





Tower Unit: Type: Area in Square Meters: in Square Feet:

16th Floor Unit A
3BR Unit with Balcony
125.50
1,350.87 Unit Size 112.50 1210.94 45,198,000.00 USD 903,960.00 1,355,940.00 43,842,060.00 876,841.20 42,965,218.80 27,118.80 876,841.20 17,536.82 859,304.38

Unit Price: Php
Less 3% Post Dated Checks Discount:
Total Contract Price:
Less 2% Promo Discount:
Total Contract Price:
Add Solo Parking:

Total Contract Price:	Php	42,965,218.80	USD	859,304.38
Less Reservation Fee:	Php	60,000.00	USD	1,200.00
Net Contract Price:	Php	42,905,218.80	USD	858,104.38

	Property In	vestment VS Bank Inve	estment	t (PHP)
Illustration of the	Projected Price with Annum	12% Increase Per		Illustration of Projected Bank Earnings (3%)
Projecte	ed Price	Projected Yearly Income		Projected Yearly Income
1st year	45,198,000.00	5,423,760.00	VS	259,231.31
2nd year	50,621,760.00	6,074,611.20		267,008.25
3rd year	56,696,371.20	6,803,564.54		275,018.50
4th year	63,499,935.74	7,619,992.29		283,269.05
Estimated value	after 4 Years:	71,119,928.03		
	ı			
Total Cash Out	ROI in 4 years	Total Earnings		Total Earnings
12,931,565.64	200.45%	25,921,928.03		1,084,527.12
*The values at	bove are based on es	timates only and not nec	essarily	rindicative
of futs	use or likely price of the	o unit (based on No DR	cohomi	n\*

	OPTION 1:	NO DOWN PAYMENT T	ERM		
		In	Philippine Peso	In	USD
20% Monthly Amortization from 1st to 48th month Payable on July 30, 2023 to June 30, 2027		Php	178,771.75 /month 8,581,043.76	USD	3,575.43 /month 171,620.88
2.5% Lumpsum on the 12th month (Payable on Jun 2.5% Lumpsum on the 24th month (Payable on Jun 2.5% Lumpsum on the 36th month (Payable on Jun 2.5% Lumpsum on the 48th month (Payable on Jun 3.5% Lumpsum on the 48th	e 30, 2025) e 30, 2026)	Php Php Php	1,072,630.47 1,072,630.47 1,072,630.47 1,072,630.47	USD USD USD	21,452.61 21,452.61 21,452.61 21,452.61
70% Turnover Balance (Payable on Sept. 30, 2025 Payable thru CASH or Bank Financing		Php_	30,033,653.16	USD	600,673.06
гауаше или Смэтгог валк глиалсту	TOTAL DISCOUNT:	Php	2,232,781.20	USD	44,655.62
	Price Per Sqm: Price Per Sqft:	Php Php	342,352.34 31,805.60	USD USD	6,847.05 636.11
		* Conversion	is based on an exchange rate of 1 USD	= Php 50	



- NOTES:

  1. This document does not constitute nor form part of any contract, and is for information purposes only.
  2. Late payments may subject the above terms to recomputation for possible penalties, interest or other adjustments
  as any be determined by the SELLER.
  3. PIOCs are required for all payments, and about the made payable to Megaworld Corporation.
  PIOCs to Other Charges should be made payable to Megaworld Corporation.
  PIOCs to Other Charges should be made payable to Megaworld Corporation.
  PIOCs and the submitted to Megaworld Corporation, 20 years upon reservation to avail 3% PIOC Discount.
  5. All containing behaviors are the and demandablement immore.
  5. All containing behaviors are the and demandablement produced by the produced produced by the powerment shall be paid by the PURCHASER.

Estimated Annual Rental Yield	(PHP) Estimated Time
Estimated Annual Rental Yield	
	RENT (in years)
3.51%	28.53
	3.51% ased on estimates only and not

		SERVICED APARTMENT	(PHP)	
Estimated Daily Yield	Estimated Monthly		Estimated	
100.00 per sqm/day	Income	Estimated Annual Income	Annual Yield	
12,550	251,000	3,012,000	7.01%	







Tower Unit: Type: Area in Square Meters:

	1,350.87	1210.94	
Php	45.198.000.00		
	1,355,940.00		
_	43,842,060.00		
_	876,841.20	(Valid until June 30, 2023 Only)	
	42,965,218.80		
		<u></u>	
	Php	1,350.87  Php 45,198,000.00 1,355,940.00 43,842,060.00 876,841.20	1,350.87 1210.94  Php 45,198,000.00 1,355,940.00 43,842,060.00 876,841.20 (Volid until June 30, 2023 Only)

