



# PHILIPPINES : General Information

## COUNTRY OVERVIEW

### Republika ng Pilipinas (Filipino); Republic of the Philippines (English)

Officially the **Republic of the Philippines** (Filipino: *Republika ng Pilipinas*), consists of about 7,641 islands that are categorized broadly under three main geographical divisions from north to south: [Luzon](#), [Visayas](#), and [Mindanao](#).

#### Economic dynamism is rooted in:

- Strong consumer demand
- Sound economic fundamentals
- A vibrant labor market
- Competitive workforce
- Robust remittances

#### Buoyant Industries:

- Business Process Outsourcing
- Real Estate
- Finance and Insurance industries.

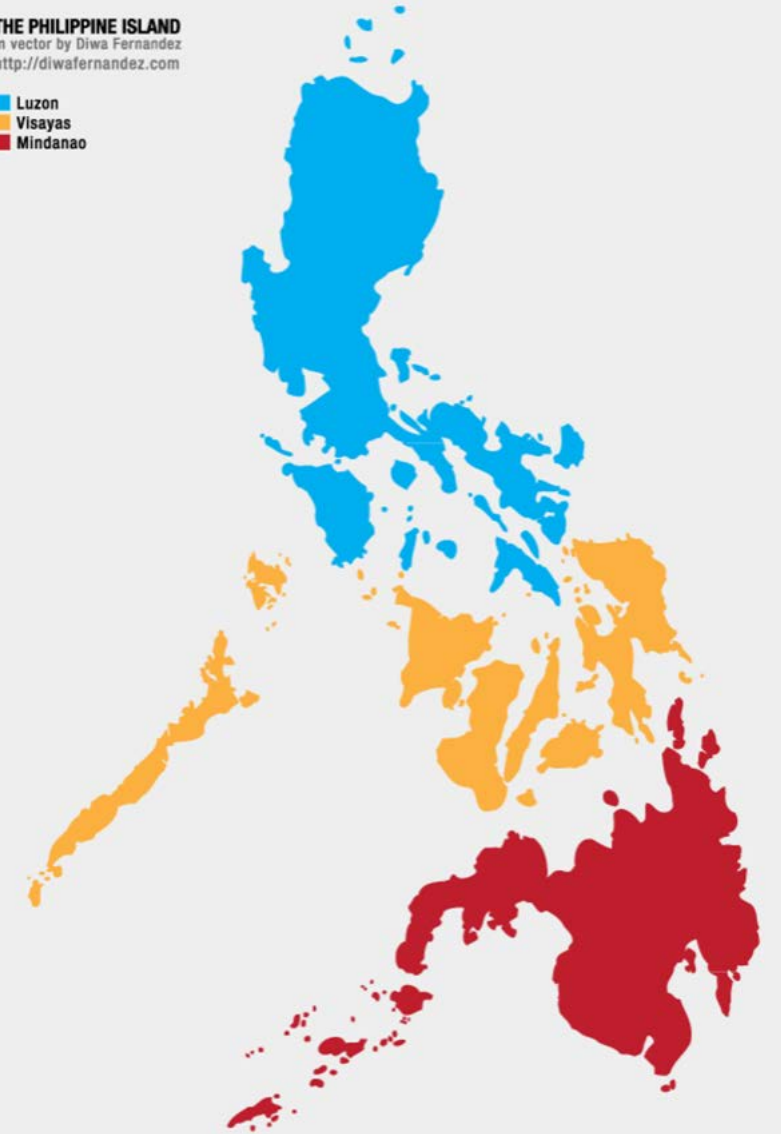
Capital	Manila
Largest City	Quezon City
Official languages	Filipino, English
2020 Population estimate	109,048,269

GDP (PPP)	2020 estimate
• Total	\$1.110 trillion
• Per capita	\$10,094 (2019))

GDP (nominal)	2020 estimate
• Total	\$383 billion
• Per capita	\$3,484 (2019))

THE PHILIPPINE ISLAND  
in vector by Diwa Fernandez  
<http://diwafernandez.com>

■ Luzon  
■ Visayas  
■ Mindanao



# Why Manila Has the Edge in the Asian Region

1. The Philippines' geographical position easily makes it a gateway to Asia, giving Manila the competitive edge over other cities in the region.
2. The Philippine economy has been one of the fastest-growing in Asia, and Manila is reaping the benefits.
3. As a real 21<sup>st</sup> century city, Manila provides a cosmopolitan environment.
4. While first-class living options can be found in the metropolis, Manila has maintained a relatively low cost of living.
5. The cost of doing business here is lower compared to other locations that offer modern office spaces and top-of-the-line solutions.
6. Manila is an abundant talent source since it's home to the country's top-performing universities and most prominent schools.
7. The country can develop Asia's main techno center like India's Bangalore.
8. The Philippines has developed a stronger affinity to Western culture compared to other Asian countries.

