

THE VIBE

VOL 2 ISSUE 1 • 2018

YOUR
GUIDE TO
MODERN
LIVING IN
THE SOUTH

LIVE

WITHIN REACH
STEP INTO AN EASY LIFE AT
LA VIE FLATS

WORK

**EXPANSION IN THE
GARDEN CITY**

INNOLAND DEVELOPMENT
CORPORATION FOUND
ITS NEW HOME

PLAY

NEW FIT GOALS

RUNNING TIPS FROM
JAYMIE PIZARRO

FRESH START

BE INSPIRED WITH DIFFERENT
NEW AGE BUSINESS STORIES
CELEBRATING PASSION AND FREEDOM

**Ginger
Diaz-Serrano**
(Evolve Yoga)

**Mel
Lozano-Alcaraz**
(Launchpad Coworking)

Oyo Boy Sotto
(Kona Bikes)

**Monica
Santiago-Muñoz**
(La Vie Institute)

Krsna Algenio
(Tus')



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MESSAGE FROM THE PUBLISHER

A YEAR OF GOOD VIBES

As I write this note, I look back at the many endeavors of 2017. The previous year proved to be one of our stellar years in Filinvest City as we achieved our goals in several key areas. First and foremost, the remarkable growth of capital values in this Garden City manifested that investors are gaining more confidence that the future is ripe in Metro South. Second, our vision of building a sustainable and future ready city was further cemented with several initiatives. One of the most palpable is the completion of the District Cooling System (DCS) in Northgate Cyberzone, now known to be the largest in the Philippines. With DCS, electricity consumption for air-conditioning requirements in Northgate will be reduced by 40%, as it serves up to 20 office buildings. Lastly, in continuing to fulfill our mission to foster community convergence by providing lush public open spaces that everyone can enjoy, we proudly opened the Spectrum Linear Park last year, a well-planned and beautifully landscaped one kilometer stretch that runs from north to south of Filinvest City.

The community has always been our inspiration in building a world-class city that can be enjoyed by many generations thus your invaluable support will always be vital to our success.

On the second year of The Vibe, we look forward to sharing more news and better stories that truly bring this township to life. We hope that we can bring everyone to further appreciate the ever evolving and vibrant live+work+play community that we are fortunate to revel in. Please enjoy our first issue for the year wherein we have lined up stories that are meant to spark fresh ideas like the entrepreneurs with homegrown enterprises in Filinvest City. Learn tips about investing on your first condominium and how to fulfill your new health resolutions. Be on the lookout for the most anticipated events this year, must-try restaurants, and so much more!

Thank you very much for your unwavering patronage and please enjoy this new issue!



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ENGLISH



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WE WOULD LOVE TO HEAR FROM YOU!

Share with us your comments and suggestions for our upcoming issue.
Send to marla.mendoza@filinvestcity.com



Water Garden, the newest wing at Festival Alabang

INSPIRING POSSIBILITIES FOR THE NEW YEAR

WITH LAST YEAR'S SUCCESS, FILINVEST CITY IS ONLY MORE INSPIRED TO BRING ANOTHER AMAZING YEAR TO THE METRO SOUTH COMMUNITY AS IT CONTINUES TO EVOLVE AND INTRODUCE DIFFERENT INITIATIVES THAT CAN ONLY BE EXPERIENCED IN THE GARDEN CITY.

Welcoming the new year, the first and only Garden City in the country further strengthens its position as a dynamic green development that seamlessly marries the laidback vibe of the community, the beauty of the great outdoors, and the comforts of modern living.

Aspiring for greater global recognition, the CBD is now registered with Green Building Council's Leadership in Energy and Environmental Design (LEED) for Neighborhood Development-Plan, the US-based nonprofit organization that recognizes designs and developments that are environmentally responsible from construction to maintenance. Only two cities in the world are recognized—in Italy and Japan—and hopefully Filinvest City will be the world's third.

As the CBD vies for certification, it doesn't forget to deliver on its commitment to helping others lead a full and balanced life. Catering to the different passions and lifestyles of the community, Filinvest City hosts a slew of exciting activities including the Wanderland Music & Arts Festival, the 6th Endurance Race, Ronda Pilipinas, 8th Shimano Dirt & Play, and a big, bolder Color Manila Run.

The city further broadens its lifestyle offerings with Festival Alabang's expansion. Well-known and up-and-coming brands found their new

home in the vibrant city of Metro South. The opening of the Water Garden area of the mall brought in more restaurants and retail options to the community for a one-of-a-kind shopping and dining experience.

Filinvest City is indeed on the fast lane to progress and it's not forgetting to bring everybody on board. In this issue of The Vibe, five young driven entrepreneurs share their passions and purpose, and how, on their journey to success, this city is helping them make it all happen.

Celebrity Oyo Boy Sotto talks about Kona Bikes and how his cozy corner shop in Westgate Center is becoming a dynamic hub for biking enthusiasts like him. Ginger Diaz-Serrano of Evolve Yoga hopes to foster a greater sense of community by advocating holistic healing and health through her yoga classes. Helping individuals of all ages and backgrounds realize their full potential is La Vie Institute's Monica Santiago-Muñoz. Together with her talented team of experts, design workshops, and programs that help you achieve a better and more authentic you. A few years ago, Mel Lozano-Alcaraz saw the need for more conducive work spaces in Alabang for nomad entrepreneurs and non-office young professionals like her. She came up with Launchpad Coworking, a business she established with her friends. Lastly, TUS' restaurant co-owner Chef Krsna Algenio shares how she's nurturing a greater sense of family and friendship through delicious dishes and feasts that bring people together.

Be inspired by their unique stories and discover how, in the city that continually grows, there's a place for you to flourish, too.

FILINVEST CITY TOWNSHIP UPDATES

Filinvest City has cemented its position as a premier Garden CBD of Metro South, commanding land values reaching P230k/sq.m net, representing up to

**248%
GROWTH
IN LAND
VALUES
OVER THE
LAST FIVE
YEARS***

This translates to a more than 200% jump in accommodation values, from P9.2k/sq.m to P23.1k/sq.m.

Development in Filinvest City has seen an uptick with almost 50 buildings completed or has commenced construction from 2012 to 2017.



P2P BRINGS YOU FROM POINT A to B

ENJOY A FASTER, MORE CONVENIENT COMMUTE FROM TAGUIG TO ALABANG. Thanks to HM Transport, Point2Point buses are now available at South Station. Check out [facebook.com/hmp2p](https://www.facebook.com/hmp2p) for complete schedules.

SHARE THE ROAD WITH BIKES



TAKE THE MORE SCENIC AND MORE ECO-FRIENDLY ROUTE BY BIKING AROUND THE COMMUNITY.

Filinvest City encourages all bikers and commuters to use the bike lanes within the major thoroughfares. To a greener, cleaner CBD!

GREENER CITY

Spectrum Linear Park, the almost kilometer stretch of green, is now open to the public. Play, relax, and exercise as a community here at the 'greenbelt,' which connects the north and south of the CBD.



RESIDENTIAL

GROSS FLOOR AREA BUILD-UP:
235,000 SQ.M
(25% growth*)

- TOTAL NO. OF UNITS: 3,000 units.
From Studio to 5-bedroom units
- SOON TO RISE: 152,000 sq.m**



OFFICES

GROSS FLOOR AREA BUILD-UP:
534,000 SQ.M
CURRENT LEASING RATES:
P700/ SQ.M
LEASE RATES



RETAIL

GROSS FLOOR AREA BUILD-UP:
495,000 SQ.M
(61% growth*)

*Comparison of 2017 and 2012 figures

**In the next two (2) years



CHARLES ONG, AEON Prime COO

“As a real estate company, our portfolio caters to international corporate clients from the BPO and KPO industries, and with Filinvest City as the new dynamic hub of progress, this was the most promising location.”

development is attractive and supports a vibrant working environment.

