

PARK CENTRAL TOWERS

THE REST IS JUST LUXURY

NORTH TOWER
DIGITAL PRESENTATION MATERIAL

A DISTINCTIVE
RESIDENCE ELEVATES
ICONIC DESIGN AND A
SINGULAR ADDRESS WITH
THE KEY ELEMENTS OF
LUXURY – LOCATION,
SPACE, AND CHOICE



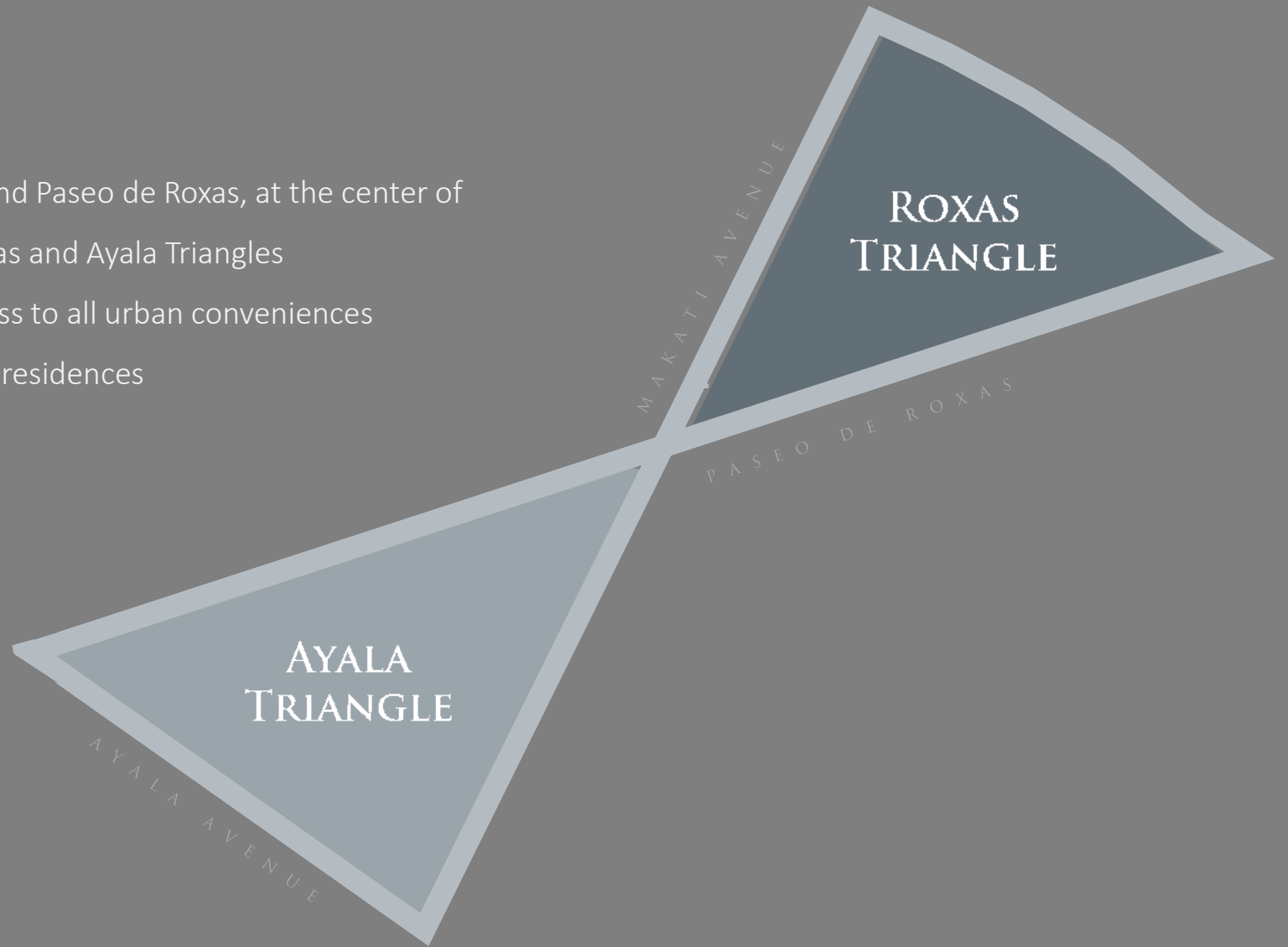
LUXURY OF LOCATION

A ROXAS TRIANGLE ADDRESS

- Located at the intersection of Makati Avenue and Paseo de Roxas, at the center of the “figure 8” or infinity symbol formed by Roxas and Ayala Triangles
- Central location provides uncompromised access to all urban conveniences
- Vicinity is home to the country’s most valuable residences

AYALA TRIANGLE REDEVELOPMENT

- Redevelopment includes a high-grade office building, Tower Two, Ayala Triangle Gardens, and a five-star hotel, Mandarin Oriental
- Will set stronger, integrated relationship between the two Triangles
- Increased allocation for retail, office, and hotel areas, which will culminate in 2020



VICINITY MAP



SALCEDO
VILLAGE

PARK CENTRAL
TOWERS

ROXAS
TRIANGLE
TOWERS

LEGAZPI
VILLAGE

TOWER ONE AND
EXCHANGE PLAZA

MANDARIN ORIENTAL
HOTEL*

TOWER TWO
AYALA TRIANGLE
GARDENS*

ZUELLIG
BUILDING

MAKATI STOCK
EXCHANGE

THE
PENINSULA
MANILA

URDANETA
VILLAGE

AYALA
MUSEUM

SHANGRI-LA
MAKATI

LUXURY OF LOCATION

An aerial photograph of a city skyline, likely Manila, Philippines. The image shows a dense cluster of skyscrapers and high-rise buildings in the upper half, with a large, lush green park area in the center. The lower half of the image shows a more residential or commercial area with smaller buildings and a grid-like street pattern. The overall scene is captured from a high angle, looking down on the city.

ROXAS AND AYALA
TRIANGLES TODAY

Actual photograph

LUXURY OF LOCATION



ROXAS AND AYALA
TRIANGLES BY 2025

Artist's rendering

LUXURY OF LOCATION

AYALA TRIANGLE REDEVELOPMENT

TOWER TWO AYALA TRIANGLE GARDENS

Retail GLA: approx. 8,000 sqm
Office GLA: approx. 60,000 sqm

Supermarket
Cinemas
Modern food court concept
Specialty retail concepts
Restaurants facing the park
Wellness anchors
Convenience and basics
Services



