

STANDARD SAMPLE COMPUTATIONS

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| | Sep 27, 2024 |
| Unit | 47A |
| Wing | 0 |
| Description | 3BR Signature |
| Area in sqm | 211.79 |
| Unit Price without VAT | Php69,540,000.00 |
| Unit Price with VAT | Php77,884,800.00 |
| Parking Price without VAT | Php4,280,000.00 |
| Parking Price with VAT | Php4,793,600.00 |
| Total Contract Price with VAT | Php82,678,400.00 |
| Assigned Parking Slot | P2-95; P2-96/97 |

| Option 1 | 95-5 | AMOUNT |
|----------|--|------------------------|
| | Unit Price | ₱ 69,540,000.00 |
| 12% | Term Discount | ₱ 8,344,800.00 |
| 0% | Bulk Buyer Discount | ₱ - |
| 0.0% | Repeat Buyer Discount | ₱ - |
| | Parking Price | ₱ 4,280,000.00 |
| | Net Price: Unit and Parking Slots | ₱ 65,475,200.00 |
| | Total Price with VAT | ₱ 73,332,224.00 |
| | Reservation Fee | ₱ 250,000.00 |
| 95% | Downpayment (1st month) | ₱ 69,415,612.80 |
| 5% | Balance on the 72nd month | ₱ 3,666,611.20 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ 3,666,611.20 |
| | Total | ₱ 76,998,835.20 |

| Option 2 | Annual Payment | AMOUNT |
|----------|--|------------------------|
| | Unit Price | ₱ 69,540,000.00 |
| 5% | Term Discount | ₱ 3,477,000.00 |
| 0% | Bulk Buyer Discount | ₱ - |
| 0.0% | Repeat Buyer Discount | ₱ - |
| | Parking Price | ₱ 4,280,000.00 |
| | Net Price: Unit and Parking Slots | ₱ 70,343,000.00 |
| | Total Price with VAT | ₱ 78,784,160.00 |
| | Reservation Fee | ₱ 250,000.00 |
| 14.3% | Downpayment (1st month) | ₱ 11,004,880.00 |
| 14.3% | on the 12th month | ₱ 11,254,880.00 |
| 14.3% | on the 24th month | ₱ 11,254,880.00 |
| 14.3% | on the 36th month | ₱ 11,254,880.00 |
| 14.3% | on the 48th month | ₱ 11,254,880.00 |
| 14.3% | on the 60th month | ₱ 11,254,880.00 |
| 14.3% | on the 72nd month | ₱ 11,254,880.00 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ 3,939,208.00 |
| | Total | ₱ 82,723,368.00 |

| Option 3 | 20-30(70)-50 | AMOUNT |
|----------|--|------------------------|
| | Unit Price | ₱ 69,540,000.00 |
| 2.5% | Term Discount | ₱ 1,738,500.00 |
| 0% | Bulk Buyer Discount | ₱ - |
| 0.0% | Repeat Buyer Discount | ₱ - |
| | Parking Price | ₱ 4,280,000.00 |
| | Net Price: Unit and Parking Slots | ₱ 72,081,500.00 |
| | Total Price with VAT | ₱ 80,731,280.00 |
| | Reservation Fee | ₱ 250,000.00 |
| 20% | Downpayment (1st month) | ₱ 15,896,256.00 |
| 30% | Amount for Amortization | ₱ 24,219,384.00 |
| | 70 Monthly Amortizations (2nd - 71st month) | ₱ 345,991.20 |
| 50% | Balance on the 72nd month | ₱ 40,365,640.00 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ 4,036,564.00 |
| | Total | ₱ 84,767,844.00 |

| Option 4 | 20-20(70)-60 | AMOUNT |
|----------|---------------|-----------------|
| | Unit Price | ₱ 69,540,000.00 |
| 1.75% | Term Discount | ₱ 1,216,950.00 |

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|------|--|---|---|----------------------|
| 0% | Bulk Buyer Discount |  | ₱ | - |
| 0.0% | Repeat Buyer Discount | SHANG | ₱ | - |
| | Parking Price | BAUHINTA | ₱ | 4,280,000.00 |
| | Net Price: Unit and Parking Slots | RESIDENCES | ₱ | 72,603,050.00 |
| | Total Price with VAT | | ₱ | 81,315,416.00 |
| | Reservation Fee | | ₱ | 250,000.00 |
| 20% | Downpayment (1st month) | | ₱ | 16,013,083.20 |
| 20% | Amount for Amortization | | ₱ | 16,263,083.20 |
| | 70 Monthly Amortizations (2nd - 71st month) | | ₱ | 232,329.76 |
| 60% | Balance on the 72nd month | | ₱ | 48,789,249.60 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | | ₱ | 4,065,770.80 |
| | Total | | ₱ | 85,381,186.80 |