	A		
	16th Floor Unit A		
	3BR Unit with Balcony	Unit Size	Balcony Size
Ξ	125.50	112.50	13.00
Ξ	1,350.87	1210.94	139.93
р	45,198,000.00	US	SD 903,960.00
	1,355,940.00		27,118.80
	43,842,060.00		876,841.20

Total Contract Price:	Php	42,965,218.80	USD	859,304.38
Less Reservation Fee:	Php	60.000.00	USD	1.200.00
Net Contract Price:		42,905,218.80	USD	858,104.38

Illustration of the	Projected Price with Annum	12% Increase Per		Illustration of Projected Ban Earnings (3%
Projecte	d Price	Projected Yearly Income		Projected Yearly Income
1st year	45,198,000.00	5,423,760.00	VS	387,946.9
2nd year	50,621,760.00	6,074,611.20		399,585.3
3rd year	56,696,371.20	6,803,564.54		411,572.9
4th year	63,499,935.74	7,619,992.29		423,920.1
Estimated value	after 4 Years:	71,119,928.03		
Total Cash Out	ROI in 4 years	Total Earnings		Total Earnings
12,931,565.64	200.45%	25,921,928.03		1,623,025.4

OPTIO	N 2: NO DOWN PAYMENT TE	RM (STRAIGHT MONTHLY AMORTIZATION)		
		In Philippine Peso	In	USD
30% Monthly Amortization from 1st to 48th month Payable on July 30, 2023 to June 30, 2027		Php <u>268,157.62</u> /month 12,871,565.64	USD <u> </u>	5,363.15 /month 257,431.31
70% Turnover Balance Balance due on Sept. 30, 2025 Payable thru CASH or Bank Financing		Php 30,033,653.16	USD	600,673.06
, , ,	TOTAL DISCOUNT: Price Per Sqm: Price Per Sqft:	Php         2,232,781.20           Php         342,352.34           Php         31,805.60	USD USD USD	<b>44,655.62</b> 6,847.05 636.11
		* Conversion is based on an exchange rate of 1 USD	= Php 50	)



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  1. This document does not constitute not form part of any contract, and is for information purposes only.

  2. Lide payments may subject the above terms to recomputation for possible penalties, interest or other adjustments as may be determined by the SELLER.

  3. PIOCs are required for all payments, and should be made payable to Megaworld Corporation.

  PIOCs for Other Charges should be made payable to Megaworld Corporation.

  PIOCs in Other Charges should be made payable to Megaworld Corporation to avail 3% PIOC Discount.

  5. All costanding behaviores are due and defendables spot inscriver.

  6. All costanding behaviores are due and defendables post inscriver.

  6. Regulation compares and Real Property Tay (PIOY) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the Chargelinian compares and Real Property Tay (PIOY) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the Chargelinian compares and Real Property Tay (PIOY) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the Depot to the Purpose of the State Stat

<ul> <li>The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.</li> </ul>					
SERVICED APARTMENT (PHP)					
Estimated Daily Yield 100.00 per sqm/day	Estimated Monthly Income	Estimated Annual Income	Estimated Annual Yield		
12,550	251,000	3,012,000	7.01%		

Estimated Annual Rental Income

1,506,000

Estimated Monthly Rental Rate 1,000.00 per sqm

125,500

HEALTHY RENTAL RETURN (PHP)

3.51%

Estimated Annual Rental Yield of 100% ROI thru RENT (in years)

28.53







Tower Unit: Type: Area in Square Meters: in Square Feet:

16th Floor Unit A
3BR Unit with Balcony
125.50
1,350.87 Unit Size 112.50 1210.94 45,198,000.00 USD 903,960.00 1,355,940.00 43,842,060.00 876,841.20 42,965,218.80 27,118.80 876,841.20 17,536.82 859,304.38

Unit Price: Php Unit Price:
Less 3% Post Dated Checks Discount:
Total Contract Price:
Less 2% Promo Discount:
Total Contract Price:
Add Solo Parking:

Total Contract Price:	Php	42,965,218.80	USD	859,304.38
•				
Less Reservation Fee:	Php	60,000.00	USD	1,200.00
Net Contract Price:	Php	42,905,218.80	USD	858,104.38

