

KRONENTHAL HOLDINGS INC.
(KHI)



Tanauan Logistics Center

GPS: 14°06'02.28" N, 121°05'01.26" E

Presented by: Ms Lyne



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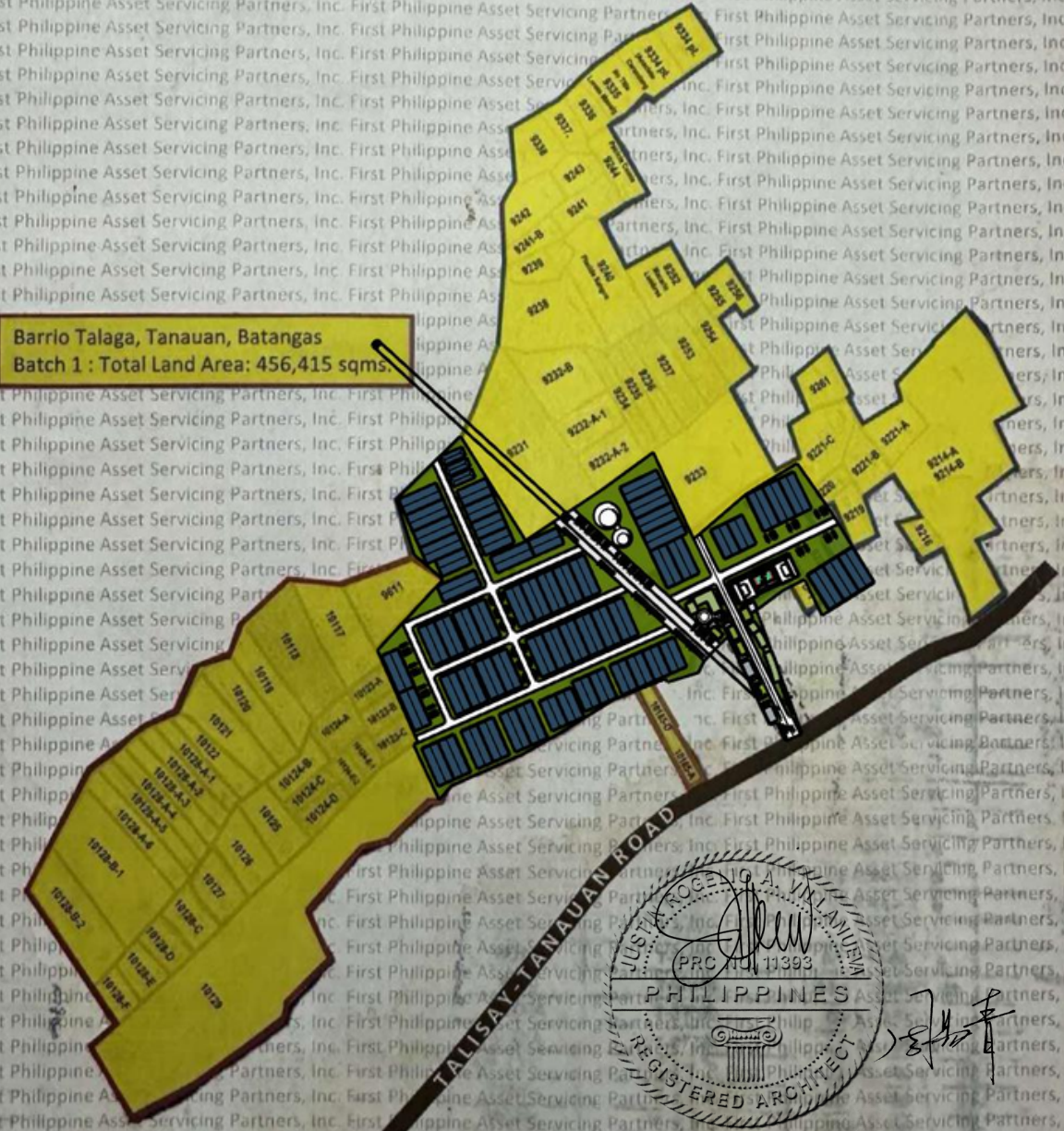
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Project Feasibility



Barrio Talaga, Tanauan, Batangas
Batch 2: Total Land Area: 545,400 sqms.

Barrio Talaga, Tanauan, Batangas
Batch 1: Total Land Area: 456,415 sqms.



01

Conceptual Plan

Phase I and Phase II





Barrio Talaga, Tanauan, Batangas
Batch 2: Total Land Area: 545,400 sqms.

Barrio Talaga, Tanauan, Batangas
Batch 1: Total Land Area: 456,415 sqms.

Phase I Cold Chain Logistics Park

Land Use	Total Site Area	269,437m ²
	Mixed-use Complex Footprint	4,000m ²
	Cold Storage Warehouse Footprint	123,353m ²
	Leisure, Dining & Food Court Footprint	6,140m ²
	Roads, Parking & Landscape Areas	135,944m ²

Gross Floor Area (GFA)	12-Storey Office Tower GFA (BIPV Photovoltaic Curtain Wall Façade)	14,400m ²
	12-Storey Serviced Apartment GFA (BIPV Photovoltaic Curtain Wall Façade)	14,400m ²
	5-storey Clubhouse, Reception Hall, Restaurant & Exhibition Center GFA	8,000m ²
	Leisure, Dining & Food Court GFA (with rooftop photovoltaic system)	15,350m ²
	Basketball Court	1,300m ²
	Cold Storage Warehouse GFA (with rooftop photovoltaic system)	123,353m ²
	Total Gross Floor Area (GFA)	176,803m ²

