

# South Luzon retains stature as PHL’s primary industrial hub — Colliers

By Julius Guevara  
and Joey Roi Bondoc

SOUTHERN LUZON has always been a major growth driver of the Philippine economy. The region is one of the major contributors to the Philippines’ annual economic output, accounting for about 15% of the country’s gross domestic product (GDP).

Aside from industrial and commercial activities, the corridor is also a major recipient of remittances from overseas Filipino workers (OFWs). These continue to keep the region’s economy afloat, fueling the demand for property segments such as retail, office, residential, leisure and industrial.

The access from the capital region to the Cavite-Laguna-Batangas (Calaba) corridor ensures the seamless transport of goods from the region’s industrial parks to Manila Port. This has enabled Cavite-Laguna-Batangas to solidify its stature as the country’s major industrial hub, enticing national property firms to develop industrial parks and the complementing residential projects.

Due to the connectivity, the region saw the influx of large multinational exporters and manufacturers which further propped up Southern Luzon’s viability as a major industrial and manufacturing corridor.

## ATTRACTING MULTINATIONAL INDUSTRIAL LOCATORS

But the expansion of manufacturing activities and the number of enterprises in the region require better infrastructure. We are optimistic that the major rail and expressway projects in the pipeline would support Southern Luzon’s expansion.

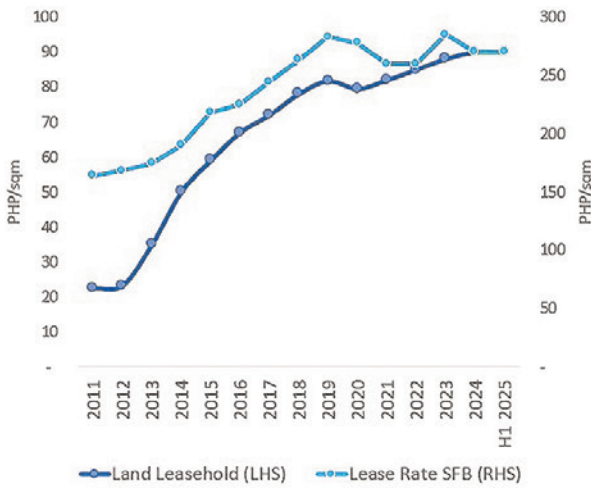
Major infrastructure projects such as North-South Commuter Railway (NSCR),

PH industrial hubs in a nutshell

## Industrial rents and vacancy

Industrial Vacancy Rates (Warehouse)	
Region	Vacancy Rate (%)
Southern Luzon	16.9%
Central Luzon	16.5%
Metro Manila	5.1%
Average	15.6%

Source: Colliers; Note: Southern Luzon covers Cavite, Laguna, Batangas; Central Luzon covers Pampanga, Bulacan, Bataan; Metro Manila covers Mandaluyong, Muntinlupa, Taguig, Paranaque, Valenzuela



Cavite-Laguna Expressway (Calax), and LRT-1 Cavite Extension have been compelling developers to aggressively landbank in Southern Luzon as they cash in on the economic corridor’s potential.

Among the manufacturers that announced their expansions in Calaba include VS Industry Philippines in LISP 3, Figaro in Laguna Technopark, and Wenshan Electronics in LISP 2. EMS Group is expanding its semiconductor operations in their hub in Laguna Technopark. The firm also tied up with a European firm for a USD800 million (PHP46.4 billion) plant in Batangas that will manufacture electronic products. Air conditioner manufacturer Kolin has also acquired a 1-hectare lot in First Cavite Industrial Estate for warehousing purposes. Printer manufacturing firm Fujifilm as well as printing and packaging solutions supplier Printwell have recently announced their expansions in Carmelray Industrial Park and LIMA Estate respectively.

Gateway Business Park and NDC Industrial Estate, two newly proclaimed ecozones in Cavite, are expecting four new locators engaged in metalworking, soap and other detergents, renewable energy, and custom electronics. Aboitiz InfraCapital’s LIMA Estate in Batangas also reported that 13 new companies are currently building facilities in its industrial park which can generate up to 7,000 jobs. These manufacturing companies are from the industries of plastic molds, automotive parts, metal products, solar panel components, packaging materials, and dental products. We expect semiconductors, consumer goods, cosmetics, and automotive firms likely driving industrial demand for the remainder of 2025.

## MORE MANUFACTURING INVESTMENTS ON THE HORIZON

Industrial vacancy in the Calaba corridor reached 16.9% in end-H1 2025, from 14.3% in 2024. The increase in vacancy was primarily due to new sup-

ply. However, we still saw the expansion of several industrial locators during the period. Among the firms that took up industrial space are manufacturers of equipment, electronics, air conditioner, and printing and packing solutions.

