

LIVING BY DESIGN



IDC™ IS A DESIGN DRIVEN DEVELOPER OF SUSTAINABLE PROPERTIES
FOCUSED ON EMERGING CITIES IN THE PHILIPPINES



CONGLOMERATE STRUCTURE



Atty. Jose D. Leviste III

Director / President

32.21% shares




Arch. Romolo Nati

Executive Chairman & CEO

24.99% shares

Others, Including the Public.
42.80% shares



A group of people in business attire are gathered around a dark table, engaged in a collaborative meeting. Several hands are visible, pointing at documents and a laptop. The documents on the table feature various charts, including bar graphs and pie charts, as well as a world map. A white mug is also present on the table. The background is blurred, focusing attention on the collaborative activity.

**"ARCHITECTURE IS A VISUAL ART,
AND THE BUILDING SPEAK FOR THEMSELVES"**

JULIA MORGAN

A black and white photograph showing a person in a dark suit and white shirt. The person's hands are the central focus: the right hand holds a silver pen, and the left hand holds a tablet. The background is blurred, showing what appears to be a window with vertical blinds. In the foreground, the top of a laptop keyboard is visible, slightly out of focus.

"GOOD DESIGN IS SUSTAINABLE DESIGN"

IMRAN AMED

THE CORPORATION



Established in 2009 by **Arch. Romolo V. Nati**, an Italian architect; and **Atty Jose D. Leviste III**, a Filipino lawyer, IDC™ is a publicly listed and design-driven real estate development company. **IDC™ is committed to environmental sustainability through elegant architectural solutions and trademark contemporary Italian aesthetic.** Its focus is on hyper-prospective emerging cities and other next-wave locations in the Philippines.

With its unique design philosophy, IDC™ is committed to sustainable developments in harmony with the environment to bring value to investors, end-users, and the community.

Being first movers in this field, IDC™ has proven its concept with the success of its existing projects. Investment in IDC™ appeals to local and foreign investors seeking exposure to the momentum of the Philippines' demographic trajectory, and also to Filipinos worldwide who seek to invest in world-class standard of living in their own home provinces.

ACHIEVEMENTS


As a progressive and dynamic company, IDC™ has been recognized by various prestigious international organizations such as the International Property Awards, the Philippines Green Building Council and CTI PFAN. IDC™ works have been featured in prestigious magazines such as National Geographic Asia, AsianDragon, D+C Design + Construction Magazine.

- 1.** Winner of 'Best Mixed-Use Development in the Philippines' in the 2019-2020 Asia Pacific Property Awards, *Miramonti Green Residences*
- 2.** Winner of 'Best Innovative Project of the Year' in the 2018 Lamudi's The Outlook, *Miramonti Green Residences*
- 3.** Winner of 'Best Mixed-Use Development in the Philippines' in the 2017-2018 Asia Pacific Property Awards, *Primavera City*
- 4.** Winner of the Leadership in Sustainability Design & Performance Award in the Philippine Green Building Council (PHILGBC) Awards 2016, *Primavera Residences*
- 5.** Winner of 'Best Mixed-Use Development in the Philippines' in the 2014-2015 Asia Pacific Property Awards, *Primavera Residences*
- 6.** Finalist: 'Most Promising Clean Energy Investment Opportunities' in the 2013 CTI-PFAN Asia Forum for Clean Energy Financing (Singapore), *Primavera City*
- 7.** Highly Commended as 'Best Condominium Development in the Philippines' in the 2011 Southeast Asia Property Awards (SEAPA), *Primavera Residences*
- 8.** Winner of the Special Energy Award in the 2011 International Architectural Competition (Design Against the Elements, "DATE"), *Coral City*
- 9.** Finalist: 'Most Promising Clean Energy Investment Opportunities' in the 2010 CTI-PFAN Asia Forum for Clean Energy Financing (Philippines), *Primavera Residences*

"A SATISFIED CUSTOMER IS THE BEST BUSINESS STRATEGY OF ALL."

MICHAEL LEBOEUF





"THE PHILIPPINES, ASIA'S RISING TIGER"

THE WORLD BANK

"The striking rise of the Philippines, which is set to become the world's sixteenth-largest economy, up 27 places from today."

(HSBC - World in 2050)

"The Philippines continues to have the youngest population demographic in the world, with a median age of 23.2 years."

