

1990-2020

Transforming Communities.
Building for the Future.



A special anniversary issue of Linkages, Carmelray's quarterly corporate bulletin.



My Warmest Greetings to All!

I would like to congratulate The Carmelray Group in the celebration of its 30th Anniversary. It has been a challenging year because of the worldwide pandemic but despite that, you have achieved a commendable performance. Your professionalism, dedication and the determination to carry on notwithstanding the health issues and concerns are a source of pride and inspiration.

Our family is grateful for all your hard work that has made Carmelray what it is today. I would like to encourage you all to continually strive for excellence so that our company would be able achieve more milestones and breakthroughs in the years to come.

Allow me to express my sincere appreciation to each and everyone for your invaluable contribution to the company – you are our most important asset. Our company's success is a testament to the quality of employees we have. To all of you: keep up the good work and thank you for the service, love and support.

My heartfelt appreciation also goes to my children for continuously working hard to keep the family business alive and souring high. I am immensely proud of you all.

Again, Congratulations and Happy Anniversary to Carmelray! May the Lord Almighty grant us all with continued blessings and keep us safe in the midst of this pandemic and beyond.

Carmen V. Yulo
Chairman
The Carmelray Group

On our 30th anniversary, I would like to congratulate the Carmelray family for reaching this milestone. We have every right to celebrate our triumphs and achievements as well as our difficulties and setbacks. At this difficult time of the pandemic, we should draw from our resilience and strength to overcome. The Carmelray value of endurance and persistence will see us through.

Our company started in the 90s with just a handful of employees and our first office was in the present deep-well 1 in Park 1. Malen and I worked to set up Carmelray and we were inspired by our vision to use the sugarland and bring employment and jobs to Canlubang, yet preserving the heritage and values of the past. We wanted to establish a world class industrial park and got the help from experts from here and abroad. We built a good work team and we took care of our people. What resulted is a present Carmelray with two industrial parks, a residential and a commercial community, leisure facilities and more developments on the way.

We thank our Carmelray Board, management teams, partners, and employees for devoting their time to translate the family's vision to reality. We thank our locators for trusting us and helping us build our world class community. We are thankful to the Lord for blessing us and giving us this opportunity to build and grow.

Our theme is “ building communities and transforming for the future” and we hope we have done that in the past 30 years. Many thanks and more power. We look forward to our next lap.



Maria Rosario Yulo-Ng
Managing Director
The Carmelray Group

Carmelray@30

The salmon swims upstream against the turbulent current to find a tranquil place to lay eggs and bring new life. Rivers and waterways traverse vast regions and valleys converging in the end at sea. Here is such a singularity of purpose.

In three decades Carmelray has stayed true to its mission, envisioning a better future for communities without forgetting its past and heritage, and more importantly the core values it treasures most. Despite times of uncertainty and business challenges, it forges on in lockstep with its people, steadfastly.

A simple, caring community ever moving forward.

Jess C. Lucas
Director
The Carmelray Group



Roberto L. Castillo
Director
The Carmelray Group



Carmelray has always been close to my heart. It was a very young company when Mrs. Malen Y. Lorenzo and Mrs. Carmen V. Yulo asked me to join and invite foreign and local manufacturing companies to locate in Carmelray Industrial Park 1 at the height of the long power outages in the Philippines during the early 1990s. With a lot of faith, prayers, hard work and perseverance put in by the shareholders and a small team, a number of Japanese companies decided to establish manufacturing facilities Carmelray 1. Many other companies followed suit. We became known as a serious and ideal location for PEZA and non-PEZA companies. The design support we got from JTC of Singapore and the creative talent of Carmelray Family gave Carmelray Industrial Park 1 the character that continues to attract locators and visitors to this day.

Carmelray, for the past 30 years, has become a recognized brand that stands for the humane and sincere values practiced by its shareholders and imbibed by its management and employees. These are palpable in the Carmelray Industrial Parks and Residential developments. The ups and downs that Carmelray went through over the past 30 years has strengthened the bonds among its shareholders and its loyal crew who have been true to their mission of providing better lives to people. The resilience and commitment of the Carmelray Family to this mission make me proud to be associated with the organization.

