

THE VIBE

VOL 3 • ISSUE 1 • 2019

YOUR
GUIDE TO
MODERN
LIVING IN
THE SOUTH

LIVE

**A SOUTHERN
SANCTUARY**
LIVE IN STYLE AND
COMFORT IN THE
GARDEN CITY

WORK

**PARKWAY
CORPORATE
CENTER**
THE PERFECT
BUSINESS ADDRESS

PLAY

**FESTIVAL OF
POSSIBILITIES**
ON ITS SECOND YEAR

TAKING THE LEAD

FILINVEST CITY TAKES THE CENTER STAGE AS
THE PROGRESSIVE BUSINESS CAPITAL OF METRO SOUTH

ANDRES LICAROS JR.
PRESIDENT AND CEO,
ASIAN HOSPITAL AND MEDICAL CENTER

MARICEL BRION-LIRIO
EVP AND COO,
CYBERZONE PROPERTIES, INC.



BOTANIKA

NATURE RESIDENCES

Filinvest City, Alabang



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MESSAGE FROM THE VIBE TEAM

2019: FUTURE FORWARD

Every year brings a greater desire to do better and achieve more. As an Editorial Team on its third year of publication, we want **The Vibe** to be synonymous with Filinvest City. We are working on better content that will resonate more with our readers. Our central story still remains the same and this is Filinvest City—a progressive and active central lifestyle district that integrates the vital elements of inclusive living: a future-ready place to live, work, and play.

We are fortunate to work on a story that is positively endless. Filinvest City is brimming with optimism and growth as a real estate development and as a community. 2018 was a breakthrough year for the township due to noteworthy milestones. First was the launch of the enhanced masterplan that focuses on intensifying the CBD's rightful claim to being a Garden City. The completion of the almost one-kilometer Spectrum Linear Park is just a scratch on the surface with other public gardens on the way. Filinvest City continues to realize its vision of bringing value to its property through green, breathing spaces that will ultimately be beneficial business- and lifestyle-wise.

Second in the list of milestones is Filinvest City's successful registration in the Leadership in Energy and Environmental Design (LEED) v4 for Neighborhood Development Plan. This is the first time a mixed-use development in the Philippines has qualified for this globally recognized sustainability certification by the US Green Building Council. The entry of Filinvest City establishes its strong commitment

in building with a conscience by ensuring its methods are highly efficient, cost-saving, and earth-friendly.

Third is a victory in numbers as the township exceeded its financial targets for the year. A surge in land and capital values and rental rates continue to prove the unceasing investment potential at Filinvest City. Certainly, 2018 has served as a firm springboard for Filinvest City's 2019 plans to propel. This will be apparent with the rise of remarkable outdoor enhancements, new spaces for business and leisure, smart city initiatives and public events that are all key building blocks in creating a township that is up-to-date and future-centered.

In this issue, we have invited heads of two major institutions located in Filinvest City to share their own future-forward stories. Mr. Andres Licaros Jr., President and CEO of the pioneer in five-star medical care Asian Hospital and Medical Center, talks about their constant pursuit to provide transformative healthcare services and their location advantage. While, Ms. Maricel Brion-Lirio, the EVP and COO of Cyberzone Properties Inc. (CPI), the developer of many of Filinvest City's economic megablocks, shares how the company is helping enhance the emerging self-contained community with its world-class office spaces. In other pages, we share our events calendar as well as places to visit.

Thank you and as always, happy reading!

The Vibe Team



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WE WOULD LOVE TO HEAR FROM YOU!

*Share with us your comments and suggestions for our upcoming issue.
Send us a message on Facebook @FilinvestCityOFFICIAL*



AT A GLANCE

TIME IS FLYING BY SO FAST! IN ORDER TO GAUGE OUR IMMENSE PROGRESS, WE HAVE TO TAKE A LOOK BACK ON THE INCREDIBLE JOURNEY WE'VE TAKEN SO FAR.

The past 2018 was, needless to say, a breakthrough year for Filinvest City as we achieved immense growth in infrastructure and property development; secured a LEED registration, and successfully hosted numerous events and activities that brought the community further together.

The past year saw a surge in property value appreciation, showcasing the strong growth and even bigger potential of the CBD. As an economic capital, Filinvest City now commands land values and foresees an approximate 23% compound annual growth rate. Multinational corporations and entrepreneurs, both big and small, like TYC Trading & Mfg. Phils., Inc. are taking advantage of the opportunity. With the upward trajectory of Filinvest City's land values, businesses are ensured of future-ready investments.

What has continuously defined Filinvest City is its location, which offers its stakeholders a unique competitive advantage and high accessibility. Serving as the gateway to the north and south, the CBD has become a convergence point that benefits all businesses. Soon, accessibility will further be enhanced with the completion of several more infrastructure projects, most importantly the SLEX-NLEX integration via the Skyway.

With its master-planned development, ideal location, convenience, accessibility, and great public trust, Filinvest City is primed for greater growth. Read the accounts of Andres Licaros Jr., President and CEO of Asian Hospital and Medical Center, and Maricel Brion-Lirio, Executive Vice President and COO of Cyberzone Properties Inc. (CPI), as they share how the dynamic city has helped their institutions find success and stability.

Of course, Filinvest City as a modern CBD continually seeks more ways to enrich life in the city. Offering professionals and commuters ease and mobility, Filinvest City has initiated the roll out of 360 e-jeps which offer safer, more convenient, and eco-friendly transportation. In addition, with its tree-lined avenues and picturesque parks such as the Spectrum Linear Park, citizens are more than encouraged to spend their breaks in the great outdoors. The Festival Walk and the Boardwalk, which connect Festival Mall to nearby transportation hubs and retail centers, provide a scenic route and pleasant walking experience for its city dwellers.

Filinvest City, for its green development, was recognized as the Best Mixed-Use Development by Asia-Pacific Property Awards, and the first development in the Philippines to be registered under the US Green Building Council's Leadership in Energy and Environmental Design (LEED) v4 under the Neighborhood Development Plan category. LEED is managed by the non-profit US Green Building Council and recognizes designs that are environmentally responsible, from construction to maintenance.

Filinvest City is a pioneer township driven by innovation and technology, but it still maintains the integrity of the city through its green development. Here, everything is designed and planned to be within arm's reach—from residential areas to retail and lifestyle hubs, business centers, learning institutions, and even recreational spaces. Here, residents get to enjoy the full live-work-play experience.

The past 2018 was a milestone year, but we are not slowing down and the community shouldn't expect anything less this 2019. Filinvest City is truly future-ready, ensuring progress and success for each and every one of its stakeholders.

FILINVEST CITY TOWNSHIP UPDATES

Filinvest City has cemented its position as a premiere Garden CBD of Metro South with commanding land values reaching P378k/sq.m net as of March 2019, representing approximately

298%
**INCREASE IN
LAND VALUES
OVER THE LAST
SIX YEARS**

Development in Filinvest City has seen an uptick with almost 100 buildings completed or has commenced construction from 2012 to date.

TRAVEL AND CONNECTIVITY

South Station houses provincial and city buses and vans to bring commuters point to point in various areas of Manila and key provinces. The South Station, together with Spectrum Linear Park, has been equipped with 30 minutes free Wi-Fi daily with bandwidth of up to 100 mbps.

