



2023 SUSTAINABILITY REPORT

# LIGHTING THE SPARK



This report covers the period from January 1 to December 31, 2023. This publication supplements SEC Annex A, Arthaland's official sustainability disclosure to the Philippines Securities and Exchange Commission (SEC), submitted on 04 April 2024.

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

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# OUR VISION IN MOTION

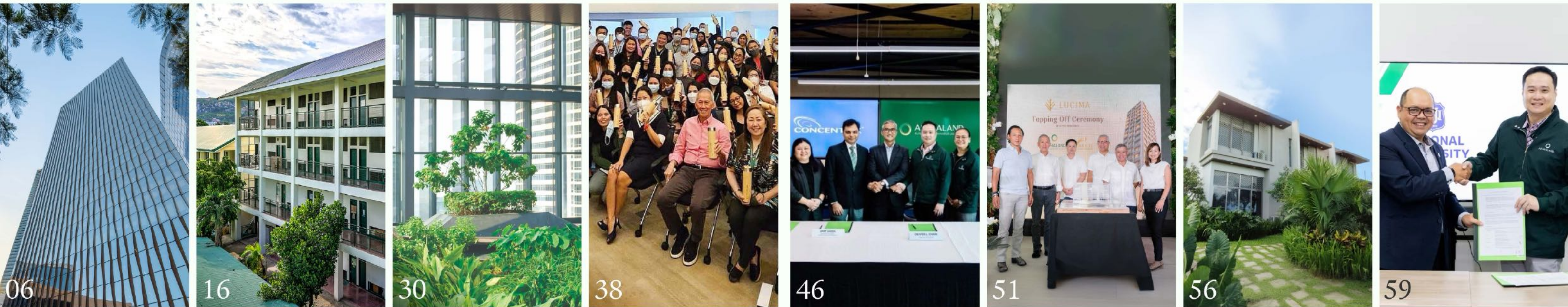
Light has inspired millennia of visionaries and thinkers, symbolizing breakthroughs, charting unexplored territories, pioneering ideas, and innovation. Light is a motivating force guiding those who dare to look at what lies ahead.

*Today, humans continue to search for brilliance. Arthaland is driven by this same pioneering spirit—the enduring pursuit to cultivate spaces that inspire, create a positive impact, and change lives through sustainable ways of living and working.*

2023 is the year Arthaland shined a light not only on ways to build sustainably but also how to make a difference in the lives of individuals and communities from all walks of life. It is the year Arthaland significantly brought sustainability to a broader audience, lighting the spark toward bigger and brighter things in the years to come.

*Lighting Up The Future Today*





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COMPANY PROFILE

# BLAZING A TRAIL

## Pioneer in Sustainable Development

For us, the future is all about designing with purpose, building green, ensuring our customer’s well-being, and creating a positive impact in people’s lives—these are our guiding lights, our north star.

We take pride in being the only real estate developer in the Philippines with a residential and commercial portfolio 100% certified as sustainable by local and global organizations.

### Our 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.

### Our 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.

### Our 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



## INTEGRATING THE UN SDGS IN THE PROJECT LIFECYCLE

### Together in Collective Change

Sustainability is for all. We believe in the shared prosperity of people and the planet. Using the United Nations Sustainable Development Goals (UN SDG) as our guide, we designed an integrated and comprehensive approach to the way we do business, build our developments, operate our buildings, and conduct our activities to make a meaningful and enduring impact—improving health, driving resource efficiency, propelling climate action, and contributing to economic growth. We integrate part of these 17 goals into our business below.

#### PROJECT DEVELOPMENT

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



#### DESIGN & PLANNING

Conceptualizing, designing, 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



#### DELIVERY AND AFTER-SALES

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





MESSAGE FROM THE VICE CHAIRMAN AND PRESIDENT

# BROADENING OUR MOMENTUM



The effects of climate change are being felt all over the world. Addressing this crisis is no longer an afterthought but an urgent imperative for developers to design communities that mitigate environmental impact and provide people with spaces that improve their well-being. At Arthaland, we are dedicated to creating a sustainable culture in how people live, how communities are built, and how we, as property developers, pursue our business.

I am honored to present our 2023 Sustainability Report which highlights Arthaland's initiatives to address the United Nations Sustainable Development Goals (UN SDG), our achievements in fulfilling our Net Zero pledge to fully decarbonize our portfolio, and our proactive efforts that extend beyond our immediate responsibilities, reflecting our broader commitment to responsible development.

By *lighting the spark*, we are ramping up our initiatives, expanding dialogue and exchange among our stakeholders, and amplifying our efforts, all to fulfill the vision of affecting systemic change toward better industry practices and, ultimately, a better world.

2023 is the year we proudly declared our buildings 100% green, a significant achievement for our company and fulfilling our vision as the foremost sustainable developer in the country. We are close to reaching our goal of eliminating greenhouse gas emissions in all our properties, present and future, by 2030, with 80% of emissions avoided to date.

In addition to our ongoing efforts in responsibly developing properties and strengthening our governance, we strategically collaborated with organizations across various sectors—public authorities, academia, social enterprises, nonprofits, and individuals—to extend the reach of our advocacy. Our initiatives included enhancing public buildings, forging green career paths for students, promoting sustainable lifestyle changes at the individual level, and supporting social enterprises and nonprofit organizations in uplifting disadvantaged communities.

Under the Green Schools Project, we completed the rehabilitation of the Don Vicente Rama Memorial Elementary School in Cebu which helped create a sustainable and conducive learning environment for students whose school lives were affected during Typhoon Odette. We are proud of this project's achievement, becoming the first Excellence in Design for Greater Efficiencies (EDGE) Advanced public elementary school building in the Philippines.

To address the country's skills and knowledge gap for professionals in sustainable development, we collaborated with the National University, an educational institution in the Philippines, to engage five architecture students in an intensive and hands-on training on design, construction, and stewardship, empowering them to pursue greener professional careers.

In 2023, we also continued our Healthy Hauls program in partnership with Rural Rising to great success. We have increased the number of families assisted to 1,900 families—an impressive sevenfold growth from the previous year—and salvaged a remarkable 26 metric tons of fruits and vegetables, roughly equivalent to the weight of about 26 compact cars, from the fields of 1,000 farmers across Luzon and Visayas.

Within the company, we have established initiatives under the Building Habits program to reduce our waste collectively and created a system of small lifestyle changes at work. By fostering these habits, employees can adopt these practices at home, extending a meaningful difference beyond our workplace.

We continue to partner with entities with the same vision to fulfill our long-term goal of making sustainability more than just a buzzword. It must be a value, a light, imparted and practiced throughout our industry by sharing techniques, knowledge, and approaches to positively impact people and the planet.

**JAIME C. GONZÁLEZ**  
VICE CHAIRMAN AND PRESIDENT



SUSTAINABILITY FRAMEWORK

# GUIDING LIGHTS

To ensure we create a lasting impact, our framework for sustainability shines a light on five significant aspects that guide and inspire every step we take in the company. Our developments, initiatives, and operations always seek to incorporate practices that benefit the environment, our communities, investments, and our business. To complete this model, strict adherence to corporate governance procedures ensures we keep doing what we do responsibly, with integrity, ethics, and transparency to lay the groundwork for a better future in property development.





HIGHLIGHTS 2023

# A BRIGHT YEAR

SOCIAL

## Inspiring Good Igniting Change

GREEN SCHOOLS PROJECT



The Don Vicente Rama Memorial Elementary School was repaired and eventually recognized as the first EDGE Advanced public elementary building in the Philippines.

PROFESSIONAL GREEN BUILDING TRAINING



Five National University College of Architecture students graduate from Arthaland's six-week extensive training program that shapes the next generation of green leaders.

UDTONG TUTOK: ART AT HIGH NOON



Udtong Tutok: Art at High Noon showcased Filipino art from the Cultural Center of the Philippines' vast collection, a tribute to the country's rich cultural heritage.

A PARTNERSHIP WITH RURAL RISING



Healthy Hauls salvaged and distributed 26 metric tons of fruits and vegetables from about 1,000 Filipino farmers to 1,900 families in disadvantaged communities.

SPARKLING DREAMS INITIATIVE



The Sparkling Dreams initiative acted as a catalyst, reaching out to and supporting 70 abandoned individuals with disabilities.

ENVIRONMENT

## Spotlighting Responsible Building Practices

THE EMERGENCE OF GREEN BUILDINGS IN THE PHILIPPINES



Arthaland's leadership in green building has notably influenced the industry toward sustainable construction practices.

2023 ROADMAP



We recognize the significance of mitigating our environmental impact and are committed to advancing the progress of buildings in renewable energy.

DEVELOPMENT PORTFOLIO EMISSIONS



Arthaland's climate action has evolved from achieving 100% certified sustainable projects to the even more ambitious aim of reaching net zero operations by 2030.

WELL-BEING

## Activating Sustainable Practices

PEOPLE IN ARTHALAND



We value our people, prioritizing collective professional growth and well-being. Arthaland strives to create an equitable work environment for all.

DRINK SUSTAINABLY



To help employees ease off single-use cups, Arthaland started with an awareness drive on how to manage their disposables.

FINANCIAL

## Widening the Scope

PARTNERSHIP WITH NATIONAL HOME MORTGAGE FINANCE CORPORATION



We create avenues for our green developments to be more accessible to a broader market segment.

PARTNERSHIP WITH IKEA



Una Apartments is all about exceeding expectations in every detail—where all aspects of the home are designed to elevate lifestyles and cater to every need, and still be sustainable.

GREEN INVESTMENTS



Arthaland cultivates partnerships with local and global businesses to provide spaces that prioritize the welfare of their occupants.

GOVERNANCE

## Leading the Way

NEWLY APPOINTED MEMBER OF THE BOARD



Ar. Denise De Castro, Principal Architect of DEQA Design Collaborative, joins Arthaland as an independent director.

OUR MANAGEMENT TEAM



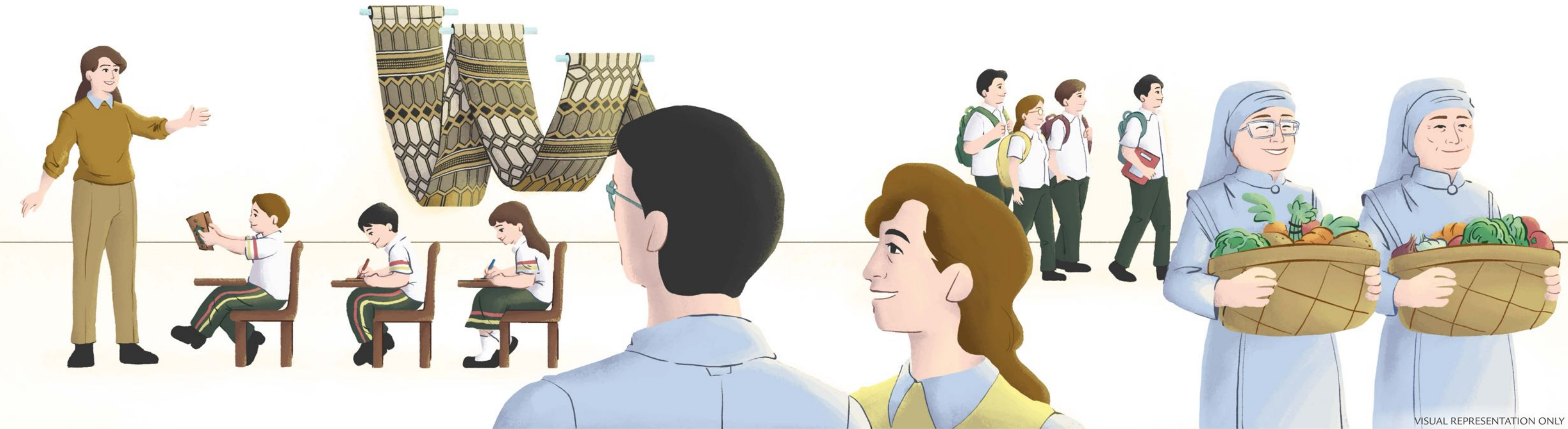
We deeply value corporate governance upheld by our board and management who lead with integrity and transparency.

