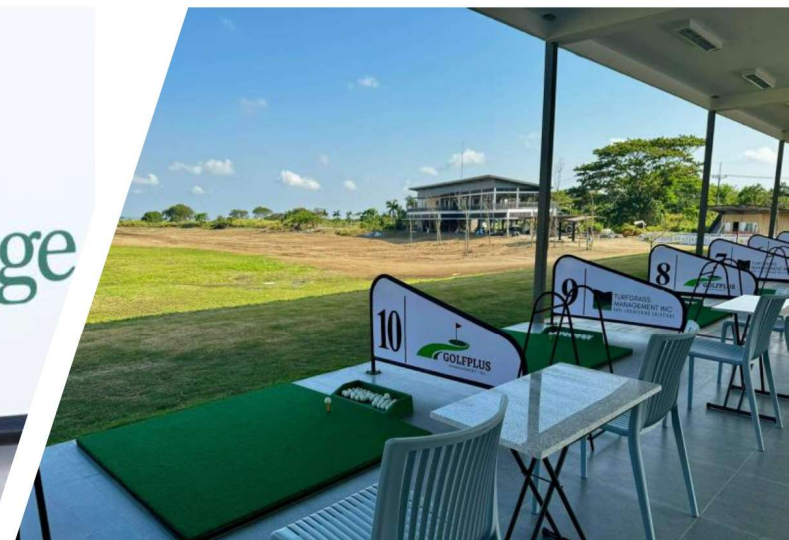
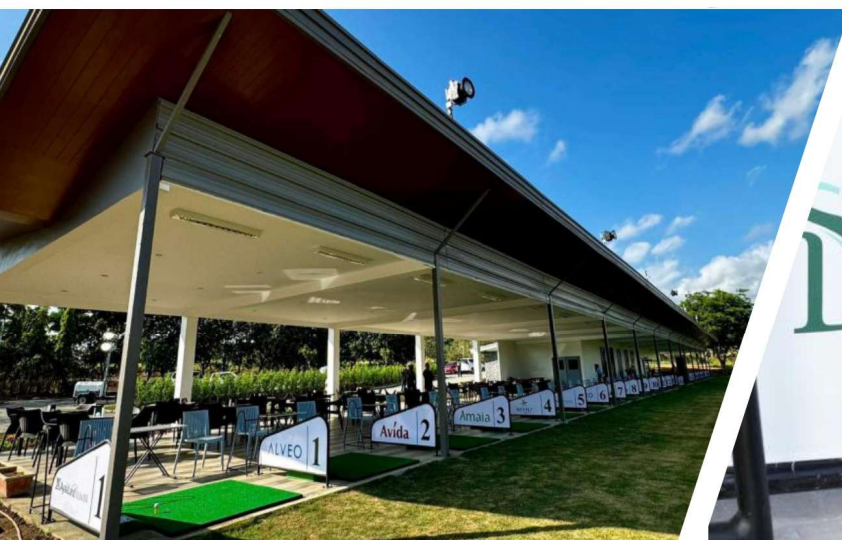