MASTER-PLANNED COMMUNITY

AS A PREMIERE
RESIDENTIAL
AND BUSINESS
ADDRESS,
FILINVEST CITY
WILL SOON BE
HAVING THESE
PROJECTS:

- Central Park
- Chapel
- Creekside Park
- Water Recycling Facility
- Water Treatment Plant
- Active Wellness and Lifestyle Hub

GREENER CITY

Filinvest City prides itself as the first in the Philippines to be registered in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)—version 4 under the Neighborhood Development Plan category there are only two certified projects in the same category located in Japan with Platinum and Italy with Gold.

RESIDENTIAL

ACTUAL BUILD-UP AS OF DEC. 2018:

300,000 SQ.M

- TOTAL NO. OF UNITS: 3,900 units. From Studio to 5-bedroom units
- RECENTLY COMPLETED: Bristol at Parkway Place, Botanika Tower 1, Studio City Tower 3
- SOON TO RISE: 100,000 sq.m* 3,000 units by 2021 (Studio City Tower 4, Studio City Tower 5, The Levels Burbank Tower, Southkey Place Residences, and Dormitel)

RETAIL

ACTUAL BUILD-UP AS OF DEC. 2018:

533,000 SQ.M

- RECENTLY COMPLETED: Festival Mall Expansion
- SOON TO RISE: 8,400 sq.m*

OFFICES

NORTHGATE AND THE REST OF
FILINVEST CITY OFFICES

ACTUAL BUILD-UP AS OF DEC. 2018:

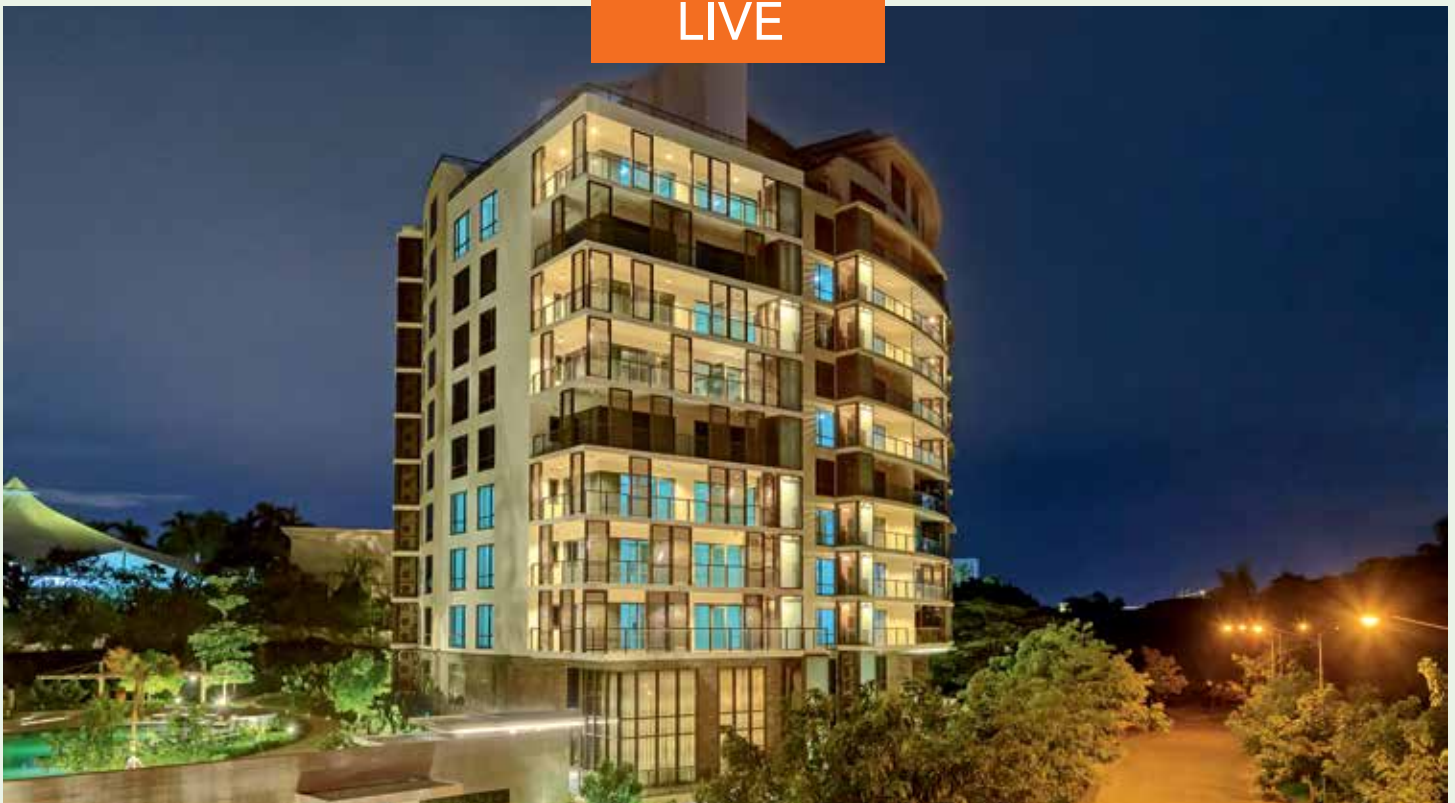
618,000 SQ.M

CURRENT LEASING RATES:

**P780/ SQ.M
LEASE RATES**

- SOON TO RISE: 180,000 sq.m*

*In the next three (3) years



TAKING ROOT AT BOTANIKA NATURE RESIDENCES

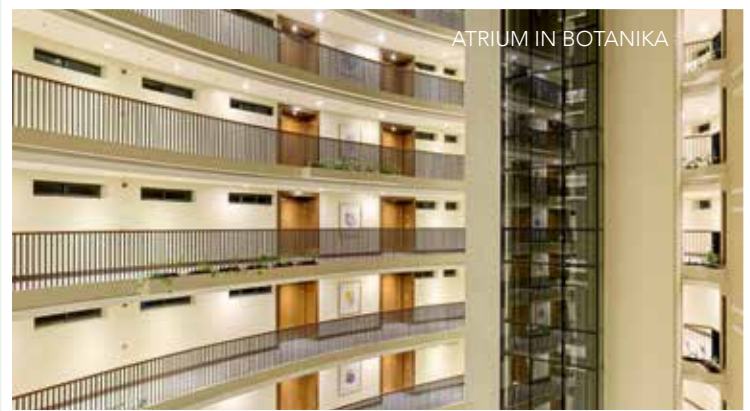
AFTER BUILDING A SUCCESSFUL CAREER IN THE FLOURISHING GARDEN CITY OF METRO SOUTH, DR. PELAGIO ESMAQUEL JR. HAS FINALLY TAKEN ROOT AND FOUND A PLACE TO CALL HOME IN BOTANIKA NATURE RESIDENCES.

“There’s really no other place I’d rather be!” begins Dr. Pelagio Esmaque Jr., a medical doctor who practices Internal Medicine and specializes in Nephrology at the Asian Hospital & Medical Center in Alabang.

Dr. Esmaque has been practicing at the premier hospital since 2002, when it was first established. At the beginning of his career, he had lived in Batasan, Quezon City, and took the arduous route to south Manila every day. It was only in 2009, when he moved to Parañaque. “But even though I had moved closer, I still couldn’t escape the traffic from Merville to SLEX.”