Artist's rendering

LUXURY OF LOCATION



AYALA TRIANGLE REDEVELOPMENT

MANDARIN ORIENTAL HOTEL

5-star Hotel

22 floors

Connected to Ayala Tower Two
by a retail podium

Artist's rendering

LUXURY OF LOCATION

A CENTRAL LOCATION



Artist's rendering

LUXURY OF LOCATION

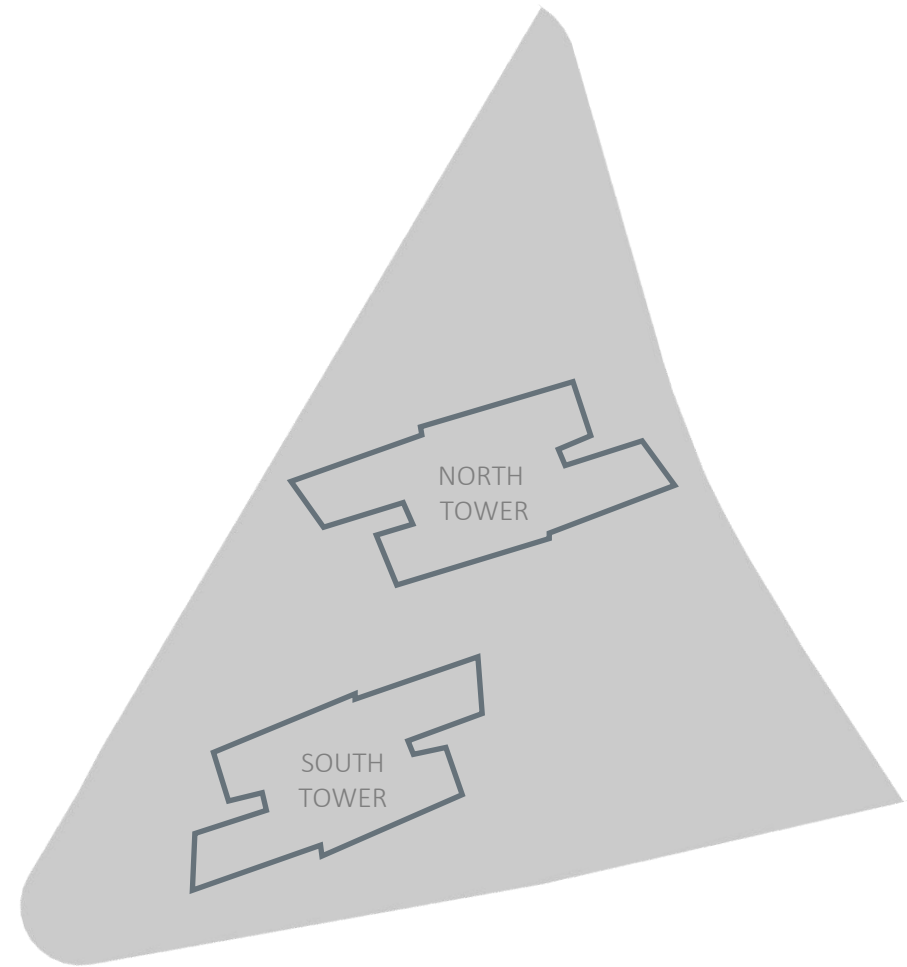
LUXURY OF SPACE

THE SITE'S SHEER SCALE

- Site covers a sprawling 15,860 (over 1.5 hectares) within Roxas Triangle
- Sheer scale allows for more open spaces around the building
- 50% of lot will remain open
- Residential towers' footprints take up only 25% of the entire lot – the rest of the lot is dedicated to open areas, amenities, and commercial establishments
- 3-storey retail podium with 10,300 sqm GLA
- Approximately 6,900 sqm dedicated to amenities and common areas across multiple levels of the building



