# Maximizing Real Estate Opportunities in South Metro Manila

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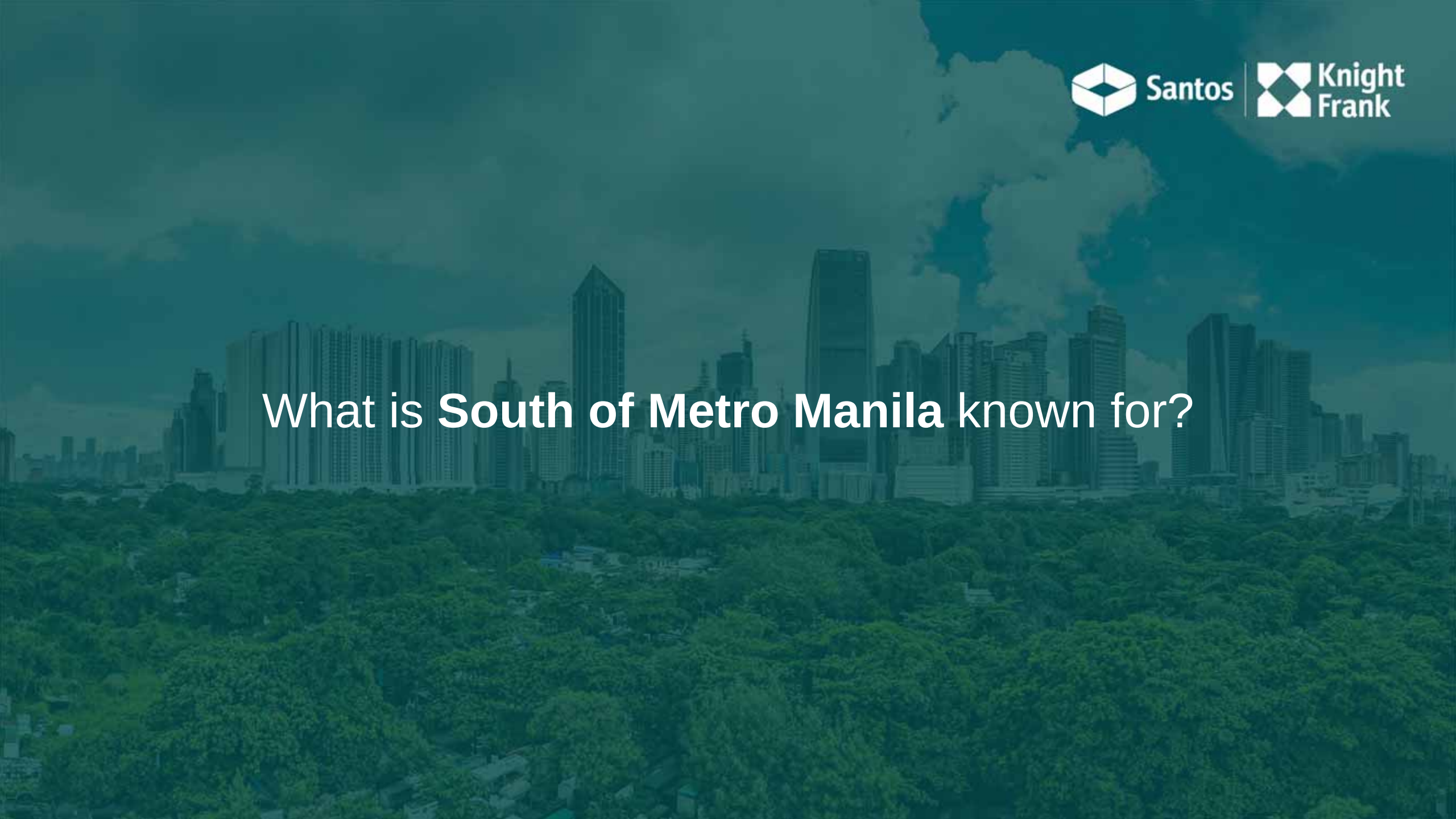


