

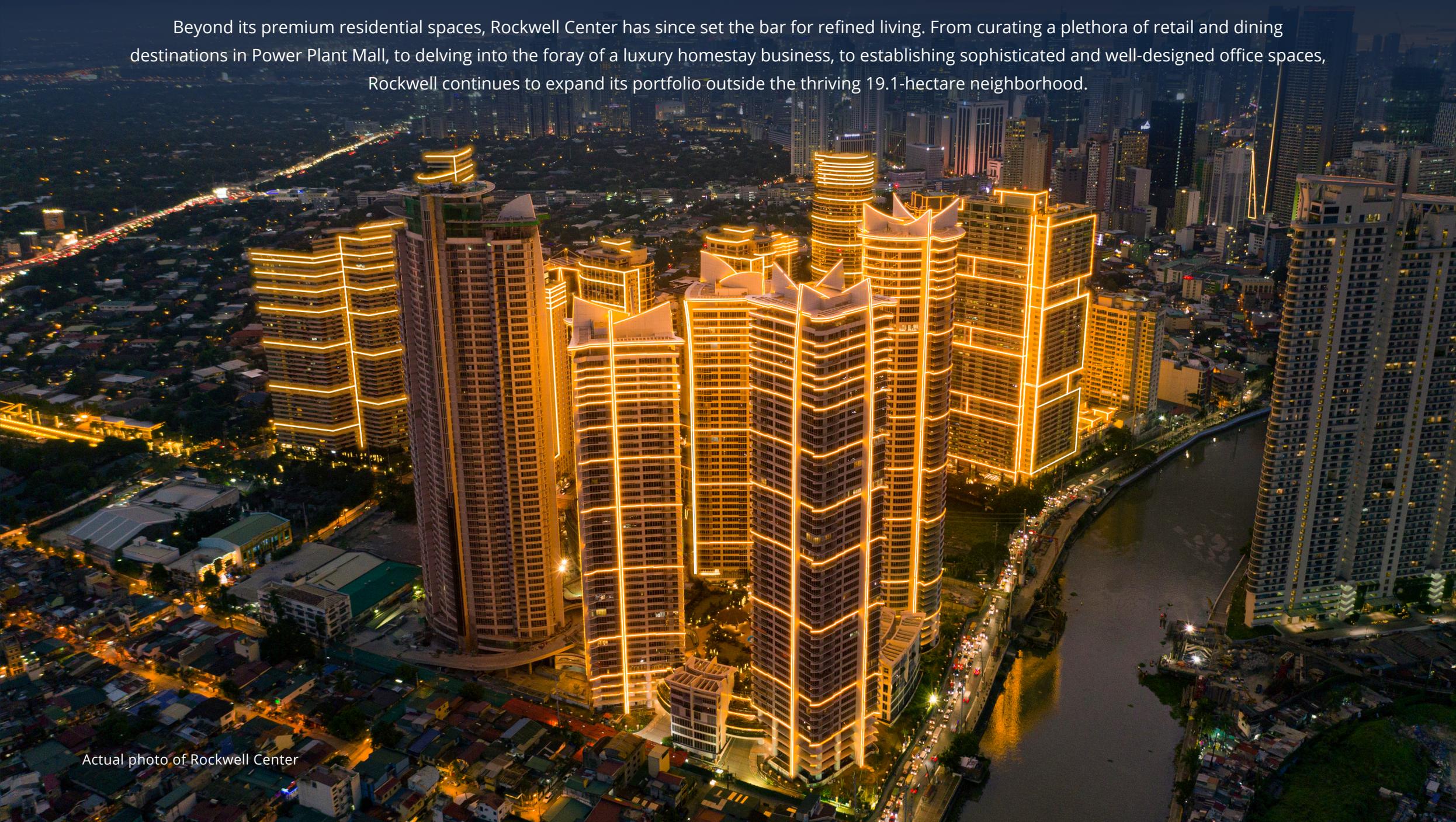
———— 2022 ————
INVESTMENT KIT



THE ROCKWELL STORY

In 1995, an unused thermal power plant was transformed into a self-sustaining and thriving community, which is now known as the Rockwell Center.

Beyond its premium residential spaces, Rockwell Center has since set the bar for refined living. From curating a plethora of retail and dining destinations in Power Plant Mall, to delving into the foray of a luxury homestay business, to establishing sophisticated and well-designed office spaces, Rockwell continues to expand its portfolio outside the thriving 19.1-hectare neighborhood.