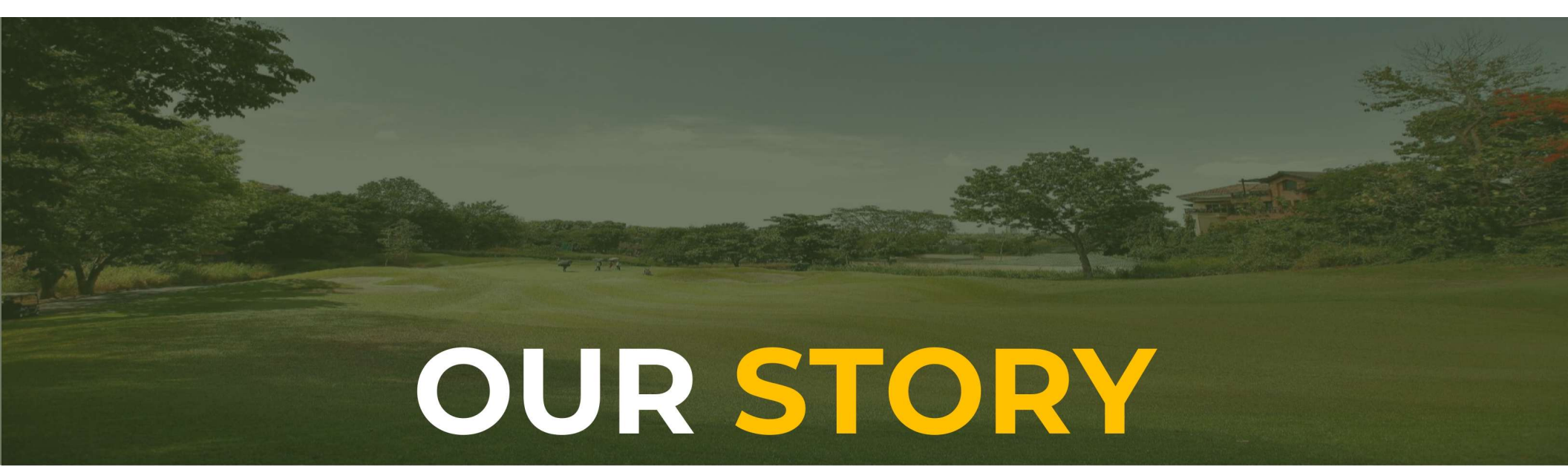


T • M • I

CONSTRUCTION AND LANDSCAPING

TURFGRASS MANAGEMENT, INC. COMPANY PROFILE





OUR STORY

Founded in 2013, **Turfgrass Management, Inc. (TMI)** is a Filipino company specializing in the creation and maintenance of top-tier golf courses. Leveraging the expertise of local professionals in design, construction, maintenance, and supervision, TMI has expanded its services to include construction, renovation, engineering, landscape design, landscaping, and driving range operations. Each project reflects its unwavering commitment to excellence, applying the precision and care honed on the greens to all its ventures.



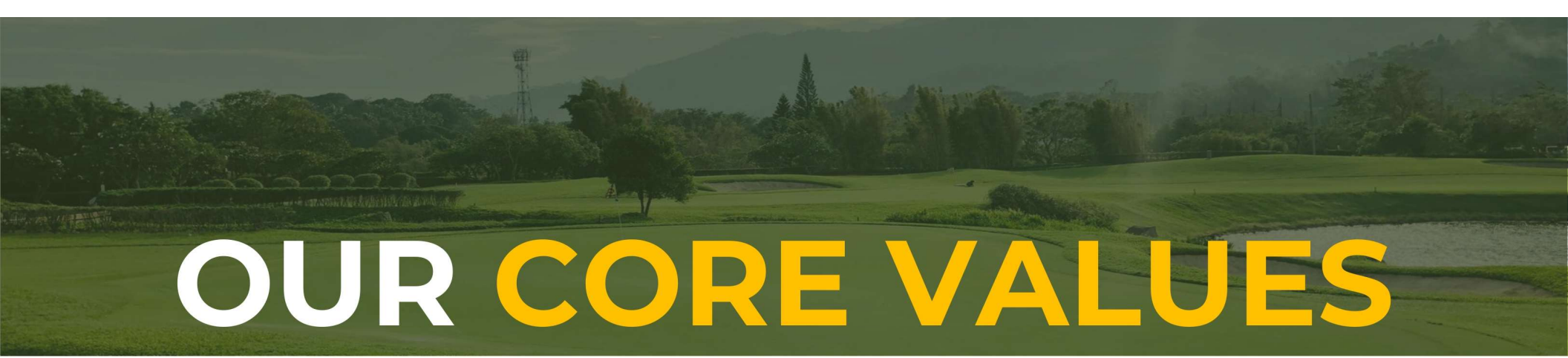
OUR PHILOSOPHY

MISSION

At **Turfgrass Management, Inc. (TMI)**, we are committed to delivering world-class solutions in golf course development, land management, and environmental rehabilitation. Through innovation, expertise, and sustainable practices, we create and maintain exceptional landscapes that enhance communities, preserve natural resources, and exceed client expectations. Our dedication to quality, precision, and continuous improvement drives us to set new industry standards.

VISION

To be the leading provider of integrated **golf course management, land development, and environmental solutions** in the Philippines and beyond. We envision a future where our expertise contributes to sustainable landscapes, resilient infrastructures, and thriving recreational spaces—building a legacy of excellence, innovation, and environmental stewardship.



OUR CORE VALUES

- ✓ **EXCELLENCE** – We are committed to delivering the highest quality in every project, ensuring precision, durability, and superior results.
- ✓ **INNOVATION** – We embrace cutting-edge technology and sustainable solutions to continuously improve our processes and services.
- ✓ **INTEGRITY** – We uphold honesty, transparency, and professionalism in all our interactions, building trust with clients, partners, and communities.
- ✓ **SUSTAINABILITY** – We prioritize environmentally responsible practices, striving to create landscapes that are both beautiful and ecologically sound.
- ✓ **COLLABORATION** – We believe in teamwork and strong partnerships, working closely with clients and stakeholders to achieve shared goals.
- ✓ **CUSTOMER FOCUS** – We listen, adapt, and go above and beyond to meet and exceed client expectations.



WHY CHOOSE US?

TMI brings together a team of highly skilled professionals to support you at any stage of your project—whether in design, development, or enhancement. Our comprehensive services begin with engineering surveys, laying the foundation for successful land development. We handle the conceptualization and design of engineering and landscape elements, turning your vision into reality.