With his hours filled tending to his patients and his other responsibilities at the hospital, he wanted more control and to reduce the stress that he dealt with on the daily. Thankfully, he found the solution in Botanika Nature Residences.

Located in an exclusive and quiet portion of Filinvest City, Botanika embodies green living and offers its residents a refreshing new address that embraces the charm of the Southern locale. Botanika sits beside the exclusive members-



ATRIUM IN BOTANIKA



LIVING AND DINING ROOM



BEDROOM



ENTERTAINMENT ROOM



KITCHEN

only, The Palms Country Club and across Palms Pointe Village, and is a mere few minutes from Asian Hospital & Medical Center.

“What really drew me to Botanika and what enticed me was primarily its location. It’s so near my work and it was a familiar place. It’s quiet, within an exclusive community, and it’s surrounded by lush greenery.” Just what this doctor’s overworked soul needed.

Dr. Esmaquel had been eyeing a unit at Botanika as early as 2014, so the moment the unit became available, he jumped at the opportunity.

Surrounded by green and rejuvenated by the crisp Southern breeze, his home in Botanika became the perfect sanctuary. Upon buying the unit, he immediately took to renovating his two-bedroom apartment to reflect his vision of a “forever home” through the help of interior designer, Oliver Castro and home stylist, Mario Jonel Picadizo. Floor-to-ceiling grand windows brought in the natural light, while elegant details—gilded chairs, marble floors, and gleaming counter tops—created a luxurious feel to the modern home. “I liked the idea of open space and having a view. I specifically requested the agent for a unit that overlooked the gardens and green space,” he nods.

For the hardworking professional, “Filinvest City will always be home. More than just being where my work is, I love the CBD because it covers all the aspects to make living in the city such a pleasure.” He most especially appreciates how the city is master-planned and how everything is made to be so accessible. There’s an ease of mobility around the city. “I just love how I can step out and walk to everywhere I need to be—the supermarket, the mall, restaurants, and even the hospital! And where else can you find a road lined with trees?” he says.

In the flourishing Southern CBD, Dr. Esmaquel has not only found a thriving community where he’s been able to build a successful career, but also a forever home.

ACTUAL PHOTO OF LOBBY



PARKWAY CORPORATE CENTER RIDING THE METRO SOUTH GROWTH

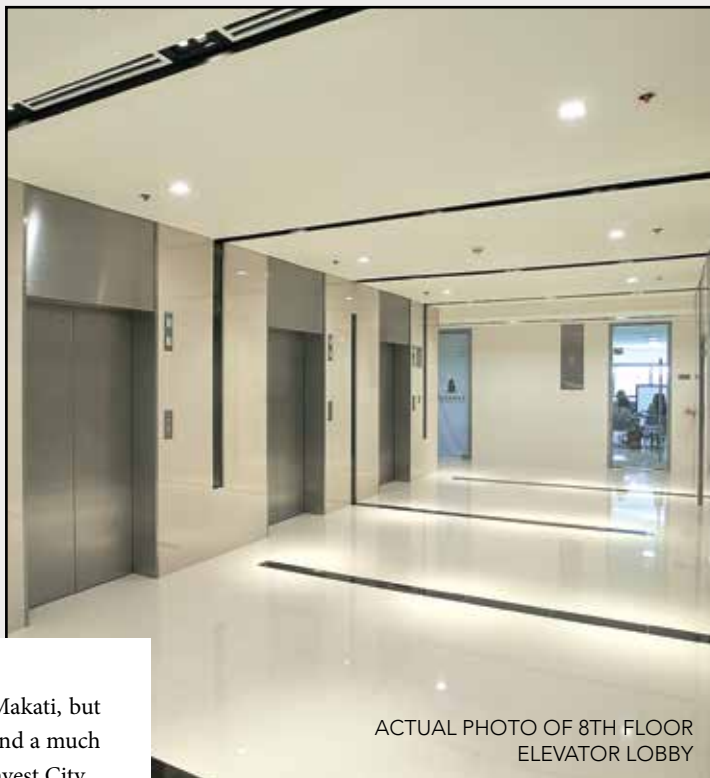
Filinvest City, the economic capital of Metro South, brings together a diverse group of businesses, not only welcoming tech-oriented BPO companies, but also those which proudly uphold Filipino products like TYC Trading & Mfg. Phils., Inc.

TYC Trading & Mfg. Phils., Inc. is one of the many companies that make up the diverse and dynamic economic landscape of Metro South. Incorporated on Feb. 8, 2005, TYC Trading exports abaca pulp to countries around the world, mainly Japan.

TYC Trading's Processor, Pulp Specialties Phils., Inc. has its plant in Leyte, which converts into pulp abaca fibers stripped from the abaca plant that is endemic to the Philippines and internationally called "Manila Hemp". Because abaca is the strongest fiber in the world, initially used for cordage by shipping companies, the pulp is used for a variety of paper products needing high tensile strength, such as tea bags, coffee filters, oil filters, currency paper, cigarette filters, electrolytic paper and even sausage casings. The demand for electrolytic paper, also made out of abaca pulp, is now increasing due to increase in battery-operated products which need paper that can withstand high temperature.



ACTUAL PHOTO OF
PARKWAY CORPORATE CENTER



ACTUAL PHOTO OF 8TH FLOOR
ELEVATOR LOBBY

Initially, TYC Trading had set up operations in Makati, but moved to the South in Alabang. Soon, they will find a much better home in Parkway Corporate Center in Filinvest City.

Now ready for occupancy, Parkway Corporate Center is one of the new properties that make up the “new generation” central business district, defined by innovation and technology. “Though we’re located in a business zone, there’s still a feeling of balance with nature. What we particularly like about this development is that our office faces Laguna de Bay, which is very energizing,” says its President, Anne Marie De Chavez. Moreso, unlike other CBDs that feel cramped because of overdevelopment, Filinvest City follows a green philosophy, ensuring to incorporate open spaces to maintain the balance of nature and building structures.

As location is very important to the company, Filinvest City offered the ideal address, providing the perfect balance of ease and accessibility it needed. Everything, from malls to hotels, shops and even schools are a mere few minutes away. Parking spaces are also not a problem. The presence of several big companies such as Toyota and Ford is proof that Filinvest City is a real good location for businesses.

TYC Trading bought its Parkway Corporate Center unit when it was still in the pre-selling stage, and so they were delightfully surprised when it was finally built. “We are so impressed. It’s not only an office, but it feels like we’re in a five-star hotel. We love it!”, says its Chief Finance Officer (CFO), Emmanuel Sarmiento.

With a brand-new home set in an inspiring and energizing environment conducive for business, TYC Trading & Mfg. Phils., Inc. is expecting to grow even stronger.

“Though we’re located in a business zone, there’s still a feeling of balance and nature.”



MR. EMMANUEL SARMIENTO (CFO) AND MS.
ANNE MARIE DE CHAVEZ (PRESIDENT)



SPECTRUM LINEAR PARK

SUSTAINABLE URBAN FUTURE

FILINVEST CITY STRIVES FOR THE GOLD STANDARD BY EMPLOYING THE BEST PRACTICES IN GREEN, URBAN PLANNING.

More than just becoming a new competitive economic capital, Filinvest City takes pride in being known as the Garden City of the South, ensuring sustainability and progress by abiding to the international standards of green management.

