

STANDARD SAMPLE COMPUTATIONS

Unit
Wing
Description
Area in sqm
Unit Price without VAT
Unit Price with VAT
Parking Price without VAT
Parking Price with VAT
Total Contract Price with VAT
Assigned Parking Slot

Oct 10, 2024 43B 0 3BR Signature 187.81 Php62,131,000.00 Php69,586,720.00 Php4,740,000.00 Php5,308,800.00 Php74,895,520.00 P3-84; P3-85; P3-86

| Option 1 | 95-5 | | <u>AMOUNT</u> |
|----------|--|---|---------------|
| | Unit Price | ₱ | 62,131,000.00 |
| 12% | Term Discount | ₱ | 7,455,720.00 |
| 0% | Bulk Buyer Discount | ₱ | - |
| 0.0% | Repeat Buyer Discount | ₱ | - |
| | Parking Price | ₱ | 4,740,000.00 |
| | Net Price: Unit and Parking Slots | ₱ | 59,415,280.00 |
| | Total Price with VAT | ₽ | 66,545,113.60 |
| | Reservation Fee | ₱ | 250,000.00 |
| 95% | Downpayment (1st month) | ₱ | 62,967,857.92 |
| 5% | Balance on the 72nd month | ₱ | 3,327,255.68 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ | 3,327,255.68 |
| | Total | ₽ | 69,872,369.28 |

| Option 2 | Annual Payment | | <u>AMOUNT</u> |
|----------|--|---|---------------|
| | Unit Price | ₱ | 62,131,000.00 |
| 5% | Term Discount | ₱ | 3,106,550.00 |
| 0% | Bulk Buyer Discount | ₱ | - |
| 0.0% | Repeat Buyer Discount | ₱ | - |
| | Parking Price | ₱ | 4,740,000.00 |
| | Net Price: Unit and Parking Slots | ₱ | 63,764,450.00 |
| | Total Price with VAT | ₱ | 71,416,184.00 |
| | Reservation Fee | ₱ | 250,000.00 |
| 14.3% | Downpayment (1st month) | ₱ | 9,952,312.00 |
| 14.3% | on the 12th month | ₱ | 10,202,312.00 |
| 14.3% | on the 24th month | ₱ | 10,202,312.00 |
| 14.3% | on the 36th month | ₱ | 10,202,312.00 |
| 14.3% | on the 48th month | ₱ | 10,202,312.00 |
| 14.3% | on the 60th month | ₱ | 10,202,312.00 |
| 14.3% | on the 72nd month | ₱ | 10,202,312.00 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ | 3,570,809.20 |
| | Total | ₽ | 74,986,993.20 |

| Option 3 | 20-30(70)-50 | | <u>AMOUNT</u> |
|----------|--|---|---------------|
| | Unit Price | ₱ | 62,131,000.00 |
| 2.5% | Term Discount | ₱ | 1,553,275.00 |
| 0% | Bulk Buyer Discount | ₱ | - |
| 0.0% | Repeat Buyer Discount | ₽ | - |
| | Parking Price | ₽ | 4,740,000.00 |
| | Net Price: Unit and Parking Slots | ₱ | 65,317,725.00 |
| | Total Price with VAT | ₽ | 73,155,852.00 |
| | Reservation Fee | ₱ | 250,000.00 |
| 20% | Downpayment (1st month) | ₽ | 14,381,170.40 |
| 30% | Amount for Amortization | ₱ | 21,946,755.60 |
| | 70 Monthly Amortizations (2nd - 71st month) | ₱ | 313,525.08 |
| 50% | Balance on the 72nd month | ₽ | 36,577,926.00 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₽ | 3,657,792.60 |
| | Total | ₱ | 76,813,644.60 |