Actual photo of Rockwell Center



LIFESTYLE, LEISURE, AND WORK
SEAMLESSLY CONVERGE





ROCKWELL BUSINESS CENTER ORTIGAS



8 ROCKWELL



ROCKWELL BUSINESS CENTER SHERIDAN



SANTOLAN TOWN PLAZA

LIVE YOUR ROCKWELL WORKSTYLE

Rockwell Land pioneered as a premium residential developer delivering well-thought-of communities and delightful experiences — giving its residents the enjoyment to live the Rockwell way. From here, Rockwell first ventured into creating premium office developments, offering conducive spaces for tenants to embrace the distinct elevated Rockwell Workstyle.

Rockwell Workspaces broke ground with its pioneer office project, Rockwell Business Center Ortigas in Pasig. This was followed by its first LEED Gold-Certified building, 8 Rockwell, located in Makati City. Rockwell Business Center Sheridan in Mandaluyong and Santolan Town Plaza in San Juan were soon launched afterwards.

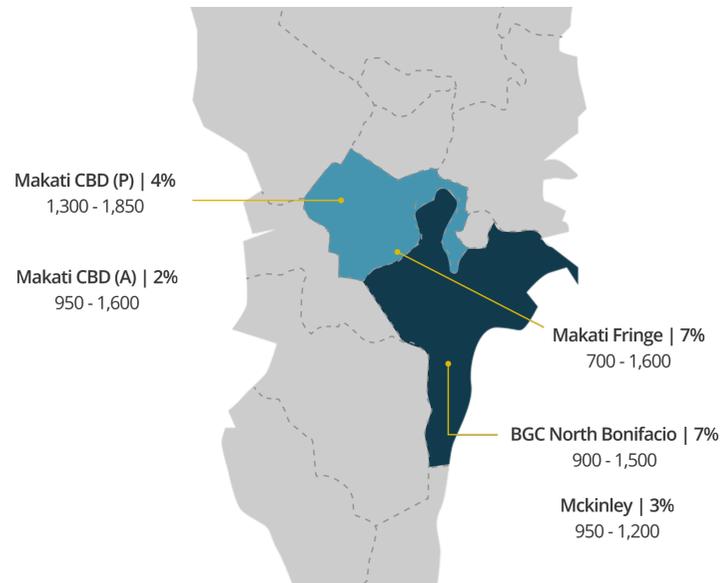
The Rockwell Workstyle embodies the signature customer experience — providing convenience, productivity, and safety in a thriving community. The balance of conduciveness, beyond ordinary office functionalities, and the unique touch of Rockwell's exclusivity and sophistication is what makes it the ultimate workstyle experience.



Actual photo of Rockwell Center

VACANCY AND RENTAL RATES

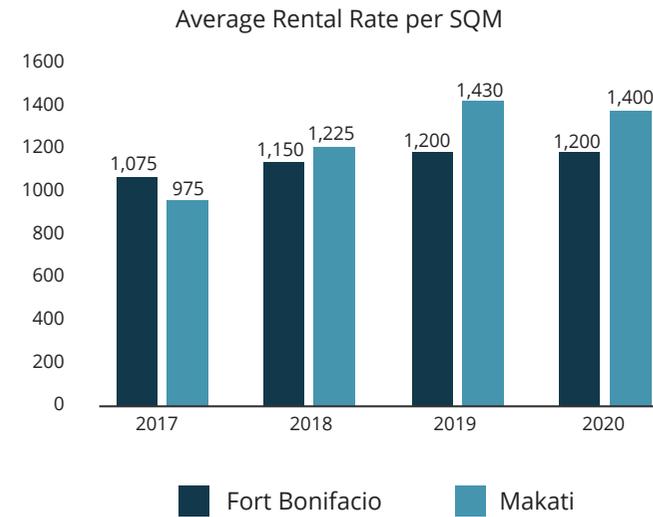
Fort Bonifacio and Makati



Information taken from Colliers International Q3 2020 Property Market Review

ANNUAL RENTAL GROWTH

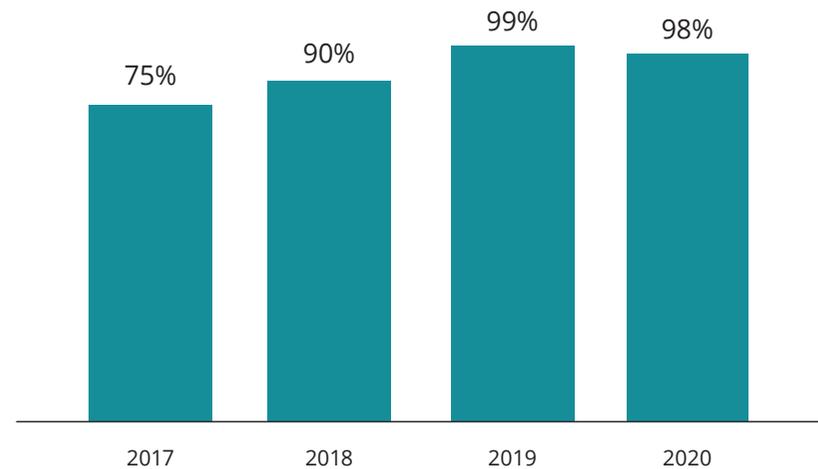
Average annual growth in CBDs of Makati and Fort Bonifacio were at **13%** and **4%**, respectively, in the past three years.