The wide roads and sprawling landscape beautify the place and help make it a desirable place to work in. And the fact that it already has existing and diverse developments adds to its appeal,” he says. Surrounding Aeon Center is an array of lifestyle malls, hotels and hospitals, as well as gardens, parks, and event venues.

As a real estate expert, Ong knows only too well how location means everything, and when it comes to growing the business and Aeon’s operations, Filinvest City presents itself as a CBD with great potential.

Only a 20-minute drive to Makati and a 15-minute ride to the airport, Filinvest City becomes a very convenient access point, allowing executives, entrepreneurs, and professionals such as Ong to easily conduct business in and around the metro. “In addition, the city is projected to grow further and the strong demand for commercial developments presents an opportunity for my company to grow as well.”

There is no doubt that Innoland Development Corporation will soar to greater heights not only because of its strategic location but also for its vision as a company.



GROWTH IN THE BIG CITY

REAL ESTATE PLAYER INNOLAND DEVELOPMENT CORPORATION INVESTED IN A PRIME SPOT IN FILINVEST CITY’S NORTHGATE CYBERZONE, FINDING NOT ONLY A HOME FOR ITS NEW PROJECT, AEON CENTER, BUT AN OPPORTUNITY TO FURTHER GROW ITS BUSINESS.

With the success of TGU Tower, Calyx Centre, and Link in Cebu I.T. Park, Innoland and its affiliate, Aeonprime Land Development Corporation, expanded their horizons and made a major investment in Metro Manila—starting with Aeon Center in Filinvest City.

Aeon Center, the 19-story modern office building, enjoys maximum exposure with its location, which is visible from Skyway and Alabang-Zapote Road. It is also accessible to the greater Southern community comprised of residents from nearby neighborhoods, entrepreneurs and businessmen, and professionals who work in the CBD.

“We decided to invest in a property in Filinvest City as it was the most attractive option for the company,” shares AEON Prime COO Charles Ong. “As a real estate company, our portfolio caters to international corporate clients from the BPO and KPO industries, and with Filinvest City as the new dynamic hub of progress, this was the most promising location.”

In addition to finding Filinvest City as a well-planned community, home to a growing population of talented professionals and workers, Ong was further impressed by the overall vibe of the CBD. “The look and feel of the

CREATE YOUR OWN CANVAS



Your dreams and visions can come to life with the help of Canvas, a quaint events place strategically tucked in Filinvest City. This two-year old place caters to the needs of the community as an alternative to expensive hotel ballrooms and suites perfect for any occasion. From baptisms to debuts, family reunions, to meetings and seminars, Canvas offers flexibility and ultimate convenience.

Fitted with a spacious area on the second floor, it can comfortably fit parties of 100 to 200 (standing cocktails). At the ground floor, find a quiet co-working space as well, where business owners, young professionals and barkadas can hangout for a productive afternoon.

For only P200 a day, enjoy fast internet within a relaxed ambiance. To fuel you as you go about your work, Canvas offers a generous menu of snacks and refreshments.

Business owners and executives can also reserve rooms for their meetings for only P1,500 nett per hour, which includes room rental, use of LCD projector and screen, and WiFi access good for 20 pax.

Canvas transforms into the perfect stage and setting for your everyday gatherings or special occasions!



For inquiries, call (02) 834 9702 or email monique@canvas.com.ph. Canvas is located at Westgate Center, Filinvest City.

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Average of 12,000 copies are printed and distributed to various points quarterly.



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DISTRIBUTION

Top corporations, upscale neighborhoods, 5-star hotels, and select prominent commercial establishments around the metro.

For inquiries, send an email to marla.mendoza@filinvestcity.com

MODERN LIVING

FOR LONG-TIME METRO SOUTH RESIDENT RODOLFO RABONZA, THERE IS NO OTHER PLACE HE CALLS HOME BUT ALABANG. AND THEIR FAMILY'S SUITE AT LA VIE FLATS IN FILINVEST CITY HAS HIM EXCITEDLY AWAITING A BRIGHT FUTURE AHEAD.



"Filinvest City has become a sanctuary for my family."

A resident of East Alabang for over 44 years, Rodolfo Rabonza, VP of Student Affairs at St. Bernadette College of Alabang, only has fond memories of growing up in the laidback Metro South. "My family is one of the oldest families living in Alabang. I was born in our ancestral home where St. Bernadette College of Alabang is now located. I've seen the changes and transformation that the CBD has gone through over the years," he says. He remembers a different city then, with fewer villages and high-rises. "But it still had that tight-knit community and laidback vibe."

The Rabonza brood has been living in the South for several generations, as far back as the Pre-War. His mother and father settled in Cupang, Muntinlupa City, and ran St. Bernadette College of Alabang, which is now being managed by the siblings.

Rabonza's ancestral home still stands, but as of few years ago, he and his sister considered investing in a property which the family could benefit from in the future.

"As much as we love the East Alabang area, we wanted a space that's quieter and offers more privacy," he shares, "so we were looking into real estate that we could lease or use from time to time." His father, who was also recovering then, needed some peace and quiet, and so they thought it was a great idea to invest in another "home." In Filinvest City, particularly La Vie Flats, the Rabonza family found a new place that they now call their second home. "We initially looked at it only as an investment that's close to our house. We never thought that we would stay in it. We just thought that it's one of the first condo buildings in the area, and it was on pre-selling price so we thought of getting it and we did."

Today, the Rabonza brood sees La Vie Flats as an extension of their ancestral residence, but now fitted with the luxurious comforts of modern living. "Plus, it's accessible to everything," he shares. Just a few minutes drive from their unit are malls, supermarkets, hospitals, and parks.

"Filinvest City has become a sanctuary for my family, from the frenetic pace of Eastern Alabang living. Here, we can just lie low," he says, adding that it was one of the best decisions they've ever made. From their cozy one-bedroom suite condominium, Rabonza and his family can enjoy the best of the Southern lifestyle—the refreshing breeze, panorama of trees and gardens, scenic views of the sunset and sunrise, and a beautiful vista of Laguna de Bay. "And every New Year's Eve, we gather at the veranda of the unit to see the fantastic fireworks around us," he shares, proud of their quiet corner in the garden city.





Experience Luxurious Living AT BOTANIKA NATURE RESIDENCES BY FILIGREE

Botanika Nature Residences, Filigree's low density, upscale vertical community in the Metro South, rises as a shining symbol of fulfilled commitment as it welcomes its most rarefied residents to its first tower.

With Botanika's doors now open, residents can fully experience a unique way of luxurious living with its exceptional garden-inspired features and amenities.

The greatest experiences can be enjoyed at Botanika in everyday life. Having lush landscaping that leads to the drop off area with a contemporary feature wall is a one-of-a-kind entrance for a condo. Abundance of flora greets the residents as they make their way to the main lobby, which breathes a profound fusion of local and modern flair, as envisioned by Singapore-based interior designer Isabelle Miaja, making a welcome fit for a 5-star hotel.

Just a few steps and then it opens up into the iconic building structure of Botanika. A ride on the lifts that provide a scenic view of the atrium while taking you to your floor adds to the over-all pampered experience.

