



LINKAGES

The Quarterly Newsletter for the Carmelray Community

More Than an Estate, A Community

Carmelray Estate Named Best Community Development



The awards night was attended by Carmelray's Managing Director Maria Rosario Yulo, COO Star Tuason, Chito Zaldarriaga, Ver Lorenzo, Juls Baricaua, Dennis Nolasco, John Galong and Jeane Camacho.

What began more than three decades ago with a vision to transform land into opportunities for growth has evolved into a thriving community where industries, homes, businesses, lifestyle destinations, people, and partnerships come together.

On September 17, 2026, Carmelray Estate was recognized as Best Community Development at the Philippine Real Estate Awards 2026, presented by Dot Property and Lamudi.

The recognition marks an important milestone in Carmelray's continuing evolution. While industrial development remains at the heart of its story, Carmelray today has grown beyond the boundaries of an industrial estate. Residential communities, commercial and lifestyle destinations, essential services, green spaces, and community programs now

complement its industrial parks, creating an increasingly connected environment for people to work, live, gather, and grow.

At the center of this development are the people who bring the Estate to life: locators and their employees, residents, tenants, members, business and government partners, neighboring communities, and Carmelray employees.

The **Best Community Development** recognition celebrates how far Carmelray has come while inspiring the next chapter of its journey, strengthening the connections among business, people, place, and purpose.

More than an estate, Carmelray is a community built to grow together.

COO Corner | Q3 2026

A Message from Streisand C. Tuason, Chief Operations Officer, The Carmelray Group

Carmelray - Rising Above All

The "Ber" months have arrived, and with them comes the familiar voice of Jose Mari Chan filling the airwaves. Even in the face of recent heavy rains and flooding, the classic Filipino spirit shines through as we turn our focus toward the hope and joy of the holiday season. Here at The Carmelray Group, preparations are already well underway: La Kusina is buzzing with holiday party bookings, and our own Christmas Party celebration is officially booked at The Mills. That enduring optimism in the face of hardship is part of the Filipinos shared identity- and it mirrors the very resilience that drives our company forward.

Before looking ahead, I want to take a moment to celebrate a significant milestone: The Carmelray Group was recently awarded Best Community Development for 2026 by DOT Property and Lamudi. This recognition proves that the work we do every day is world-class. Its not all talk but instead, "we walk the talk". It is a shared victory for our entire community- our locators, tenants, and residents- but most of all, Carmelray's employees. It reflects genuine stewardship and dedication to building something enduring and meaningful.

At the same time, we must remain clear-eyed about the environment we are operating in. The Philippines is currently navigating macroeconomic headwinds. The Philippine Statistics Authority reported Q2 2026 Gross Domestic Product (GDP) growth at just 2.3%- the slowest outside the pandemic since the 2009 global financial crisis (1.9%). Unlike 2009, when inflation rate stood at 4.2%, current inflation is higher at around 6.1%, compounded by a historic dollar exchange rate. The pressure of rising prices for electricity, fuel, and daily staples is real, creating widespread purchasing-power fatigue for Filipino households. None of us are insulated from these day-to-day realities, and as a company, we face those same cost pressures.

However, we enter this challenging climate from a position of real strength. The Carmelray Group rests on a solid financial foundation, and we will continue executing our calculated, strategic initiatives to protect and expand our business. During our recent strategic planning sessions, we established four strategic pillars to anchor our growth:



Revenue
Growth &
Diversification



Estate
Projects &
Initiatives



Operational &
Organizational
Efficiency



Customer
Service
Excellence

These pillars, alongside clear KPIs, provide our blueprint for navigating national headwinds. While the road ahead will test our agility and adaptability, Carmelray is equipped to push through and rise above these humps.

Achieving this requires every single one of us. Moving forward successfully is not just a mandate for executive leadership. It requires the entire Carmelray family operating as a cohesive team like a well-oiled machine. The coming months will demand hard work and focused preparation as we finalize and roll-out our growth and expansion initiatives for the coming year. With the full backing of our Board of Directors and Leadership Team- and with your continued commitment- we will overcome these challenges and emerge even stronger. And as we enter the last quarter of the year, let's be thankful for what we have achieved and be excited for what's to come. Well, I am.

Thank you for your hard work and dedication.

We will overcome because we are Carmelray. - SCT

In Focus | Q3 2026

Celebrating the Milestone that Defines Our Growing Community

A Milestone for the Carmelray Community

Best Community Development Recognition Celebrates a Shared Achievement



The moment Managing Director Maria Rosario Yulo stepped on stage to receive Carmelray's Best Community Development award was more than a celebration of a real estate achievement. It was a proud moment for the entire Carmelray community and a recognition of a vision that has continued to grow and evolve through the years.

The award reflects the many dimensions that make Carmelray what it is today: thriving industrial parks, residential communities, commercial and lifestyle destinations, essential services, environmental programs, and most importantly, the people and partnerships that bring them all together.

