

## INFOSHEET ON LIO TOURISM ESTATE

**Lio Tourism Estate** is located in the **Municipality of El Nido, Province of Palawan**. El Nido is blessed with a beautiful natural environment that gives its guest a greater appreciation for nature. El Nido was recently named as the “Destination of the Year” by Asia CEO Awards, and “The Best Island in the World according to the recent list by Conde Nast Traveler. El Nido, Palawan is an emerging destination and has been experiencing stellar growth in tourism arrivals. Visitors to El Nido reached 200,000 in 2017.

Lio is owned and developed by Ten Knots Philippines, Inc., a wholly-owned subsidiary of Ayala Land, Inc. Ten Knots Group is most well-known for the El Nido Resorts, a group of island resorts in Northern Palawan. Ten Knots Group has operated in Palawan for over three decades with sustainability as its guiding principle - advocating responsible tourism, stewardship over the natural environment, and community engagement since its inception.

**Lio Tourism Estate** is Ayala Land’s first tourism estate located in the paradise of El Nido, Palawan, masterplanned as an integrated resort community with hotels and resorts, commercial establishments, residential communities, amenities and facilities for eco-adventure and leisure travelers. The 325-hectare development is guided by principles of sustainability and inclusive growth ensuring least impact to the environment while benefiting the local community.

### Infrastructure and Facilities

In order to improve access and logistics, first to be developed were the **Lio Airport Terminal** and **Lio Pier**, both conveniently located within the estate for a convenient guest experience from arrival to departure.

Direct flights from Manila (Domestic Terminal) to Lio Airport via AirSwift takes 55 minutes.

Below are the flights to El Nido depending on the season:

- 5 to 6 daily round-trip flights from Manila
- 2 daily round-trip flight from Cebu
- 2 daily round-trip flight from Caticlan (Boracay)
- 1 to 2 daily round-trip flight from Clark
- 4 times a week round-trip flights to Puerto Princesa and Busuanga

Guests can also reach El Nido by flying through Puerto Princesa City located 238 km south of El Nido, and taking a 5-hour bus or van ride north to El Nido. The San Vicente Airport also recently opened which is another option for travelers.

A transportation terminal for land-based transport shall be developed for guests' convenience. Electric vehicles and van shuttles are also available within the estate to transport guests within the estate and to El Nido Town (about 7 kms away).

All utility lines for power, water and telecommunications are developed underground and designed for full build-out. Manila Water operates the water source and water lines of the estate while Globe infrastructure plans are already being installed with fiber optics throughout the development. Free WiFi is also available in the common areas and beachfront via Globe's GoWiFi service

## **Hotels and Resorts**

- Casa Kalaw (42 rooms)
  - Room Rate per night: P8,000 (~\$160)
  - Opened in December 2016
  - Target Market: Families and groups
  - Designed by LVLP with interiors by VBOAE
  
- Balai Adlao (20 rooms)
  - Room Rate per night: P7,000 (~\$140)
  - Opened in August 2017
  - Target Market: Couples and honeymooners
  - Architectural and Interior Design by Arch. Conrad Onglao
  
- Hotel Covo (20 rooms)
  - Room Rate per night: P6,000 (~\$120)
  - Opened in October 2017
  - Target Market: Millennials and the young travelers
  - Architectural Design by Lor Calma & Partners; Interior Design by Edwin Uy
  
- Seda Lio (153 rooms)
  - Seda is Ayala Land's homegrown brand. Seda Lio will be the first venture in resort development
  - The development will be a full amenity hotel with only 153 rooms over 4 hectares of land. It is a sprawling development with low density in-keeping with the vision of Lio.
  - Room Rate per night: P12,000 (~\$240)
  - Soft-Opened in August 2018
  - Amenities: Swimming pool, kiddie pool, lawn area, meeting area, pool bar and restaurant, all-day dining, kiddie and game room
  - Target Market: Families, Groups and, Meeting, Incentives, Conventions and Events (MICE), Large Groups, Corporate
  - Architectural Design by SCDA (Singapore); Interior Design by Arch. Conrad Onglao

## Shops@Lio

Also operating inside the estate is **Shops@Lio** which aims to provide guests with a unique shopping and dining experiences by the beach. Restaurants and bars offer various choices of local and international fare, while non-food retailers including tour operators, boutique and souvenir shops, and a spa are also available. Shops@Lio is expected to expand its offerings in the future with more choices and services for the convenience of both guest and locals.