A more dynamic manufacturing sector should be beneficial to the Southern Luzon region as it houses expansive industrial parks. The region continues to attract global manufacturing players due to its highly skilled manpower, improving infrastructure, and availability of materplanned communities developed by national property firms.

Overall, Colliers Philippines sees the evolution of Calaba’s industrial sector redefining South Luzon’s property market.

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## Megawide’s PH1 allots P1B for Southscapes Trece Martires

PH1 WORLD DEVELOPERS, INC. (PH1WD), the property unit of Megawide Construction Corp., is investing P1 billion in a residential project in Trece Martires, Cavite.

Located in Barangay Lapidario, Trece Martires, Cavite, the five-hectare project features 343 units designed with modern aesthetics and energy-saving functions. The units are slated for turnover by July 2026.

“Southscapes Trece is designed for discerning homebuyers in Trece who are ready to elevate their living experience,” PH1WD President Gigi G. Alcantara said in an e-mailed reply to questions.

“Whether you’re moving up from a starter home or seeking a fresh start in a vibrant community, Southscapes offers more than just a residence — it delivers a lifestyle upgrade.”

All units are priced between P3.2 million and P8 million, the developer said.

On Aug. 16, PH1WD unveiled its model unit block for the project, which includes three model units available in both standard-finish and dressed-up versions.

The model units include Alba, a 61-square-meter (sq.m.) middle-unit townhouse with two bedrooms and two bathrooms.

Meanwhile, Salana, an 80-sq.m. end-unit townhouse, and Elia, a 96-sq.m. single-attached unit, each offer three bedrooms and three bathrooms.

The development’s environment-friendly features can help residents save up to P80,000 annually, PH1WD said.

Each housing unit is equipped with SolarSave Energy Panels that can generate up to P54,000 in annual savings, and ResiShade Tinted Windows that reduce indoor heat gain and can save over P2,500 per year, according to the company. It also features TropiCool Insulated Walls that provide thermal comfort, with expected annual savings of more than P5,500, it noted.

The township will feature solar-powered streetlights, while a dedicated electric shuttle service will offer free transport to key local destinations, including Trece Martires City Hall, the Cavite Provincial Capitol, and nearby grocery and shopping centers.

Open and green spaces will comprise 45% of the township, which will feature amenities such as swimming pools for adults and children, a multipurpose hall, a basketball court, and a children’s playground.

Southscapes Trece Martires is connected to Metro Manila and key areas of Cavite through the Cavite-Laguna Expressway (CALAX) Silang (Aguinaldo) Exit, the South Luzon Expressway (SLEX) C-5 Toll Plaza, and the Parañaque Integrated Terminal Exchange (PITX), which serves as a terminal for Cavite-bound buses.

“With a gross inventory value of P1.8 billion, the development delivers the serenity of suburban living without sacrificing accessibility,” PH1WD said. — **Beatriz Marie D. Cruz**

## ALI, Megaworld lead property sector in Kantar brand strength study



AYALA LAND, INC. (ALI) and Megaworld Corp. were among the companies identified in the Kantar BrandZ Philippines 2025 Report as leading real estate brands.

ALI was ranked as the “Most Meaningfully Different Brand” in the sector, followed by Megaworld, according to Kantar, a data, insights, and consulting company.

In a statement on Monday, the company said its Kantar BrandZ Philippines 2025 Report analyzed 120 brands across eight categories, measuring Demand Power, Kantar’s aggregated metric for a brand’s desirability and market potential, and Future Power, a metric of a brand’s likelihood for future growth based on consideration and brand awareness.

“These brands successfully maintained relevance and carved a unique identity in an increasingly competitive, fast-changing market,” it said.

In the airlines category, Philippine Airlines was followed by Cebu Pacific.

Other brands cited were Max’s and Kuya J’s for casual dining; Bench and Penshoppe for apparel; Lucky Me!, Purefoods, and Century Tuna for pantry; Dove and Pond’s for feminine beauty and skincare; and Downy and Surf for fabric care.

Kantar also listed Luxe Organix, Delimondo, and Tiny Buds as emerging Filipino brands.

Kantar said brands that show a “meaningful difference” are defined by three qualities: meaningful, difference, and salience.

Eva Claravall, business unit head, head of marketing and growth, and CX lead at Kantar Philippines, said such brands go beyond functional benefits.

“It’s about relevance, emotional connection, and salience,” she said.

“The challenge for leaders today is to focus their limited resources on what will make the biggest difference in building their brand.” — **Beatriz Marie D. Cruz**

## Tan-led Travellers International gains control of Westside City resort project in Parañaque

TRAVELLERS International Hotel Group, Inc., the leisure and tourism arm of Tan-led Alliance Global Group, Inc., has gained control of the development of the Westside Integrated Resort Project in Parañaque City following a “strategic work agreement” with Suntrust Resort Holdings, Inc. amid project delays.