SUSTAINABILITY IN ARTHALAND



At Arthaland, sustainability serves as a guiding principle that shapes every aspect of our decision-making processes and corporate governance practices.





SOCIAL SUSTAINABILITY

# Inspiring Good Igniting Change

Social sustainability emanates from our commitment to serving our communities and helping provide for their needs while looking after the environment. Through knowledge-sharing, capacity-building, supporting our local economies, and uplifting our diverse culture and identity, we leave a lasting, positive impact that can be repeated, scaled up, or adapted to different contexts without losing effectiveness. This approach ensures that the benefits continue beyond the initial implementation phase. We ensure that each initiative is aimed at embedding principles that promote environmental stewardship and social

responsibility in the daily lives of people from all walks of life, from one generation to the next.

Our programs mobilize, activate, and cultivate projects that impact meaningful change. 2023 was also about nurturing our partnerships with those who share the same vision and spirit of stewardship for people and the planet.

By sharing the light of sustainability, we spark positive changes, inspire future leaders, and help build a better society over time.

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Students of DVRMES attending their flag ceremony

GREEN SCHOOLS PROJECT  
**BEARERS OF LIGHT**

*“Our newly renovated building is not just a testament to the dedication [of ARTHALAND] to excellence in design and construction, but also a symbol of their pledge to environmental responsibility.”*

**DR. FLOREPHINE S. NAVARRO**  
PRINCIPAL, DVRMES

*“We firmly believe in the importance of instilling these values in our youth to empower them to be the future custodians of the environment. We hope that the revitalized building would serve as a lasting inspiration for students and faculty—a heartfelt investment in the community and the future of the children..”*

**JAIME C. GONZÁLEZ**  
VICE CHAIRMAN AND PRESIDENT  
ARTHALAND

In 2023, we completed repairs for DVRMES, also recognized as the first EDGE Advanced public elementary building in the Philippines. The project has provided over 1,000 elementary school students with newly painted classrooms with energy-efficient LED lighting and ceiling fans. These created a vibrant and comfortable atmosphere for learning—a space that is well-lit and well-ventilated for the overall well-being of students and faculty. Restrooms were also fitted with new water-efficient plumbing fixtures to ensure proper hygiene and sanitation in the school.

The EDGE Advanced certification solidified our commitment to aligning with global sustainability standards, inspiring students to build habits of caring for the environment from a young age.

In times of darkness, there will always be light. By responding with agility to the immediate needs of the youth in our communities and connecting with like-minded partners, we can safeguard our future and weather any storm.

**UN SDG IMPACT**



The rehabilitation of the DVRMES revitalized the building, enhancing its learning environment by prioritizing lighting, thermal comfort, and resource efficiency. The upgraded lighting systems ensured optimal illumination for studying, while improved thermal comfort provisions created a conducive atmosphere for focused learning. Moreover, energy-efficient and water-saving technologies further augmented resource efficiency, contributing to cost savings and environmental conservation without compromising the students’ comfort and health. By addressing these crucial aspects, Arthaland and its partner organizations substantiated their commitment to creating a healthier, more sustainable space that supports the educational needs of its occupants.

**COLLABORATION FOR A CAUSE**

Our partners in the DVRMES Restoration Project

1. Energy-efficient LED lighting upgrades by Econlite Philippines Corporation
2. Ceiling fans by Datem, Inc. for improved indoor comfort
3. Water-efficient plumbing fixtures by Lixil Philippines
4. Painting materials by Weltanchaung Corporation

**W**hen Typhoon Odette made landfall on the shores of Cebu in 2021, students at the Don Vicente Rama Memorial Elementary School (DVRMES) found for themselves a devastated second home. Classrooms ravaged by floods, buildings without roofs, mounds of debris—memories of what was once a vibrant learning environment destroyed and washed away by the strongest typhoon to hit the Philippines that year.

It was imperative to restore a sense of normalcy among the youth who were greatly affected by such a massive catastrophe. This entailed immediate rebuilding of school infrastructure conducive to learning, including climate-resilient and energy-efficient buildings. Arthaland launched the Green Schools Project in collaboration with the Cebu Local Government to repair and improve public schools damaged by Typhoon Odette in 2021.



The revitalized DVRMES recognized as the country's first EDGE Advanced public elementary school

**RELATED STORY HERE**



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PROFESSIONAL GREEN BUILDING TRAINING PROGRAM WITH NATIONAL UNIVERSITY

# KINDLING INSPIRATION CATALYZING PURPOSE



Arthaland and the National University Manila College of Architecture seal their Professional Green Building Training Program partnership through the signing of the Statement of Collaboration held last July 10, 2023, at the Oasis Building, NU Manila Campus



**5**  
architecture  
students

From the National  
University Manila



**6**  
weeks  
Hands-on experience  
in designing green  
and healthy buildings

Ensuring the future of our environments and resources entails passing down knowledge and sharing wisdom throughout time. It is one thing to learn something in school, putting theory into practice is another.

According to one of the key findings in LinkedIn’s [Global Green Skills Report 2023](#), postings for “green” jobs far outpace the number of workers with the skills required for the role. Stated in the report, “only one in eight people currently have skills relevant to abating the climate crisis, with women at a particular disadvantage.”

Arthaland spearheaded a comprehensive training program that seeks to bridge the gap, shaping the next generation of green leaders equipped to address the evolving needs of our living and working landscapes.

The core of the Professional Green Building Training (PGBT) program is partnerships with institutions to provide aspiring professionals with hands-on experience in designing green and healthy buildings under the guidance of industry experts.

From July to August of 2023, five architecture students from the National University (NU) Manila underwent a six-week intensive training program. This fateful, eye-opening summer set their trajectory toward a more meaningful and necessary architecture practice. The program offered a theoretical and practical understanding of sustainable design, construction, and stewardship, empowering them toward greener professional careers.

## UN SDG IMPACT



PGBT is a capacity-building initiative targeting the green job skills gap. Offering comprehensive training, scholarships, and placement opportunities, it empowers aspiring designers, 60% of whom are women. The program nurtures a new generation of architects adept in sustainable development by arming future professionals with cutting-edge knowledge. This not only addresses immediate industry demands but also fosters long-term environmental stewardship. Ultimately, PGBT propels participants toward purposeful and productive careers while advancing the collective goal of creating a more sustainable built environment for future generations.

## RELATED STORY HERE



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The PGBT culminated in a placement program for graduating students and a scholarship awarded to the top-performing incoming 5<sup>TH</sup> year student. Jomabel Baguio, a budding green building professional, earned a prestigious one-year scholarship from Arthaland to complete her final year at NU Manila College of Architecture. Baguio and Almira Fabay applied their acquired green building knowledge to their architectural thesis, marking the beginning of a life-changing journey for academic institutions toward sustainable practices.

Today, Mikka Dalit, one of the program participants, is an EDGE Expert and a practicing green building professional in a sustainability consultancy firm in the Philippines. As a beneficiary of the PGBT, she also earned IFC’s EDGE Expert & BRI Verifier Scholarship for Women in Green, Resilient, and Inclusive Property Development. Cian Malimban and Jomarie Diplomo share and apply their acquired knowledge as practicing junior designers in an architectural firm.

With the increasing demand for talents with green skills, our PGBT program helps equip future professionals for meaningful careers that can propel more projects toward sustainable development. Moreover, we strive to provide equal opportunities for all genders, an avenue to learn and hone their skills and inspire others.

It all takes a single spark to illuminate one’s purpose, to help people find their light within.

*“We designed PGBT to provide students with comprehensive exposure to every facet of the profession, pairing sustainability theories with practical project applications. This included immersive design workshops, insightful construction site visits, and meticulous performance verification exercises. By integrating these hands-on experiences, students understand how sustainability principles cut across the product lifecycle. This approach equips them with the knowledge and skills to emerge as adept green building professionals.”*

**AR. KRISTINA SAMANTHA POBRE**  
HEAD OF SUSTAINABILITY  
ARTHALAND



*“Through this program, I have gained a deep understanding of how sustainability in the built industry works. Beyond acquiring certifications or meeting building requirements, sustainability is about creating a legacy of mindful stewardship for current and future generations.”*

**JOMABEL BAGUIO**  
4<sup>TH</sup> YEAR ARCHITECTURE STUDENT  
NATIONAL UNIVERSITY MANILA



*“I am grateful to learn the different actual applications of sustainability from small- to large-scale projects. I have realized that sustainability should not just be a feature. It should be the standard of new and existing buildings to promote energy efficiency and to create a better-built environment for all.”*

**MIKKA DALIT**  
5<sup>TH</sup> YEAR ARCHITECTURE STUDENT  
NATIONAL UNIVERSITY MANILA





*“This is the first time that the art collection of the CCP has traveled far out of Manila to Cebu. We seldom see these important works of Philippine Art in Cebu. This exhibition gives the Cebuanos the rare opportunity to look at works of our national artists.”*

**JAY NATHAN JORRE**  
EXHIBIT CURATOR

UDTONG TUTOK: ART AT HIGH NOON

# ENLIGHTENMENT THROUGH ART

Art plays a vital role in shaping collective imagination and creativity, forming new points of view, shaping a nation’s identity, and inspiring awareness of our surroundings and relationships with these spaces. From canvas to consciousness, art stewards our culture and history toward the future.

Continuing our partnership with the Cultural Center of the Philippines (CCP), a unique exhibition at Cebu Exchange, *Udtong Tutok: Art at High Noon* was launched. It showcased Filipino art from the vast collection of the CCP—a tribute to the Philippines’ rich cultural heritage.

*Udtong Tutok* featured works by National Artists such as Jose Joya, Napoleon Abueva, Federico Alcuaz, Benedicto Cabrera, and Ang Kiukok, among others, which also included a collection of ethnographic objects representing diverse ethnolinguistic groups, including Bagobo, Blaan, Bontoc, Gaddang, Ifugao, Ilongot, Itneg, Kalinga, Mandaya, Manobo, Maranao, and T’boli.

This exhibition captured but a portion of the vast archive of visual artworks and artifacts from our regions, creating awareness and visibility for these important cultural works. With this platform, we bring Filipino creativity to the fore—a showcase that is inclusive and representative of our robust cultural history.