Happy 30th Anniversary!



Happy 30th Anniversary to the Carmelray Group! 30 years is truly a rare feat. The COVID-19 health crisis this year 2020 poses another challenge, but just like before, Carmelray will overcome these difficult times because tough times don't last, only tough companies do and it has proven so in the last 30 years.

The journey to success is just beginning for Carmelray.

Life begins at 30!



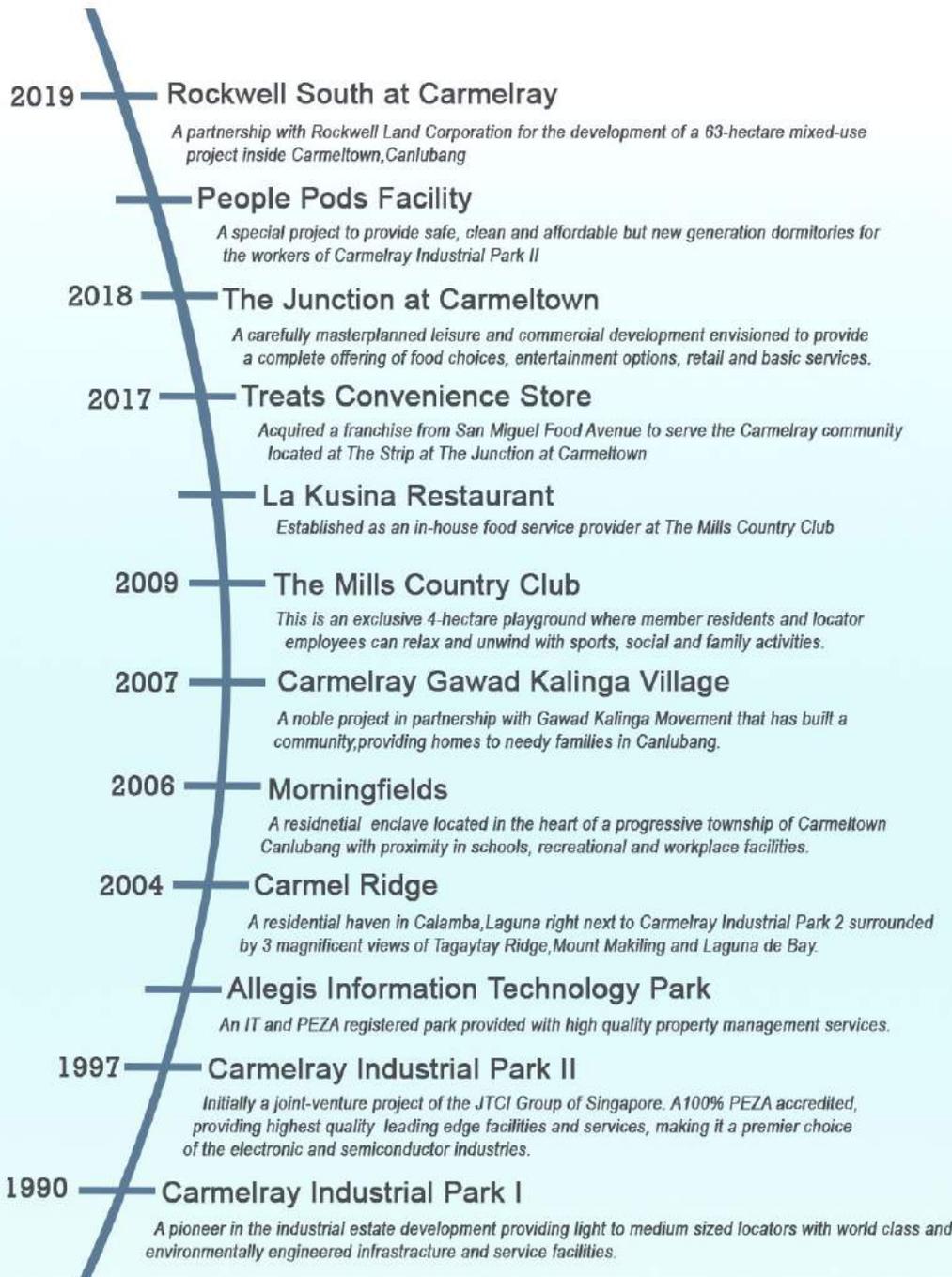
Jose F. Santos, Jr.
President
Carmelray Industrial Corporation