8 Rockwell, Rockwell Business Center Sheridan, and Rockwell Business Center Ortigas command high rental rates at par with those in CBDs. 8 Rockwell capital values have appreciated by **90%** from its original purchase price.

HISTORICAL PERFORMANCE OF 8 ROCKWELL

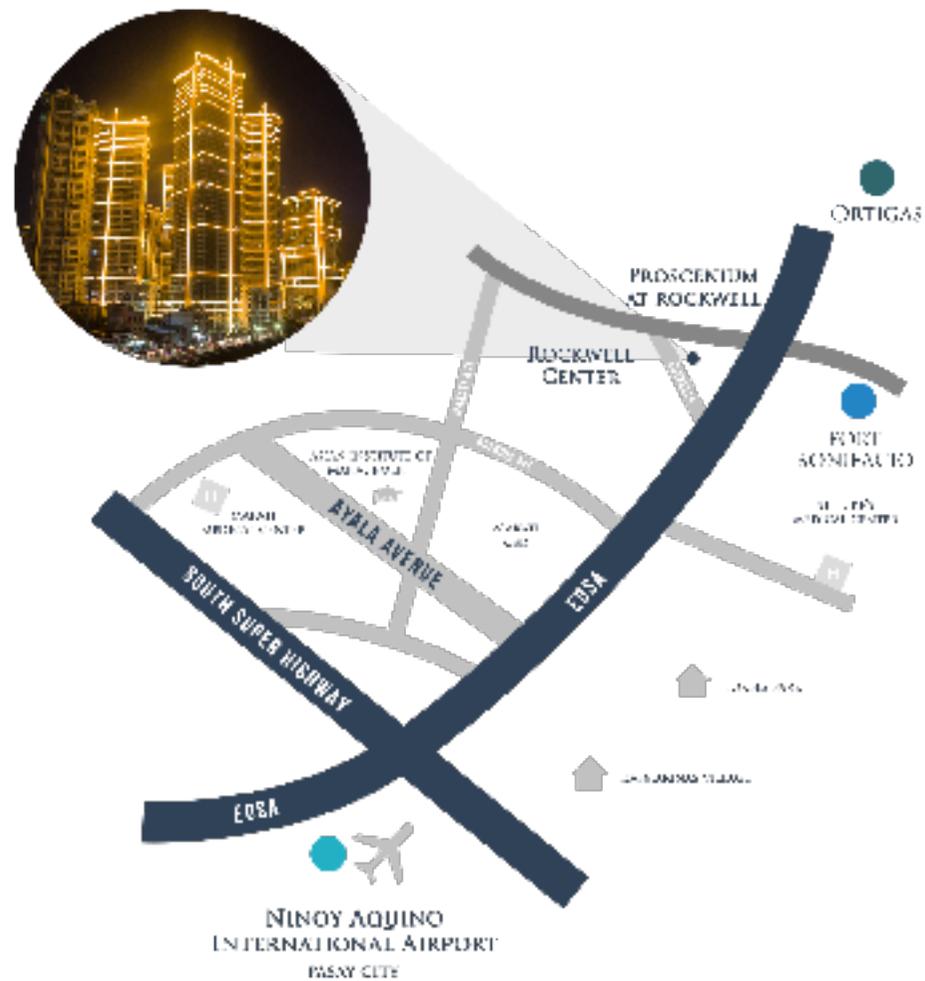
Annual Occupancy Rate from 2017 - 2020





PROSCENIUM AT ROCKWELL

Raising the bar of luxury living in Rockwell Center, the Proscenium at Rockwell stands at 3.6 hectares as a premier mixed-used development, designed by world-renowned Uruguayan architect, Carlos Ott. This self-sustaining community in Makati consists of five residential towers with their own exquisite amenities, a sprawling Amenity Deck almost a hectare in expanse, and well-designed office spaces, making it an enclave where everything is within reach.



