



INTEROFFICE MEMORANDUM

Ref #: PD-23-12-003

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 : December 5, 2023

SUBJECT : THE VALERON TOWER
Launch Pricelist

Please be informed that we will be launching selected inventories in 7th to 14th, 51st to PH Floor & Basement 1 & Podium 3 of **THE VALERON TOWER (VAL)** effective on January 30, 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	12	32.5 – 34.5	32.5 – 34.5	7.62Mn	9.28Mn
	1-Bedroom	100	45.5 – 48.5	46.5 – 53.0	8.37Mn	10.90Mn
	2-Bedroom	317	57.5 – 82.0	59.0 – 91.0	10.99Mn	14.77Mn
	3-Bedroom	75	69.0 – 79.5	76.0 – 84.5	13.94Mn	18.60Mn
	Total	504				

Type	Description	No. of Inventory	Area	Gross Area	List Price	
			(in sqm., more or less)		Min	Max
Parking	Single Parking	167	12.5 - 23.5	12.5 - 23.5	1.20 Mn	1.27 Mn
	Tandem Parking	80	25.0 – 47.0	25.0 – 47.0	2.41Mn	2.55Mn
	Tandem Parking with Utility Storage	10	13.0 - 15.0	18.5 - 25.0	2.51Mn	2.58Mn
	Total	257				

B. Tracking

Particulars	This Launch
Units	504
PS	257

C. Availability Plans, Unit Layouts and Turnover Specifications

1. Residential Availability Plans dated September 2023 (DE-23-09-002).
2. Parking Availability Plans - Basement 1 to Podium 5 dated December 2023 (DE-23-12-005).
3. Unit Layouts dated September 2023 (DE-23-09-017).
4. Turnover Specifications of Units dated September 2023 (DE-23-09-002).

II. TIMETABLE, PAYMENT TERMS & IMPLEMENTING GUIDELINES

A. Timetable

Item	Date
1. Pricelist Effective Date	January 30, 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

Standard DP	Particulars
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, buyers of any unit type may only purchase one (1) PS per residential unit. Formal announcement/s will be made should this guideline will be revised.

For your information and guidance.



UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY (sqm)	TOTAL AREA (sqm)	LIST PRICE (Php; with VAT if applicable)
East Wing - 8th Floor: Atrium Floor					
801	3-Bedroom B (End)	71.00	5.00	76.00	16,257,000
802	2-Bedroom S (Inner)	60.50	8.00	68.50	13,774,000
803	2-Bedroom N (Inner)	59.50	8.00	67.50	13,789,000
804	1-Bedroom B (Inner)	46.50	0.00	46.50	10,813,000
805	2-Bedroom F (Inner)	58.00	5.00	63.00	13,203,000
806	2-Bedroom F (Inner)	58.00	5.00	63.00	12,992,000
807	1-Bedroom B (Inner)	46.50	0.00	46.50	10,635,000
808	2-Bedroom A (Inner)	57.50	8.00	65.50	13,260,000
809	2-Bedroom C (Inner)	57.50	4.00	61.50	12,897,000
810	Studio A (Inner)	32.50	0.00	32.50	8,782,000
811	3-Bedroom H (End)	79.50	5.00	84.50	17,104,000
812	2-Bedroom A (Inner)	57.50	8.00	65.50	12,947,000
814	2-Bedroom A (Inner)	57.50	8.00	65.50	13,260,000
815	2-Bedroom A (Inner)	57.50	8.00	65.50	13,260,000
816	1-Bedroom B (Inner)	46.50	0.00	46.50	10,635,000
817	2-Bedroom F (Inner)	58.00	5.00	63.00	12,992,000
818	2-Bedroom F (Inner)	58.00	5.00	63.00	13,203,000
819	1-Bedroom B (Inner)	46.50	0.00	46.50	10,813,000
820	2-Bedroom A (Inner)	57.50	8.00	65.50	13,470,000
821	2-Bedroom A (Inner)	57.50	8.00	65.50	13,470,000
822	2-Bedroom M (Inner)	58.50	8.00	66.50	13,463,000
823	3-Bedroom G (End)	78.00	5.00	83.00	17,326,000
East Wing - 9th Floor					
901	3-Bedroom G (End)	78.00	5.00	83.00	15,207,000
902	2-Bedroom S (Inner)	60.50	8.00	68.50	12,069,000
903	2-Bedroom Q (Inner)	61.00	0.00	61.00	11,558,000
904	1-Bedroom B (Inner)	46.50	0.00	46.50	9,407,000
905	2-Bedroom F (Inner)	58.00	5.00	63.00	11,538,000
906	2-Bedroom F (Inner)	58.00	5.00	63.00	11,327,000
907	1-Bedroom B (Inner)	46.50	0.00	46.50	9,229,000
908	2-Bedroom J (Inner)	59.00	0.00	59.00	11,068,000
909	2-Bedroom C (Inner)	57.50	4.00	61.50	11,247,000
910	Studio A (Inner)	32.50	0.00	32.50	7,616,000
911	3-Bedroom H (End)	79.50	5.00	84.50	14,944,000
912	2-Bedroom A (Inner)	57.50	8.00	65.50	11,297,000
914	2-Bedroom A (Inner)	57.50	8.00	65.50	11,610,000
915	2-Bedroom J (Inner)	59.00	0.00	59.00	11,068,000
916	1-Bedroom B (Inner)	46.50	0.00	46.50	9,229,000
917	2-Bedroom F (Inner)	58.00	5.00	63.00	11,327,000
918	2-Bedroom F (Inner)	58.00	5.00	63.00	11,538,000
919	1-Bedroom B (Inner)	46.50	0.00	46.50	9,407,000
920	2-Bedroom J (Inner)	59.00	0.00	59.00	11,280,000
921	2-Bedroom A (Inner)	57.50	8.00	65.50	11,820,000
922	2-Bedroom M (Inner)	58.50	8.00	66.50	11,799,000
923	3-Bedroom G (End)	78.00	5.00	83.00	15,207,000
East Wing - 10th Floor					
1001	3-Bedroom G (End)	78.00	5.00	83.00	15,233,000
1002	2-Bedroom S (Inner)	60.50	8.00	68.50	12,090,000
1003	2-Bedroom Q (Inner)	61.00	0.00	61.00	11,579,000
1004	1-Bedroom B (Inner)	46.50	0.00	46.50	9,425,000
1005	2-Bedroom F (Inner)	58.00	5.00	63.00	11,559,000
1006	2-Bedroom F (Inner)	58.00	5.00	63.00	11,348,000
1007	1-Bedroom B (Inner)	46.50	0.00	46.50	9,246,000
1008	2-Bedroom J (Inner)	59.00	0.00	59.00	11,089,000
1009	2-Bedroom C (Inner)	57.50	4.00	61.50	11,268,000
1010	Studio A (Inner)	32.50	0.00	32.50	7,631,000
1011	3-Bedroom H (End)	79.50	5.00	84.50	14,972,000
1012	2-Bedroom A (Inner)	57.50	8.00	65.50	11,318,000
1014	2-Bedroom A (Inner)	57.50	8.00	65.50	11,631,000
1015	2-Bedroom J (Inner)	59.00	0.00	59.00	11,089,000
1016	1-Bedroom B (Inner)	46.50	0.00	46.50	9,246,000
1017	2-Bedroom F (Inner)	58.00	5.00	63.00	11,348,000
1018	2-Bedroom F (Inner)	58.00	5.00	63.00	11,559,000
1019	1-Bedroom B (Inner)	46.50	0.00	46.50	9,425,000
1020	2-Bedroom J (Inner)	59.00	0.00	59.00	11,302,000
1021	2-Bedroom A (Inner)	57.50	8.00	65.50	11,840,000
1022	2-Bedroom M (Inner)	58.50	8.00	66.50	11,821,000
1023	3-Bedroom G (End)	78.00	5.00	83.00	15,233,000
East Wing - 11th Floor					
1101	3-Bedroom A (End)	69.00	13.50	82.50	14,440,000
1102	2-Bedroom M (Inner)	58.50	8.00	66.50	11,631,000
1103	2-Bedroom A (Inner)	57.50	8.00	65.50	11,652,000
1104	2-Bedroom A (Inner)	57.50	8.00	65.50	11,652,000
1105	1-Bedroom B (Inner)	46.50	0.00	46.50	9,264,000
1106	2-Bedroom G (Inner)	58.00	9.00	67.00	11,732,000
1107	2-Bedroom G (Inner)	58.00	9.00	67.00	11,732,000
1108	1-Bedroom B (Inner)	46.50	0.00	46.50	9,264,000
1109	2-Bedroom A (Inner)	57.50	8.00	65.50	11,652,000
1110	2-Bedroom C (Inner)	57.50	4.00	61.50	11,289,000
1111	Studio A (Inner)	32.50	0.00	32.50	7,645,000
1112	3-Bedroom E (End)	71.00	13.50	84.50	14,573,000
1114	2-Bedroom A (Inner)	57.50	8.00	65.50	11,339,000
1115	2-Bedroom A (Inner)	57.50	8.00	65.50	11,652,000