Phase II Standard Factory Industrial Park

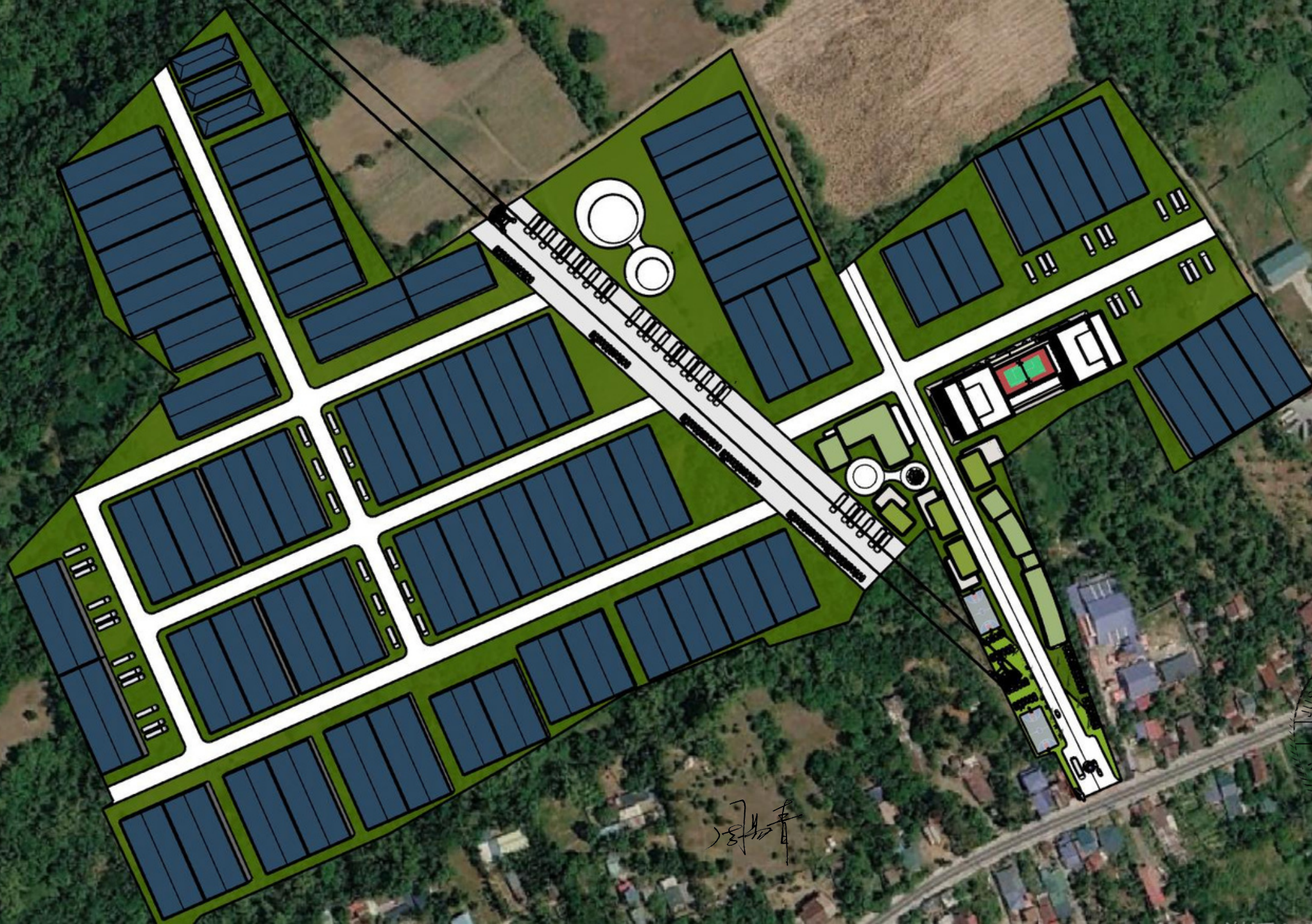
Land Use	Total Site Area	732,378m ²
	Standard Factory Building Footprint	439,427m ²
	Roads, Parking, Landscaping & Utility Areas	292,951m ²
Gross Floor Area (GFA)	Standard Factory Buildings GFA (with rooftop photovoltaic system)	439,427m ²
	Ancillary Facilities GFA (with rooftop photovoltaic system)	29,295m ²