For COO Streisand "Star" Tuason, the recognition also reflects the balance Carmelray strives to achieve through the 3Ps: People, Planet and Profit.

People are at the heart of the community from employees and locators to residents, partners and neighboring communities. Planet represents the responsibility to care for the environment and pursue more sustainable ways of growing. And Profit ensures that Carmelray remains a strong and sustainable enterprise, able to continue creating value and opportunities for generations to come.

Together, the 3Ps capture an important part of what community development means for Carmelray: growth that creates value for business while caring for people and the place we share.

The Best Community Development recognition is a milestone worth celebrating but it is also an inspiration to continue building on what has already been started.



Video link
[Award Acceptance](#)



From left- John Galong, Jeane Camacho, Star Tuason, Charrie Yulo, Chito Zaldarriaga, Ver Lorenzo, Dennis Nolasco, Juls Baricauda

35th CIPA Anniversary Address | Q3 2026
By Maria Rosario Yulo, Managing Director, The Carmelray Group

Good Morning.

Thank you to our Guest of Honor, PEZA Director General Theo Panga, our PEZA guests, our Beloved Carmelray Park I Locators, Our Carmelray Management team and Our Friends. Thank you for coming this morning to our 35th CIPA I Anniversary and we welcome you to this special occasion.

Today we celebrate our 35th CIPA I Anniversary as CIPA was established in August 1991. Our Carmelray Park I was converted from a former sugar estate and transformed to an industrial park. We hired planners from Jurong Environmental Engineering of Singapore to make our masterplan and to help us in this development. We worked with local planners, Schema Konsult on its execution as well as, Raul Consunji, brother of Dave Consunji of DMCI as our contractor. In the 1990s, the government of President Ramos was encouraging industrialization to the South of Manila and we took advantage of the opportunity to build the infrastructure, utilities, RBFs, proper environmental management, landscaping to copy the industrial parks in Singapore. We dreamt of making Carmelray a world class industrial park steeped in the family values of progress, integrity, excellence, wisdom, generosity, etc. Thus the roads were named as such espousing the values we held dear.

We also partnered with technical schools like Dualtech Training Center to focus on building the skills sets of the children of our sugar workers. We also had major migration into the park from people looking for jobs from the provinces around Laguna. A community of workers was born with a young population. Our first locators were then BASF, Fedco, Tupperware, ACS, Jelmon Biscuit, D& L, Suzuki, and a major group of Japanese locators through our association with Sojits.

Today we have a growing list of locators who grew with us over time. Our locators have grown from 20-30 years ago and expanded. Now we have a large group of Taiwanese investors like SERCOM, Tong Hsing and food companies like Zenith Foods, Edward Keller, Newly Wedds, New Zealand Creamery, and well known Japanese companies like Suzuki, DENSO,

Toshiba, Fuji Electric, Fuji Film, etc. We have encouraged the expansion of our current locators as the anchors brought in their sister companies. We have created a good mix and associations among our industrial locators.

Our park was built on integrity and values. We want to continue with our values as we beautify and enhance our services in the park. We have the greenest park with our acacia trees on Progress Ave and our emphasis on green landscaping on all our roads. We preserve our trees to make our industrial park a sustainable project with shade and beautiful flowers. I am sure you know it is a pleasure to work in this beautiful estate.

On this 35th year, we celebrate our success as we continue the excellent service we give our locators. We want to continue the growth and vibrancy of the park. We are committed to aesthetic improvements, better signages, new facilities, a 7-11 convenience store, a possible commercial expansion, more food choices, improved internet connectivity, workers alternatives to housing and others.

Our team under Star Tuason and Juls Baricaua are working very hard to provide excellent customer service, integrity, technical adaptation, and innovation. They are keeping our locators better engaged and informed with regular meetings. Together, they aim to work with the locators to provide for their needs and to promote common interests.

I am here to say thank you to our locators for being loyal to Carmelray and staying with us all these years expanding their operations and growing with us. Thank you and we hope can continue working together to bring more industry and progress to our Carmelray park. We shall aim to be world class and safe, always keeping our locators satisfied.

May we reach greater heights to another 35 years.

Maria Rosario Yulo
Managing Director
The Carmelray Group

In Focus | Q3 2026

Celebrating the Milestone that Defines Our Growing Community

Partners in Growth for 35 Years

Carmelray Industrial Park I celebrates a legacy of Partnership, Progress and Responsible Development



Carmelray Industrial Park I celebrates its 35th anniversary by honoring the enduring partnerships it has built with its locators.

Before Carmelray, the land formed part of the Canlubang Sugar Estate, managed by Don José Yulo beginning in 1948. As the region entered a new era of economic transformation in the 1970s, the Yulo family envisioned the Canlubang Urban Project, a pioneering satellite city that helped establish Canlubang as a catalyst for the CALABARZON growth corridor.