1990-2020

Milestones

Transforming Communities. Building for the future.

We celebrate our milestones in providing the communities we serve to find growth, fulfillment and happiness.



Special Video Greeting Links



[DG Charito B. Plaza, PEZA](#)



[Mayor Timmy Chipeco
Calamba City, Laguna](#)



[Excy Robles
Sta. Lucia Realty & Dev. Inc.](#)



[Tong Padilla
Rockwell Land Corporation](#)



[William Tan
Jollibee](#)



[Nonoy Quimbo
Novellino Wines](#)



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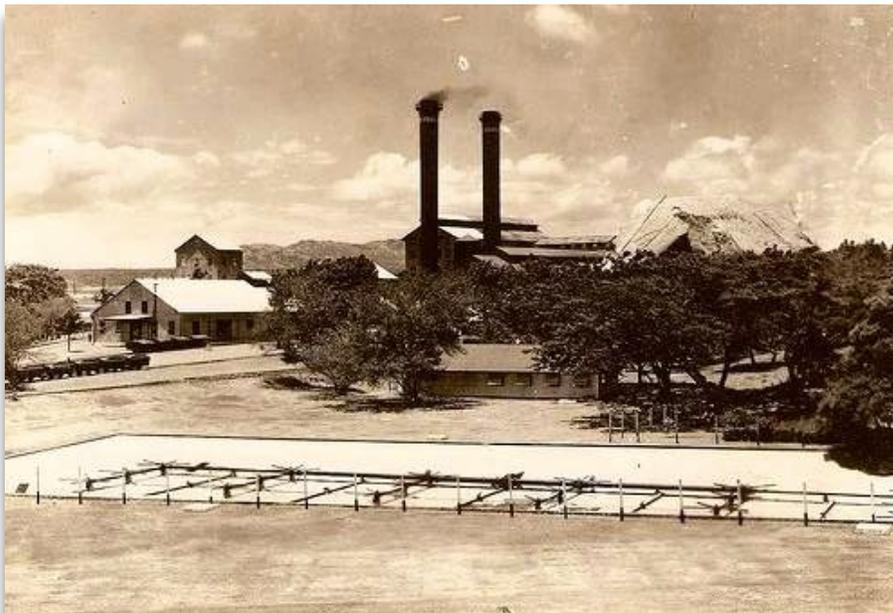
The History of Canlubang

Canlubang is the largest barangay in Calamba, LAGUNA. The history of Canlubang dates back to the 16th century where ownership was passed on from the Sangleys to the Spaniards and then to the Americans.

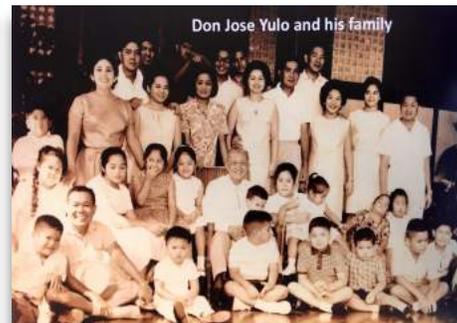
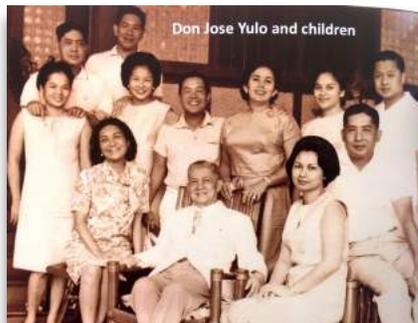
The Americans sold the estate to Vicente Madrigal at the onset of the Japanese occupation in the Philippines. In 1948, Madrigal offered the estate to a good friend, Jose Yulo, a bright lawyer and legal counsel of the estate since 1927 who had served as Speaker of the House of Representatives before World War II and Chief Justice of the Supreme Court during the Japanese Occupation. Together with his wife, Cecilia Araneta-Yulo, they improved the social and financial status of the sugar estate within two years through reforms.

