



**Embrace a
life of ease**





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Investment Kit

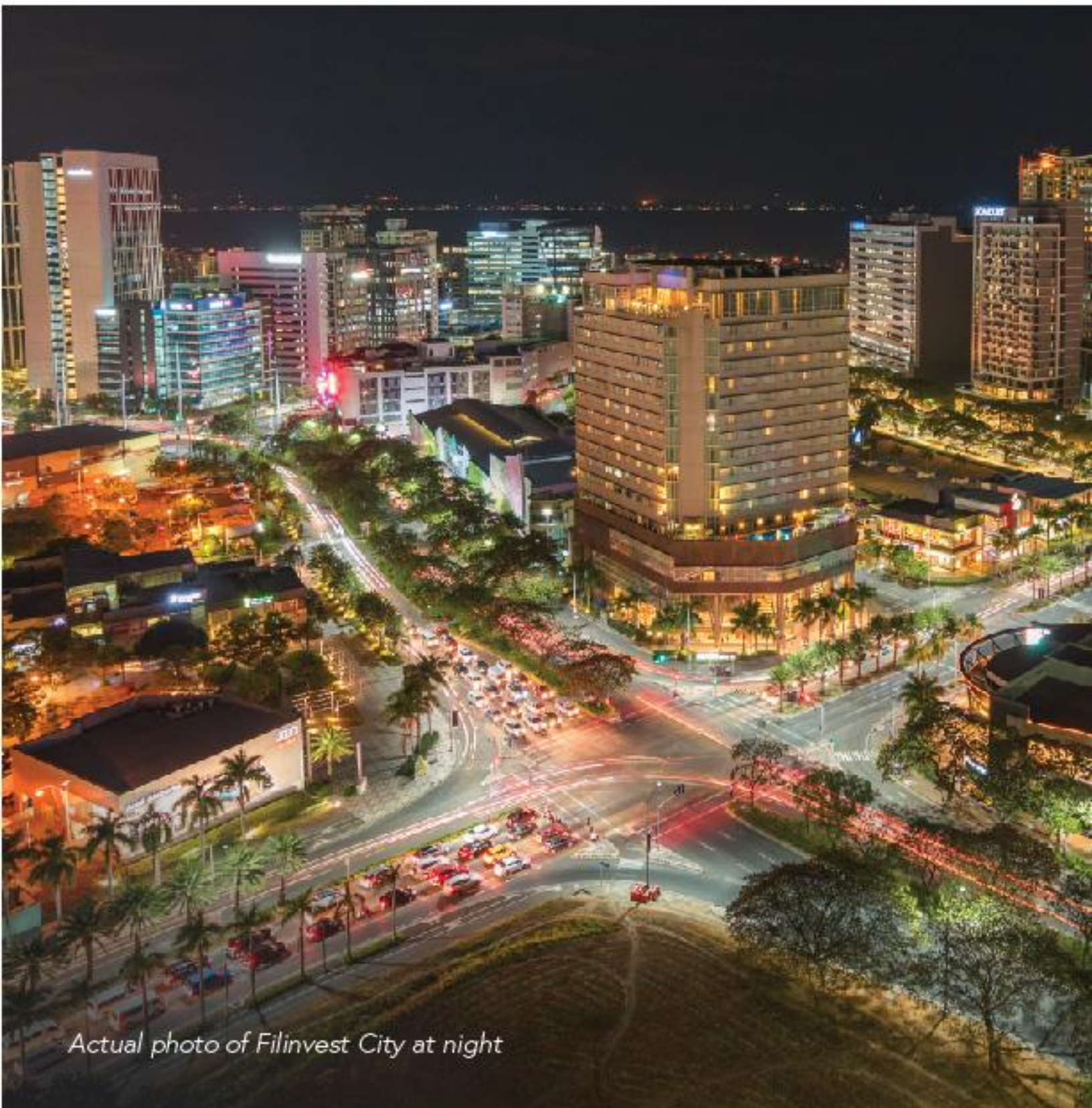


Invest in a prime locale

Studio N is strategically located in Filinvest City, a future-ready and master-planned development at the heart of the Metro South.

