Date	8/1/2025	
Name of Client		

ONE
CRESCENT
TOWER

Property	**One Crescent Tower**		**Unit No.**	**25F00B**	
Unit Type	3-Bedroom		Floor Area	94.63	sq.m.
Unit Class	Inner Unit WB			1018.59	sq.ft.

Indicative Price	33,082,000.00
2% LOI Discount on TCP	661,640.00
Total Contract Price	**32,420,360.00**

A. SPOT 5% - 20% (60 Months)			**PHP**	**USD**	
Total Contract Price			32,420,360	589,461	
Spot Downpayment	5%		1,621,018	29,473	
Less: Reservation Fee			250,000	4,545	8/1/2025
Spot Amount Due			**1,371,018**	**24,928**	8/31/2025 *within 30 Days after RS*
Downpayment	20%		6,484,072	117,892	
Payable in Months	60		**108,068**	**1,965**	9/30/2025 to 9/29/2030

B. 10% (12 Months) - 15% (48 Months)					
Total Contract Price			32,420,360	589,461	
Downpayment	10%		3,242,036	58,946	
Less: Reservation Fee			250,000	4,545	8/1/2025
			2,992,036	54,401	
Payable in Months	12		**249,336**	**4,533**	8/31/2025 to 8/31/2026
					must issue at least 12 PDC
Downpayment	15%		4,863,054	88,419	
Payable in Months	48		**101,314**	**1,842**	9/30/2026 to 9/29/2030

C. 25% (60 Months)					
Total Contract Price			32,420,360	589,461	
Downpayment	25%		8,105,090	147,365	
Less: Reservation Fee			250,000	4,545	8/1/2025
			7,855,090	142,820	
Payable in Months	60		**130,918**	**2,380**	8/31/2025 to 8/30/2030
					must issue at least 12 PDC
75% BALANCE					
Lump Sum / Loanable Amount	75%		**24,315,270**	**442,096**	9/29/2030
Indicative Bank Amort	5	9%	504,745	9,177	
	10	9%	308,016	5,600	
	15	9%	246,622	4,484	

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.