# What is **South of Metro Manila** known for?

## 1 Southern Metro Manila

| Location | Size | Population | Economic Growth |
|---|---|---|---|
| Pasay | 5.39 sq.mil | 0.44M | 6.8% |
| Paranaque | 17.98 sq.mil | 0.69M | 8.7% |
| Las Pinas | 12.62 sq.mil | 0.6M | 4.6% |
| Muntinlupa | 15.35 sq.mil | 0.52M | 4.1% |

## 2 Cavite

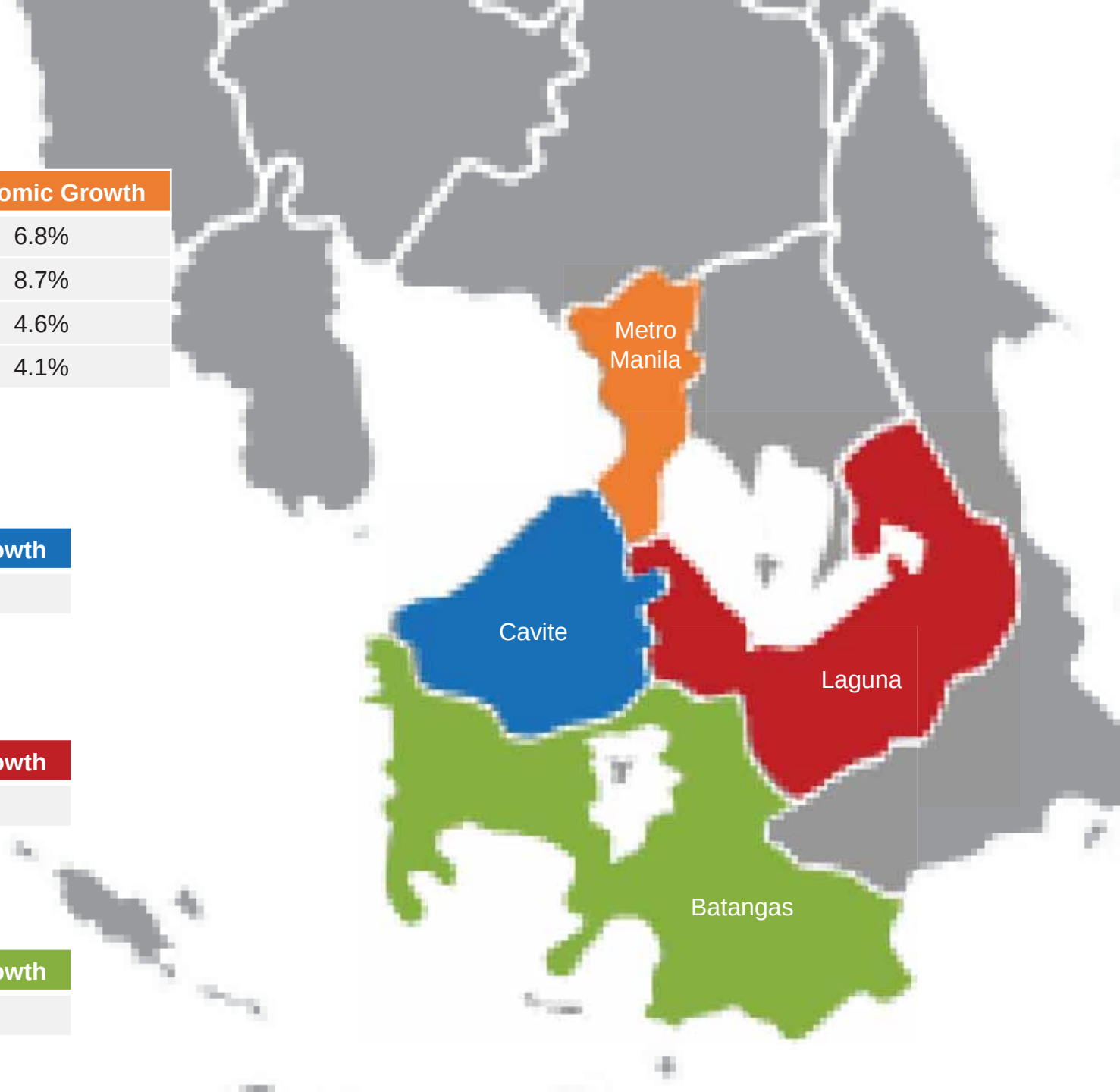
| Size | Population | Economic Growth |
|---|---|---|
| 589.3 sq.mil | 4.34M | 6.7% |