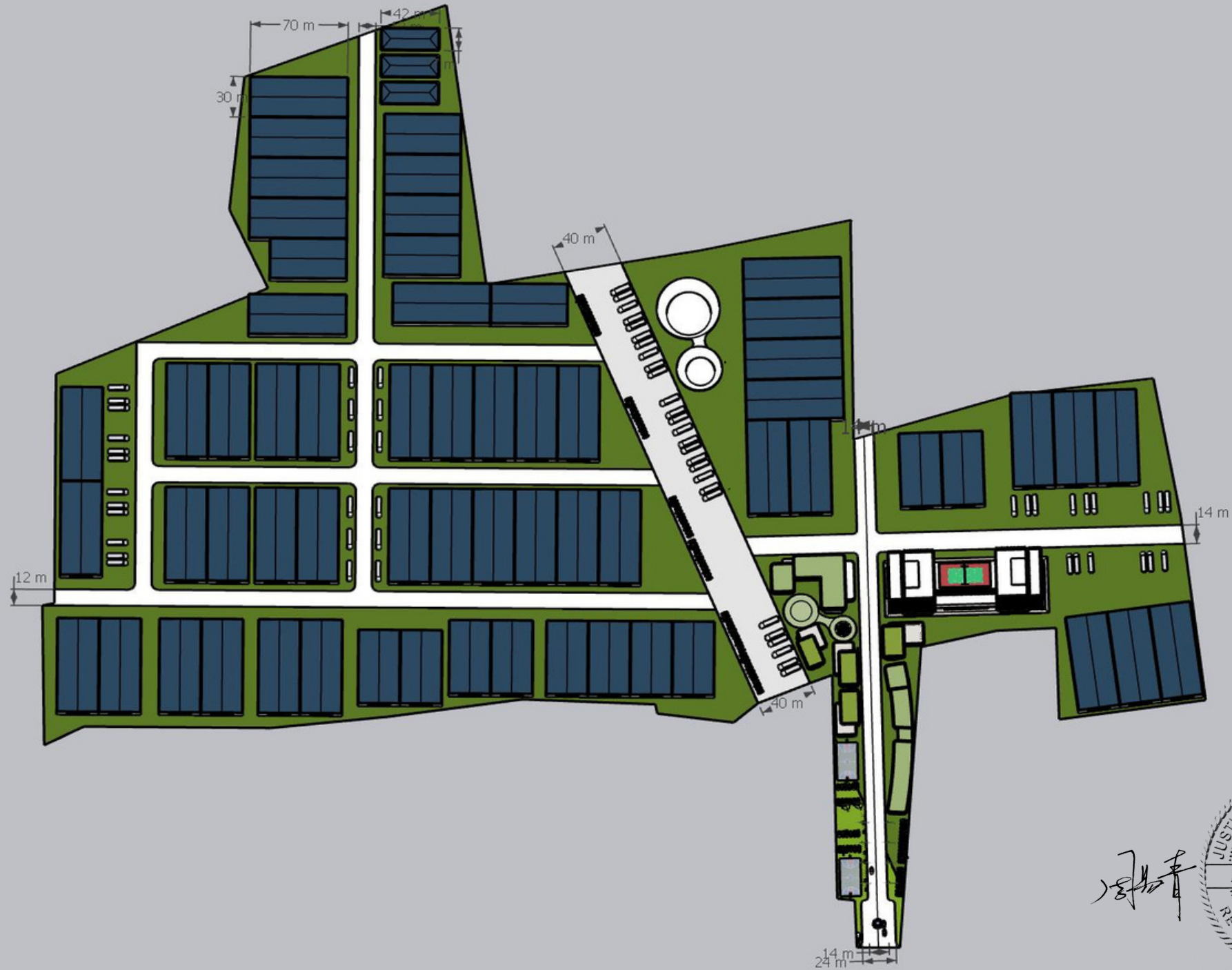
Total Site Area (Phase I + Phase II)

1,001,815m²

CHIEF, SURVEYS AND MAPPING DIVISION









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02

Development Mile Stone

Project Permits and EPC execution



标识号	Task Name	Duration	Start	Finish	前置任务	二〇二七年												二〇二八年																	
						10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12			
1	Master Schedule	1010 days	2026/10/1	2029/7/6																															
2	Design and Permit	140 days	2026/10/1	2027/2/17																															
3	Design work	70 days	2026/10/1	2026/12/9		Design 1/23																													
4	Tendering and Procurement	60 days	2026/11/2	2027/1/18	3SS+50 days	/20 Design 7/6																													
5	Development Permit	45 days	2026/11/2	2027/1/3	3SS+50 days	/20 Design 2/17																													
6	Building Permit	45 days	2027/1/4	2027/2/17	5	1/4 Design 4/3																													
7	Construction	825 days	2027/2/18	2029/5/22																															
8	Preparation	145 days	2027/2/18	2027/7/12																															
9	Mobilization	30 days	2027/2/18	2027/3/19	6	2/18 Preparation 5/3																													
10	Surface Cleaning and Leveling	30 days	2027/2/28	2027/3/29	9SS+10 days	2/28 Preparation 5/13																													
11	Temporary Fence and Road	120 days	2027/3/15	2027/7/12	10SS+15 days	3/15 Preparation 8/26																													
12	Warehouses	580 days	2027/5/14	2028/12/13																															
13	Structural Works	440 days	2027/5/14	2028/7/26																															
14	Excavation and Substructure	350 days	2027/5/14	2028/4/27	11SS+60 days	5/14 Structural Works 6/11																													
15	Superstructure	350 days	2027/8/12	2028/7/26	14SS+90 days	8/12 Structural Works 9/9																													
16	Architectural and MEPF Works	430 days	2027/10/1	2028/12/13	15SS+60 days	10/11 Warehouses																													
17	Rooftop PV System	320 days	2028/1/9	2028/11/23	15SS+150 days	1/9 Warehouses																													
18	Office Building	740 days	2027/5/14	2029/5/22																															
19	Structural Works	470 days	2027/5/14	2028/8/25																															
20	Excavation and Substructure	120 days	2027/5/14	2027/9/10	11SS+60 days	5/14 Structural 10/25																													
21	Superstructure	350 days	2027/9/11	2028/8/25	20	9/11 Structural Works 10/11																													
22	Architectural and MEPF Works	500 days	2028/1/9	2029/5/22	21SS+120 days	1/9 Office Building 11/11																													
23	PV Cuitain Wall and Rooftop PV Sy	150 days	2028/11/2	2029/4/22	22FF-30 days																														
24	Other Buildings	560 days	2027/9/11	2029/3/23																															
25	Structural Works	360 days	2027/9/11	2028/9/4																															
26	Excavation and Substructure	300 days	2027/9/11	2028/7/6	20	9/11 Structural Works 5/7																													
27	Superstructure	300 days	2027/11/1	2028/9/4	26SS+60 days	11/10 Structural Works 7/11																													
28	Architectural and MEPF Works	500 days	2027/11/1	2029/3/23	25SS+60 days	11/10 Other Buildings																													
29	Site Development	250 days	2028/9/15	2029/5/22	16FS-90 days	9/15 Other Buildings																													
30	Acceptance	75 days	2029/3/24	2029/6/6																															
31	Testing and Commissioning	60 days	2029/3/24	2029/5/22	28, 16																														
32	Punchlist Rectification and Turn Ov	60 days	2029/4/8	2029/6/6	31FF+15 days																														
33	Occupancy Permit	30 days	2029/6/7	2029/7/6	30																														