Early on, Don Jose Yulo managed his people and dealt with his business partners demonstrating the values of Honesty, Integrity, Benevolence and Fairness. These four values would serve as the cornerstones on which Canlubang would stand. Throughout this period, Canlubang evolved into a model agro-industrial estate.

By the 1970s, the sugar industry declined worldwide and the Yulo Family sought to form the Canlubang Urban Project which was designed as a pioneer sustainable satellite city to attract investors in Laguna. Canlubang has become the catalyst of what is now known as the CALABARZON project.



The iconic sugar mill located at the center of Canlubang was the Philippines' second sugar central and model plantation from 1920 to the 1930s.



Nostalgic photos of Don Jose and his children with grandchildren taken in the 1970s at Casa de Nipa, their residential enclave in old town Canlubang, Laguna.



“Canlubang must not only provide gainful employment, but likewise the proper environment and opportunity for all those who live and work in it to find happiness and fulfillment.”

*Don Jose Y. Yulo
(1894-1976)*

The Carmelray Story

Carmelray was established by the Ramon and Carmen Yulo Family, one of the six family branches of Don Jose A. Yulo. In 1990, the Ramon A. Yulo family ventured into industrial development after the land conversion of the sugar plantation in 1988. Led by the daughters Maria Elena and Maria Rosario, they named the company “Carmelray” in honor of their parents, Carmen and Ramon A. Yulo. They embarked on a multi-tier process to lure industrial locators around the globe with its world class fully integrated facilities.

The Ramon A. Yulo family stood for the values of integrity, honesty and simplicity in their management approach to create a culture of excellence with a deep caring for the people in their community. The Family is determined to carry on with the legacy of Don Jose and Ramon Yulo, to uphold Honesty, Integrity, Benevolence and Fairness. It is with this spirit that the Family takes on this task to steer Carmelray towards good for others and to be cognizant of their social responsibility to the community.

While Carmelray is a family-owned company, it is jointly managed professionally by proficient and capable individuals. A unique blend of care and concern which is the essence of a family fused with the efficiency and dynamism of a professional organization has brought about a favorable outcome in Carmelray’s journey.

Carmelray is committed to carry on with the responsibility of providing opportunities for fulfillment, growth and happiness for the people who live and work in its communities.



“I hope I shall possess firmness and virtue, enough to maintain what I consider the most enviable of all titles, the character of an Honest Man.”

*Ramon A. Yulo
(1927-1982)*



The Ramon A. Yulo Family: From left **Juan** Miguel V. Yulo, Maria Elena Yulo-Lorenzo, Mdm Carmen V. Yulo (Chairman), Maria Luisa Yulo-Teehangkee, Maria Cristina Yulo-So and Maria Rosario Yulo-Ng (current Managing Director of The Carmelray Group).