FROM NAIA

Approx. 11.4 km

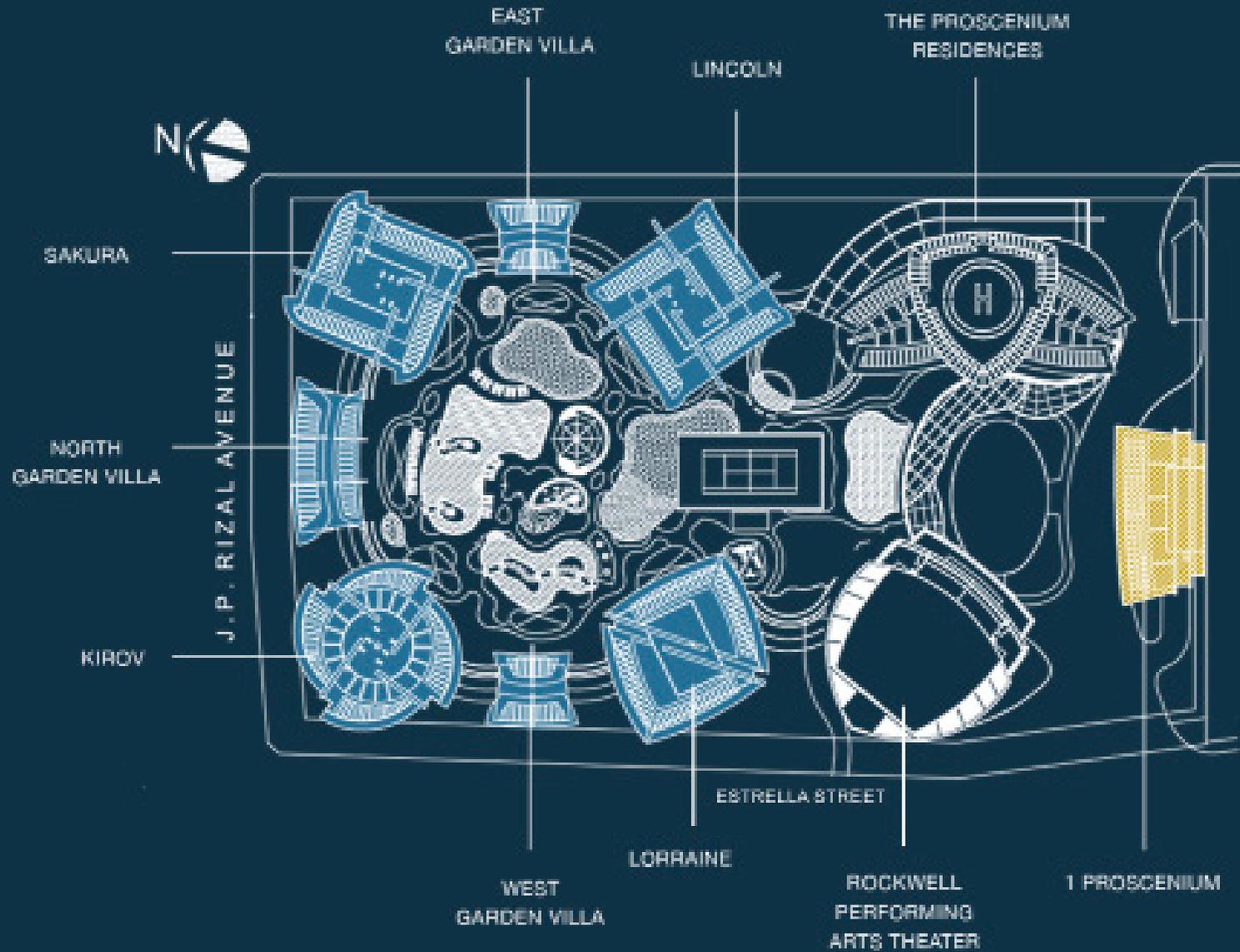
FROM ORTIGAS

Approx. 4.1 km

FROM FORT BONIFACIO

Approx. 5.8 km

ROCKWELL WORKSPACES SITE DEVELOPMENT PLAN



● Residential Towers with Podium Offices

● 1 Proscenium Office Building

Podium Offices are located at the 2nd and 3rd floors of the Proscenium's residential towers, with their own exclusive entryways.



1 PROSCENIUM

An integral part of the Proscenium masterplan, 1 Proscenium provides office spaces for the finest professionals and discerning executives, searching for the perfect balance of topnotch, innovative office features and the convenience and productivity, which the Rockwell Workstyle proudly provides.

1 Proscenium, a LEED-certified building, offers 117 sqm to 522 sqm of office spaces, equipped with the latest Variable Refrigerant Flow (VRF) air conditioning system and is built with operable windows for greater air circulation. With 21 floors and floor-to-ceiling windows, office tenants can bask in natural sunlight while enjoying the distinct exclusive community within Makati that is the Rockwell Center.

