



CHAN TOEI
PROPERTIES



**Bringing
Japanese quality
ready-built homes
to the Philippines**

Who We Are

Chan-Toei Properties, Inc. was founded in 2019, a partnership between Toei Housing Corporation and Prime Eastern Spring Holdings.



Since 1979, Toei Housing Corporation (THC) has been in the business of real estate development in Japan, delivering ready-built homes under its in-house brand, "Blooming Garden." THC has delivered over 80,000 units since its inception. THC is a subsidiary of IIDA Group Holdings, the largest ready-built home provider in Japan.



Prime Eastern Spring Holdings (PESH) is the latest in a long line of respected businesses founded by the family of the late Filipino-Chinese businessman, Antonio Chan. From its roots in sugar trading in 1946, the Chan group of companies has since expanded into sugar milling, refining, power generation, distribution of secure storage solutions and real estate development. PESH is headed by its Chairman, Mr. Jose Mari Chan.

Our Board of Directors

Jose Mari L. Chan

Chairman

Lily Zenaida L. Chan

Treasurer

Elizabeth Ann Chan-Parpan

Corporate Secretary

Francis Benjamin Jerome C. Albert

Chief Executive Officer

Jose Antonio A. Chan

Director

Michael Philip Ciprian A. Chan

Director

Chihiro Sato

Director

President, Toei Housing Corporation

Katsumi Osawa

Director

Takamasa Sashida

Director

Tomokazu Aoyama

Chief Technical Officer

Atty. Carlos G. Baniqued

Asst. Corporate Secretary

Experience and Credibility

With 75 years of experience, the Chan Group of Companies has established a good business reputation across multiple industries in the Philippines. Each company under it is a testament to the Chan family's ties to the Philippines and the successful partnerships it has forged through the years. Prime Eastern Spring Holdings, Inc (PESH) was established to further expand the group's interests into the Real Estate Market.

Sugar Business



A Chan Sugar Corporation (ACSC)

Established in 1946 by Mr. Antonio Chan, ACSC operates an international and domestic sugar trading business.



BISCOM, Inc.

Established in 1947 and acquired by the Chan family in 1985, the Binalbagan-Isabela Sugar Company (BISCOM), Inc. is considered as one of the biggest producers of sugar in the Philippines. In addition to sugar production, it also practices sugar refining and power co-generation.





Horizontal Real Estate Developments



LIGHTHOUSE COMMUNITIES
Realty and Development Corp.

Lighthouse Communities Realty and Development Corp.

The company has completed The Madison Courtyard in New Manila, Quezon City, a high-end Asian-tropical residential development that features spacious single-detached residential units.



MORNING GLOW DEVELOPMENT CORPORATION

Morning Glow Development Corporation (MGDC)

MGDC offers affordable quality homes in prime locations in Negros Occidental:

- Villa Magdalena in Bacolod City
- Residencia Remedios in Binalbagan
- Villa Florencia in Bacolod City





Vertical Real Estate Developments



LIVINGSPRINGS COMMUNITIES
Realty & Development Corporation

LivingSprings Communities Realty and Development Corporation

An award-winning real estate developer, LivingSprings Communities focuses on creating healthy communities where residents thrive and make the most of an overflowing life experience while also supporting scholarship, housing, and welfare programs.

Under LivingSprings Communities are two developments:

Tres Palmas

Completed in 2018, Tres Palmas is a modern-Mediterranean-inspired development that promises charmed living in the middle of Taguig City. As a low-density development, residents are guaranteed peace and privacy at great value.

