



FLERI

an affiliate of Philip Morris International

Properties for Sale

Philippines

Capturing the next multi-region opportunity

A strategic portfolio of industrial assets across Philippines

Key Highlights



Geographically diversified properties in high-potential growth markets and key economic and infrastructure corridors



Multiple value-creation pathways including redevelopment, adaptive reuse, and value-enhancement potential



Strategically position to benefit from growing demand for industrial, logistics, manufacturing, distribution, warehousing, and regional development initiatives



Flexible acquisition structure – acquire as one portfolio or through selected asset purchases

Ilocos Sur
Lot Area: 354,382 sq m

Pangasinan
Lot Area: 8,342 sq m

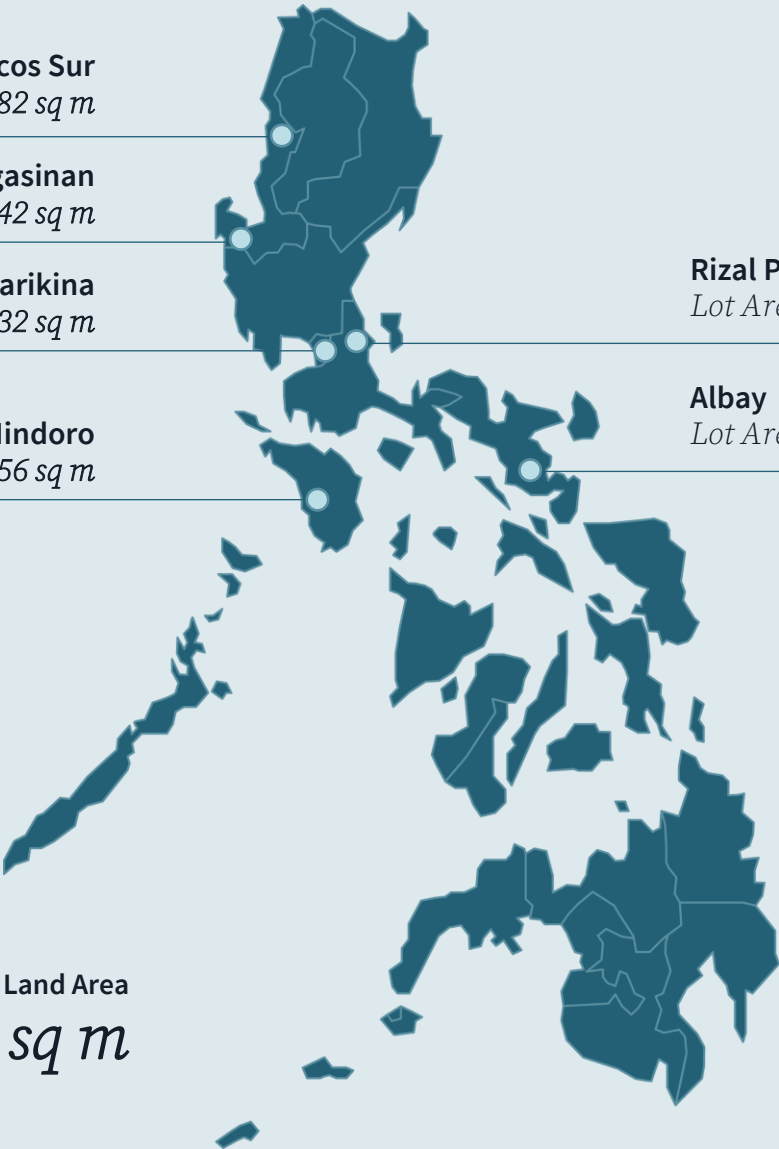
Marikina
Lot Area: 303,432 sq m

Occidental Mindoro
Lot Area: 18,556 sq m

Rizal Province
Lot Area: 48,262 sq m

Albay
Lot Area: 1,757 sq m

Total Land Area
734,731.10 sq m



Plant A

Fortune Avenue, Marikina City



Area	59,252.60 m ²		
Gross Floor Area (GFA)	Warehouse: 12,000 m ²	Factory Building: 15,804 m ²	Other Building 39,713 m ²
Current Zoning	Industrial		
Property Description	The property is one of the former facility used by PMFTC. The site has multiple improvements which includes a seven storey building , an auditorium, dormitory, cafeteria and multiple warehouse and factory buildings.		
Key Value Drivers	• Sizeable lot area – strong potential for redevelopment. • Carefully planned structures – multiple structures have been properly laid out maximizing the efficiency of the plot. • Known location – previously operated by PMFTC, the site has established truck routes which includes twenty and forty footer trucks. • High ground – the site is situated in the high ground of Marikina away from the flood prone areas		