Take a breather in the tiered pools gently surrounded by lush landscape with a sun deck, while you let your kids roam free in the indoor and outdoor play areas with treehouses. For times when you need to hold exclusive meetings or close that big ticket deal, the business center stands as an ideal setting. Meanwhile, there is the alfresco lounge area at the atrium where you can sit back and relax as you catch up on the latest best-seller or literary classic. All this and more are within Botanika grounds—providing you and your family utmost luxury and convenience.

Finally, the pièce de résistance: the generously-sized condominium units—your home—that are tailor fit for your lifestyle. Beginning with the two-bedroom suites, the three-bedroom flats, the three-bedroom Garden Bi-level units, the five-bedroom Garden Bi-level units—with sizes ranging from 123 to 343 sq.m—to the grand penthouse units, all offering breathtaking views, delicate finishes, and the finest craftsmanship that are synonymous with its brand, Filigree.

Building on the principles of green living, bioclimatic architecture is integrated into the design, wherein the development harmoniously co-exists with its environs, earning a 3-star design rating from the BERDE certification system, even as it offers lavish details like those found in a gated village.



Botanika's sought-after location within Filinvest City, Alabang makes it a true blue chip investment, where a variety of establishments and services are all within reach: Palms Country Club for an afternoon of recreation, Festival Alabang and Westgate Center for shopping and dining, Crimson Hotel for an evening of rejuvenation, Asian Hospital & Medical Center for health and wellness, as well as private academic institutions like De La Salle Zobel, San Beda College Alabang, and FEU. The Ninoy Aquino International Airport and Makati City are a mere 15-minute drive away, both accessible by major thoroughfares like SLEX, Skyway, C5, Daang Hari Road, and Alabang Zapote Road.

Putting this all together is the expert design team consisting of only the very best: LV Locsin Partners, Architecture International, AECOM Singapore, and Miaja Design Group. And with Filigree behind this development, there's no doubt that at Botanika, you will discover the standard by which all luxury real estate projects are to be judged.



Come home to Botanika Nature Residences by Filigree to experience the unique way of luxurious living. To learn more, visit www.botanika.com.ph.



5 USEFUL TIPS BEFORE BUYING A CONDO UNIT

Actual Photo of Botanika Nature Residences Bedroom

KNOW THE THINGS YOU NEED TO CONSIDER BEFORE PURCHASING A CONDO TO DETERMINE IF IT'S THE RIGHT FIT FOR YOU:

1. BUDGET

Depending on your savings or the amount of financing you can acquire, you will be able to determine the kind of investment you are going to make. There are several offerings out there for different market segments (i.e. affordable, mid-range, and luxury) to match your budget. Remember that the higher the segment, the bigger the units will be with more bedroom space.

2. LOCATION

One of the main reasons buyers choose to invest in condos is for convenience. Currently, the live-work-play concept is prevalent in the market, thus it would be relatively easy to find a condo close enough to where you work. This would improve your quality of life as you would spend less time on the road and more time doing the things you love before and after work and on weekends.

3. TIMING

The best time to buy a condo is during the pre-selling stage, where you can take advantage of affordable down payment schemes offered by the developers. Down payment installment plans usually run for 24 months. This will give you enough time to arrange for your bank financing before completion and handover of your unit. Do some due diligence and make sure to buy from prominent and trusted developers with a good track record so you have guarantee that the project will be completed on time.

You will also find some good deals from the resale market and you can also check out the listings from the banks on their acquired properties which usually sell out below market value.

4. PRODUCT

For purchase that requires a huge investment of money, you would do research on the product and choose from a variety of options. The same applies with buying a condo. When you have determined your budget and what type of property you want to buy, have a list of options and weigh each of their pros and cons. Some questions you should be asking are: (a) Who is the developer? Are they trusted and reputable? (b) Do they have good property managers? (c) Do their other properties appreciate over time?

5. FALLBACK

If this is your first condo, then most likely you are single, newly married or starting a family. It would be good to plan long-term because there might come a time when living in a condo is no longer feasible. So, you have to make sure that the condo you are buying will have a good resale value or has rental potential. You can research this by looking at listings of condos by the same developer and check with them if they offer a rental pool service.

Last but definitely not the least, if you are not confident about buying your first condo on your own, you can always seek the help of a professional real estate broker that specializes in residential sales. Do not be afraid to ask a lot of questions. They will be able to guide and help you through a step-by-step process of investing in your first condo.

ABOUT THE AUTHOR



TETET CASTRO is the Director for Tenant Advisory Group at Cushman and Wakefield in the Philippines. She is a licensed real estate broker with over 22 years of experience in the industry. She specializes in commercial leasing, land and residential sales.

ABOUT CUSHMAN & WAKEFIELD

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FINE LIVING SPACES IN FILINVEST CITY



Artist's Perspective of Sky Lounge at
Bristol at Parkway Place

BRISTOL AT PARKWAY PLACE

Parkway Avenue corner Corporate Avenue

Start of Turnover in 2018

Price Range: P7M to P27M

Units: 1BR (53-61 sq.m); 2BR (100-108 sq.m)
and 3BR (151-167 sq.m)

Amenities: Swimming Pool, Fitness and
Entertainment Center

BOTANIKA NATURE RESIDENCES

Laguna Heights Drive

Tower 1 (on-going turnover)

Price Range: P23M to P67M

Units: 2BR (123-143 sq.m); 3BR (160-214
sq.m); Garden (227-323 sq.m)

Amenities: Swimming Pool, Children's Play
Area, Gardens, Ampitheater, and Business
Center



Lobby of Botanika Nature Residences

For inquiries, please email sales.filigree@gmail.com

**READY FOR OCCUPANCY
AND LAST UNITS LEFT:**

ASPEN TOWER

Parkway Avenue corner Corporate Avenue

Price: P31M

Unit: 2104; 3BR with 2 parking lots
(371.93 sq.m)



Actual Model Unit

CIVIC PRIME

Civic Drive

Price: P3.3M

Unit: 603 (32.42 sq.m) Small Office-
Home Office with parking (B3)

For inquiries, please email krista.bermudo@filinvestcity.com

EATS

HOMEGROWN FINDS

Plan a special evening for your lady love or handsome beau at one of Filinvest City's dining hotspots. Whether you're thinking of an elegant French dinner, feasting on Asian fare, or even hitting the town for a more elevated night of beer and bites, discover these restos that promise a different yet memorable gustatory experience.

BLACK PIG: Beer, Bites & Charcuterie

The brainchild of Chef Carlos Garcia, former chef of the London-based Michelin Star French Restaurant, Gauthier Soho, the Black Pig is no “black sheep” in the culinary world. It has become a celebrated haven where diners and foodies seek some of the best charcuterie in the city.

And with its interiors decorated in a deep, dark palette, a mix of steel, wood and concrete, it becomes a romantic and even mysterious respite for couples.

Black Pig specializes in well-curated, European-inspired dishes, with Spain's black Iberico pig as the star of the menu. Must-try dishes include The Black Pig Charcuterie Board, which brings together a generous sampling of all its best meats—Jamon Iberico de Cebo, Morcilla Iberico, Chorizo Iberico, Salchichon Iberico, and Lomo Iberico; and the Pumpkin Risotto, a warm, comforting plate of roasted pumpkin wedges with chicken jus.

To complement the charcuterie board, order The Black Pig Cheese Selection, which presents several deeply flavorful cheeses like the Brillat Savarin, Calvad 'Auge, Tomme de Savoie, and St. Agur. Take advice as well from the brew master himself, Anton Garriz. Delight and work up a buzz drinking a wonderful selection of pale ales and strong, craft brews.

At The Black Pig, impress your date with an elevated version of your typical beer-and-bites night!