<https://www.philstar.com/lifestyle/modern-living/2018/10/08/1856611/uniquely-relaxed-yet-cosmopolitan-lifestyle-filinvest-city>

<https://pinoypulse.com/2020/01/24/2nd-fastest-in-asia-ph-economy-grows-6-4-in-q4-2019/>

<https://www.worldatlas.com/articles/the-four-regions-of-asia.html>

<https://sprout.ph/blog/8-reasons-why-manila-has-the-edge/>



An aerial photograph of a tropical bay with crystal-clear turquoise water. The bay is surrounded by steep, dark limestone cliffs covered in lush green vegetation. Several traditional outrigger boats are visible in the water, and a few people can be seen swimming. The sky is overcast with grey clouds.

# THE TOP REASONS TO INVEST IN **THE PHILIPPINES**

## 1 Continuous Infrastructure Projects through - Build Build Build Program

Build! (BBB) Program is the centerpiece program of the Duterte administration that aims to usher the “**Golden Age of Infrastructure**” in the Philippines. This program has listed 100 Infrastructure Flagship Projects nationwide.



## 13 INFRASTRUCTURE PROJECTS ADDED TO PRIORITY LIST



### INFORMATION AND COMMUNICATION TECHNOLOGY

- LTO Central Command Center
- Motor Vehicle Recognition and Enhancement System
- National Broadband Program
- ICT Capacity Development and Management Program

### WATER

- Water District Development Sector Projects
- National Irrigation Sector Rehabilitation and Improvement Project
- Balog-Balog Multipurpose Project Phase II, Tarlac
- Jalaur River Multipurpose Project Stage II, Iloilo
- Lower Agno River Irrigation System Improvement Project, Pangasinan

### TRANSPORTATION

- Metro Manila Logistics Network Pasig River and Manggahan Floodway Bridges Construction Project
  - J.P. Rizal-Lopez Jaena Bridge (Marikina River)
  - J.P. Rizal-St. Mary Bridge (Marikina River)
  - Marikina-Vista Real Bridge (Marikina River)
- North Luzon Expressway Harbor Link Extension to Anda Circle
- General Santos Airport