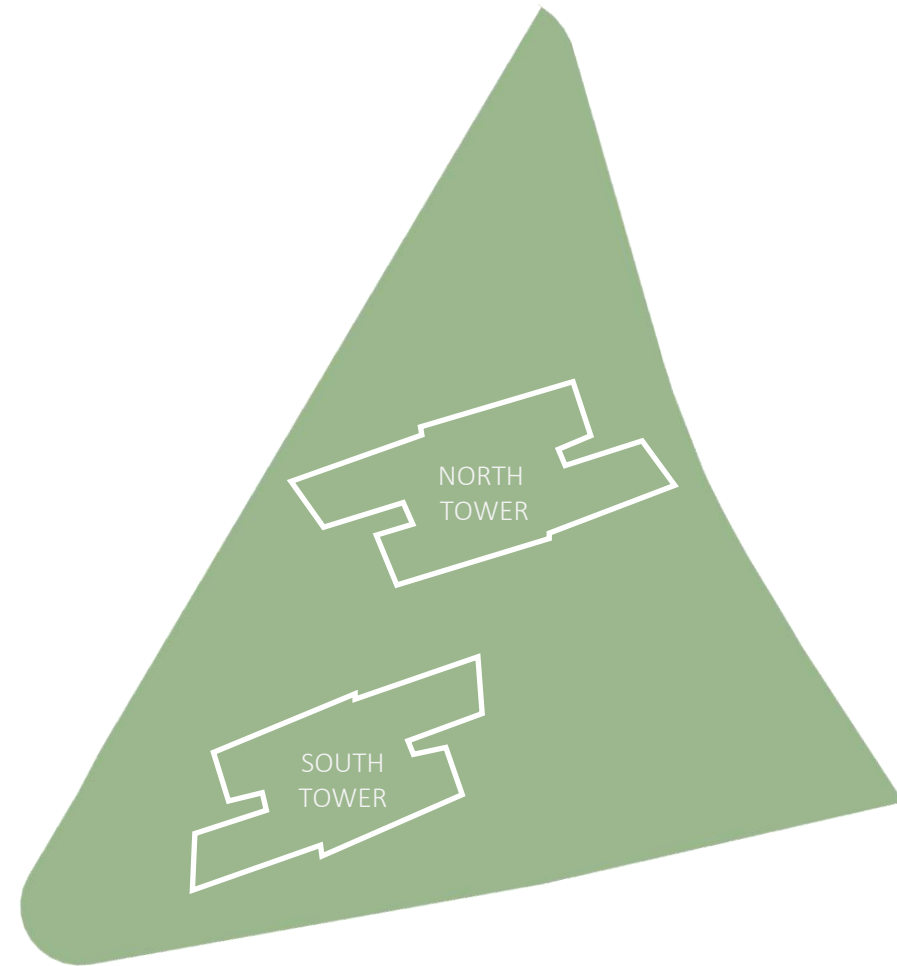
THE SITE



TOTAL AREA

Approx. 15,860 sqm

THE SITE



TOTAL AREA

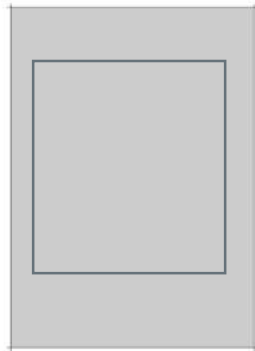
Approx. 15,860 sqm

OPEN SPACE

Approx. 50% of lot

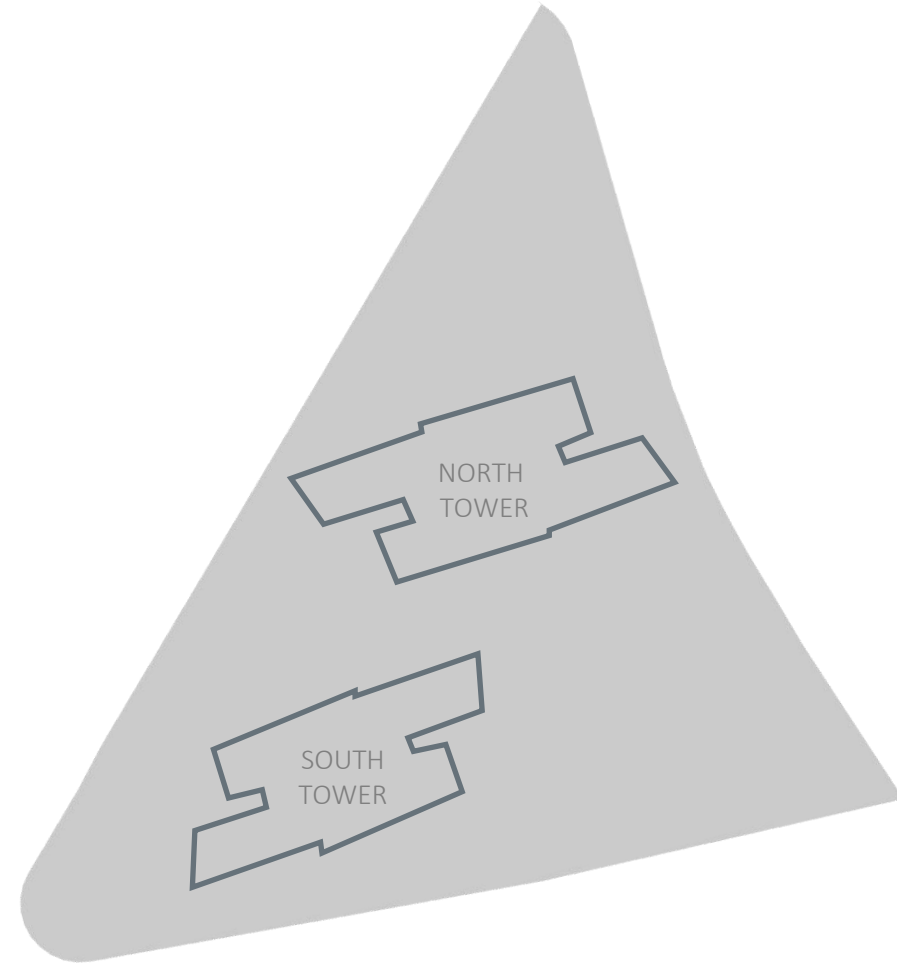
THE SITE

TYPICAL MAKATI COMMERCIAL LOT



TOTAL AREA

Approx. 3,500 sqm



TOTAL AREA

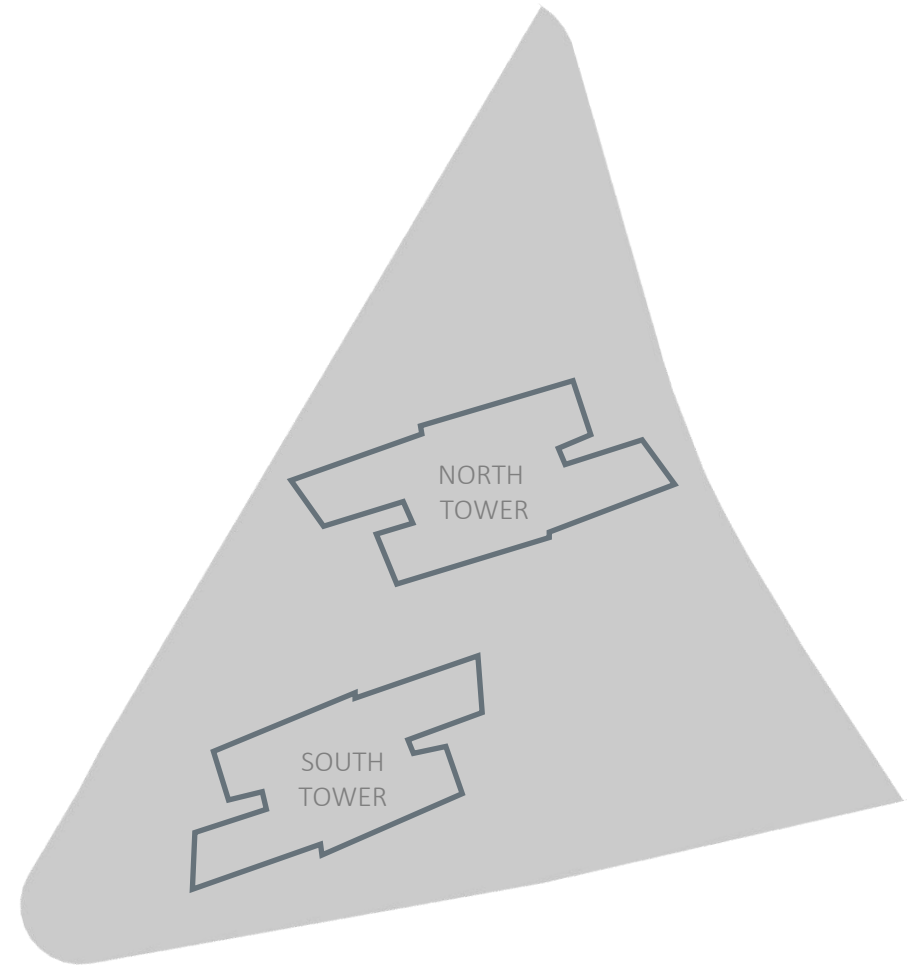
Approx. 15,860 sqm

OPEN SPACE

Approx. 50% of lot

THE SITE

	SOUTH TOWER	NORTH TOWER
NUMBER OF UNITS	281	259
NUMBER OF FLOORS	69	56



EXCEPTIONAL DESIGN

Building Features

Two residential towers anchored by a retail podium

Three storeys comprising retail, dining, and office establishments

Shared residential amenities at the third floor

Four Sky Terraces within each tower

Five basement levels of parking, with designated areas for
the residences and the retail podium