THE VALERON TOWER

East Wing
Units
Ready for Occupancy (RFO): July 2029
Effective Date: January 30, 2024
Based on Availability Plans dated September 4, 2023 (Ref. # DE-23-09-002).



1116	2-Bedroom A (Inner)	57.50	8.00	65.50	11,652,000
1117	1-Bedroom B (Inner)	46.50	0.00	46.50	9,264,000
1118	2-Bedroom G (Inner)	58.00	9.00	67.00	11,732,000
1119	2-Bedroom G (Inner)	58.00	9.00	67.00	11,732,000
1120	1-Bedroom B (Inner)	46.50	0.00	46.50	9,264,000
1121	2-Bedroom A (Inner)	57.50	8.00	65.50	11,652,000
1122	2-Bedroom A (Inner)	57.50	8.00	65.50	11,652,000
1123	2-Bedroom M (Inner)	58.50	8.00	66.50	11,631,000
1124	3-Bedroom A (End)	69.00	13.50	82.50	14,440,000
East Wing - 12th Floor					
1201	3-Bedroom A (End)	69.00	13.50	82.50	14,464,000
1202	2-Bedroom M (Inner)	58.50	8.00	66.50	11,652,000
1203	2-Bedroom A (Inner)	57.50	8.00	65.50	11,673,000
1204	2-Bedroom A (Inner)	57.50	8.00	65.50	11,673,000
1205	1-Bedroom B (Inner)	46.50	0.00	46.50	9,282,000
1206	2-Bedroom G (Inner)	58.00	9.00	67.00	11,754,000
1207	2-Bedroom G (Inner)	58.00	9.00	67.00	11,754,000
1208	1-Bedroom B (Inner)	46.50	0.00	46.50	9,282,000
1209	2-Bedroom A (Inner)	57.50	8.00	65.50	11,673,000
1210	2-Bedroom C (Inner)	57.50	4.00	61.50	11,310,000
1211	Studio A (Inner)	32.50	0.00	32.50	7,660,000
1212	3-Bedroom E (End)	71.00	13.50	84.50	14,347,000
1214	2-Bedroom A (Inner)	57.50	8.00	65.50	11,569,000
1215	2-Bedroom A (Inner)	57.50	8.00	65.50	11,673,000
1216	2-Bedroom A (Inner)	57.50	8.00	65.50	11,673,000
1217	1-Bedroom B (Inner)	46.50	0.00	46.50	9,282,000
1218	2-Bedroom G (Inner)	58.00	9.00	67.00	11,754,000
1219	2-Bedroom G (Inner)	58.00	9.00	67.00	11,754,000
1220	1-Bedroom B (Inner)	46.50	0.00	46.50	9,282,000
1221	2-Bedroom A (Inner)	57.50	8.00	65.50	11,673,000
1222	2-Bedroom A (Inner)	57.50	8.00	65.50	11,673,000
1223	2-Bedroom M (Inner)	58.50	8.00	66.50	11,652,000
1224	3-Bedroom A (End)	69.00	13.50	82.50	14,464,000
East Wing - 14th Floor					
1401	3-Bedroom A (End)	69.00	13.50	82.50	14,489,000
1402	2-Bedroom M (Inner)	58.50	8.00	66.50	11,673,000
1403	2-Bedroom A (Inner)	57.50	8.00	65.50	11,694,000
1404	2-Bedroom A (Inner)	57.50	8.00	65.50	11,694,000
1405	1-Bedroom B (Inner)	46.50	0.00	46.50	9,300,000
1406	2-Bedroom G (Inner)	58.00	9.00	67.00	11,775,000
