



PROPERTY SURVEY REPORT

INSPECTION REPORT NO. 25-

Client : GLACIER SOUTH REFRIGERATION SERVICES CORPORATION &/OR GLACIER MEGAFRIDGE
Business Address : Amvel Business Park, San Dionisio, Parañaque City
Location of risk : -same-
Coordinates : 14.492473, 120.992941
Type of risk : Industrial – Cold Storage
Conferred with : Arnel Vera – Assistant Operation Manager
Referred by : BA Insights
Surveyed by : Jing O. Etquibal – Risk Inspector
Date of survey : September 03, 2025
Property/ies to be Covered and Amount : **GSOUTH PHASE 1 & 2**
: ITEM 1 – ₱427,077,545.15 – On the building only (excluding foundation), including improvements and betterment;
: ITEM 2 – ₱61,573,225.43 – Racking System;
: ITEM 3 – ₱4,289,682.27 – Generator Set;
: ITEM 4 – ₱207,126,005.25 – Refrigeration Equipment;
: ITEM 5 – ₱25,699,228.31 – Plastic pallets;
: ITEM 6 – ₱7,928,929.25 – Office Equipment;
: Sub Total – ₱733,694,615.66

: **GSOUTH PHASE 3 & 4**
: ITEM 7 – ₱381,148,793.28 – On the building only (excluding foundation), including improvements and betterment;
: ITEM 8 – ₱63,528,066.00 – Racking System;
: ITEM 9 – ₱6,308,081.90 – Generator Set;
: ITEM 10 – ₱249,426,592.52 – Machinery and Equipment;
: ITEM 11 – ₱4,455,937.44 – Office Equipment;
: ITEM 12 – ₱26,255,253.00 – Plastic Pallets
: Sub Total – ₱730,942,724.14

DISCLAIMER

This report is prepared mainly for the purpose of evaluating this specific property for risk management and insurance underwriting use of Alpha Insurance & Surety Company. Any opinions, estimates or recommendations stated in this report are based on conditions and practices observed at the site and information gathered during the survey. It does not claim that hazards other than those mentioned in this report that does not exist at the premises.

Glacier Megafridge, Inc. - Company Profile

Glacier Megafridge, Inc. (GMI) is a cold chain storage and logistics service provider that has been operating in the Philippines since 2005. The company specializes in building, owning, and operating high-performance cold chain facilities for perishable goods such as meat, poultry, seafood, and dairy products. GMI's operations are a combination of Japanese technology and Filipino talent, with a team possessing over 30 years of combined experience in refrigeration engineering, cold storage management, and logistical transport. The company's goal is to establish a broad network of cold chain support to ensure a safe and secure supply of fresh food is distributed nationwide.

GMI's services cater to a diverse clientele including food importers, traders, processors, distributors, and retailers who require logistical support to maintain product freshness.

Facility and Operations

Glacier South, GMI's largest facility, is located in the AmVel Business Park in Parañaque and serves the logistical needs of the southern half of Metro Manila, as well as parts of Laguna and Cavite. The facility is a Freon-based facility and

features an automatic shut-off mechanism that activates once the maintenance temperature is reached. Garbage is collected by a third-party contractor.

Storage Specifications:

- **Temperature:** The facility maintains temperatures depending on the product, with meat stored at -18 °C and ice cream at -25 °C. The facility includes **15 freezer rooms** (below -18 °C) and **3 chiller rooms** (1 °C to 5 °C).
- **Capacity:** The facility comprises two phases with a total capacity of **20,545 pallet positions** (10,196 in Phases 1 & 2 and 10,349 in Phases 3 & 4). Each pallet can hold up to 700 kilograms of products.
- **Loading Docks:** It has a combined total of **43 loading bay doors** and **23 plug-in slots** to handle refrigerated containers.
- **Sales:** The monthly average sales accommodated by the facility are approximately **100 tons**, valued at an estimated **₱3.78 billion**.