### HEALTH

- Virology Science and Technology Institute of the Philippines

SOURCE: BCDA

## 2 Diverse Property Types and Competitive Rates

### OUR PROJECTS

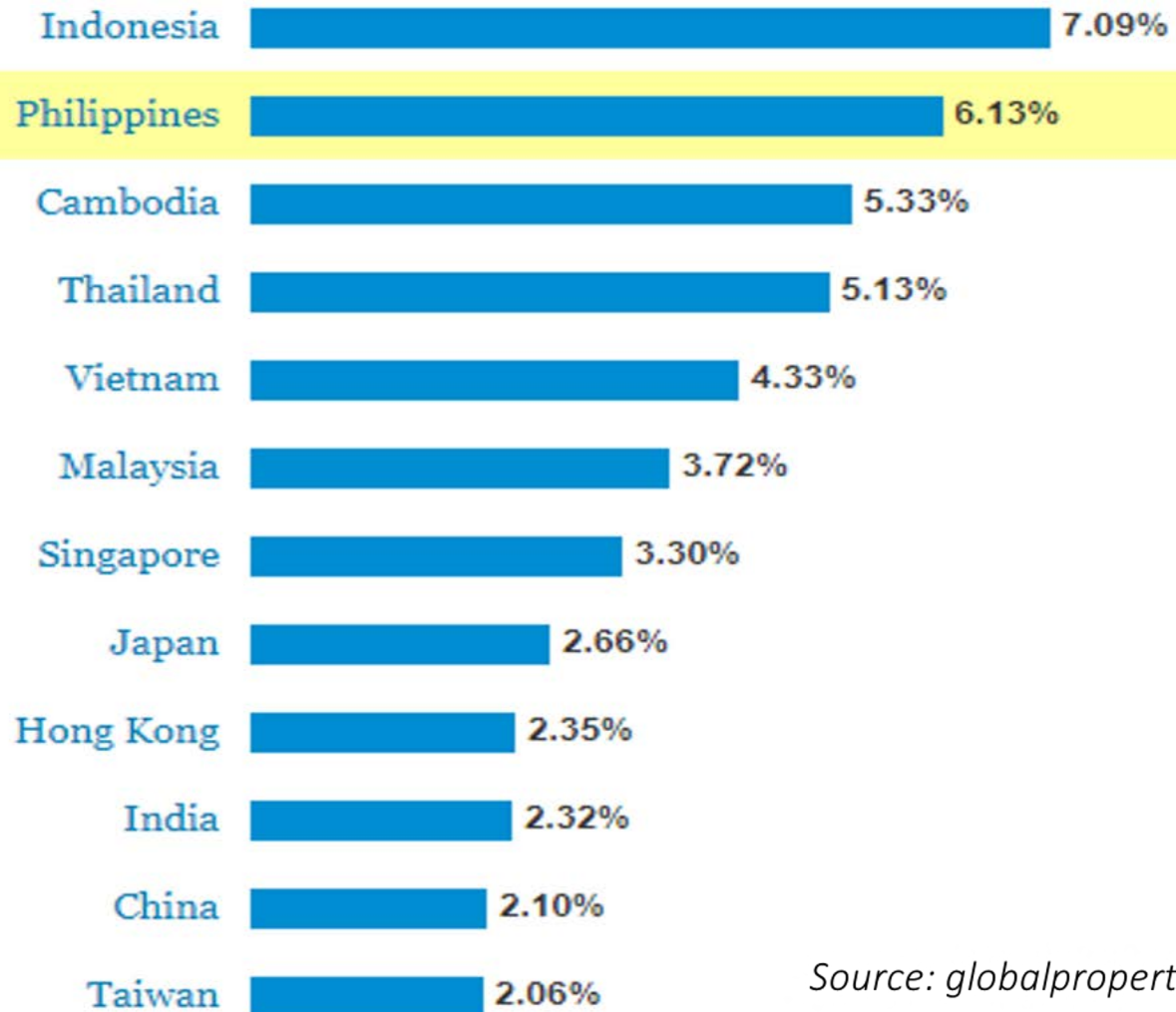


## Historical Capital Appreciation

Real Estate Price Growth	NCR	Outside NCR	
2016	Q1	3.5	1.8
	Q2	1.9	9.6
	Q3	0.2	6.9
	Q4	0.6	6
2017	Q1	4.4	8
	Q2	3.7	-1.6
	Q3	2.2	1.8
	Q4	8.8	3
2018	Q1	2.7	0.8
	Q2	4.4	4.2
	Q3	6.9	2.2
	Q4	1.7	-0.8
2019	Q1	9	0.5
	Q2	5.2	-1.1
	Q3	22.2	4.9
	Q4	15	8.2
2020	Q1	18.3	8.5

# Top Reasons to Invest in the Philippines

## Rental Yield in PH compared to Asia



Source: [globalpropertyguide.com](http://globalpropertyguide.com)



# Top Reasons to Invest in the Philippines

# 3

## Influx of International Gaming, Technology, KPO & BPO Companies expanding in and outside of Metro Manila



Triangle Park  
Quezon City Central Business District



Ortigas Center



Filinvest Corporate City



Makati Central Business  
District



Bonifacio Global City (BGC)



Eastwood City

Location and Lifestyle

# 8 Real Estate Hotspots Outside Metro Manila

## 1. Cebu City

- Population: 980,070 (2020)
- Growth rate: 6.2%-6.4%%
- Selling points: Tourism, international airport and seaport, BPO industry

## 2. Davao City

- Population: 1,825,450 (2020)
- Growth rate: 8.6% (2018)
- Selling points: Efficient government, regional growth center

## 3. Cagayan de Oro

- Population: 753,138 (2020)
- Growth rate: 7.2% (2018)
- Selling points: Fresh produce, BPO industry, tourism

## 4. Bacolod

- Population: 613,437 (2020)
- Growth rate: 6.1% (2018)
- Selling points: Tourism, BPO industry

## 5. Iloilo City

- Population: 471,789 (2020)
- Growth rate: 6.1% (2018)
- Selling points: Tourism, high student population, BPO industry