03

Project Cashflow

Cashflow Management

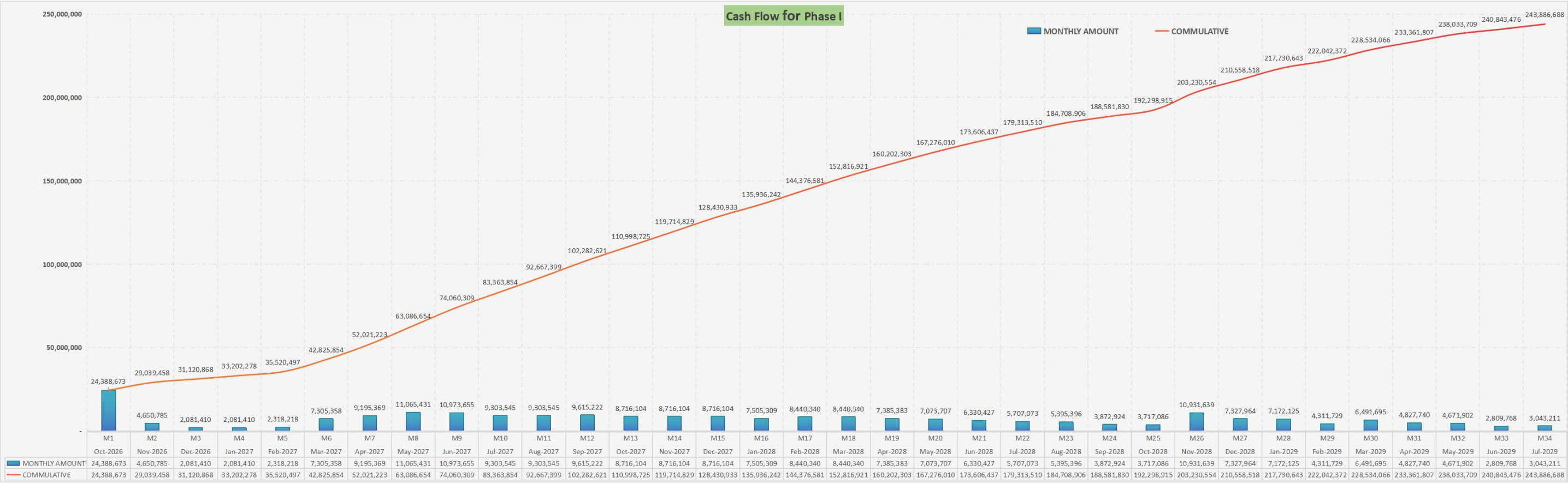


DEVELOPER: Kronenthal Holdings Inc.
PROJECT: Phase I -Cold Chain Logistics Park
ADDRESS: Tanauan City of Batangas
SUBJECT: Cash Flow

Cash Flow for Phase I

Currency: US Dollar

MILSTONES	Design and Permit					Construction-Warehouses, office building and others																															Acceptance		Occupancy
MONTH	Oct-2026	Nov-2026	Dec-2026	Jan-2027	Feb-2027	Mar-2027	Apr-2027	May-2027	Jun-2027	Jul-2027	Aug-2027	Sep-2027	Oct-2027	Nov-2027	Dec-2027	Jan-2028	Feb-2028	Mar-2028	Apr-2028	May-2028	Jun-2028	Jul-2028	Aug-2028	Sep-2028	Oct-2028	Nov-2028	Dec-2028	Jan-2029	Feb-2029	Mar-2029	Apr-2029	May-2029	Jun-2029	Jul-2029					
	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	M13	M14	M15	M16	M17	M18	M19	M20	M21	M22	M23	M24	M25	M26	M27	M28	M29	M30	M31	M32	M33	M34					
Engineering Consulting Fee	815,675	305,878	305,878	305,878	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196	10,196					
Design&Engineer ing Fee	3,262,698	1,223,512	1,223,512	1,223,512	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784	40,784					
Engineering Insurance	163,135	61,176	61,176	61,176	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039	2,039					
Tendering &Procurement Management Fee	326,270	122,351	122,351	122,351	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078	4,078					
Construction Supervision Fee	-	-	-	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560					
Project Management Fee	-	-	-	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560	131,560					
Landscaping &Internal Roadworks	-	-	-	-	2,201,986	3,302,979	3,302,979	2,201,986	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,422,184	2,422,184	2,422,184	2,201,986	1,541,390	-	-				
Warehouses	-	-	-	-	4,995,100	5,994,120	5,994,120	6,993,140	6,993,140	6,993,140	6,993,140	5,994,120	5,994,120	5,994,120	4,995,100	4,995,100	4,995,100	3,996,080	3,996,080	2,997,060	2,997,060	2,997,060	1,998,040	1,998,040	999,020	-	-	-	-	-	-	-	-	-					
Office Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Superstructure	-	-	-	-	-	-	2,077,846	2,077,846	2,424,154	2,424,154	2,770,462	2,770,462	2,770,462	2,770,462	2,424,154	2,424,154	2,424,154	2,077,846	1,731,539	1,731,539	1,038,923	692,615	-	-	-	-	-	-	-	-	-	-	-	-	-				
Arch+MEPF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,038,923	1,038,923	1,212,077	1,212,077	1,385,231	1,385,231	1,385,231	1,385,231	1,212,077	1,212,077	1,038,923	865,769	865,769	519,462	346,308	-	-	-	-					
PV Cuitain Wall system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,822,246	1,214,831	1,214,831	607,415	607,415	303,708	303,708	-	-	-	-				
Rooftop PV system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,192,944	4,795,296	4,795,296	2,397,648	2,397,648	1,198,824	1,198,824	-	-	-	-				
Contingency Allowance	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761	599,761					
MONTHLY AMOUNT	24,388,673	4,650,785	2,081,410	2,081,410	2,318,218	7,305,358	9,195,369	11,065,431	10,973,655	9,303,545	9,303,545	9,615,222	8,716,104	8,716,104	8,716,104	7,505,309	8,440,340	8,440,340	7,385,383	7,073,707	6,330,427	5,707,073	5,395,396	3,872,924	3,717,086	10,931,639	7,327,964	7,172,125	4,311,729	6,491,695	4,827,740	4,671,902	2,809,768	3,043,211					
COMMULATIVE	24,388,673	29,039,458	31,120,868	33,202,278	35,520,497	42,825,854	52,021,223	63,086,654	74,060,309	83,363,854	92,667,399	102,282,621	110,998,725	119,714,829	128,430,933	135,936,242	144,376,581	152,816,921	160,202,303	167,276,010	173,606,437	179,313,510	184,708,906	188,581,830	192,298,915	203,230,554	210,558,518	217,730,643	222,042,372	228,534,066	233,361,807	238,033,709	240,843,476	243,886,688					