	Property Inv	vestment VS Bank Inve	stment	t (PHP)
Illustration of the	Projected Price with Annum	12% Increase Per		Illustration of Projected Bank Earnings (3%)
Projecte	d Price	Projected Yearly Income		Projected Yearly Income
1st year	45,198,000.00	5,423,760.00	VS	104,772.53
2nd year	50,621,760.00	6,074,611.20		107,915.70
3rd year	56,696,371.20	6,803,564.54		111,153.17
4th year	63,499,935.74	7,619,992.29		114,487.77
Estimated value	after 4 Years:	71,119,928.03		
Total Cash Out	ROI in 4 years	Total Earnings		Total Earnings
12,931,565.64	200.45%	25,921,928.03		438,329.16
		timates only and not nec		

	OPTION 3:	NO DOWN PAYMENT T	ERM			
		In	Philippine Peso		In	USD
8% Monthly Amortization from 1st to 24th month Payable on July 30, 2023 to June 30, 2025		Php _	71,508.70 /month 3,432,417.50		USD	1,430.17 /month 68,648.35
12% Monthly Amortization from 25th to 48th mont Payable on July 30, 2025 to June 30, 2027	י	Php _	214,526.09 /month 5,148,626.26		USD	4,290.52 /month 102,972.53
2.5% Lumpsum on the 12th month ( <i>Payable on Ju</i> 2.5% Lumpsum on the 24th month ( <i>Payable on Ju</i> 2.5% Lumpsum on the 36th month ( <i>Payable on Ju</i> 2.5% Lumpsum on the 48th month ( <i>Payable on Ju</i>	ne 30, 2025) ne 30, 2025)	Php Php Php Php	1,072,630.47 1,072,630.47 1,072,630.47 1,072,630.47		USD USD USD USD	21,452.61 21,452.61 21,452.61 21,452.61
Turnover Balance (Payable on Sept. 30, 202 Payable thru CASH or Bank Financing	5)	Php_	30,033,653.16		USD	600,673.06
r dyasic tind onto ro. Bankr manoning	TOTAL DISCOUNT:	Php	2,232,781.20		USD	44,655.62
	Price Per Sqm: Price Per Sqft:	Php Php	342,352.34 31,805.60		USD USD	6,847.05 636.11
		* Conversion	is based on an exchange rate of	f1 USD =	Php 50	



- NOTES:

  1. This document does not constitute nor form part of any contract, and is for information purposes only.

  2. Lete payments may subject the above terms to recomputation for possible penalties, interest or other adjustments as any be determed by the SELEET.

  3. PIOS are required for all payments, and should be made populate to the Magnerout Corporation.

  4. PIOS are required for all payments, and should be made populate to the Segment Corporation.

  4. PIOS must be submitted to Megazineth Corporation.

  5. All collatarding balances are the and demandable upon turnour.

  6. All collatarding balances are the and profit in ER (PIT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be part by the PRICA-MERT.

	Н	EALTHY RENTAL RETURN	(PHP)		
Estimated Monthly Rental Rate	Estimated Annual	Estimated Annual Rental Yield	Estimated Time of 100% ROI thr		
1,000.00 per sqm	Rental Income		RENT (in years)		
125,500	1,506,000	3.51%	28.53		
The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.					

		SERVICED APARTMENT	(PHP)
Estimated Daily Yield	Estimated Monthly		Estimated
100.00 per sqm/day	Income	Estimated Annual Income	Annual Yield
12,550	251,000	3,012,000	7.01%







Tower Unit:		A 16th Floor Unit A	-		
Type: Area in Square Meters: in Square Feet:	3	125.50 1350.87		Unit Size 112.50 1210.94	Balcony Size 13.00 139.93
Unit Price: Less 5% Post Dated Check Discount: Total Contract Price: Less 2% Promo Discount: Total Contract Price: Add Solo Parking Slot	Php	45,198,000.00 1,355,940.00 43,842,060.00 876,841.20 42,965,218.80	(Valid until June 3G	USD	903,960.00 27,118.80 876,841.20 17,536.82 859,304.38
Total Contract Price:  Less Discount from Downpayment:	-	42,965,218.80 902,269.59	-	<del></del>	859,304.38 18,045.39
Total Contract Price:	Php	,		USD	841,258.98

llustration of the Proje	ected Price with 12% Inc	crease Per Annum		Illustration of Projected Bank Earnings (3%)
Projecte	Projected Price Projected Yearly Income			Projected Yearly Income
1st year	45,198,000.00	5,423,760.00	vs	438,756
2nd year	50,621,760.00	6,074,611.20		529,256
3rd year	56,696,371.20	6,803,564.54		622,471
4th year	63,499,935.74	7,619,992.29		718,482
Estimated value	after 4 Years:	71,119,928.03		
Total Cash Out	ROI in 4 years	Total Earnings	-	Total Earnings
21,482,609.40	120.66%	25,921,928.03		2,308,967

