



**LIGHT INDUSTRY  
& SCIENCE PARK IV**  
MALVAR, BATANGAS



**FORWARD THINKERS BY NATURE**





**SCIENCE PARK  
OF THE PHILIPPINES, INC.**

*A member of the ICCP Group*

## GROW Your Business in a World-Class Property

At Science Park of the Philippines, Inc. (SPPI), we take pride in being the building block to developing many of the country's key manufacturing plants since 1989.

SPPI is the country's leading private industrial estate developer, with 1,500 hectares development spanning six strategic locations in the Philippines.

Our track record of success is reflected by the awards and certificates we garnered through the years.



## Certificates



ISO 9001  
Quality Management System



ISO 14001  
Environmental Management System



LEED GOLD certification  
LISP IV Administration Building  
U.S. Green Building Council, 2021

## Awards

**Galing Pinas (Philippine Ingenuity) Partnership Excellence Award**  
Corporate Social Responsibility & Ecozone Development Partner  
Philippine Economic Zone Authority, 2022

**Recognition for Commitment to Protect the Environment**  
DENR Environmental Management Bureau CALABARZON 2022

**Best Environmental Practices of Private Sectors**  
Sustained Environmental Programs  
DENR Environmental Management Bureau CALABARZON 2021

**Green, Healthy, Smart and Sustainable Ecozone Award**  
Philippine Economic Zone Authority, 2020

**Sustainable Practice using Best Environmental Technology & Best Available Practice**  
DENR Environmental Management Bureau CALABARZON 2019

**Hall of Fame for Outstanding Environmental Projects**  
Philippine Economic Zone Authority, 2008

**Outstanding Environmental Performer**  
April 2007, April 2005 and March 2003  
Philippine Economic Zone Authority

**Green Rating for Environmental Performance**  
Laguna Lake Development Authority, 2007

**1st Oscar Escobar Air Quality Management**  
Partnership for Clean Air/The Concerned Citizens Against Pollution  
Asia Development Bank, 2002

**Hall of Fame for Best Community Project**  
Philippine Economic Zone Authority, 1998 - 2001

**Gawad Kalikasan (Nature Award) Environmental Impact Assessment**  
DENR Environmental Management Bureau / Philippine Association  
of Environmental Assessment Professionals, 1995

**Special Citation for Programs in Environmental Protection**  
Personnel Management Association of the Phil, 1995



## **LIGHT INDUSTRY & SCIENCE PARK I** CABUYAO, LAGUNA

**SOLD OUT**

Our inaugural venture, Light Industry & Science Park I, was the first privately-owned industrial estate in the Philippines to be registered as a special economic zone by the Philippine Economic Zone Authority and the first to achieve ISO 9001 and 14001 certifications.

The Light Industry & Science Park I, II and III, three major SPPI properties located south of Manila, are all within an hour's drive from the country's central business district, Makati.



## **HERMOSA** ECOZONE INDUSTRIAL PARK

The Hermosa Ecozone Industrial Park, a 391-hectare world-class industrial estate in Hermosa, Bataan, is just 12km away from the Subic Bay Freeport.

It is part of a 530-hectare mixed-use property development located in Hermosa, Bataan

Located right in the middle of the country's growth corridor of Subic Bay Freeport Zone in Zambales and Clark Special Economic Zone in Pampanga, it is connected via spur road to Dinalupihan Interchange of the Subic-Clark-Tarlac Expressway (SCTEx) - the major link between Subic Bay Freeport Zone and Clark Special Economic Zone.



## **LIGHT INDUSTRY & SCIENCE PARK II** CALAMBA, LAGUNA

**SOLD OUT**

Light Industry & Science Park II was established after the success of LISP I and recognizing the need for another modern industrial estate. The second privately owned industrial park to be declared as an Ecozone, LISP II is located in Brgy. Real, Calamba City, Laguna. It is only 6.3 kilometers from LISP I and has an area of 69 hectares. It was sold out after only two years. It is home to 24 locators, who employ more than 10,000 workers.



