors made with Stone Polymer Composite (SPC), which is more durable, water and scratch resistant, and easier to clean. Una Apartments set the benchmark for sustainable living in Laguna with their eco-friendly features.

STATUS

Pre-selling



CERTIFICATIONS

LEED™ Registered
 EDGE Registered
 WELL™ Registered
 On track for BERDE



ARTIST'S PERSPECTIVE

SUSTAINABILITY FEATURES

Wellness

- Potager Garden for access to organic and sustainably grown produce
- Dedicated balcony for better access to nature
- Contactless technologies (common toilet amenities, lobby doors, and elevator lifts) to reduce high-touch surfaces
- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds

Biodiversity

- Sunken Garden for social cohesion
- Home to endemic and threatened plant species to promote biodiversity

Air

- Designed with ample operable openings for natural ventilation
- Centralized ventilation system for adequate fresh air supply designed according to an international standard for ventilation
- High-efficiency particulate filtration media for cleaner air
- Carbon monoxide sensors to monitor safe indoor air
- Air-tight units for odor, sound, and temperature control

Energy

- Efficient building envelope for optimized natural daylight, controlled indoor temperatures
- Equipped with a centralized Energy Recovery Ventilator (ERV) to reduce the air conditioning energy consumption
- Equipped with high energy-efficient air conditioning units
- Low emitting diode (LED) lighting fixtures for energy efficiency

Water

- Low-flow water-efficient fixtures to reduce water consumption
- Rainwater management to collect and reuse as an alternative source for watering the plants

Materials

- Centralized materials recovery facility for waste collection, segregation, and storage

Transportation

- Bicycle racks and a repair station to promote a healthier mode of transportation
- Electric vehicle charger-ready and preferred parking spaces for green vehicles

Inclusivity

- Gender-neutral restrooms in all common areas for gender inclusivity

Lucima

ABOUT

Lucima is setting the standard of luxury living through its seamless interweaving of wellness and sustainability.

This 37-story development that sits on 2,245 square meters of prime real estate at the corner of Cardinal Rosales Avenue and Samar Loop in Cebu Business Park is envisioned to be the first quadruple-certified sustainable high-rise residential condominium in the country. Designed by Saraiva + Asociados, Lucima features 265 one to four-bedroom living spaces ranging from 38 to 318 square meters. Each unit boasts a high floor-to-ceiling height of 2.9 meters, and with a view of the ocean, the mountains, or the city.

Through the building's timeless design, meticulously executed construction, and thoughtful features, Lucima will provide ease, comfort, and wellness, enhancing the living conditions of its residents and tenants.

STATUS

Pre-selling

CERTIFICATIONS

Precertified LEED™ Gold

EDGE Registered

WELL™ Registered

BERDE Registered





ARTIST'S PERSPECTIVE

SUSTAINABILITY FEATURES

Wellness

- Potager Garden for access to organic and sustainably grown produce
- Contactless technologies (common toilet amenities, lobby doors, and elevator lifts) to reduce high-touch surfaces
- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds
- Thermal camera and virtual concierge for a safer environment
- 24/7 semi-autonomous roving security surveillance robots

Biodiversity

- Vegetated and open spaces for social cohesion
- Home to endemic and threatened plant species to promote biodiversity

Air

- Designed with ample operable openings for natural ventilation
- Fresh air supplied by mechanical ventilation designed according to an international standard
- High-efficiency particulate filtration media for cleaner air
- Carbon monoxide sensors to monitor safe indoor air
- Smart exhaust in shower rooms to flush moisture out and prevent mold formation
- Air-tight units for odor, sound, and temperature control

Energy

- Double-glazed low-e glass for optimized natural daylight and comfortable indoor temperatures
- Equipped with an Energy Recovery Ventilator (ERV) to reduce air conditioning energy consumption
- Equipped with high energy-efficient air conditioning units
- Low emitting diode (LED) lighting fixtures for energy efficiency

Water

- Low-flow water-efficient fixtures to reduce water consumption
- Rainwater management to collect and reuse as an alternative source for watering the plants

Materials

- Material recovery facility for centralized waste collection, segregation, and storage
- Forest Stewardship Council (FSC) certified wood materials

Transportation

- Bicycle racks and a repair station to promote a healthier mode of transportation
- Electric vehicle charger-ready and preferred parking spaces for green vehicles

Inclusivity

- Gender-neutral restrooms in all common areas for gender inclusivity

Connectivity

- Equipped with a Wi-Fi-ready home automation system

Sevina Park Villas

ABOUT

Sevina Park Villas offers a refreshing, innovative living experience that harmonizes with nature. Its location within walking distance of daily conveniences allows residents to save money on gas while promoting a healthier lifestyle with cleaner air and reduced vehicle emissions. The community is designed with shared courtyard gardens, providing a relaxing environment for residents to unwind and connect with nature. With Platinum certification for both LEED™ for Neighborhood Development and LEED™ for Homes categories, the first in Southeast Asia, Sevina Park Villas is a trailblazer in sustainable living, serving as a blueprint for future master planned developments. The development's designer two- to four-bedroom units in Laguna offer a unique blend of comfort and sophistication while emphasizing eco-friendly features. Sevina Park Villas is not just a place to live, it's a sustainable lifestyle where coming home is a walk in the park.