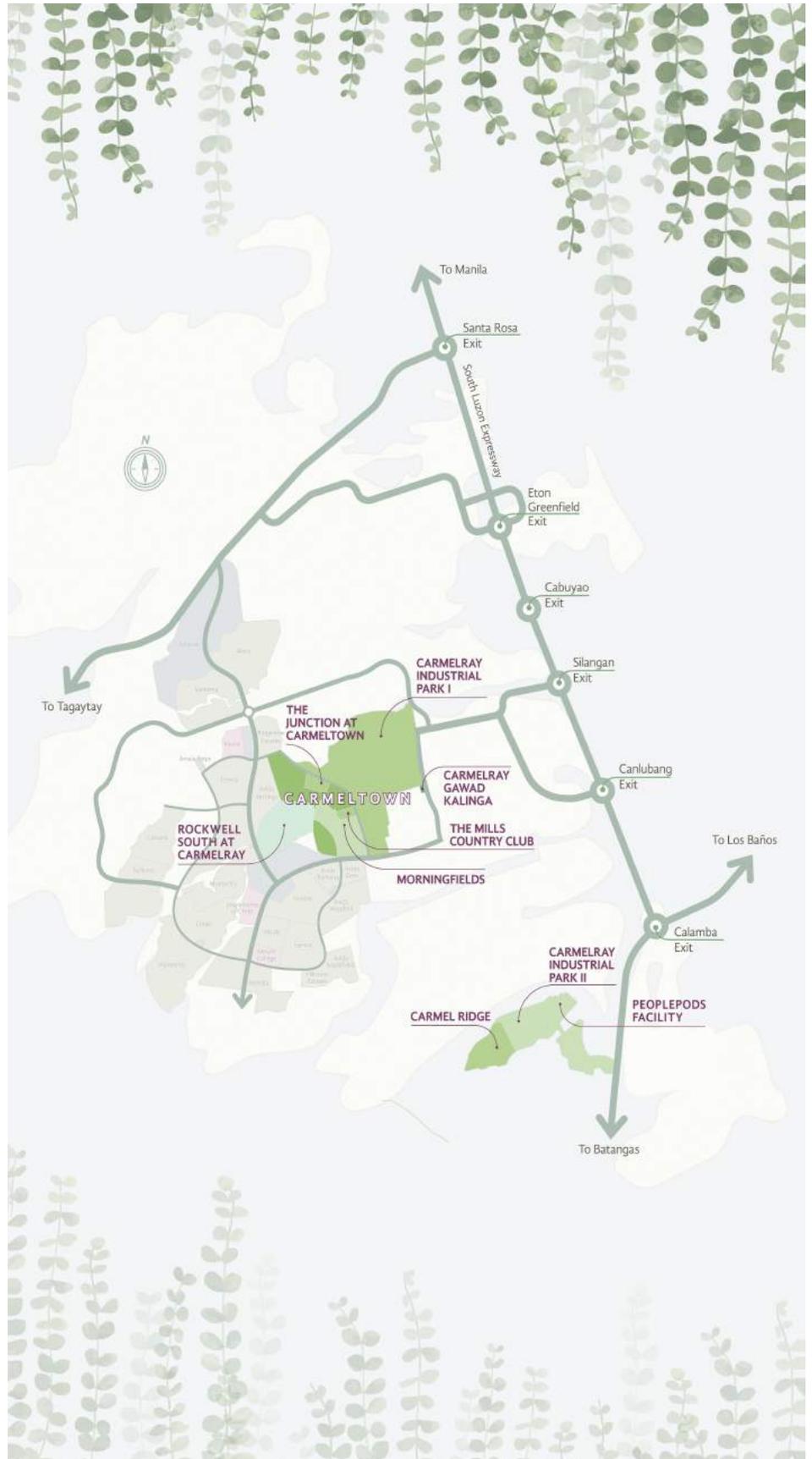
Carmelray Today

Today, Carmelray has developed two progressive and thriving industrial park communities located in Canlubang and Calamba, Laguna. These industrial parks are classified as Special Economic Zones by the Philippine Economic Zone Authority (PEZA) and are home to 130 locators that provide an aggregate employment of over 50,000 people.

Morningfields and Carmel Ridge are two growing residential neighborhoods in Canlubang and Calamba. The joint-venture project with Rockwell Land has begun its initial development phase. People Pods, an upcoming employee housing facility will be ready by the end of 2020. Commercial, recreational and leisure amenities are also in place to complete the Carmelray community.

Through the years, Carmelray has evolved into The Carmelray Group, comprising of Carmelray Industrial Corporation, San Ramon Holdings Inc., Carmelray 2 Inc. (formerly known as Carmelray-JTCI Corporation), and Carmelray Enterprises Inc.