BUILDING INFORMATION

BUILDING HIGHLIGHTS

Total Number of Floors	21 physical floors - 19 office floors - 1 floor main lobby - 2 nd floor retail restaurant
Density	1:8
Vertical Transportation	5 elevators - 3 passenger elevators - 1 service elevator - 1 shuttle elevator
Building Management System	Control and monitoring of air conditioning, fire protection and metering systems
Air Conditioning	Variable Refrigerant Flow (VRF)
Generators	100% back-up power
Security	CCTV and RFID card system
Fire Detection and Alarm System (FDAS)	Interface module provided for all office units
Fire Suppression System	All levels are protected by Automatic Fire Sprinkler System (AFSS) and Fire Detection and Alarm System (FDAS)
Citations	LEED Silver Certification

DEVELOPMENT INFORMATION

Total Net Usable Area	9,575 sqm
Target Completion	June 2022

OTHER AMENITIES

Power Plant Mall

Rockwell Performing Arts Theater

Aruga Apartments by Rockwell

The Fifth at Rockwell

Membership Nominations at The Rockwell Club



Artist's illustration of lobby

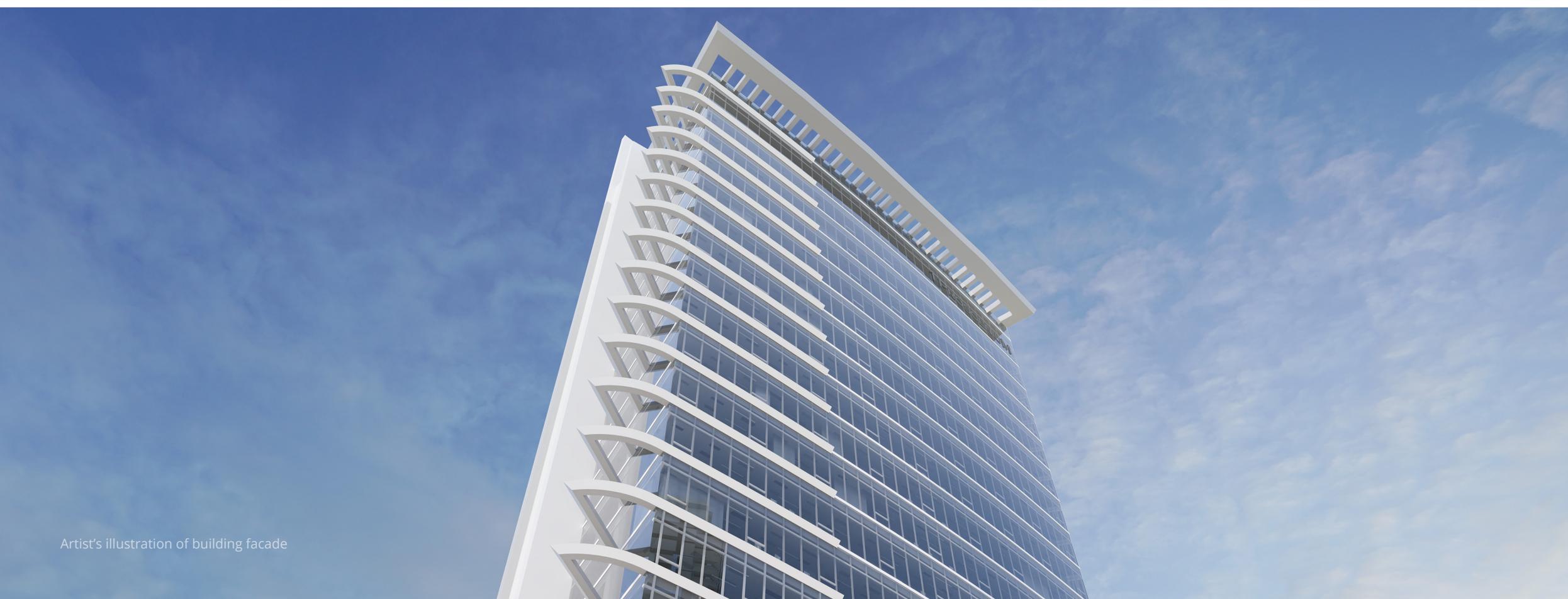