## **CEBU LIGHT INDUSTRIAL PARK** MACTAN, CEBU

**SOLD OUT**

A 63-hectare industrial estate located on Mactan Island, one of the Philippines' fastest growing regions. It is a 10 minute drive or less than 8 kilometers away from either the Mactan Cebu International Airport or the Cebu International Seaport.



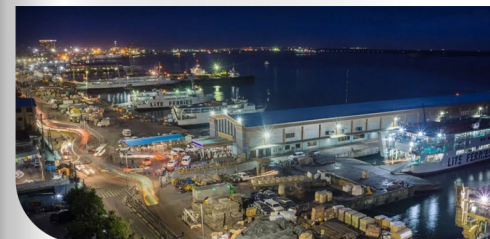
## **LIGHT INDUSTRY & SCIENCE PARK III** STO. TOMAS, BATANGAS

**SOLD OUT**

LISP III is a 124-hectare industrial park in Sto. Tomas, Batangas.

Strategically located, LISP III can easily be accessed from Manila via the South Luzon Expressway and via Southern Tagalog Arterial Road from Batangas City.

LISP III is an Ecozone. Companies operating in the ecozones are entitled to a tax incentive package and other benefits accorded by the Philippine Economic Zone Authority to qualified export-oriented companies.







Light Industry & Science Park IV (LISP IV) is the sixth and latest industrial estate of Science Park of the Philippines, Inc. (SPPI), a 247-hectare industrial estate, complemented by 5-hectare commercial and institutional facilities and a 37-hectare residential neighborhood.

It is only 100 meters off the Malvar Exit of the STAR Tollway which is seamlessly connected to the South Luzon Expressway. 35 kilometers away from the Batangas International Seaport. LISP IV is 75 kilometers away from the Manila International Seaport and 66 kilometers from the Ninoy Aquino International Airport.

## STRATEGIC ACCESS

With the many key business operations located at SPPI's industrial estates, it goes without saying that well-planned access to any of its parks is critical.

The Light Industry & Science Park IV lies right alongside the Southern Tagalog Arterial Road, linking it effortlessly to Metro Manila's CBD and to the Batangas International Port, which is only 35km away.



## LIGHT INDUSTRY & SCIENCE PARK IV MASTERPLAN

LISP IV will span 247 hectares of real estate constituting the industrial development of the 289-hectare Malvar Cybergreen, which will also include a 42-hectare area for commercial and residential development components. With about 35% of the original landscape maintained, the property's natural environment remains protected.

INDUSTRIAL

247 HECTARES

COMMERCIAL  
INSTITUTIONAL  
RESIDENTIAL

42 HECTARES



TO BATANGAS CITY



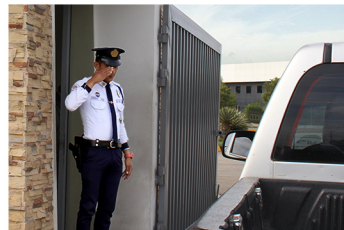




## LIGHT INDUSTRY & SCIENCE PARK IV ADVANTAGES

Whether it be its reliable electric grid, steady water supply system, or security and in-house fire-fighting capabilities, SPPI prides itself in providing nothing short of world-class facilities and services to all its locators.

SPPI prides itself in providing nothing short of world-class facilities and services to all its locators, bank and healthcare facilities, and even freight forwarding. With these unrivalled services, we aim to facilitate the day-to-day needs of our locators.



## WELL-MANAGED INDUSTRIAL PARKS

### ON-SITE MANAGEMENT TEAM

Park Administration is composed of a full-time professional staff with proven competence and experience, and its programs for both environmental management and community development are multi-awarded.