These companies work in tandem to provide efficient estate management, high quality water supply, wastewater treatment and ancillary services to the industrial locators and residents.



Industrial Projects

Carmelray Industrial Park I

Developed in 1990, with a land area of 330 hectares, there are now 61 industrial locators from 6 countries. Most of these locators are in the food, chemicals and electronics industries. The park is accredited as a Special Economic Zone by the Philippine Economic Zone Authority (PEZA) where 48 locators are registered. At present, the park has a daily population 27,000+ employees.



Carmelray Industrial Park II

The second industrial park was developed in partnership with Jurong Town Corporation of Singapore in 1997 but was fully acquired by Carmelray in 2015. With a land area of 140 hectares, there are now 69 industrial locators from 13 countries. Most of the locators are engaged in semiconductor, electronics and allied plastic products/fabricated metal industries. The entire park is accredited as a Special Economic Zone by the Philippine Economic Zone Authority (PEZA) where 94% are registered. The park has a daily population of about 23,000 employees.

Carmelray Water

Since 1990, Carmelray has provided and continues to supply top-quality water and corresponding wastewater treatment services to the locators of Carmelray Industrial Parks I and II and its neighboring communities. Both sites operate its own water supply systems and sewage treatment plants.



Residential Projects

Morningfields at Carmeltown



A bustling residential community developed in partnership with Sta. Lucia Realty Development Inc. covering 50 hectares located beside Carmelray Industrial Park I with close proximity to schools and basic retail services in Canlubang, Laguna.

Carmel Ridge Residential Estates



A growing residential community in partnership with Sta. Lucia Realty & Development, Inc. that launched in 2004 covering 45 hectares. This is located beside Carmelray Industrial Park II in Calamba, Laguna.

Rockwell South at Carmelray



A premium mixed use estate development in partnership with Rockwell Land Corporation. Launched the initial phase in 2019 covering 64 hectares, located in the heart of Canlubang, Calamba, Laguna.

Commercial & Leisure

The Junction at Carmeltown

This integrated open-air complex is the commercial and recreational hub that serves as a neighborhood retail center built in 2017. Current tenants that serve the community are a bank, restaurants, a gas station, a medical clinic and a convenience store.



The Mills Country Club

An exclusive sports and leisure club developed in partnership with Sta. Lucia Realty & Development Inc., in 2009. Members enjoy the sports amenities such as an 8-lane bowling center, swimming pool, gym, covered badminton and basketball courts.



La Kusina Food Service Provider

A family-friendly restaurant that serves appetizing Filipino and Asian comfort food located at The Mills Country Club. Began operations in 2017, the restaurant offerings have expanded to food delivery and semi-catering services.



Carmelray Corporate Social Responsibility

Partnership with Dualtech Training Center



In 1991, Carmelray donated 2.9 hectares of land to Dualtech Training Center, a private vocational school that pioneered the German Dual Training System in the Philippines in 1982. Today, there are 1,130 students at the Ramon A. Yulo campus. In 2017 Carmelray launched a scholarship program to sponsor 5 students every year until graduation.

Scholarship Program with San Sebastian Recoletos-Canlubang



A Scholarship program was launched in 2016 to sponsor 5 students every year until graduation. San Sebastian College Recoletos-Canlubang was established in 2006. Located in Carmelray Industrial Park 1, the school provides a Catholic Christian education that ensures the promotion of culture, the welfare of society and the student's total development.

Carmelray GK Village



A residential community developed in partnership with Gawad Kalinga, a Philippine based movement launched in 2003 that aims to eradicate poverty and restore human dignity. The R.A.Yulo Family granted 1.9 hectares to the village that has since become a showcase for Gawad Kalinga: with a pre-school, a multi-purpose hall, basketball court, paved roads, proper water, drainage and electrical systems.

People Pods



In 2019, Carmelray partnered with People Pods Corporation, a social enterprise that provides professionally managed dormitory communities that are safe, clean and affordable for factory workers employed in Carmelray Industrial Park II. The project is expected to be completed by the end of 2020.