Visitors viewing the works of various National Artists displayed at the exhibition



Clockwise from top: The grand opening of "Udtong Tuktok: Art at High Noon" at Cebu Exchange; Performers at the opening ceremony; Arthaland Vice Chairman and President Jaime González with CCP President Margie Moran-Floirendo signing a Memorandum of Agreement to hold the exhibition at Cebu Exchange from September 14 to October 12, 2023

**UN SDG IMPACT**



Art brings communities together, fostering social cohesion and dialogue. The exhibit allowed people from diverse backgrounds to come together, share experiences, and celebrate their cultural heritage. This promoted cultural inclusion and recognized the diverse cultural expressions within society, strengthening community bonds, and enhancing understanding and tolerance among different groups. It also helped to combat cultural marginalization and discrimination, fostering a more inclusive and equitable society.

**RELATED STORY HERE**



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A PARTNERSHIP WITH RURAL RISING

# SHINING TOGETHER HEALTHY HAULS



Arthaland's adopted communities receive fresh and healthy produce from Filipino farmers



1,900 families

Received supply of nutritious food



26 metric tons

Salvaged fruits and vegetables that would have been thrown



1,000 Filipino farmers

Regaining economic productivity from imperfect produce

Amid a global food crisis, there is an urgency to mobilize resources and prioritize access to nutritious food for all. Vulnerable families bear the brunt of climate shocks, economic strains, and soaring prices, exacerbating the burden of malnutrition. Further, Filipino farmers comprise 30% of the basic sectors with families whose income falls below the poverty threshold (PSA, 2023) due to their limited access to markets (World Bank, 2021).

Healthy Hauls aims to increase the access of disadvantaged communities to nutritious food while sustaining Filipino farmers' livelihoods and mitigating economic losses from produce that may not meet supermarket standards but is still sellable and just as healthy.

In partnership with Rural Rising, Arthaland held Healthy Hauls at four locations across the Philippines, dedicated to uplifting underserved communities across a more comprehensive geographic range of beneficiaries.

This year, Healthy Hauls impacted an astounding 1,900 families—an impressive sevenfold increase from the previous year—and salvaged a remarkable 26 metric tons of fruits and vegetables, roughly equivalent to the weight of about 26 compact cars, from the fields of 1,000 farmers across Luzon and Visayas.

The recipients of the fresh and nutritious food are charitable organizations and their communities:

- Gasa sa Gugma
- St. Josephine Vannini Home for the Aged
- Franciscan Sisters of the Sacred Heart
- Children's Shelter of Cebu
- SOS Children's Village Cebu and Batangas
- Chosen Children Village Foundation, Inc.
- Kanlungan ni Maria (Home for the Aged, Inc.)
- San Lorenzo Ruiz Home for the Elderly



Housekeeping, security, building staff, tenants, and employees picking produce for their families during the event

Donating nutritious food to these key organizations is crucial to addressing food insecurity and food waste. By rescuing surplus food, we provided vital sustenance to those in need, ensuring they receive balanced meals rich in essential nutrients. This practice supports vulnerable communities and reduces the environmental impact of food waste, which contributes to greenhouse gas emissions when left to decompose in landfills. Collaborative efforts between businesses and charities create a sustainable redistribution cycle, maximizing the utility of available resources and fostering a more equitable food system.

Healthy Hauls transcends mere statistics; it serves as a shining example for businesses worldwide of how a company can help combat poverty, enhance the well-being of communities, and take active measures to protect our planet.



The Franciscan Sisters of the Sacred Heart receive bountiful boxes of produce for their organization

**UN SDG IMPACT**



Healthy Hauls is a groundbreaking initiative addressing the Philippines' food insecurity and economic challenges. Providing nutritious sustenance to underprivileged communities while supporting struggling farmers promotes healthy eating while bolstering the livelihoods of the economically disadvantaged. This year, the program expanded sevenfold, benefiting 1,900 families and salvaging 26 metric tons of fruits and vegetables. The program ensures access to essential nutrition, strengthens local agricultural resilience, and fosters community well-being. As a beacon of impactful change, Healthy Hauls exemplifies the power of community-driven solutions to create a more equitable and sustainable food system.

**RELATED STORY HERE**



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*“Christmas is all about sharing and celebrating with loved ones. It is the season of cheer, hope, and happiness. The holidays also allow us to bring smiles to those whose stories may be different from ours.”*

**MARIA ELENA M. FAJARDO**  
VICE PRESIDENT  
ARTHALAND

SPARKLING DREAMS INITIATIVE

# SHARING JOY CHOSEN CHILDREN VILLAGE



Christopher G. Narciso, Executive Vice President of Arthaland, picks a card from the Christmas tree to grant the CCV resident's wish

Chosen Children Village (CCV) Foundation, Inc. is home to about 70 children and adults who were abandoned for having mental and physical challenges. Despite the unique challenges inherent in caring for differently-abled individuals, CCV rises to the occasion by providing essential skills to their residents to significantly enhance their independence and prospects for the future. Through tailored programs, CCV empowers these individuals with practical abilities such as cooking, housekeeping, performing arts, and artistic expression. These skills are invaluable tools that bolster their self-sufficiency, paving the way for their integration into the workforce and broader society. With the support of partner organizations, CCV can provide the resources necessary for them to chart their paths, pursue their aspirations, and build meaningful lives despite the obstacles they may face.

For Christmas, Arthaland's Sparkling Dreams initiative facilitated interaction between its employees and CCV residents. Hanged as ornaments on our Christmas tree are the beneficiaries' Christmas wishes ranging from an MP3 player, basketball ball, baller bracelet, and grocery items. Employees joyfully fulfilled these wishes with heartfelt gifts, hand-delivering them during the celebratory gathering at the CCV headquarters in Cavite.

**UN SDG IMPACT**



The Sparkling Dreams initiative's simple act of adopting a disadvantaged community and fulfilling their Christmas wishes yields profound benefits. It cultivated community solidarity, bringing joy and goodwill to 70 abandoned children and adults facing mental and physical challenges. This act brought joy and uplifted mental and emotional well-being, promoting inclusivity and reducing inequalities within the community. By addressing the specific needs and wishes of vulnerable individuals, the initiative embodied the spirit of compassion and solidarity, fostering a sense of belonging and support. Ultimately, by raising the spirits of those in need, the Sparkling Dreams initiative contributed to building a more compassionate, resilient, and inclusive community where everyone's well-being is valued and supported.

This festive occasion offered a platform for employees and residents to engage in a fun and secure environment. Against the backdrop of a hearty dinner party, CCV children meticulously prepared and staged *Miss Saigon*, making this celebration a poignant expression of hope and cheer, keeping the spirit of Christmas alive.

Facilitating connections between our employees and CCV residents served as a catalyst for advocacy and awareness, igniting a passion for inclusivity and accessibility in society. By engaging with individuals from diverse backgrounds, our employees gained firsthand insights into the challenges faced by abandoned and differently-abled individuals. This not only cultivated empathy but also sparked a deeper understanding of the importance of creating environments that are welcoming and accommodating to all.

Moreover, these interactions play a pivotal role in nurturing essential social skills among children with disabilities. Through meaningful engagement, they develop vital abilities such as communication, cooperation, and empathy. These skills enrich their personal lives and empower them to forge connections and thrive in various social settings. Ultimately, interaction inspires a sense of belonging and acceptance for children with mental and physical challenges within society. It dismantles barriers and dispels stereotypes, paving the way for a culture of inclusivity where everyone's unique abilities are celebrated and valued.



Arthaland employees celebrate Christmas with the residents of the CCV



Employees hand-delivering their gifts during the celebratory gathering at the CCV headquarters in Cavite





VISUAL REPRESENTATION ONLY

ENVIRONMENTAL SUSTAINABILITY

# Spotlighting Responsible Building Practices

Arthaland is fueled by the vision to create developments that mitigate environmental impact. Our sustainable building practices are grounded by our commitment to achieve net zero through resource-efficient design that has no emissions from the get-go. From using eco-efficient materials to sourcing renewable energy and actively seeking global- and local-standard certifications, we drive an industry-wide dynamic shift in the way developers build sustainably for people and the planet.

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THE EMERGENCE OF GREEN BUILDINGS IN THE PHILIPPINES

# SPARKING A GREEN MOVEMENT



*Arya Residences is the first and only residential building in the country to receive dual certification comprising of the LEED Gold and BERDE 4-Star certifications*

In the early years of the 21<sup>ST</sup> century, sustainable development had only begun gaining traction in the Philippines. At that time, only ten projects pursued LEED certification, 80% of which were for commercial developments. Moreover, green projects were met with trepidation, perceived to be costly, and unprofitable for developers, investors, and end-users. With this area of expertise still in its infancy, there were not many skilled professionals who could turn vision into reality. Put simply, it was a novel concept that came with significant risk.

However, with rising demand from international locators, shifting buyer behaviors, increased access to information, and evolving industry practices, the move toward an eco-friendly approach to building became imperative to an ever-changing environmental, social, and economic landscape. Arthaland held this principle closely, espousing the values of responsible and conscientious development.

In 2009, Arthaland launched its first sustainable residential project with Arya Residences, a groundbreaking endeavor that made the company a pioneer in the industry. Arthaland became a leading member of organizations that drive sustainability locally. The company also invested in talents and products that would manifest these projects. Arthaland also actively and relentlessly engaged with the public, sharing knowledge about the benefits and importance of building green. Facing major challenges, Arthaland remained steadfast in fulfilling its sustainability goals and continued to deepen its commitments.

Arthaland is proud to say that 100% of its developments are sustainable. It is the first property developer to achieve such a feat, demonstrating that building green is good business.

Arthaland’s pioneering work in sustainable development since its first residential project has significantly influenced the local building industry, inspiring a shift toward environmentally responsible construction methods. Their commitment has set a benchmark, encouraging numerous developers to strive for green certifications. To date, the number of buildings seeking LEED certification has grown 15-fold, with the gross floor area certified increasing 25-fold since 2009. This remarkable growth underscores the importance of remaining steadfast in implementing sustainable building practices, as they are essential for securing a better future.

Arthaland has expanded its commitment by prioritizing the well-being of those who inhabit its properties and the communities to which it belongs and leading the charge toward net zero.

## Our 2023 Operational Portfolio



**GREEN BUILDING**  
**100%**  
Target: 100%



**ENERGY SAVINGS**  
**59%**  
Target: 40%



**WATER SAVINGS**  
**58%**  
Target: 20%



**GREENHOUSE GAS REDUCTION**  
**80%**  
Target: 100% by 2030

### OUR IMPACT OVER THE YEARS



Arya Residences set as a benchmark for green homes in the Philippines.



As a pioneering green project, Arya Residences helped shape the PHILGBC’s BERDE green building rating system for residential developments.



Arthaland pilots BERDE and EDGE Zero Carbon certifications to ensure their applicability locally and in practice.