## 6. Angeles, Pampanga

- Population: 519,227 (2020)
- Growth rate: 7.1% (2018)
- Selling points: Infrastructure, international airport

## 7. Baguio

- Population: 407,215 (2020)
- Growth rate: 7.3% (2018)
- Selling points: Tourism, high student population

## 8. Santa Rosa, Laguna

- Population: 284,670 (2010)
- Growth rate: 7.3% (2018)
- Selling points: Infrastructure, BPO industry, proximity to Metro Manila

## 4 Presence of World-Class Tourism Destinations



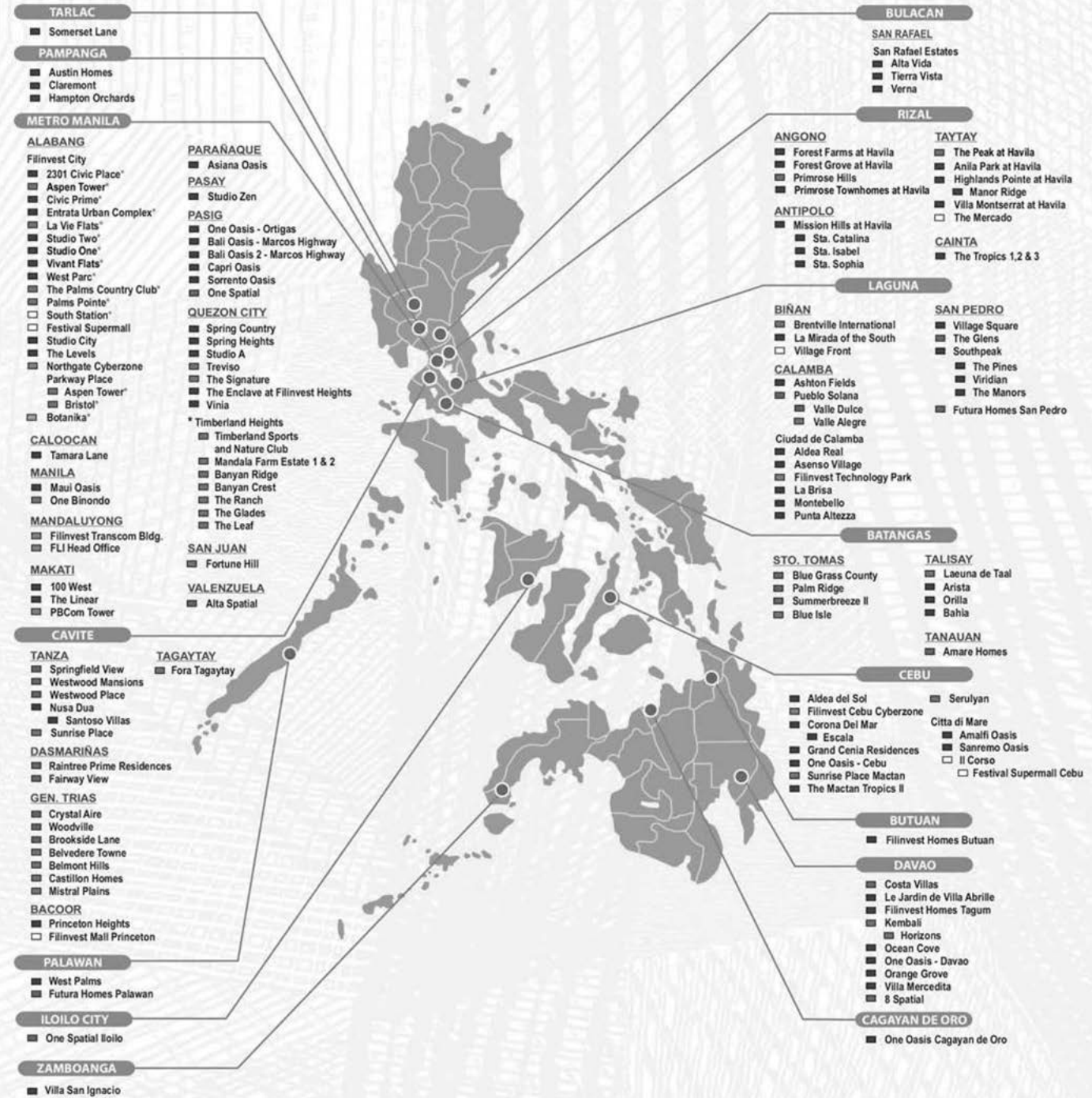
# 5

*Filipinos are Friendly & Hospitable and Converses well in English*

## Philippines Deemed as One of the World's Friendliest Countries



# Investing in FLI Properties (Forecast)



175 projects  
nationwide

# Resort Inspired Developments

	PANGLAO OASIS		BELIZE OASIS	MAUI OASIS		ONE OASIS ORTIGAS	VERDE SPATIAL	
	Studio	2BR	2BR	Studio	2BR	2BR	Studio	2BR
Area	21.64 sqm ±	35.65 - 36.00 sqm ±	35.90 sqm ±	22.02 sqm ±	29.80 - 44.77 sqm ±	42.82 sqm ±	22 sqm ±	32 sqm ±
TCP (PhP)	3.19 Mn	5.52 Mn	5.14 - 6.83 Mn	3.10 - 3.39 Mn	4.14 - 7.07 Mn	4.9 Mn	2.9 Mn	3.9 Mn
Price per sqm (PhP)	117k	117k	143k - 190k	140k - 154k	136k - 178k	114K	110k	102k
Rental Rate/Month (PhP)*	28k / mo	46k / mo	1,515.75 / sqm / mo.	1,225.5 / sqm / mo	1,225.5 / sqm / mo	20K / mo	9-14k / mo	18-26k / mo
Annual Price Growth	6%	6%	6%	6%	6%	5.4%	4%	4%
ROI%	3% - 5%	6% - 9%	6%	6%	6%	4%	3.5-4.5%	5.0-6.5%
Rental Yield**	11.00%	10.00%	11.19%	9.50%	9.45%	5%	5.0-6.0%	7.0-8.0%

\*Estimated

\*\*Rental Yield = based on annual estimated rent / TCP

## Fortune Hill

### Investment Yield

---

Unit Type	2BR	3BR
Area	106.33	159.20
TCP (w/ VAT and Misc)	18,313,750.65	27,813,737.56
Price per sqm	172,231.87	174,706.07
Rental rate per month	106,331.94	159,203.04
Annual price growth	6.50%	6.50%
Rental Yield	6.97%	6.87%