1407	2-Bedroom G (Inner)	58.00	9.00	67.00	11,775,000
1408	1-Bedroom B (Inner)	46.50	0.00	46.50	9,300,000
1409	2-Bedroom A (Inner)	57.50	8.00	65.50	11,694,000
1410	2-Bedroom C (Inner)	57.50	4.00	61.50	11,330,000
1411	Studio A (Inner)	32.50	0.00	32.50	7,675,000
1412	3-Bedroom E (End)	71.00	13.50	84.50	14,624,000
1414	2-Bedroom A (Inner)	57.50	8.00	65.50	11,380,000
1415	2-Bedroom A (Inner)	57.50	8.00	65.50	11,694,000
1416	2-Bedroom A (Inner)	57.50	8.00	65.50	11,694,000
1417	1-Bedroom B (Inner)	46.50	0.00	46.50	9,300,000
1418	2-Bedroom G (Inner)	58.00	9.00	67.00	11,775,000
1419	2-Bedroom G (Inner)	58.00	9.00	67.00	11,775,000
1420	1-Bedroom B (Inner)	46.50	0.00	46.50	9,300,000
1421	2-Bedroom A (Inner)	57.50	8.00	65.50	11,694,000
1422	2-Bedroom A (Inner)	57.50	8.00	65.50	11,694,000
1423	2-Bedroom M (Inner)	58.50	8.00	66.50	11,673,000
1424	3-Bedroom A (End)	69.00	13.50	82.50	14,489,000
East Wing - 51st Floor: Atrium Floor					
5101	3-Bedroom E (End)	71.00	13.50	84.50	16,932,000
5102	2-Bedroom D (Inner)	57.50	8.00	65.50	13,303,000
5103	2-Bedroom A (Inner)	57.50	8.00	65.50	13,407,000
5104	2-Bedroom A (Inner)	57.50	8.00	65.50	13,407,000
5105	1-Bedroom B (Inner)	46.50	0.00	46.50	10,759,000
5106	2-Bedroom F (Inner)	58.00	5.00	63.00	13,139,000
5107	2-Bedroom F (Inner)	58.00	5.00	63.00	13,139,000
5108	1-Bedroom B (Inner)	46.50	0.00	46.50	10,759,000
5109	2-Bedroom N (Inner)	59.50	8.00	67.50	13,724,000
5110	Studio B (Inner)	34.50	0.00	34.50	9,275,000
5111	3-Bedroom E (End)	71.00	13.50	84.50	16,932,000
5112	2-Bedroom A (Inner)	57.50	8.00	65.50	13,303,000
5114	2-Bedroom A (Inner)	57.50	8.00	65.50	13,615,000
5115	2-Bedroom A (Inner)	57.50	8.00	65.50	13,615,000
5116	1-Bedroom B (Inner)	46.50	0.00	46.50	10,938,000
5117	2-Bedroom T (Inner)	82.00	5.00	87.00	17,185,000
5118	2-Bedroom T (Inner)	82.00	5.00	87.00	17,185,000
5119	1-Bedroom B (Inner)	46.50	0.00	46.50	10,938,000
5120	2-Bedroom N (Inner)	59.50	8.00	67.50	13,939,000
5121	2-Bedroom O (Inner)	59.50	8.00	67.50	13,831,000
5122	3-Bedroom E (End)	71.00	13.50	84.50	16,932,000
East Wing - 52nd Floor					
5201	3-Bedroom F (End)	73.00	5.00	78.00	15,475,000
5202	2-Bedroom D (Inner)	57.50	8.00	65.50	12,488,000
5203	2-Bedroom A (Inner)	57.50	8.00	65.50	12,592,000
5204	2-Bedroom J (Inner)	59.00	0.00	59.00	12,066,000