Prime Angus Short Ribs



Tapas Platter

2nd floor, Commercenter



Toshi Sushi



SUSHI NINJA: Going Japanese

Tucked among the clusters of shops in Westgate Center, Sushi Ninja delivers a memorable, flavorful punch with its exciting menu of sushi, sashimi, and other Japanese delights.

Owned by Matt Floro Tanjuakio, who was trained in the art of sushi-making in LA at the California Sushi Academy, Sushi Ninja brings its masters' keen palate, inspiring food philosophy and the freshest ingredients to create simple dishes that elevate your dining experience.

Choose from its extensive selection of both traditional and modern Japanese dishes. For the uninitiated, the Spicy Tuna Salad, a staple in most Japanese restaurants, is given a lovely upgrade here with its sprinkling of crunchy tempura flakes, secret mayo, and chili dressing, which highlight the flavor and freshness of the tuna slices. The Mixed Poke—fresh, simple, and playful—takes the flavors of the Hawaiian tropics, building alternating layers of fresh tuna and salmon chunks marinated in soy. It captures the very essence of the sea in every bite. Another creative plate, inspired by Spain, the Covarrubias is also a worthy dish for first-timers.

Like its food, the interiors of Sushi Ninja are a playful ode to its Japanese roots, with a minimalist feel maximized by warm lights, a neutral palette, and touches of nature reflected in the wooden slats that decorate the space. The collection of Japanese toys on display also add an amusing touch.

Westgate Center



PETIT BISTRO FRENCH TAPAS: French Feels

Petit Bistro French Tapas promises to whisk you off to the most romantic city in the world, Paris, through its array of delicious dishes. And all you have to do is to pull up a chair, take a seat and allow yourself to be indulged.

Petit Bistro serves familiar French Cuisine in a casual setting, and allows you to truly enjoy your stay, deep in conversation, through its diverse menu of wines and tapas that you can share.

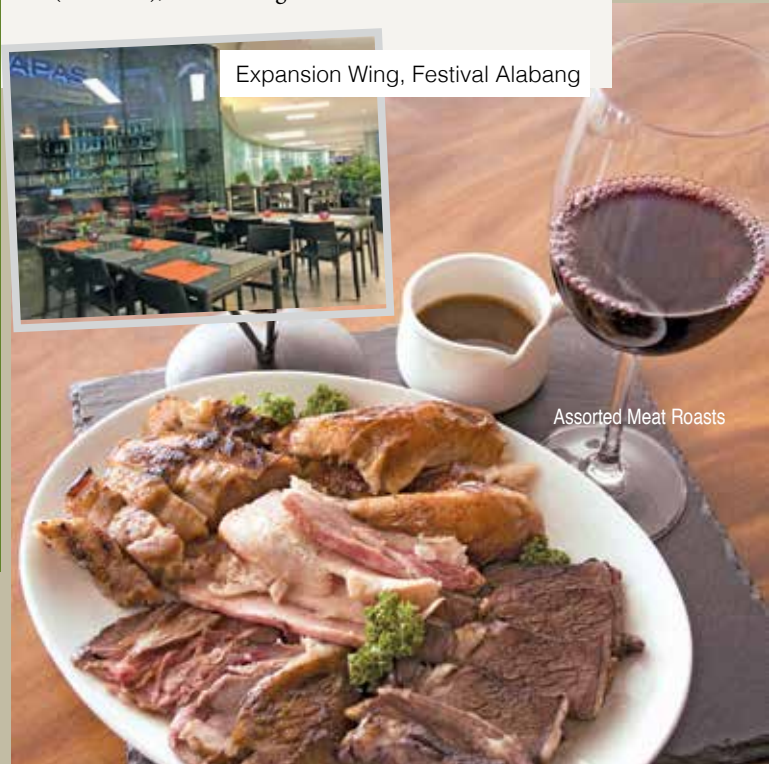
Start your meal with delicious cold cuts like the Assiette de Charcuterie (French cold cuts and terrines platter) or the Tartar de saumon et concombre (raw salmon tartar on a bed of cucumber). For something warmer, try the hot tapas Crevettes poelees a l'ail et paprika (sauteed shrimps with garlic and paprika) and Foie gras de canard poele a la mangue (seared duck liver foie gras with mango sauce).

But more than just bites, Petit Bistro satiates appetites with a handful of main courses that range from satisfying stews (Boeuf Bourguignon Tagliatelle) to steaks, roasted chicken, pork, lamb, and fish. As you feast on the delicious French fare, don't forget to pair the dishes with your choice of wine—of which Petite Bistro is well stocked! Choose from red (Bordeaux), white (Sauvignon Blanc, Chardonnay) or rose wine (Provence), and let the good times flow!

Expansion Wing, Festival Alabang



Assorted Meat Roasts



RISE OF THE ENTREPRENEURS

WHETHER YOU'RE AN **ARTIST**, AN **ATHLETE**, AN **ENTREPRENEUR**
OR ALL OF THE ABOVE, **FILINVEST CITY** BECOMES YOUR
HOME AND **COMMUNITY** THAT ALLOWS YOU TO THRIVE.



TAKE A LOOK AT THE NEW BREED OF INSPIRING ENTREPRENEURS WHO ARE
CHANGING THE GAME AND MAKING A MARK THROUGH THEIR WORK AND PASSION.

THE EVOLUTION OF SUCCESS

FROM MANAGING A CLASSROOM OF PRECOCIOUS PRESCHOOLERS, GINGER DIAZ-SERRANO IS A PROUD OWNER OF EVOLVE YOGA. SHE SHARES HER LIFE'S NEW CHAPTER WITH US HERE.

Though a vision of health with her toned physique, the 36-year-old founder and studio director of Evolve Yoga in Filinvest City admits that she hasn't always been so passionate about her discipline. In fact, looking back on her first memory of it, she abhorred it!

"I remember my first yoga class (as a student) in 2005, and it wasn't a particularly pleasant experience because it was hot, and I was struggling!" she laughs. But despite the awkwardness of that first session, "there was something about that experience that made me come back for more. It was life-changing!"

She was then working as a teacher for a preschool. But though being surrounded by children who looked up to her gave her immense reward and fulfillment, at the end of the day, she felt that her heart was drawn towards something else. "Not that educating children is not important, but I wanted to teach something that I could truly be instrumental in changing lives for the better." Through yoga, she had a deep spiritual awakening. "I learned about acceptance, responsibility, determination and humility, all of which I had never really fully learned in the years I had lived before."

Inspired by the lifestyle and moved by philosophies of yoga, she immersed herself in the full experience, learning the ways and becoming a certified yoga instructor in Hawaii in 2007. She flexed her muscles (figuratively and literally), teaching classes in different cities across the US and in the country. She established her own studio—Evolve Yoga and Fitness (formerly known as Bikram Yoga Alabang)—in 2010.

The proud yogi, entrepreneur, and mother now has two yoga studios—one in Commercenter (the flagship studio) and another in BGC—and manages a team of 40 (comprised of teachers and support staff) who attend to the growing number of students who flock to her place.



GINGER DIAZ-SERRANO

"Yoga is also all about health so it's quite fitting that the location I chose is surrounded by runners, bikers, and people who are health conscious."

"It has been a thrilling, challenging, and amazing ride," Ginger admits, recalling all the hard work and preparation she put into building her business. "I was just 29 when I started, thankfully I had the right location," she says.

As a first-time entrepreneur, she knew she had to be hands-on and watch over the operations closely, and so she chose a place close to home. "Alabang was a no brainer; I knew that I wanted to build a business and life here!" she exclaims.