(Forbes - The Philippines: Rich in Culture and Opportunity)

"The total GDP of the Philippines is predicted to rise from \$310 billion in 2015 to \$500 billion by 2020, buoyed by the rapid growth of the information technology-business process outsourcing (IT-BPO) industry and remittances"

(Rajiv Bisawas, Senior Director and Asia-Pacific Chief Economist within the IHS Economics & Country Risk group)

THE PHILIPPINES



A democratic republic located in the Western Pacific Ocean, the Republic of the Philippines is made up of 7,107 islands, the island group at the northernmost part of the Malay Archipelago.

Considered one of the most biologically rich and diverse countries in the world, the Philippines also has one of the world's longest coastlines.

A SPARKLING ECONOMY



The Philippines is one of the most dynamic emerging markets in the East Asia region, with an average growth of about 5 percent since 2002. The country has earned investment grade ratings from major credit rating agencies as a result of sound macroeconomic fundamentals characterized by sustained growth, low and stable inflation, and sound fiscal management. Moreover, robust remittances have provided a strong basis for currency stability and a healthy buildup of international reserves.

The Philippines ranks as one of the most promising newly industrialised countries, with its export economy moving away from agriculture to electronics, petroleum, and other goods.

The Philippines is the world's largest center for business process outsourcing. The country also has a strong industrial sector based on the manufacturing of electronics and other high-tech components for overseas corporations.

SMART LOCATIONS



Secondary cities are expanding their economy thanks to private and public investments.

These locations have begun to express demand for quality and good design. Rather than compete with existing developers in well-served areas, IDC™ targets cities with significant growth prospects and robust demographic profiles. Within the target communities, IDC™ also chooses locations that are safer and more secure from geo-hazards, and emphasizes safety from major calamities in its designs.

The company is also investing in undeveloped natural areas, with the goal to design well-integrated buildings and create a network of eco-tourist structures and services.

A close-up photograph of two hands, one from a darker-skinned person and one from a lighter-skinned person, framing a bright sunset over a body of water. The hands are positioned with fingers pointing towards each other, creating a rectangular frame. The sun is a bright, glowing orb in the center of the frame, with its light reflecting on the water below. The background is a soft-focus view of a body of water and a distant shoreline with some structures.

"LOCATION IS NOT A PLACE, IT IS A MINDSET."
ANONYMOUS



**"LOOK DEEP INTO NATURE, AND THEN YOU WILL UNDERSTAND
EVERYTHING BETTER."**

ALBERT EINSTEIN

SUSTAINABILITY

Sustainable development is a process for meeting the needs of human development while preserving nature's ability to provide resources upon which society and the entire ecosystem depend.

IDC™ projects are planned with the use of parametric architecture.

These design processes integrate various parameters such as weather conditions, sun paths, financial requirements, and functional criteria with the objective of defining the best possible combination of all these elements in various degrees. The final design result represents the best possible solution (based on the given data). This process can also be called performance-based design

The final product is accessible to buy and easy to maintain. This is an important objective of IDC™'s innovation and research: the democratization of quality and sustainability in the real estate market. A main objective is the reduction of overall environmental impact during construction and for the entire life of the project. With reduction in reliance on power consumption, optimization of water use and other passive and active green strategies, IDC™ achieves a win-win solution for investors, end users, community, and environment.

IDC™ developments are rated by EDGE (Excellence in Design for Greater Efficiency) the Green Building Rating System developed by IFC (International Finance Corporation) which is part of the World Bank Group.



PROFITABILITY




IDC™'s thrust of sustainable and eco-friendly real estate development projects distinguishes it from other developers in the Philippines and adds unique value for its clients. The company continues to pursue its first mover strategy by developing projects in emerging cities and in untapped natural locations.

IDC™ properties are known for high value appreciation and high returns on investment.

IDC™'s properties' real estate value appreciation grows consistently through the years. Market value increased at a rate of around 10% per year (IDC™ historical data).

The recurring income generated by leasing of properties showed a strong and steady return of investment. Thanks to IDC™'s accredited property management company, unit owners can benefit from "hassle free property management" service and enjoy up to 7% ROI net per year.

Unit owners have lower utility costs due to green features. Households are able to enjoy a significant savings in their electric bills and condo dues.

A photograph of a construction site at sunset. Three workers in hard hats and safety vests are silhouetted against the bright orange and yellow sky. They are standing on a concrete structure, with one worker carrying a long wooden beam. A large tower crane is visible in the background, its lattice structure extending across the top of the frame. The overall mood is industrious and dramatic due to the low light.