Existing major economic zones in Batangas:



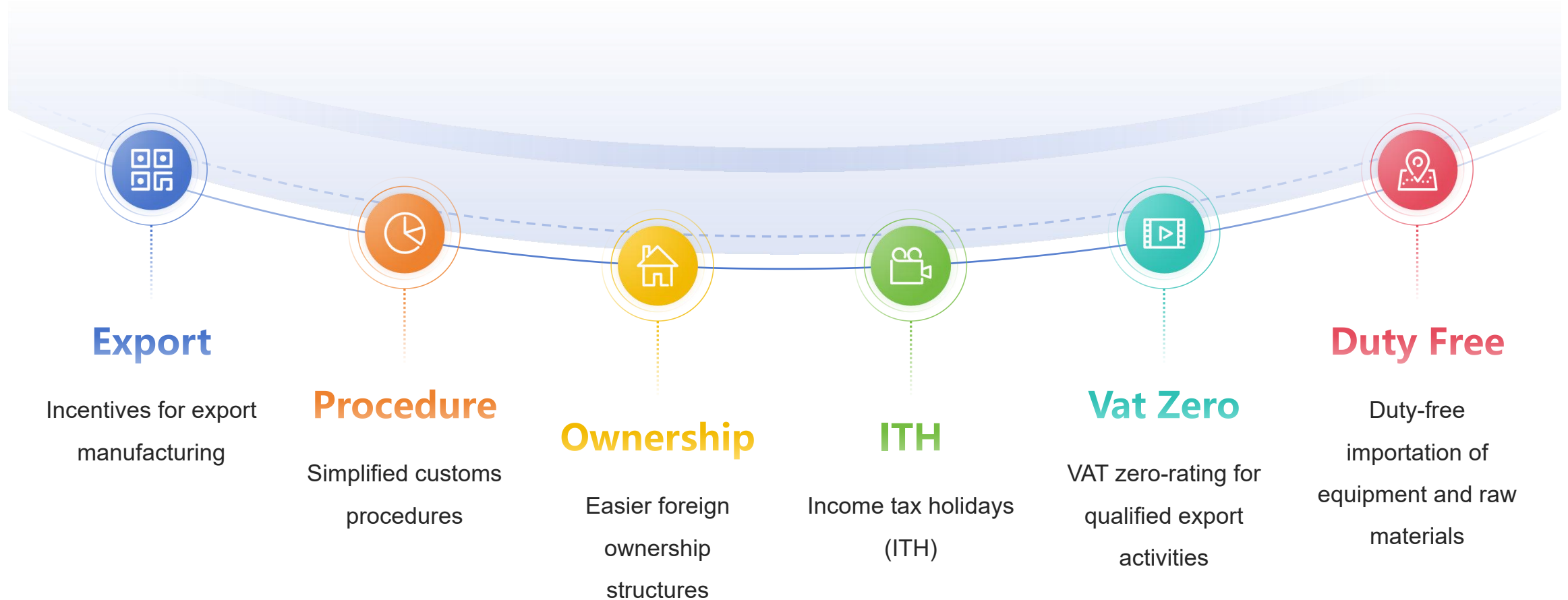
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Incentive Policies