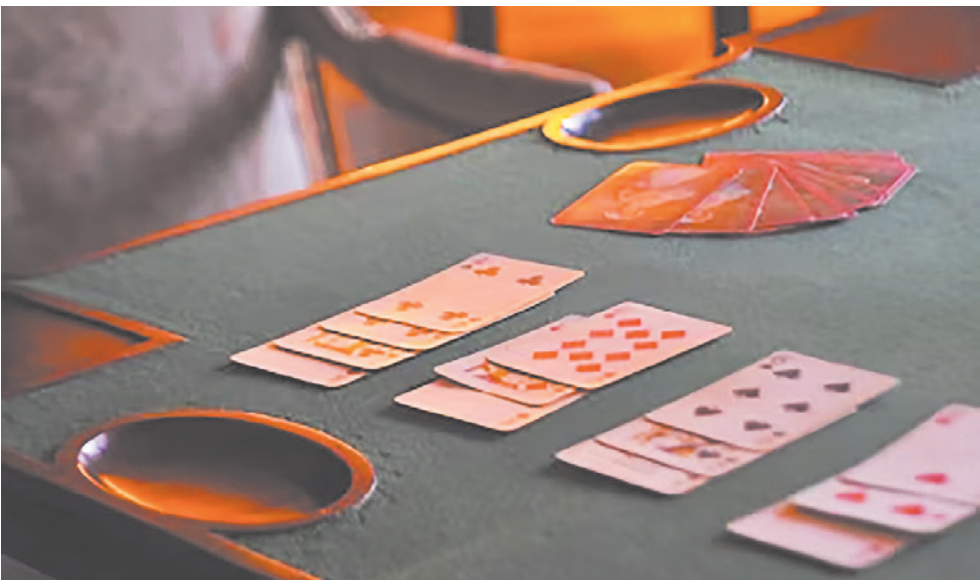
In a stock exchange disclosure, Suntrust’s board of directors authorized the company to pursue a strategic working agreement with Travellers International, Entertainment City Resorts Corp. (ECRC), Westside City, Inc., and Westside Bayshore Holding Corp. to fast-track the opening of the gaming resort.

Under the agreement, Suntrust Resort will hold a 20% indirect interest in ECRC.

“To ensure the timely construction, development, completion and operation of the Westside Integrated Resort Project, ECRC will assume all rights and obligations related to the project,” Suntrust Resort said.

The \$1.2-billion project, initially expected to be completed in December 2025, has been rescheduled to the third quarter of 2026.

The Westside Integrated Resort Project will include a hotel, casino, mall, and theater complex. It will also have the Artists Prom-



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enade, Grand Opera House, and the Apollo, Bohemia, and Crown theaters.

The project will have 475 rooms and suites, a pool deck, spa, wellness center, ballroom, theaters, a grand opera house, a performing arts theater, a mall with food and beverage and retail units, four cinemas, and a parking facility with more than 1,000 slots.

Westside’s casino will have 281 gaming tables, 1,126 slot machines, and 134 electronic table games.

Suntrust is a subsidiary of Fortune Noble Ltd., which is a unit of Hong Kong-listed LET Group Holdings Ltd.

At the local bourse on Monday, Suntrust shares rose by 1.67% or P0.01 to close at 61 centavos apiece. — **Beatriz Marie D. Cruz**

## 8990 Holdings targets Oct. 28 for voluntary PSE delisting

REAL ESTATE DEVELOPER 8990 Holdings, Inc. has filed a petition with the Philippine Stock Exchange (PSE) for a voluntary delisting of its common shares, targeting an effective date of Oct. 28.

“Subject to compliance with the PSE’s Amended Voluntary Delisting Rules, the voluntary delisting is expected to be effective by 28 October 2025,” the company said in a disclosure on Monday.

Prior to the delisting, shareholders were offered the option to tender their shares at a cash premium.

As part of the delisting process, 8990 Holdings’ subsidiary 8990 Housing Development Corp. will acquire minority shareholders’ stakes through a tender offer at P10.42 per share, running from Sept. 2 to 30.

“The bidder intends to acquire the tender offer shares, consisting of up to 580,570,390

common shares in the company,” the disclosure said.

The tender offer follows the PSE’s voluntary delisting rules, under which the bidder aims to acquire at least 95% of the company’s shares to complete the delisting.

Following the voluntary delisting, share transfers will require a certificate authorizing registration from the Bureau of Internal Revenue before legal title can be transferred.

8990 Holdings is engaged in property development through the brands Deca Homes, Deca Towers, and Urban Deca Towers. Its portfolio includes low-cost mass housing units and subdivision lots, as well as medium-rise and high-rise housing units. The company is also engaged in hotel operations.

On Monday, 8990 Holdings shares rose 1.57% to P10.36 apiece. — **Alexandria Grace C. Magno**