TAKING THE LEED

Since last year, Filinvest City has taken remarkable strides in transforming the landscape of the Metro South by seeking the certification from the US Green Building Council. By garnering the coveted Leadership in Energy and Environmental Design v4 under the Neighborhood Development Plan, Filinvest City cements itself as a modern, future-ready development. In the previous years, Filinvest City was cited for Best Mixed-Use Development at the Asia Pacific Property Awards.

The LEED for Neighborhood Development is an important recognition as it is given only to large-scale townships that successfully “protect the overall health, natural environment, and quality of life.” The LEED-ND rating system clarifies the sustainability of neighborhoods, using an integrated set of smart growth, new urbanization, and green construction principles.

As a modern township that is future-ready, Filinvest City is responsive to the needs of the changing times. Unlike other CBDs, every aspect of Filinvest City has been thoughtfully planned, ensuring that there is a harmonious balance of modernity and eco-centric features that make living, working, and playing in the city possible.



ACTUAL PHOTOS OF FESTIVAL BOARDWALK



SUSTAINABLE CONVERGENCE HUB

The city is divided into economic zones with schools, malls, hospitals, and residential communities located within convenient reach. Like any other modern CBD, the Filinvest City skyline is dotted with skyscrapers, but it still maintains the small-town charm of the South, thanks to its verdant spaces like gardens and parks and open spaces. In addition, many of those sleek high-rises that make up the Metro South landscape are green-certified buildings like Axis Tower One, Vector Three, Toyota Alabang, Polaris, HSBC New Alabang, and Capella. Even its premium residential developments like Botanika Nature Residences is BERDE (Building for Ecologically Responsive Design Excellence)-certified. The Northgate Cyberzone—the biggest, most innovative IT park in the Metro South that is home to a number of these buildings—takes pride in its District Cooling System (DCS), which helps to lessen the energy consumption of the buildings.

Reflecting its eco-conscious initiative beyond its buildings, Filinvest City mirrors its philosophy in the “greening” of its CBD with lovely tree-lined avenues, gardens, and refreshing stretches of green. Other streetscape enhancements are in the pipeline, proof of Filinvest City’s further commitment to green living. Plans include the Central Park along Promenade Avenue and the Creekside Park development from Palms Pointe Village down to Festival Mall.

MODERN PEDESTRIANIZATION

Moving around the city is easy and convenient, thanks to the smart network of e-jeeps, but many citizens also enjoy walking around the city in part to the CBD’s pedestrian and cyclist friendly streets.

“Filinvest City embodies the principles of smart growth with walkable streets and an inviting mix of trees and development to foster a sense of community,” says Dean Barone of Barone International, Filinvest City’s consultant for the LEED Certification. “It is a place with its own unique character and function where people live, work, and play and interact with the community.”

Aligning with the requirements of LEED, Filinvest City had addressed all the key priorities of the LEED-ND rating, which include public security and safety, accessible public transportation, green spaces and parks near dwellings, pedestrian and cycling lanes, connected streets, housing with a five-minute walk from the center, and a variety of commercial activities.

Festival Mall, one of the key developments of the city, brings together all these learnings and embodies the grander vision for the green capital. The River Park, Water Garden, and Festival Walk, in particular, highlight the goal of integrating art and nature into green architecture.

The Water Garden, found at the heart of the Festival Mall expansion, is the largest district with preserved acacia trees, various water features, sculptures, and light works. The River Park, on the other hand, is inspired by the Panagbenga Festival, with its exciting view and destinations along the river. It’s become a carefree and relaxing corner that celebrates the natural surroundings.

Lastly, the Boardwalk and Festival Walk create a family-oriented environment that provides a unique, unparalleled experience. The Boardwalk, which stretches from the River Park to Water Garden, and the Festival Walk, which connects the Water Garden to the South Station, are inspired by the Dinagyang Festival, which celebrates the arrival of Malay settlers to Panay island. The district highlights the arrival of patrons to Festival Mall through mesmerizing lights and color, setting a festive mood along the walkway.

Filinvest City management believes that achieving economic progress and prosperity can and should be done without sacrificing nature. “Our vision for Filinvest City is one that is forward-looking and grounded on sustainability, where staying abreast with modernity is balanced with the needs of the environment and the people. We look forward to getting our LEED certification, and cementing ourselves as a true pioneer and leader in eco-conscious development,” ends Don Ubaldo, Filinvest Alabang, Inc. Vice President for townships.

EATS

ONE GREAT FEAST OF YOUR FAVORITE FLAVORS IN METRO SOUTH

WHEN IT COMES TO GOOD COMFORT FOOD, IT'S ALL ABOUT AMBIENCE AND THE FLAVORS. AND WITH THESE NEW FOOD DESTINATIONS IN THE GARDEN CITY OF THE SOUTH, YOU'LL FIND NOT ONLY A COZY CORNER TO SPEND WITH FAMILY AND FELLOW FOODIES BUT ALL THE COMFORTING FLAVORS OF A HOME-COOKED MEAL.



HUKAD MORE RICE PLEASE!

Hailing from the Queen City of the South (Cebu), Hukad finds its way to the Garden City of the South (Filinvest City) with its new home in Festival Mall. Hukad's proud culinary heritage first finds its roots in Lahug, Cebu, with the first Golden Cowrie Restaurant opened in 1982. Known for its Crispy Pata (which won the People's Choice in the Sun Star Best of Cebu Awards), Hukad has become the go-to for those who seek a taste of celebration and of home.

Here, aside from the crackling pig roast, find other crowd-pleasers such as the Baked Bantayan Scallops with buttery cheese and garlic, the creamy Kare-Kare, and mouthwatering Humba. For something lighter, its array of seafood specialties hits all the right spots. Made from the freshest catch, its Sizzling Squid, Tuna Belly, and Grilled Bangus are a true feast of flavors. Hukad's Nghohiong, their version of the *lumpiang shanghai*, is also a must-try with unli-rice!

Of course, when it comes to any Filipino *salu-salu*, you must also have your pick of desserts—of which Hukad has many. Delight in the favorites such as the Budbud Turon and the Ube Halaya Crisp ala Mode.

Whatever your event or celebration—big or small!—Hukad promises to make your day a truly memorable one with private function rooms that can accommodate parties of 10 to 100!

Upper Ground Floor, Festival Mall Expansion Wing



ANTONIO UNO AMORE MIO

Filipinos have a lot in common with the Italians—a love for family and a big appetite for home cooking. Antonio Uno brings the best of Italian culture and homey cuisine to its plates with its handcrafted pasta and pizza varieties.

Established in 2018, Antonio Uno was conceptualized to be a tribute of the Laborte family to their late father, Antonio D. Laborte. Working with Executive Chef and Operations Director Carlo Joseph Cortes De Guzman, they created a menu that best captured the passion of their patriarch, with many dishes lovingly made from scratch.

Savor the classics such as the Spaghetti and Meatballs (a Filipino favorite), and the equally delicious Creamy Truffle, Pasta Verde, Ravioli Cream Cheese, Aligote Pasta, and the Crispy Pork Belly in Cebu lechon au jus and beef and pepper cream sauce. With its fresh, handpicked ingredients and straightforward approach to bringing out natural flavors, Antonio Uno makes a winner out of every pasta dish!