Residential motor court at the lower ground level

Retail motor court at ground level

Nine residential lifts per tower

- Four core lifts

- Four dedicated lifts

- One service lift

Three lifts for the retail podium

Special Features

Double-glazed, low-emissivity windows for all residences

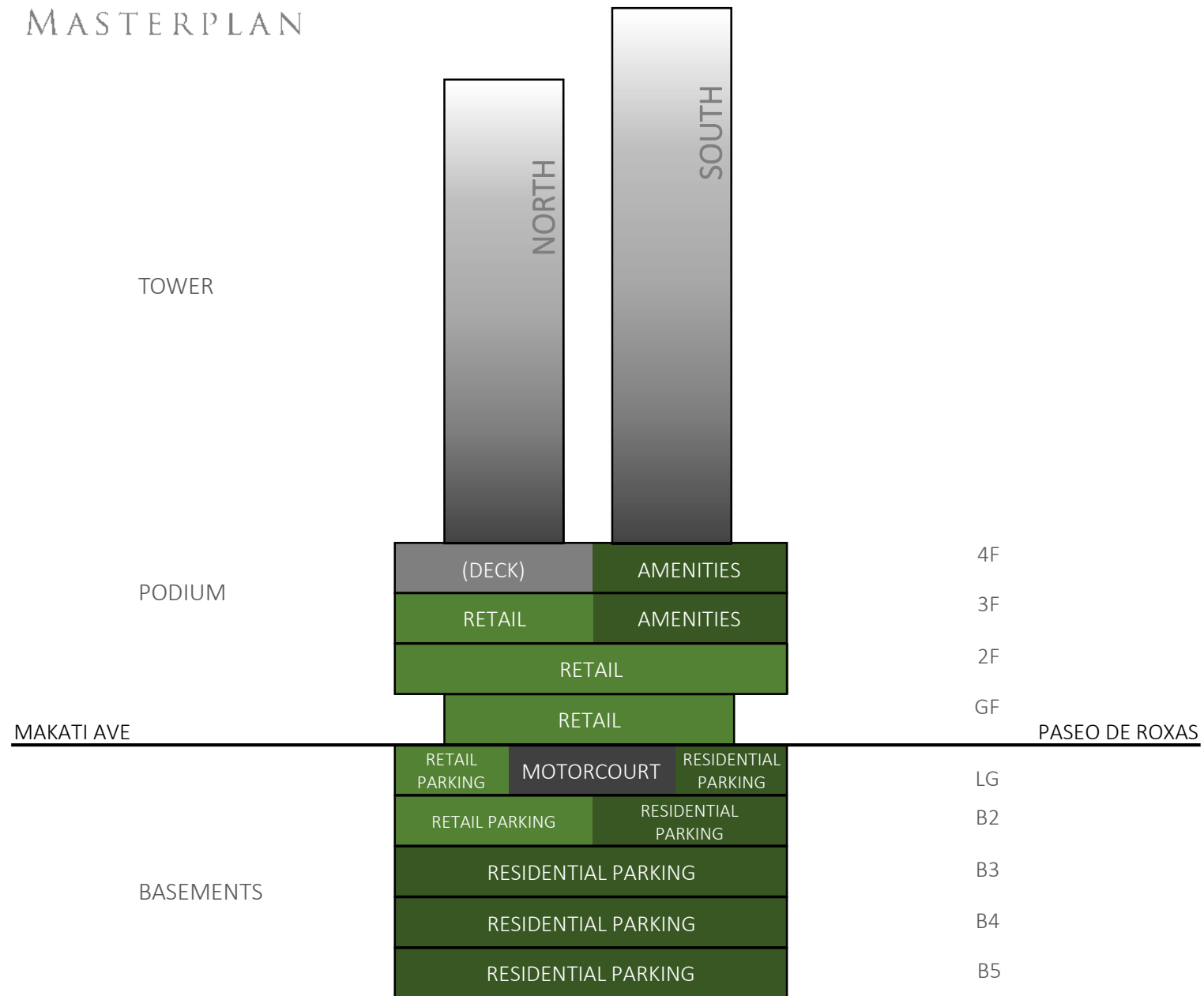
- Buffers sound and intense heat from interior spaces, while allowing ideal levels of natural light to enter

Viscoelastic coupling damper (VCD) technology

- limits structure movement caused by extreme wind velocity, and reduces damage in the event of an earthquake



A MIXED-USE MASTERPLAN



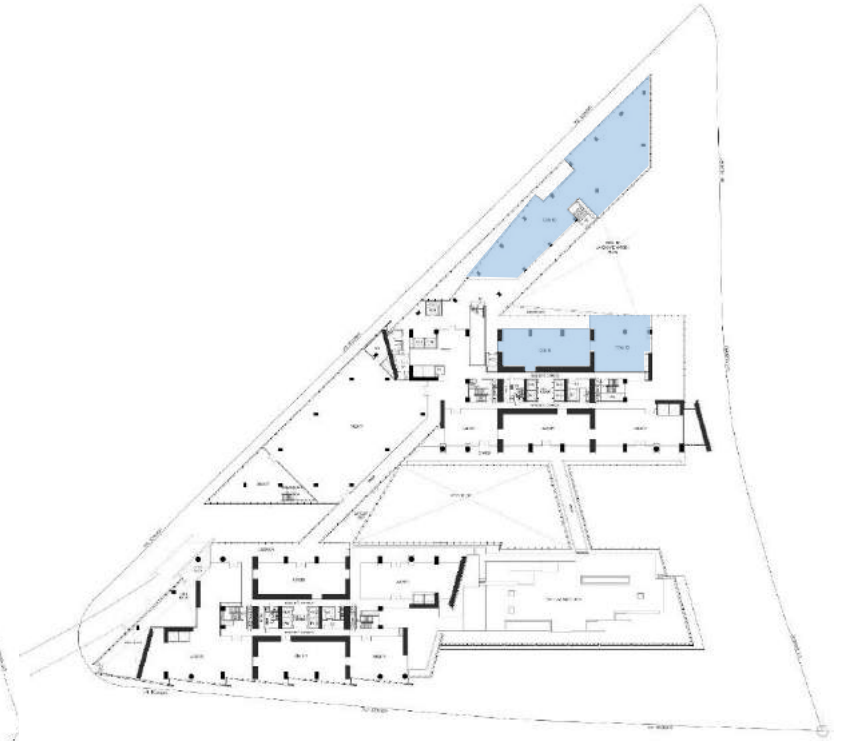
THREE LEVELS OF RETAIL AND OFFICE SPACES



GROUND LEVEL



SECOND FLOOR



THIRD FLOOR

● SUPERMARKET

● RESTAURANT/CAFÉ

● OFFICE SPACE

● SPECIALTY SHOPS

Zoning indicates an initial mix only, reflecting the intended uses for the podium levels.