As a practitioner who advocates holistic healing and living, Ginger knew that Filinvest City would be the perfect complement and partner for Evolve Yoga.

"Yoga is also all about health so it's quite fitting that the location I chose is surrounded by runners, bikers, and people who are health conscious."

But more than the laidback vibe and refreshing scenery, Ginger appreciates the sense of community that the CBD nurtures. "Over the years, we have been able to build a community of dedicated practitioners. They may come in on their own, but almost always, they leave our doors with friends. It makes me happy to see how we have built such strong relationships."

PREPARING TO LAUNCH

MEL LOZANO-ALCARAZ OF LAUNCHPAD COWORKING IS THE FULL EMBODIMENT OF A MODERN WOMAN EXECUTIVE.

Her mind races a mile a minute, and she's always in high-gear, perpetually in multi-tasking mode, shifting between answering calls and emails, and entertaining the clients who drop by Launchpad, a co-working space in Commercenter. Launchpad is her brainchild, which she set up with friends, who like her were, "tired of working in coffeeshops and wanted to take a break from the office setup."

Living in the South with an office up North (Mel was formerly a producer at GMA) was far from ideal, but thankfully the flexibility of her day job allowed her to work off-site. "But the house and the coffee shop aren't great places to work either," she says with a nod. The comforts of home make it too easy to procrastinate, while coffee shops and computer hubs become too noisy and busy to focus on the task at hand.

And so out of their frustrations and seeing an opportunity to fulfill a real need, Launchpad Coworking was born. Established in 2016, the co-working space removes the high costs of working in a traditional office, the preoccupations of home life, and the interruptions of a busy café. "It's a devoted place for productivity and community," she smiles.

Here, professionals, students, creatives, and the like can find a quiet corner that's fitted with everything one needs to be productive—fast and reliable internet, a conducive work desk, unlimited coffee, tea and water, and access to a printer, fax, scanner, and copy machine, among other perks. Launchpad goes beyond simply offering you a place to work, you can even avail of accounting and legal services, secretarial services and virtual assistance.

Walk-in guests can avail of a space for as low as P200 pesos, and should they enjoy the environment, can even reserve fixed desks and office rooms all year round.

Decorated with a mix of steel, wood and concrete with pops of color, Launchpad is in an inviting and cozy respite in the city.

On a typical day, Launchpad is pretty packed, filled with a wonderful mix of people, from restaurateurs, students, graphic designers, even bitcoin "millionaires." But even at full capacity, the space maintains a level of quiet that makes it still conducive for



work. "Our rules are pretty basic: respect others and just don't come in your underwear," she laughs. "That's pretty much it."

Tailoring their business concept to their market, Mel and her partners envisioned Launchpad to strike a balance in "culture." "We didn't want Launchpad to be very corporate and very stiff. On the other hand, we didn't want it to be as comfortable as your house either," she shares. The co-working space in Alabang sought the middle ground, transforming into a place where the cool, laidback kids and young entrepreneurs of the South could hangout, as well as the serious executives of the big multinationals.

Since opening two years ago, Launchpad's rise to success has been strong and steady. Recently responding to public demand, they've expanded their business to across the hall, opening up Launchpad Core Team Plus, which offers office spaces.

When talking about the success of their business, Mel credits this to the great teamwork among her business partners, who, like her, are able to stay committed to Launchpad despite having day jobs. "As I mention to first-time entrepreneurs, if you're going into business with a partner (or partners), look for someone who is not your best friend. Looking for a business partner is like marriage, you need to find someone who will be honest and straightforward with you, who will tell you what's wrong and what needs to be done, who will push you to do better, and who will complement your weakness. You need to find the right one," she ends.



INTO HIGH GEAR

FROM BEING A FAMILIAR FIGURE ON THE SMALL SCREEN, OYO BOY SOTTO IS MAKING HIS PRESENCE FELT IN HIS NEW BUSINESS VENTURE, KONA BIKES.

A competitive athlete and biking enthusiast, Oyo Boy recently became the official distributor of Kona Bikes in the Philippines, and put up his bike shop in Westgate Center, Filinvest City.

Oyo was inspired to bring in the US-Canadian brand a few years back, when he and his wife, actress Kristine Hermosa, headed to the Taipei Cycle Show in 2015. “We were just looking around, and exploring the possibility of distributing bikes in the Philippines. There were a lot of mountain bike brands there, but I was specially drawn to Kona as it’s one of the most trusted brands that has been around since 1988.” While well-known in the West, Kona has yet to gain greater traction in Southeast Asia. And this is where Oyo Boy saw himself making a contribution as an entrepreneur.

“People make the mistake thinking that all mountain bikes are the same. It couldn’t be further from the truth,” he says. “I’ve ridden many other bikes by other brands, but with Kona, you immediately feel the difference in the suspension system. It gives you more control as you take on different and challenging terrains, and is adaptable to any condition.” Kona Bikes as marketed are built to do it all, in any circumstance—from downhill to dirt jump, cross-country to crosstrail, enduro, and all-mountain.

Oyo has joined numerous competitions and races over the years, and has dedicated a lot of hours testing his bikes on the different terrain all over the Philippines.

“I just love the adrenaline rush that I get when I’m biking. I love the feeling of speed and the mix of excitement and hesitation as you go down a hill,” he says of his passion for the sport. “Also,



VITTORIO MARI “OYO BOY” SOTTO

“For me, your business should be your passion. Because if it’s your passion, you will never get tired, it will never feel like work.”

no two trips are ever alike, even if you go back to the same trail. Because depending on the weather, it changes. For example, when it rains, the trail becomes muddy, slippery or it even changes course. So every time you go back, it’s a different experience.” In addition to helping you stay fit, according to Oyo, mountain biking allows you to deeply enjoy nature. “No cars, no pollution. Just fun,” he says with a smile.

In the South, where he and his family reside, Oyo has found a community of kindred spirits. Filinvest City is well-known to be home to a growing population of active individuals who are into competitive racing, leisure fun runs, and the like. Oyo joins the group of bikers on certain occasions, exploring Tagaytay, Batangas, Baguio, and even Mayon on some of their bike trips. “But you don’t have to go far for a good time. There are a lot of exciting trails already here. It’s closer to home than you think!”

Here, in Filinvest City, opportunity, environment, and community all come together seamlessly, allowing entrepreneurs such as Oyo Boy to flourish. “For me, your business should be your passion. Because if it’s your passion, you will never get tired, it will never feel like work. Of course, there will be trials and hardships—that cannot be avoided—but if it is your passion, then even when your profit is small, you will still continue and persevere, because you enjoy what you do.”

ACHIEVING YOUR FULL POTENTIAL

BE INSPIRED TO DEVELOP YOURSELF FURTHER THIS YEAR AT LA VIE INSTITUTE, A CENTER FOR PERSONAL AND PROFESSIONAL GROWTH.

According to Monica Santiago-Muñoz, the greatest disservice one can ever do to themselves or their loved ones is to not help them achieve their full potential. The CEO and Program Director of La Vie Institute, Monica has devoted her life and career to helping others become the best version of themselves.

La Vie Institute in Commercenter, Filinvest City—Monica's first endeavor into business, is the only provider in the country of Total Personality Development Workshop Programs. It specializes in courses that are specifically designed to build EQ, confidence, and good communication skills. It caters to all, from kids as young as six years old to teens, college students, professionals, and even senior executives.

"Majority of the time, people perceive Personality Development as something that only beauty queens, aspiring models, and celebrities need, which is definitely not true!" laughs Monica. "Everyone—regardless of age, social standing, work, and the like—has much to benefit from our programs. We transcend the usual personality development workshops being offered by other providers."