Plant B

Champaca St., Marikina City



Area	77,823 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: 9,997 m ²	Other Buildings: 17,950 m ²
Current Zoning	Industrial	
Property Description	Adjacent to the current operating facility PMFTC, this plot has multiple warehouse structures that can be rehabilitated. Some portions of the property remains undeveloped proving a blank slate for new developments.	
Key Value Drivers	• Sizeable lot area – strong potential for redevelopment. • Adjacent to an operating business – located beside PMFTC site offers a unique opportunity to serve as a support facility for PMFTC, ideal for suppliers and other related business • Known location – previously operated by PMFTC, the site has established truck routes which includes twenty and forty footer trucks. • High ground – the site is situated in the high ground of Marikina away from the flood prone areas	

Redrying Plant

Fortune Avenue, Marikina City



Area	133,087 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: 96,174 m2	Other Buildings: 5,596 m2
Current Zoning	Industrial	
Property Description	The property lay out is designed efficiently and ideal for a distribution center, either for a single or multiple occupant. the elevated warehouses combined with the support services buildings, two entrances makes this as a great option for logistics companies.	
Key Value Drivers	• Sizeable lot area – strong potential for redevelopment. • Carefully planned structures – multiple structures have been properly laid out maximizing the efficiency of the plot. • Known location – previously operated by PMFTC, the site has established truck routes which includes twenty and forty footer trucks. • High ground – the site is situated in the high ground of Marikina away from the flood prone areas	

Azucena Plant

Azucena St., Marikina City



Area	33,269 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: 6,270 m ²	Other Buildings: 355 m ²
Current Zoning	Industrial	
Property Description	One of the underdeveloped sites, the lot only has a few structures and much more ideal for other uses instead of industrial.	
Key Value Drivers	• Minimal structures – with just few structures the site offers a clean slate for both redevelopment on the north lot and a new development for the south lot • Frontage – with more than 150 meters of frontage for each lot offers great flexibility for multiple uses • High ground – the site is situated in the high ground of Marikina away from the flood prone areas	