## 3 Laguna

| Size | Population | Economic Growth |
|---|---|---|
| 744.49 sq.mil | 3.38M | 3.9% |

## 4 Batangas

| Size | Population | Economic Growth |
|---|---|---|
| 1202.73 sq.mil | 2.91M | 4.9% |



# Office Sector

Pasay / Bay Area



Paranaque / Aseana



Muntinlupa / Alabang



## Office Market Overview

KEY PRO PLAYERS

| City | Existing Supply | Vacancy Rate | Average Rent |
|---|---|---|---|
| Alabang | 0.5M sqm | 25% | PHP 773 |
| Bay Area | 1.4M sqm | 27% | PHP 924 |
| Metro Manila | 8.8M sqm | 21% | PHP 1,024 |

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# Hospitality Sector



Okada Manila




Solaire Resort



Marriott Manila



Hilton Manila



# Industrial Sector



RLX Sucat



Cavite Technopark



Daiichi Industrial Park



Laguna Technopark



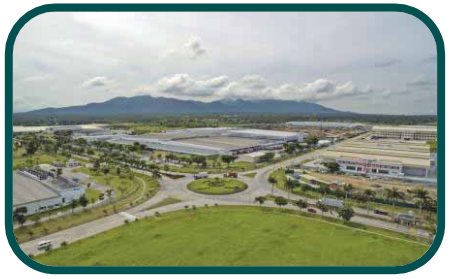
Light Industry & Science Park



Carmelray Industrial Park

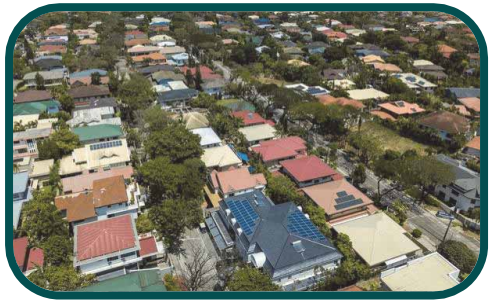


First Philippine Industrial Park



Lima Technology Center

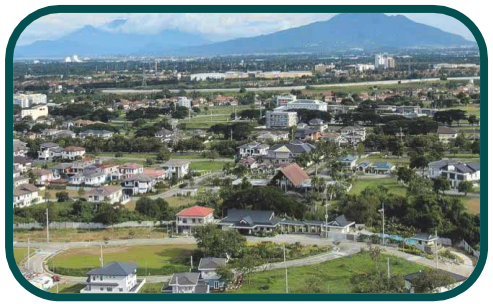
# Residential Sector



Ayala Alabang



Vermosa



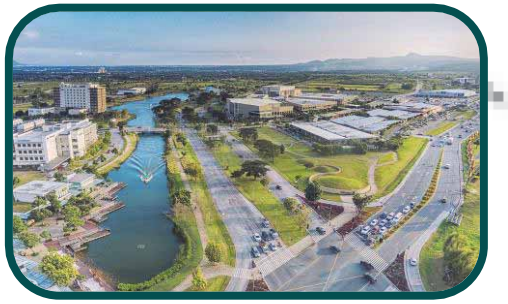
South Forbes



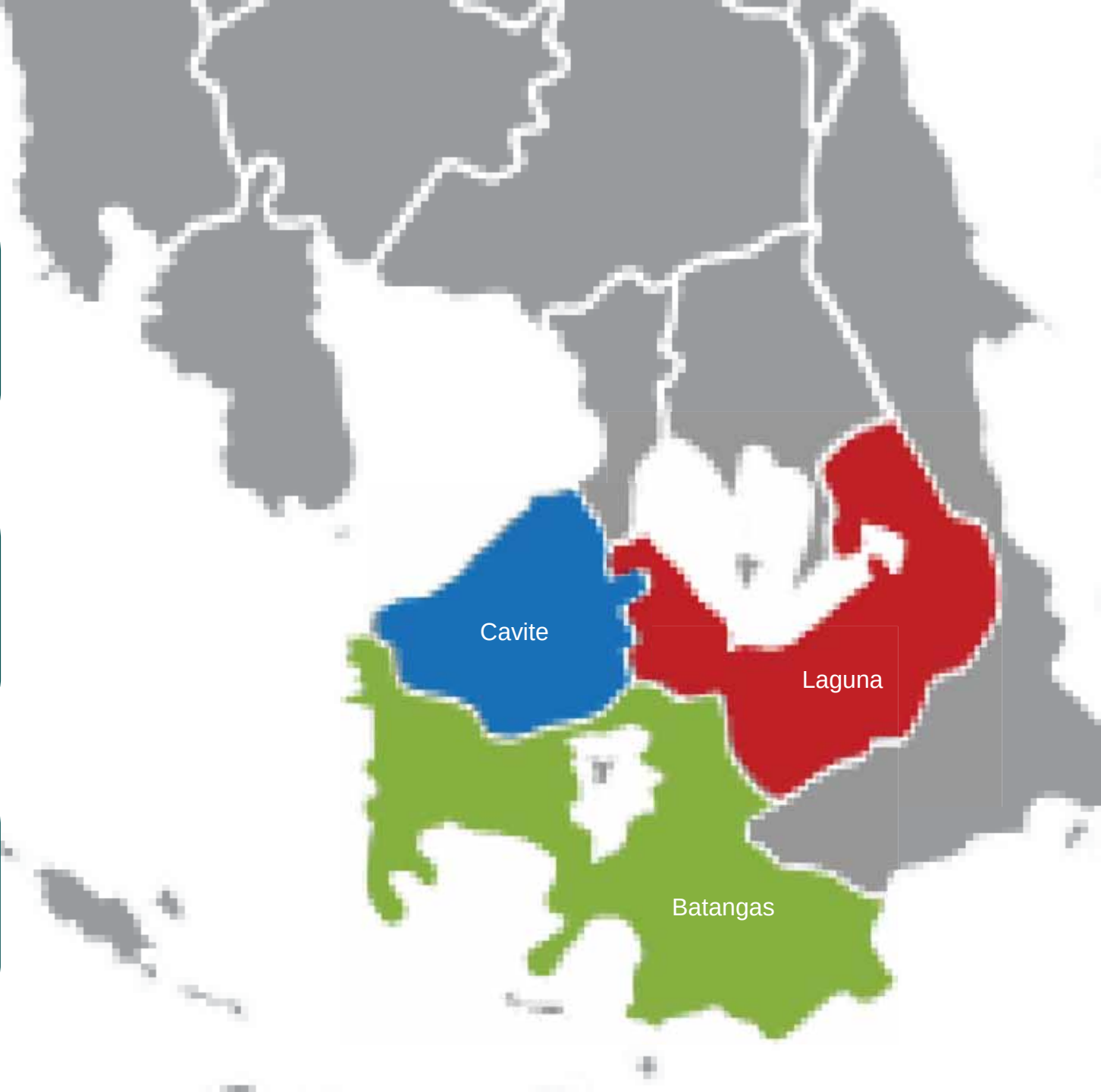