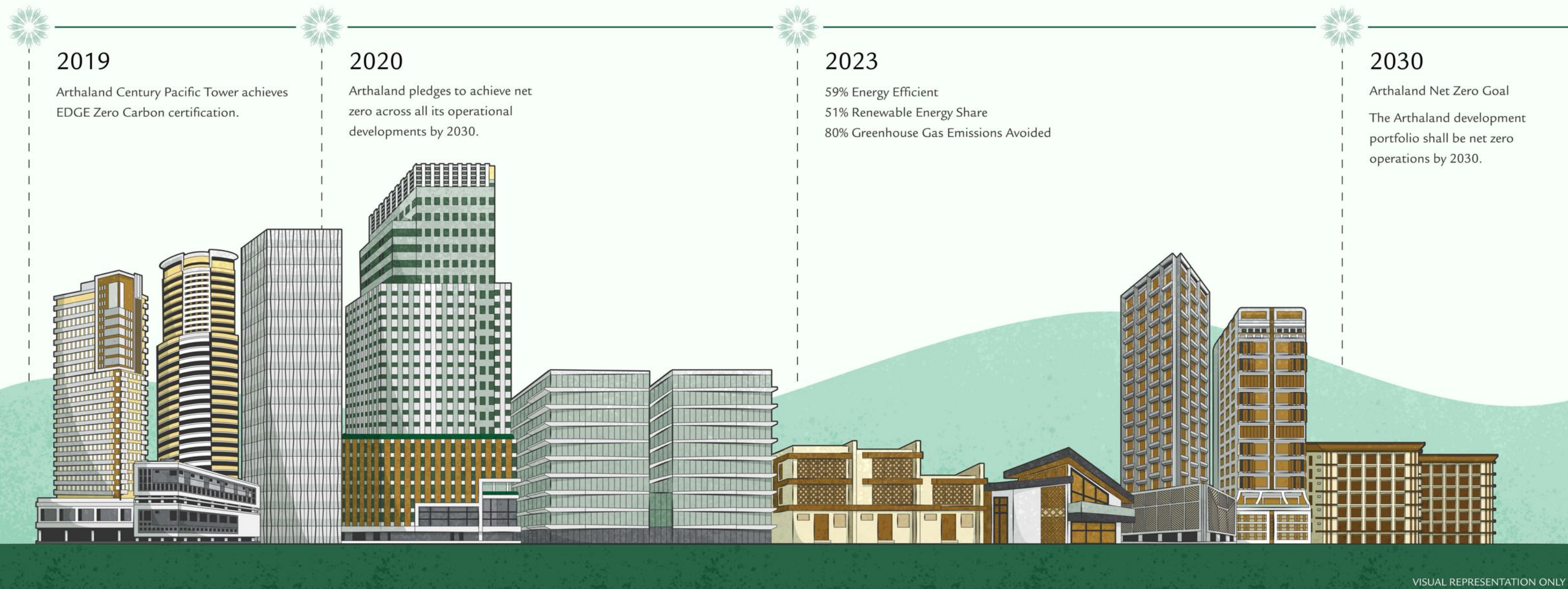


Arthaland Century Pacific Tower became the world’s first EDGE Zero Carbon project.



2023 ROADMAP

# OUR NET ZERO JOURNEY



## 2019

Arthaland Century Pacific Tower achieves EDGE Zero Carbon certification.

## 2020

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

## 2023

59% Energy Efficient  
51% Renewable Energy Share  
80% Greenhouse Gas Emissions Avoided

## 2030

Arthaland Net Zero Goal  
The Arthaland development portfolio shall be net zero operations by 2030.

VISUAL REPRESENTATION ONLY

### OUR 2030 PLEDGE

The building and construction sector accounts for approximately 39% of global energy-related carbon emissions, primarily from building operations. In 2020, we publicly pledged to achieve net zero operational emissions across our development portfolio by 2030 to drive climate action within our organization, the industry, and the communities we inhabit. 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 significantly bring our carbon footprint down to zero. By showing how it can be done in gradual yet meaningful ways, we hope that others will take similar action and prioritize sustainability efforts.

*“Our pursuit of Net Zero is the bridge between a sustainable tomorrow and our concrete contribution to the global call for climate action. We are resolute in developing sustainable properties that exceed industry standards.”*

**OLIVER L. CHAN**  
SENIOR VICE PRESIDENT AND CHIEF SUSTAINABILITY OFFICER  
ARTHALAND

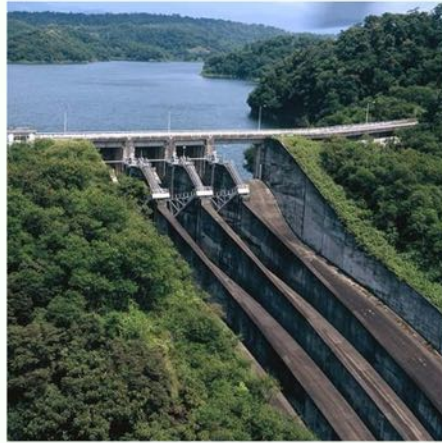


DEVELOPMENT PORTFOLIO EMISSIONS

# ZEROING IN ON NET ZERO

Net zero is a state in which greenhouse gases (GHG) released are balanced by their removal from the atmosphere. For Arthaland, the most effective way to eliminate GHG is to design resource-efficient structures that operate on renewable energy, preventing the production of GHG right from the start of the product lifecycle.

## Our Decarbonization Strategy



### EFFICIENCY BY DESIGN

GHG emissions are mitigated from the start of operations. We place importance on our building's architectural and engineering design to operate sustainably and minimize consumption. All our properties are designed to achieve at least 40% energy efficiency, a substantial improvement over conventional design practices in the country.

### PASSIVE DESIGN STRATEGIES

- A high-thermal-performance façade that reduces heat and allows natural light to flow into spaces will be installed. This assures the space meets the occupant's needs while consuming less energy
- Use of efficient technologies such as energy recovery ventilators to reduce the building's energy consumption

### ALTERNATIVE ENERGY SOURCES

We go beyond designing efficiently. We continuously seek renewable energy sources to power our buildings which can be harnessed from on- or off-site energy systems. By embracing renewable energy, such buildings can drastically curtail their carbon footprint, serving as beacons of sustainability within their communities.

### THIRD-PARTY CERTIFICATION

As an additional guardrail to ensure we keep to our commitments, we use third-party certification to independently review and verify our sustainable development initiatives. By obtaining certification through rigorous processes using locally and internationally recognized standards such as the IFC's EDGE Zero Carbon rating system, we ensure transparency and build trust among our stakeholders.

## Net Zero Carbon Buildings Commitment Progress

### PORTFOLIO ENVIRONMENTAL PERFORMANCE COMPARED TO CONVENTIONAL BUILDING DESIGN<sup>1</sup>

	2023	2022	2021
Energy Savings	59%	59%	57%
Water Savings	64%	58%	51%
Greenhouse Gas Reduction	80%	78%	70%
Renewable Energy	51% <sup>2</sup>	61%	46%

### OPERATIONAL CARBON EMISSIONS

	2023	2022	2021
Scope 1 & 2	2,652	1,825	1,988
Scope 3	4,599	1,878	2,297

<sup>1</sup> Construction projects in the Philippines predominantly use concrete and steel.  
<sup>2</sup> The decrease in the renewable energy percentage share is attributed to the partial operation of Cebu Exchange with nonrenewable energy sources. However, the shift to geothermal energy in 2024 promises significant improvement in the years ahead.

## Renewable Energy Milestones



### ARYA RESIDENCES

- 100% Renewable Energy Share in Tower 1
- Powered by First Gen's Pantabangan Hydroelectric Powerplant, successfully decarbonizing the tower's electricity source



### CEBU EXCHANGE

- Contracted geothermal energy supplier for 2024 operations and beyond
- Achieved EDGE Advanced, in addition to its LEED Gold and BERDE 5-Star
- The largest multi-certified commercial building in the Philippines powered by off-site renewable energy resource, avoiding massive GHG emissions



### SAVYA FINANCIAL CENTER

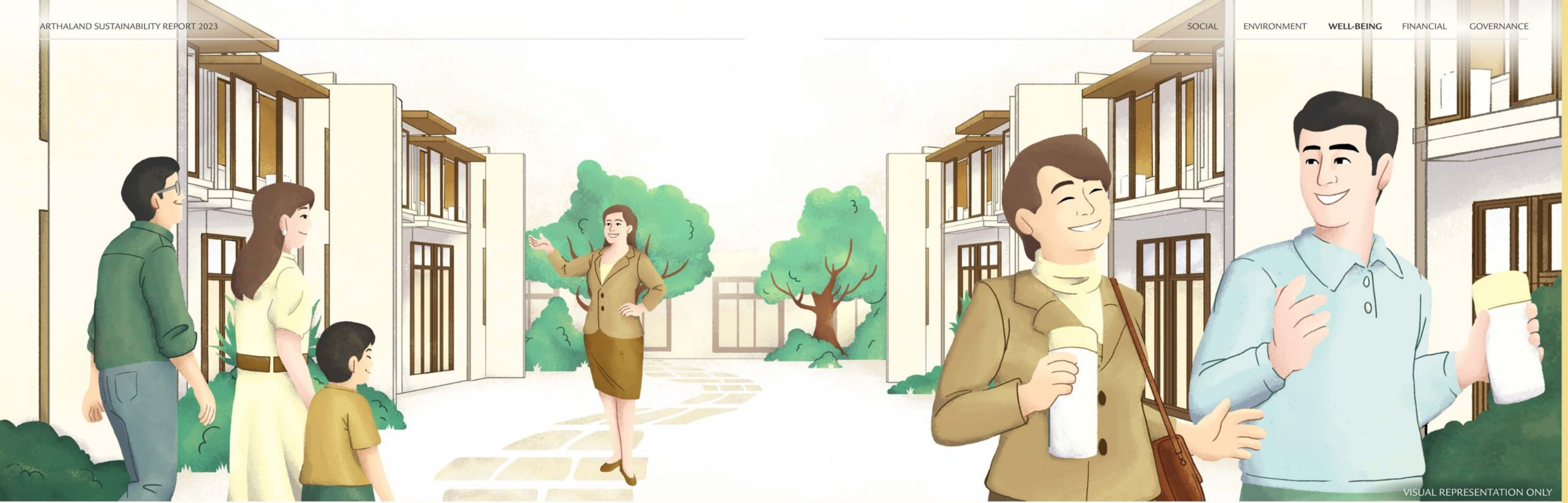
- Completion of construction of the North Tower
- Designed to achieve a minimum of 40% energy efficiency compared to conventional projects in the Philippines

### UN SDG IMPACT



Our climate action has evolved from achieving 100% certified sustainable projects to the even more ambitious aim of reaching net zero operations by 2030. This proactive stance not only mitigates environmental impact but also sets a precedent for the real estate industry. Moreover, Arthaland's development portfolio extends its positive influence beyond carbon neutrality, driving impactful initiatives such as energy efficiency, water conservation, and fostering the growth of green and healthy communities.





VISUAL REPRESENTATION ONLY

SUSTAINABLE WELL-BEING

# Activating Sustainable Practices

The health, comfort, and well-being of our people, from employees to residents, tenants, suppliers, contractors, and partners, underpin our commitment to sustainability. Through our initiatives, we endeavor to provide our people with the tools to build and lead with purpose, professionally and personally.

IN THIS SECTION

- 36** PEOPLE IN ARTHALAND  
 We value our people, prioritizing collective professional growth and well-being. Arthaland strives to create an equitable work environment for all.
- 38** DRINK SUSTAINABLY  
 To help employees ease off single-use cups, Arthaland started with an awareness drive on how to manage their disposables.