Peza Incentives and Industrial Background



PEZA or Ecozone Areas Incentives



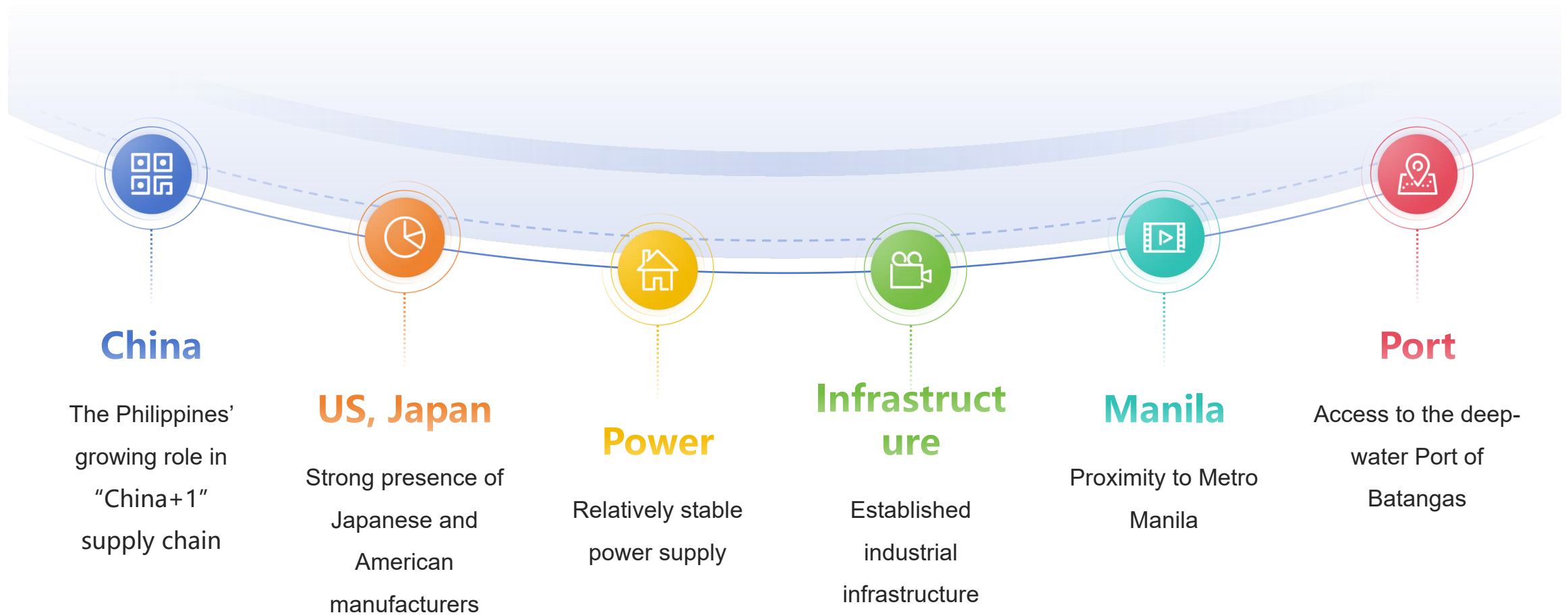
05

Industrial Demand

Demand Analysis and Possible Locators



Why Batangas is strategically important



Existing Nearby Industries in Tanauan



06

Project Feasibility

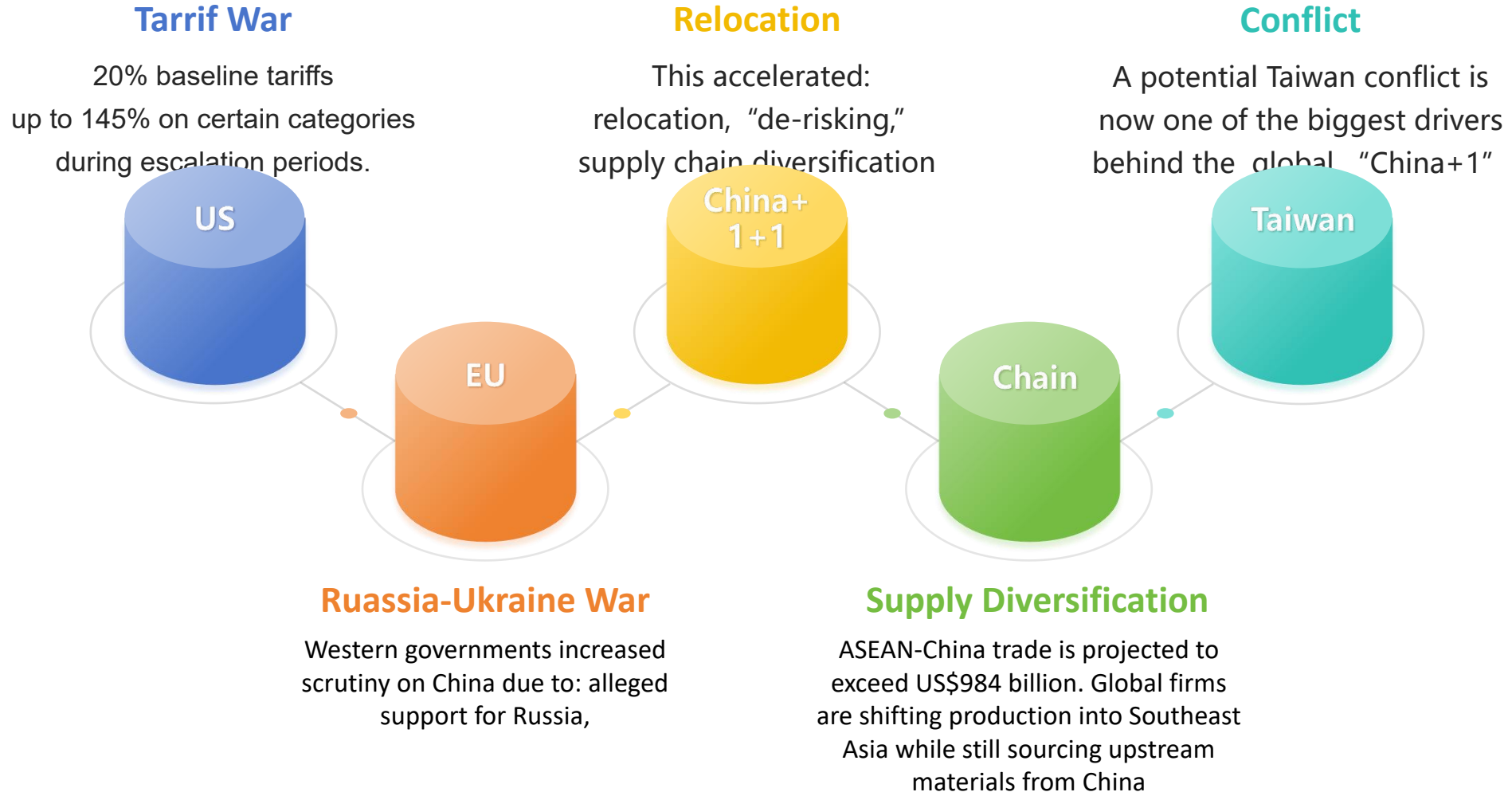
Labour, education and industry culture



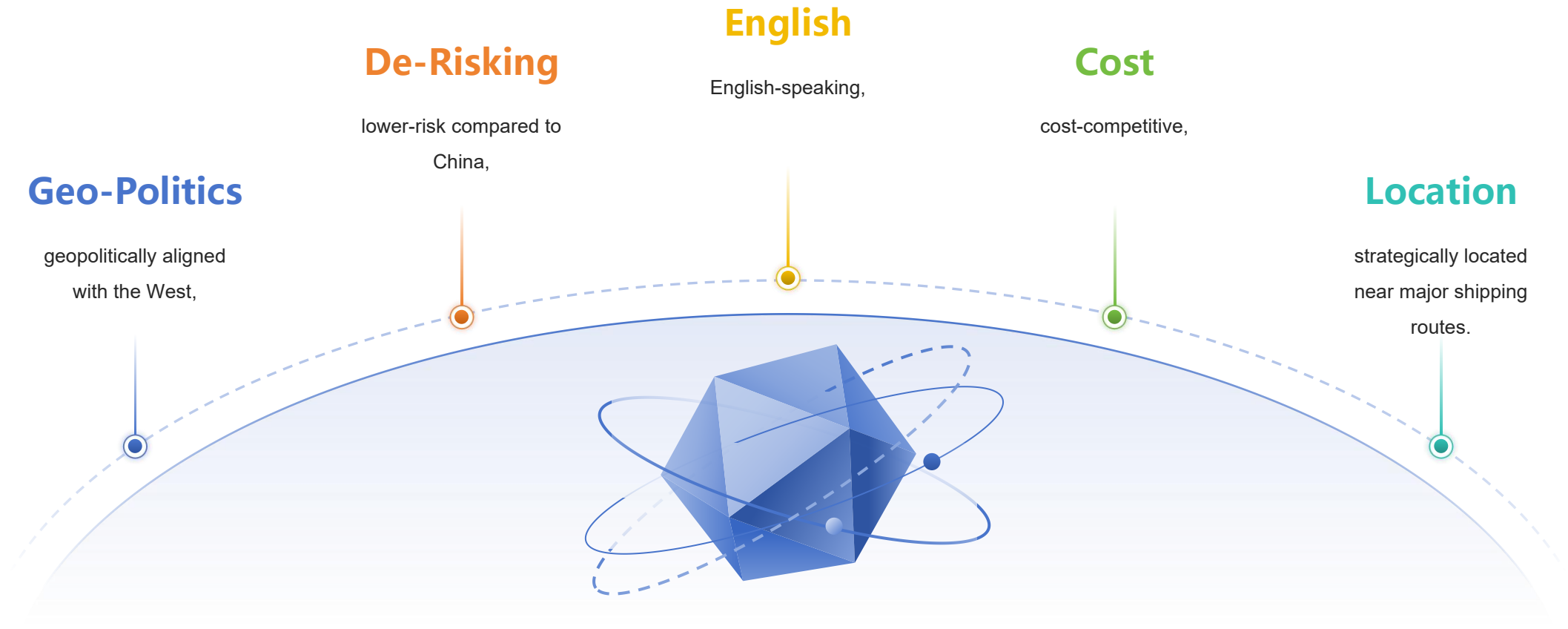
Investment Feasibility



China+1+1" supply chain shift strong demand



China+1+1" supply chain Shift to Philippines



Growing Domestic Demand for Cold Chain Infrastructure

Over 14 million consumers in Metro Manila, accessible from Tanauan within 1–2 hours, creating one of the Philippines' largest cold chain consumption markets.

01

CALABARZON contributes approximately 17–18% of the Philippines' GDP, making it the country's largest industrial and consumer region

02

Over 500 export-oriented manufacturers within the Tanauan–Santo Tomas–Malvar industrial corridor require reliable cold storage and refrigerated logistics.

03

The Philippines produces over 4.3 million metric tons of fisheries products annually, while post-harvest and cold chain deficiencies result in 15–25% losses for many perishable products.

04

The country produces more than 18 million metric tons of fruits and vegetables each year, yet inadequate cold storage causes 20–35% post-harvest losses.

05

The Philippine meat, poultry, seafood, dairy, and pharmaceutical industries continue to expand, driving sustained demand for refrigerated warehousing, blast freezing, and cold transportation.

