



Date 8/1/2025  
 Name of Client \_\_\_\_\_

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

Unit No. 17F00G  
 Floor Area 33.13 sq.m.  
356.61 sq.ft.

Indicative Price 11,391,000.00  
 2% LOI Discount on TCP 227,820.00  
**Total Contract Price 11,163,180.00**

| A. SPOT 5% - 20% (60 Months)         |            | PHP              | USD            |   |
|--------------------------------------|------------|------------------|----------------|---|
| Total Contract Price                 |            | 11,163,180       | 202,967        |   |
| Spot Downpayment                     | 5%         | 558,159          | 10,148         |   |
| Less: Reservation Fee                |            | 75,000           | 1,364          | 8/1/2025  |
| <b>Spot Amount Due</b>               |            | <b>483,159</b>   | <b>8,785</b>   | 8/31/2025 within 30 Days after RS                 |
| Downpayment                          | 20%        | 2,232,636        | 40,593         |   |
| <b>Payable in Months</b>             | <b>60</b>  | <b>37,211</b>    | <b>677</b>     | 9/30/2025 to 9/29/2030                            |
| B. 10% (12 Months) - 15% (48 Months) |            |                  |                |   |
| Total Contract Price                 |            | 11,163,180       | 202,967        |   |
| Downpayment                          | 10%        | 1,116,318        | 20,297         |   |
| Less: Reservation Fee                |            | 75,000           | 1,364          | 8/1/2025  |
|                                      |            | 1,041,318        | 18,933         |   |
| <b>Payable in Months</b>             | <b>12</b>  | <b>86,777</b>    | <b>1,578</b>   | 8/31/2025 to 8/31/2026 must issue at least 12 PDC |
| Downpayment                          | 15%        | 1,674,477        | 30,445         |   |
| <b>Payable in Months</b>             | <b>48</b>  | <b>34,885</b>    | <b>634</b>     | 9/30/2026 to 9/29/2030                            |
| C. 25% (60 Months)                   |            |                  |                |   |
| Total Contract Price                 |            | 11,163,180       | 202,967        |   |
| Downpayment                          | 25%        | 2,790,795        | 50,742         |   |
| Less: Reservation Fee                |            | 75,000           | 1,364          | 8/1/2025  |
|                                      |            | 2,715,795        | 49,378         |   |
| <b>Payable in Months</b>             | <b>60</b>  | <b>45,263</b>    | <b>823</b>     | 8/31/2025 to 8/30/2030 must issue at least 12 PDC |
| <b>75% BALANCE</b>                   |            |                  |                |   |
| <b>Lump Sum / Loanable Amount</b>    | <b>75%</b> | <b>8,372,385</b> | <b>152,225</b> | 9/29/2030   |
| Indicative Bank Amort                | 5          | 9%               | 173,797        | 3,160   |
|                                      | 10         | 9%               | 106,058        | 1,928   |
|                                      | 15         | 9%               | 84,918         | 1,544   |

#### 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](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.