Shops@Lio with 3,000 sqms GLA is fully-leased

- Total of 23 merchants (14 food and 9 non-food); 50% of merchants are from Palawan

<b>Now Open: Shops@Lio Directory</b>	
<b>Merchant Name</b>	<b>Retail Type</b>
1. Globy Travelling Chef Restaurant	International Cuisine
2. Bead Cafe	Coffee Shop and Ice Blended Drinks
3. Pair-A-Dice Burger Bar	Burgers, Sandwiches and Paninis
4. Manille Beach Bar by Disteleria Limtuaco	Cocktails and Comfort Food
5. Pukka Beach Bar and Resto	Filipino Classics
6. El Nido Grill	Fresh Seafood and Grilled Food
7. Pizza&Amore	Pizza and Pasta
8. L'Asiette	Dessert and boutique store
9. La Salangane	French Restaurant
10. Fat Choy	Taiwanese/Chinese
11. Shaka Cafe	Vegetarian / Fruit Bowls and Cafe
12. Tisa Lounge	Steakhouse
13. Seafood Island	Grilled Seafood
14. Mayana Spa	Spa
15. Caban a by Tesoros	Souvenirs
16. AirSwift Ticketing Office	Airline Ticketing Office
17. Adventure Scuba	Island Hopping tours
18. El Swift Travel & Tours	Travel Agency and Tour Operator
19. Stride & Stroke	Outdoor activities merchandise
20. El Nido Yacht Club	Yacht Rental and Tours Services
21. Sun and Salt	Beach Apparel
22. Mercury Drug	Pharmacy and Convenience Store
23. Jungle Bar	Cocktails and Comfort Food

## Kalye Artisano

Currently being developed is **Kalye Artisano**, an artists' village will serve as a platform for various forms of visual and performing arts, and will showcase crafts and creations from local Philippine artists. The project is being spearheaded by Bea Zobel Urquijo Jr. and Paloma Zobel Urquijo together with Tony Gonzales and Tess Pasola.

With the goal of promoting Filipino arts and culture, Kalye Artisanano is envisioned to be a venue for workshops, art exhibits, events and other related activities conducted by artists from Palawan, and eventually, from all over the country. Bea Zobel, Jr. and others travelled around the island to gain familiarity and connect with the local artists and craftsmen, who will be the initial focus of Kalye Artisanano.

Kalye Artisanano shall also create opportunities for sustainable livelihood and social enterprises in Palawan. Local crafts and products such as souvenirs, jewelry, furniture, and de cor, designed by the artists can be developed and produced by the local community in Palawan.

A portion of the Kalye Artisanano (Artist Village) known as the Cogon House opened last November 2017. This area houses local artisans and shops from El Nido and Puerto Princesa. The rest of the Shops@Kalye Artisanano will open by Summer 2019.

### **Commercial Lots and Residential Communities**

Lio as a township development shall also invite other developers and entrepreneurs to develop within the estate. These lots are intended for hospitality, commercial or institutional use.

- General Restrictions on the lot: Filipino tropical design; 3 to 4 floors or 12 meters height; 60% bldg. footprint; capped number of rooms per lot
- Encourage incorporating sustainability principles and use of indigenous materials in design and construction

Other areas of Lio has been earmarked for residential communities such as walk-ups, villas, holiday homes or vacation houses.

### **Marketing and Events**

- Lio is open to the public with weekly/monthly events slated for the year that focus on the **environment, arts, music, sports** and **community**. Activities and amenities within the estate being developed for the eco-traveler (i.e. wellness, nature-based activities, beach activities).
- Other township components include the employee housing, market, schools, medical facilities and church.