RETAIL PODIUM

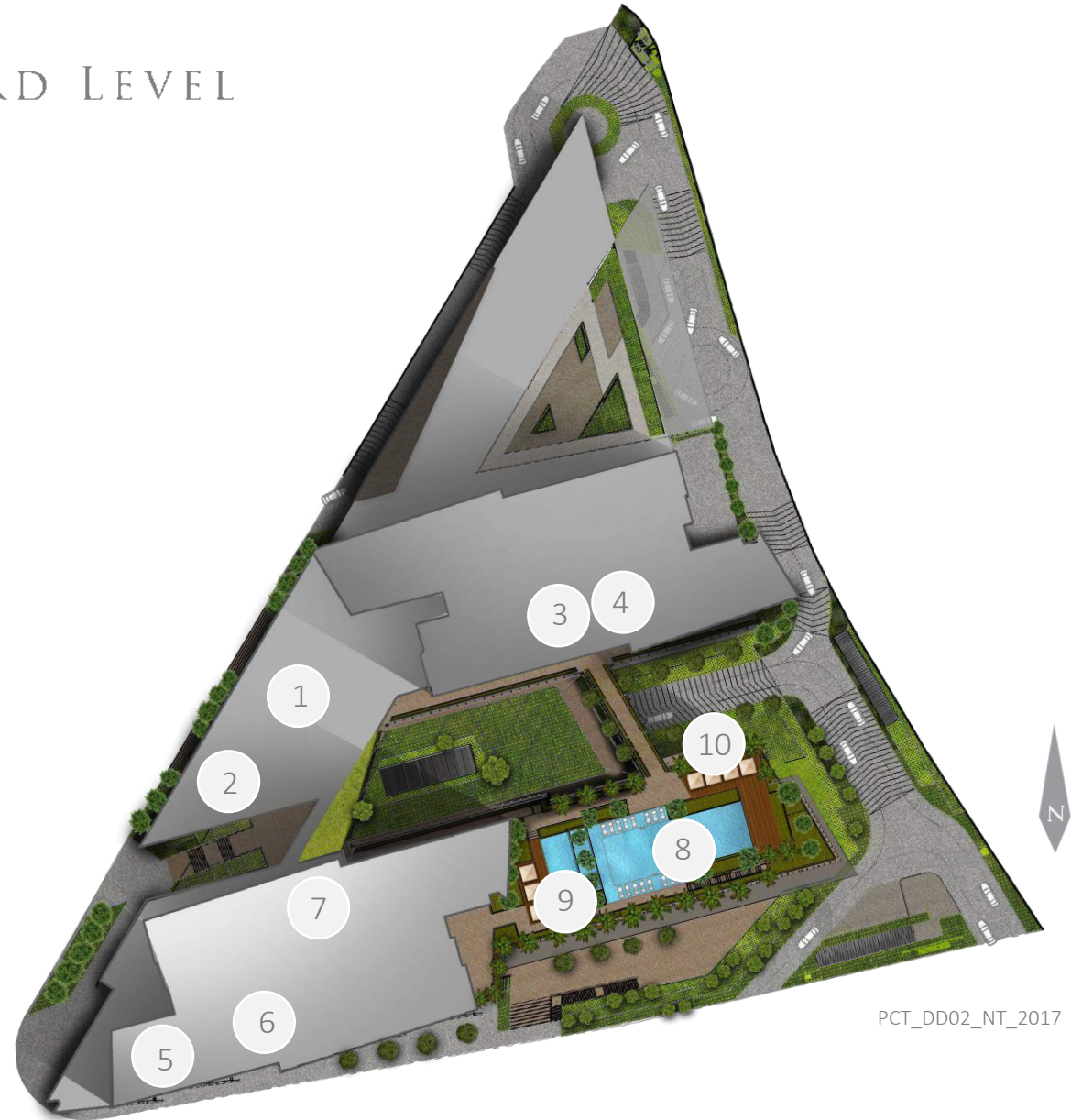


Artist's rendering

LUXURY OF SPACE

RESIDENTIAL AMENITIES AT THE THIRD LEVEL

AMENITY	APPROX. AREA (SQM)
1 Multi-purpose Court	689
2 Bi-level Main Gym	346
3 Main Social Hall	157
4 Secondary Social Hall	123
5 Residents' Lounge	348
6 Game Room	195
7 Indoor Play Area	176
8 Main Pool	309
9 Kiddie Pool	54
10 Pool Deck & Landscaped Areas	989



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MULTI-PURPOSE COURT



Artist's rendering

LUXURY OF SPACE

RESIDENTS' LOUNGE



Artist's rendering

LUXURY OF SPACE

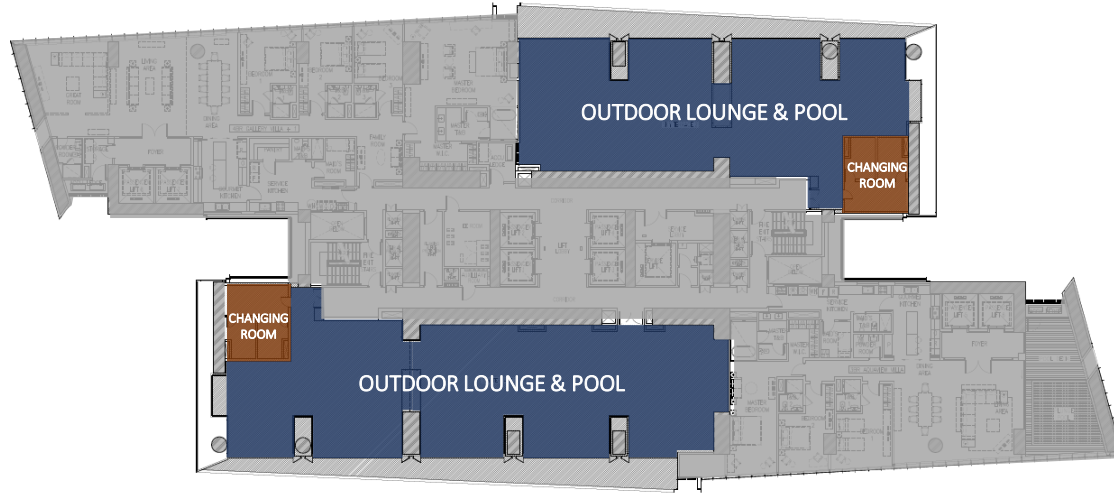
AMENITY DECK



Artist's rendering

LUXURY OF SPACE

SKY TERRACES NORTH TOWER



SKY TERRACE TWO 28TH FLOOR
Outdoor lounge and pool



SKY TERRACE ONE 16TH FLOOR
Fitness gym, studio and outdoor lounge

SKY TERRACE



Artist's rendering

LUXURY OF SPACE

PREMIER PARTNERS

ARCHITECT-OF-RECORD

Leandro V. Locsin and Partners

RETAIL INTERIOR ARCHITECT-OF-RECORD

Asuncion-Berenguer, Inc.

RESIDENTIAL INTERIOR ARCHITECT-OF-RECORD

J. Antonio Mendoza Design Consultants

LANDSCAPE DESIGN CONSULTANT

BCL Asia and Partners Co.

SPECIAL LIGHTING DESIGN CONSULTANT

C-LAO Philippines, Inc.

ACOUSTIC DESIGN CONSULTANT

K.G. Pua Acoustics Design & Consultancy

SECURITY CONSULTANT

Ace and Associates Risk Management, Inc.

ENGINEER-OF-RECORD

Sy^2 + Associates

MECHANICAL CONSULTANT

DCCD Engineering Corporation

SANITARY PLUMBING AND FIRE PROTECTION CONSULTANT

NBF Consulting, Inc.