Building on this legacy, the family of Ramon and Carmen Yulo gave the land a new purpose. In 1990, Carmelray was born, transforming

open land into an industrial community with the roads, utilities, and facilities businesses needed to grow.

Carmelray's journey was never built by one organization alone. Locators placed their trust in the park, invested in its future, and created opportunities for thousands of people. PEZA supported the development of a competitive and investor-friendly economic zone, while local government units worked with Carmelray to advance infrastructure, public services, safety, and community development.

Through these partnerships, Carmelray strengthened the services essential to its locators, such as dependable water, stable

power, telecommunications, strategic access, estate maintenance, environmental management, security, and emergency preparedness.

Today, Carmelray stands as a mature industrial estate that has evolved with its locator community and stood the test of time. Its future is not simply about building more, but about preserving, strengthening, and continuously improving what 35 years of partnership have created.

To our locators, PEZA, local government units, and every partner who has shared this journey, thank you for 35 years of trust, collaboration, and progress.

In Focus | Q3 2026

Celebrating the Milestone that Defines Our Growing Community

CIPA Luncheon Event September 3, 2026

Carmelray Industrial Park 1 celebrated its 35th anniversary with a Locator Luncheon at The Mills Country Club last September 3, 2026, attended by locator representatives, company leaders, government and institutional partners, and members of the Carmelray community.

Managing Director Maria Rosario Yulo welcomed the guests and reflected on the partnerships that shaped Carmelray's journey. Estate Director Juls Baricaua introduced our Chief Operations Officer Star Tuason, who both reaffirmed Carmelray's commitment to responsive service, strong partnerships, and the continued stewardship of Park 1.

Guest of honor PEZA Director General Tereso O. Panga shared insights on the contribution of economic zones to investment, industry, and employment. His address was followed by a Q&A session moderated by F. Francisco Zaldarriaga.

Guests also viewed partner testimonials and a special "Through the Years" AVP tracing Carmelray's journey from its Canlubang roots to its growth as a mature industrial estate.

More than an anniversary celebration, the luncheon expressed Carmelray's gratitude to the partners whose confidence has shaped its past and will help sustain its progress for generations ahead.





What Makes Carmelray a Community?

A community is not defined by what is built on the land, but by the connections created among the people who work, live, and grow within it.

A true community is more than a collection of buildings, roads and developments. It is a place where people can work, live, connect, enjoy and belong.

Over the years, Carmelray has evolved from its industrial roots into a more diverse and connected estate. Industrial parks remain an important foundation, but around them have grown residential neighborhoods, commercial and lifestyle destinations, essential services, green spaces and programs that bring people together.

These different dimensions complement one another, creating an environment where businesses can grow, families can build their lives, people can gather, and partnerships can flourish.

This is what makes Carmelray more than an estate. It is a community shaped by five interconnected dimensions: Work, Live, Connect & Enjoy, Care, and Belong.



Around the Parks | Q3 2026
News and Activities Across Our Industrial Community

Kumustahan: Keeping Connected with Our Locators

Carmelray's "Kumustahan" sessions provide the Estate Management Group (EMG) an opportunity to personally visit CIPi locators, strengthen relationships and, most importantly, listen. During the quarter, the team met with Tolman, NETI, Sarimonde, Mix Plant and SIIX to learn how their businesses are doing, understand their needs and concerns, and gather suggestions on how the Park can better serve them. The visits also provide an opportunity to share Park updates and upcoming activities, keeping communication open and strengthening the partnership between Carmelray and its locator community.



Tolman Manufacturing Inc. - July 9



NYK-FIL Maritime E-Training Inc. (NETI) - August 4



Mix Plant Inc. - August 12



Sarimonde Foods Corp. - August 5



SIIX EMS Philippines Inc. - August 20

CHAO Explores AI in Human Resources

The Q3 2026 CHAO Meeting, held on July 30 at the Carmelray Business Center, featured “AI in HR: High-Tech vs. High Touch” with Englebert Camasura, President of the People Management Association of the Philippines (PMAP). The session explored how AI can support HR professionals in areas such as recruitment, data processing and generating insights, while emphasizing that technology is most effective when paired with human judgment. Participants were also encouraged to embrace lifelong learning and continuous improvement as the workplace continues to evolve.



CIFAG Keeps Pace with Finance and Tax Updates



The Q3 2026 Carmelray I Finance-Accounting Group (CIFAG) Meeting, held on August 18 at Carmelray Industrial Park I, featured an orientation by Alas, Oplas & Co. CPAs on key developments in finance, accounting, taxation and regulatory compliance. Discussions covered PEZA tax incentives and VAT regulations, recent BIR issuances, e-invoicing and digital compliance, filing requirements, and transfer pricing. The session provided participants with practical guidance to help their organizations stay informed and compliant with evolving financial and regulatory requirements.