06

The Philippines' China +1+1 Manufacturing & Cold Chain Logistics Hub

**Strategic destination
for China +1+1 Supply**

**Located across FPIP,
LIMA Estate, LISP, FIT.**

**Direct connectivity to
Batangas Port**

**Warehousing, cold storage
and last-mile distribution.**



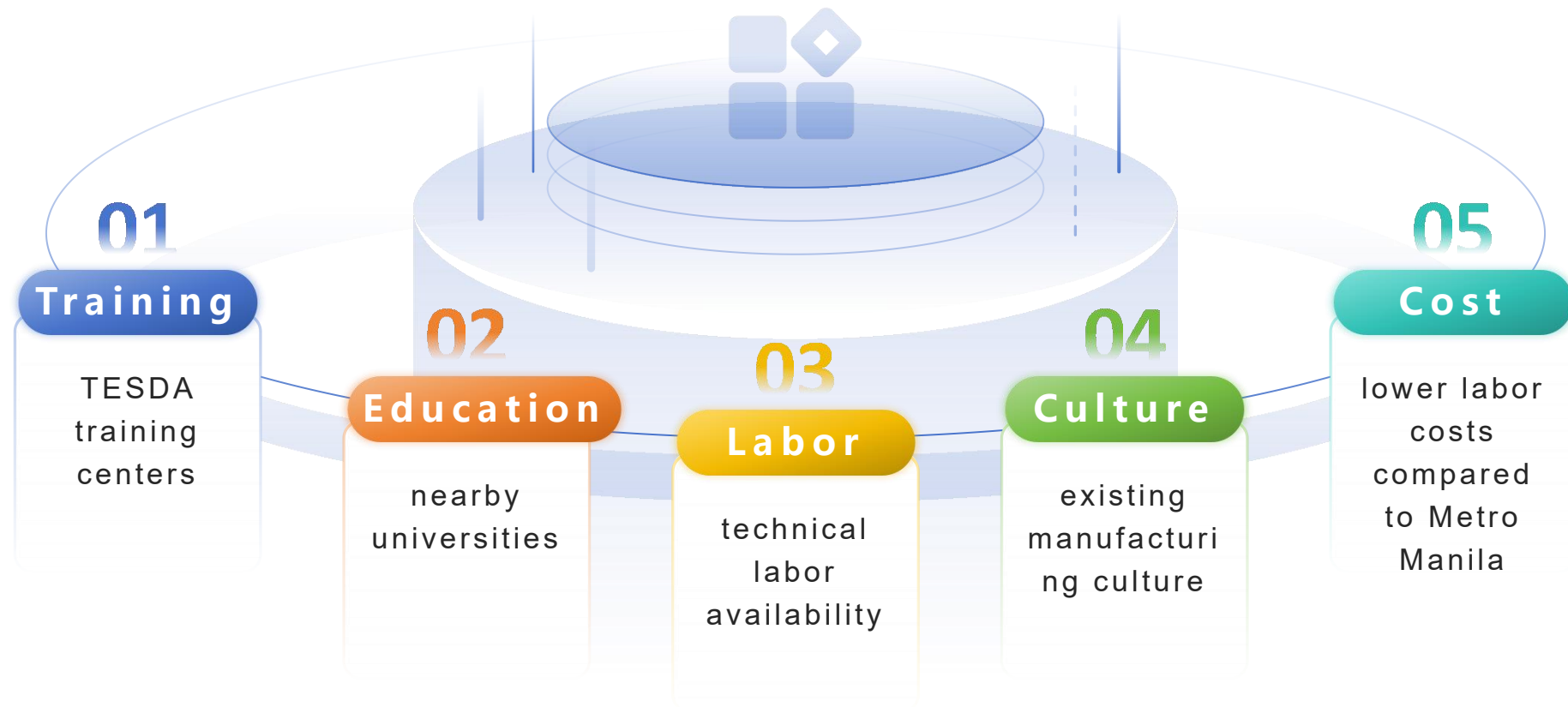
**Proximity to PEZA
Economic Zones**

**Distribution among
Luzon, Visayas, ASEAN**

**Future-ready logistics
ecosystem**

**Smart warehousing, digital
supply chain management**

Feasibility and Labor and Human Resource Availability





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2015



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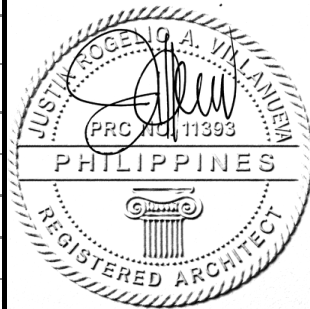


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Phase I – Cold Chain Logistics Park Preliminary Construction Cost Estimate

excluding land acquisition costs and financing costs. It includes civil works, mechanical & electrical (M&E) works, interior fit-out works, air-conditioning systems, and other associated construction costs.

No.	Description	Area(m²) / Quantity	Unit Rate (PHP/m²)	Amount (PHP)	Remarks
I	Construction Works				
1	Mixed-use Complex				
1.1	Office Tower (Shell & Core)	53450	₱40,000	₱2,138,000,000	
1.1.1	Office Tower Interior Fit-out	53450	₱20,000	₱1,069,000,000	
1.2	Cold Storage Warehouse	123353	₱50,000	₱6,167,650,000	Includes complete cold storage refrigeration system
1.3	Photovoltaic Curtain Wall (BIPV Façade)	15000	₱25,000	₱375,000,000	Prefabricated unitized curtain wall system
1.4	Landscaping & Internal Roadworks	135944	₱10,000	₱1,359,440,000	
1.5	Rooftop Photovoltaic System	123353	₱12,000	₱1,480,236,000	
	Subtotal			₱12,589,326,000	
II	II. Engineering & Project Management Costs	Percentage		Amount (PHP)	
1	Construction Supervision Fee	2.00%		₱251,786,520	
2	Project Management Fee	2.00%		₱251,786,520	
3	Engineering Consulting Fee	1.00%		₱125,893,260	
4	Design & Engineering Fee	4.00%		₱503,573,040	
5	Engineering Insurance	0.20%		₱25,178,652	
6	Tendering & Procurement Management Fee	0.40%		₱50,357,304	
	Subtotal			₱1,208,575,296	
III	Contingency Allowance	10.00%		₱1,258,932,600	
IV	Miscellaneous Costs			₱1,000	
V	Total Estimated Project Investment	(I + II + III + IV)		₱15,056,834,896	\$243,886,728



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**Tanauan
Logistics
Center**

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