



Savya now ready for occupancy

By Patricia B. Mirasol
Reporter

SAVYA Financial Center, the first green office development in ARCA South, Taguig City, is now ready for occupancy.

A project of Arthaland Corp. in partnership with Japan's Mitsubishi Estate Co., Ltd., the building offers 59,868 square meters (sq.m.) of gross leasable office area.

Savya Financial Center uses contactless technology, such as touchless turnstiles and RFID (radio frequency identification)-equipped elevators. It also uses energy-efficient lighting and air-conditioning, double-glazed low-E glass, low-flow plumbing fixtures, and a rainwater harvesting and recycling system.

"It's not easy being green, but Arthaland does it. We are always quadruple-certified," Anna B. Marco, Arthaland's commercial project channel director, said in an Aug. 11 media tour. "We want to be the ideal and preferred choice for both international and global locators, especially those who now value very much their sustainability scoring."

The financial center, whose name is of Sanskrit origin and means "south," has been pre-certified for Leadership in Energy and Environmental Design Gold Certification. It is on-track for the Philippine Green Building Council's BERDE Certification, International WELL Building Institute's WELL™ Building Standard, and the International Finance Corp.'s Excellence in Design for Greater Efficiencies Advanced Certification.

To encourage a sustainable lifestyle, the building has basement bicycle racks and shower facilities as well as a rooftop Potager garden, whose produce will be available to tenants.

"The provision of bike racks and accessible stairwells allow more movement for employees, creating a more active and dynamic work environment," said Antonio G. Sabarre, a local director at JLL Philippines.

Tenants have an exclusive e-shuttle service to and from key pick-up and drop-off points across the greater Manila area, Mr. Sabarre added.

Savya, which is 60% sold, has a headline rental rate of P800 per sq.m.

Buyers have the option to lease under Arthaland's Consolidated Leasing Solutions, starting at 100 sq.m.

JLL is the exclusive leasing agent of Savya Financial Center.

Cebu office market now stable — JLL

THE office market in Metro Cebu is now stable, driven mainly by demand from information technology-business process management firms, according to JLL Philippines.

"The market is stable but there is uneven performance in the office sector, wherein there has been a mix of stability and lackluster performance across indicators," JLL Philippines Head of Research and Strategic Consulting Janlo C. de los Reyes said in a statement.

Office leasing volumes in Metro Cebu reached 23,825 square meters (sq.m.) in the second quarter.

"Information technology and business process management (IT-BPM) firms continue to drive leasing activity, accounting to 67.3% as of the first half

of 2022, while non-IT-BPM industries such as publishing, finance and banking, maritime technology, and engineering and architecture account for a cumulative 32.7%," JLL Philippines said.

IT-business process outsourcing (BPO) companies accounted for 4,600 sq.m. of move-ins in Cebu IT Park, and 4,300 sq.m. of move-ins in Cebu Business Park.

JLL Philippines noted that office pull-outs declined by 79.25% in the first half of 2022 from the second half of 2021.

"Pull-outs have slowed down to around 9,872 sq.m., where we saw around 2,300 sq.m. BPO pull-out and 800 sq.m. corporate pull-out," Mr. De los Reyes said.

The vacancy rate has eased to around 21.9%, from a peak of 23.7% in the fourth quarter of 2021.

"We saw the improvement from Cebu IT Park while Cebu Business Park registered an uptick," he added.

However, Mr. De los Reyes noted "weak precommitment" levels in Metro Cebu, with most of upcoming office stock still vacant.

He noted office rentals will likely remain soft "owing to supply pressure from the sizeable volume of unoccupied future stock."

Office rental rates were unchanged at P632 per sq.m. per month.

Meanwhile, the logistics market in the country is expected to see "exponential growth," hitting 3.06 million sq.m. by 2025 and 4.80 million sq.m. by

2030 for Grade A and B logistics facilities, JLL Philippines said.

"The logistics market in the Philippines is still in the early stages of growth, and there's positive sentiment in a growing market," Charlie McNaught, JLL Philippines director for logistics and industrial, said.

Demand is driven by the "seismic shift" in consumer spending, as many have shifted to e-commerce platforms during the pandemic.

"There is an opportunity to introduce Grade A logistics to meet the demands of occupiers, as a lot of them improve their supply chain models and become more conscious of their ESG (Environmental, Social, and Governance) commitments," Mr. McNaught said. — **R.M.D.Ochave**

Corporate occupiers flocking to new office buildings in Alabang

TRADITIONAL corporate occupiers are now filling up recently completed buildings, such as the 12-storey 1210 Acacia at the Madrigal Business Park in Alabang, Muntinlupa.

Phillip Añonuevo, Leechiu Property Consultants (LPC) executive director for commercial leasing, said the Alabang area is preferred by companies with manufacturing facilities or business activity in Laguna and Batangas, especially since the opening of new and upgraded expressways.

Buildings such as 1210 Acacia offer lower densities than the office towers of Makati and Bonifacio Global City.

"This means more exclusivity for its occupants, shorter waiting time in

elevators, more personalized building management services and other benefits," Miguel Manipol, LPC director for commercial leasing, said.

The location of 1210 Acacia Alabang was said to be a key consideration for Amaia Land, which has taken up 70% of the building's floor area. Amaia is a subsidiary of Ayala Land, Inc.

"It matters to global clients that a supplier's employees are cared for and have loyalty to the firm. Seeing well-designed work areas in suppliers' offices drive home a firm's concern for its work force," Mr. Manipol said.

The penthouse floors of 1210 Acacia have typical floor plates of 1,092 square meters, which are suited for "showcase offices."

RLC aims to develop a resilient urban community in Montclair

ROBINSONS Land Corp. (RLC) is making sure to integrate green infrastructure in its 216-hectare Montclair Destination Estate, located in Porac, Pampanga.