Strengthening Security Through Partnership

The 3rd Security Meeting with Locators, held on September 9, brought together Carmelray and its partners to discuss current security concerns and strengthen coordination within the industrial community. Atty. Randy Acorda discussed “Leading Security Beyond the Guardhouse,” highlighting RA 11917 and its role in managing legal, operational and reputational risks. P/Maj. Anastacio Motas, Calamba City Deputy Chief of Police, provided a local peace and order update, while NICA IV-A Regional Director Candido Bontogon Jr. shared regional security updates and insights.



Advancing Energy Efficiency at CIP1

The Q3 2026 Facilities Meeting, held on September 15 at Carmelray Industrial Park 1, brought locators together for updates on energy efficiency solutions, industrial practices and Meralco developments relevant to the Park. MSpectrum also shared the latest developments in solar energy solutions, supporting Carmelray's continuing efforts to promote more efficient and sustainable operations within the industrial community.



CLASP Fosters Safety Collaboration at CIP1



The Carmelray Locators Association of Safety Practitioners (CLASP) resumed its monthly meetings in August, with sessions held on August 25 and September 22 at Carmelray Industrial Park 1. Led by its officers, the meetings provide a collaborative forum for locators to share safety best practices, benchmark experiences, and discuss updates on government safety requirements—strengthening a shared culture of workplace safety across the CIP1 community.

Welcoming New Growth at Carmelray

On September 17, Carmelray marked another milestone with the groundbreaking ceremony for the NYK-FIL Cruise Training Center, signaling the start of a new development within the Carmelray community. The project further strengthens Carmelray's growing network of partners and its commitment to supporting learning, training, and professional development.



Stead Tech OPC Begins Operations at CIP II

Stead Tech OPC officially commenced operations at Carmelray Industrial Park II on September 15, 2026, following the completion of its new office fit-out. As the first Australian-based BPO to establish operations in the Park, Stead Tech brings a new business sector to the growing CIP II community and marks another milestone in the Park's continued development.



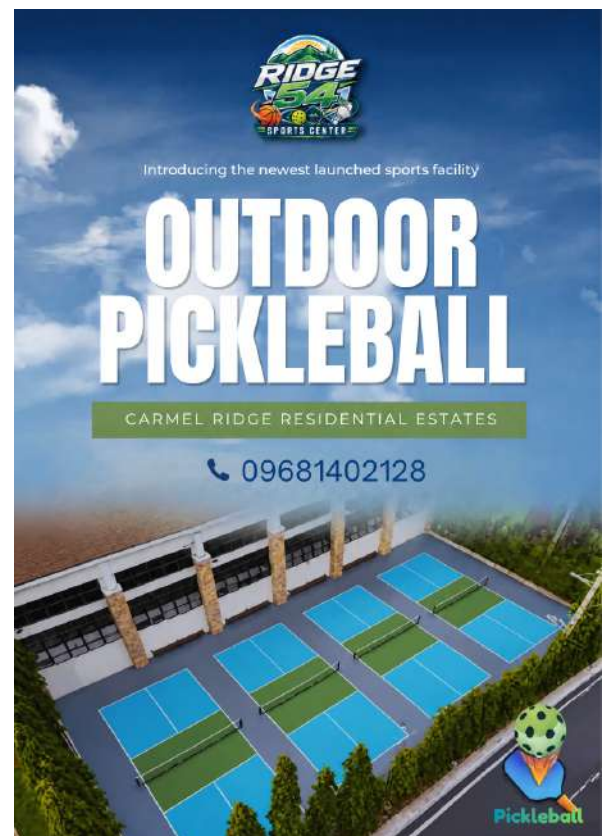
New Outdoor Sports Facility Promotes Active Living



The opening of the Ridge54 Pickleball Courts brings a new recreational option to the Carmelray community, offering Carmel Ridge residents, CIP II locators and employees a place to stay active, unwind and connect. Beyond the game itself, the new courts encourage wellness, camaraderie and an active lifestyle, adding another dimension to the growing amenities within the estate.

Ridge Mart Adds Everyday Convenience

The newly opened Ridge Mart at Makiling Hall makes everyday essentials more accessible to Carmel Ridge residents, visitors, CIP II employees and guests of the Ridge54 Sports Facility. Offering groceries, refreshments and other daily necessities, Ridge Mart is a convenient stop before or after a game, during a clubhouse visit, or simply for a quick purchase, adding another useful amenity to the growing Carmel Ridge community.



Community Connections | Q3 2026
Partnerships and Initiatives That Make a Difference.

A Partnership That Helps Save Lives

Carmelray and the Philippine Red Cross strengthen a shared commitment to service, volunteerism and community care

44 DONORS. ONE SHARED PURPOSE.

Carmelray, in partnership with the Philippine Red Cross, conducted its quarterly Blood Donation Drive on July 14, with 44 successful donors contributing to help maintain a safe and adequate blood supply for patients in need.