A former teacher at her alma mater, St. Scholastica's College Manila, Monica saw the need and opportunity to provide supplementary education and training to young men and women in the South. "We started La Vie Institute because EQ training is not given as much emphasis as academics in school. In fact, it is crucial how one builds their identity as it affects their self-confidence and how well a person works and builds relationships with others in the future."

With over a decade of experience, Monica has personally witnessed how a weak self-image and low EQ leads to a lot of difficulties for individuals in the long run. "Low self-esteem and lack of direction are sources of frustration for many. It ultimately demotivates these individuals upon reaching adulthood."

Monica works closely with her team of over 50 mentors and trainers to help clients equip themselves with the right tools and skills for the real world. In its essence, La Vie Institute helps every individual understand what they want and helps others bring out their most authentic self. "We don't teach you how to be fake. We



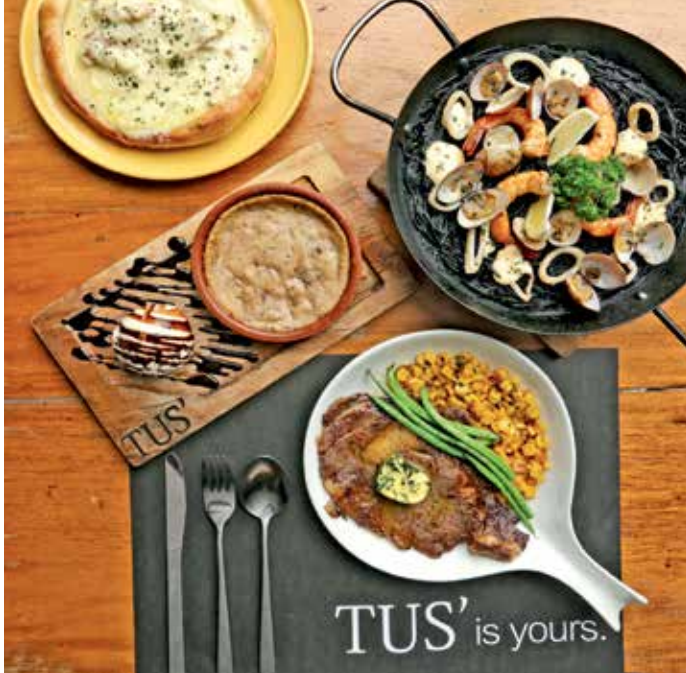
MONICA SANTIAGO-MUÑOZ

*"I've always loved the landscape and energy of the area.
Plus, you see so much of the sky!"*

help you realize your real and authentic you. It is about learning how to feel good and confident in your own skin. Because the more comfortable you are, the more authentic you are, the more confident you'll be in dealing with others and the world."

Responding to why she chose to put up La Vie Institute in Filinvest City, Monica answers: "There's so much that great ambiance does to the soul and this city is the perfect setting for what La Vie Institute offers. "I've always loved the landscape and energy of the area. Plus, you see so much of the sky!" With the bright sunlight streaming into its rooms from floor-to-ceiling windows, it becomes a haven for clients who are seeking a different, more relaxed atmosphere. Today, it continues to rise and is fast becoming a center of value that more and more people are coming to trust.

When it comes to her business and her own life, Monica abides to several tenets and philosophies—"Be authentic to who you are and what you stand for. Trust your vision, but be flexible on how to achieve it."



TOAST TO TUS'

CHEF KRSNA ALGENIO, CO-OWNER OF TUS' SET OFF FOR THE GREAT, BIG WORLD, HOPING TO HONE HER SKILLS AND PALATE IN THE ILLUSTRIOUS KITCHENS OF RENOWNED CHEFS.

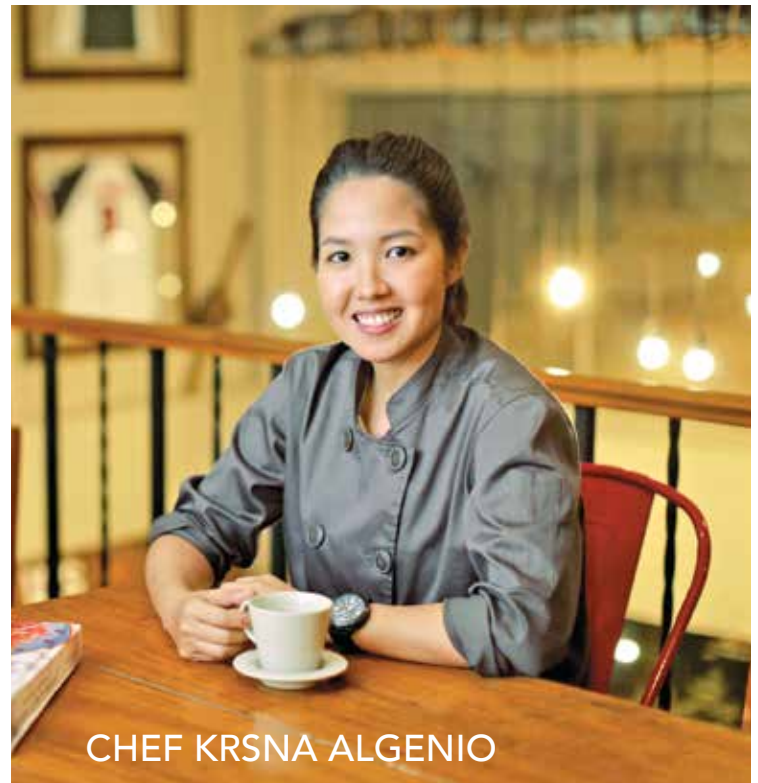
She worked in Singapore and Korea for a couple of years, and loved the vibe and familiarity of the kitchens. She was in her element and thrived even under the hot, stressful conditions. “But like any other young chef, I dreamt of opening my own restaurant,” said the former photographer and Arts Management degree holder.

A lunch with a good friend Kai Sason became the catalyst that emboldened the young, aspiring restaurateur to take a great leap of faith.

Just like Krsna, Kai—a professional accountant then—had long been thinking of a way to get out of the dreary corporate world and stifling office structure. And so the two banded together and jumped at the opportunity to go out on their own. “It was completely unplanned but definitely destined!” nods Krsna.

With Kai taking charge of operations and Krsna at the helm of the kitchen, they set out to fully realize their dream. The two devoted themselves to fleshing out the restaurant concept and refining the menu to ensure that diners not only go home full and satisfied but with a lasting, memorable experience.

Tus', located in Westgate Center, specializes in Modern European cuisine—one that is both comforting and satisfying, built on flavorful dishes that warm you with memories of home.



CHEF KRSNA ALGENIO

Looking at Tus' extensive menu, the items are simple, straightforward, modest, and very generous in terms of servings. “We wanted it and planned it that way,” smiles Krsna. The best-selling dishes and the ultimate pride of Tus' are undoubtedly its pot pies and its half-baked cookie dessert creation (unanimous favorites among frequent guests!). Pot pies are made with light and flaky crusts and baked to perfection, while the gooey goodness of the cookie dessert has diners coming back for more.

“Thankfully, we’ve been able to build a strong following, and I think it’s because we deliver more than just taste,” explains Krsna. In the beginning, as much as Krsna believed in her dining concept and masterful cooking skills, she also knew that the success of the restaurant relied greatly on finding the right home. It’s all about location, location, location!