The restaurant is a true family destination and makes every opportunity of “breaking bread” a celebration. Antonio Uno takes great pride in its pizzas, and has, in fact, garnered a following in the foodie community, thanks to its unique sourdough crust. Take a bite of its premium pizzas such as the AU Loaded, Four Cheese, Prosciutto Arugula, and Seafood Arrabiata, and discover what others are raving about.

Upper Ground Floor, Festival Mall Expansion Wing



PROGRESS IN INNOVATION



FILINVEST CITY—THE URBAN DEVELOPMENT BUILT FOR PEOPLE TO LIVE, WORK, PLAY, AND LEARN—NOT ONLY SETS THE STAGE FOR ITS CITIZENS TO ENJOY A RICH, QUALITY LIFE NOW BUT ALSO LAYS DOWN THE FOUNDATION FOR A CITY THAT'S READY FOR THE FUTURE.

The CBD's unique location makes it an important convergence hub, welcoming those from the far south such as Cavite, Batangas, and beyond, and other central districts such as Makati, Taguig, Ortigas, and Quezon City. Here, businesses and institutions will find the competitive advantage, situated in a township that nurtures collaboration and integration, ensuring that success is achieved. After all, progress is the ultimate goal that drives the city forward.

As a master-planned, future-ready community, Filinvest City is a pioneer, utilizing technology and innovation to transform itself into a true economic hub and green city. Here, not only do businesses and institutions thrive but also the people residing within its limits.

ASIAN HOSPITAL & MEDICAL CENTER HOLISTIC HOSPITALITY

"ASIAN HOSPITAL & MEDICAL CENTER COULD NOT HAVE CHOSEN A BETTER LOCATION AS IT'S ABLE TO SERVICE THE GROWING COMMUNITY OF THE SOUTH," BEGINS ANDRES "ANDI" LICAROS JR., THE PRESIDENT AND CEO OF THE PREMIER MEDICAL INSTITUTION.



“We look forward to servicing the greater community of the South, and achieving greater success in the city that has always supported our growth and progress.”

Established in 2002, Asian Hospital has become a modern, multi-specialty medical center in Alabang, situated along SLEX, right at the gateway of the Southern CBD. “We’re at an opportune advantage as the market in the South is growing strong, with young families, executives, and workers moving outside of Metro Manila (Makati, Taguig, etc.) to seek literal greener pastures in the South. From the get-go, Asian Hospital was built to succeed, so we just need to ensure that we can provide consistent, quality care to our patients.”

When Andi joined Asian Hospital a few years ago and headed its leadership, he saw the potential for greater growth of the hospital. Celebrating its 17 years this 2019, Asian Hospital may be considered a young institution by standards, but it is by no means lagging behind its counterparts. Rather, it is proving itself to be a strong and reputable medical care leader in the South.

“The community of doctors that we have is relatively young,” admits Andi, “but they are experienced in their field, trained both locally and abroad. They have the passion, knowledge, and expertise; they are the future of medicine.”

Aside from its young, passionate doctors, what differentiates Asian Hospital from other premier health institutions is that it operates on the philosophy of holistic care. “We do not simply manage acute or episodic healthcare needs of patients; we are committed to providing complete, holistic and integrated care that allows patients to enjoy a higher quality of life,” explains Andi.

Thus, Asian Hospital’s medical teams are trained to closely work hand in hand, ensuring that patients get the best service and receive the best diagnosis and care possible. With integrated and holistic health care in mind, Asian Hospital has launched several institutes to better address the medical concerns of its community such as the Asian Cancer Institute, Asian Cardiovascular Institute, the Asian Brain Institute, and the Asian Senior Wellness Institute. “These established a protocol and are designed around the patient and not around the provider. Meaning, instead of the patients wasting time running after doctors’ appointments and tests; we, as a whole team, are there for the patients, ready and focused to serve them.”

“I’d like to believe we’re the only hospital that is fully committed to value-based care,” adds Andi. “Value-based care is a concept that everyone says they want or they want to pursue. We, however, define it as achieving quality healthcare outcomes over a lower total cost, while delivering a meaningful experience for our patients. We have the science, the technology, and the medical expertise, and so we bring that all together with compassionate medical care.”

As it moves forward, readying itself for its 20-year milestone, Asian Hospital & Medical Center is only further committed and driven to raise the standards in healthcare and medical excellence in the South. “We look forward to servicing the greater community of the South, and achieving greater success in the city that has always supported our growth and progress,” he ends.





CYBERZONE PROPERTIES, INC. (CPI) BUILDING A FUTURE-READY CITY

FILINVEST CITY IS WELL RECOGNIZED FOR ITS VISIONARY DEVELOPMENT, WHICH PROVIDES THE CONVENIENCE OF HAVING EVERYTHING WITHIN ARM'S REACH—FROM RESIDENTIAL AREAS, RETAIL AND LIFESTYLE HUBS, BUSINESS CENTERS, LEARNING INSTITUTIONS, TO GREEN RECREATIONAL SPACES—GIVING CITIZENS AN UNMATCHED QUALITY OF LIFE TO BE SAVORED AND ENJOYED.

One of the great engineering minds behind the CBD is Maricel Brion-Lirio, the Executive Vice President and COO of Cyberzone Properties, Inc. (CPI), the developer of Northgate Cyberzone, a premier PEZA-certified IT Park by Filinvest, where the newest Filinvest Axis Towers are located.

CPI is a 100% fully owned subsidiary of Filinvest Land Inc., and it is one of the largest providers of standard and built-to-suit BPO office spaces in the country, with more than 400,000 square meters (and fast growing) in total gross leasable area. It is currently the market leader in providing premium quality office buildings for multinational corporations, primarily servicing Business Process Outsourcing (BPO) companies in Metro South.

“They are looking for a good location where highly educated manpower can be tapped and where security and building amenities are prioritized. And in the booming city of Metro South, they’ll find everything here to make it big!”



CPI entered the office space leasing industry in 1998 to develop and manage efficient office buildings that cater to technology-based companies. “We saw the demand for BPO offices increase in 2001 when the US and British markets needed to cut costs, and outsourcing became the competitive strategy to address the issue. The Philippines was seen as one of the best countries to outsource due to the relatively young, educated, English-speaking talent pool with good work ethics and positive attitude.”

CPI became a pioneering developer, becoming one of the lead movers in the BPO-IT Park Development in the country. Its flagship project is the master-planned Northgate Cyberzone, an 18.7-hectare PEZA-certified IT Park. “Given it is very well accessible to the Alabang area through the South Luzon Expressway, Skyway, and major thoroughfares—via all modes of public utility vehicles (PUVs) including Filinvest City’s 360 eco-jeepney loop—it was the natural choice of location for the IT park,” shares Lirio. “Location is everything!”

More than just building skyscrapers to cater to multinationals, CPI is committed to creating a complete and enriching environment where people can thrive. “As a developer, we look for our future locators/tenants to have a healthy and safe community wherein they can continue to enjoy nature in a safe environment. In 2017, we launched the district cooling system that now delivers more efficient, reliable, and greener air conditioning system to all our locators.”