More than the number of blood bags collected, the turnout reflects the generosity and willingness of the Carmelray community to step forward for others. Our sincere thanks go to all employees, locators, partners and volunteers who continue to support this life-saving initiative.

The next Carmelray Blood Donation Drive is scheduled for October 13, 2026.



RECOGNIZING A COMMITMENT TO SERVICE

A day after the blood drive, Carmelray Industrial Park 1 Administration received a Certificate of Recognition and Diploma of Service from the Philippine Red Cross for its continuing support of humanitarian initiatives and voluntary blood donation.

The recognition was made even more meaningful as three Carmelray employees were named Galloner Awardees, having each donated blood eight times over the years. Their personal commitment demonstrates how individual acts of generosity, when sustained over time, can make a meaningful difference in the lives of others.



BUILDING A STRONGER PARTNERSHIP

The partnership moved another step forward when representatives of the Philippine Red Cross Laguna Chapter, led by Chapter Administrator Frank Gray Sorromero, met with Carmelray COO Streisand "Star" Tuason on July 22.

Discussions explored opportunities for a more formal partnership, including a possible Memorandum of Agreement covering future Red Cross training programs for Carmelray locators, blood donation drives and other humanitarian activities.

As a gesture of appreciation, the Red Cross team presented Carmelray with its official Pula Bear mascot, a fitting reminder of a partnership built on compassion and service.



BEYOND DONATING BLOOD

For Carmelray, the partnership with the Philippine Red Cross goes beyond organizing quarterly blood drives. It is about creating more opportunities for employees, locators and partners to serve, respond and make a difference. One donor, one volunteer and one act of kindness at a time, we help build a community that cares.

Community Connections | Q3 2026
Partnerships and Initiatives That Make a Difference.

Building Stronger Ties With Calamba City

On June 29, the Carmelray Industrial Park 1 Management Team paid a courtesy visit to Calamba City Mayor Ross Rizal, reinforcing cooperation between Carmelray and the local government. The meeting paved the way for the POSO deputization of the Carmelray Security Force, authorizing them to issue City of Calamba citation tickets, and secured the city's commitment to declog and desilt the bridge near GK Village. This was followed by a July 30 meeting with Barangay Chairman Larry to further coordinate the initiative.



Advancing Security Through Collaboration



Carmelray representatives paid a courtesy visit to newly appointed NICA IV-A Regional Director Candido Bontogon Jr., strengthening the partnership between Carmelray and the agency. The meeting provided an opportunity to exchange plans and priorities and explore greater collaboration in promoting security, safety, and sustainable development. Director Bontogon and his team were also invited to participate in Carmelray's upcoming 33rd Security Meeting with Locators, further strengthening coordination with the industrial community.

WAREHOUSE FOR LEASE

PEZA REGISTERED FACILITY



PROPERTY PROFILE

Lot Area: **5,200 sq.m.**

Leasable Area: **2,708 sq.m.**

SUITED PERFECTLY FOR



WAREHOUSING



MANUFACTURING



ASSEMBLY



**INNOVATION AVE., CARMELRAY
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LEASING INQUIRY FORM



Sustainability in Action | Q3 2026

Working Together for Greener and More Sustainable Carmelray

Running Together for a Cause

Carmelray came alive with back-to-back fun runs in September, bringing together employees, families, locators and business partners for health and meaningful causes.

On September 19, the Toshiba 17th Health & Safety Fun Run gathered around 6,000 participants in a successful fundraising event promoting health and safety.

The following day, Dualtech's SponsoRun Mo 4 was held at The Grounds at The Junction at Carmelray, with CIPi locators and partner companies running in support of the Dualtech Training Center Scholarship Fund.

Together, the events showed how wellness, camaraderie and community spirit can go hand in hand with giving back.

Toshiba Fun Run



Dualtech Fun Run



Going Greener Along Excellence Avenue



Carmelray Industrial Park 1, together with representatives from Dualtech Training Center and Asian Transmission Corporation (ATC), planted 12 Banaba tree saplings along Excellence Avenue on July 31. The activity reflects the shared commitment of Carmelray and its locators to nurturing a greener and more sustainable industrial community for the years ahead.

Supporting San Sebastián College Recoletos

On September 9, Carmelray extended its support to San Sebastian College-Recoletos Laguna during its annual TAGASTE Bautismo, a traditional activity welcoming students into the SSC-R community. Carmelray's participation reflects its continuing partnership with neighboring institutions and support for activities that bring the community together.



