

**INTEROFFICE MEMORANDUM**

Ref #: DMPVI-24-01-004

TO : Accounting / Customer Care / DICD / Finance / IT / Legal & Permits /  
Marketing / PAU / Sales Admin / Sales Management / Sales Training

CC : BPU / PD File

FROM : Project Development

DATE : February 12, 2024

SUBJECT : THE VALERON TOWER  
**Release of Selected Inventory**

Please be informed that we will be launching Studio and 3 Bedroom units from the 45th to 50th floors of **THE VALERON TOWER (VAL)** effective on February 16, 2024. Please see details below:

**I. RESIDENTIAL UNITS**

**A. Inventory Summary and Price Ranges (as reflected in pricelist)**

| Type  | Description  | No. of Inventory | Unit Area               | Gross Area  | List Price |         |
|-------|--------------|------------------|-------------------------|-------------|------------|---------|
|       |              |                  | (in sqm., more or less) |             | Min        | Max     |
| Units | Studio       | 6                | 32.5 – 32.5             | 32.5 – 32.5 | 7.92Mn     | 8.50Mn  |
|       | 3-Bedroom    | 36               | 71.0 – 79.5             | 84.5 – 84.5 | 15.60Mn    | 17.41Mn |
|       | <b>Total</b> | <b>42</b>        |                         |             |            |         |

**B. Tracking**

| Particulars | Previous Launch | Additional | Total |
|-------------|-----------------|------------|-------|
| Units       | 504             | 42         | 546   |
| PS          | 293             | -          | 293   |

**C. Availability Plans, Unit Layouts and Turnover Specifications**

1. Residential Availability Plans dated December 2023 (DE-23-12-005).
2. Unit Layouts dated September 2023 (DE-23-09-017).
3. Turnover Specifications of Units dated September 2023 (DE-23-09-002).

## **II. TIMETABLE, PAYMENT TERMS & IMPLEMENTING GUIDELINES**

### **A. Timetable**

| <b>Item</b>  | <b>Date</b>       |
|--|-------------------|
| 1. Pricelist Effective Date                              | February 16, 2024 |
| 2. End of Down Payment Period                            | June 2029         |
| 3. Target Completion Date / RFO Date                     | July 2029         |
| 4. Due Date for Bank Financing and Balance upon Turnover | July 2029         |

### **B. Payment Terms and Discounts**

| <b>Standard DP</b>     | <b>Particulars</b>          |
|------------------------|-----------------------------|
| 30% (spread until RFO) | All units and parking slots |

*Standard discount shall apply as indicated in memo PD-19-09-026.*

### **C. Implementing Guidelines**

1. Checks issued should be payable to "DMCI MC Property Ventures Inc."
2. Unit Reservation Fee in PESOS: Twenty Thousand Only (Php 20,000.00).
3. Parking Reservation Fee in PESOS: Ten Thousand Only (Php 10,000.00).
4. Standard closing fees shall apply.
5. Prices and selling details are subject to change, and as such, both sellers and clients are enjoined to verify at the time of actual purchase.
6. To manage the demand for Parking Slots, only buyers of 2BR and 3BR units may purchase one (1) PS per residential unit. Formal announcement/s will be made should this guideline will be revised.

Thank you and Happy Selling!

THE VALERON TOWER

East  
Units  
Ready for Occupancy (RFO): July 2029  
Effective Date: February 16, 2024  
Based on Availability Plans dated December 2023 (Ref. # DE-23-12-005).