Hamilo Coast



Eton City



Nuvali

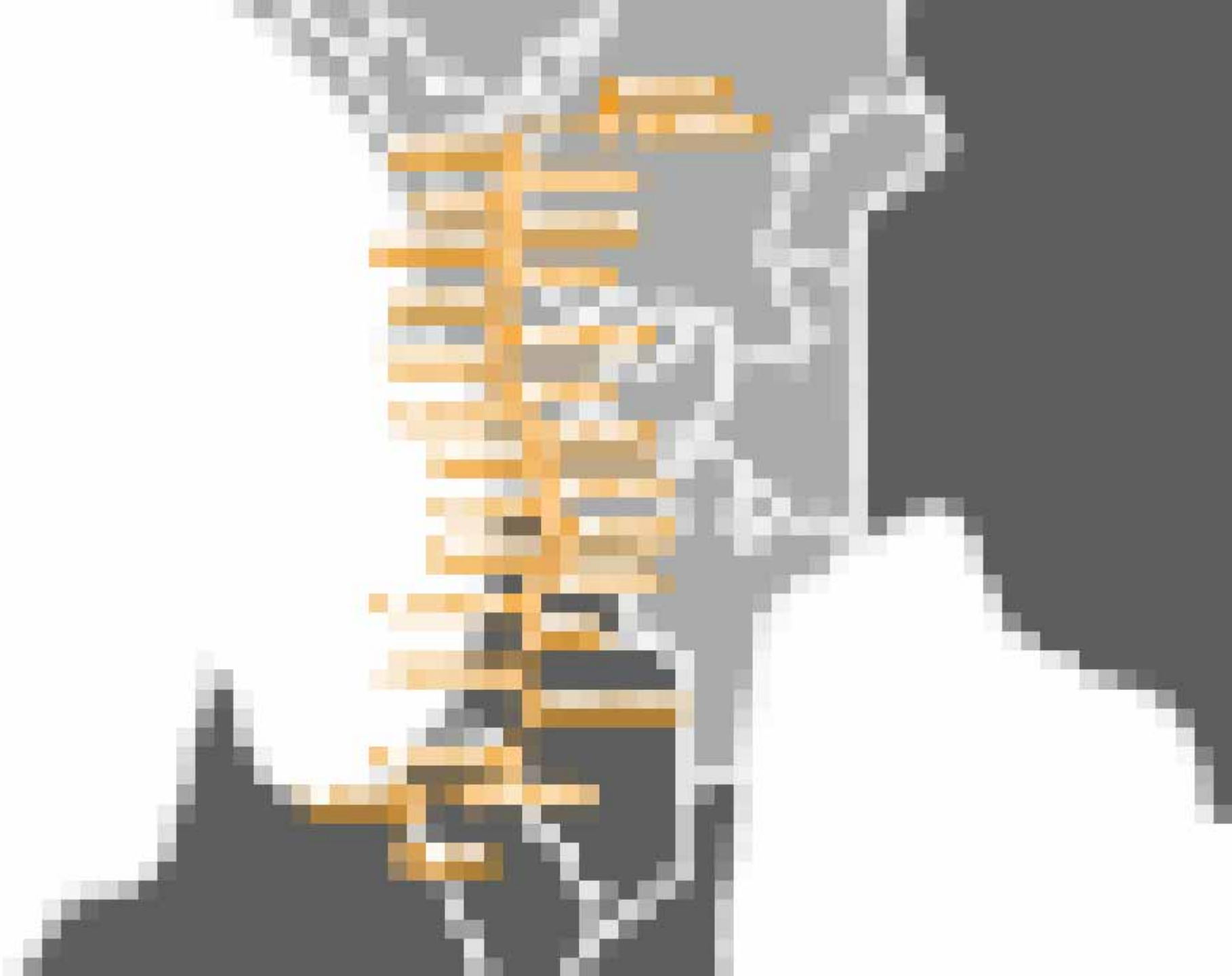


# Peninsula de Punta Fuego

Nasugbu, Batangas



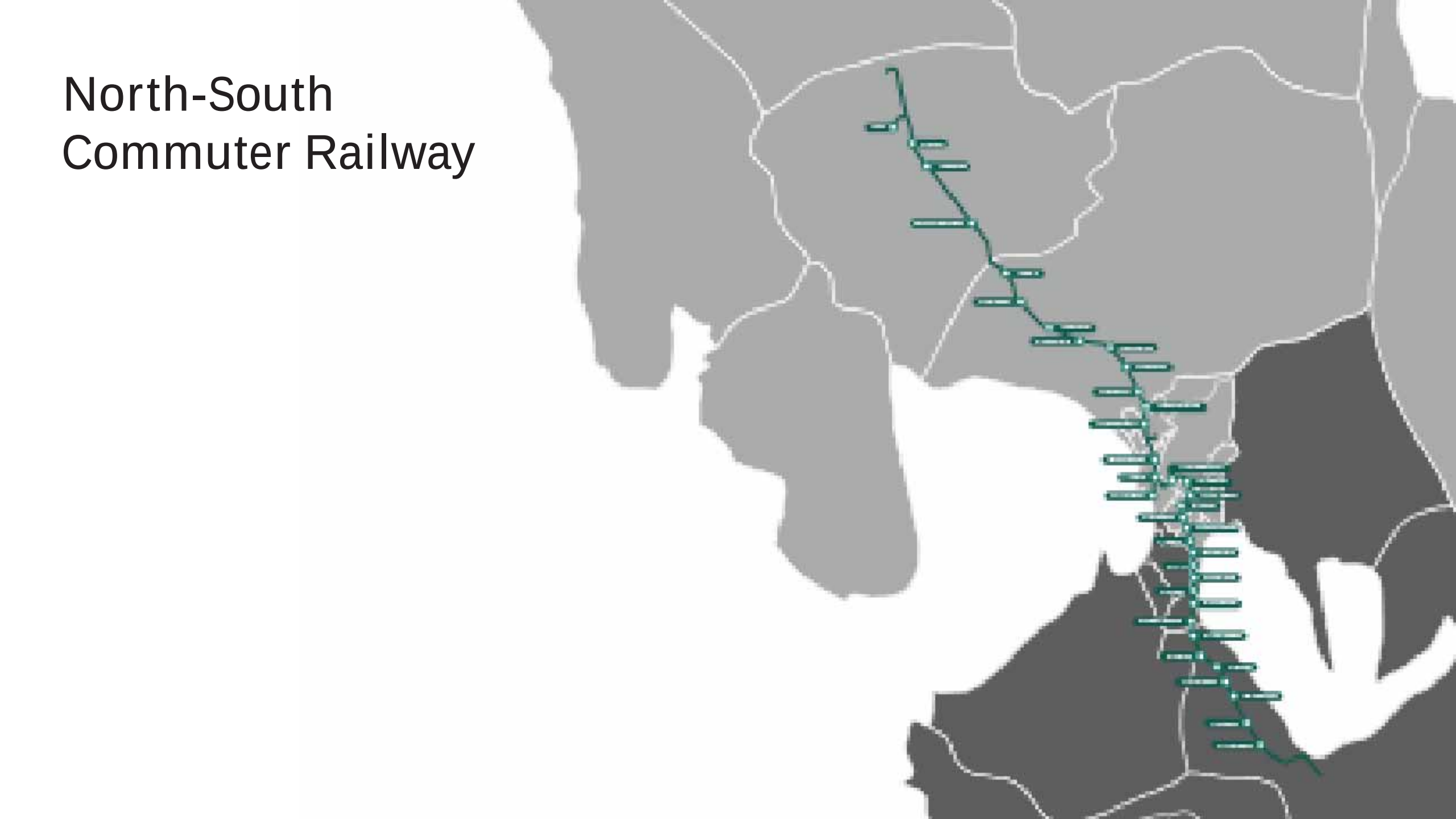
# LRT 1 Extension



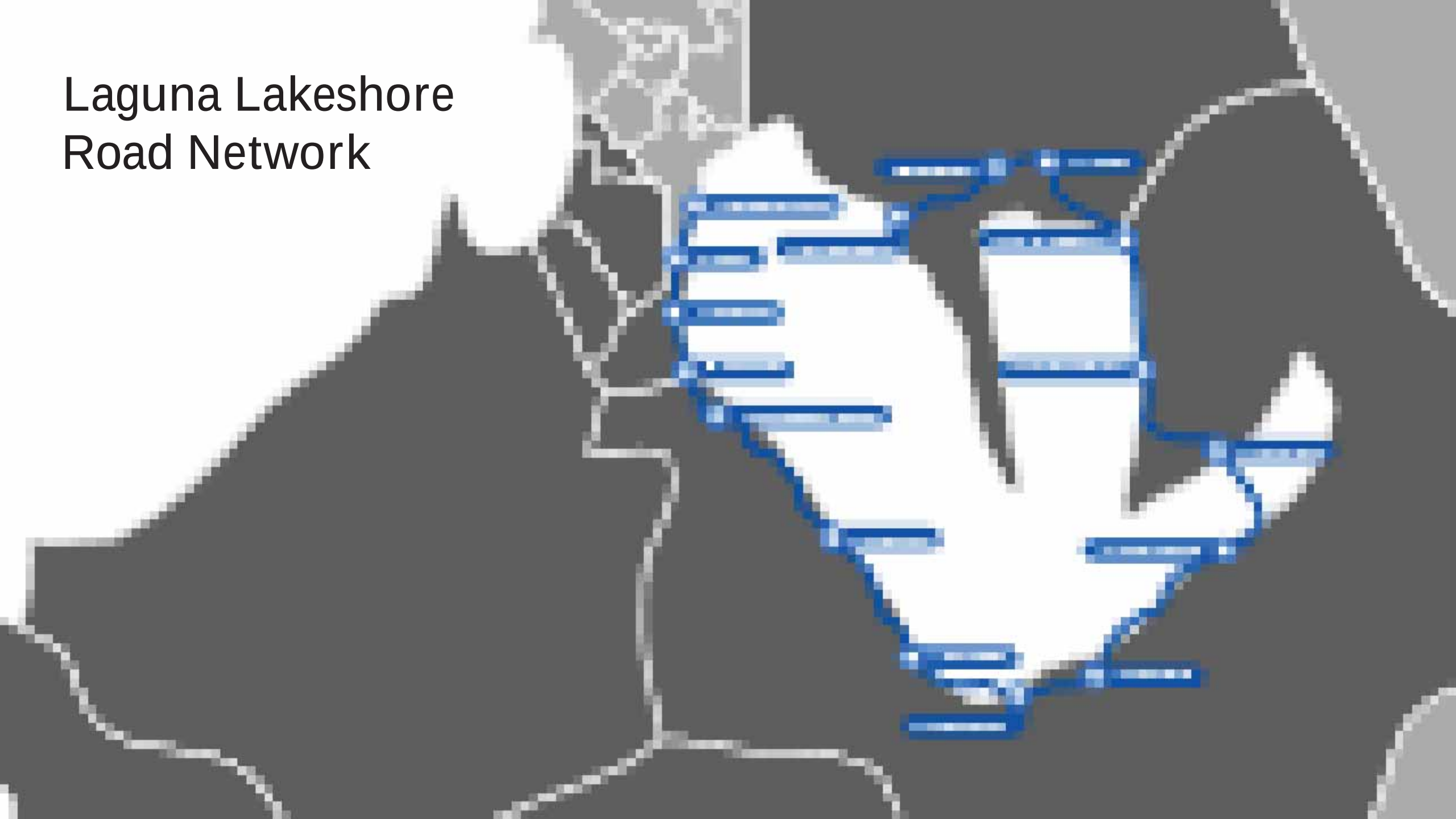
# Metro Manila Subway



# North-South Commuter Railway



# Laguna Lakeshore Road Network



# An Overview of SKF.

- First and largest fully integrated real estate services company in the Philippines
- Founded by Rick Santos in 1994
- Over 1,000 professionals across the country
- 10 market-leading Business Lines
- More than PHP150 million worth of investment sales
- Over 4 million SQM of office space transactions
- In excess of 22 million SQM of property managed
- A member of the Knight Frank Global Network
- ISO Certified 9001:2015