PEOPLE IN ARTHALAND

# EMPOWERING EMPLOYEES

We value our people, prioritizing collective professional growth and well-being. Arthaland strives to create an equitable work environment for all genders and ethnicities by championing unbiased, fair, and competence-based approaches to hiring and promotion.

This practice fosters diversity and inclusion in the workplace, enriching decision-making processes, promoting innovation, and enhancing team creativity. Arthaland ensures all employees

have an equal opportunity to advance based on their skills, qualifications, and performance. This cultivates a sense of fairness and equity, boosting employee morale and motivation.

To encourage our people to uphold these values, we implement a whistleblowing policy that provides confidential and secure channels to report discrimination and harassment. This is all to create a safe work environment for all.

UN SDG IMPACT



We cultivate a culture of fairness and inclusivity, ensuring everyone is treated with equity and respect, irrespective of gender, age, religion, ethnicity, or any other characteristic. Our workforce gender ratio reflects the outcomes of Arthaland’s commitment, with women narrowing the gender gap in numbers and leadership positions. Furthermore, with Ar. Denise De Castro appointed as part of our board of directors, we are confident that her technical skills and expertise in the field will provide a fresh perspective to Arthaland, as well as celebrate diverse voices in governance. Explore the full story in Governance.



52%  
Women in the workforce



37%  
Women in leadership



49%  
Women in managerial positions

## Oliver Chan

SENIOR VICE PRESIDENT & CHIEF SUSTAINABILITY OFFICER

TENURE: 15 YEARS

A shared belief in sustainability, propelling vision into action, and witnessing tangible results keep Oliver in Arthaland. Throughout his 15 years in the company, he experienced the organization’s unwavering commitment to excellence, integrity, and care for employees and customers—a commitment he holds in high esteem. Ultimately, it is being part of a dedicated team that inspires his leadership and continuous evolution as a green practitioner, the vibrant dialogue and mutual exchange of ideas—a culture of collaboration and sharing.

*“I have full confidence in my team and their ability to excel. My role is to coach and guide them, fostering their growth and development. Leadership through fear has no place in this process, as it only hinders progress and stifles potential.”*



15<sup>TH</sup> Year Loyalty Awardees Oliver Chan and Leilani Kanapi lead by example with their unwavering commitment to excellence, integrity, and care for employees and customers

## Leilani Kanapi

VICE PRESIDENT FOR STRATEGIC PROCUREMENT

TENURE: 15 YEARS

From manager to head of procurement, Lani exemplifies that success starts with self-belief and self-empowerment. Trusting in her capabilities and belonging to a workplace that enables its people to grow and evolve, no matter their gender, she was able to put her skills to practice, contributing to Arthaland’s continued upward trajectory. The company’s culture of inclusivity likewise inspires her to look at people for their promise, keeping the spirit of equity and fairness in the workplace.

*“When I select potential members of my department, I focus on their capability and potential. I am committed to empowering my team, regardless of gender, ensuring everyone can shine and contribute to our collective success.”*



DRINK SUSTAINABLY

# BUILDING GOOD HABITS

*It starts at home—in this case, the office—by providing our employees with the opportunity to practice sustainable habits.*



*Arthaland distributes tumblers to its employees to encourage reusables and promote waste reduction*

While we ensure that infrastructure and protocols are in place in all our buildings to manage waste, we also actively promote the first and most important “R” of the 3Rs in the core principle of sustainable waste management, “reduce.” Or the “refuse” of the now popular 7R’s hierarchy of waste management—refusing those that hamper a zero-waste lifestyle.

Disposable cups are daily waste that can be easily reduced or refused. To help employees ease off the cups, we started with an awareness drive on managing their disposables by washing and throwing them in a separate bin. Ramping up the campaign, we transitioned to banning disposable

cups altogether and promoting the use of tumblers. The policy was supported by the distribution of tumblers, the appointment of Legacy Champions who promote switching to reusable containers, the establishment of a monitoring and recording system, and individual awards to further incentivize active promotion of the campaign through the Zero Hero and the Legacy Keeper.

By doing this, we ensure plastic waste is reduced at the source. Starting small and building up slowly, we are able to inspire our people to use reusable containers, consume responsibly, and expand the practice to other areas of their daily lives.

## ZERO HERO

Embodies the sustainable habit, demonstrating that small, consistent actions can lead to significant, long-term impact



**Rya Karmille Ramos-Tiongson**  
MANAGER IN THE STRATEGIC  
PROCUREMENT DEPARTMENT, ARTHALAND

Rya conscientiously adopted the habit of carrying a reusable tumbler. This small change trickled down to every aspect of her lifestyle, extending from the office to her home and even her vacations. As a result, she reduced her disposable footprint within the office and made a significant impact outside her place of work, demonstrating the power of individual actions in promoting sustainability.

## LEGACY KEEPER

Catalyzes a cultural shift, driving sustainability within the workplace



**Shaina Dumalaog**  
CONCIERGE SUPERVISOR  
ARTHALAND PRESTIGE PROPERTY SOLUTIONS

Shai took proactive steps to enforce sustainable policies in the office by creating a dialogue with employees regarding the use of disposables. She shared practices on waste reduction and encouraged individuals to build the habit of bringing their tumblers. Additionally, she recognized those who embraced the policy, reinforcing positive behaviors and driving collective efforts toward a more sustainable way of living and working.

UN SDG  
IMPACT



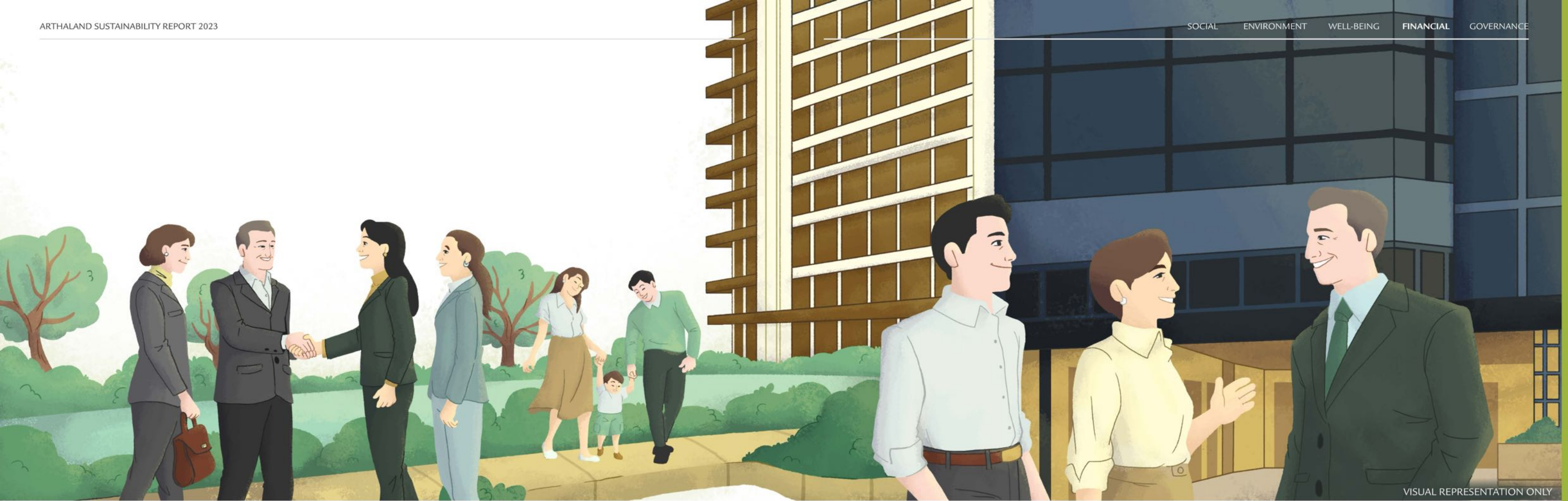
The Building Habits program at Arthaland implements lasting waste management practices. By banning disposable cups and instituting positive reinforcement through awards like the Zero Hero and Legacy Champion, the program fosters sustainable behaviors among employees. This initiative has significantly reduced disposable cup usage within Arthaland offices, with the hope that employees will carry these habits beyond the workplace, contributing to a greener future.

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FINANCIAL SUSTAINABILITY

## Widening the Scope

Our commitment to sustainability extends to investing in environmentally, socially, and economically sound ventures. In 2023, our P3 Billion ASEAN Green Bonds issuance was awarded the prestigious “Green Project Deal of the Year” in the Best Deals ASEAN Category at the 2023 The Asset Triple A Sustainable Infrastructure Awards. The Awards recognize outstanding institutions and deals in Asia that are defining a new phase in infrastructure finance that takes into consideration the United Nations’ Sustainable Development Goals.

*“As a leading advocate of sustainability, this recognition further inspires us to continue innovating and spearheading green building practices as the catalyst for achieving economic growth, environmental sustainability, and social advancement.”*

**SHERYLL P. VERANO**  
SENIOR VICE PRESIDENT  
ARTHALAND

IN THIS SECTION

- 42 PARTNERSHIP WITH NATIONAL HOME MORTGAGE FINANCE CORPORATION  
We create avenues for our green developments to be more accessible to a broader market segment.
- 44 PARTNERSHIP WITH IKEA  
Una Apartments is all about exceeding expectations in every detail—where all aspects of the home are designed to elevate lifestyles and cater to every need, and still be sustainable.

- 46 GREEN INVESTMENTS  
Arthaland cultivates partnerships with local and global businesses to provide spaces that prioritize the welfare of their occupants.





Una Apartments at Sevina Park offers buyers financing support from NHMFC's BALAI BERDE program

PARTNERSHIP WITH NATIONAL HOME MORTGAGE FINANCE CORPORATION

# HOME IN A NEW LIGHT

In April 2023, approximately 51% of the approved construction floor area in the country was designated for residential developments while the remaining 49% was allocated to commercial, institutional, industrial, and other uses. The Philippine Statistics Authority also reported an annual growth rate of 30.2% in the residential sector's floor area. This significant surge in residential construction underscored the urgent need to implement sustainable practices beyond office developments, highlighting their critical importance in the rapidly expanding residential sector, which drives most of the development growth.


Building sustainable developments typically involves higher upfront costs than conventional building methods, mainly when aiming for greater resource efficiencies requiring significant technological investments. These investments include features such as higher thermal performance glass, energy-efficient equipment, low flow water efficient plumbing fixtures, and sustainable materials, all of which contribute to the overall sustainability of the development. These capital costs pose financial challenges to the developers, making green buildings unappealing to many businesses. As a result, environmentally friendly structures are limited and inaccessible to the broader market.

However, providing green homes to a broader demographic is essential for several reasons. Firstly, by making it available to more people, we encourage wider implementation of sustainable building practices and resource-efficient technologies. This has significant environmental benefits, including the reduction of carbon emissions, conservation of natural resources, and promotion of biodiversity. Additionally, lower utility costs for homeowners translate into long-term monetary savings, enhancing financial stability and resilience for individuals and families, particularly those with lower incomes.