A Journey of Faith Through Carmelray

As part of MAGNIFICAT 2026: Our Community's Response Towards Peace and Healing, devotees joined a prayerful procession along Carmelray Boulevard on July 12, accompanying the sacred images of Padre Jesus Nazareno and Our Lady of Mount Carmel to San Sebastian College-Recoletos de Laguna. The procession culminated in the solemn Encuentro, followed by the traditional Pahalik and a Novena Mass presided over by the Bishop of San Pablo. The gathering brought the Canlubang community together in a meaningful expression of faith, prayer, hope, and healing.



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Building Better | Q3 2026

Improvements and Developments Across the Carmelray Estate and Offices

Refreshing Space for Memorable Moments

The Mills Country Club has refreshed its Hacienda Ballroom and Azucar Function Room, creating more inviting and improved spaces for members and their guests. The renovations enhance the setting for celebrations, meetings and special occasions, reflecting The Mills' continuing commitment to providing a better experience for every gathering.



Where we want to be



Making Room for Growth at the Makati Head Office

Carmelray continues to strengthen the organization behind its growing operations with the expansion and renovation of its Head Office at Rufino Plaza in Makati City. The additional office space was designed to accommodate more people and new talent, while providing a better working environment for the teams supporting Carmelray's various businesses and communities. A blessing was recently held to welcome employees to the newly completed offices, marking another step in preparing the organization for continued growth.



Video link
[Makati Extention Office](#)

At The Junction | Q3 2026
Dining, Retail, Events and What's New at The Junction

More Ways to Serve the Carmelray Community

La Kusina continues to bring good food and warm hospitality closer to the Carmelray community with new offerings designed for everyday meals, workplace gatherings, celebrations, and special occasions.

Going beyond the traditional dine-in experience, La Kusina now offers bento meals, party packages, food trays, outside catering, and Wine & Dine experiences, providing customers with more convenient ways to enjoy La Kusina favorites whether at the restaurant, at work, or at their own events.

Adding to this convenience is its delivery service, which welcomes both individual and bulk orders, with free delivery within the Carmelray Estate for a minimum order of ₱1,000.

Through these growing services and offerings, La Kusina continues to evolve with the needs of the Carmelray community, serving not only meals, but also the gatherings and moments that bring people together.



 BENTO MEALS Delicious and convenient meals for your busy day.	 PARTY PACKAGES Great food for every gathering.	 FOOD TRAYS Perfect for meetings, events, and team lunches.	 OUTSIDE CATERING Let us bring La Kusina to your events.	 WINE AND DINE Good food, great company, memorable moments.
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Locator of the Month

Gandang Kalikasan

Renaissance Food Corporation

Manila Cordage

Agchem Manufacturing Corporation

Toshiba Logistics Philippines

Company of the Month 10% Discount Terms & Conditions

This promo is exclusively available to the Locator of the Month employees and does not apply to contractors or third-party personnel. Employees may enjoy a 10% discount on dine-in orders upon presentation of a valid company ID before ordering. For group dining, the discount will apply only to eligible employees who present their company ID, with the bill divided accordingly between eligible and non-eligible diners. The promo cannot be combined with other discounts, including PWD and Senior Citizen discounts. It is valid Monday to Sunday during business hours from 10:00 AM to 9:00 PM, with an order cut-off at 8:00 PM.

La Kusina Free Delivery for a Minimum Order of ₱1,000



At The Junction | Q3 2026
Dining, Retail, Events and What's New at The Junction

Fresh at Guava Mart



There's something comforting about the aroma of freshly baked bread and sweet treats and now, there's more to enjoy at Guava Mart.

Drop by for freshly baked favorites, available daily from 8:00 AM while stocks last. Start your morning with classic Pandesal, enjoy the rich flavors of Cheese Bread and Ube Cheese, or treat yourself to Carrot Cake, Cookies, and Revel Bars.

Freshly Baked Daily

- Pandesal — ₱5 each
- Cheese Bread — ₱35 each
- Ube Cheese — ₱35 each
- Carrot Cake — ₱150 each
- Revel Bar — ₱150 each
- Cookies — ₱200 per box

Available from 8:30 AM until stocks last. Guava Mart is open daily from 8:00 AM to 9:00 PM.

Freshly baked. Simple favorites.



Give the Gift of La Kusina

Make every occasion more delicious with La Kusina Gift Certificates, available in ₱500 denominations and redeemable for food and beverages at La Kusina. Perfect for corporate gifts, prizes, giveaways, or simply treating someone to a good meal, the certificates are available with special bulk-purchase offers: buy ₱5,000 worth and receive one ₱500 voucher FREE, or buy ₱10,000 worth and receive two ₱500 vouchers FREE. A thoughtful and practical way to share the warm flavors of La Kusina.



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At The Junction | Q3 2026
Dining, Retail, Events and What's New at The Junction



ELEGANCE UNVEILED: THE GRAND LAUNCH OF JESI MENDEZ SALON AT THE JUNCTION AT CARMELRAY



The Junction at Carmelray has marked another truly radiant milestone as we **officially welcomed Jesi Mendez Salon on August 12, 2026**, with a graceful blessing and grand launch. Bringing decades of top-tier beauty excellence, iconic styling, and bespoke care to our vibrant community, the arrival of this industry titan opens an exciting, glamorous new chapter for everyone.