Artist's illustration of 16th floor

1 PROSCENIUM

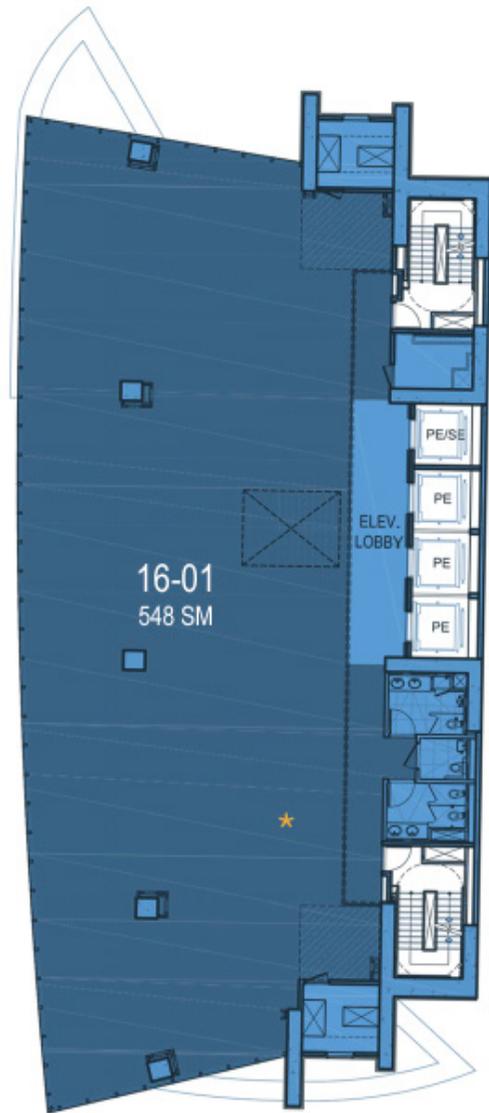


Artist's illustration of lobby



Artist's illustration of building facade

TYPICAL FLOOR LAYOUT



Artist's Illustration



KEYPLAN

16TH – 21ST FLOOR PLAN

TOTAL NUMBER OF UNITS	1
Single Tenancy Net Usable Area	548 sqm
Total Gross Leasable Area	640 sqm

* Provision for internal staircase

COMMERCIAL TERMS

- 5-year standard lease term
- 1 month fit-out period
- Bare shell handover condition

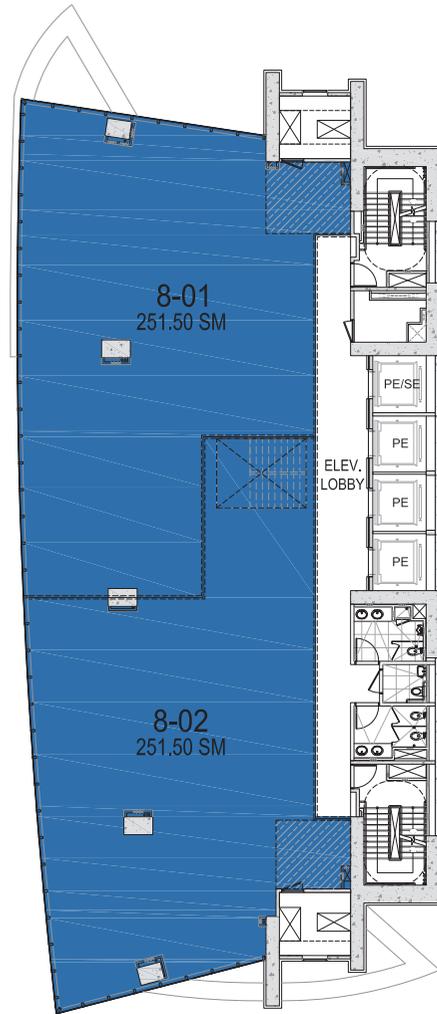
- Assignment/sub-lease is allowed as long as it is not part of the negative list
- Third parties need prior approval from the landlord
- Leasing a Rockwell Office comes with nominations to Rockwell Club

PAYMENT TERMS FOR LEASE

- 1 month reservation deposit to be applied as partial payment of the security deposit
- 3 months security deposit
- 3 months advance rent
- Advance rent to be applied on the last three months of the lease term

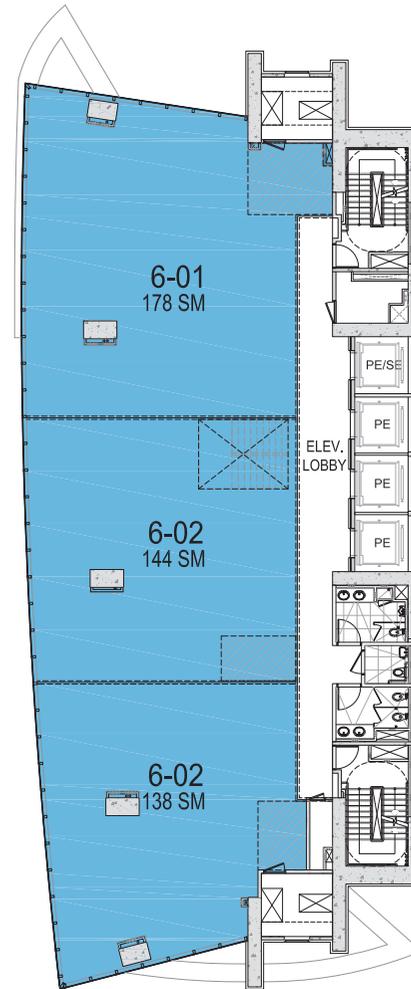
For leasing inquiries, contact: +63 917 857 8308