30% DOWNPAYMENT TERM In USD 30% Down Payment
Less 7% Discount on the Downpayment
Total Contract Price:
30% Add. Parking Slot
Total Contract Price:
Less Reservation Fee
NET 30% Down Payment
Payable on July 30, 2023 USD Php 12.889.565.64 257.791.31 902,269.59 239,745.92 11,987,296.05 239,745.92 60,000.00 11,927,296.05 214,826.09 /month 8,593,043.76 4,296.52 /month 171,860.88 20% Monthly Amortization for 40 months

Payable on August 30, 2023 to Nov. 30, 2026 USD 21,482,609.40 429,652.19 50% Turnover Balance
Payable thru CASH or Bank Financing USD TOTAL DISCOUNT: 3,135,050.79 62,701.02 USD Payable on Sept. 30, 2025 335,162.94 31,137.69 Price Per Sqm: Price Per Sqft: 6,703.26 622.75 \* Conversion is based on an exchange rate of 1 USD = Php 50



	HEA	LTHY RENTAL RETURN	(PHP)			
Estimated Monthly Rental Rate	Estimated Annual Rental	Estimated Annual Rental	Estimated Time of 100% ROI thru RENT			
1,000.00	Income	Yield	(in years)			
per sqm			, , , , ,			
125,500	1,506,000	-166.91%	-0.60			
	* The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.					

Estimated Daily Yield 100.00

SERVICED APARTMENT

Estimated Annual Income

4,518,000

Estimated Annual Yield

-500.74%

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  3. PDCs are required for all payments, and should be made payable to Megaworld Corporation.

  PDCs for Other Charges should be made payable to Megaworld Corporation.

  2. All outstanding balances are due and demandable upon turnover.

  3. All outstanding balances are due and demandable upon turnover.

  4. Registration expenses and Real Property fax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.

  4. PDCs must be submitted to Megaworld Corporation, 15 days upon reservation to avail 3% PDC Discount. Failure to submit PDCs within given time would result in forfeiture of the 3% PDC Discount.

  4. PDCs must be submitted to Megaworld Corporation, 15 days upon reservation to avail 3% PDC Discount. Failure to submit PDCs within given time would result in forfeiture of the 3% PDC Discount.







Total Contract Price: I	Phn	40 816 957 86		USD	816.339.16
Less Discount from Downpayment:		2,148,260.94			42,965.22
Total Contract Price:	_	42,965,218.80	-		859,304.38
Add Solo Parking Slot		42,303,210.00			033,304.30
Total Contract Price:	-	42.965.218.80	(Valid antil Jane 30	, 2023 (111)	859,304.38
Less 2% Promo Discount:		876.841.20	(Valid until June 30	1 2023 Only)	17.536.82
Total Contract Price:	-	43.842.060.00	-	-	876.841.20
Less 5% Post Dated Check Discount:	i iip	1.355.940.00		OOD	27.118.80
Unit Price:	Php	45.198.000.00		USD	903.960.00
in Square Feet:	_	1350.87	_	1210.94	139.93
Area in Square Meters:	_	125.50	_	112.50	13.00
Type:	3	BR Unit with Balcony	<u>r</u>	Unit Size	Balcony Size
Unit:	-	16th Floor Unit A			
Tower		Α			

llustration of the Proj	ected Price with 12% Inc	crease Per Annum		Illustration of Projected Bank Earnings (3%)
Projecte	d Price	Projected Yearly Income		Projected Yearl Income
1st year	45,198,000.00	5,423,760.00	vs	608,898
2nd year	50,621,760.00	6,074,611.20		654,233
3rd year	56,696,371.20	6,803,564.54		700,928
4th year	63,499,935.74	7,619,992.29		749,024
Estimated value	after 4 Years:	71,119,928.03		
Total Cash Out	ROI in 4 years	Total Earnings	-	Total Earnings
24,490,174.72	105.85%	25,921,928.03		2,713,085

**50% DOWNPAYMENT TERM** In USD 50% Down Payment
Less 10% Discount on the Downpayment
Total Contract Price:
50% Add Parking Slot
Total Contract Price:
Less Reservation Fee
NET 50% Down Payment
Payable on July 30, 2023 USD Php 21.482.609.40 429.652.19 2,148,260.94 19.334.348.46 42,965.22 386.686.97 19,334,348.46 386,686.97 75,189.13 /month 3,007,565.32 1,503.78 /month 60,151.31 7% Monthly Amortization for 40 months