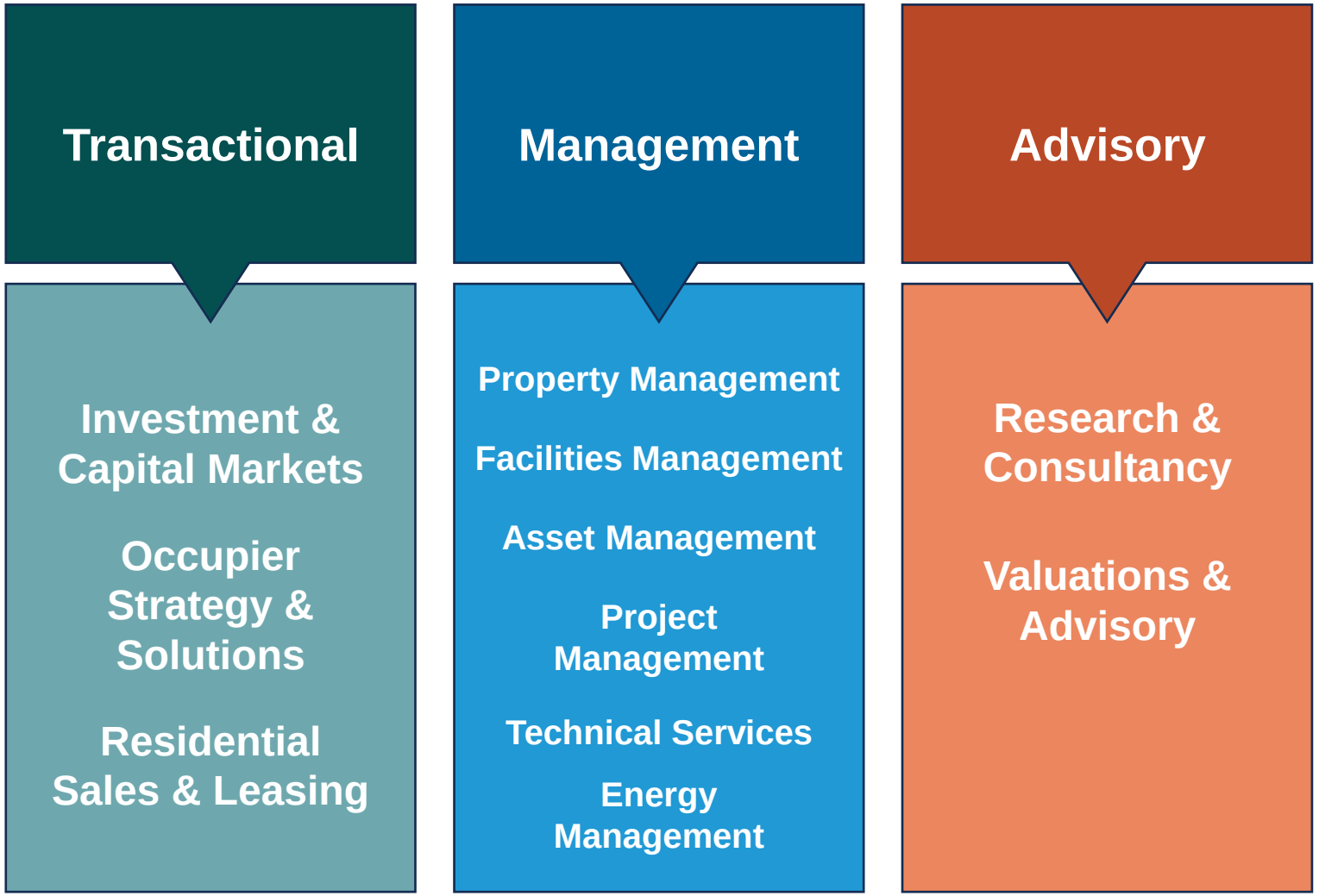
# Partnerships.

Santos Knight Frank is a member of the Knight Frank Global Network and operates under a license agreement in the Philippines to ensure full compliance with local laws and foreign ownership restrictions.

# Our *Services*

We operate 11 business lines categorized under 3 core services:

- transactions
- management
- advisory



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