THE VALERON TOWER

East Wing
Units
Ready for Occupancy (RFO): July 2029
Effective Date: January 30, 2024
Based on Availability Plans dated September 4, 2023 (Ref. # DE-23-09-002).



5205	1-Bedroom B (Inner)	46.50	0.00	46.50	10,065,000
5206	2-Bedroom F (Inner)	58.00	5.00	63.00	12,318,000
5207	2-Bedroom F (Inner)	58.00	5.00	63.00	12,318,000
5208	1-Bedroom B (Inner)	46.50	0.00	46.50	10,065,000
5209	2-Bedroom Q (Inner)	61.00	0.00	61.00	12,363,000
5210	Studio B (Inner)	34.50	0.00	34.50	8,664,000
5211	3-Bedroom F (End)	73.00	5.00	78.00	15,475,000
5212	2-Bedroom A (Inner)	57.50	8.00	65.50	12,488,000
5214	2-Bedroom A (Inner)	57.50	8.00	65.50	12,800,000
5215	2-Bedroom J (Inner)	59.00	0.00	59.00	12,279,000
5216	1-Bedroom B (Inner)	46.50	0.00	46.50	10,243,000
5217	2-Bedroom T (Inner)	82.00	5.00	87.00	16,115,000
5218	2-Bedroom T (Inner)	82.00	5.00	87.00	16,115,000
5219	1-Bedroom B (Inner)	46.50	0.00	46.50	10,243,000
5220	2-Bedroom Q (Inner)	61.00	0.00	61.00	12,580,000
5221	2-Bedroom O (Inner)	59.50	8.00	67.50	12,996,000
5222	3-Bedroom F (End)	73.00	5.00	78.00	15,475,000
East Wing - 53rd Floor					
5301	3-Bedroom F (End)	73.00	5.00	78.00	15,500,000
5302	2-Bedroom D (Inner)	57.50	8.00	65.50	12,509,000
5303	2-Bedroom A (Inner)	57.50	8.00	65.50	12,613,000
5304	2-Bedroom J (Inner)	59.00	0.00	59.00	12,088,000
5305	1-Bedroom B (Inner)	46.50	0.00	46.50	10,083,000
5306	2-Bedroom F (Inner)	58.00	5.00	63.00	12,339,000
5307	2-Bedroom F (Inner)	58.00	5.00	63.00	12,339,000
5308	1-Bedroom B (Inner)	46.50	0.00	46.50	10,083,000
5309	2-Bedroom Q (Inner)	61.00	0.00	61.00	12,385,000
5310	Studio B (Inner)	34.50	0.00	34.50	8,680,000
5311	3-Bedroom F (End)	73.00	5.00	78.00	15,500,000
5312	2-Bedroom A (Inner)	57.50	8.00	65.50	12,509,000
5314	2-Bedroom A (Inner)	57.50	8.00	65.50	12,822,000
5315	2-Bedroom J (Inner)	59.00	0.00	59.00	12,299,000
5316	1-Bedroom B (Inner)	46.50	0.00	46.50	10,261,000
5317	2-Bedroom T (Inner)	82.00	5.00	87.00	16,143,000
5318	2-Bedroom T (Inner)	82.00	5.00	87.00	16,143,000
5319	1-Bedroom B (Inner)	46.50	0.00	46.50	10,261,000
5320	2-Bedroom Q (Inner)	61.00	0.00	61.00	12,603,000
5321	2-Bedroom O (Inner)	59.50	8.00	67.50	13,018,000
5322	3-Bedroom F (End)	73.00	5.00	78.00	15,500,000
East Wing - 54th Floor					
5401	3-Bedroom E (End)	71.00	13.50	84.50	15,753,000