SAMPLE FLOOR LAYOUT



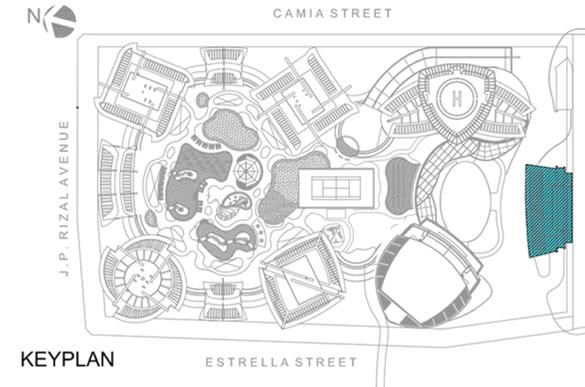
8TH FLOOR PLAN

TOTAL NUMBER OF UNITS	2
Total Net Usable Area	503 sqm
Total Gross Leasable Area	621 sqm



6TH FLOOR PLAN

TOTAL NUMBER OF UNITS	3
Total Net Usable Area	460 sqm
Total Gross Leasable Area	581 sqm



KEYPLAN



PODIUM OFFICES

Tucked inside the Proscenium community, Podium Offices gives spacious and bright office spaces that provide comfort and security. With offices that range from 80 sqm to 300 sqm, it provides work spaces that cater to your needs, creating the perfect fusion of living the Rockwell workstyle within the Rockwell Center's most luxurious development. Equipped with heightened safety protocols and adapting the latest technologies, tenants are assured to work safely and productively.

BUILDING INFORMATION

BUILDING HIGHLIGHTS

Density	1:10
Vertical Transportation	1 passenger elevator (per tower)
Access and Security	RFID access in the elevators CCTV cameras
Air Conditioning	Variable Refrigerant Flow (VRF) system
Generators	100% back-up power
Security	CCTV and RFID card system
Fire Suppression System	Centralized Fire Detection and Alarm System (FDAS)

OTHER AMENITIES

- Power Plant Mall**
- Rockwell Performing Arts Theater**
- Aruga Apartments by Rockwell**
- The Fifth at Rockwell**
- Membership Nominations at The Rockwell Club**

DEVELOPMENT INFORMATION

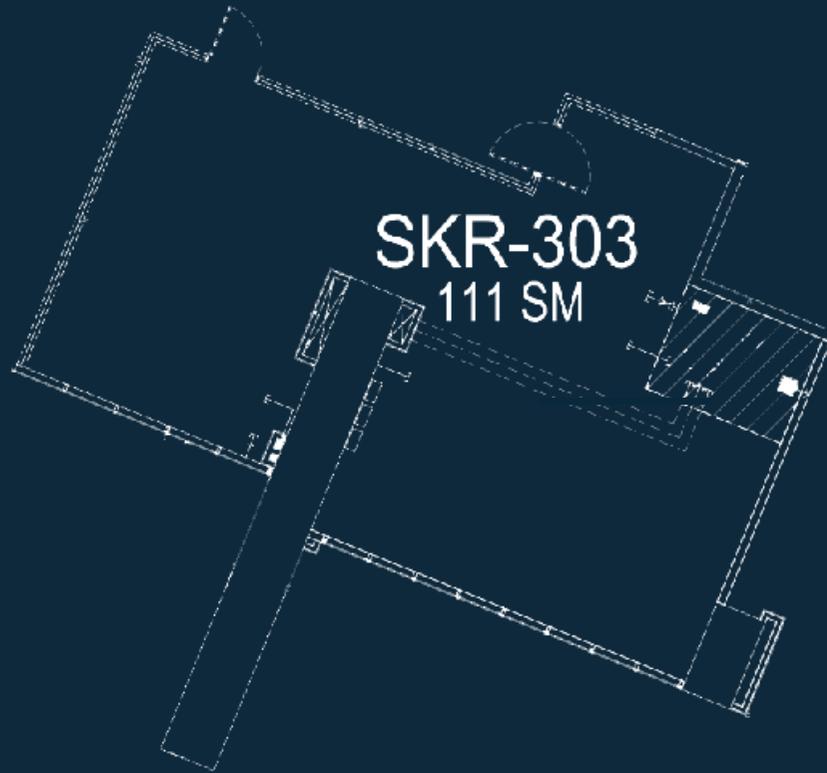
(2nd and 3rd floors)

