

COMMERCE STREET



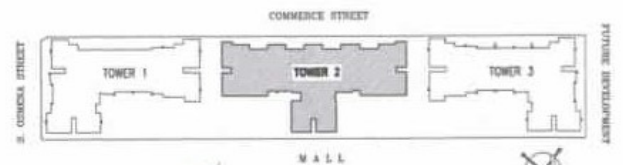
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TOWER 2
TYPICAL FLOOR PLAN
 6TH - 22ND FLOOR

While every care has been taken in preparing this material, all plans, details and specifications contained herein are subject to change without prior notice and do not constitute part of any offer or contract. No warranty or representation is made by the Developer as to their accuracy. Furthermore, the Developer reserves the right to alter, deviate or dispense with the plans and specifications referred to herein to comply with certain building requirements such as but not limited to structural, mechanical, electrical, sanitary and plumbing requirements. In the event of alteration or deviation with the plans and specifications referred to herein, the Developer shall be rendered free and harmless from any liability arising therefrom. Furniture, appliances and equipment indicated herein are for illustrative purpose only and are not included in the deliverables.

Some views may currently be unobstructed. However, the Developer does not guarantee unobstructed views due to possible future development of neighboring lots. All drawings are not to scale.



SITE DEVELOPMENT PLAN
ROBINSONS LAND CORPORATION
 DATE ISSUED: JULY 25, 2017



Unit Type	1 Bedroom
Unit Number	22F
Area (sqm)	40.50 sqm.
Unit Price	P 9,865,885.00
Parking Assignment	REGULAR PARKING
Parking Level	Podium 3
Parking Price	P 1,000,000.00

Investment Overview as of 5-Feb-2024

STANDARD TERMS

OPTION 1: Cash Payment (99% in 30 Days)

	Unit	Parking	Total
Price	₱9,865,885.00	₱1,000,000.00	₱10,865,885.00
Less: 11.00% Payment Scheme Discount	-₱1,085,247.35		-₱1,085,247.35
Less: 0.00% Event Discount (if applicable)	₱0.00		₱0.00
Less: 0.00% Loyalty Discount (if applicable)	₱0.00		₱0.00
Less: 0.00% Bulk Discount (if applicable)	₱0.00		₱0.00
Less: 4.00% Special Discount (if applicable)	-₱394,635.40		-₱394,635.40
Less: 0.00% Other Discount	₱0.00		₱0.00
Net Unit Price	₱8,386,002.25	₱1,000,000.00	₱9,386,002.25
Reservation Fee	₱40,000.00	₱15,000.00	₱55,000.00
Cash payment due in 30 days after reservation	₱8,262,142.23	₱975,000.00	₱9,237,142.23
1% Retention	₱83,860.02	₱10,000.00	₱93,860.02
6% Closing Fees (Unit only)	₱503,160.14	₱7,875.00	₱511,035.14

OPTION 2: 100% in 38 Months

	Unit	Parking	Total
Price	₱9,865,885.00	₱1,000,000.00	₱10,865,885.00
Less: 8.00% Payment Scheme Discount	-₱789,270.80		-₱789,270.80
Less: 0.00% Event Discount (if applicable)	₱0.00		₱0.00
Less: 0.00% Loyalty Discount (if applicable)	₱0.00		₱0.00
Less: 0.00% Bulk Discount (if applicable)	₱0.00		₱0.00
Less: 4.00% Special Discount (if applicable)	-₱394,635.40		-₱394,635.40
Less: 0.00% Other Discount	₱0.00		₱0.00
Net Unit Price	₱8,681,978.80	₱1,000,000.00	9,681,978.80
Reservation Fee	₱40,000.00	₱15,000.00	₱55,000.00
Monthly Amortization in 38 months	₱227,420.49	₱25,921.05	₱253,341.55
6% Closing Fees (Unit only)	₱520,918.73	₱7,875.00	₱528,793.73

OPTION 3: 10% DP; 20% in 36 Months

	Unit	Parking	Total
Price	₱9,865,885.00	₱1,000,000.00	₱10,865,885.00
Less: 3.50% Payment Scheme Discount	-₱345,305.98		-₱345,305.98
Less: 0.00% Event Discount (if applicable)	₱0.00		₱0.00
Less: 0.00% Loyalty Discount (if applicable)	₱0.00		₱0.00
Less: 0.00% Bulk Discount (if applicable)	₱0.00		₱0.00
Less: 4.00% Special Discount (if applicable)	-₱394,635.40		-₱394,635.40
Less: 0.00% Other Discount	₱0.00		₱0.00
Net Unit Price	₱9,125,943.63	₱1,000,000.00	10,125,943.63
Reservation Fee	₱40,000.00	₱15,000.00	₱55,000.00
10% Downpayment	₱872,594.36	₱85,000.00	₱957,594.36
20% Monthly Amortization in 36 months	₱50,699.69	₱5,555.56	₱56,255.24
70% Retention	₱6,388,160.54	₱700,000.00	₱7,088,160.54
6% Closing Fees (Unit only)	₱547,556.62	₱7,875.00	₱555,431.62

OPTION 4: 20% in 37 Months

	Unit	Parking	Total
Price	₱9,865,885.00	₱1,000,000.00	₱10,865,885.00
Less: 1.00% Event Discount (if applicable)	-₱98,658.85		-₱98,658.85
Less: 0.00% Loyalty Discount (if applicable)	₱0.00		₱0.00
Less: 0.00% Bulk Discount (if applicable)	₱0.00		₱0.00
Less: 4.00% Special Discount (if applicable)	-₱394,635.40		-₱394,635.40
Less: 0.00% Other Discount	₱0.00		₱0.00
Net Unit Price	₱9,372,590.75	₱1,000,000.00	10,372,590.75
Reservation Fee	₱40,000.00	₱15,000.00	₱55,000.00
20% Monthly Amortization in 37 months	₱49,581.57	₱5,000.00	₱54,581.57
80% Retention	₱7,498,072.60	₱800,000.00	₱8,298,072.60
6% Closing Fees (Unit only)	₱562,355.45	₱7,875.00	₱570,230.45

NOTES:

1. This sample computation is not official and is for presentation purposes only.
2. Refer to the project Pricelist and Payment Scheme memo for further details.
3. For any discrepancies between this sample computation and that of the official pricelist and payment scheme, the latter shall prevail.
4. Price, availability of unit and parking slot and other details appearing herein are subject to change without prior notice.
5. The Developer reserves the right to correct any errors appearing herein at anytime including, but not limited to, those resulting from typographical errors.
6. The 6% closing fees are net of unit contract price.
7. The client must submit the following to book the unit:
 - Photocopy of valid ID
 - Reservation check payable to Robinsons Land Corporation
 - Signed and accomplished Buyer's Information Sheet
 - Signed and accomplished Reservation Agreement

- Other documents Operations Department may require