Thus they were firm on finding a spot in Alabang, since both lived in the South and were already familiar with the area. “Filinvest City is certainly favorable for businesses,” nods Krsna. “Moreover, I like how they continuously improve on their roads, consider the safety of the people, and give attention to landscape design. You get the feeling of being at home the moment you exit the toll.” Another reason that had them convinced to build their first resto in Metro South—there was a burgeoning foodie community.

When it comes to inspiring other entrepreneurs, Krsna shares a little bit of business wisdom: “There will never seem to be the perfect time or the perfect opportunity to start your business. So just do it.”

“If people in the past only followed their minds and did not take risk, there would be a lot of major companies that would not exist today. Follow your heart, perfect your craft, and go for it,” she ends.

NEW YEAR, NEW FITNESS GOALS

So you resolved to take up running and biking this new year, but have no clue where to begin? Here are practical tips to get you started on your fitness journey:

By Jaymie Pizarro, TheBullRunner.com



1. GET THE RIGHT GEAR.

Before you begin running, go to a running specialty shop and get a gait analysis to determine your foot type and the proper shoe for you. Getting the right shoe at the onset can make running more comfortable and enjoyable for you. More importantly, it can prevent injury. For bikers, visit a reputable bike store and make sure that you are fitted for your bike. Of course, you need your bike shoes, helmet, and other gear to keep you safe on the road.

2. HIRE A COACH. While you can learn to run and bike on your own, if you have plans of joining half marathons, duathlons, or triathlons in the future, then it would be wiser to hire a coach from the start. A good triathlon coach will teach you the basics of proper running technique, riding with cleats, basic bike skills, and can prepare a safe beginner's program for you to ensure that you progress gradually and safely.

3. GET A WORKOUT BUDDY.

Training is always more fun with a buddy or a group. Running and biking are sports that allow you to chat and socialize while you're working out. Training with friends also holds you more accountable to showing up to scheduled workout dates even when you feel like you would rather stay in bed.

4. TRAIN SAFE. Safety is always top priority when working out. Bring hydration when you run or bike. If you workout in the morning, don't forget to put sunscreen and if

you train at night, make sure you wear gear that allows you to be visible to oncoming vehicles. Run or bike only in secured villages or safe areas such as Filinvest City.

5. BE CONSERVATIVE. While you have the urge to go faster or farther as soon as possible, remind yourself that you will get there in time. For now, focus on building your base by running or biking at a comfortable pace with proper form. Before you know it, you'll be a stronger and more confident runner or biker.

Achieve your new health goals with the following suggested routes around Filinvest City:

- Commerce Avenue
- Spectrum Linear Park
- Civic Drive

There is no excuse not to be fit this 2018 as the Garden City's sidewalks are now bigger with additional bike lanes.



GET READY FOR THIS YEAR'S EXCITING EVENTS IN FILINVEST CITY!

DISCOVER THE LATEST HAPPENINGS IN THE VIBRANT CITY OF METRO SOUTH!

MARCH 3-18 RONDA THE WORLD RONDA PILIPINAS

As a city designed for active individuals, Filinvest City takes part in another exciting competitive tour. Promoted to be the biggest national cycling race yet, Ronda Pilipinas will be taking participants around South with P1 million at stake for the winners. Ronda Pilipinas 2018 aims to develop and discover talented Filipino cyclists and promote what is best and most fun in the Philippines.

1



MARCH 10 TO WANDER & WONDER WANDERLAND MUSIC & ARTS FESTIVAL

Join the Wanderland Community as the music and arts festival is back on the Filinvest City Events Grounds. Now on its 6th run, Wanderland boasts an even bigger lineup of your favorite international and local artists! As you're moved by the music, be inspired by the wonderful art that will be exhibited throughout the festival venues. Save the date and get ready as a new adventure awaits!

2



MAY 20 GET DOWN & DIRTY 8TH SHIMANO DIRT & PLAY

Tell your young tikes to get ready to rumble and tumble as Filinvest City hosts the 8th Shimano Dirt & Play. To be held at the Garden City's Mountain Bike Trails in May, the Shimano Race is set to welcome racing enthusiasts—from veteran athletes to mountain bikers as young as six years old. Let the adrenaline flow and the good times roll!

3



JUNE 9-10 TO THE FINISH LINE 6TH FILINVEST CITY ENDURANCE WEEKEND

The active and competitive community in the South will find a new exciting challenge in the 6th Endurance Race Weekend. Last year, hundreds of bikers and cycling enthusiasts tried out the challenging terrain of Filinvest City's nature trail and biking grounds to test their skills and stamina. Whether you're a veteran cyclist or a newbie, discover a new thrill on Filinvest City's tracks!

4



5

LIGHTS OUT COLOR MANILA BLACKLIGHT RUN

The Filinvest City Grounds will transform yet again into a neon dream for the Color Manila Blacklight Run. Color Manila switches up the fun run with heart-thumping music and feel-good vibes. Designed for both competitive runners and non-athletes, Color Manila merges the energy of the concert and festival experience with the pure thrill and adrenaline of a sports event.





TAKE A PEEK IN TO THIS BEAUTIFUL MOM'S BUSY LIFE. VISIT HER INSTAGRAM ACCOUNT @MARIEFIELDFAITH FOR DAILY DOSE OF GOOD VIBES.

Living Life Fully in the South

MARIE ANNE FIELD-FAITH, A SOUTHERNER WIFE, MOTHER OF THREE KIDS, FOUNDER AND OWNER OF POTTLY N TUBBY, INC.—A KIDS' DÉCOR BRAND—IS A PASSIONATE TRAVELER, WITH GREAT TASTE IN FASHION AND BEAUTY, AND A MEMBER OF THE @LIFEANDSOUTH COMMUNITY ON INSTAGRAM.

Get to know her and what she loves about living in Metro South.

HOW WILL YOU DESCRIBE YOUR LIFE IN THE SOUTH?

We love our life here. It gave us the freedom to move, the freedom to play. My kids are happier with the vast space they have now. We get to explore more here, and we do not feel confined to a box.

WHAT'S A WEEKEND LIKE FOR A SOUTHERNER MOM LIKE YOU?

Usually on a Saturday, we like to go on a day trip to the beach as my kids love the water. We like trying various places in Laiya and Anilao as it is very close already from where we live in Alabang. We also like trying glamping and camping places. We do that once in awhile—an overnight at a nature sanctuary. We also love heading to Caliraya and trying out the beautiful Airbnb places there and spend the day by the beautiful lake.

WHAT IS YOUR FAMILY'S TOP FAVORITE SPOTS IN FILINVEST CITY?

The hidden gems inside Westgate Center like organic restaurants and lovely cafés. We also love going to the Commercenter to watch films and eat at The Black Pig restaurant when my husband and I want to spend some quality time. I also go there for some skin pampering at the Aivee Clinic.

WHAT ACTIVITIES DO YOU AND YOUR FAMILY ENJOY DOING IN THE GARDEN CITY?

We enjoy visits to the beautiful Palms Country Club because of their fantastic swimming pool for kids. We also do some of our High Intensity Interval Training (HIIT) workouts inside the

Palms Village and ogle at the stunning row of houses. I also do my Pilates Reformer inside Bellevue Hotel and get my hair pampered in the Jing Monis Salon. S&R is also a frequent destination.

TELL US ABOUT YOUR INSTAGRAM GROUP, @LIFEANDSOUTH?

Life and South is really a group for us five entrepreneur friends where we share what we love about living in the South, sharing some learnings from running our own small businesses and balancing that with the requirements of modern parenting and managing the household. We also host events where we gather Girl Bosses and host talks where we could all sit down, relax and listen to some inspiring stories from these amazing women and learn from them while letting our hair down amongst old and new friends.