**"REAL ESTATE CANNOT BE LOST OR STOLEN, NOR CAN
IT BE CARRIED AWAY. IT IS THE SAFEST INVESTMENT IN
THE WORLD."**

FRANKLIN D. ROOSEVELT

5 REASONS TO INVEST IN IDC™ PROPERTIES

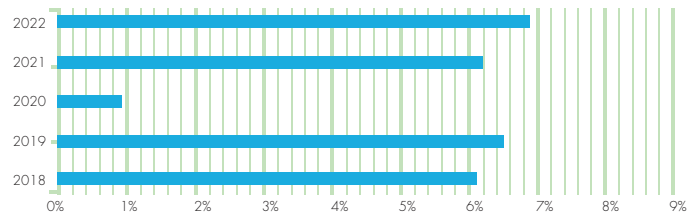
- 1 AHEAD OF THE REST**
We develop in emerging locations ahead of competition. We are in the right place, with the right product, at the right time, identifying and harnessing the great potential of our locations. Investing with the first mover means maximizing your return of investment.
- 2 ITALIAN DESIGN**
All our developments are internationally recognized for their unique and innovative design, their elegant aesthetic, and the quality of their construction.
- 3 ALWAYS GREEN**
As designer and developer of buildings, we are exclusively "green". Our buildings are certified by EDGE, the IFC/World-Bank green rating organization for truly environmentally friendly developments.
- 4 HIGH REAL ESTATE APPRECIATION**
Numerous data show that green building properties appreciate faster and more, compared to conventional buildings. In addition, living in sustainable development means a healthier quality of life for the entire family.
- 5 RECURRING INCOME**
Prima is the property management for management company owned by IDC™, provide hassle-free property management. Let us take care of your investment and deliver to you a consistent recurring income through leasing proceeds.

CONTI

PHILIPPINE ECONOMIC HIGHLIGHTS

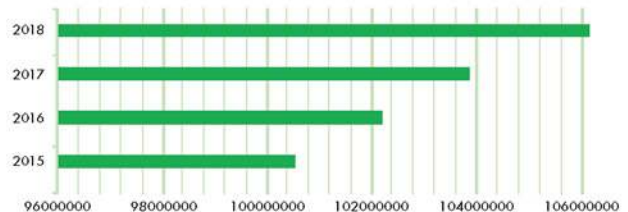
GROWTH (GDP)

The Philippines has been experiencing consistent economic growth in the last decade. Forecasts have shown that this growth is sustainable over coming years. Domestic consumption, overseas remittances, a strong banking system, and important infrastructure spending are just some of the factors driving this growth.



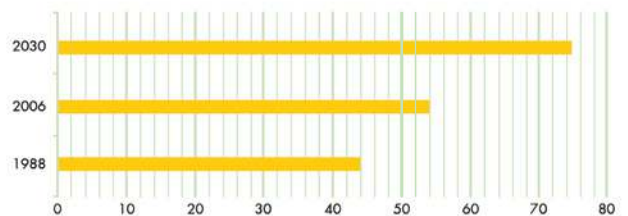
DEMOGRAPHIC

The Philippines is a highly populated country with over 100 million people. More than 50% of the population is below 24 years old.



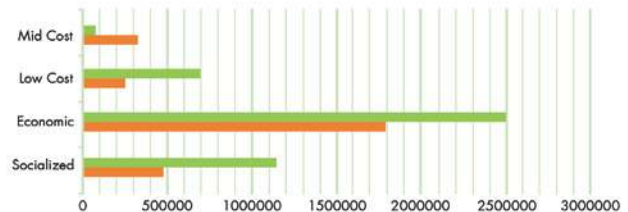
RISING MIDDLE CLASS

Overseas remittances, the growth of Business Process Outsourcing, the increasing presence of processing factories, and other factors are creating a new middle class with increasing purchasing power and increasing consumer spending.



HOUSING DEMAND

The Philippines, because of the expanding middle class population, is experiencing a backlog in housing, especially in the middle income market and in new emerging cities. There is a great opportunity to respond to this market and to invest in emerging cities now.



LEGEND





"THE BEST WAY TO PREDICT THE FUTURE IS TO DESIGN IT."