The joyous occasion was proudly graced by **San Ramon Holdings, Inc. Managing Director, Ms. Maria Rosario Yulo**, alongside the legendary **Mr. Jesi Mendez** himself—a true master and pillar of the Philippine beauty and salon industry. Their presence celebrated not just the opening of a new salon, but a shared dedication to bringing exceptional quality and elevated experiences right to the heart of our community.

Here is to **gorgeous hair days, renewed confidence, and timeless elegance**. We are deeply honored to welcome Jesi Mendez Salon to The Junction at Carmelray family!

At The Junction | Q3 2026
Dining, Retail, Events and What's New at The Junction



A SHARED COMMITMENT TO GREENER HORIZONS

The Junction at Carmelray's Sustainability Corner



Sustainability is woven from the quiet, daily choices we make side by side. At The Junction at Carmelray, we believe that caring for our environment should feel both effortless and deeply rewarding.

In this spirit, we are delighted to embark on another meaningful partnership with **Sparklo**, bringing an innovative Reverse Vending Machine (RVM) right to the heart of our community. By depositing your clean PET bottles and aluminum cans, you get to enjoy wonderful rewards as you champion a cleaner future.



This inspiring initiative was officially formalized during a recent signing ceremony, which was proudly graced by key representatives from San Ramon Holdings, Inc., Sparklo Global and ESGC Corporation.

Visit the Sparklo RVM at **The Junction Patio** and get rewarded today!

TURNING WASTE INTO WONDER WITH ECODRIVE'S ECOMPOSTER

Creating a vibrant neighborhood means deeply caring for the environment we share today and preserving it for the generations to follow. That's why we are so proud of what we've achieved alongside our partner, **EcoDrive**, bringing automated sustainability right to our backyard.



400 kgs
FOOD WASTE GENERATED



200 kgs
COMPOST GENERATED



4 months
PERIOD COVERED

At The Junction | Q3 2026
Dining, Retail, Events and What's New at The Junction



CELEBRATING COMMUNITY & CONNECTION AT THE COZY FLEA MARKET



The Cozy Flea Market last September 17 to 19, 2026, proved that **true community spirit shines brightest when the skies are at their grayest**. Even as challenging weather brought the rain, our wonderful community refused to let the damp days dampen their enthusiasm.

Despite the drizzle, the atmosphere remained bright and warm, filled with meaningful conversations, shared laughter, and genuine connections as people took the time to drop by, browse, and chat closely with the talented local entrepreneurs who brought their crafts and passions to life.

It is moments like these that remind us what makes The Junction at Carmelray feel so much like home. See you on our next event!



UPCOMING EVENT: BAKED & BUZZED WEEKEND MARKET WITH OUR NUVALI LOCALS!

We are thrilled to share our **upcoming Baked and Buzzed Weekend Market** in partnership with **Nuvali Locals**! This is a wonderful celebration of artisanal goods crafted right by our local community, meant to be shared, savored, and enjoyed together.

Catch the excitement, taste the local excellence, and connect with your neighbors on **October 10 and 11, 2026**, at The Junction at Carmelray.

See you there!

Life at The Mills | Q3 2026

Club Life, Activities, and Memorable Moments That Bring Members Together



THE MILLS' CAFE GRAND OPENING

Brewed with love, served with warmth

7AM - 8PM

**Saturday,
19 September 2026**

HIGHLIGHTS

- Complimentary tasting of selected menu items
- Special Grand Opening Menu

Visit us at:
Unity Ave. Carmeltown,
Canlubang, Calamba City Laguna

**THE MILLS
COUNTRY CLUB**

WWW.THEMILLSCOUNTRYCLUB.COM.PH



**THE MILLS
COUNTRY CLUB**

THE PERFECT VENUE FOR YOUR
**HOLIDAY SEASON
Celebrations**

Celebrate Christmas, your year-end party,
team bondings, and special gatherings
at The Mills Country Club.

CORPORATE EVENTS	TEAM BONDINGS	FAMILY CELEBRATIONS	HOLIDAY GET-TOGETHERS
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0945-268-2937
0939-365-1724

ask@themillscountryclub.com.ph
themillscountryclub2020@gmail.com

Unity Ave. Carmeltown,
Canlubang, Calamba City
Laguna

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SPORTS CAMP

Open to All Ages and Skill Levels
— From Beginners to Pros!