Sustainability

Since 1990, Carmelray has been committed to institute regular environmental conservation and restoration activities. Carmelray continues to innovate and improve its sustainable waste management practices and efforts to promote biodiversity in its communities.



Carmelray Industrial Park Associations

The Carmelray Industrial Park Association or CIPA was established to provide administrative support to the two Carmelray industrial park communities in 1990 and 1997 respectively. The organization is jointly managed by the Estate Management Group of Carmelray to work for attaining the common objectives with the Locator members. Common interests of grounds and road maintenance, security with a centralized communication network have been instituted to bring about an ideal workplace environment for the Locators and its employees.

Over time, the CIPA Locator relationships prospered, friendship and camaraderie developed, and goals were achieved. It is thru the combined efforts of Carmelray and its Locator partners that continue to attain its world class facility status.

Carmelray Locator Roster

[Carmelray Industrial Park I Locator List](#)

[Carmelray Industrial Park II Locator List](#)



Carmelray Partnerships

Sta. Lucia Realty & Development, Inc.



Ascendas of Singapore



Rockwell Land Corporation



Now Corporation

People Pods

Gawad Kalinga



Carmelray Brands



Carmelray Video & Website Links



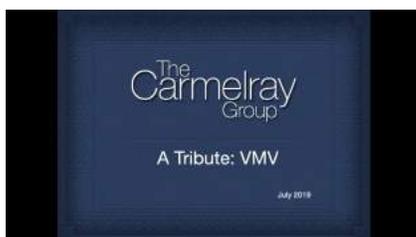
[Carmelray@30](#)



[Carmelray@29Extended](#)



[Carmelray@29Teaser](#)



[Carmelray VMV Tribute](#)



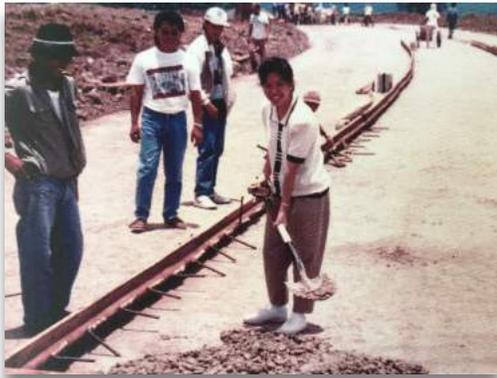
[My Carmelray Christmas 2019](#)



[Carmelray@25](#)

From our humble beginnings...

1990-2020



...to what we have become today



2020: The New Normal



"CIP1 personnel are all very warm, friendly, easy to deal with, and we get quick responses to our requests. Just recently I reported a non-working water meter, and in less than an hour, it was immediately replaced."

- Gemma Domingo,
Environmental,
Health & Safety
Manager,
MicroChip



"This year, I celebrate 29 years of employment at Carmelray. I treasure my working experience and I am grateful for the opportunity to grow with the company."

- Grace Ramos
Executive Office
Carmelray



#carmelraycares

"Going to The Mills Country Club is my personal interest as a member for 6 years to play bowling and occasionally going to gym. After the activity, I usually dine at La Kusina and it's always a very delectable experience: food, service wise. Kudos to the manager and staff! I always enjoy the wonderful times at La Kusina offering quality food and friendly service. Keep it up La Kusina and more power!"

- Tom Vertera
Member nice 2014



"The safety and eco-friendly facilities of Carmelray Industrial Park II (CIP2) are commendable. Their customer service is absolutely exceptional. The PEZA, BOC and Admin staff are always prompt, always professional and always proactive. They take care of our business like family. Thank you and Keep it up!"

-- Rose G. Andrion
President
ITO-Seisakusho
Philippines
Corporation



"Buying a property in Morningfields proved to be a good investment. My husband and I found a perfect place to retire in. Aside from the good location, safe environment and the reasonably priced property, we were impressed with the after-sales service. Our transactions with San Ramon were practically hassle-free and any requests, complaints or queries were immediately attended to."