BUCKMINSTER FULLER



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

AWARD WINNER

MIXED-USE
DEVELOPMENT
PHILIPPINES

Primavera Residences
by Italpinas Development
Corporation

2014-2015



HLURB LTS NO. 23452 & 25899

BLOCK 1 LOT 3, 1125 TRADE ST., PUEBLO DE ORO BUSINESS PARK, UPPER CARMEN CAGAYAN DE ORO CITY

FOR INQUIRIES CALL +63 917 792 1078

Actual photo

www.primaveraresidences.italpinas.com

Certified as the 1st Completed Project
in East Asia by:



Recognized by:



USAID
FROM THE AMERICAN PEOPLE

*Primavera*TM
GREEN RESIDENCES IN CDO

PRIMAVERA RESIDENCES

Mindanao/Cagayan de Oro

2010 - 2016

TOWER 1 - Completed December 2012

Land Area: 1, 126 sqm

GFA: 9,035 sqm

No. of units: Residential - 142, Commercial - 10, Office - 8, Parking - 9

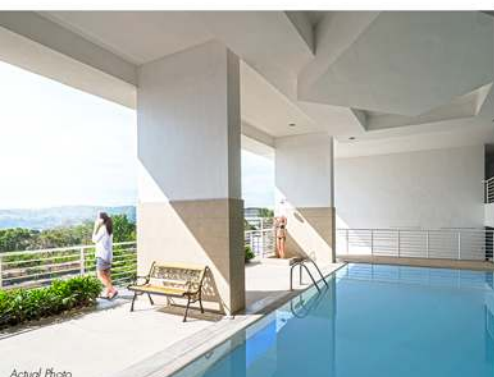
TOWER 2 - Completed September 2015

Land Area: 1, 126 sqm

GFA: 10, 926 sqm

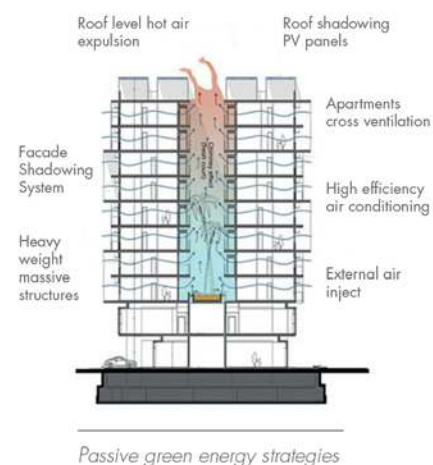
No. of units: Residential - 156, Commercial - 9, Parking - 58

Address: Block 1 Lot 3&5, 1125 Trade St., Pueblo de Oro Business Park, Upper Carmen Cagayan de Oro City



Primavera Residences, the “twin towers” - located in the Pueblo de Oro Business Park, Uptown Cagayan de Oro City, offers **convenience, style, and all the amenities of modern living**. Primavera Residences is adjacent to SM City Uptown CdO, schools, offices, churches and golf course and is situated inside the Pueblo de Oro Business Park, an export zone registered with the Philippines Export Zone Authority (PEZA). These locational advantages opened up remarkable opportunities, as IDC™ was able to establish itself as the “first-mover” in introducing the condominium style of living in Cagayan de Oro City for the middle-income segment of the Philippine population.

Primavera Residences has been recognized for the buildings’ unique architectural design. In May 2014, it won the best Mixed-Use development in the Philippines Award given by the International Property Awards in Kuala Lumpur. It was also highly commended as one of the best condo developments in the Philippines at the 2011 South East Asia Property Awards (SEAPA) held in Singapore in November 2011, and was awarded a Recognition Certificate as a finalist and one of the “most promising clean energy investment opportunities” during the Climate Technology Initiative Private Financing Advisory Network (CTI PFAN) Philippine Clean Energy Investment Forum in Manila on June 21, 2010.



This material and this presentation have been provided by IDC™ Development Corporation and is a general background on IDC™ current activities at the date of this presentation. The information is given in summary and does not purport to be complete. This presentation may contain forward-looking statements, including statements regarding our intent, belief, or current expectation with respect to IDC™ businesses and operations, market conditions, and anticipated results of operation. IDC™ does not undertake any obligation to publicly release the result of any revisions to these forward-looking statements to reflect events or circumstances after date hereof to reflect the occurrence of unanticipated events. While due care has been used in preparation of forecast information, actual results may vary in a materially positive or negative manner. Forecasts any hypothetically examples are subject to uncertainty and contingencies outside IDC™’s control.