Company Status

The company is currently undergoing a merger, with an ongoing agreement for an **80% merger with AYALA Company**. The Glacier South facility is certified under ISO 9001/2015 for Quality Management Systems and ISO 22000/2005 for Food Safety Management Systems.

Cold Storage Facility Process Flow

Glacier Megafridge, Inc. is a series of logistical steps to ensure the safe and efficient handling of perishable goods. The overall process can be divided into inbound, storage, and outbound operations.

Inbound Process (Receiving)

1. **Truck Arrival and Docking:** Inbound refrigerated trucks arrive at the facility and back up to an available loading bay door. The facility has multiple loading bay doors and plug-in slots to accommodate containers of various sizes.
2. **Product Inspection and Receiving:** Perishable goods, such as meat, poultry, and dairy products, are unloaded from the trucks. The staff at the ante-rooms or receiving area inspects the products to ensure they meet quality and food safety standards.
3. **Cross-docking (Optional):** If products are not intended for long-term storage, they may be immediately sorted and prepared for distribution in a process called cross-docking.
4. **Data Entry and Inventory Management:** The received goods are logged into the inventory management system, assigned a unique location, and prepared for storage. This step is crucial for tracking the product throughout its time in the facility.

Storage Process

1. **Transport to Storage Area:** Products are moved from the receiving area to their assigned storage rooms. The facility offers different temperature zones to accommodate various types of goods, including freezer rooms (below -18 °C) and chiller rooms (1 °C to 5 °C).
2. **Pallet and Rack Placement:** The products are placed on multi-level racks or shelves, utilizing the facility's extensive pallet positioning capacity. The facility is designed for dense storage to optimize space.
3. **Temperature Monitoring:** The temperature of each storage room is continuously monitored to ensure food quality preservation and compliance with stringent hygiene standards.

Outbound Process (Shipping)

1. **Order Picking and Assembly:** When an order is received, the required products are picked from their storage locations. This may include sorting and mixing products to fulfill specific client orders.

2. **Staging and Preparation:** The assembled orders are moved to a staging area, like an ante-room, where they are prepared for loading.
3. **Loading and Dispatch:** The prepared orders are loaded onto outbound refrigerated trucks at the loading bay doors. The trucks are then dispatched for delivery to distributors, retail outlets, or other points of consumption nationwide.

BUILDING DESCRIPTION

No. of Buildings	: 1
Risk Construction	: SAID BUILDING, of lofty two-storey in height with mezzanine, constructed of concrete and/or concrete hollow blocks in a steel frame structure with polyurethane insulated panel cladding, under partly roof deck and galvanized iron sheet roofing; (PHASE 1 & 2)
Occupancy	: Occupied mainly as cold storage known as “GLACIER MEGAFRIDGE”, and office;
Boundaries	:
Front	: by its own compound driveway and parking lot thence by Parañaque River, leading to Unnamed Road;
Right	: by Parañaque River;
Left	: by a lofty two-storey Class "A" building occupied as Yusen Logistics Philippines Inc.;
Rear	: by business park driveway;
No. of Buildings	: 1
Risk Construction	: SAID BUILDING, of lofty two-storey in height with mezzanine, constructed of concrete and/or concrete hollow blocks in a steel frame structure with polyurethane insulated panel cladding, under partly roof deck and galvanized iron sheet roofing; (PHASE 3 & 4)
Occupancy	: Occupied mainly as cold storage and office;
Boundaries	:
Front	: by By its own compound driveway and parking lot thence by Parañaque River;
Right	: by Parañaque River;
Left	: by a lofty two-storey Class "A" building occupied as Yusen Logistics Philippines Inc.;
Rear	: by business park driveway;
Clauses and Warranties	:
Industrial Occupancy Warranty I	
Payments of Documentary Stamp Tax Warranty	
Property Damage Clarification Clause	
War and Terrorism Exclusion Clause	
Other warranties and clauses as per underwriting discretion	
Tariff Interpretation	: 6.1.1."A" [REDACTED]