LIFT CONSULTANT

Roy Barry & Associates

FAÇADE CONSULTANT

ALT Cladding, Inc.

QUANTITY SURVEYOR

Arcadis

PROJECT MANAGEMENT

Bureau Veritas

GENERAL CONTRACTOR

Makati Development Corporation

PROPERTY MANAGEMENT

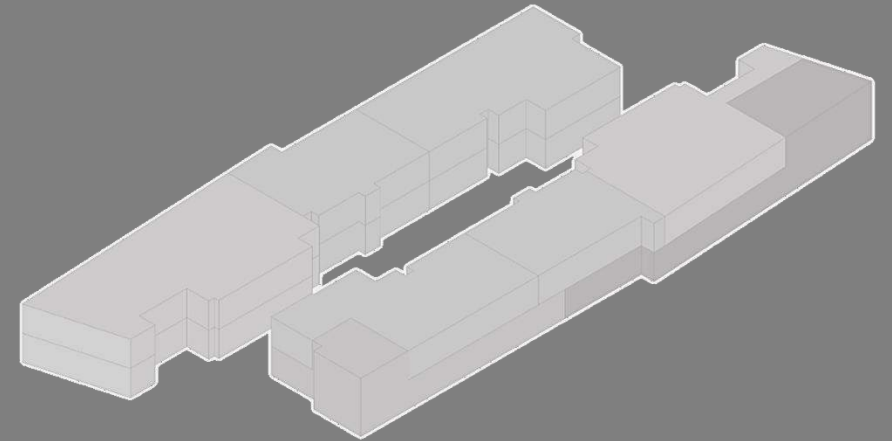
Ayala Property Management Corporation



LUXURY OF CHOICE

LIVING FORMATS DESIGNED AROUND UNIQUE LIVING EXPERIENCES

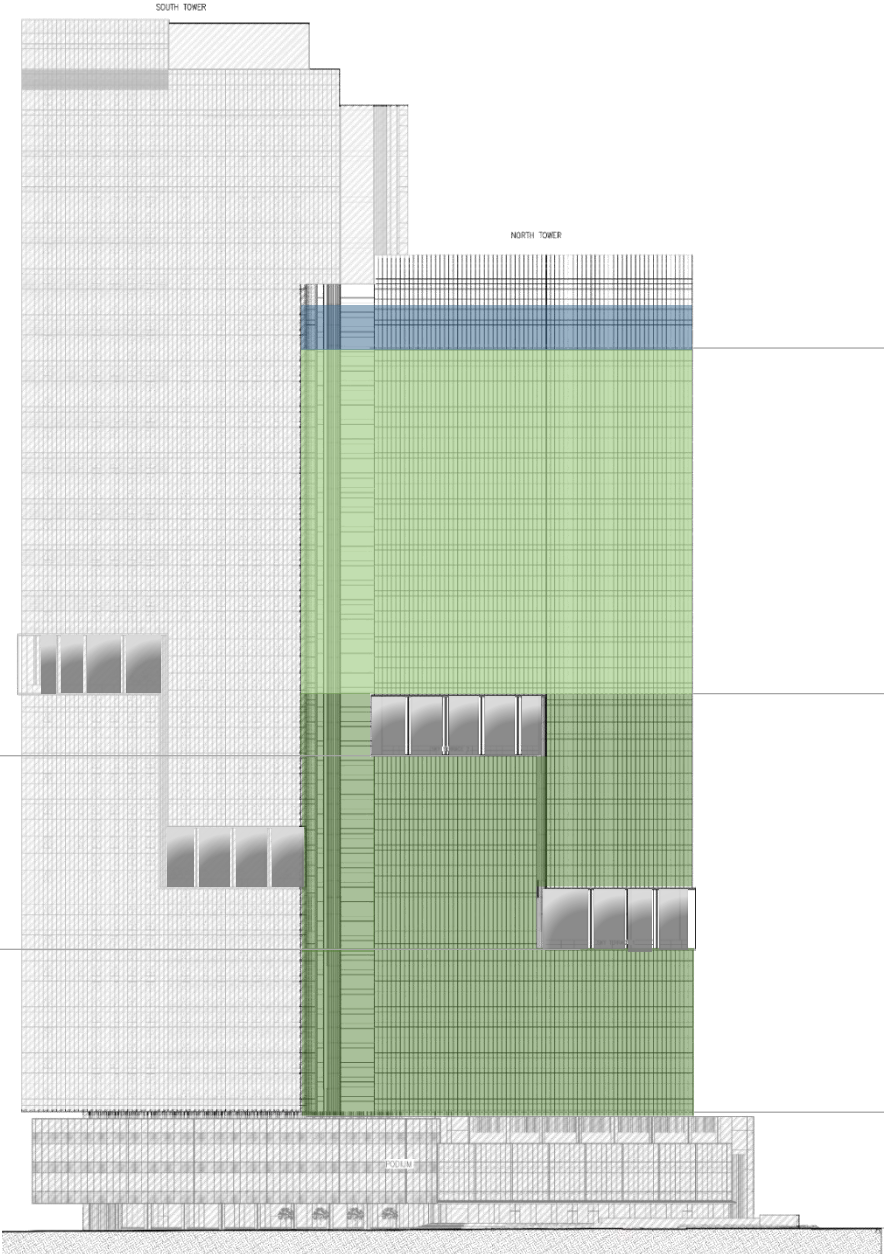
- 14 different unit types are offered for Park Central North Tower, each with its own unique features
- 2-, 3-, and 4-bedroom residences are available, with select units having a flexible space which can be enclosed and converted to an additional room
- Meticulous space planning allows for more areas to be adjacent to the expansive windows
- Floor-to-ceiling, wall-to-wall windows allow natural light to stream in, and provide impressive views for the residents
- Distinctive features are available for select units
 - 47 boast double-height ceilings in certain areas
 - 90 are accessed through semi-private lifts which open up directly to the unit's own lift lobby
 - 23 feature their own plunge pool and deck