Over the last ten years, Filinvest City has flourished with a 630% growth in land value or a compound annual growth rate of 22%, making it an ideal location for investors and home seekers.

With access to IT connectivity, business and lifestyle centers, and medical and wellness hubs, the property boasts an ideal locale for the modern Filipino.



Actual photo of Filinvest City at night



Situated within **Northgate Cyberzone**, Studio N proves to be an excellent investment option for today's working millennials.

The zone hosts a competitive and thriving business community, including local and multinational corporations, the largest BPOs in the country, and various Filinvest real estate investment trust (FILREIT) projects.



Centralized Water System



Drainage System & Sewage Plant



Underground Power & Communication Lines



Fiber Optic Telecom System



Centralized Urban Traffic Control



Provision for CCTV System



Emergency Response Partnership with Lifeline Rescue Phils.



Fire Station

Filinvest City Vicinity Map

Stay continuously connected as Filinvest City and Studio N are accessible via SLEX, Skyway, Alabang-Zapote Road, and Daang Hari Road. Within the vicinity are various hubs and sites for unit owners' daily convenience.

-  Hospital
-  Shopping
-  Restaurant/ Food
-  Grocery
-  Corporate Building
-  Transpo Terminal

ROUTE LEGEND

- From Daang Hari 
- From Las Pinas 
- From SLEX 
- *Alternate route from SLEX 
- Route merge to Studio N 





Artist's perspective of Studio N Lobby

Work Addresses

- Filinvest Axis
- Vector One
- Vector Two
- Vector Three

Recreation sites

- The Alabang Country Club ±14 min (4.9 km)
- Alabang Town Center ±4 min (1.0 km)
- Festival Alabang ±5 min (1.3 km)
- South Supermarket ±3 min (700 m)
- Westgate Center ±3 min (700 m)
- Palms Country Club ±6 min (1.9 km)

Medical and wellness hubs

- Asian Hospital & Medical Center ±8 min (2.3 km)
- Ospital ng Muntinlupa ±8 min (2.3 km)

Learning and education zones

- De La Salle Santiago Zobel ±12 min (3.6 km)
- Far Eastern University Alabang ±6 min (2.4 km)
- Informatics College Alabang ±1 min (300 m)
- PAREF Southridge School ±8 min (3.1 km)
- PAREF Woodrose School ±14 min (5.3 km)
- San Beda College Alabang ±13 min (3.3 km)

All KMs are approximate distances from Studio N

TO LAS PINAS



NORTHGATE



Westgate
Vector One

Fastbytes

TO AIRPORT/MAKATI



Artist's perspective of Studio N Swimming Pool



Why Invest with Studio N?



Convenience & Accessibility

Enjoy easy access to business hubs and lifestyle centers with Filinvest City's pedestrian and biker-friendly environs.



Amenities

Explore a quality everyday lifestyle with the property's resort-like amenities, including a swimming pool, fitness center, and function room.



Pre-selling

Enjoy the advantages of a pre-selling property, such as an attractive introductory price and the luxury of choosing the best unit fit for your living preferences.



Value Appreciation

Gain higher returns with Studio N's steady appreciation and resale value. The condominium has appreciated by 15% since its 2020 launch, a value higher than the country's 5% average inflation rate.



Flexible Payment

Choose a down payment option, pay your remaining balance through bank financing, and purchase a unit relatively more affordable than house & lot properties in the Philippines.



Passive Income

Opt to rent your property to individuals working or studying near the district for an additional source of income.



Maintenance & Security

A dependable and diligent Property Management team is assigned to oversee the building's daily operations, ensuring your utmost safety and comfort.

A Thriving IT & Business Hub in Metro South

Northgate Cyberzone is an 18.7 hectare, PEZA-registered IT zone, designed, master-planned, and built around the needs of technology-based companies. It is the 3rd largest IT hub* in Metro Manila according to PEZA records.