In Metro South, Marie has found the freedom to live her life as she chooses, and has built a home where everybody has a space to play.



KIDS CORNER

In Filinvest City, there's always something for everyone regardless of age. These southerner kids share with us their favorite spots and things to do in the Garden City.



“My cousins and I love biking. There is a bike rental place in one of the closed streets in Filinvest City. We enjoy the free space and the trees surrounding it.”

—Mika Maddela (9 years old)



I enjoy playing for hours at Fun Ranch while my Mom works on her laptop. The food is also very yummy.

— Heleene Miranda (8 years old)



“I love going to Commercenter with my family to watch movies while eating popcorn.”

— Matti Guzman (8 years old)



— Emma Lozano (7 years old)
& Matty Lozano (13 years old)

“I like going to Palms Country Club. There are so many things to do there. I also love their food!”

“I like going to Festival Alabang. The mall is so big and there are a lot of shops and restaurants that I like.”

“Pixie Forest in Festival Alabang is our favorite place. We feel so free there. We love the games and the rides.”

— Jaime (5 years old)
& Joaquin (7 years old)
Nepomuceno



“Our favorite place is Cafe Breton. Our family loves eating there and our favorite food to order is La Pinay with extra Nutella on top.”

— Sofia (10 years old), Maia (8 years old),
Amelia Olizon (4 years old)



A HOLLY, JOLLY CHRISTMAS

Last Christmas, Filinvest City brought more cheer and merry to the season with an exciting holiday campaign, called the “Sparkle of Christmas.”

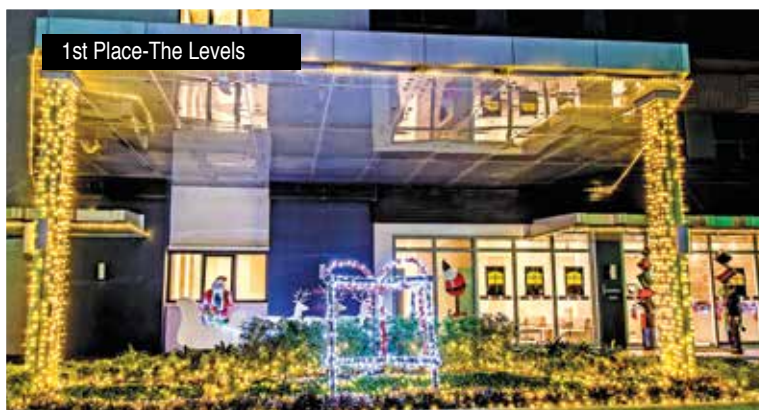
Kicking off the yuletide celebrations, the Garden City hosted the annual Christmas Tree Lighting activity on Thanksgiving Day (November 24, 2017), delighting hundreds of children and families.

The Christmas Tree Lighting celebration captured the wonder and whimsy of the holidays, and was unlike any other as the guests were wowed by the beautiful lights and the 3D image mapping used to project different Christmas scenes onto the grand 40-foot tall tree. The event was held at the newly opened Spectrum Linear Park, the one-kilometer expanse of greens and gardens located at the heart of the community, which became the perfect setting and stage for the Christmas gathering.

Bringing more fun to the occasion, balladeer Christian Bautista and the AMP Band serenaded the guests with their smooth renditions of Christmas carols and classics, while Joyce Pring kept the spirits up with her lively hosting.

The lighting of the grand Christmas Tree also coincided with the launch of the Festino Weekend Market, which brought together sumptuous fare and amazing performances and activities for the family.





1st Place-The Levels



2nd Place- 2301 Civic Place

A COLORFUL CHRISTMAS

As early as October, the holidays were already in full swing as Filinvest City launched its first ever Colorful Christmas contest. With prizes up for grabs, locators were invited to flex their creative muscle and get into the full spirit of the holidays by decorating their offices and business operations in the bright, bold colors of Christmas.

Judges for the contest were chosen representatives from different sectors. They toured the city to carefully inspect the entries.

Taking third place was Asian Star, which captured the grandeur of the season with the use of bright lanterns. Winter Wonderland inspired setting got 2301 Civic Place the second place spot. And finally, clinching the coveted first place was The Levels who went all out with their Santa Claus theme.

It's truly merrier to celebrate the holidays at Filinvest City. 'Til the next Christmas!



3rd Place- Asian Star



A FESTIVE GATHERING FOR FOODIES

A first for Filinvest City, Festino Weekend Market excited the gourmands and foodies in the South with its inspiring mix of new dishes and food concepts.

Festino Market proved to be a weekend market of a different mold, offering a chill ambience and a wide selection of goods and food that were unique, fresh and exciting to the taste buds.



The food merchants went all out, weaving medleys of flavor and color to satisfy the discerning tastes of the big Southern community. From delicious grilled steaks to fresh poke bowls, flavorful pastas and soulful ramens—all cravings were satisfied and even those with the biggest of appetites were satiated.

In addition to the sumptuous fare, diners were treated to an all-out weekend experience with performances from Spongecola, Urbandub, Ebe Dancel, Sandwich, and Itchyworms. The men had their share of fun, too, as they snapped photos and tried out the hot rides on display, including the iconic Mini, Vespa, and Lotus.



FILINVEST CITY'S REGISTRATION WITH U.S. GREEN BUILDING COUNCIL - LEED

Noted as the first Garden City in the metro, Filinvest City flexes its muscles as the first development in the Philippines to be registered with the U.S. Green Building Council's Leadership in Energy and Environmental Design—version four (4) under the Neighborhood Development-Plan category. The US-based council is a nonprofit organization that recognizes designs that are environmentally responsible from construction to maintenance. And to date, gold certifications to developments has only been given to two countries in the whole world—one in Italy and one in Japan.

"In the past number of years, Filinvest City has been quite busy transforming itself to what it is today—dynamic, growing, and a true green city," shared Catherine Ilagan, Executive Vice President of Filinvest Alabang, Inc. (FAI).

Filinvest City prides itself in being a master-planned development that nurtures and encourages a lifestyle of balance by building communities that integrate green development.

FILINVEST CITY UPGRADES TO NEW SMART TRAFFIC SYSTEM

Committed to serving the public better, Filinvest City is upgrading its Traffic Signal System, which will make a smoother flow of traffic around the CBD. The traffic signal systems at the intersections of Alabang Zapote Road and Filinvest Avenue, North Bridgeway, and West Service Road; Spectrum Midway and Bridgeway Avenue, Corporate Avenue and South Station Terminal; Commerce Avenue and Pacific Rim; Filinvest Avenue, Commerce Avenue, and Parkway Avenue; Corporate Avenue and Bridgeway Avenue, Parkway Avenue and Civic Drive; and Commerce Avenue and Filinvest Avenue had been upgraded.

The aforementioned traffic systems are all Smart Ready, ensuring the better management of traffic. In actuated mode, sensors adapt and adjust the timing and phasing of stoplights according to the actual traffic environment. And in its adaptive mode, through its



network of sensors, Cloud, IP or cables, the Traffic Command Center can control the traffic system. The Smart Traffic System also allows the city management to count vehicular volume in each phase or direction of the different intersections.

As part of Filinvest City's Smart City Project, Phase 2 of the Traffic Signal System Upgrading, CCTV, and Traffic Command Center Project will optimistically be implemented soon to better serve the community.

FILIGREE

Embracing Distinction

Actual photo of The Beaufort in Taguig





*ARTIST'S PERSPECTIVE

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OF THE SOUTH

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