

Payment Option1: with 10% Spot Downpayment

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
CENTRALIS TOWERS
TERM IS SUBJECT FOR APPROVAL

Tower 1	Unit 929	Floor 9	Floor Area 23.00 sqm / 247.57 sqft	Model STUDIO
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SELLING PRICE	P 6,407,800.00	GBP 91,540.00
Less: VAT(if applicable)	P 686,550.00	GBP 9,807.86
15% Buyer Discount (Booked 20 days after RESERVATION)	P 858,187.50	GBP 12,259.82

SELLING PRICE AFTER DISCOUNTS	P 4,863,062.50	GBP 69,472.32
Add: VAT(if applicable)	P 583,567.50	GBP 8,336.68
Other Charges	P 425,414.38	GBP 6,077.35
TOTAL RECEIVABLE	P 5,872,044.38	GBP 83,886.35

DOWNPAYMENT		
Downpayment (20% of Selling Price)	P 1,089,326.00	GBP 15,561.80
Total Other Charges & Fees	P 85,082.88	GBP 1,215.47
TOTAL REQUIRED DOWNPAYMENT	P 1,174,408.88	GBP 16,777.27

Less: Reservation Fee	27-Mar-25	P 50,000.00	GBP 714.29
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		P 1,124,408.88	GBP 16,062.98

Spot Downpayment (10% of Selling Price)	P 494,663.00	GBP 7,066.61	
Other Charges	P 42,541.44	GBP 607.73	
Total Spot DP and Other Charges payable on or before:	16-Apr-25	P 537,204.44	GBP 7,674.35

Stretched Downpayment (10% of Selling Price)	P 544,663.00	GBP 7,780.90	
Other Charges	P 42,541.44	GBP 607.73	
Total Stretched DP and Other Charges payable in 54 months		P 587,204.44	GBP 8,388.63

54	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-May-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	2nd Downpayment due on	17-Jun-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	3rd Downpayment due on	17-Jul-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	4th Downpayment due on	17-Aug-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	5th Downpayment due on	17-Sep-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	6th Downpayment due on	17-Oct-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	7th Downpayment due on	17-Nov-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	8th Downpayment due on	17-Dec-25	10,086.35	787.80	P 10,874.15	GBP 155.35
	9th Downpayment due on	17-Jan-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	10th Downpayment due on	17-Feb-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	11th Downpayment due on	17-Mar-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	12th Downpayment due on	17-Apr-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	13th Downpayment due on	17-May-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	14th Downpayment due on	17-Jun-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	15th Downpayment due on	17-Jul-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	16th Downpayment due on	17-Aug-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	17th Downpayment due on	17-Sep-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	18th Downpayment due on	17-Oct-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	19th Downpayment due on	17-Nov-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	20th Downpayment due on	17-Dec-26	10,086.35	787.80	P 10,874.15	GBP 155.35
	21st Downpayment due on	17-Jan-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	22nd Downpayment due on	17-Feb-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	23rd Downpayment due on	17-Mar-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	24th Downpayment due on	17-Apr-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	25th Downpayment due on	17-May-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	26th Downpayment due on	17-Jun-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	27th Downpayment due on	17-Jul-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	28th Downpayment due on	17-Aug-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	29th Downpayment due on	17-Sep-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	30th Downpayment due on	17-Oct-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	31st Downpayment due on	17-Nov-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	32nd Downpayment due on	17-Dec-27	10,086.35	787.80	P 10,874.15	GBP 155.35
	33rd Downpayment due on	17-Jan-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	34th Downpayment due on	17-Feb-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	35th Downpayment due on	17-Mar-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	36th Downpayment due on	17-Apr-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	37th Downpayment due on	17-May-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	38th Downpayment due on	17-Jun-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	39th Downpayment due on	17-Jul-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	40th Downpayment due on	17-Aug-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	41st Downpayment due on	17-Sep-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	42nd Downpayment due on	17-Oct-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	43rd Downpayment due on	17-Nov-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	44th Downpayment due on	17-Dec-28	10,086.35	787.80	P 10,874.15	GBP 155.35
	45th Downpayment due on	17-Jan-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	46th Downpayment due on	17-Feb-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	47th Downpayment due on	17-Mar-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	48th Downpayment due on	17-Apr-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	49th Downpayment due on	17-May-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	50th Downpayment due on	17-Jun-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	51st Downpayment due on	17-Jul-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	52nd Downpayment due on	17-Aug-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	53rd Downpayment due on	17-Sep-29	10,086.35	787.80	P 10,874.15	GBP 155.35
	54th Downpayment due on	17-Oct-29	10,086.45	788.04	P 10,874.49	GBP 155.35