From construction and renovation to long-term landscape maintenance, our expertise ensures both durability and aesthetic appeal. Our portfolio includes diverse projects, from rehabilitating existing landscapes to creating entirely new environments. We have successfully executed complex developments such as roads, drainage systems, canopies, and guardhouses, as well as revitalizing closed mines and reshaping mountainous terrains.

Additionally, we specialize in building football fields, gardens, and irrigation systems to ensure sustainable upkeep. With extensive experience, rigorous training, and advanced machinery, the TMI team delivers high-quality projects with precision and excellence.

WHY CHOOSE US?



PEOPLE & TEAMWORK

- We prioritize our people as our greatest asset, fostering a culture of collaboration and mentorship.
- Our team consists of designers, engineers, and maintenance experts working in synergy.
- We invest in continuous training to uphold professionalism and quality.



EXPERIENCE & LEGACY

- With nearly 15 years of experience (even before TMI's inception), our core team has built strong relationships.
- We have a proven track record of delivering visually striking and technically precise landscapes.



CORE SERVICES & EXPERTISE

- Construction & Renovation – *Expanding beyond golf courses to infrastructure and landscape projects.*
- Golf Course Design & Maintenance – *Creating and upkeeping top-tier golf courses.*
- Engineering & Landscape Design – *Combining aesthetics with functionality in our designs.*
- Driving Range Operations – *Managing and optimizing golf practice facilities.*



COMMITMENT TO GROWTH & EXCELLENCE

- We are dedicated to nurturing the next generation of talent.
- We uphold the highest standards across all levels, from leadership to on-the-ground teams.

OUR TEAM



MR. EDUARDO P. ARGUELLES

*President
Architect and Construction specialist*



MR. NICER S.D. LANDAS

*Executive Vice President & Chief Operating Officer
Certified Golf Course Superintendent (GCSAA)*



ENGR. ZOSIMO RAGUNTON JR.

Construction Division Manager



MR. MENANDRO MOJICA

Golf Course & Grounds Maintenance Head



ARCH. MABINI "MABI" ROSIMO

Design and Planning Managing Partner



ARCH. SHARRON S. AZUELA

*Landscape Division Head
PALA, VP External*

OUR CORE SERVICES



LAND DEVELOPMENT & INFRASTRUCTURE

- Land Survey and Earthworks
- Design and Build (Land Development)
- Land Development (Roadworks and Drainage)
- Building Construction
- Flood Mitigations / Slope Protection
- Construction of Detention Pond
- Football Field Construction



GOLF COURSE DEVELOPMENT & MANAGEMENT

- Golf Course Maintenance Management
- Golf Course Design and Construction
- Golf Course Renovation
- Golf Course and Landscape Irrigation System
- Driving Range Operations
- Design and Build of Driving Range



LANDSCAPING & ENVIRONMENTAL SOLUTIONS

- Landscape Design and Development
- Landscape Maintenance
- Earth Baling
- Mining Rehabilitation
- Soil Stabilization / Soil Erosion Control



SUPPORT SERVICES

- Consultancy Services
- Clubhouse and Estate Maintenance Service
- Administrative Services

OUR CLIENT



AYALA LAND, INC

Ayala Land, Inc. is the real estate arm of the Ayala Corporation, one of the Philippines' biggest and well-established business conglomerates.



MAKATI DEVELOPMENT CORPORATION

MDC is a wholly-owned subsidiary of Ayala Land, Inc., the leading real estate development company in the Philippines.



PMQS CONSTRUCTION SOLUTIONS, INC.

PMQS is a management and construction cost consultancy firm which is merged by an all-Filipino entrepreneurs who on their own rights have gained extensive cumulative years in building, engineering, and construction consultancy.



NUEVOCENTRO INC.

NCI a joint venture between Ayala Land Inc. and Leonio Land, Inc.





T•M•I

CONSTRUCTION AND LANDSCAPING

CONSTRUCTION DESIGN

LANDSCAPE DESIGN & MAINTENANCE

LAND DEVELOPMENT

ARCHITECTURAL DESIGN

OTHER SERVICES

OUR PROJECTS



CONSTRUCTION PROJECTS

NUVALI VESTA DRIVING RANGE Calamba, Laguna



Scope of Work:

- Renovation of Existing Building
- Land Development
- Construction of Parking Grounds
- Deep well Rehabilitation
- Operation of Driving Range

Date Started: August 2023
Date Accomplished: 2024



CONSTRUCTION PROJECTS

NUVALI VESTA EVENTS PLACE Calamba, Laguna



Scope of Work:

- Renovation of Existing Building
- Landscape Design

Date Started: June 15, 2024

Date Accomplished: December 30, 2024



CONSTRUCTION PROJECTS

ALVIERA DRIVING RANGE Porac, Pampanga



Scope of Work:

- Design and Construction of Driving Range
- Operation of Driving Range

Date Started: June 15, 2024

Date Accomplished: December 30, 2024



CONSTRUCTION PROJECTS

SOUTHLINKS GOLF CLUB Las Piñas City, Metro Manila



Scope of Work:

- Design and Construction of Golf Course



CONSTRUCTION PROJECTS

ATENEO DE MANILA

Quezon City, Metro Manila



Scope of Work:

- Football Field Construction



CONSTRUCTION PROJECTS

FOREST LAKE MEMORIAL PARK Biñan City, Laguna

Scope of Work:

- Construction of Deluxe Chapel

Date Accomplished: March 15, 2020



CONSTRUCTION PROJECTS

FOREST LAKE MEMORIAL PARK Orani, Bataan

Scope of Work:

- Construction of Multi-purpose Hall
- Installation of Grassing and Irrigation System

Date Accomplished: March 10, 2021



CONSTRUCTION PROJECTS

LAKE SHORE EDUCATIONAL INSTITUTE
Biñan City, Laguna



Lake Shore Educational Institution
LSEI Colleges Inc.

Scope of Work:

- Construction of Classrooms

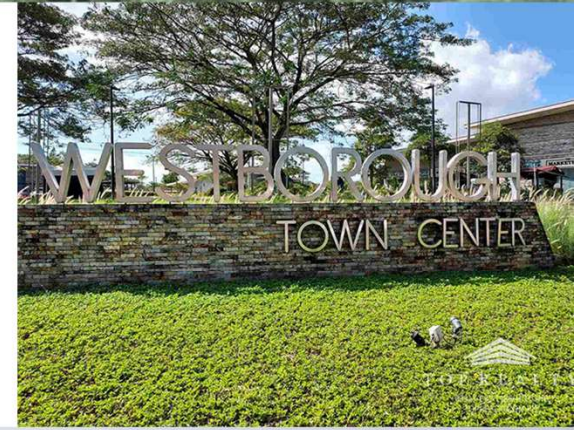


CONSTRUCTION PROJECTS

WESTBOROUGH CANOPY Municipality of Silang, Cavite

Scope of Work:

- Construction of Canopy



LANDSCAPE & MAINTENANCE PROJECTS

CAPITOL HILLS GOLF & COUNTRY CLUB Quezon City, Metro Manila



Scope of Work:

- Golf Course Maintenance

Date Started: January 2024

Date Accomplished: December 2024



<https://thegolfasia.com/golf-courses/capitol-hills-golf-country-club>



LANDSCAPE & MAINTENANCE PROJECTS

MOLITO LANDSCAPE GROUNDS Muntinlupa City, Metro Manila

MOLITO
Love

Scope of Work:

- Landscape Maintenance



<https://astig.ph/molito-alabang-lifestyle-center-love-your-style/>

LANDSCAPE & MAINTENANCE PROJECTS

AYALA GREENFIELD ESTATE GOLF & LEISURE CLUB Sta. Rosa City, Laguna



Scope of Work:

- Rehabilitation of Golf Irrigation System
- Estate Maintenance

Date Accomplished: December 2023



LAND DEVELOPMENT PROJECTS

AERA VISITOR CENTER LANDSCAPE

Lantic, Carmona, Cavite



Scope of Work:

- Earthworks
- Grassing and Installation of Irrigation System
- Installation of Hardscape and Lighting System

Date Accomplished: October 2024



LAND DEVELOPMENT PROJECTS

EVO CITY

Kawit, Cavite

Scope of Work:

- Earthworks and Drainage
- Installation of Hardscape and Softscape
- Installation of Irrigation System

Date Accomplished: March 2024



LAND DEVELOPMENT PROJECTS

FOREST LAKE MEMORIAL PARK

Capas, Tarlac

Scope of Work:

- Earthworks
- Grassing and Installation of Irrigation System
- Roadwork and Drainage System

Date Accomplished: June 25, 2022



LAND DEVELOPMENT PROJECTS

FOREST LAKE MEMORIAL PARK

Capas, Tarlac

Scope of Work:

- Earthworks
- Grassing and Installation of Irrigation System
- Roadwork and Drainage System

Date Accomplished: June 25, 2022



LAND DEVELOPMENT PROJECTS

FOREST LAKE MEMORIAL PARK General Santos City, South Cotabato

Scope of Work:

- Landscape Design Development



GENERAL SANTOS

LAND DEVELOPMENT PROJECTS

FOREST LAKE MEMORIAL PARK

Pozzorubio, Pangasinan

Scope of Work:

- Landscape Design Development



LAND DEVELOPMENT PROJECTS

FOREST LAKE MEMORIAL PARK

Bauang, La Union

Scope of Work:

- Land Preparation, Earthworks and Grassing
- Supply and Install of Irrigation System
- Supply and Installation of Slope Protection System

Date Accomplished: June 20, 2020



LAND DEVELOPMENT PROJECTS

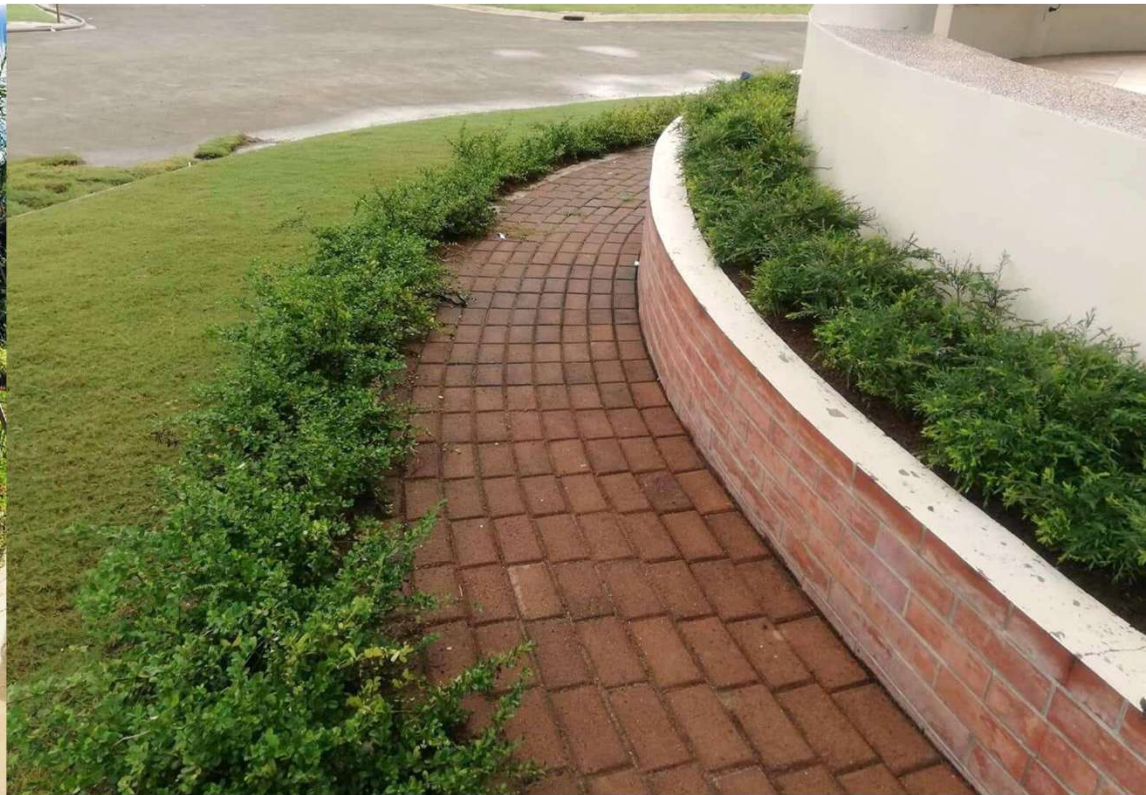
FOREST LAKE MEMORIAL PARK

San Idelfonso, Bulacan

Scope of Work:

- Earthworks
- Grassing and Installation of Irrigation System
- Roadwork and Drainage System

Date Accomplished: August 10, 2021 (Grassing and Installation), October 30, 2021 (Roadworks and Drainage)



LAND DEVELOPMENT PROJECTS

FOREST LAKE MEMORIAL PARK

San Idelfonso, Bulacan

Scope of Work:

- Earthworks
- Grassing and Installation of Irrigation System
- Roadwork and Drainage System

Date Accomplished: August 10, 2021 (Grassing and Installation), October 30, 2021 (Roadworks and Drainage)



LAND DEVELOPMENT PROJECTS

THE TRAVERTINE PORTICO Pasig City, Metro Manila



Scope of Work:

- Installation of Lighting Fixtures
- Supply and Install of Landscaping Works



LAND DEVELOPMENT PROJECTS

LUMIRA NUVALI

Sta. Rosa City, Laguna



Scope of Work:

- Earthworks
- Supply and Installation of Drainage System

Date Accomplished: October 12, 2021



LAND DEVELOPMENT PROJECTS

LUMIRA NUVALI Sta. Rosa City, Laguna



Scope of Work:

- Green Supply, Drainage Installation, Earthworks and Shaping



LAND DEVELOPMENT PROJECTS

AMAIA SCAPES

General Trias, Cavite

AmaiaScapes
General Trias

Scope of Work:

- Roadworks and Drainage

Date Accomplished: January 2024



LAND DEVELOPMENT PROJECTS

AVIDA VERMONT SETTINGS Porac, Pampanga



Scope of Work:

- Roadworks and Drainage

Date Accomplished: June 31, 2023



LAND DEVELOPMENT PROJECTS

ROAD 10

Porac, Pampanga



Scope of Work:

- Earthworks & Slope Protection

Date Started: June 15, 2024

Date Accomplished: December 30, 2024



LAND DEVELOPMENT PROJECTS

PARK ESTATES ALVIERA DETENTION POND Porac, Pampanga



Scope of Work:

- Flood Mitigation

Date Accomplished: December 2023



LAND DEVELOPMENT PROJECTS

MONTALA

Porac, Pampanga



Scope of Work:

- Supply and Installation of Slope Protection

Date Accomplished: August 31, 2020



LAND DEVELOPMENT PROJECTS

ACOJE MINES

Sta. Cruz, Zambales

Scope of Work:

- Mining Rehabilitation



LAND DEVELOPMENT PROJECTS

EARTHBALLING ACTIVITY

Balanga, Bataan

Date Started:

June 15, 2024

Date Accomplished:

December 30, 2024



LAND DEVELOPMENT PROJECTS

VERMOSA IRRIGATION SYSTEM

Imus City, Cavite

Scope of Work:

- Installation of Automatic Irrigation System

Date Started: June 15, 2024

Date Accomplished: December 30, 2024



ARCHITECTURAL DESIGN PROJECTS

PROPOSED VERMOSA DRIVING RANGE Imus City, Cavite

Scope of Work:

- Conceptual Design for Vermosa Driving Range

Client: Vermosa Estate



ARCHITECTURAL DESIGN PROJECTS

PROPOSED VERMOSA DRIVING RANGE Imus City, Cavite

Scope of Work:

- Conceptual Design for Vermosa Driving Range

Client: Vermosa Estate



ARCHITECTURAL DESIGN PROJECTS

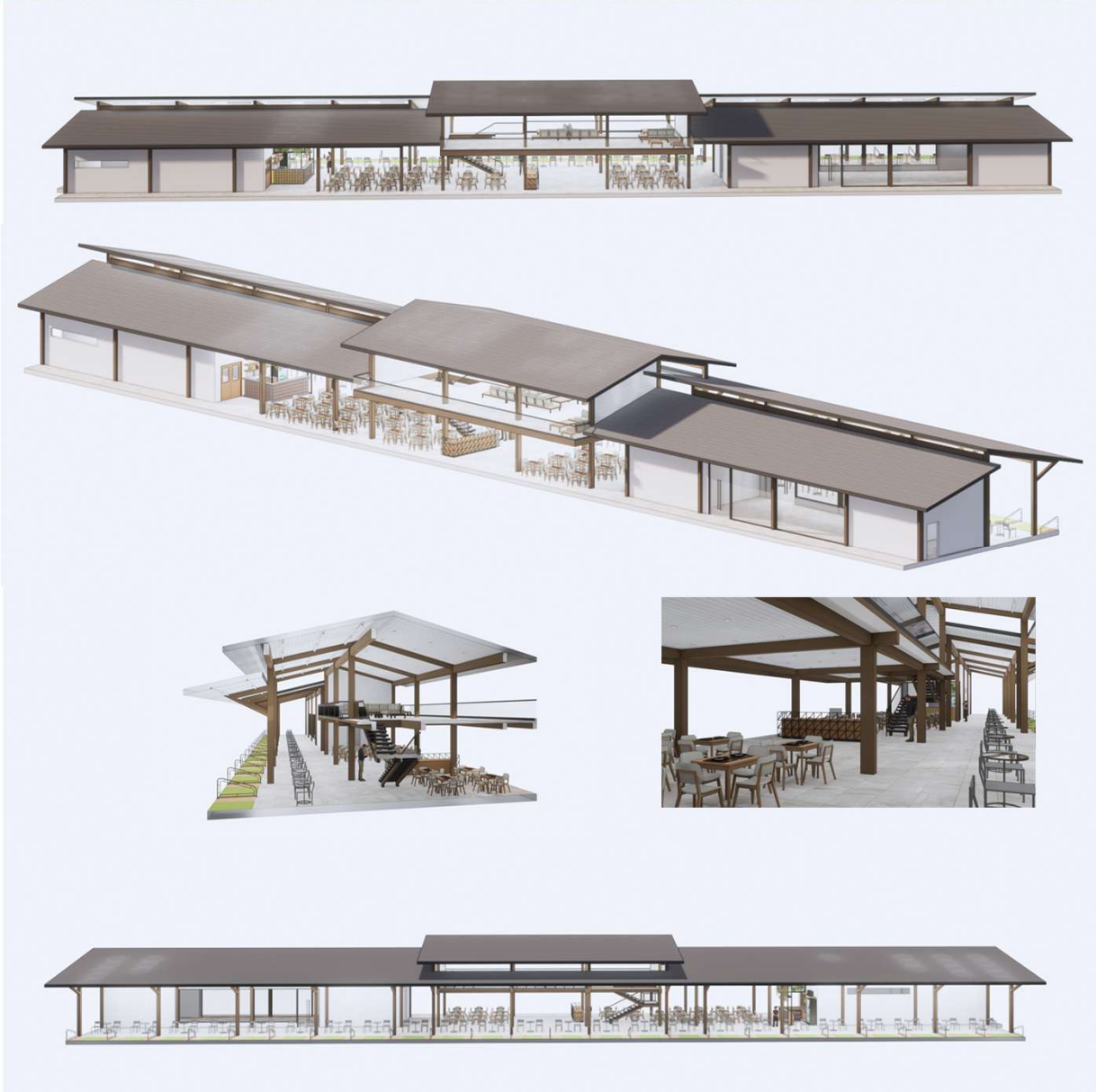
PROPOSED EVO CITY DRIVING RANGE

Municipality of Kawit, Cavite

Scope of Work:

- Driving Range Conceptual Design

Client: Evo City Estate



ARCHITECTURAL DESIGN PROJECTS

FOREST LAKE MEMORIAL PARK Capas, Tarlac

Scope of Work:

- Landscape Design Render



A Better Place.™



ARCHITECTURAL DESIGN PROJECTS

FOREST LAKE MEMORIAL PARK Mangaldan, Pangasinan

Scope of Work:

- Landscape Design Render




ForestLake
MEMORIAL PARKS. CHAPELS. SERVICES.

A Better Place.™

ARCHITECTURAL DESIGN PROJECTS

ALVIERA DRIVING RANGE Porac, Pampanga



ARCHITECTURAL DESIGN PROJECTS

WORLDBEX 2025

Participated as an Exhibitor



ABOUT THE LANDSCAPE ARCHITECTS

LArch. Sharon Silverio – Azuela
LArch. Sharon S. Azuela graduated with a degree in B. Landscape Architecture in 1995 from the University of the Philippines, Diliman. She started her career with P&A Partners and Landscape Architecture and has more than 25 years of experience in designing local and international projects. She has worked at the Philippine regional office of Ben Carter International in handling projects across China, Hong Kong as well as Egypt, India and Vietnam. Some of her notable projects include landscape design for highway corridor, car park, a day rehabilitation center in Cavite, P&A hospitals as well as public parks. Currently, she is the landscape head of Turfgrass Management Inc. handling design and operations for various projects.

Sharon is an active member of PALA and IALA and has also served as the VP for Internals for PALA in 2019-2020 and currently the VP for Internals from 2020 to present. She was also volunteered for NCCO's Luriting Pook project since 2014 by supporting and providing technical assistance to create urban gardens for communities all over the Philippines.

LArch. Franklin B. Cacacho
LArch. Franklin Cacacho also known as King to his friends and colleagues, graduated with a Certificate of Sports and Bachelor's degree in Landscape Architecture. The combination of expertise in physical fitness and an appreciation and respect for nature allows a strong will to choose designs for his projects. He is a hands-on landscape who works closely with his clients, gardeners, masons and contractors. He is also a member of LPF tour leaders, which he enjoys doing for his nature.

King worked as a career under P&A from 1998-1999 and was also involved in designing the master plan of Balibato together with Ach. Marahat of P&A under the Commercial project of then VP Day Land. He was the former board director of the LP College of Architecture, former head coach of P&A and UPLB Golf Team. Currently, he is the Treasurer of PALA from 2024 to present.

TURFGRASS MANAGEMENT INC.
CONSTRUCTION AND LANDSCAPING



Unit 308 Energy OPT Building Prime Street II,
Ayala Alabang, Muntinlupa, Philippines, 1780
turfgrassmanagementinc@gmail.com
(02) 8552-9383

ABOUT THE CONTRACTOR
Founded in 2013, Turfgrass Management, Inc. (TMI) is a Filipino company that specializes in creating and maintaining top-tier golf courses. Utilizing the skills of local experts in design, construction, maintenance, and supervision, TMI has broadened its services to include construction, renovation, engineering, landscape design, landscaping, and dining range operations. Each project reflects their steadfast dedication to excellence, applying the precision and care.



Eduardo P. Arguelles
President-Turfgrass Management Inc.



Opulent Oasis

A wellness center inspired by nature, a place where one can combine sustainability and self-care. Set against a garden-like setting, the spa promotes relaxation, and a feeling of tranquility and balance. The massage area is designed with a retractable roof system allowing natural light and fresh air in the room. The soothing sound from the waterfall together with the lush greenery from the vertical garden contributes in providing oxygen and purifying the air. A wellness center that offers a sense of refuge from the hectic pace of modern living and help in reducing stress and promote overall well-being.