Furthermore, democratizing sustainability through accessible green residences promotes social equity, allowing more people to benefit from eco-friendly housing solutions. By breaking down financial barriers to sustainable living, we can ensure that all members of society enjoy the benefits of sustainability, regardless of their income level.

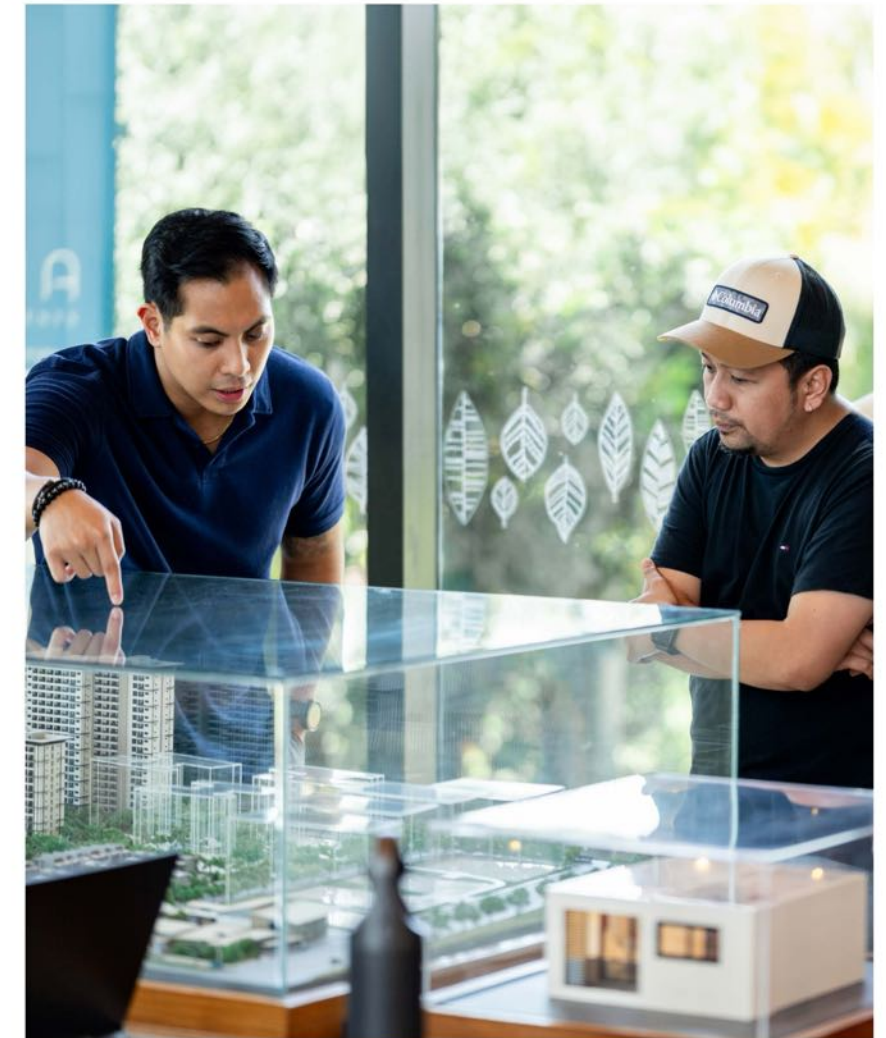
### NHMFC'S BALAI BERDE PROGRAM

- 

**3-6%**  
Fixed interest rate
- 

**₱6,000,00**  
Maximum loanable amount
- 

**30-Year**  
Loan term



Interested buyers viewing the scale model of Sevina Park

With the National Home Mortgage Financing Corporation (NHMFC), we create avenues for our brand of developments to be more accessible to a broader market segment through the BERDE program. It is a Housing Finance Program designed to increase capital allocations for sustainable homes and a favorable financing scheme for Filipino homebuyers. It supports the development of green projects that contribute to environmental sustainability and resiliency to climate change and natural disasters and encourages homebuyer investment that can accelerate the greening of the Philippines' residential sector. It is the first of its kind program among the government's Key Shelter Agencies (KSA) under the Department of Human Settlements and Urban Development (DHSUD).

The BALAI BERDE offers a low fixed interest rate (as low as 3.0 %) up to a maximum loanable amount of P6,000,000 for as long as a 30-year loan term.

With greater awareness of sustainable living and the increasing demand for green homes, Una Apartments at Sevina Park offered buyer financing support from NHMFC's BALAI BERDE program.





Una Apartments' one-bedroom unit furnished with IKEA



Una Apartments' studio unit furnished with IKEA

PARTNERSHIP WITH IKEA

# DEFINING ONE STEP ABOVE

*It's all about exceeding expectations in every detail—sustainability and wellness like no other, where all aspects of home are designed to elevate lifestyles and cater to every need.*

Arthaland worked with IKEA to furnish the units in Una Apartments at Sevina Park with eco-friendly and affordable pieces, delivering homes that are sustainable from construction to furnishings. 99.5% of the wood used for IKEA products is either Forest Stewardship Council®-certified or recycled. By using these IKEA products in green development, Arthaland delivers sustainable homes inside and out and accessible to a broader market.

In 10 months, Tower 1 of the development was sold out due in part to this support, which made green homes more affordable and accessible to more Filipinos. Through this collaboration of two companies sharing one commitment, a sustainable tomorrow for more people becomes a reality today.

UN SDG IMPACT



The Philippines' residential sector's 30% annual growth rate in construction underscores the critical importance of this rapidly expanding segment which is driving most of the development growth. Without the greening of this sector, the building and construction industry will continue to contribute to climate change significantly. With the substantial capital investment typically required in sustainable buildings, the availability of green homes is limited or financially inaccessible to individual investors. Through our collaboration with NHMFC and IKEA, Arthaland ensures affordability via BALAI BERDE and IKEA products, offering advantageous financial schemes for Filipino buyers and access to sustainable homes. This initiative not only advances social equity but also nurtures environmental stewardship.

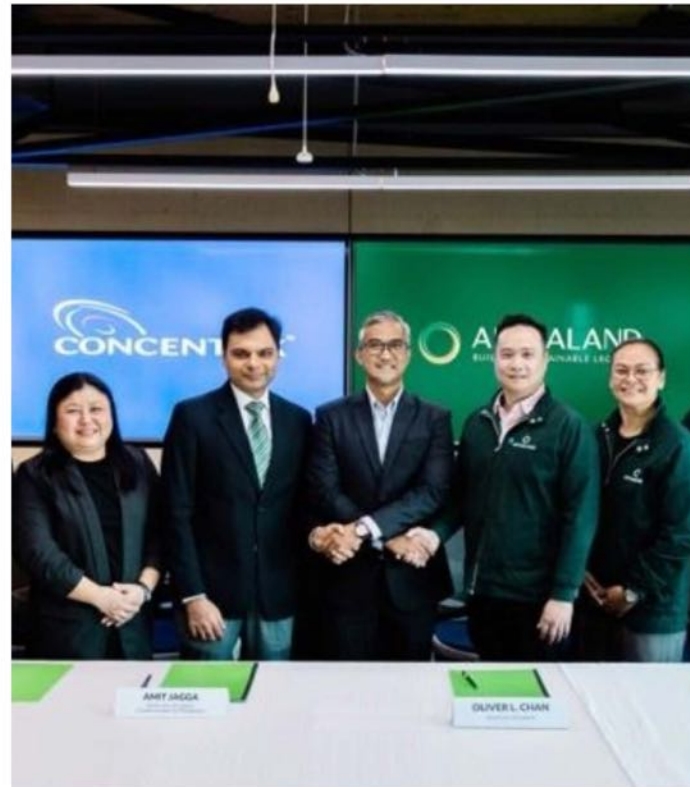
SUSTAINABILITY & WELLNESS FEATURES OF UNA APARTMENTS

- Designed for energy-efficient air-conditioning and lighting systems to save at least 20% energy consumption
- Low-flow, water-efficient plumbing fixtures to save at least 20% water consumption
- Units are equipped with carbon monoxide monitors
- All units come with a balcony
- Efficient building envelope
- Airtight units prevent sound and odor transmission between walls for better acoustic and indoor air quality
- Energy recovery ventilator with commercial-grade MERV filters
- Optimized natural daylight and quality views
- Equipped with operable windows



GREEN INVESTMENTS

# WORKSPACES OF THE FUTURE



## Concentrix

In 2023, Concentrix, a global leader in customer experience solutions and technology and the country’s largest private employer, expanded its offices to Cebu Exchange in a strategic partnership with Arthaland. The move to a multi-certified sustainable building aligns with Concentrix’s strategic Environmental, Social, and Governance focus and Doing Right DNA, as well as Arthaland’s commitment to design, construct, and operate sustainable workplaces that protect the environment and enhance the health of the occupants.

*“Cebu Exchange’s energy-optimized facility not only supports our environment conservation goal, but also provides our people with flexible spaces to be creative and social. It is critically important for us to prioritize the health, safety, and well-being of our staff while also being responsible for the health of our planet.”*

**AMIT JAGGA**  
SVP AND COUNTRY LEADER  
CONCENTRIX PHILIPPINES



In 2023, office occupancy levels remained below pre-pandemic rates, driven by evolving tenant preferences. However, market analysts predicted a flight-to-quality trend, where investors gravitate toward buildings known for resilience during challenging times. Consequently, the global surge in demand for sustainable buildings emerged as large corporate occupiers plan their long-term real estate strategies. This shift underscored the importance of highly flexible building systems and sustainable property management practices. Such measures ensured healthy occupier demand and future-proof commercial developments against evolving market dynamics.

With the company’s track record on sustainable development, Arthaland leveraged cultivating partnerships with local and global businesses to provide work environments that prioritize the welfare of occupants while positively impacting the planet. Situated in two of the country’s main business hubs, Cebu City and Taguig, Cebu Exchange and Savya Financial Center by Arthaland are two green and healthy developments that meet the evolving needs of today’s businesses.

UN SDG IMPACT



Challenges in the office market due to the pandemic and shifting tenant preferences resulted in a robust demand for sustainable buildings, particularly from large corporate occupiers. Companies like Concentrix, Azpired, Inc., and IPOPHL’s decision to relocate to Arthaland’s sustainable office spaces showed a significant market shift toward prioritizing green and healthy workspaces. This move underscores a growing recognition among investors and tenants of the tangible benefits of sustainable buildings, not only in terms of environmental impact but also in promoting employee well-being and productivity.



## Azpired, Inc.

Local outsourcing service company Azpired, Inc., chose Cebu Exchange as its headquarters in Cebu. Occupying three floors with 5,000 square meters per floor, the company can house close to 2,000 employees in its offices in the Cebu IT Park and the Cebu Business Park. President and Chief Executive Officer Almira Absin emphasized the importance of buildings and spaces achieving sustainable certification as this provides a framework for healthy, highly efficient, and cost-saving green buildings.

*“When we look for facilities, we always take into consideration our employees, if it’s easy for them to go to work and go home. Also, their safety. That’s why I want to make sure that we are in a secured place and it’s a place designed to be a business outsource processing hub.”*

**ALMIRA ABSIN**  
PRESIDENT AND CEO  
AZPIRED, INC.



## Intellectual Property of the Philippines

After extensive reviews and deliberation among a roster of possible office developments, the Intellectual Property of the Philippines concluded an agreement with Arthaland to acquire two floors totaling 5,999 square meters in Savya Financial Center at Arca South. Savya Financial Center is meticulously designed to achieve quadruple sustainable certification for LEED, BERDE, EDGE, and WELL standards and is on track to achieve net zero carbon operations by 2030, demonstrating its proactive stance in combatting climate change, commitment to environmental and community stewardship on both local and global scales.