| Option 4 | 20-20(70)-60 | | <u>AMOUNT</u> |
|-------------------------------|--|---------------------------------------|---|
| | Unit Price SHANG | ₽ | 62,131,000.00 |
| 1.75% | Term Discount BAUHINIA | ₽ | 1,087,292.50 |
| 0% | Bulk Buyer Discount | ₽ | - |
| | Repeat Buyer Discount | ₽ | - |
| | Parking Price | ₽ | 4,740,000.00 |
| | Net Price: Unit and Parking Slots | ₽ | 65,783,707.50 |
| | Total Price with VAT | ₽ | 73,677,752.40 |
| | Reservation Fee | ₽ | 250,000.00 |
| 20% | Downpayment (1st month) | P | 14,485,550.48 |
| | Amount for Amortization | ₽ | 14,735,550.48 |
| 2070 | 70 Monthly Amortizations (2nd - 71st month) | ₽ | 210,507.86 |
| 60% | Balance on the 72nd month | ₽ | 44,206,651.44 |
| 00 70 | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₽ | 3,683,887.62 |
| | Total | P | 77,361,640.02 |
| | | I P | |
| Option 5 | 10-30(70)-60 | | <u>AMOUNT</u> |
| | Unit Price | ₽ | 62,131,000.00 |
| 1% | Term Discount | ₽ | 621,310.00 |
| 0% | Bulk Buyer Discount | ₽ | - |
| 0.0% | Repeat Buyer Discount | ₽ | - |
| | Parking Price | ₽ | 4,740,000.00 |
| | Net Price: Unit and Parking Slots | ₽ | 66,249,690.00 |
| | Total Price with VAT | Ð | 74,199,652.80 |
| | Reservation Fee | ₽ | 250,000.00 |
| 10% | Downpayment (1st month) | P | 7,169,965.28 |
| | Amount for Amortization | ₽ | 22,259,895.84 |
| 30 70 | 70 Monthly Amortizations (2nd - 71st month) | ₽ | 317,998.51 |
| 60% | Balance on the 72nd month | ₽ | 44,519,791.68 |
| 00 70 | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₽ | 3,709,982.64 |
| | Total | Ð | 77,909,635.44 |
| | Total | P | 77,909,033.44 |
| Option 6 | 10-20(70)-70 step-up | | <u>AMOUNT</u> |
| | Unit Price | ₽ | 62,131,000.00 |
| | Bulk Buyer Discount | ₽ | - |
| 0.0% | Repeat Buyer Discount | ₽ | - |
| | Parking Price | ₱ | 4,740,000.00 |
| | Total Price Unit and Parking Slots | ₽ | 66,871,000.00 |
| | Total Price with VAT | ₽ | 74,895,520.00 |
| | Reservation Fee | ₽ | 250,000.00 |
| 10% | Downpayment (1st month) | ₽ | 7,239,552.00 |
| 20% | Amount for Amortization | ₽ | 14,979,104.00 |
| | 5% over 24 Monthly Amortizations (2nd - 25th month) | ₽ | 156,032.33 |
| | 7% over 24 Monthly Amortizations (26th - 49th month) | ₽ | 218,445.27 |
| | 8% over 22 Monthly Amortizations (50th - 71st month) | ₽ | 272,347.35 |
| 70% | Balance on the 72nd month | | |
| 1070 | Dalance on the 72nd month | ₽ | |
| | | ₽₽ | 52,426,864.00 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total | - | 52,426,864.00 3,744,776.00 |
| aa.a.b. [| Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total | ₽ | 52,426,864.00 3,744,776.00 78,640,296.00 |
| aunch f | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up | P | 52,426,864.00 3,744,776.00 78,640,296.00 <u>AMOUNT</u> |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price | P | 52,426,864.00 3,744,776.00 78,640,296.00 <u>AMOUNT</u> |
| 0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount | P P | 52,426,864.00 3,744,776.00 78,640,296.00 <u>AMOUNT</u> |
| 0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount | P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 |
| 0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price | P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 - - 4,740,000.00 |
| 0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots | P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 - 4,740,000.00 66,871,000.00 |
| 0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT | P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 - 4,740,000.00 66,871,000.00 74,895,520.00 |
| 0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots | P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 - 4,740,000.00 66,871,000.00 74,895,520.00 250,000.00 |
| 0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT | P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 - 4,740,000.00 66,871,000.00 74,895,520.00 250,000.00 |
| 0% 0.0% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee | P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 4,740,000.00 66,871,000.00 74,895,520.00 250,000.00 3,494,776.00 |
| 0% 0.0% 5% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment | P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 |
| 0% 0.0% 5% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) | P P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 4,740,000.00 66,871,000.00 74,895,520.00 250,000.00 3,494,776.00 1,747,388.00 3,744,776.00 |
| 0% 0.0% 5% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment | P P P P P P P P P P P P P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 4,740,000.00 66,871,000.00 74,895,520.00 250,000.00 3,494,776.00 1,747,388.00 3,744,776.00 624,129.33 |
| 0% 0.0% 5% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment 6 Monthly Amortizations (3rd to 8th month) | P P P P P P P P P P P P P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 4,740,000.00 66,871,000.00 250,000.00 3,494,776.00 1,747,388.00 3,744,776.00 624,129.33 14,979,104.00 |
| 0% 0.0% 5% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment 6 Monthly Amortizations (3rd to 8th month) Amount for Amortization | P P P P P P P P P P P P P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 4,740,000.00 66,871,000.00 74,895,520.00 250,000.00 3,494,776.00 1,747,388.00 3,744,776.00 624,129.33 14,979,104.00 156,032.33 |
| 0% 0.0% 5% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment 6 Monthly Amortizations (3rd to 8th month) Amount for Amortization 5% over 24 Monthly Amortizations (9th - 32nd month) | P P P P P P P P P P P P P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 66,871,000.00 74,895,520.00 250,000.00 3,494,776.00 1,747,388.00 3,744,776.00 624,129.33 14,979,104.00 156,032.33 218,445.27 |
| 0% 0.0% 5% 5% 20% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment 6 Monthly Amortizations (3rd to 8th month) Amount for Amortization 5% over 24 Monthly Amortizations (9th - 32nd month) 7% over 24 Monthly Amortizations (33rd to 56th month) | P P P P P P P P P P P P P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 AMOUNT 62,131,000.00 4,740,000.00 66,871,000.00 250,000.00 3,494,776.00 1,747,388.00 3,744,776.00 624,129.33 14,979,104.00 156,032.33 218,445.27 399,442.77 |
| 0% 0.0% 5% 5% 20% | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment 6 Monthly Amortizations (3rd to 8th month) Amount for Amortization 5% over 24 Monthly Amortizations (9th - 32nd month) 7% over 24 Monthly Amortizations (33rd to 56th month) 8% over 15 Monthly Amortizations (57th - 71st month) | P P P P P P P P P P P P P P P P P P P | 52,426,864.00 3,744,776.00 78,640,296.00 |

Total

- Post dated checks are required.
 Please make all checks payable to **SHANG PROPERTIES REALTY CORPORATION**
- All monthly amortizations and final balance including other charges shall become due and demandable upon turnover. • Bulk and/or repeat buyer discount is subject to validation if buyer is qualified for the said discount/s

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78,640,296.00