One of CPI’s newest and biggest development is the Filinvest Axis Tower One, which is a proud LEED Gold Certified Building, and has already a 95% occupancy. Soon to follow will be Tower 2, scheduled to be completed by second quarter of 2019 which is 47% pre-leased already, and Tower 4 and 3, in 2020 and 2021,

respectively. These will complete Northgate Cyberzones’ iconic development, encompassing a 2.6-hectare property. Each tower boasts 19 office floors with five podium parking and three common basement parking, with a gross leasable area of 39,340 sq.m. Filinvest Axis will also provide a consolidated area of 6,000 sq.m of retail space for the growing BPO office clientele and external retail market.

“Having multinational tenants, we always have to raise the bar 10 times higher from their expectations. We see to it that the Property Management Team is available 24/7 to assist them with their property/building related concerns,” says Lirio. “They are looking for a good location where highly educated manpower can be tapped and where security and building amenities are prioritized. And in the booming city of Metro South, they’ll find everything here to make it big!”



UNLEASH YOUR INNER BUFF IN FILINVEST CITY

AS THEY SAY THERE'S NO BETTER TIME THAN NOW TO FOCUS ON YOUR HEALTH! AND IN THE MASTER-PLANNED URBAN CENTER THAT IS FILINVEST CITY, WHICH ALSO HAPPENS TO BE THE "GARDEN CITY OF THE SOUTH," YOU CAN FIND SCENIC ROUTES TO CONTINUALLY INSPIRE YOU ON YOUR DAILY RUNS.



Here, we share a few tips on how to start strong:

1 Running is one of the most fulfilling ways to get healthy as it allows you to work out your heart and other muscles, while helping you reconnect with nature. Simply being out in nature and taking in the clean air does so much to reboot your system. When it comes to running, you can start slow and steady by taking a daily walk or jog around Filinvest City.

Enjoy the safe roads, the tree-lined avenues, the crisp Southern breeze, and the many scenic views. Every day can be a new discovery!

2 Take advantage of Filinvest City's Shared Zone, where several roads are closed off in the morning of Sunday, giving way to the community to exercise and bond with family.

3 It's always good to have a goal, so why not sign up for the fun-runs and marathons hosted by Filinvest City throughout the year? Why not even join a running group? Whether you're a competitive athlete or a leisure runner, these are great opportunities to help you stay committed.

For those who would like to keep it simple and run on their own, try training for two to three days a week up to 30 minutes. Make sure to rest or cross-train on your days off to ensure that your body has the time to recover.

4 When it comes to method, the Run-Walk technique is a great way for new runners and even experienced marathoners to build strength and stamina. With this method, you break up your jogging routine by taking brief walks.



PHOTO BY: XANDER ANGELES
SHOT IN FILINVEST CITY

Walking breaks are necessary and are important especially when training for long-distance run as it helps to reduce the risk of injury and it gives the muscles time for recovery.

For beginners, you can try 10 to 30 seconds of running, and 1 to 2 minutes of walking. For the more experienced, you can try 6 to 8 minutes of full sprinting/running, and 30 seconds to 1 minute of walking.

FILIGREE

Embracing Distinction

Actual Photo of Bristol at Parkway Place



PURSUIING PASSIONS

FILINVEST CITY NOT ONLY HELPS YOU PURSUE YOUR CAREER OR FAMILY GOALS, BUT ALSO LETS YOU UNCOVER WAYS ON HOW TO FULLY ENJOY THINGS THAT YOU ARE MOST PASSIONATE ABOUT!



MARS ENTEÑA

Artist / Psychometrician

It's easy to conclude that if you want to be an artist, you have to give something up. Some don't have time for their crafts because of studies and work. But lucky for me, I work here in Alabang and found a spot here in Filinvest City where I can draw inspirations for my art. I can just go there by foot after work. The Spectrum Linear Park is a great place with a relaxed atmosphere. I get to observe people from all walks of life and some have been subjects of my art.



WICKED ADOBO

Music Producer / DJ

I started playing drums with the local band now known as Oh! The Nerves. Fueled by passion, I pursue my career as a DJ and electronic music producer. I enjoy playing in private corporate and social parties and local bars in Manila. Filinvest City, through its grand events, really became my stepping stone to be introduced as Wicked Adobo to wide audience as I had the chance to perform alongside international and local artists in music festivals such as Color Manila, Black Light Run in Clark, The Music Run, and the Festival of Possibilities concert.



ALEXA PORTO-BALO

Hot Sauce – Events Organizer

Mounting events in Filinvest City gives me the satisfaction of seeing our ideas come to life—something that I am truly passionate about. The greens and open spaces provide the perfect canvas for creating memorable live experiences that bring people together. And more than just a beautiful setting, its convenient location and modern amenities make it possible and enjoyable, to set up any event we may dream up!



ROX HALASAN

Nurse – De La Salle University Medical Center

Filinvest City makes our lifestyle merrier in terms of its accessibility within the southern Metro Manila with the amenities and amusement features. A 20 to 30-minute drive makes a lot difference than to tackle the hassles of central metropolis. Comfort of home and leisure in the city was bridged by Filinvest City. As I am exploring with great places to dine; searching for perfect staycation hotels to relax; and even looking for quality art materials and make-ups for my hobbies, Filinvest City will always be my go-to place.

JOHN ANTHONY GARMA

CAD / Electronics Design Automation Engineer

As a CAD Engineer, I'm passionate about enhancing and developing efficient product designs to make our clients' experience better. Having the opportunity to work in a very conducive work-play environment, Filinvest gives me the drive to lead projects from ideation to launch, in a convenient way.



MERYL MAGSINO

International Flight Attendant

Filinvest City has played such a big role in achieving my dream to become a marathoner. I just started running last February 2018, without any athletic background, with the goal of just starting an active lifestyle and was eventually encouraged to join a full marathon for the first time. I signed up for TBR Dream Marathon last July 2018 and since then I took my trainings seriously.

Filinvest City being the venue for the marathon was very convenient for me because I live in the South, and we would train around the area with my running squad almost every week if my schedule permits. I really like that it's safe to run around the area, day or night, and that there are a lot of runners too who are training for their respective runs or just simply running to stay fit or even just to bond with their families.

Every time I would pass by Filinvest City it still gives me the chills—I still can't believe that I ran 42 km in it. To God be the glory!



JOHN CARLO S. FELIZARDO

Resident Engineer

Ever since I started the second TBR Dream Marathon journey, Filinvest City has become my go-to place whenever I need to go for a run or attend my weekly training. I really liked the Pacific Rim area because it provides runners and other fitness enthusiasts, a safe environment for us to work on our stuff.

Runs and training sessions are never boring because Filinvest City has a good variety of roads. If I want to challenge myself, I can run uphill along The Palms or just take it easy on flats with the good view along Spectrum Midway.

FILINVEST CITY FESTIVAL of Possibilities 2019 COMMUNITY IN PLAY



A WHOLE, NEW WORLD

FILINVEST CITY IS NO ORDINARY CBD AS IT EMBRACES AND NURTURES A LIVE-WORK-PLAY PHILOSOPHY. CENTERED ON COMMUNITY, FILINVEST CITY PROVIDES OPPORTUNITIES FOR ALL ITS CITYZENS TO PLAY, EXPLORE EVERY PASSION, AND ENJOY LIFE TO THE FULLEST!

After its successful run last year, bringing together over 8,000 people, the Festival of Possibilities aims to go bigger and bolder with its 2019 edition!

To be held this April 26, the Festival of Possibilities opens up a new environ bringing the city together for food, fun, and endless bonding at the Filinvest City Events Grounds. Discover urban life in a new light, as the Festival of Possibilities hosts fun outdoor activities, bazaars, and music in a full day of fun.