| UNIT NO.                        | DESCRIPTION       | UNIT AREA<br>(sqm) | BALCONY<br>(sqm) | TOTAL AREA<br>(sqm) | LIST PRICE<br>(Php; with VAT<br>if applicable) |
|---------------------------------|-------------------|--------------------|------------------|---------------------|--|
| East - 45th Floor: Atrium Floor |                   |                    |                  |                     |  |
| 4501                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 17,405,000                                     |
| 4510                            | Studio A (Inner)  | 32.50              | 0.00             | 32.50               | 8,502,000                                      |
| 4511                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 17,131,000                                     |
| 4523                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 17,405,000                                     |
| East - 46th Floor               |                   |                    |                  |                     |  |
| 4601                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,339,000                                     |
| 4610                            | Studio A (Inner)  | 32.50              | 0.00             | 32.50               | 7,926,000                                      |
| 4611                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,065,000                                     |
| 4623                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,339,000                                     |
| East - 47th Floor               |                   |                    |                  |                     |  |
| 4701                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,365,000                                     |
| 4710                            | Studio A (Inner)  | 32.50              | 0.00             | 32.50               | 7,941,000                                      |
| 4711                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,093,000                                     |
| 4723                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,365,000                                     |
| East - 48th Floor               |                   |                    |                  |                     |  |
| 4801                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,603,000                                     |
| 4811                            | Studio A (Inner)  | 32.50              | 0.00             | 32.50               | 7,956,000                                      |
| 4812                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,603,000                                     |
| 4824                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,603,000                                     |
| East - 49th Floor               |                   |                    |                  |                     |  |
| 4901                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,627,000                                     |
| 4911                            | Studio A (Inner)  | 32.50              | 0.00             | 32.50               | 7,971,000                                      |
| 4912                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,627,000                                     |
| 4924                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,627,000                                     |
| East - 50th Floor               |                   |                    |                  |                     |  |
| 5001                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,653,000                                     |
| 5011                            | Studio A (Inner)  | 32.50              | 0.00             | 32.50               | 7,985,000                                      |
| 5012                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,653,000                                     |
| 5024                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,653,000                                     |

Notes:

- 1. Cash Price is List Price less 10%.
- 2. Price of parking slot is not included in the List Price. Parking slots are sold separately.
- 3. Prices may include VAT, if applicable.
- 4. Prices indicated are exclusive of closing fees.
- 5. the areas (sqm) may change based on actual site condition.
- 6. Requests for unit alteration shall conform to the cut-off dates for tandem and non-installation requests.
- 7. the contents herein are subject to change without prior notice and do not constitute an offer or contract.

THE VALERON TOWER

West  
Units  
Ready for Occupancy (RFO): July 2029  
Effective Date: February 16, 2024  
Based on Availability Plans dated December 2023 (Ref. # DE-23-12-005).



| UNIT NO.                        | DESCRIPTION       | UNIT AREA<br>(sqm) | BALCONY<br>(sqm) | TOTAL AREA<br>(sqm) | LIST PRICE<br>(Php; with VAT<br>if applicable) |
|---------------------------------|-------------------|--------------------|------------------|---------------------|--|
| West - 45th Floor: Atrium Floor |                   |                    |                  |                     |  |
| 4501                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,721,000                                     |
| 4509                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 17,131,000                                     |
| 4510                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 17,405,000                                     |
| West - 46th Floor               |                   |                    |                  |                     |  |
| 4601                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 15,655,000                                     |
| 4609                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,065,000                                     |
| 4610                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,339,000                                     |
| West - 47th Floor               |                   |                    |                  |                     |  |
| 4701                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 15,682,000                                     |
| 4709                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,093,000                                     |
| 4710                            | 3-Bedroom H (End) | 79.50              | 5.00             | 84.50               | 16,365,000                                     |
| West - 48th Floor               |                   |                    |                  |                     |  |
| 4801                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,603,000                                     |
| 4810                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,603,000                                     |
| 4811                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,603,000                                     |
| West - 49th Floor               |                   |                    |                  |                     |  |
| 4901                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,627,000                                     |
| 4910                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,627,000                                     |
| 4911                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,627,000                                     |
| West - 50th Floor               |                   |                    |                  |                     |  |
| 5001                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,653,000                                     |
| 5010                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,653,000                                     |
| 5011                            | 3-Bedroom E (End) | 71.00              | 13.50            | 84.50               | 15,653,000                                     |

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