Date	8/1/2025
Name of Client	

ONE CRESCENT TOWER

Property	One Crescent Tower		Unit No.	25F00A	
Unit Type	2-Bedroom		Floor Area	65.13	sq.m.
Unit Class	Corner Unit WB			701.05	sq.ft.

Indicative Price	23,007,000.00
2% LOI Discount on TCP	460,140.00
Total Contract Price	**22,546,860.00**

A. SPOT 5% - 20% (60 Months)

			PHP	USD	
Total Contract Price			22,546,860	409,943	
Spot Downpayment		5%	1,127,343	20,497	
Less: Reservation Fee			200,000	3,636	8/1/2025
Spot Amount Due			**927,343**	**16,861**	8/31/2025 within 30 Days after RS
Downpayment		20%	4,509,372	81,989	
Payable in Months		60	**75,156**	**1,366**	9/30/2025 to 9/29/2030

B. 10% (12 Months) - 15% (48 Months)

			PHP	USD	
Total Contract Price			22,546,860	409,943	
Downpayment		10%	2,254,686	40,994	
Less: Reservation Fee			200,000	3,636	8/1/2025
			2,054,686	37,358	
Payable in Months		12	**171,224**	**3,113**	8/31/2025 to 8/31/2026
					must issue at least 12 PDC
Downpayment		15%	3,382,029	61,491	
Payable in Months		48	**70,459**	**1,281**	9/30/2026 to 9/29/2030

C. 25% (60 Months)

			PHP	USD	
Total Contract Price			22,546,860	409,943	
Downpayment		25%	5,636,715	102,486	
Less: Reservation Fee			200,000	3,636	8/1/2025
			5,436,715	98,849	
Payable in Months		60	**90,612**	**1,647**	8/31/2025 to 8/30/2030
					must issue at least 12 PDC

75% BALANCE					
Lump Sum / Loanable Amount		75%	**16,910,145**	**307,457**	9/29/2030
Indicative Bank Amort	5	9%	351,027	6,382	
	10	9%	214,211	3,895	
	15	9%	171,514	3,118	

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.