Its campus-style environs, the availability of daily conveniences (F&B outlets, convenience stores & ATMs) and its open-air sports & recreation area, make reporting to office a more pleasant experience for Northgate employees.

Office Leasing & Occupancy in Northgate Cyberzone

Industry reports highlight the resilience of the Philippine office leasing market despite the shift toward work-from-home arrangements resulting from the Covid 19 pandemic.

According to Leechiu Property Consultants, office lease transactions have reached 379k sqm as of the Q2 2022, approx. 70% of 2021 take-up and with the Q2 demand from 42% of the office spaces coming from outsourcing companies. Colliers Philippines likewise reported that office leasing will continue to improve driven by the pent-up and new demand from BPOs, growth of traditional occupiers and even the possible return of POGOs.

This resilience is clearly seen in the over **32,000 strong employee population in Northgate Cyberzone**, and in the impressive occupancy of the offices that belong to the Filinvest REIT, as shown in the indicators below.



SOURCES

- *Filinvest REIT Corp (FILRT) 2022*
- *Stabilizing occupancy: Riding the return-to-office momentum. (April 2022) Colliers PH*
- *Q2 office demand more than doubles* Business World (June 2022) BusinessWorld*

Northgate District Map

Legend:

-  Convenience Store
-  Food and Beverage Services
-  Banks



The preferred Metro South address for multinational BPOs and Regional Operating Headquarters (ROHQs)

Accenture
 AIG Shared Services
 Capital One
 Concentrix
 EXL Service Phils.

Filinvest Alabang, Inc.
 Genpact
 Optum
 SLK Global Solutions
 Synchrony



Artist's perspective of Studio N Building Facade



A Notch Above the Competition

Studio N is the better investment opportunity versus other pre-selling developments:



IT Park address within Filinvest City, an award-winning and sustainable, master planned CBD



Single-tower development & lower density per floor (37 units)



Designed to be lease-ready upon handover

- Modern building features (e.g. magnetic keycard system & lobby equipped with turnstile access)
- Units fitted with bunk beds, closet & study table



Flexible payment terms & a variety of bank partners for financing options.

Sample Payment Term for U118

For as low as

PHP 11,000

10% DP over 48 months

Approximately PHP 126,900 annually for 4 years

Approximately PHP 35,300 for bank loan in 15 years*

DISCLAIMER

*Assumes 6.75% interest, 3 years fixing period.
Approximate computation as for September 2022.

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Muntinlupa has shown a track record of lower vacancy compared to other cities even at the height of the pandemic