PAYMENT SCHEDULE: BALANCE		
Bank Guarantee must be submitted on or before	17-May-29	
DUE AND PAYABLE ON	16-Nov-29	P 4,697,635.50
(Loanable from a Financing Institution)		GBP 67,109.08

NOTE:

- In the event of an increase in Other Charges, AVIDA LAND CORP. has the right to charge the Purchaser as mandated in the CTS & DAS.
- Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
- Delay in any payment is an event of default entitling the Seller to exercise remedial options, which include collection of penalty at the rate of two percent (2%) of the unpaid amount for every month (or a fraction thereof) of delay as specified under Sec 4(ii) of the RA and Sec 4.2 of the CTS
- For Bank Financing Program, Buyer is required to issue a post-dated check(s) covering the balance lump-sum payment to guarantee the timely issuance of the bank guarantee. Upon Seller's receipt of the bank guarantee, the relevant lumpsum check(s) shall be returned to the Buyer. If no bank guarantee is received by the Seller, and unless advised otherwise on or before thirty (30) days before due date, the Buyer is deemed to have opted direct payment on due date, whether by deposit of the relevant post-dated check or auto-debit instructions to his designated bank, without need of demand nor notice.**
- All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..

Payment Option 2: Stretch Downpayment

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
CENTRALIS TOWERS
TERM IS SUBJECT FOR APPROVAL

Tower	Unit	Floor	Floor Area	Model
1	929	9	23.00 sqm / 247.57 sqft	STUDIO

		P	GBP
SELLING PRICE		6,407,800.00	91,540.00
Less:	VAT(if applicable)	686,550.00	9,807.86
	9% Buyer Discount (Booked 20 days after RESERVATION)	514,912.50	7,355.89
SELLING PRICE AFTER DISCOUNTS		5,206,337.50	74,376.25
Add:	VAT(if applicable)	624,760.50	8,925.15
	Other Charges	449,443.63	6,420.62
TOTAL RECEIVABLE		6,280,541.63	89,722.02
DOWNPAYMENT			
	Downpayment (20% of Selling Price)	1,166,219.60	16,660.28
	Total Other Charges & Fees	89,888.73	1,284.12
TOTAL REQUIRED DOWNPAYMENT		1,256,108.33	17,944.40
Less:	Reservation Fee	50,000.00	714.29
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		1,206,108.33	17,230.12