PLAN



PERSPECTIVES

LEAD CONTRACTOR

TURFGRASS MANAGEMENT INC.
CONSTRUCTION AND LANDSCAPING

PARTNERS AND SUPPLIERS

vertigrow **Art Stein** **Cenit**
Better Ways of Living



ARCHITECTURAL DESIGN PROJECTS

PROPOSED AL FRESCO DINING AND GRAND DINING HALL RENOVATION Camp John Hay Clubhouse, Baguio City



ARCHITECTURAL DESIGN PROJECTS

PROPOSED UP DILIMAN DRIVING RANGE

Quezon City, Metro Manila



ARCHITECTURAL DESIGN PROJECTS

PROPOSED SPA AT NUVALI DRIVING RANGE Sta. Rosa, Laguna



ARCHITECTURAL DESIGN PROJECTS

PROPOSED HOTEL WITH RESIDENCES & LEISURE DEVELOPMENT

Baguio City



ARCHITECTURAL DESIGN PROJECTS

GOLFER'S BAR

Nuvali Driving Range

Driving Range
NUVALI



ARCHITECTURAL DESIGN PROJECTS

ALVIERA VIEW DECK

Porac, Pampanga



ARCHITECTURAL DESIGN PROJECTS

ALVIERA GROTTO HILL

Porac, Pampanga



OTHER SUPPORT SERVICES

ADMINISTRATIVE SERVICES

MANPOWER ADMINISTRATION

GOLF CLUB & DRIVING RANGE OPERATIONS



2303
 (REVISED: APRIL 2015)

REPUBLIKA KO PLURINAR
 KACAPARAN NG PUNANAP
 KANAMANAN NG SINTAS NG PUNANAP
 REVENUE REGISTRATION OFFICE - SOUTH NOK
 REVENUE DISTRICT OFFICE - SOUTH NOK, MANUPULA CITY

OCC 538R224000000043
 Date OCR Generated: January 31, 2015

CERTIFICATE OF REGISTRATION

TIN & BRANCH CODE 09-99-02-2-00001	NAME OF TAXPAYER TURFGRAMS MANAGEMENT, INC. x 1 Head Office	TIN/ISSUANCE DATE May 9, 2013
REGISTERED OFFICE REGISTERED ADDRESS 7030 MANAGEMENT CONSULTANCY ACTIVITIES 404 OF MARTINA WALK, FUGUET DISTRICT, PUNANAP	BRANCH ALABANG NOK, FOURTH DISTRICT 1780	
TAXPAYER TYPE DOMESTIC CORPORATION		
BUSINESS INFORMATION DETAILS		
TRADE NAME TURFGRAMS MANAGEMENT, INC. (P/SIC) 7030 MANAGEMENT CONSULTANCY ACTIVITIES	CATEGORY Primary	REGISTRATION DATE March 20, 2013
Line of Business MANAGEMENT CONSULTANCY ACTIVITIES		

REMARKS:

- An annual registration fee shall be paid upon registration and every year thereafter on or before the last day of January, for each taxable TIN, 0001.
- Filing of registration fee returns to conform with the above tax types, whether or not with business operation, for each taxable TIN, and compliance.
- For new business registrants, application for registration of internal books of Accounts (IBAs) shall be before the deadline for filing of returns for the taxable TIN, and for amendments tax return and/or current returns, from the date of registration. Registration of new or renewed IBAs shall be before the due date of filing of returns for the taxable TIN, and for amendments of business and other changes in registration information by filing Form TIN-1305.
- A self-employment business shall be subject to the same registration of business and other changes in registration information as those who opted to avail of the income tax rate and the tax type Percentage Tax (LPT) that shall not be reflected as a separate TIN, and shall be subject to the same registration of business and other changes in registration information as those who opted to avail of the income tax rate and the tax type Percentage Tax (LPT), unless otherwise agreed to avail of the income tax rate tax separately.
- A taxpayer may opt the above non-compliance as a Registered and Non-Compliant (RNC) status, and shall be subject to the provisions of the National Internal Revenue Code, as amended.

DENNIS P. FLORES
 REVENUE DISTRICT OFFICE - SOUTH NOK
 (Signature over Printed Name)


 DENNIS P. FLORES
 (Signature over Printed Name)

THIS CERTIFICATE MUST BE EMPOWERED CONCLUSIVELY IN THE PLACE OF BUSINESS.

CONNECT WITH US

Unit 309-310 Energy Opt. Bldg., Prime St.,
Madrigal Business Park II, Ayala Alabang, Muntinlupa City
Tel# (02) 8552-9383
turfgrassmanagementinc@gmail.com
www.turfgrassmanagementinc.com