STATUS

Pre-selling

CERTIFICATIONS

LEED™ Platinum
for Neighborhood Development

LEED™ Platinum
for Villa-182 Model Unit

LEED™ registered
for the rest of the Villa-182 Units

EDGE Registered
for all Villa units



SUSTAINABILITY FEATURES

Wellness

- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds

Air

- Designed with large operable openings for natural ventilation
- Fresh air supplied by mechanical ventilation designed according to an international standard in four-bedroom Villa 182 units
- High-efficiency particulate filtration media for cleaner air in four-bedroom Villa 182 units
- Carbon monoxide sensors to monitor safe indoor air in four-bedroom Villa 182 units

Energy

- Efficient building envelope for optimized natural daylight, controlled indoor temperatures
- Equipped with an Energy Recovery Ventilator (ERV) to reduce air conditioning energy consumption in four-bedroom Villa 182 units
- Equipped with high energy-efficient air conditioning units
- Low emitting diode (LED) lighting fixtures for energy efficiency
- Solar energy system in four-bedroom Villa 182 units

Water

- Low-flow water-efficient fixtures to reduce water consumption

Transportation

- Bicycle storage to promote an active lifestyle in four-bedroom Villa 182 units

Connectivity

- Equipped with a Wi-Fi-ready home automation system

DEVELOPMENT FEATURES

Wellness

- Potager Garden for access to organic and sustainably grown produce
- Centralized security and safety command center for a safer community

Biodiversity

- 60% vegetated and open spaces for social cohesion
- Home to endemic and threatened plant species to promote biodiversity

Materials

- Centralized materials recovery facility for waste collection, segregation, and storage
- Composting facility to manage organic wastes

Transportation

- Designed for a bicycle-and pedestrian-friendly community
- Transit hub with electric shuttle services



ACTUAL PHOTO

Savya Financial Center

ABOUT

Savya Financial Center, located in ARCA South, Taguig City, offers a green and world-class office space that integrates sustainability, wellness, and connectivity. It provides cost-efficient solutions, purposeful amenities, and smart building features that reduce operating costs and promote a healthier and more productive work environment. The green building features result in at least 40% operational savings for energy and water consumption. Furthermore, thoughtfully planned features such as exposure to greenery, natural daylight, and fresh air can positively impact employee wellness and increase productivity. With adaptive office unit cut-ups, optimized column spans, business and retail spaces, and an intelligent building management system, Savya Financial Center provides a functional and well-designed office space that prioritizes the well-being and productivity of its occupants.

STATUS

Ready-for-occupancy



CERTIFICATIONS

Precertified LEED™ Gold

Precertified WELL™

EDGE Registered

BERDE Registered

SUSTAINABILITY FEATURES**Wellness**

- Potager Garden for access to organic and sustainably grown produce
- Contactless technologies (common toilet amenities, lobby doors, and elevator lifts) to reduce high-touch surfaces
- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds
- Clinic facilities

Biodiversity

- Landscaped gardens at the bridgeway deck
- Home to endemic and threatened plant species to promote biodiversity

Air

- Designed with ample operable openings for natural ventilation
- Designed for a mechanical ventilation system compliant with an international standard for ventilation
- Designed for high-efficiency particulate filtration media

Energy

- Double-glazed low-e glass for optimized natural daylight and comfortable indoor temperatures
- Designed for Energy Recovery Ventilator (ERV) to reduce air conditioning energy consumption
- Designed for high energy-efficient air conditioning units
- Low emitting diode (LED) lighting fixtures for energy efficiency

Water

- Low-flow water-efficient fixtures to reduce water consumption
- Rainwater management to collect and reuse as an alternative source for watering the plants

Materials

- Material recovery facility for centralized waste collection, segregation, and storage
- Building materials with recycled content

Transportation

- Breezeway to support the walkability of the community
- Bicycle racks, repair station, and shower facilities
- Electric vehicle charger-ready and preferred parking spaces for green vehicles
- Electric shuttle facilities

Inclusivity

- Gender-neutral restrooms in all common areas for gender inclusivity
- Lactation facilities



ACTUAL PHOTO

Cebu Exchange

ABOUT

Cebu Exchange is strategically located at the gateway of Cebu I.T. Park which is quickly emerging as a top destination for IT and Business Process Outsourcing firms. This PEZA-certified premium commercial development is green and sustainable, boasting innovative office technologies, well-thought-out amenities, cost-efficient solutions, and a diverse retail mix. It offers a comfortable, seamless, and one-of-a-kind workplace experience that improves operational efficiency and occupant well-being, making it the perfect environment for businesses and employees to grow.