Payable on August 30, 2023 to Nov. 30, 2026 USD 18,475,044.08 43% Turnover Balance
Payable thru CASH or Bank Financing USD TOTAL DISCOUNT: 4,381,042.14 87,620.84 Payable on Sept. 30, 2025 USD 6,504.69 604.31 325,234.72 30,215.32 Price Per Sqm: Price Per Sqft: \* Conversion is based on an exchange rate of 1 USD = Php 50



	HEA	LTHY RENTAL RETURN	(PHP)		
Estimated Monthly Rental Rate	Estimated Annual Rental	Estimated Annual Rental	Estimated Time of 100% ROI thru RENT		
1,000.00	Income	Yield	(in years)		
per sqm			( ),		
125,500	1,506,000	-70.10%	-1.43		
	* The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.				

Estimated Daily Yield 100.00

SERVICED APARTMENT

Estimated Annual Income

4,518,000

Estimated Annual Yield

-210.31%

- NOTES:

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  3. PDCs are required for all payments, and should be made payable to Megaworld Corporation.

  PDCs for Other Charges should be made payable to Megaworld Corporation.

  2. All outstanding balances are due and demandable upon turnover.

  3. All outstanding balances are due and demandable upon turnover.

  4. Registration expenses and Real Property fax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.

  4. PDCs must be submitted to Megaworld Corporation, 15 days upon reservation to avail 3% PDC Discount. Failure to submit PDCs within given time would result in forfeiture of the 3% PDC Discount.

  4. PDCs must be submitted to Megaworld Corporation, 15 days upon reservation to avail 3% PDC Discount. Failure to submit PDCs within given time would result in forfeiture of the 3% PDC Discount.







Tower Unit: 16th Floor Unit A 3BR Unit with Balcony Unit Size Type: Balcony Size Area in Square Meters: 125.50 112.50 13.00 in Square Feet: 1210.94 139.93 1350.87 Unit Price: 45,198,000.00 903,960.00

	Property Investm	ent VS Bank Inves	tment	(PHP)
Illustration of the F	Projected Price with Annum	1 12% Increase Per		Illustration of Projected Bank Earnings (3%)
Projecte	ed Price	Projected Yearly Income		Projected Yearly Income
1st year	45,198,000.00	5,423,760.00	٧s	1,186,447.50
2nd year	50,621,760.00	6,074,611.20		1,222,040.93
3rd year	56,696,371.20	6,803,564.54		1,258,702.15
4th year	63,499,935.74	7,619,992.29		1,296,463.22
Estimated value	e after 4 Years:	71,119,928.03		
Total Cash Out	ROI in 4 years	Total Earnings		Total Earnings
39,488,250.00	65.64%	25,921,928.03		4,963,653.80
				t necessarily indicative
	of future or likely pri	ce of the unit. (based	d on N	o DP scheme)*

CASH TERM In Philippine Peso In USD Php 45,198,000.00 903,960.00 100% CASH USD Less 12.5% Discount on the Downpayment Total Downpayment Add Solo Parking Slot: 39,548,250.00 790,965.00 Total Downpayment
Less Reservation Fee
Net 100% Downpayment 39.548.250.00 790.965.00 Payable on July 30, 2023 0% Turnover Balance USD Php TOTAL DISCOUNT: 5,649,750.00 112,995.00 315,125.50 29,231.73 6,302.51 585.52 Price Per Sqm: Price Per Sqft: \*Conversion is based on an exchange rate of 1 USD = Php 50

Estimated Daily Yield 100.00

per sqm/day

12,550



	HEALT	HY RENTAL RETURN	(PHP)	
Estimated Monthly Rental Rate	Estimated Annual		Estimated Time of 100% ROI three	
1,000.00 per sqm	Rental Income	Yield	RENT (in years)	
125,500	1,506,000	3.81%	26.26	

SERVICED APARTMENT

Estimated Annual

Income

4,518,000

Estimated Monthly

Income

376,500

(PHP)

Estimated Annual Yield

11.42%

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   PDCs are required for all payments, and should be made payable to Megaworld Corporation.

- PDCs for Other Charges should be made payable to Megaworld Corporation.

  4. PDCs must be submitted to Megaworld Corporation, 30 days upon reservation of the unit.

  5. All outstanding balances are due and demandable upon turnover.
- 5. Au distanting parameters are use and demandance upon furniver.

  6. Registration expenses and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.