FIRE PROTECTION SYSTEM

Portable and Wheeled Fire Extinguishers	Available
Sprinkler System	Available
Hydrant System	Available
Fire Alarm System	Available
Fire Brigade	4 to 9 minutes away from the nearest local fire brigade station.
Lightning Arrester	Available
Water tanks	Available
Pumps	Available

SERVICES & UTILITIES

1. **Electrical Source – specify capacity/rating**
- a. **MERALCO** available
- b. **Stand by Generator** available

c. Transformer	available
d. Sub-Station	
e. Feeder Lines	
2. Water Source – specify no. of units and capacity	
a. MAYNILAD	available
b. Deep Well	Nil
c. Elevated tank	NIL
d. Cistern Tank	Available (Fire Cistern)
3. Air-conditioning System	Available
a. Split-type	Variant Refrigerant Flow (VRF)
b. Cabinet Type	
c. Cooling Tower	
d. Centralized	
4. Air Compressor	available
a. No. of Units	
b. Horse Power	
5. Steam Supply	Nil
a. No. of units	
b. Boiler	
c. Rating	
6. Lifts	available (forklifts, jack lifts)
6. Boiler	
a. No. of units	Nil
b. Boiler	
c. Rating	
7. Generator Set	Available
a. No. of Units	2 Units (Mitsubishi)
b. Capacity Rating	688 KW

SECURITY SYSTEM and BURGLARY CONTROL

- **High Wire Mesh and Fence Wall:** Strong physical perimeter.
- **24/7 Security Guards:** Continuous on-site presence.
- **60 Units of CCTV Cameras with 30 Days Recording:** Extensive surveillance coverage, providing deterrent and forensic capabilities.

LOSS HISTORY

1. For the last 5 years	Nil
2. Nature Of Loss	
3. Extent of Loss	
4. Areas Affected	
5. Period of Indemnification	

COMMON HAZARDS

1. Housekeeping:

- **a) Indoor: LOW TO MODERATE.** The indoor cold storage areas appear generally clean and well-organized, with items stored on racking systems and plastic pallets. This suggests a professional approach to inventory management. However, some appears to be minor clutter or disorganization in non-storage areas, preventing a rating of "Low."

- **b) Outdoor: MODERATE.** The exterior of the facility, particularly the yard and areas around the refrigeration equipment, shows significant signs of moderate housekeeping which can be manageable. This key area for improvement.

2. Electrical Installation: MODERATE. The facility has a dedicated transformer and complex electrical systems to power its refrigeration units. While there's no direct evidence of poor installation, the sheer scale and importance of the electrical infrastructure—as a key ignition source—warrants a "Moderate" rating. A lack of visible, documented preventative maintenance (such as thermographic surveys) for this critical system contributes to this rating.

3. General Surroundings: LOW TO MODERATE. While the property's proximity to the Parañaque River is a flood exposure, the **1.5-meter elevation of the building significantly mitigates this risk**. This design choice is a key protective feature against minor to moderate flooding events. The adjacent building remains an external exposure.

4. Smoking: LOW. The company's ISO certifications for quality and food safety suggest a strict, enforced non-smoking policy to maintain a safe and clean environment.

5. Maintenance and Repair: MODERATE. The company's extensive experience and ISO certifications are strong indicators of a professional maintenance culture. However, the critical nature and high value of the refrigeration and electrical equipment warrant a vigilant approach that could not be fully confirmed during the survey.

6. Storage Practice: LOW TO MODERATE. The use of professional racking systems and over 20,000 pallet positions is standard for cold storage. The availability of a sprinkler system significantly mitigates the fire risk associated with the high-piled stock, moving this rating from "Moderate" down to a "Low to Moderate" range.