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

AWARD WINNER

MIXED-USE
DEVELOPMENT
PHILIPPINES

Primavera City
by Italpinas Development
Corporation

2017-2018

PHASE 1

FUTURE
DEVELOPMENT

PHASE 1
HLURB LTS NO. 030296 & 030298

BLOCK 20, LOT 6-7 PUEBLO DE ORO BUSINESS PARK, UPPER CARMEN CAGAYAN DE ORO CITY

☎ FOR INQUIRIES CALL +63 917 792 1078

Artistic Rendering

www.primaveracity.italpinas.com

Certified by:



City
*Primavera*TM
Move into Italian style

PRIMAVERA CITY

Mindanao/Cagayan de Oro

2016

PHASE 1

Land Area: 1, 874 sqm

GFA: 19,096 sqm

Primavera City Phase 1: Residential - 291, Commercial - 17, Office - 34, Parking - 97

Address: Block 20, Lot 6-7 Macapagal Drive, Pueblo de Oro Business Park, Upper Carmen Cagayan de Oro City



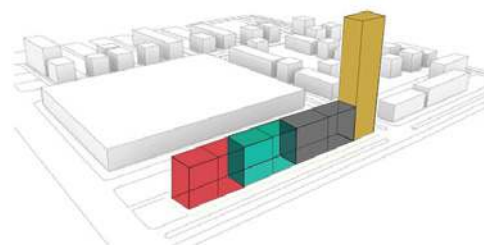
Cagayan de Oro



Located in the heart of Uptown Cagayan de Oro, near IDC™'s multi awarded Primavera Residences, Primavera City is a mixed-use living environment inspired by nature.

The project will be constructed in phases: the first one will be a mixed-use condominium, the second has potential to be a BPO development, the last one is envision to host branded hotel and luxury apartments.

Primavera City will offer distinctive italian design and world-class construction standards. Contemporary architectural aesthetic, attention to detail, and elegant ambience will make Primavera City a highlight in the Philippine high-rise architecture. Envisioned as photovoltaic panels. The project was awarded as the Best Mixed-use Development in the Philippines by the Asia Pacific Property Awards last May 2017.



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PHASE 1
HLURB LTS NO. 033006

NO. 1, MILLENIUM DRIVE, LISP III, BRGY. SAN RAFAEL, STO. TOMAS BATANGAS

☎ FOR INQUIRIES CALL +63 917 627 5108

Artistic Rendering

www.miramonti.italpinas.com

Applied for:



MIRAMONTI

Batangas/Sto. Tomas

2017

PHILIPPINES



PHASE 1

Land Area: 2, 057 sqm

GFA: 19,968.86 sqm

No. of units: Residential - 352, Commercial/Office 20, Parking - 88

Address: No.1, Millenium Drive, Lisp III, Brgy. San Rafael, Sto. Tomas Batangas

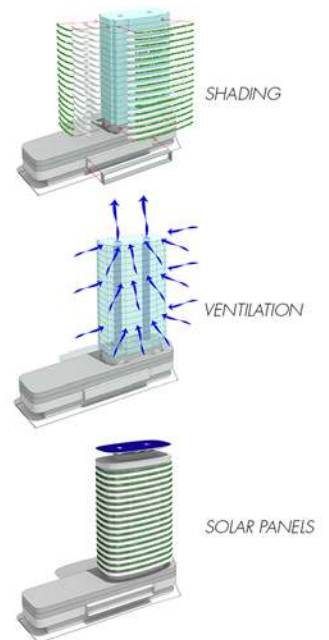


Located to the south of Metro Manila, surrounded by green peaks and highlands, Sto. Tomas is part of the Philippines' new beltway of economic growth along the expressway connecting the capital region with Batangas Port.

Easily accessible from South Luzon Expressway and close to the light Industry and Science Park III, Miramonti is soon to become a Sto. Tomas landmark and an essential point of reference for the expanding residential and commercial communities of southern Luzon.

Miramonti is a mixed-use, commercial and residential development. It will have a commercial complex with 1,688.98 square meters space wherein around 19,968.66 square meters will be built in the first phase. The project will harness nature to meet its cooling and energy needs. Solar panels will be installed on the building's roof contributing renewable energy to help meet the community's needs. Contemporary Italian design extends from the building lobby to the green sky garden and the amenities floor, featuring lifestyle and recreation options to complement each modern and elegantly designed home.

GREEN STRATEGIES



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GREEN BUILDING
CERTIFIED BY:



MEMBER OF





Unit 28C BPI-Philamlife Building, 6811 Ayala Ave., Makati City, 1226 Metro Manila Philippines

Phone: +63 2 8893 0328 - info@italpinas.com



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