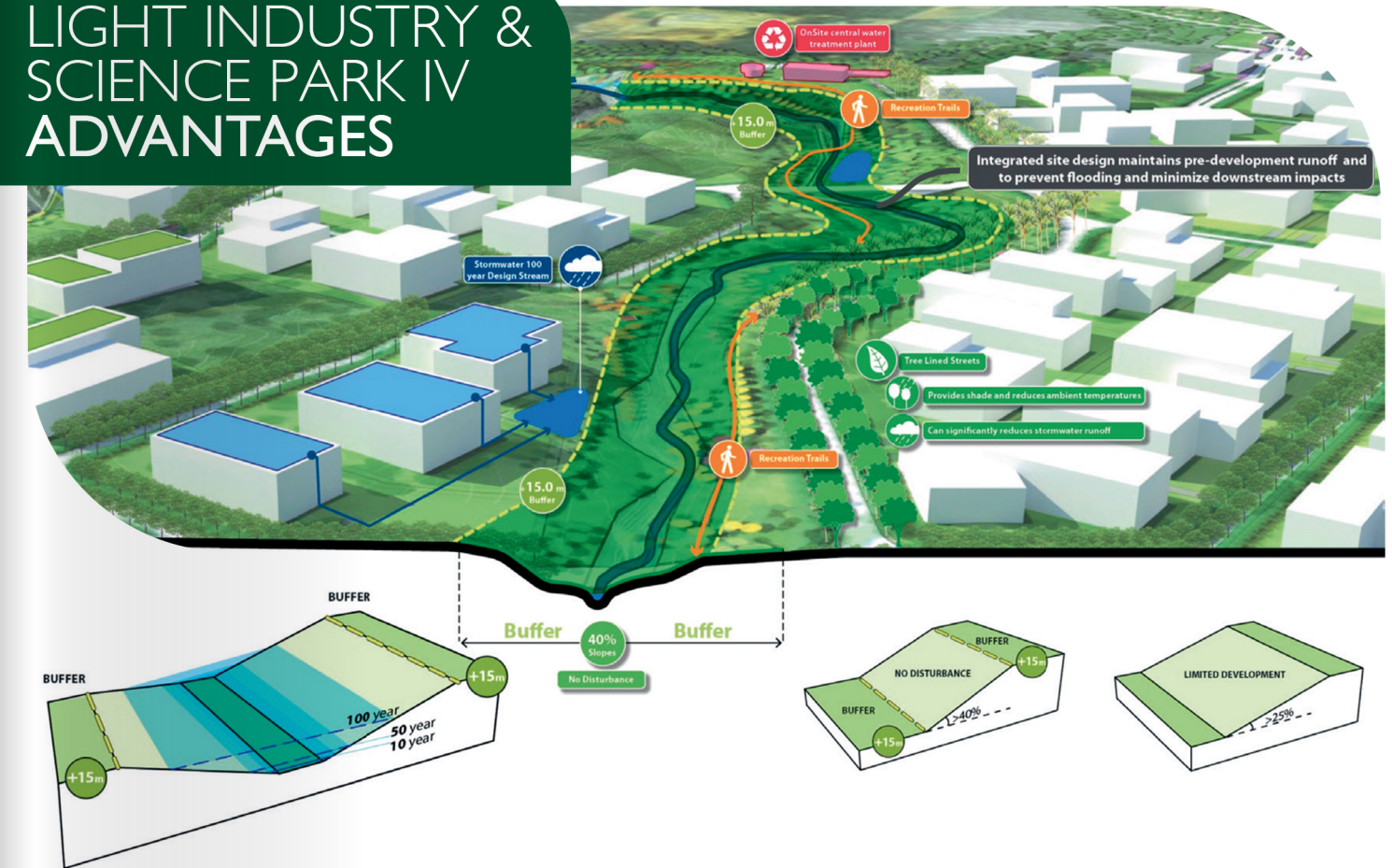
This on-site Management Team takes on the maintenance of common facilities, administration of park security and safety, and coordination with regulatory agencies to safeguard the smooth continuity of our locators' operations.

### CUSTOMER SERVICE

SPPI's investor-friendly team provides complete service from site selection up to the locator company's operation in the industrial park. It does not end with acceptance and turn over of the lot. We are in constant contact with our clients to provide them the support they need on a day-to-day basis.