Here, discover larger-than-life games, arcades, inflatables, carnival games, and fun human attractions! Gates open at 3 pm and the event will culminate with a concert headlined by the biggest and best loved groups in OPM, including Brisom, Chiquerella, Lunar Nights, Written by Stars, Wicked Adobo, This Band, I Belong to the Zoo, The Itchyworms, Spongecola, and Rivermaya.

It's truly to be an unforgettable festival experience, where the community can Play music, Play in the great outdoors, and Play out different possibilities!

FOR MORE UPDATES VISIT AND FOLLOW: [FACEBOOK.COM/FilinvestCityOFFICIAL](https://www.facebook.com/FilinvestCityOFFICIAL)



WANDERLAND MUSIC & ARTS FESTIVAL 2019

Welcome to Magic

SETTING THE STAGE FOR ANOTHER AMAZING MUSIC MILESTONE, FILINVEST CITY EVENT GROUNDS HOSTED YET AGAIN THE WANDERLAND MUSIC & ARTS FESTIVAL THIS 2019. NOW ON ITS SEVENTH YEAR, WANDERLAND WELCOMED MUSIC-LOVERS AND CONCERT-GOERS TO A TWO-DAY FETE, WHICH BROUGHT THE CONCERT EXPERIENCE TO A WHOLE NEW LEVEL OF FUN!

The expansive grounds were transformed into a musical playground with sets and stages for the world's most talented artists. This year's event included an impressive line-up of 22 live music acts and four live artists.

Headlining the musical festival were English rock bands The Kooks, Two Door Cinema Club, and a crowd-favorite, Honne. From the US, JMSN, Mac Ayres, SG Lewis, and Joan also brought their infectious pop tunes, while Masego and Prep delighted the Wanderers with their laid-back, cool vibes.

Bringing more power and female energy to the stage were Alina Baraz, Gabrielle Aplin, and Clairo. In a fun merging of cultures and music, South Korea's Adoy and Singapore's Charlie Lim delivered a refreshing worldly sound that resonated with the youth. At the home front, Sandwich, Unique, Reese Lansangan, Clara Benin, Autotelic, and Dayaw brought the Filipino signature to the festival. Cebu's best was also there to represent, welcoming Wanderbattle 2019 champion Intertwined and first runner-up Nathan and Mercury. Four other Wanderartist winners Venazir Martinez, Frances Dandan, Raco Ruiz, and Joshua Panaligan found their spots under the concert lights in this massive musical event.

MUSIC RUN

In the Groove

The Music Run by Philam Vitality made its highly anticipated return last November 17, 2018, at the Filinvest City Events Grounds.

Participants were running on a high as speakers, set every 50 meters, pumped 150,000 watts of music, providing 'inspo-zones' to get their heart racing. At the finish line, runners were welcomed to the Music Festival, presented by Saucony, which featured the exciting beats of international and local artists such as Sam Withers, December Avenue, and Imago.





7-ELEVEN RUN Conquering the Course

Thousands of runners brought their A-game and tested their skill and stamina at the recent 7-Eleven Run held February 3. Now on its seventh year, the 7-Eleven Run was held simultaneously in Visayas, Mindanao, and Luzon—with Filinvest City serving as host for the Luzon region.

New categories were introduced such as the 500m run for kids, the 10K buddy category, 32K category, and the full 42K marathon. The overall top 18 Filipino winners for 21K, 32K, and 42K were awarded cash prizes and medals, and were given the chance to join an international marathon in Asia, all expenses paid!

THE BULL RUN Setting a New Goal

The Bull Runner–Sun Life Dream Marathon is the first and only event in the world that is designed for first-time marathoners.

Founded by Coach Jim Lafferty and top-running blogger and the first Filipino to compete in the World Marathon Majors, Jaymie Pizarro, TBR Sun Life Dream Marathon has grown in popularity since 2010 due to its unique race features and impressive reviews.

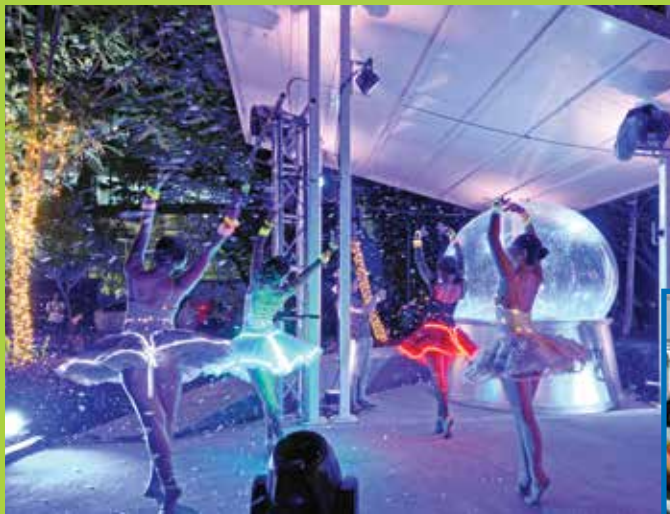
In 2012 and 2013, it was recognized as one of the top 10 marathons in the country by Runner's World Philippines. As a life-changing race, it has inspired non-athletes, beginners, or experienced middle-distance runners to aim for the elusive goal of running a full marathon. Almost every year, the online registration is filled in less than three hours.

The 10th run, held last February 17, lived up to the hype and expectations with prominent TBR



Dream Marathon finishers Christine Jacob-Sandejas, Maricel Laxa-Pangilinan, Daniel Matsunaga, Ruby Gan, Bearwin Meily, Mico Halili, and Eric Virata a.k.a. Slick Rick joining the fun.

“The Dream Marathon is one of a kind because we only accept first- or second-time marathoners in our event. Upon registration, we embark on a 22-week journey together. This is more than a race; it’s a life changing experience,” Jaymie shares.



CHRISTMAS COMES ALIVE

Every Christmas, Filinvest City delights and surprises the community in Metro South with its thoughtful and whimsical display. The last holiday season was no different and Filinvest City did not disappoint.

The Spectrum Linear Park became the epicenter of Christmas Festivities, serving host to fun, outdoor activities and performances. The Park came to life with life-sized Christmas installations and merry music, with OPM performances and bazaars held every weekend. On one such weekend, visitors were treated to the amazing music of Wicked Adobo, BP Valenzuela, I Belong to the Zoo, December Avenue, Autotelic, Quest, Rivermaya, and The Ransom Collective, with a thrilling firework display capping off the Christmas concert.

The Metro South also came alive with holiday cheer, thanks to the beautiful street decors and the Building Décor Contest that gathered 15 local and international companies to decorate their headquarters. Bagging first place was The Landmark Alabang, followed by Asian Hospital & Medical Center in second place, and the Botanika Nature Residences Sales Atrium in third place.

As part of its city-wide holiday display, Filinvest City also built curious corners that featured life-sized installations and interactive displays that welcomed guests to experience Christmas on a different level. These included the Light



Tunnel, the Once Upon a Christmas Dream, the life-sized Christmas Train, and the Up, Up and Away hot air balloon display. Nearby was another impressive piece, the massive snow globe. It was a complete production, to say the least, with lights and sounds and magical effects delighting the kids and the kids-at-heart.