5402	2-Bedroom D (Inner)	57.50	8.00	65.50	12,321,000
5403	2-Bedroom A (Inner)	57.50	8.00	65.50	12,425,000
5404	2-Bedroom A (Inner)	57.50	8.00	65.50	12,425,000
5405	1-Bedroom B (Inner)	46.50	0.00	46.50	9,923,000
5406	2-Bedroom G (Inner)	58.00	9.00	67.00	12,512,000
5407	2-Bedroom G (Inner)	58.00	9.00	67.00	12,512,000
5408	1-Bedroom B (Inner)	46.50	0.00	46.50	9,923,000
5409	2-Bedroom A (Inner)	57.50	8.00	65.50	12,425,000
5410	2-Bedroom C (Inner)	57.50	4.00	61.50	12,061,000
5411	Studio A (Inner)	32.50	0.00	32.50	8,044,000
5412	3-Bedroom E (End)	71.00	13.50	84.50	15,753,000
5414	2-Bedroom A (Inner)	57.50	8.00	65.50	12,321,000
5415	2-Bedroom A (Inner)	57.50	8.00	65.50	12,633,000
5416	2-Bedroom A (Inner)	57.50	8.00	65.50	12,633,000
5417	1-Bedroom B (Inner)	46.50	0.00	46.50	10,100,000
5418	2-Bedroom U (Inner)	82.00	9.00	91.00	16,230,000
5419	2-Bedroom U (Inner)	82.00	9.00	91.00	16,230,000
5420	1-Bedroom B (Inner)	46.50	0.00	46.50	10,100,000
5421	2-Bedroom A (Inner)	57.50	8.00	65.50	12,633,000
5422	2-Bedroom A (Inner)	57.50	8.00	65.50	12,633,000
5423	2-Bedroom D (Inner)	57.50	8.00	65.50	12,529,000
5424	3-Bedroom E (End)	71.00	13.50	84.50	15,753,000
East Wing - 55th Floor					
5501	3-Bedroom E (End)	71.00	13.50	84.50	15,778,000
5502	2-Bedroom D (Inner)	57.50	8.00	65.50	12,341,000
5503	2-Bedroom A (Inner)	57.50	8.00	65.50	12,446,000
5504	2-Bedroom A (Inner)	57.50	8.00	65.50	12,446,000
5505	1-Bedroom B (Inner)	46.50	0.00	46.50	9,941,000
5506	2-Bedroom G (Inner)	58.00	9.00	67.00	12,533,000
5507	2-Bedroom G (Inner)	58.00	9.00	67.00	12,533,000
5508	1-Bedroom B (Inner)	46.50	0.00	46.50	9,941,000
5509	2-Bedroom A (Inner)	57.50	8.00	65.50	12,446,000
5510	2-Bedroom C (Inner)	57.50	4.00	61.50	12,082,000
5511	Studio A (Inner)	32.50	0.00	32.50	8,059,000
5512	3-Bedroom E (End)	71.00	13.50	84.50	15,778,000
5514	2-Bedroom A (Inner)	57.50	8.00	65.50	12,341,000
5515	2-Bedroom A (Inner)	57.50	8.00	65.50	12,655,000
5516	2-Bedroom A (Inner)	57.50	8.00	65.50	12,655,000
5517	1-Bedroom B (Inner)	46.50	0.00	46.50	10,119,000
5518	2-Bedroom U (Inner)	82.00	9.00	91.00	16,258,000

THE VALERON TOWER
East Wing
Units
Ready for Occupancy (RFO): July 2029
Effective Date: January 30, 2024
Based on Availability Plans dated September 4, 2023 (Ref. # DE-23-09-002).