RLC in a statement said the regeneration of Porac into a "living space" for families has been the vision for Montclair, which is touted as a sustainable development.

"Environmental sustainability is at the core of Montclair's urban planning principles for land development. The integration of green infrastructure such as tree planting is considered early in the design and planning process. Our intent is to create a cooler, more bio-diverse, and ultimately more resilient urban community in Montclair," Mybelle V. Aragon-GoBio, senior vice-president and general manager of Robinsons Land Integrated Developments, was quoted as saying.

Six tree species will be planted around Montclair, namely Banaba, Balayong (Palawan cherry), Fire tree, Narra, Palo Maria, and Talisay.

Around 100 RLC employees joined a tree-planting activity on July 30, as part of the Gokongwei Group's One Million Trees project. RLC also turned over 1,200 trees to the municipality of Porac.

RLC said tree planting with appropriate selection and placement can contribute to sustained urban tree canopies within Montclair.

A tree nursery will house the seedlings until the trees are ready to be planted around Montclair. These heavy canopy trees will be strategically planted throughout the estate, which will be pedestrian-friendly.

"Cities designed around trees have a major impact on the community's mental health and well-being, and that affects how that community will thrive," Ms. GoBio said.

China home prices fall for 11th month as mortgage crisis deepens

CHINA's home prices fell for an 11th month in July, underscoring how government relief efforts are failing to curb the country's spiraling real estate crisis.

New home prices in 70 cities, excluding state-subsidized housing, declined 0.11% from June, when they sank 0.1%, National Bureau of

Statistics figures showed on Monday. Existing-home prices fell 0.21%, the same as a month earlier.

China's \$2.4-trillion new-home market is showing little signs of recovery, adding to the woes of an economy that barely expanded last quarter. The mortgage boycotts, which

emerged from early July, are dampening consumer confidence.

Within four weeks last month, more than 320 projects in about 100 cities were facing payment boycotts, forcing authorities to corral banks and developers to defuse the unrest. The online movement

has slowed after the government censored social media sites.

Tension is spilling over to other areas. Earlier this month, more than a dozen developers in a central Chinese province sought help from their local government to restore property sales in the face of protests from disgruntled homebuyers. — **Bloomberg**

Villar-led companies post lower income as revenues dip

THREE Villar-led companies — Golden MV Holdings, Inc., AllHome Corp., and AllDay Marts, Inc. — reported lower earnings in the second quarter as their revenues declined.

Golden MV posted a lower attributable net income of P259.35 million in the second quarter, down 6.5% from last year's P277.41 million. This is a 39.4% decline from the P428.18 million recorded income in the earlier quarter.

Revenues were also lower, totaling P1.03 billion, a 14.6% decline from P1.2 billion last year.

Year to date, the company's income was a bit higher at P687.52 million, or 4.6% more than the P657.59 million recorded last year.

Its first-half topline was lower by 6.1% to P2.57 billion from the P2.74 billion generated a year ago.

AllHome registered a 15.7% decline in second-quarter net profit to P250.02 million from the previous year's P296.76 million. This is a reversal from the recorded net loss of P27.91 million in the first quarter.

The company's topline fell by 3.4% to P3.03 billion from the P3.13 billion recorded last year.

Year to date, its profit was almost three times lower at P222.11 million, down from P640.97 million in the previous year.

Its first-half top line was also lower at P6.27 billion, a 6.8% decline from P6.72 billion last year.



JUDGE FLORO

AllDay Marts posted a net profit of P87.21 million in the second quarter, 19.5% lower than the previous year's P108.32 million.

This is a complete reversal from last quarter's P75.58-million net loss.

The company's sales slipped by 2.5% to P2.3 billion from the P2.36 billion a year ago.

Year to date, the company's profit declined 93.5% to P11.63 million from P179.64 million in the previous year.

Meanwhile, its first-half topline climbed by 2.2% to P6.27 billion from P4.49 billion last year.

On Monday, Golden MV shares closed unchanged at P670 apiece; AllHome shares went down by 0.56% or P0.03 to P5.33 each; and AllDay stocks climbed by 2.78% or P0.01 to P0.37 apiece. — **Justine Irish D. Tabile**

Apex Mining earnings surge to P917 million

APEX Mining Co., Inc. reported on Monday that its second-quarter net income surged by 337.1% or more than quadrupled to P917.64 million from P209.94 million the year before.

"This consolidated quarter net income is an all-time high for Apex Mining. We consistently look at maximizing revenue through increased production output and minimizing cost through prudent spending," Apex Mining President and Chief Executive Luis R. Sarmiento said.

In its unaudited quarterly report, Apex Mining said its total revenues climbed to P2.54 billion, or higher by 65% from P1.54 billion in 2021.

Its Maco mine's gold production climbed by 14% to 23,715 ounces (oz.) in the second quarter while its silver output rose by 29% to 99,645 oz.

Total tons milled in the second quarter rose by 15% to 197,891. Consolidated ounces sold for gold and silver

were higher by 48% and 8%, respectively, to 24,083 oz. and 94,234 oz.

"In the second quarter, metal prices were higher by 3% for gold but lower by 17% for silver," Mr. Sarmiento said, adding that the peso "was also weaker [but] our sound fundamentals protect us from shocks."

In the second quarter, the firm said it began the construction of its accommodation facility for its employees in Brgy. Nueva Visayas in Mawab, Davao de Oro.

"Our employees are our greatest resource and we continue to prioritize their well-being. This new accommodation facility will provide better amenities for our hardworking miners," Mr. Sarmiento added.

At the stock exchange on Monday, Apex Mining shares rose by 5% or eight centavos to close at P1.68. — **Luisa Maria Jacinta C. Jocson**

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