-- Yasmin Felix
(moved in 2018)



"Carmelray has been my second home for 20 years now. Many thanks to Management for the appreciation, care and commitment. I am grateful too for the synergy, camaraderie and trust among my team members, colleagues and Management. More power to Carmelray!"

- Rickie Sarque
Controller, Carmelray



"The Strip at The Junction is a very cozy place to stroll, relax and have coffee or meal with family and friends."

- Jage Estipona



"Congratulations on your good service and for maintaining the cleanliness of the facilities. Keep up the good work".

- Cynthia & Nelson
Losaria
Member since 2011



"We have been in Carmel Ridge for almost 10 years and my family feels secured at all times. The security guards do round-the-clock checking of the surroundings and look after residents safety. The regular collection of garbage and cutting of tall grass to maintain its clean and green environment. The guards are very reliable and attend quickly to our concerns while management takes action on these concerns immediately."

- Virgie Santos
Resident since 2009



"It's very convenient because it's near our home and the prices are acceptable, the staff are approachable and they provide good service. The area is spacious and has good ambiance it provides a feel at home vibe that makes your visit relaxing."

- Jon / Pauline
Barrenechea
Nuvali Resident



"Maraming Salamat po sa Carmelray Industrial Corporation, dahil po sa kanila ay nabigyan ako ng pag-asang makapagtapos upang makatulong sa aking mga magulang".

- Rayvin James D. Bawit
Electro Mechanics
Technology Scholar
Dualtech Training
Center



The Future of Carmelray Geared to do great things in the next lap!



As Carmelray pursues to march forward into the future, the company continues to evolve and develop businesses to serve the needs of its communities. Some of the exciting projects that everyone can watch out for includes a transport hub, employee dormitories, The Junction commercial expansion among others. The Carmelray journey has been progressive which serves as an inspiration to plan and execute significant and remarkable projects in the future. The Carmelray Group is committed to care for its communities and succeed in all its endeavors as we ultimately carry out our responsibilities towards nation building in the next 30 years.

The Next Generation



When my family started Carmelray, I doubt they knew all the successes they would achieve: industrial projects, residential ventures, commercial developments, social-environmental initiatives... They probably only had an idea - a vision - of what a piece of land in Calamba could become.

My hope for Carmelray is that we keep this enterprising spirit alive and nurture it throughout the company. The world is changing rapidly, and it is only with the best ideas and the highest efforts that we will keep flourishing. I have seen countless demonstrations of this at Carmelray, and I am emboldened with hope for the future because of it.

Will you join us for the journey?

Angela Yulo Ng



Ramon Miguel Z. Yulo

I look forward to the continued growth of the Carmelray Group as a responsible stakeholder in the greater Canlubang area.

For the past 30 years, the Group has established itself as a reliable partner to the companies and employees that call Carmelray Parks 1 and 2 home. We aim to bring the same spirit, culture, and values that have guided Carmelray through the past 30 years to our upcoming projects and to our existing and new partnerships. *Salamat.*

Vision

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 service and integrity.

- We will continue to have a long-term orientation in the conduct of our business.
- We will consider ourselves successful when we have built enduring relationships and have provided opportunities for fulfillment, growth and happiness for the people who live and work in Carmelray communities.

Mission

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

- Carmelray will embody the best of Filipino values and be held to the highest ethical standards.
- Carmelray will be customer-centric, professional, caring and an employer of choice.
- In so doing, Carmelray will provide the highest value for its customers, employees, shareholders, communities, and the country at large.

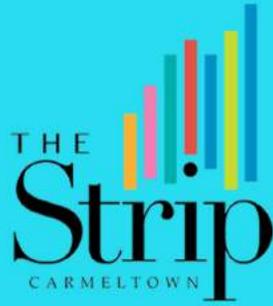
Values

Customer-Centric, Excellence, Integrity, Accountability, Teamwork, Innovation, Respect, People Development, Community and Country



At the end of the day, it is our core values that drive what we do and why we do it.





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