Kirov Tower	Total Floor Area: 1,024 sqm Units per floor: 4
Sakura Tower	Total Floor Area: 867 sqm Units per floor: 3-4
Lorraine Tower	Total Floor Area: 1,057 sqm Units per floor: 4
Lincoln Tower	Total Floor Area: 499 sqm Units per floor: 2
North Garden Villa	Total Floor Area: 972 sqm Units per floor: 2
West Garden Villa	Total Floor Area: 350 sqm Units per floor: 1
East Garden Villa	Total Floor Area: 350 sqm Units per floor: 1

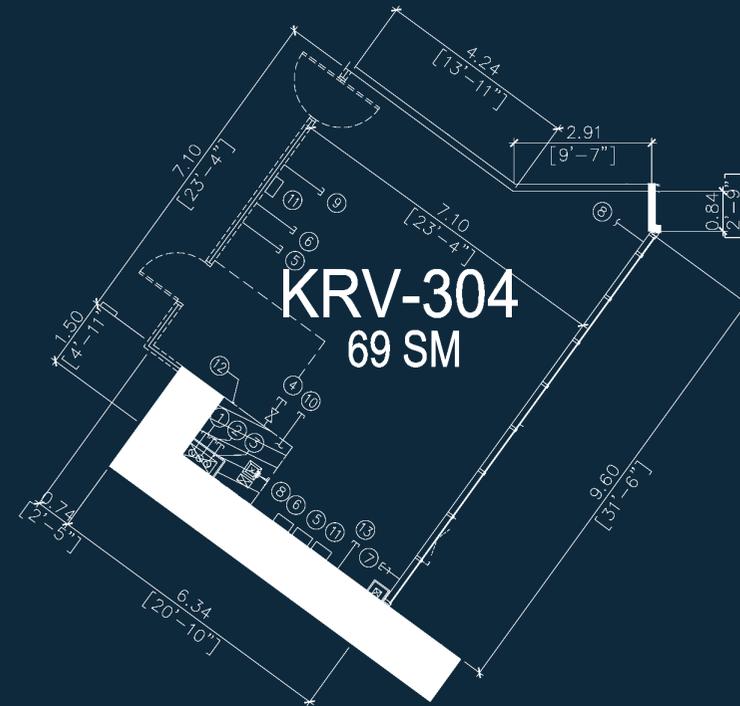
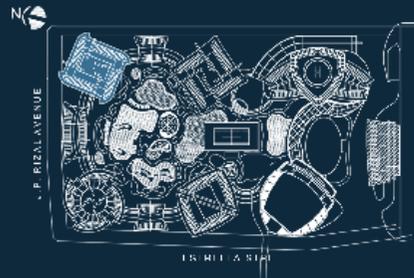


SAMPLE FLOOR LAYOUT

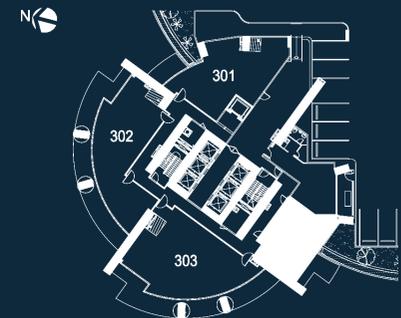
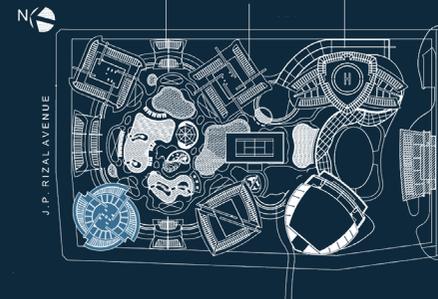
PROSCENIUM PODIUM WORKSPACES



Total Net Usable Area 111 sqm
Gross Leasable Area 129 sqm



Total Net Usable Area 69 sqm
Gross Leasable Area 86 sqm



imagine



ROCKWELL WORKSPACES
COMMUNITY FEATURES



Actual photo of Rockwell Atletica



Actual photo of Power Plant Mall, Rockwell Center



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www.rockwellworkspaces.com

A property developed by  ROCKWELL LAND

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DHSUD LS No. 173

DHSUD NCR AA-2021/07-2944

Proscenium at Rockwell, Estrella Street, Makati City

Completion for 1 Proscenium: June 2022