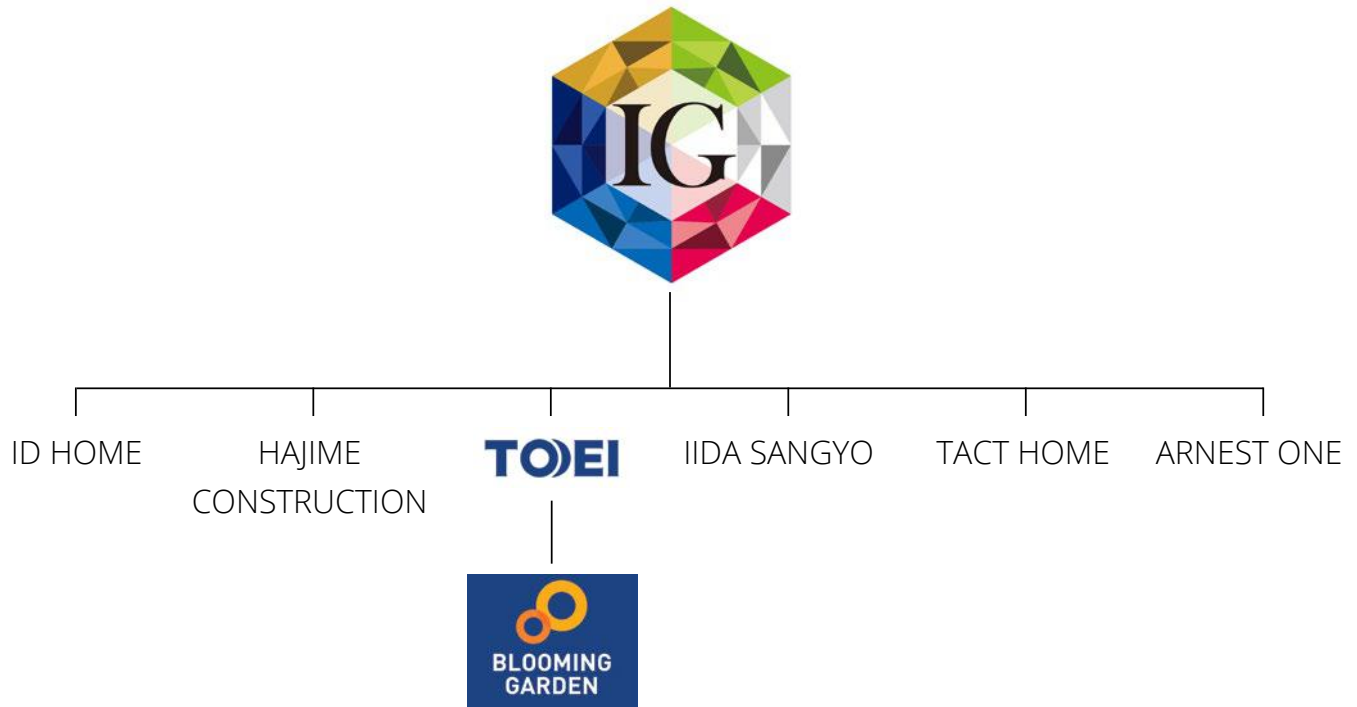
10 Acacia Place

Accessible to schools, commercial hubs, and key establishments, 10 Acacia Place is a modern Pacific-inspired low-density community in Quezon City. 10 Acacia Place offers a hotel-like vibe and aesthetic, plus, a worry-free living experience with services such as housekeeping and maintenance assistance offered to residents.



Top-Tier and Reliable

A subsidiary of IIDA Group Holdings (IGHD), Toei Housing Corporation (THC) has been a leading developer of safe, well-planned, and ready-built homes in Japan for over 40 years.



Who is IGHD?

IGHD engages in residential property sales, condominium development, contract construction, real estate leasing, and hot spring businesses. It operates through six companies, one of which is Toei Housing Corporation.