## LIGHT INDUSTRY & SCIENCE PARK IV ADVANTAGES



## Flood Resistant

LISP IV is also planned to be arguably the most environmentally forward thinking of the country's new generation of industrial parks. The philosophy throughout its entire design process was to protect and enhance the ecological integrity of the site. To achieve this, Sasaki and SPPI pushed the envelope in harnessing the site's tropical climate and unique hydrological conditions to come up with a cutting-edge green development.

LISP IV is designed to handle the worst recorded flooding in the area for a hundred years, protecting it from this type of calamity. LISP IV's topographical features allow it to utilize natural storm water management, complementing the carefully engineered water retention and detention systems. As water receiving landscapes, the protection of the ravines and their use as green infrastructure help protect the diverse native plantings, increasing the biodiversity of the area. The result of this careful master planning process is a flexible framework that maximizes the efficiency of the land, coupled with a sustainable approach to its development.







## Environmentally Friendly

We believe that the future of development lies in sustainability.

In partnership with Sasaki & Associates, Inc. (Sasaki), a US-based firm, LISP IV was master planned with careful consideration of its surrounding environment. Our objective was to minimize the disturbance to the property's natural state, building instead around its features to create a low-impact, environmentally-friendly development.

- Solar Screening – screening shading devices on west façade will reduce building's cooling costs
- Solar Panels – generates electricity to meet the development needs
- Solar Street Light – solar powered light for public realm reduces energy demand
- Strategic Plantation – shading west façade can reduce buildings cooling costs significantly
- Community Amenities – proximity to amenities improves well-being and fosters community building
- Cool Roof – light colored roofing material reduces heat gain
- Bike Lanes – reduces motorized trips
- Orientation – ideal orientation is 80 along E-W axis, project building orientation is 66 along E-W axis to minimize solar heat gain
- Parking Area Landscape – reduces heat gain and helps to reduce runoff
- Clerestory / Northlight – allows indirect sunlight into the building and allows hot air to rise and escape, cooling down the interior spaces
- Pedestrian Connections – creates walkable community
- On-Site WWTP – treated water is used for non-potable purposes, it reduces groundwater demand and improves water quality
- Tree Lined Streets – provides shade and reduces ambient temperature and reduces stormwater runoff
- Green Roof – reduces heat gain, insulates the roof and reduces runoff
- Ecological System – a balanced approach that is sensitive to the environment and preserves the site's natural system of ravines

### East and West Exposure Minimized

While south facades may be exposed for longer daylight hours, east and west facades receive more direct and intense rays of the rising and setting sun.

### Prevailing Amihan Winds

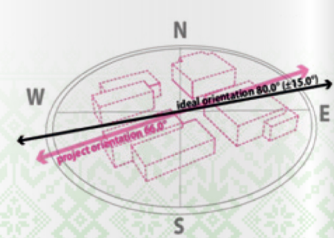
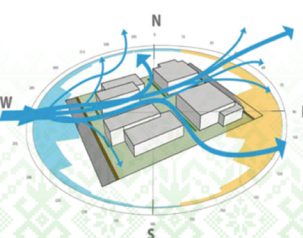
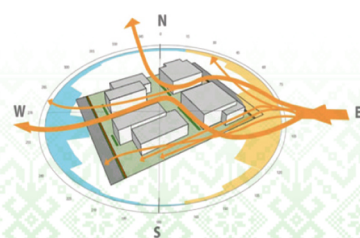
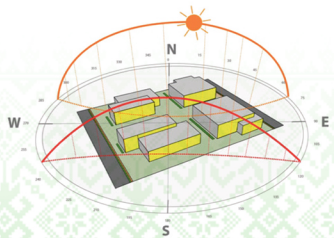
Dry October - April winds

### Prevailing Habagat Winds

Wet May - September winds

### Optimal Orientation

Site parcels and potential structures maintain long axis within 15 degrees of the calculated optimum orientation







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