San Mateo Plant

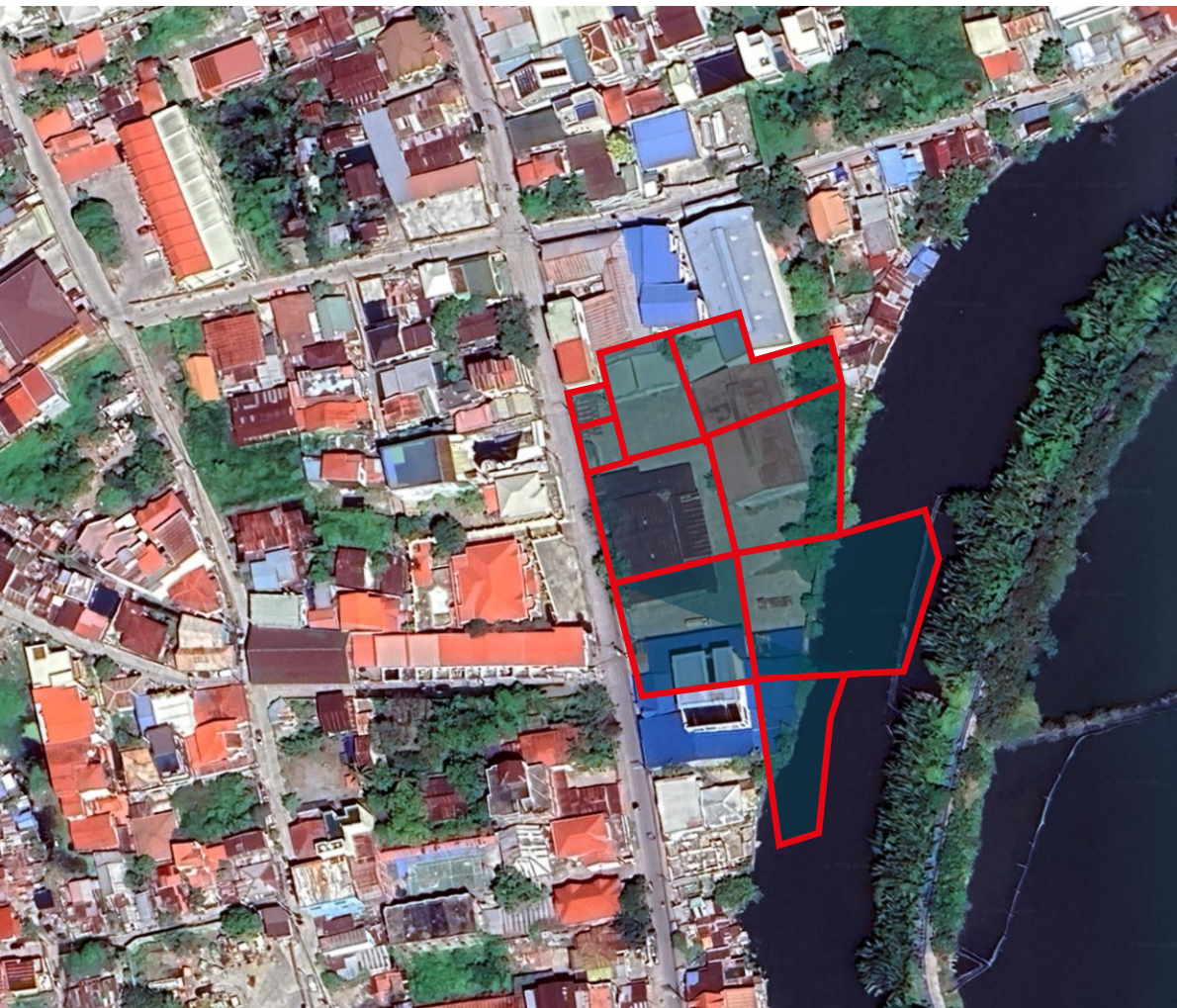
Ampid 1, San Mateo, Rizal



Area (Site Coverage)	48,262 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: N.A.	Other Buildings: N.A
Current Zoning	Agricultural	
Property Description	The property was intended as an expansion of PMFTC’s Plant A, as plans changes this 4Ha property has remained undeveloped and ready as blank canvas for new development.	
Key Value Drivers	• Undeveloped land – Ideal plot for the expansion of the existing residential subdivision adjacent to it • Industrial expansion – for someone looking at Plant A, this plot can be connected to Plant A with a bridge and would be a more reasonably priced property. • Portion of the property is believed to have eroded in the river	

Dagupan Plant

Zamora St. Ext., Dagupan City, Pangasinan



Area	8,342 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: 300 m ²	Other Buildings: 848 m ²
Current Zoning	Commercial / Residential	
Property Description	This former PMFTC hub in Dagupan has a frontage of more than 80 meters with existing structures that can either be reuse or repurpose.	
Key Value Drivers	• Zoning – current zoning provides a faster route for redevelopment • Frontage – the 80-meter frontage provides flexibility to develop the property into mixed use development • Portion of the property has eroded in the river	

Vigan Plant

Katipunan St., Vigan, Ilocos Sur



Area	345,382 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: 99, 790 m ²	Other Buildings: 2, 190 m ²
Current Zoning	Industrial, Agricultural	
Property Description	One of the biggest facility of PMFTC that was operating in the northern part of Luzon.	
Key Value Drivers	• Sizeable lot – with over 300,000 square meters, a well master planned mixed-used project can be developed in this property. • Location – proximity to the city center provides an ease of access to any new development for this property . • Adaptive use – with over 100,000 square meters of built area and a rich history for the tobacco industry, the buildings can be rehabilitated and repurpose for immediate use.	

Albay Plant

Anson & Jauncia St, Daraga, Albay



Area	1,757 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: To be Confirmed	Other Buildings: 380 m ²
Current Zoning	Residential	
Property Description	This former PMFTC site is located in one of the upcoming places for redevelopment. With the addition of the local fire and police stations in its immediate proximity, the area is poised for gentrification	
Key Value Drivers	• Strategic location - Situated in an upcoming area for redevelopment • Ideal size – with just the right size the area has the flexibility for both small and just right development potential • Dual access – bounded by two streets, the property has the flexibility for a single and multiple redevelopment opportunities	

Mindoro Plant

San Jose, Occidental Mindoro



Area	18,556 m ²	
Gross Floor Area (GFA)	Warehouse & Factory: To be confirmed	Other Buildings: To be confirmed
Current Zoning	Residential	
Property Description	This former PMFTC hub is one of the few existing warehouses that is currently available in the market	
Key Value Drivers	• Location – situated along the main thoroughfare, the location offers an ideal location logistics operation. • Existing structures – the existing structures offers the potential buyers a headstart for operations. • Zoning – current zoning provides the opportunity for redevelopment	



Thank you

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