539
SALES
OFFICES

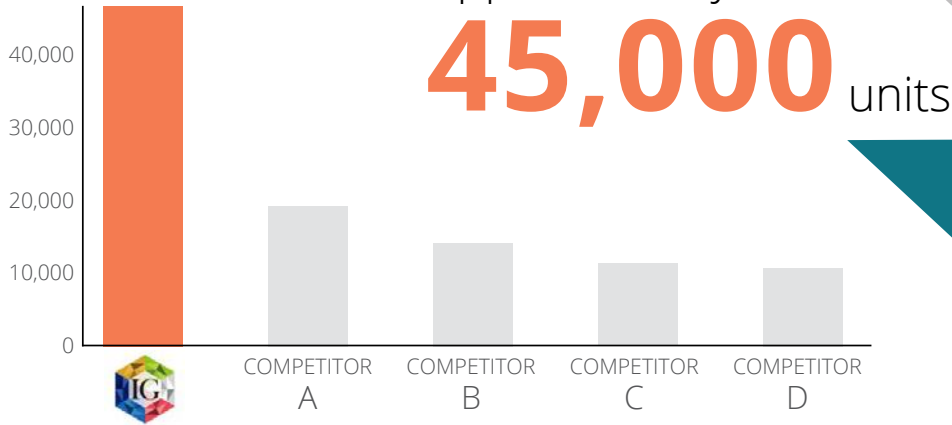
8,561
EMPLOYEES



Chan-Toei Properties, Inc.

Market Leader

As of 2020



of Japan's ready-built homes is produced by IIDA Group Holdings.

Financial Highlights

MAR 2022	USD
Revenue	10.39B
Gross Profit	2.22B
Operating Income	1.15B
Income Before Tax	1.14B
Net Income	778.78M
Diluted EPS	-
Dividends Per Share	0.67
Total Assets	12.71B
Total Liabilities	5.74B
Total Equity	6.97B
Operating Cash Flow	381.86M

1USD = 133.33JPY as of Aug. 15, 2022

Financially Stable

IGHD recorded almost \$11 Billion in revenue and a gross profit of \$2.22 Billion in March 2021. The company's net income is posted at \$778.78 Million with total equity at \$6.97 Billion.



The Toei Housing Corporation Difference



2022 Oricon Customer Satisfaction Award

Toei is the #1 ready-built house developer based on Customer Satisfaction ratings.

- ◇ For 5 consecutive years in Tokyo
- ◇ For 3 consecutive years in the Kanagawa and Shizuoka Prefectures

**According to reputable Japanese market research company, Oricon.*

What Can You Expect from a THC Home?

Homebuyers said it best. Each house by THC is:



Safe



Comfortable



Can stand the test of time



High-quality yet affordable

Continuous Growth

Through its subsidiaries, the IIDA Group is looking to sustain its growth by expanding in other markets and countries. The Philippines, with its population and economic growth, is the ideal place for Toei to plant its roots.

The creation of Chan-Toei Properties is the first step toward this expansion, giving Filipino homebuyers the opportunity to own quality ready-built homes.