STATUS

Ready-for-Occupancy

CERTIFICATIONS

LEED™ Gold

BERDE 5-Star

Precertified WELL™

WELL™ Health-Safety Rated

EDGE Advanced Preliminary Certificate



SUSTAINABILITY FEATURES

Wellness

- Potager Garden for access to organic and sustainably grown produce
- Contactless technologies (common toilet amenities and elevator lifts)
- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds
- Clinic facilities

Biodiversity

- 4,500 sqm of vegetated and open space for social cohesion
- Home to endemic and threatened plant species to promote biodiversity

Air

- Designed for a mechanical ventilation system compliant with an international standard for ventilation
- Designed for high-efficiency particulate filtration media

Energy

- Double-glazed low-e glass for optimized natural daylight and comfortable indoor temperatures
- Designed for Energy Recovery Ventilator (ERV) to reduce air conditioning energy consumption
- Designed for high energy-efficient air conditioning units
- Low emitting diode (LED) lighting fixtures for energy efficiency

Water

- Low-flow water-efficient fixtures to reduce water consumption
- Rainwater and graywater management to collect and reuse as an alternative source for watering the plants and flushing the toilets

Materials

- Material recovery facility for centralized waste collection, segregation, and storage
- Building materials with recycled content

Transportation

- Bicycle racks and shower facilities
- Preferred parking spaces for green vehicles

Inclusivity

- Lactation facilities



ACTUAL PHOTO

Arthaland Century Pacific Tower

ABOUT

The Arthaland Century Pacific Tower in Bonifacio Global City (BGC) is a highly coveted global business destination with international recognition and multiple awards. It boasts of being a premium-grade office building that is not only LEED™ Platinum and BERDE 5-star certified, which are the highest categories in green building rating standards, but it is also on track to obtain WELL certification. Notably, the tower is the world's first EDGE Zero Carbon certified project, a remarkable feat that signifies Arthaland's commitment to sustainability. In addition to its sustainable design, the tower features a state-of-the-art Business Center that offers modern and functional amenities to cater to diverse meeting and event requirements.

STATUS

Fully Leased Out

CERTIFICATIONS

LEED™ Platinum

EDGE™ Zero Carbon

BERDE™ 5-Star

ANZ/PH Net Zero Energy

WELL™ Registered

WELL™ Health-Safety Rated

SUSTAINABILITY FEATURES

Wellness

- Potager Garden for access to organic and sustainably grown produce
- Contactless technologies (common toilet amenities and elevator lifts)
- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds

Biodiversity

- Multi-level landscaped garden decks for social cohesion
- Home to endemic and threatened plant species to promote biodiversity

Air

- Fresh air supplied by mechanical ventilation designed according to an international standard
- High-efficiency particulate filtration media for cleaner air
- Carbon dioxide monitors in the office spaces
- Carbon monoxide sensors in parking areas

Energy

- Double- and triple-glazed low-e glass for optimized natural daylight and comfortable indoor temperatures
- Equipped with demand-controlled Energy Recovery Ventilator (ERV) to reduce air conditioning energy consumption
- Equipped with high energy-efficient air conditioning units
- Daylight and occupancy-control LED lighting fixtures for energy efficiency
- 100% supplied by off-site renewable energy source

Water

- Low-flow water-efficient fixtures to reduce water consumption
- Rainwater and condensate water management to collect and reuse as an alternative source for watering the plants and flushing the toilets

Materials

- Material recovery facility for centralized waste collection, segregation, and storage
- Building materials with recycled content
- Forest Stewardship Council (FSC) certified wood materials

Transportation

- Bicycle racks and shower facilities
- Preferred parking spaces for green vehicles

Arya Residences

ABOUT

Arya Residences is a two-tower luxury condominium in BGC, Taguig, a highly sought-after residential address. It stands out as the only residential building in the Philippines to have received both LEED™ Gold certification from the US Green Building Council and BERDE 4-star certification from the Philippine Green Building Council. This fusion of elegant architecture and ecologically responsible design has made Arya Residences an exceptional paragon of sustainable living.

STATUS

Completed

CERTIFICATIONS

Certified LEED™ Gold
Certified BERDE 4-Star
ANZ/PH 3-Star





ACTUAL PHOTO

SUSTAINABILITY FEATURES

Wellness

- Potager Garden for access to organic and sustainably grown produce
- Low-emitting and non-toxic building materials to reduce resident exposure to harmful compounds

Biodiversity

- Vegetated and open spaces for social cohesion
- Home to endemic and threatened plant species to promote biodiversity

Air

- Building shape designed to scoop wind for better natural ventilation
- Designed with large operable openings for natural ventilation
- Carbon monoxide sensors in parking areas

Energy

- Double-glazed low-e glass for optimized natural daylight and comfortable indoor temperatures
- Equipped with high energy-efficient air conditioning units
- Low emitting diode (LED) lighting fixtures for energy efficiency
- Tower 1 supplied by an off-site renewable energy source

Water

- Low-flow water-efficient fixtures to reduce water consumption
- Rainwater and graywater recycling system

Materials

- Material recovery facility for centralized waste collection, segregation, and storage
- Building materials with recycled content

Transportation

- Bicycle storage to promote a healthier mode of transportation
- Preferred parking spaces for green vehicles



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