# Disclaimer

None of the market data information and any related projections expressed in this package are the opinions of KW Philippines, but belong to market research sources as referenced. Projections are inherently subject to substantial and numerous uncertainties and subject to a wide variety of significant business, economic and other future market factors. Assumptions used by the referenced sources underlying any projections may potentially be inaccurate in any presented material. Historical property prices and rent data included in the preceding summary examples by City are not developed by KW Philippines and such data, related historical yield and capital gain information is qualified in its entirety by reference to the more complete source data as noted. The historical yield and capital gain estimates are presented solely for the purpose of providing insight into an example market and for establishing a benchmark for relative evaluation between such cities. Such examples may not be complete, and each prospective investor should carefully evaluate actual property information and related specific data, before deciding whether to make an investment.

<https://scad.gov.ph/build-build-build/>

<https://en.wikipedia.org/wiki/Philippines>

<https://tradingeconomics.com/philippines/interest-rate>

[https://www.international.gc.ca/cil-cai/country\\_insights-apercus\\_pays/ci-ic\\_ph.aspx?lang=eng#:~:text=Filipinos%20are%20a%20very%20hospitable,Tagalog%2C%20is%20the%20national%20language.](https://www.international.gc.ca/cil-cai/country_insights-apercus_pays/ci-ic_ph.aspx?lang=eng#:~:text=Filipinos%20are%20a%20very%20hospitable,Tagalog%2C%20is%20the%20national%20language.)

<https://asiasociety.org/philippines/philippines-deemed-one-worlds-friendliest-countries>

<https://manilarecruitment.com/manila-recruitment-articles-advice/why-investors-take-advantage-cebu-growing-economy-how/>

<http://rso11.psa.gov.ph/grdp>

<http://nro6.neda.gov.ph/western-visayas-economy-grew-by-6-1-percent-in-2018/>

<https://worldpopulationreview.com/world-cities/iloilo-city-population>

<https://pia.gov.ph/news/articles/1021318>

<https://psa.gov.ph/regional-accounts/grdp/data-and-charts>

<https://kittelsoncarpo.com/property-ownership/#:~:text=In%20general%2C%20only%20Filipino%20citizens,a%20long%2Dterm%20land%20lease.>

<https://www.worldbank.org/en/country/philippines/overview#1>