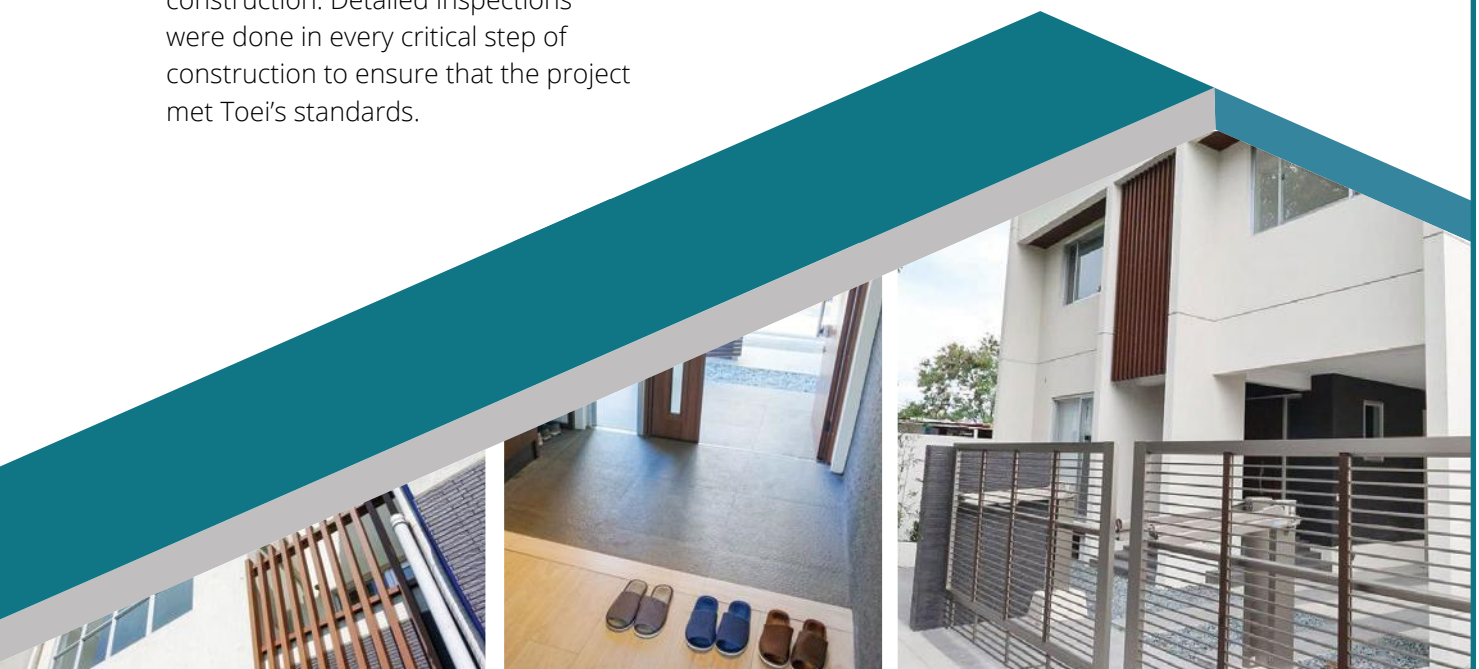
Toei Concept House

In 2019, Toei successfully designed, built, and sold their first concept house located in Quezon City. The premium three storey residence showcases how Japanese and Filipino design principles can be combined to create a comfortable, durable, and beautiful house.

In building the concept house, Japanese materials, engineering, and design principles were balanced with Filipino construction. Detailed inspections were done in every critical step of construction to ensure that the project met Toei's standards.

Notable Features of the Toei Concept House

- ◇ Traditional Japanese foyer (Genkan) that promotes health and safety by creating a functional transition at the entrance of each home.
- ◇ Introduction of double slabs and quick access utility chases to easily maintain water and electrical lines.
- ◇ Specially engineered wall tiles and ceilings that help improve indoor air quality by absorbing moisture.





HANA
GARDEN VILLAS

Homes Inspired by Life

Nestled in the new Urban South, Hana Garden Villas is a residential community featuring modern, custom homes that harmoniously combine the ingenuity and expertise of Japanese design and the unique traditions of the Filipino lifestyle.

Where are we located?

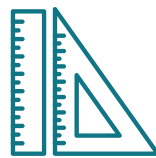
Nuvali Boulevard corner Canlubang Golf Road, Cabuyao City, Laguna





Excellent Location

- Less than an hour away from Makati and Bonifacio Global City via SLEX
- 10 minutes away from schools and key establishments
- Urbanized yet peaceful
- Considered as the fastest growing city in Laguna



Premiere Quality and Design

- Japanese engineering and construction principles
- Collaboration with top local designers
- Focuses on healthier living environments
- Optimal use of space
- Better quality build



Hassle-free Living

Homeowners can count on facilities that make life easier:

- Gated entrances and CCTV
- Materials recovery facility (MRF)
- Sewage treatment plant (STP)
- Below ground utilities
- Property management



Customizable Designs

- Flexible layouts
- Customizable finishes
- 3 to 4 bedroom homes
- Private gardens
- Parking space for 2 to 4 cars



Amenities to Enjoy

Aside from being accessible to key establishments, Hana Garden Villas will have its own:

- Community clubhouse
- Parks and a playground
- Swimming pool



A Worthy Investment

Location, amenities, space, and value for money – you can find all these at Hana Garden Villas.

Contact us

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