



Date 8/1/2025
 Name of Client _____

Property One Crescent Tower
 Unit Type Studio
 Unit Class Corner Unit WB

Unit No. 18F00P
 Floor Area 33.13 sq.m.
356.61 sq.ft.

Indicative Price 11,536,000.00
 2% LOI Discount on TCP 230,720.00
Total Contract Price **11,305,280.00**

| A. SPOT 5% - 20% (60 Months) | | PHP | USD | |
|--------------------------------------|------------|------------------|----------------|--|
| Total Contract Price | | 11,305,280 | 205,551 | |
| Spot Downpayment | 5% | 565,264 | 10,278 | |
| Less: Reservation Fee | | 75,000 | 1,364 | 8/1/2025 |
| Spot Amount Due | | 490,264 | 8,914 | 8/31/2025 within 30 Days after RS |
| Downpayment | 20% | 2,261,056 | 41,110 | |
| Payable in Months | 60 | 37,684 | 685 | 9/30/2025 to 9/29/2030 |
| B. 10% (12 Months) - 15% (48 Months) | | | | |
| Total Contract Price | | 11,305,280 | 205,551 | |
| Downpayment | 10% | 1,130,528 | 20,555 | |
| Less: Reservation Fee | | 75,000 | 1,364 | 8/1/2025 |
| | | 1,055,528 | 19,191 | |
| Payable in Months | 12 | 87,961 | 1,599 | 8/31/2025 to 8/31/2026 must issue at least 12 PDC |
| Downpayment | 15% | 1,695,792 | 30,833 | |
| Payable in Months | 48 | 35,329 | 642 | 9/30/2026 to 9/29/2030 |
| C. 25% (60 Months) | | | | |
| Total Contract Price | | 11,305,280 | 205,551 | |
| Downpayment | 25% | 2,826,320 | 51,388 | |
| Less: Reservation Fee | | 75,000 | 1,364 | 8/1/2025 |
| | | 2,751,320 | 50,024 | |
| Payable in Months | 60 | 45,855 | 834 | 8/31/2025 to 8/30/2030 must issue at least 12 PDC |
| 75% BALANCE | | | | |
| Lump Sum / Loanable Amount | 75% | 8,478,960 | 154,163 | 9/29/2030 |
| Indicative Bank Amort | 5 | 9% | 176,009 | 3,200 |
| | 10 | 9% | 107,408 | 1,953 |
| | 15 | 9% | 85,999 | 1,564 |

Important

1. List Price is inclusive of 12% VAT, Registration & miscellaneous fees such as documentary stamp tax, transfer tax & other taxes and fees relative to the transfer of CCT.
 2. Reservation fee is non-transferrable and non-refundable.
 3. Buyers should completely fill-out Buyers Information Sheet by visiting https://ebis.mandalay.com.ph/onsite_portal
 4. In case Buyer will not be approved for Bank Financing for whatever reason, In-House financing will automatically be applied.
- Note: The Developer reserves the right to correct &/or change any error that may appear on this Sample Computation.