# Lio as a model for Sustainable Development and Inclusive Growth

## Community Engagement

- ❖ Ayala Land knows the importance of building a strong relationship with the local community, understanding its customs and traditions, and ensuring its sustainable development. Ayala Land and Ayala Foundation are working together on a five-year project to prepare local communities towards a sustainable social development plan. The goal of this initiative is to provide sustainable livelihood and develop opportunities for the local community for inclusive growth by linking the development programs with the supply chain of the estate (hotels, retail and locators) as well as manpower requirements.
- ❖ The company hires around 600 employees within the estate and the resort properties. Around 80% of the employees of the island resorts, hotels and the estate are hired locally thus providing employment opportunities.
- ❖ Support for Local Community: 50% of the locators and merchants of the Shops@Lio are local entrepreneurs of El Nido or Puerto Princesa thus providing opportunities for small scale businesses. The merchants also provide livelihood and employment to locals.
- ❖ The local community and employees of the estate are also a main consideration in the planning and development of the masterplan. Facilities which are essential elements of a town are also to be developed such as transport terminals, schools, church, market, medical facilities, employee housing, and civic spaces.
- ❖ Over 3,000 jobs will be generated by this development from construction to operations, not to mention the ancillary services and indirect jobs brought about by the tourism to the local economy. The community will be Lio's primary source for manpower and supplies for the hotel construction and operations as part of the sustainable efforts to support local products.

## Sustainability Design Principles

- ❖ The Lio estate has successfully integrated the site's natural features, such as mangroves, lagoons, and forests, into the estate's overall design. Generous buffer zones and setbacks are provided in order to protect these Nature Reserve sites.
- ❖ During the planning phase, Ayala Land conducted comprehensive ecological and environmental studies to determine development capacities and identify measure to ensure least impact to the environment. These measures that are implemented in the estate include engineering solutions, design standards and operational policies that mitigate or avoids adversely affecting the environment.
- ❖ All locators, merchants and guests must adhere to the guidelines and regulations of the estate for planning, design, development and operations of their establishments.
- ❖ All utility lines for power, water, sewage, drainage and telecommunications are developed underground and designed for full build-out taking into consideration anticipated capacities.
- ❖ Structures are set back over 40 meters from the shoreline throughout the 4.2-km beachfront, to facilitate the natural movement of sand on the beach. This also protects the buildings and their occupants from storm surges.
- ❖ Among the guidelines used in the development and construction is "Nothing taller than a coconut tree." Building height is capped at about 2 to 3 floors along the beachfront and maximum of 4 floors as you go inland. This ensures that the area's natural beauty are preserved, and remain the main attraction of the development..
- ❖ Endemic and native species of plants are recommended for the landscaping within the estate. Lio has developed its own nursery which harvests and reproduces planting materials for landscaping of the common areas and for locators.

## **Sustainable Practices During Operations at Lio**

### *Local Sourcing of Supplies*

- We encourage locators and merchants to source locally-farmed products such as vegetables, fruits and meats
- The estate does not allow serving/selling of produce that are not sustainably sourced such as wild groupers or lobsters or produce that are already thinning in population
- Merchandise made from seashells are also strictly prohibited.
- We also encourage sourcing of design materials, furniture and packaging materials that are locally-made.

### *Environmental and Sustainable Practices*

- Locators also undergo training under the BE GREEN (Guard Respected and Educate El Nido) which includes energy and water conservation practices
- Part of the training are also environmental policies towards marine conservation, wildlife protection and biodiversity preservation.
- Locators are also taught the importance of the eco-system and the protection of the wildlife within the estate such as marine turtles, monkeys and endemic species of flora and fauna.
- During construction, briefing is also done with the locators for information of contractors on reduction and proper disposal of waste, and policies towards wildlife

### *Zero Waste Management*

- On-site sorting of trash is done and merchants are incentivized to minimize their non-biodegradable wastes
- Garbage are collected and brought to the centralized Materials Recovery Facilities wherein biodegradable wastes are sorted to be used for composting. The compost is later used for the organic fertilizer of the Lio Farm which also produces fruits, vegetables and pork

### *No Plastic Policy*

- A no-plastic policy is implemented within the estate for packaging, utensils and cups.
- Plastic straws are banned. We encourage the use of paper straws or bamboo straws (locally-made)