Exposure Assessment

Exposure Index:		
0	- NIL	4 to 6 - MODERATE
1 to 3	- LOW	7 to 9 - HIGH
P e r i l s	Exposure Index	R e m a r k s
Fire & Lightning	4	
The presence of a sprinkler system, along with portable extinguishers, a hydrant system, fire alarm system, and lightning arresters, significantly mitigates the fire risk. The sheer volume of combustible materials still prevents a "Low" rating, but the comprehensive fire protection infrastructure drastically reduces the exposure from "High."		
Earthquake	5	
The Philippines' seismic activity poses a significant threat to the large, multi-story structure with its high-density racking systems and sensitive refrigeration equipment. This risk remains unchanged.		
Typhoon	4	
Philippines is highly prone to typhoons. Wind damage to roofing, external equipment (some corrosion noted), and potential water ingress pose a risk to the structure and contents.		
Flood	4	
The explicit location on the Parañaque River makes flooding a primary concern. A major flood event would likely result in a total loss of equipment and stored goods. This risk remains unchanged and is a key vulnerability.		
Riot, Strike & Malicious Damage	3	
The presence of a security team, a controlled business park environment, and perimeter fencing mitigates this risk.		
Falling Aircraft	1	
The location of risk is far from any commercial or International / domestic flights station area.		
Vehicle Impact	3	
The busy loading docks and congested yard increase the risk of a vehicle impacting the building or key external equipment.		
Explosion	3	
No materials with a high explosion hazard were identified. The risk of a refrigeration-related explosion is minimal in a well-maintained facility.		

Sabotage & Terrorism 1
The nature of the business does not make it a likely target for these events.

BOWTAP 4
The extensive plumbing for the sprinkler system, hydrant system, and refrigeration systems increases the risk of a burst or overflow event. The availability of water tanks and pumps suggests some level of control over the water supply.

Sprinkler Leakage 4
With the confirmation of an available sprinkler system, this exposure is now relevant. A system malfunction could cause significant water damage to the stored goods.

Loss of Rent 0
The facility is owner-occupied, mitigating this exposure.

Loss of Profit/Business Interruption 6
A catastrophic event from any of the high-rated perils (e.g., Earthquake, Flood) would halt operations, leading to a complete cessation of business and significant financial loss. The reliance on continuous operation for the food supply chain makes this exposure severe.

Electrical Fire 3
The presence of a transformer and a stand-by generator indicates a robust electrical setup. The risk is reduced from "High" to "Moderate" due to the professional nature of the installation and available backup, but it remains a primary ignition source.

Burglary/Robbery 3
The robust security system, including 24/7 guards and extensive CCTV cameras with 30-day recording, effectively mitigates this risk.

LOSS ESTIMATES

Possible Maximum Loss (PML)

Possible Maximum Loss is a loss that may occur when the most unfavorable circumstances are more or less exceptionally combined, and when, as a consequence, fire is not or unsatisfactorily fought against and is therefore only stopped by impassable obstacle or by lack of combustible materials.

The risk can be divided into several fire-areas numbered in the following;

- | | |
|----------------------|-------------|
| 1.No. of Fire Areas | 1 Fire Area |
| 2.Buildings involved | 3 Buildings |
| 3.Percentage of Loss | 100% of MAS |

Maximum Probable Loss (MPL)

Maximum Probable Loss is a loss that may occur under circumstances assuming all existing fire protection functioning as intended and competent private or public fire brigade assistance is available.

Considering the construction / isolation of the buildings, combustible loading and the available fire protection, MPL is estimated at around 30% of the entire risk.

Prepared by : Jing O. Etquibal
Risk Inspector

Check by : Joselito Manalaysay

Approved By : RODELIO M. REVECHE	: MACARIO P. CORPUZ
SVP - Underwriting	SVP-Underwriting