*“With a permanent home, we see greater financial sustainability and fiscal space to work on our programs and create a greater impact for our innovative and creative communities.”*

**ROWEL S. BARBA**  
DIRECTOR GENERAL  
INTELLECTUAL PROPERTY OF THE PHILIPPINES







VISUAL REPRESENTATION ONLY

CORPORATE GOVERNANCE

# Leading the Way

We ensure the company’s long-term sustainability with integrity, high ethical standards, 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 our 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.

A system of stewardship and control guides Arthaland in fulfilling its long-term economic, legal, and social obligations to stakeholders. The board and senior management are accountable for reconciling customer satisfaction and our social responsibilities, all within the context of ethical behavior, with the goal of optimizing shareholder value for the benefit of all stakeholders.

IN THIS SECTION

- 50 **NEWLY APPOINTED MEMBER OF THE BOARD**  
Ar. Denise De Castro, Principal Architect of DEQA Design Collaborative, joins Arthaland as an independent director.
- 51 **OUR MANAGEMENT TEAM**  
We deeply value corporate governance upheld by our board and management who lead with integrity and transparency.
- 51 **INTERNAL AUDIT PROCESS**  
Arthaland conducts comprehensive and systematic evaluations of its processes, operations, systems, and controls.

- 52 **MATERIALITY ASSESSMENT**  
We identified essential areas of our business activities that presently and potentially contribute to financial, social, and environmental performance.
- 53 **SUSTAINABILITY IN ARTHALAND**  
At Arthaland, sustainability serves as a guiding principle that shapes every aspect of our decision-making processes and corporate governance practices.



*“My experience as a design practitioner equipped me with unique insights into the importance of inclusivity in creating built environments. At DEQA, diversity is a catalyst for innovation. This approach drives our forward-thinking solutions that address the varied needs of our clients and communities.”*

## NEWLY APPOINTED MEMBER OF THE BOARD



Ar. Denise De Castro, Principal Architect of DEQA Design Collaborative (formerly DDC Architectural Studio) joins Arthaland as an independent director. Arthaland achieved another momentous milestone in gender diversity and inclusion. It represents a shift toward recognizing and valuing the contributions of women in leadership roles within the organization. This move reflects our commitment to diversity, equity, and inclusivity, acknowledging the importance of unique perspectives in decision-making processes. It further cements the progress toward breaking down gender barriers and promoting equal opportunities for women to participate in shaping the organization’s strategic direction and governance.















*“My presence is proof of Arthaland’s active effort in creating an environment where all perspectives are valued and respected, regardless of gender identity, paving the way for a more inclusive and equitable corporate culture in the company.”*

**MORE ABOUT AR. DE CASTRO HERE**



Scan or click this QR code

## OUR MANAGEMENT TEAM\*

- |   |  |   |
|---|--|---|
|  <b>Jaime C. González</b><br>Vice Chairman, President, and Director  |  <b>Cornelio S. Mapa, Jr.</b><br>Treasurer and Executive Vice President   |  <b>Christopher G. Narciso</b><br>Executive Vice President and Head of Business Operations Group                             |
|  <b>Sheryll P. Verano</b><br>Senior Vice President<br>Head of Corporate Strategic Funding and Investment Department and Investor Relations Officer |  <b>Oliver L. Chan</b><br>Senior Vice President<br>Chief Sustainability Officer<br>Head of Sales Operations and Marketing and Leasing Operations    |  <b>Atty. Riva Khristine V. Maala</b><br>Corporate Secretary and General Counsel and Head of Legal and Compliance Department |
|  <b>Leilani G. Kanapi</b><br>Vice President and Head of Strategic Procurement Department   |  <b>Marivic S. Victoria</b><br>Chief Finance Officer and Head of Finance Department   |  <b>Joseph R. Feliciano</b><br>Vice President and Head of Internal Audit and Risk Department                                 |
|  <b>Alex D. Miguel</b><br>Vice President and Head of Technical Services Group  |  <b>Felix Cicero C. Tiukinhoy</b><br>Vice President<br>Head of Customer Accounts Management Department and Anti-Money Laundering Compliance Officer |  <b>Maria Elena M. Fajardo</b><br>Vice President and Head of Human Resources and Administration Department                   |
|  <b>Gerard Vincent G. Casanova</b><br>Head of Information and Technology Department and Data Privacy Officer                                      |  <b>Margeline C. Hidalgo</b><br>Assistant Corporate Secretary and Legal Counsel  |   |

\*Updated as of August 2024

## INTERNAL AUDIT PROCESS

Arthaland adheres to the highest auditing standards established by the Committee of Sponsoring Organizations of the Treadway Commission (COSO), a globally recognized authority guiding enterprises on risk management, internal control, fraud prevention, and financial reporting. COSO’s standards provide a robust framework that ensures Arthaland’s operations are conducted with integrity, transparency, and accountability.

Led by the Internal Audit and Risk Management Department, Arthaland conducts comprehensive and systematic evaluations of its processes, operations, systems, and controls. These evaluations are designed to assess the effectiveness of internal controls, risk management practices, and compliance with pertinent policies, procedures, and regulations. The internal audit process is conducted annually, aligning with industry best

practices while ensuring the organization’s agility and adaptability to dynamic market conditions. Additionally, ad hoc audits are conducted as necessary, allowing Arthaland to address emerging risks or operational concerns promptly.

The findings of these audits are meticulously documented and reported to Arthaland’s Board through its Committee for Audit and Risk Management. This ensures that key stakeholders are apprised of the organization’s audit outcomes, facilitating informed decision-making and proactive risk management strategies. By upholding COSO’s standards and conducting rigorous audits, Arthaland demonstrates its unwavering commitment to governance excellence and maintaining the trust and confidence of its stakeholders.

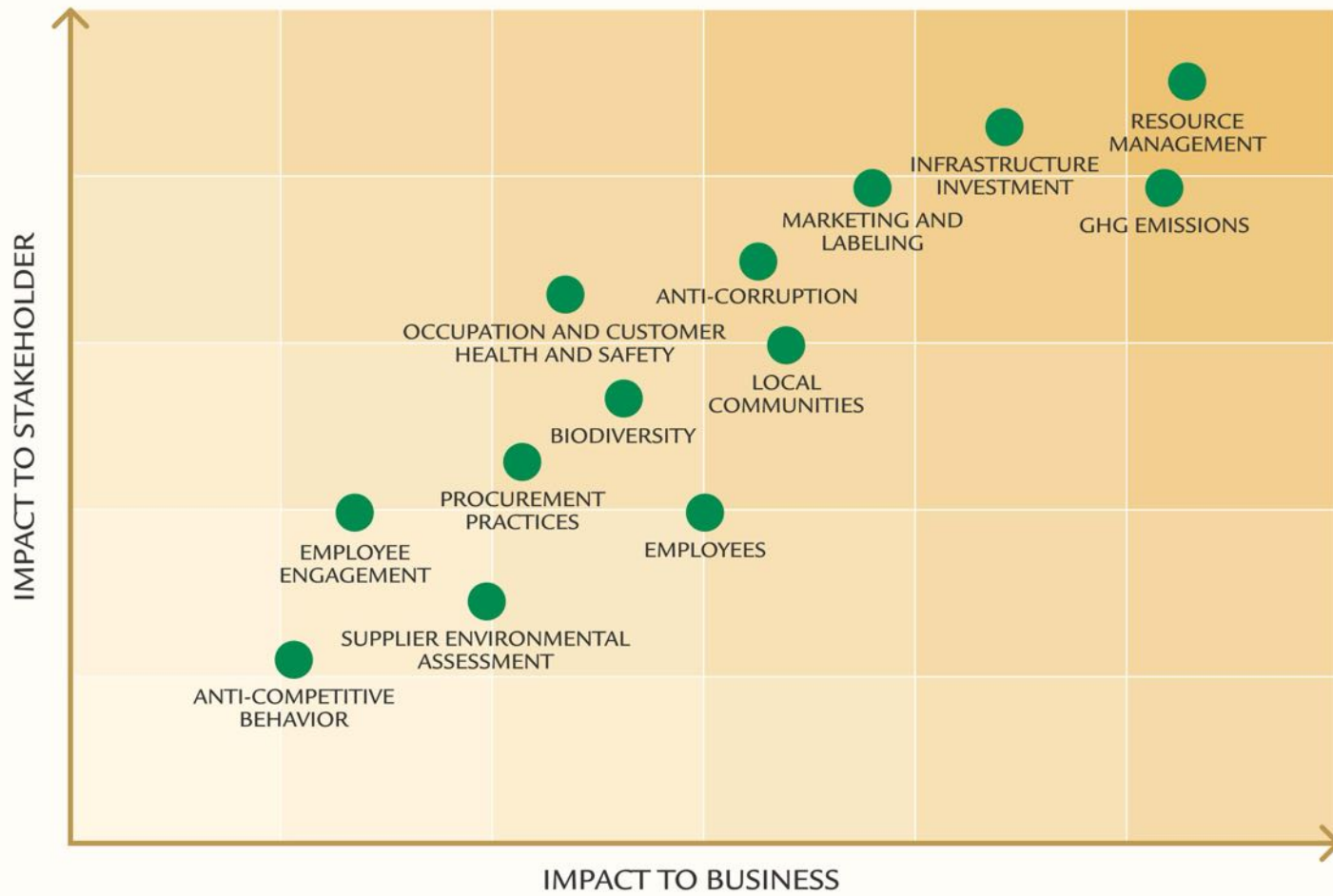


# MATERIALITY ASSESSMENT

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.

Arthaland employees representing all departments from design and construction groups, property management group, sales and marketing, funding and investor relations, human resources, business development, and

others 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, and other relevant considerations. The chart below illustrates this assessment process:



### The Top Five Topics

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

As reflected in our materiality assessment, we prioritize business ethics, integrity, and transparency. 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.

# SUSTAINABILITY IN ARTHALAND

At Arthaland, sustainability is deeply ingrained in our governance framework. It is a guiding principle that shapes every aspect of our decision-making processes and corporate governance practices.

## 1. Strategic Alignment

Our vision, mission, and corporate objectives are explicitly centered around sustainability. This strategic alignment ensures that sustainability considerations are integrated into our overall governance framework from the top down.

## 2. Corporate Key Results

Sustainability is a lofty goal and a measurable objective embedded in our corporate key results. These key results are aligned with sustainability targets, ensuring that our governance framework actively supports and drives sustainability initiatives. This approach reflects our belief that success in Arthaland is measured not only by financial performance but also by our environmental and social footprint. We understand that true success lies in achieving a balance between profitability and purpose, and we remain steadfast in our pursuit of both.

## 3. Organizational Hierarchy

We have a dedicated Chief Sustainability Officer, Mr. Oliver Chan, Senior Vice President, who reports directly to the President. This ensures that sustainability considerations receive the highest level of attention and oversight within our leadership team.