Of course, what is Christmas in the South without the grand Christmas Tree? Filinvest City went big and bold with its own 40-foot grand pine, decorated in bright reds and yellows, which effectively inspired some much-needed Christmas cheer.

At Filinvest City, the holidays truly come alive and the city made sure to set the perfect stage for beautiful memories to be made.

CITY NEWS

THE REHABILITATION OF ONE OF ALABANG'S ARCHITECTURAL ICONS

Filinvest City led the preservation initiative of the Biological Production (BPS) building which dates back to 1924. The three-storey Art Deco architectural marvel was formerly a vaccine and serum research unit of the Department of Health, which was then abandoned when the unit moved to a different location. It has also been reported that the building was previously a hospital during World War II.

Instead of demolishing the said structure, which stands nearby The Landmark, Filinvest Alabang Inc. acquired the property and is set to rehabilitate and integrate the neglected building to become part of its commercial development. It's been said that a portion of the unit will be transformed into a museum, while the iconic sculpture at its front of a naked woman holding a torch over her head (a replica of Rizal's *Triumph of Science Over Death*) will be restored to its original glory. This proud initiative has heritage conservationists feeling confident as the building is given a new lease on life.



LANDMARK ALABANG WINS BEST OF THE YEAR 2018 AT INTERIOR DESIGN MAGAZINE



After being recognized recently with a Gold standing in the Supermarket/Grocery Store category at the Shop! Awards Competition, Landmark Filinvest Alabang took home another proud recognition with *Interior Design Magazine's* 2018 Best of the Year Award in Large Retail. This is due to its innovative and energy-saving retail design.

The Landmark is the first mall to use 3000K LED products, which was designed in collaboration with The Lighting Practice (its partner for 10 Landmark projects since 2007), led by Hugh Boyd Architects in New Jersey. To compensate for the lack of natural light within the building, The Landmark used an innovative mix of energy-efficient and environmentally safe lighting fixtures to create a bright, hospitable, and intimate shopping experience for its visitors.

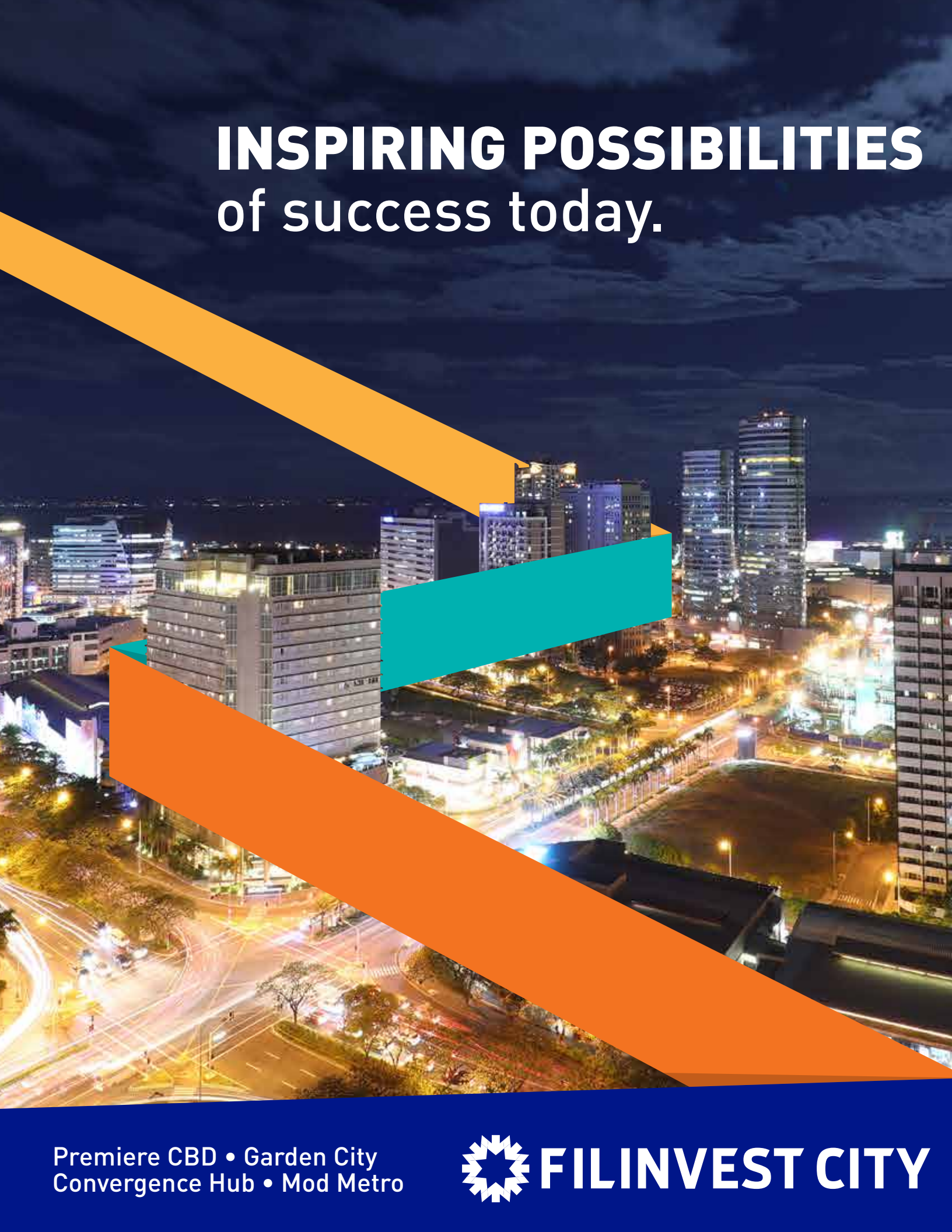
The *Interior Design Magazine* 13th annual Best of Year awards was held in New York City on November 30, 2018. Winners were announced at the River Pavilion, Javits Center in a ceremony hosted by Editor-in-Chief Cindy Allen. This year, there were 2,000 entries and 586 finalists in 133 design categories.

BLOC 10 BREAKS GROUND

A new addition to the Metro South landscape will be Bloc 10, a two-storey commercial development with a gross floor area of 6,255 sq.m, set to open in the last quarter of 2019. The real estate property features a campus feel with intimate spaces for people to gather, interact, and relax. Located along Filinvest Avenue, the retail development will cater to the retail and dining needs of those who live and work within the vicinity, most especially the students from Far Eastern University and the adjoining dormitel project of Filinvest. The new building boasts a modern industrial feel, characterized by exposed steel framings and an open ceiling concept that perfectly blends with the landscaped student hall. It will also feature generous open spaces, highlighted by sculptures depicting the active lifestyle of the target market. Bloc 10 will also offer a wide variety of options like specialty shops, service centers, a convenience store, book shops, kiosks, cafes and food



concepts with alfresco dining. A special food hall will be integrated into the grand design, adding to the students' full dining experience.



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FILINVEST CITY

This summer, everyone converges in the Metro South
for infinite possibilities in music and play.

 FILINVEST CITY
FESTIVAL
of Possibilities 2019
COMMUNITY IN PLAY

26 April 2019 Filinvest City Events Grounds at 3PM

Itchyworms, Rivermaya, Spongecola

I Belong to the Zoo, This Band

Brisom, Chiquerella, Lunar Lights, Written by the Stars, Wicked Adobo