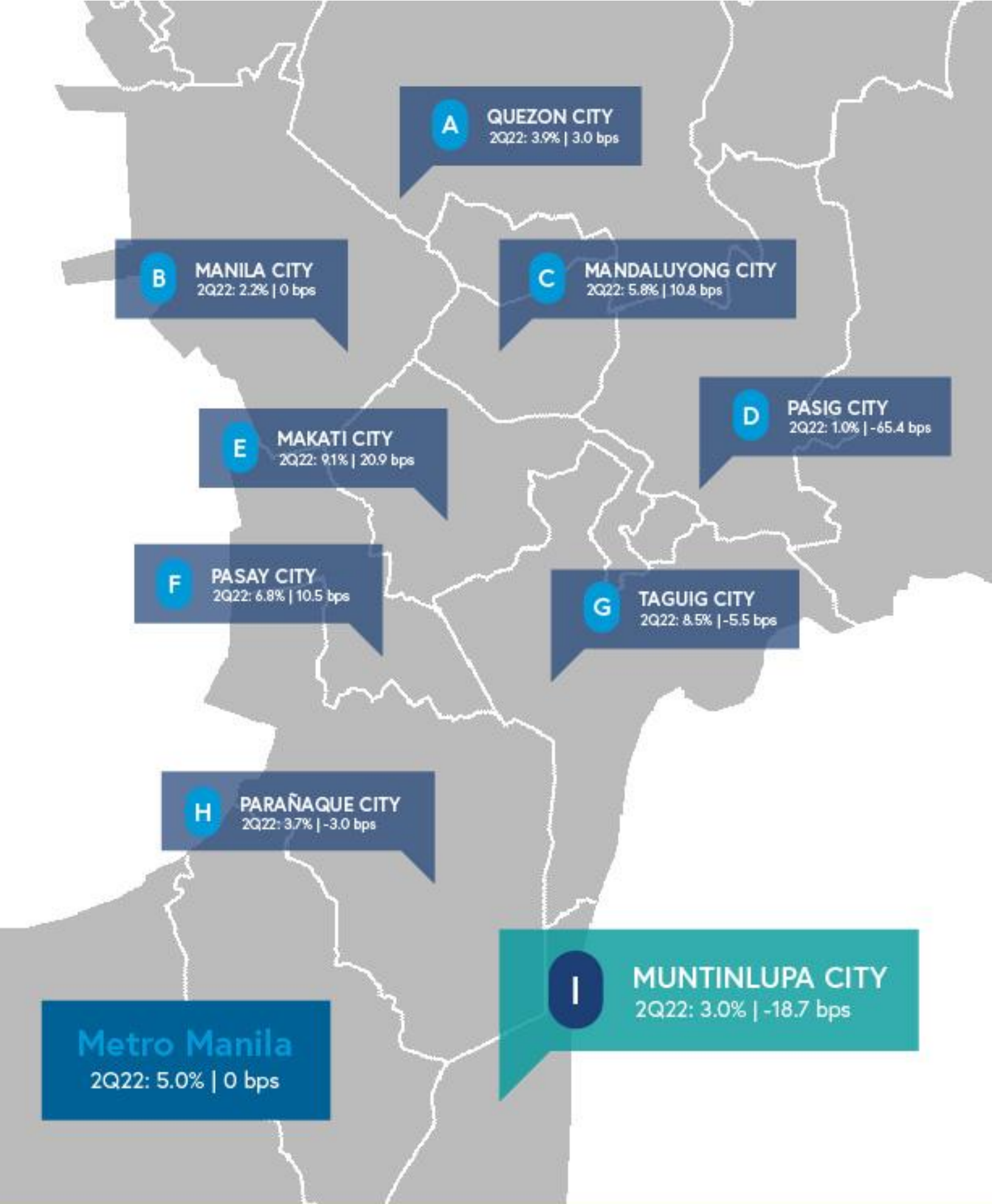
According to JLL's Q2 2022 research, Muntinlupa vacancy rate is at 3%, lower than the Metro Manila average.

Investors normally see a lower vacancy rate as a healthy indicator of market demand & potential lease take-up.



Artist's perspective of Studio N Model Unit

Source: JLL Research and Consultancy (Jones Lang Lasalle Incorporated)



Notes:

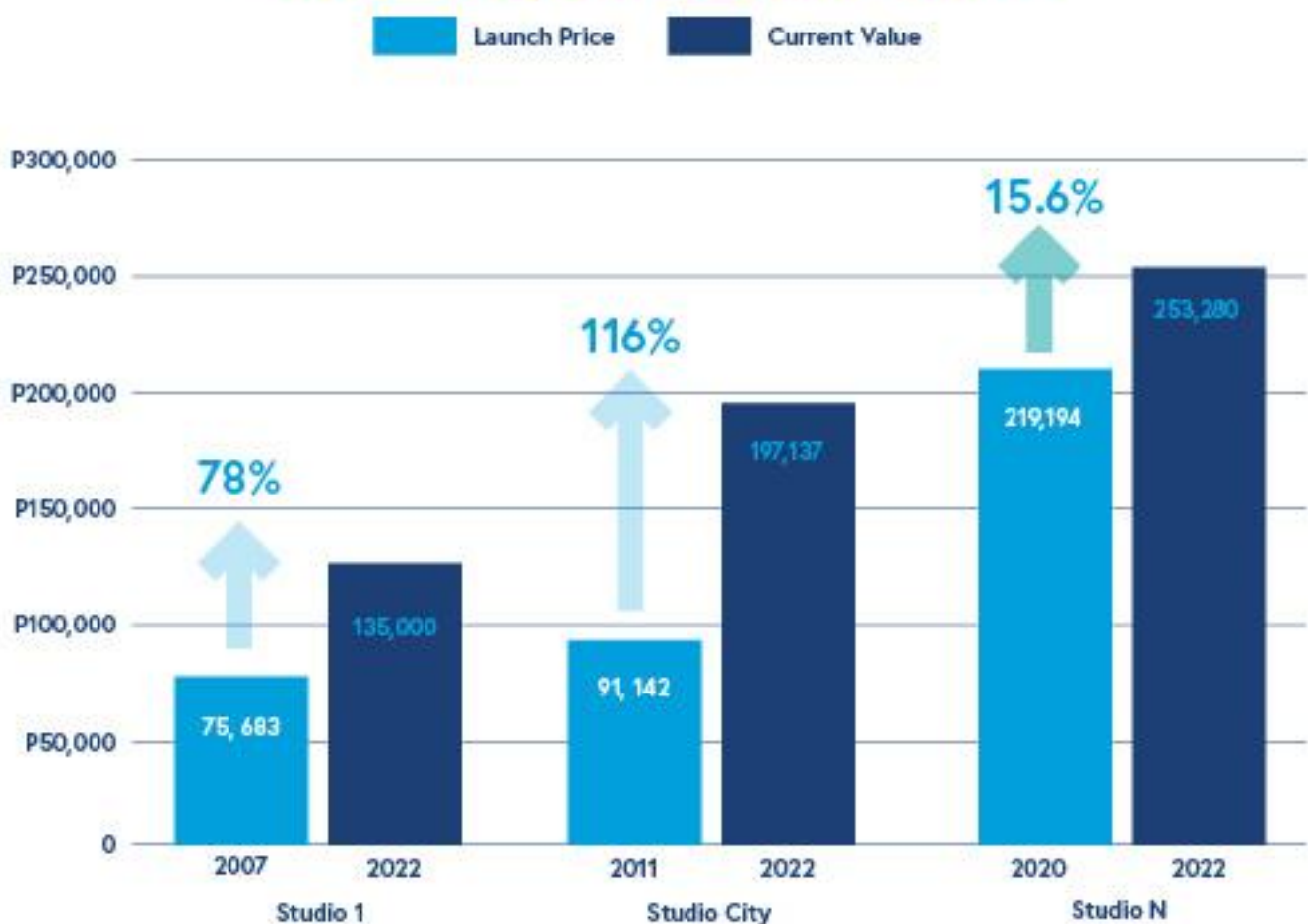
- Covers mid-end to luxury residential condominiums
- Based on a listings for a basket of developments
- Listings encompass bare, semi-furnished, and fully-furnished units
- Figures in bps refer to q-o-q movements of vacancy rates



Artist's perspective of Filinvest City, Central Park

High Value Appreciation of Studio Projects

Studio Project's Capital Values



With their prime location, right-sized & efficient layouts and choice amenities, Filinvest Studio Developments are positioned to grow in value over time, making them worthy investments.

Move-in Ready by 2025



Groundbreaking Event
March 2022

First Pouring
July 2022

Topping Off
Q1 2024

Start of Turnover
Q4 2025



Artist's perspective of Studio N Building Facade



“

**Invest in your safety,
comfort, and convenience
with us today.**

Artist's perspective of Studio N Swimming Pool



**A life of ease at Studio N is
made possible with our team**

Architectural Design

Pimentel Rodriguez Simbulan and Partners

Structural

Macro Consulting Structural Engineers Company

MePFP

Isagani M. Martinez Consulting Engineers

Electrical

Mario A. Alix and Partners


ID Consultant


Empire Designs

Landscape Designer

Triune Landscape Architecture Studio

 studio-n.com.ph

 [Studio N](#)

 *Block 50-B Lots 1, 2 and 5
Northgate Cyberzone, Filinvest City*



studio-n.com.ph



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