NORTH TOWER RESIDENTIAL ZONING

SKY TERRACE TWO FLOORS
28TH – 31ST

SKY TERRACE ONE FLOORS
16TH – 19TH



ANADEM FLOORS 55TH – 56TH

HIGH ZONE 32ND – 54TH

MID ZONE 5TH – 31ST

RETAIL PODIUM GF – 4TH

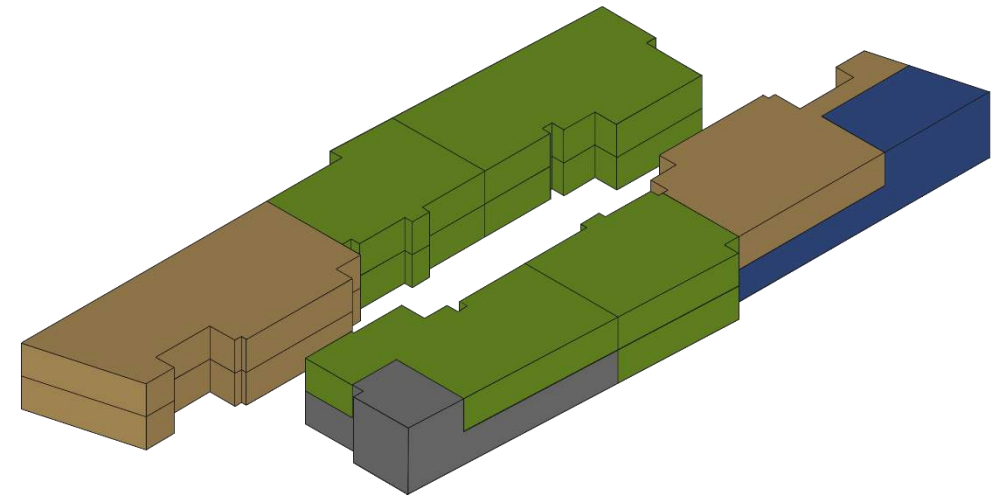
NORTH TOWER MID ZONE FLOOR PLATES



UPPER FLOOR PLATE 6th, 8th, 10th, 12th, 15th, 21st, 23rd, 25th, 27th



LOWER FLOOR PLATE 5th, 7th, 9th, 11th, 14th, 20th, 22nd, 24th, 26th



- Glass Suite
- Skyview Villa
- Gallery Villa
- Aquaview Villa

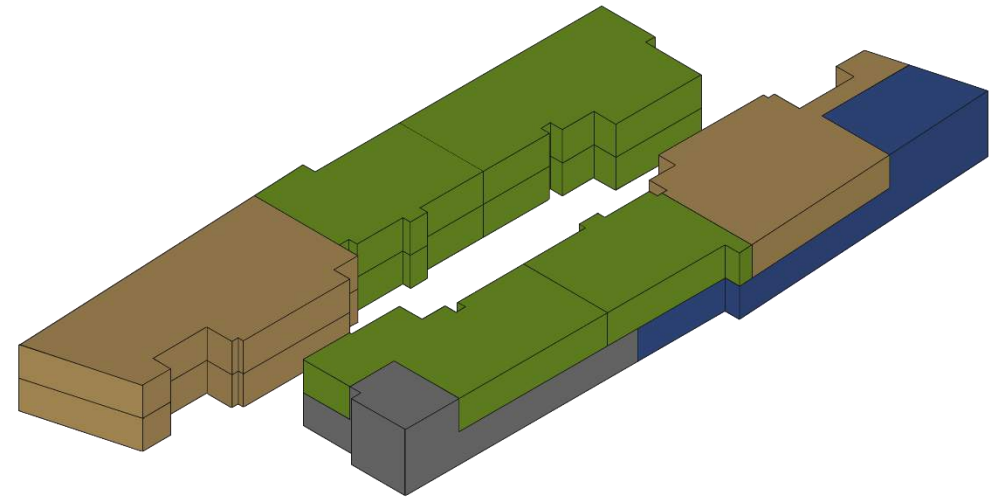
NORTH TOWER HIGH ZONE FLOOR PLATES



UPPER FLOOR PLATE 33rd, 35th, 37th, 39th, 41st, 43rd, 46th, 48th, 50th, 52nd, 54th

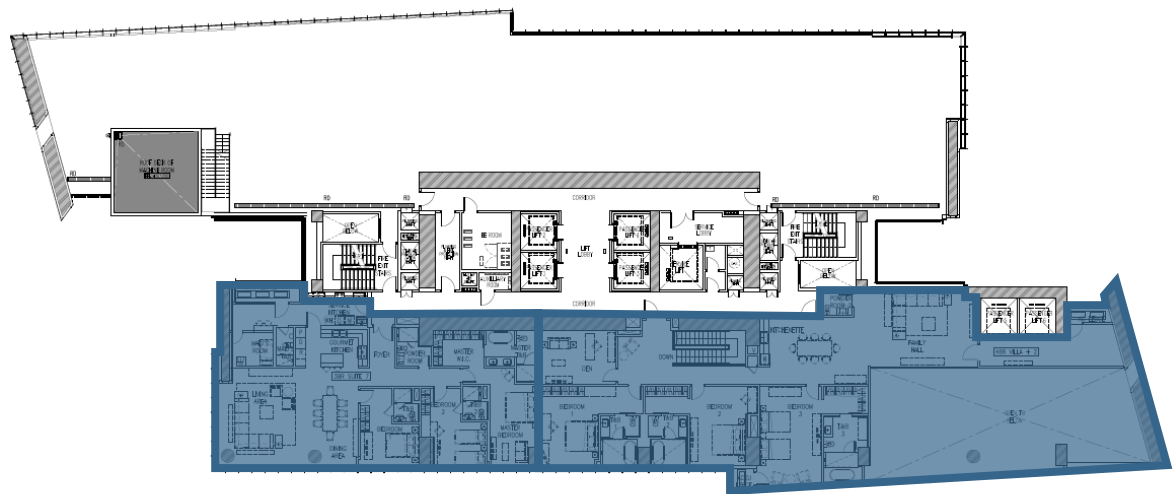


LOWER FLOOR PLATE 32nd, 34th, 36th, 38th, 40th, 42nd, 45th, 47th, 49th, 51st, 53rd