Opinion of the Risk

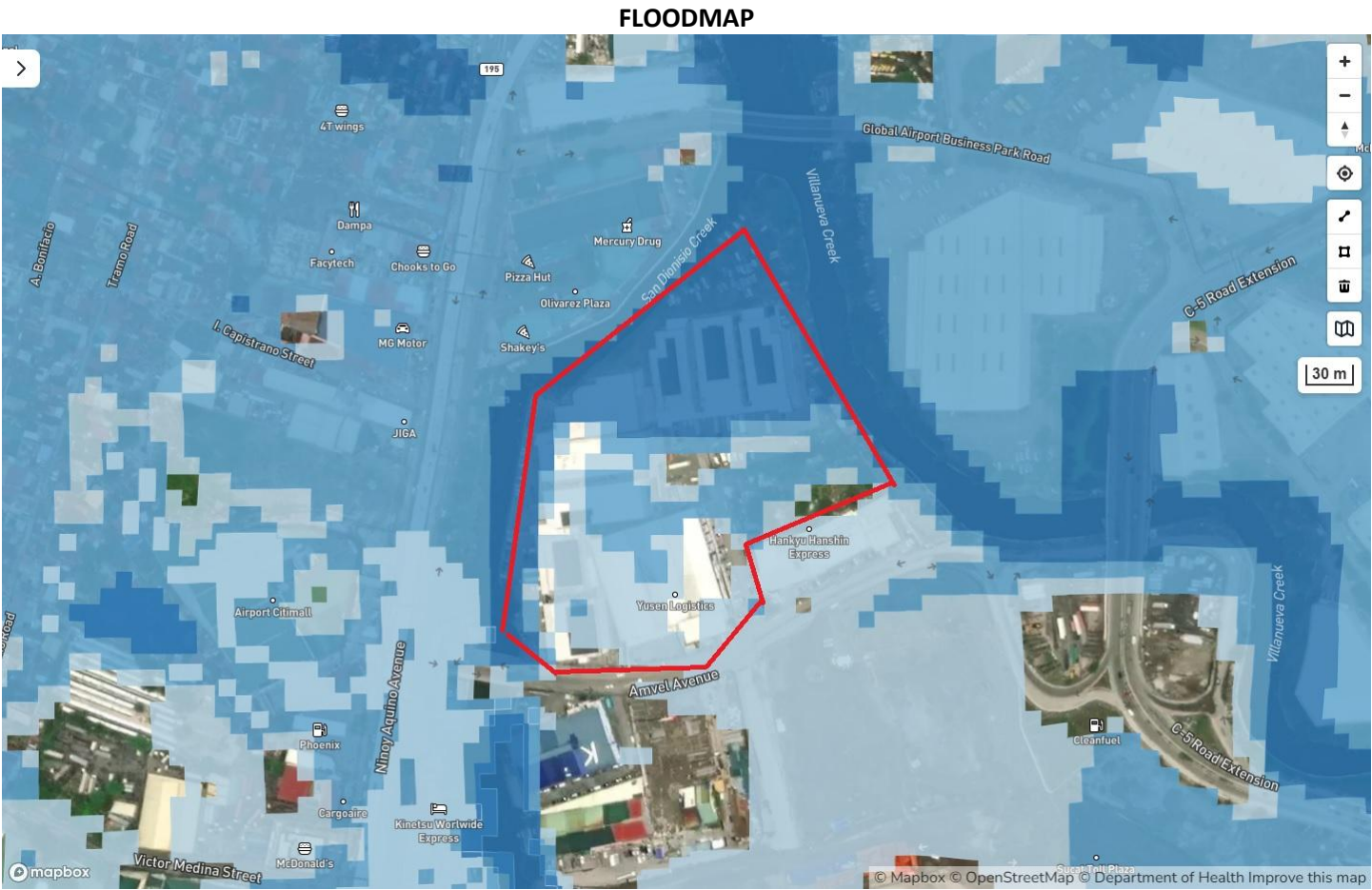
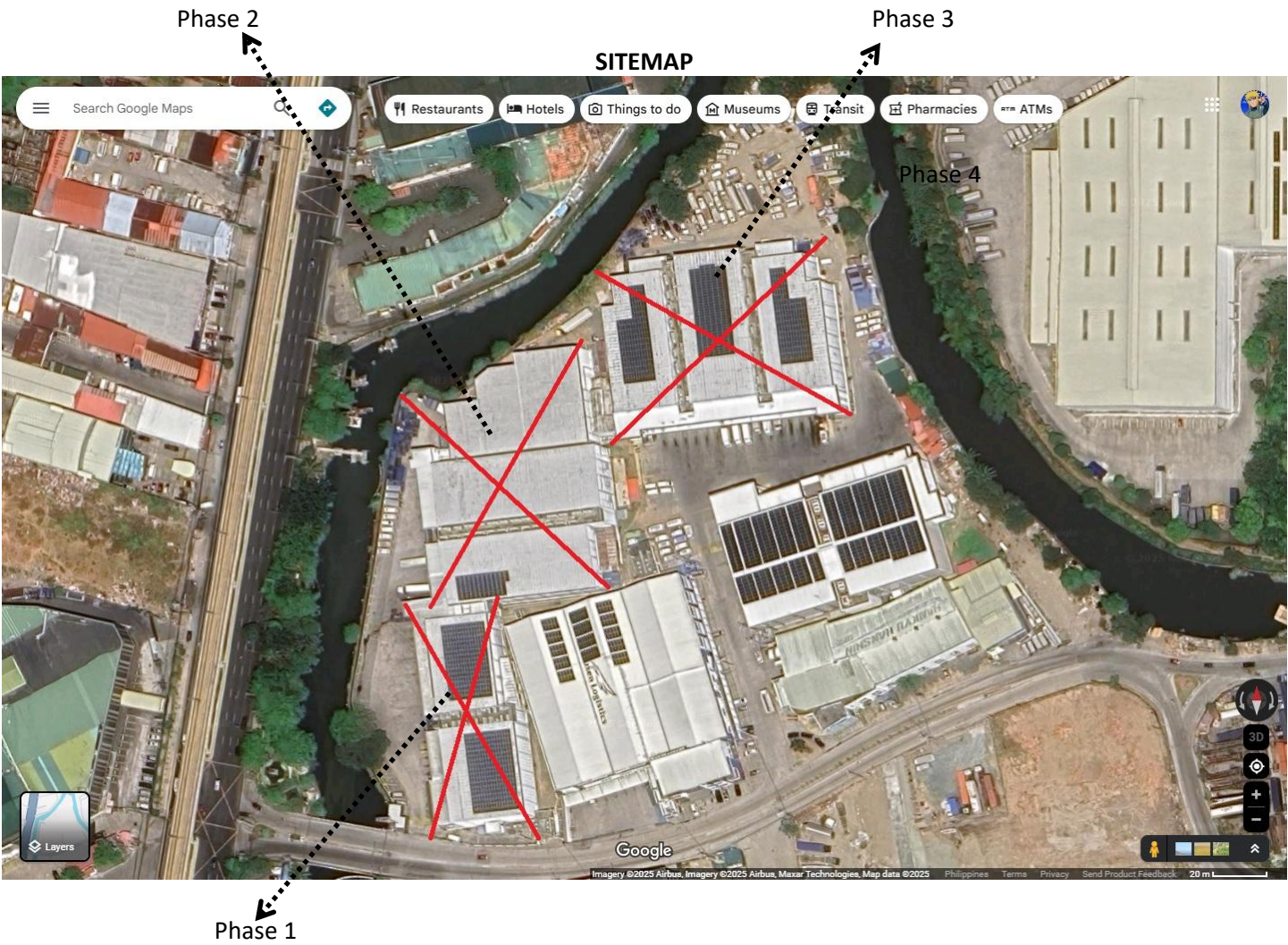
The Glacier Megafridge facility presents a solid, professionally managed risk. The company's significant investment in its infrastructure and operations, including a sprinkler system and robust security. The ongoing merger with Ayala Company is a strong vote of confidence in the business and likely provides additional financial stability.