| Option 5 10-30(70)-60 | | AMOUNT | | |
|-------------------------|--|--------|--|----------------------|
| | Unit Price | ₱ | | 69,540,000.00 |
| 1% | Term Discount | ₱ | | 695,400.00 |
| 0% | Bulk Buyer Discount | ₱ | | - |
| 0.0% | Repeat Buyer Discount | ₱ | | - |
| | Parking Price | ₱ | | 4,280,000.00 |
| | Net Price: Unit and Parking Slots | ₱ | | 73,124,600.00 |
| | Total Price with VAT | ₱ | | 81,899,552.00 |
| | Reservation Fee | ₱ | | 250,000.00 |
| 10% | Downpayment (1st month) | ₱ | | 7,939,955.20 |
| 30% | Amount for Amortization | ₱ | | 24,569,865.60 |
| | 70 Monthly Amortizations (2nd - 71st month) | ₱ | | 350,998.08 |
| 60% | Balance on the 72nd month | ₱ | | 49,139,731.20 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ | | 4,094,977.60 |
| | Total | ₱ | | 85,994,529.60 |

| Option 6 10-20(70)-70 step-up | | AMOUNT | | |
|---------------------------------|--|--------|--|----------------------|
| | Unit Price | ₱ | | 69,540,000.00 |
| 0% | Bulk Buyer Discount | ₱ | | - |
| 0.0% | Repeat Buyer Discount | ₱ | | - |
| | Parking Price | ₱ | | 4,280,000.00 |
| | Total Price Unit and Parking Slots | ₱ | | 73,820,000.00 |
| | Total Price with VAT | ₱ | | 82,678,400.00 |
| | Reservation Fee | ₱ | | 250,000.00 |
| 10% | Downpayment (1st month) | ₱ | | 8,017,840.00 |
| 20% | Amount for Amortization | ₱ | | 16,535,680.00 |
| | 5% over 24 Monthly Amortizations (2nd - 25th month) | ₱ | | 172,246.67 |
| | 7% over 24 Monthly Amortizations (26th - 49th month) | ₱ | | 241,145.33 |
| | 8% over 22 Monthly Amortizations (50th - 71st month) | ₱ | | 300,648.73 |
| 70% | Balance on the 72nd month | ₱ | | 57,874,880.00 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ | | 4,133,920.00 |
| | Total | ₱ | | 86,812,320.00 |

| Launch Promo 1 5(2)-5(6)-20(63)-70 step-up | | AMOUNT | | |
|--|--|--------|--|----------------------|
| | Unit Price | ₱ | | 69,540,000.00 |
| 0% | Bulk Buyer Discount | ₱ | | - |
| 0.0% | Repeat Buyer Discount | ₱ | | - |
| | Parking Price | ₱ | | 4,280,000.00 |
| | Net Price: Unit and Parking Slots | ₱ | | 73,820,000.00 |
| | Total Price with VAT | ₱ | | 82,678,400.00 |
| | Reservation Fee | ₱ | | 250,000.00 |
| 5% | Downpayment | ₱ | | 3,883,920.00 |
| | 2 Monthly Amortizations (1st to 2nd month) | ₱ | | 1,941,960.00 |
| 5% | Downpayment | ₱ | | 4,133,920.00 |
| | 6 Monthly Amortizations (3rd to 8th month) | ₱ | | 688,986.67 |
| 20% | Amount for Amortization | ₱ | | 16,535,680.00 |
| | 5% over 24 Monthly Amortizations (9th - 32nd month) | ₱ | | 172,246.67 |
| | 7% over 24 Monthly Amortizations (33rd to 56th month) | ₱ | | 241,145.33 |
| | 8% over 15 Monthly Amortizations (57th - 71st month) | ₱ | | 440,951.47 |
| 70% | Balance on the 72nd month | ₱ | | 57,874,880.00 |
| | Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) | ₱ | | 4,133,920.00 |
| | Total | ₱ | | 86,812,320.00 |

• Post dated checks are required.

• Please make all checks payable to **SHANG PROPERTIES REALTY CORP.**

• All monthly amortizations and final balance including other charges shall become due and demandable upon turnover.

* Prices stated for this unit are for illustration purposes only to manage pre-launch demand. Actual unit availability and price to be determined based on priority selling pre-set guidelines.