In summary, sustainability is not just a peripheral concern at Arthaland—it is a fundamental aspect of our governance framework, guiding our strategic direction, operational practices, and decision-making processes to ensure that we create enduring value for all stakeholders while safeguarding the environment and promoting social well-being.

### UN SDG IMPACT



Integrating sustainability into corporate governance yields a transformative impact on both business operations and societal well-being. By embedding sustainability principles into decision-making processes and organizational structures, companies can effectively manage risks, enhance long-term resilience, and drive innovation. Sustainable corporate governance promotes transparency, accountability, and ethical conduct, fostering trust among stakeholders and reinforcing the rule of law. It encourages businesses to uphold human rights, promote diversity and inclusion, and engage in fair labor practices, thereby fostering peace, justice, and strong institutions.

## 4. Project Standard

We uphold rigorous sustainability standards in all our projects, as evidenced by our certification from recognized local and international bodies. This approach's effect is evident in our track record: every project we undertake is certified sustainable by LEED, BERDE, EDGE, and WELL, affirming our steadfast adherence to sustainability principles.

## 5. Individual Accountability

Sustainability is cascaded down to individual key result areas, holding employees accountable for incorporating sustainability principles into their roles and responsibilities. This ensures that employees are empowered to prioritize sustainability in their day-to-day activities.

## 6. Reporting and Transparency

We ensure transparency in sustainability through regular reports and disclosure, enhancing accountability and stakeholder trust. Our Sustainability Department monitors nonfinancial impact annually, tracks progress, identifies areas for improvement, and implements initiatives to improve environmental and social performance, reinforcing our commitment to sustainability within our governance framework.



# BRIGHT SPOTS

## Our Sustainable Properties



### 01. ONE STEP ABOVE

## Una Apartments at Sevina Park

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.



#### TYPE OF DEVELOPMENT

Residential Condominium

#### LOCATION

Biñan, Laguna

#### STATUS

- Tower 2: Launched in November 2023
- Tower 1 area: On track for structural topping off by Q4 2024

#### CERTIFICATIONS

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

### 02. HUMAN TOUCH, PERFECTED

## Eluria

Eluria 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.



#### TYPE OF DEVELOPMENT

Residential Condominium

#### LOCATION

Makati City

#### STATUS

On track for structural topping off by Q4 2024

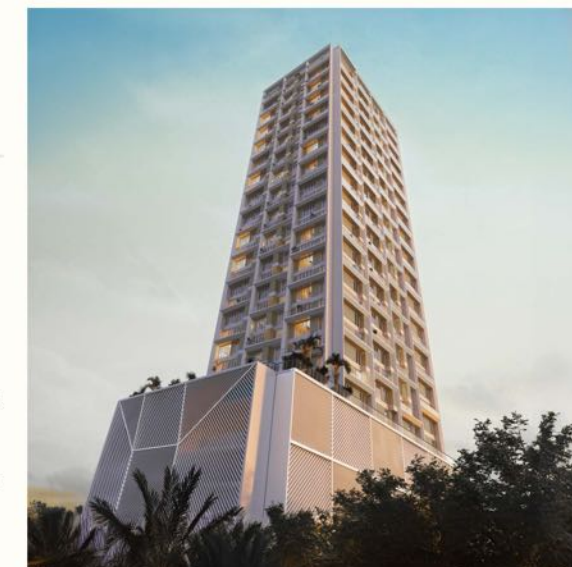
#### CERTIFICATIONS

- Precertified LEED™ Gold
- EDGE Registered
- WELL™ Registered
- BERDE Registered

### 03. THE LUXURY OF WELLNESS AND SUSTAINABILITY

## Lucima

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 sqm of prime real estate in Cebu Business Park is envisioned to be the first quadruple-certified sustainable high-rise residential condominium in the country.



#### TYPE OF DEVELOPMENT

Residential Condominium

#### LOCATION

Cebu City

#### STATUS

On track for turnover by Q4 2024

#### CERTIFICATIONS

- Precertified LEED™ Gold
- EDGE Registered
- WELL™ Registered
- BERDE Registered



04. CONSUME LESS, LIVE MORE  
**Sevina Park Villas**

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.



**TYPE OF DEVELOPMENT**

Single-family Dwelling Units

**LOCATION**

Biñan, Laguna

**STATUS**

Pre-selling/ For turnover

**CERTIFICATIONS**

- LEED™ Platinum for Villa-182 Model Unit
- LEED™ registered for the rest of the Villa-182 Units
- EDGE Registered for all Villa units

05. RETURN TO COMMUNITY,  
RETURN ON INVESTMENT

**Sevina Park Arcades**

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.



**TYPE OF DEVELOPMENT**

Office and Retail

**LOCATION**

Biñan, Laguna

**STATUS**

Fully sold

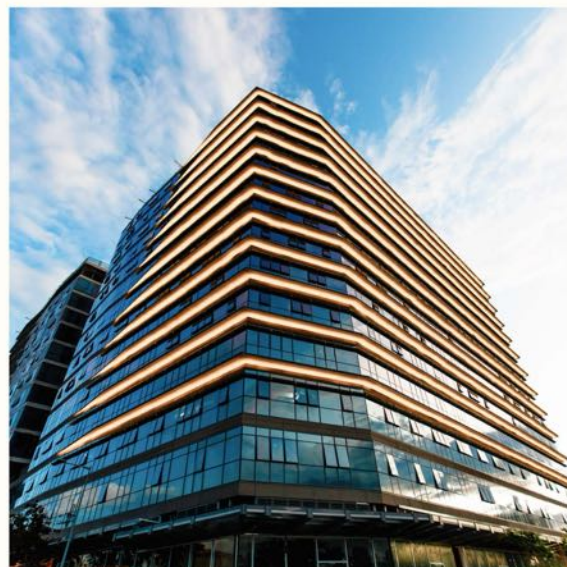
**CERTIFICATIONS**

- LEED™ Platinum for Neighborhood Development

06. EMPOWERING BUSINESSES WITH SUSTAINABILITY, PRODUCTIVITY, CONNECTIVITY, EFFICIENCY, AND WELLNESS IN ARCA SOUTH

**Savya Financial Center**

Savya Financial Center provides cost-efficient solutions, purposeful amenities, and smart building features that reduce operating costs and promote a healthier and more productive work environment.



**TYPE OF DEVELOPMENT**

Commercial Office

**LOCATION**

ARCA South, Taguig City

**STATUS**

Ready for occupancy

**CERTIFICATIONS**

- Precertified LEED™ Gold
- Precertified WELL™
- EDGE Preliminary Certification
- BERDE Registered

07. A GREEN OFFICE SPACE  
**Cebu Exchange**

Thoughtful and deliberate from design to execution, Cebu Exchange is a prime office tower that will boast of a wonderful selection of amenities that will elevate the employee experience and well-being, creating a prime investment opportunity for businesses seeking to take their operations further.



**TYPE OF DEVELOPMENT**

Office and Retail

**LOCATION**

Cebu City

**STATUS**

Ready for occupancy

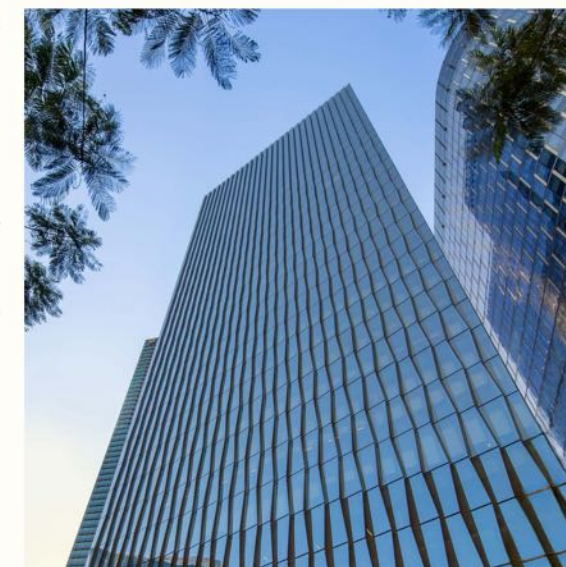
**CERTIFICATIONS**

- LEED™ Gold
- EDGE Advanced
- BERDE 5-Star
- Precertified WELL™
- WELL™ Health-Safety Rated

08. THE WORLD'S FIRST EDGE ZERO CARBON CERTIFIED BUILDING

**Arthaland Century Pacific Tower**

A LEED Platinum and BERDE 5-star certified building, on track for WELL v2 certification, and stands as the world's first EDGE Zero Carbon certified project. Arthaland Century Pacific Tower is a premium-grade office in Bonifacio Global City that has acquired international recognition and multiple awards.



**TYPE OF DEVELOPMENT**

Commercial Office

**LOCATION**

Bonifacio Global City, Taguig City

**STATUS**

Fully leased

**CERTIFICATIONS**

- LEED™ Platinum
- EDGE Zero Carbon
- BERDE 5-Star
- ANZ/PH Net Zero Energy
- WELL™ Health-Safety Rated

09. LUXURY REDEFINED

**Arya Residences**

This two-tower luxury green condominium was finished on schedule and has become one of the most desirable residential addresses in BGC. It is the first and only residential building in the country to receive dual certification comprising of the LEED Gold certification from the US Green Building Council and the BERDE 4-star certification by the Philippine Green Building Council.



**TYPE OF DEVELOPMENT**

Residential Condominium

**LOCATION**

Bonifacio Global City, Taguig City

**STATUS**

Fully sold

**CERTIFICATIONS**

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



LOCAL AND GLOBAL ORGANIZATIONS

# MOVING IDEAS



Arthaland collaborates with National University to foster young minds to be advocates for sustainability

Partnerships are powerful catalysts for advancing and scaling up common goals. Our collaborations with enabling organizations expand our collective impact and foster mutual support, leveraging each other's strengths, resources, and expertise, maximizing our ability to deliver positive outcomes. This shared responsibility enables us to tackle sustainability challenges more effectively while cultivating stronger relationships and fostering a sense of shared purpose within the business community. By pooling our efforts and resources, we amplify our efforts, accelerate innovation, and achieve greater impact than possible, individually. Together, we drive purposeful change.

This year, our partnerships have evolved to capacity-building efforts in the academic sector with the goal of bridging the skills gap in green job sectors. By empowering young minds with the necessary knowledge and expertise, we foster advocates in the workforce equipped to drive sustainability initiatives forward.

Furthermore, through collaborations with corporate partnerships outside our primary business scope, we extend our positive impact to industries tangentially related to our own. These joint efforts enable us to leverage diverse expertise and resources to effect meaningful change in more communities.

Arthaland collaborates with like-minded organizations to drive sustainability within the real estate sector and broader communities, elevate sustainability standards locally and globally, and accelerate progress toward environmental stewardship. Partnerships focused on greening the real estate industry contribute to a more sustainable built environment, while initiatives promoting net zero buildings meet the rising demand for eco-friendly infrastructure.

# LOCAL AND GLOBAL ORGANIZATIONS

## Global Impact



## Sustainable Building Standards



## Partners



## Beneficiaries



## Net Zero Carbon Alliance

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.

WEBSITE HERE



Scan or click this QR code



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