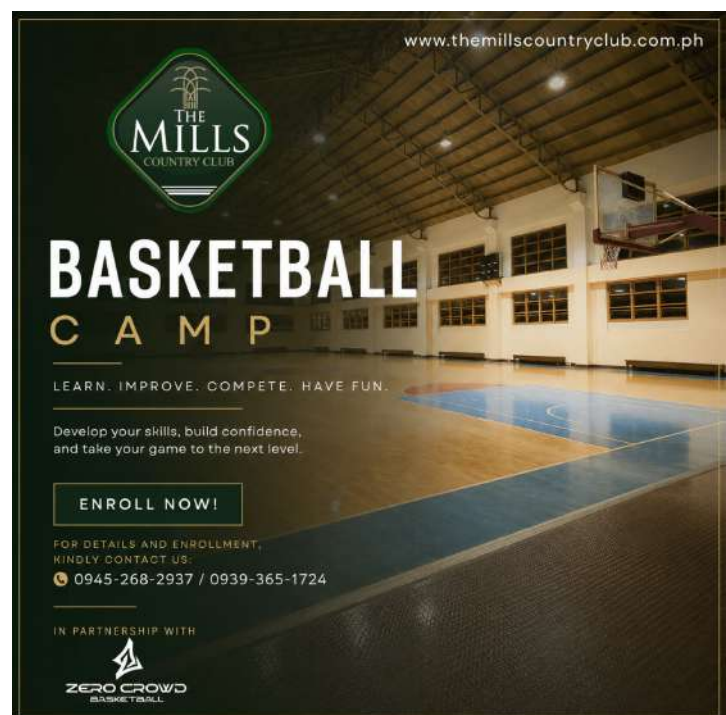
An engaging sports program for all ages and
skill levels — where recreation meets skill
development and friendship grows.

- ✓ Swimming
- ✓ Tennis
- ✓ Badminton
- ✓ Basketball

Join Now

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**THE MILLS
COUNTRY CLUB**

BASKETBALL CAMP

LEARN. IMPROVE. COMPETE. HAVE FUN.

Develop your skills, build confidence,
and take your game to the next level.

ENROLL NOW!

FOR DETAILS AND ENROLLMENT,
KINDLY CONTACT US:
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IN PARTNERSHIP WITH
**ZERO CROWD
BASKETBALL**



Join Us Be a Member

The Mills Country Club

Unity Avenue, Carmelton,
Canlubang, Calamba City,
Laguna



FACILITIES & AMENITIES

- Basketball Court
- Outdoor Volleyball Court
- Ventilated Badminton Courts
- Tennis Court
- Function Room
- Board Room
- Swimming Pool
- Fitness Gym
- 8 Lane Bowling Alley
- Locker Room
- Sauna & Jacuzzi
- La Casita Guest House

www.themillscountryclub.com.ph

For more information, please call us: 0945-268-2937/0939-365-1724

CARMELRAY

VISION-MISSION-VALUES

--- VISION ---

Building World-Class Estates for a Sustainable Future.

Be a world-class property developer, estate manager, and service provider employing the best practices and technology to achieve preferred estates that are top quality, environmentally friendly and sustainable.

--- MISSION ---

Transforming Land. Enriching Communities.
Creating Lasting Value.

To transform land, provide vital services, and manage estates to achieve the highest value for customers, employees, shareholders, communities and the country at large through excellent services and integrity.

--- VALUES ---

Embody the best of Filipino values and to be held to the highest ethical standards.

Be customer-centric, professional, caring, and an employer of choice.

In so doing, provide the highest value to customers, employees, shareholders, communities and the country at large.



Event and Meeting Space for Lease for the Carmelray Community



MULTI-PURPOSE HALL FOR RENT

DESIGNED FOR BUSINESS OR SOCIAL EVENTS FOR DIFFERENT GROUP SIZES

INCLUSIONS:

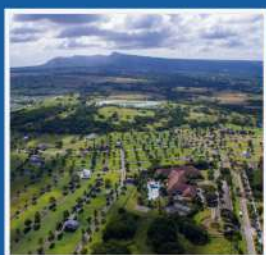
-  **WI-FI CONNECTIVITY**
Fast Wi-Fi connectivity up to 500 mbps of internet speed
-  **COMPLIMENTARY BEVERAGES**
Free-flowing coffee and drinking water
-  **HD SCREEN WITH SOUND SYSTEM**
HD Screen with 4K resolution for presentations and video conferencing
-  **ERGONOMIC CHAIRS AND TABLES**
Comfort-focused, adjustable chairs for maximum comfort during sessions
-  **PREMIUM PLUSH INTERIOR WITH SOUND PROOFING**
Offers elegant modern interior and noise absorbing materials

CONTACT US

-  (0969) 576-0091
-  (049) 549-3077 loc. 220
-  estatemangement@carmelray.com
-  Carmelray Industrial Park 1



The CARMELRAY Group



THE VALUE OF INTEGRITY



info@carmelray.com



www.carmelray.com



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6784 Ayala Avenue, Makati City

CARMELRAY INDUSTRIAL CORPORATION

Transforming Communities. Building for the Future