54	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	16-Apr-25	20,670.73	1,664.61	22,335.34	319.08
	2nd Downpayment due on	17-May-25	20,670.73	1,664.61	22,335.34	319.08
	3rd Downpayment due on	17-Jun-25	20,670.73	1,664.61	22,335.34	319.08
	4th Downpayment due on	17-Jul-25	20,670.73	1,664.61	22,335.34	319.08
	5th Downpayment due on	17-Aug-25	20,670.73	1,664.61	22,335.34	319.08
	6th Downpayment due on	17-Sep-25	20,670.73	1,664.61	22,335.34	319.08
	7th Downpayment due on	17-Oct-25	20,670.73	1,664.61	22,335.34	319.08
	8th Downpayment due on	17-Nov-25	20,670.73	1,664.61	22,335.34	319.08
	9th Downpayment due on	17-Dec-25	20,670.73	1,664.61	22,335.34	319.08
	10th Downpayment due on	17-Jan-26	20,670.73	1,664.61	22,335.34	319.08
	11th Downpayment due on	17-Feb-26	20,670.73	1,664.61	22,335.34	319.08
	12th Downpayment due on	17-Mar-26	20,670.73	1,664.61	22,335.34	319.08
	13th Downpayment due on	17-Apr-26	20,670.73	1,664.61	22,335.34	319.08
	14th Downpayment due on	17-May-26	20,670.73	1,664.61	22,335.34	319.08
	15th Downpayment due on	17-Jun-26	20,670.73	1,664.61	22,335.34	319.08
	16th Downpayment due on	17-Jul-26	20,670.73	1,664.61	22,335.34	319.08
	17th Downpayment due on	17-Aug-26	20,670.73	1,664.61	22,335.34	319.08
	18th Downpayment due on	17-Sep-26	20,670.73	1,664.61	22,335.34	319.08
	19th Downpayment due on	17-Oct-26	20,670.73	1,664.61	22,335.34	319.08
	20th Downpayment due on	17-Nov-26	20,670.73	1,664.61	22,335.34	319.08
	21st Downpayment due on	17-Dec-26	20,670.73	1,664.61	22,335.34	319.08
	22nd Downpayment due on	17-Jan-27	20,670.73	1,664.61	22,335.34	319.08
	23rd Downpayment due on	17-Feb-27	20,670.73	1,664.61	22,335.34	319.08
	24th Downpayment due on	17-Mar-27	20,670.73	1,664.61	22,335.34	319.08
	25th Downpayment due on	17-Apr-27	20,670.73	1,664.61	22,335.34	319.08
	26th Downpayment due on	17-May-27	20,670.73	1,664.61	22,335.34	319.08
	27th Downpayment due on	17-Jun-27	20,670.73	1,664.61	22,335.34	319.08
	28th Downpayment due on	17-Jul-27	20,670.73	1,664.61	22,335.34	319.08
	29th Downpayment due on	17-Aug-27	20,670.73	1,664.61	22,335.34	319.08
	30th Downpayment due on	17-Sep-27	20,670.73	1,664.61	22,335.34	319.08
	31st Downpayment due on	17-Oct-27	20,670.73	1,664.61	22,335.34	319.08
	32nd Downpayment due on	17-Nov-27	20,670.73	1,664.61	22,335.34	319.08
	33rd Downpayment due on	17-Dec-27	20,670.73	1,664.61	22,335.34	319.08
	34th Downpayment due on	17-Jan-28	20,670.73	1,664.61	22,335.34	319.08
	35th Downpayment due on	17-Feb-28	20,670.73	1,664.61	22,335.34	319.08
	36th Downpayment due on	17-Mar-28	20,670.73	1,664.61	22,335.34	319.08
	37th Downpayment due on	17-Apr-28	20,670.73	1,664.61	22,335.34	319.08
	38th Downpayment due on	17-May-28	20,670.73	1,664.61	22,335.34	319.08
	39th Downpayment due on	17-Jun-28	20,670.73	1,664.61	22,335.34	319.08
	40th Downpayment due on	17-Jul-28	20,670.73	1,664.61	22,335.34	319.08
	41st Downpayment due on	17-Aug-28	20,670.73	1,664.61	22,335.34	319.08
	42nd Downpayment due on	17-Sep-28	20,670.73	1,664.61	22,335.34	319.08
	43rd Downpayment due on	17-Oct-28	20,670.73	1,664.61	22,335.34	319.08
	44th Downpayment due on	17-Nov-28	20,670.73	1,664.61	22,335.34	319.08
	45th Downpayment due on	17-Dec-28	20,670.73	1,664.61	22,335.34	319.08
	46th Downpayment due on	17-Jan-29	20,670.73	1,664.61	22,335.34	319.08
	47th Downpayment due on	17-Feb-29	20,670.73	1,664.61	22,335.34	319.08
	48th Downpayment due on	17-Mar-29	20,670.73	1,664.61	22,335.34	319.08
	49th Downpayment due on	17-Apr-29	20,670.73	1,664.61	22,335.34	319.08
	50th Downpayment due on	17-May-29	20,670.73	1,664.61	22,335.34	319.08
	51st Downpayment due on	17-Jun-29	20,670.73	1,664.61	22,335.34	319.08
	52nd Downpayment due on	17-Jul-29	20,670.73	1,664.61	22,335.34	319.08
	53rd Downpayment due on	17-Aug-29	20,670.73	1,664.61	22,335.34	319.08
	54th Downpayment due on	17-Sep-29	20,670.91	1,664.40	22,335.31	319.08

PAYMENT SCHEDULE: BALANCE		P	GBP
	Bank Guarantee must be submitted on or before	17-Oct-28	
	DUE AND PAYABLE ON	17-Apr-29	
	(Loanable from a Financing Institution)	5,024,433.30	71,777.62

- NOTE:**
- In the event of an increase in Other Charges, AVIDA LAND CORP. has the right to charge the Purchaser as mandated in the CTS & DAS.
 - Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
 - Delay in any payment is an event of default entitling the Seller to exercise remedial options, which include collection of penalty at the rate of two percent (2%) of the unpaid amount for every month (or a fraction thereof) of delay as specified under Sec 4(ii) of the RA and Sec 4.2 of the CTS
 - For Bank Financing Program, Buyer is required to issue a post-dated check(s) covering the balance lump-sum payment to guarantee the timely issuance of the bank guarantee. Upon Seller's receipt of the bank guarantee, the relevant lumpsum check(s) shall be returned to the Buyer. If no bank guarantee is received by the Seller, and unless advised otherwise on or before thirty (30) days before due date, the Buyer is deemed to have opted direct payment on due date, whether by deposit of the relevant post-dated check or auto-debit instructions to his designated bank, without need of demand nor notice.**
 - All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..

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