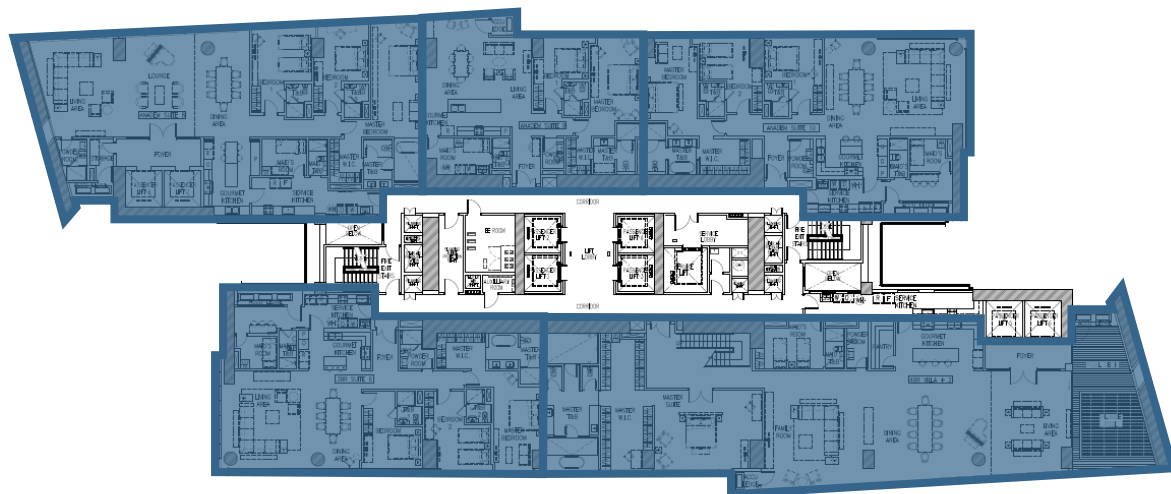


- Glass Suite
- Skyview Villa
- Gallery Villa
- Aquaview Villa

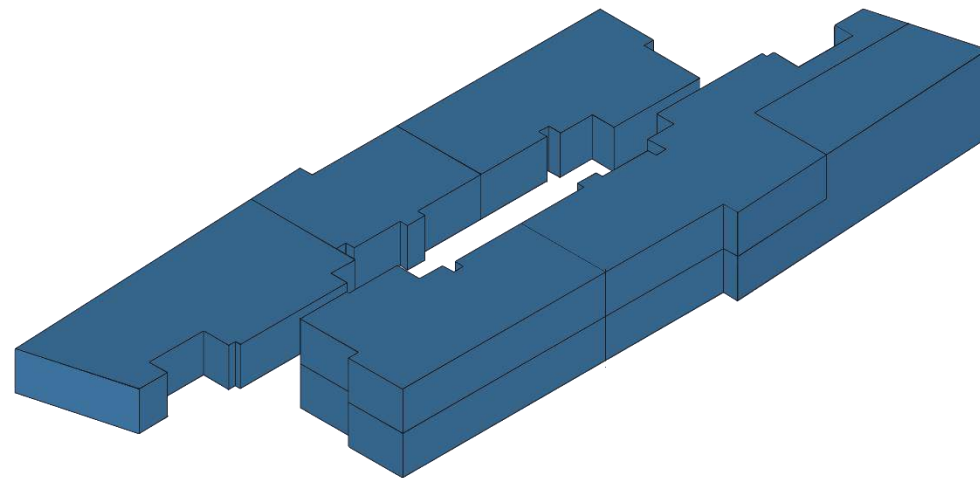
NORTH TOWER ANADEM FLOOR PLATES



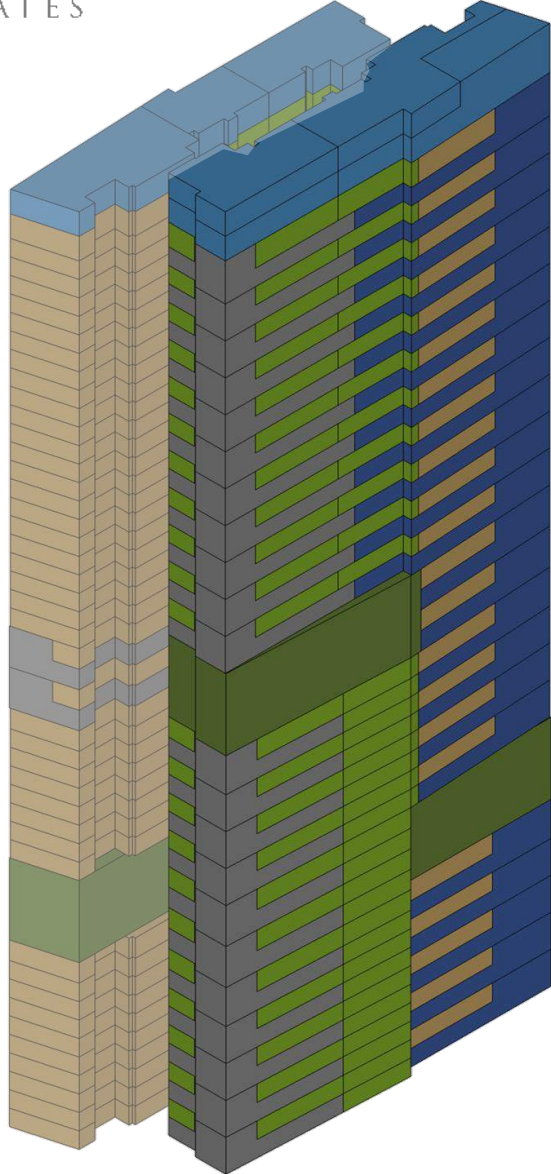
UPPER FLOOR PLATE 56th



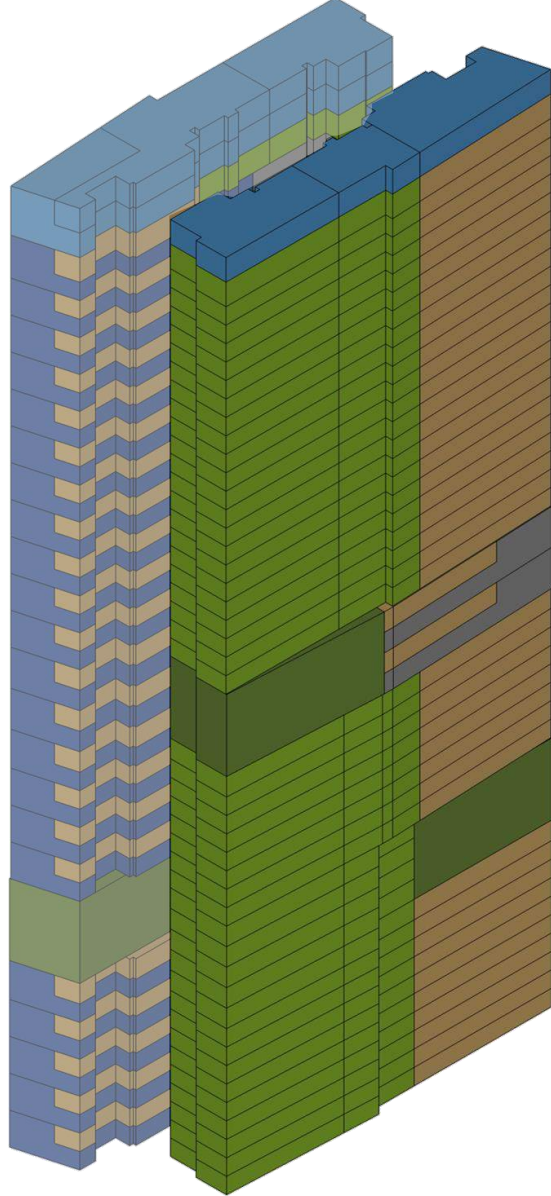
LOWER FLOOR PLATE 55th



NORTH TOWER
STACKED FLOOR PLATES



FACING URDANETA



FACING MAKATI

LUXURY OF CHOICE

VIEWS FROM THE SITE



VIEWS FROM THE SITE



VIEWS FROM THE SITE



VIEWS FROM THE SITE



PARK CENTRAL TOWERS

NORTH TOWER TLTS ENCRFO NO. 17-09-019 | ENCR AA-2017/10-1936

LOCATION: PASEO DE ROXAS COR. MAKATI AVENUE, MAKATI CITY

COMPLETION DATE: DECEMBER 2025

PROJECT DEVELOPER: AYALA HOTELS, INC.

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DIGITAL PRESENTATION MATERIAL