However, the facility remains highly exposed to **Earthquake** and **Flood**, which are inherent to its location. The **Business Interruption** exposure is also severe due to the sheer volume and value of the products handled.

The risk is **ACCEPTABLE for All-Risk insurance purposes**. The premiums should reflect the remaining high exposures to flood, earthquake, and business interruption. The client should be strongly encouraged to act on the recommendations to further reduce their overall risk profile and secure their long-term operations.

Risk Management Survey Report – *Glacier South Refrigeration Services Corporation &/Or Glacier Megafridge*
Fire Underwriting Department
Alpha Insurance &Surety Company, Inc.

Hazard Assessment	
Assessment Results	
SEISMIC HAZARD ASSESSMENT	
Nearest Active Fault	Approximately 6.3 km west of the Valley Fault System: West Valley Fault
Ground Rupture	Safe
Ground Shaking	Prone; Intensity VIII
Earthquake-Induced Landslide	Temporarily Unavailable
Liquefaction	High Potential
Tsunami	Prone; Inundation depth: 3 to 3.99 meters
VOLCANIC HAZARD ASSESSMENT	
Nearest Active Volcano	Approximately 53.3 km north of Taal
Nearest Potentially Active Volcano	Approximately 46.7 km east of Corregidor; No immediate volcanic hazard threat
Permanent Danger Zone	Outside
Ballistic Projectiles	Safe
Base Surge	Safe
Volcanic Tsunami	Safe
Ashfall	Prone
Nearest Inactive Volcano	Approximately 32.4 km northwest of Talim (part of laguna caldera); No immediate volcanic hazard threat
HYDRO-METEOROLOGICAL HAZARD ASSESSMENT	
Flood (MGB)	High Susceptibility; 1 to 2 meters flood height and/or more than 3 days flooding
Storm Surge (PAGASA)	Safe
Severe Wind (PAGASA)	117.1 - 220 kph (20-year return period); 117.1 - 220 kph (500-year return period)
NEAREST CRITICAL FACILITIES	
Nearest Public Elementary School	Paranaque Elementary School Unit Ii (420 m)
Nearest Public Secondary School	Paranaque Nhs - La Huerta Annex (928 m)
Nearest Government Health Facility	San Dionisio Health Center (432 m)
Nearest Private Health Facility	Foundation Of Our Lady Of Peace Mission, Inc.-our Lady Of Peace Hospital (1 km)
Nearest Primary Road Network	Quirino Avenue; City Of Parataque (first District) (494 m)
Nearest Secondary Road Network	Ninoy Aquino Ave; City Of Parataque (first District) (86 m)





Entrance Area of Cold Storage



Safety Reminder inside the Cold Storage



Inside the hallway of Cold Storage



Chiller B



Cold Storage Hallway



Cold Storage Hallway



Stocks on the Cold Storage Hallway



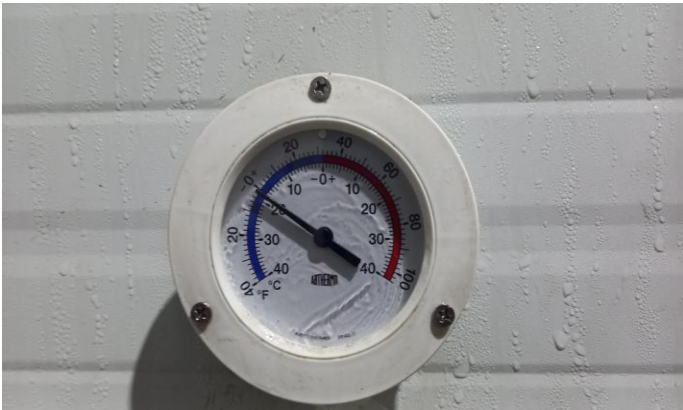
4 level racking inside the Cold Storage



Inside the Cold Storage



Racking level inside the Cold Storage



Cold storage temperature meter



5 level storage racking



Fire hose cabinet



Phase 1 facade



Transformer



HVAC



HVAC on the rear portion of Phase 1



Transformer on the rear portion of Phase 1



MRF area located at rear portion of Phase1



Rear driveway of Phase 1 & 2



Phase 3 facade



Compound driveway area of Phase 3 & 4



Transformer located at Phase 3 & 4 compound



Compound driveway entrance of Phase 3 & 4



Fire pump



Water pump



Fire and Jockey pump





Phase 2 facade



Phase 1 facade



Phase 1 & 2 compound driveway



Phase 1 & 2 driveway area



Phase 1 & 2 compound driveway area