5519	2-Bedroom U (Inner)	82.00	9.00	91.00	16,258,000
5520	1-Bedroom B (Inner)	46.50	0.00	46.50	10,119,000
5521	2-Bedroom A (Inner)	57.50	8.00	65.50	12,655,000
5522	2-Bedroom A (Inner)	57.50	8.00	65.50	12,655,000
5523	2-Bedroom D (Inner)	57.50	8.00	65.50	12,550,000
5524	3-Bedroom E (End)	71.00	13.50	84.50	15,778,000
East Wing - PH Floor					
PH01	3-Bedroom E (End)	71.00	13.50	84.50	16,807,000
PH02	2-Bedroom D (Inner)	57.50	8.00	65.50	13,197,000
PH03	2-Bedroom A (Inner)	57.50	8.00	65.50	13,303,000
PH04	2-Bedroom A (Inner)	57.50	8.00	65.50	13,303,000
PH05	1-Bedroom B (Inner)	46.50	0.00	46.50	10,671,000
PH06	2-Bedroom G (Inner)	58.00	9.00	67.00	13,397,000
PH07	2-Bedroom G (Inner)	58.00	9.00	67.00	13,397,000
PH08	1-Bedroom B (Inner)	46.50	0.00	46.50	10,671,000
PH09	2-Bedroom A (Inner)	57.50	8.00	65.50	13,303,000
PH10	2-Bedroom C (Inner)	57.50	4.00	61.50	12,939,000
PH11	Studio A (Inner)	32.50	0.00	32.50	8,664,000
PH12	3-Bedroom E (End)	71.00	13.50	84.50	16,807,000
PH14	2-Bedroom A (Inner)	57.50	8.00	65.50	13,197,000
PH15	2-Bedroom A (Inner)	57.50	8.00	65.50	13,511,000
PH16	2-Bedroom A (Inner)	57.50	8.00	65.50	13,511,000
PH17	1-Bedroom B (Inner)	46.50	0.00	46.50	10,848,000
PH18	2-Bedroom U (Inner)	82.00	9.00	91.00	17,381,000
PH19	2-Bedroom U (Inner)	82.00	9.00	91.00	17,381,000
PH20	1-Bedroom B (Inner)	46.50	0.00	46.50	10,848,000
PH21	2-Bedroom A (Inner)	57.50	8.00	65.50	13,511,000
PH22	2-Bedroom A (Inner)	57.50	8.00	65.50	13,511,000
PH23	2-Bedroom D (Inner)	57.50	8.00	65.50	13,407,000
PH24	3-Bedroom E (End)	71.00	13.50	84.50	16,807,000

- 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 Wing

Units

Ready for Occupancy (RFO): July 2029

Effective Date: January 30, 2024

Based on Availability Plans dated September 4, 2023 (Ref. # DE-23-09-002).



UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY (sqm)	TOTAL AREA (sqm)	LIST PRICE (Php; with VAT if applicable)
West Wing - 7th Floor: Amenity Floor					
701	3-Bedroom D (End)	71.00	13.50	84.50	17,133,000
702	2-Bedroom B (Inner)	57.50	20.50	78.00	14,020,000
703	2-Bedroom E (Inner)	57.50	20.50	78.00	14,020,000
704	1-Bedroom A (Inner)	45.50	7.50	53.00	11,488,000
705	2-Bedroom H (Inner)	58.00	24.00	82.00	14,407,000
706	2-Bedroom H (Inner)	58.00	24.00	82.00	14,407,000
707	1-Bedroom A (Inner)	45.50	7.50	53.00	11,611,000
708	2-Bedroom E (Inner)	57.50	20.50	78.00	13,827,000
709	2-Bedroom L (Inner)	59.00	18.50	77.50	13,966,000
710	3-Bedroom D (End)	71.00	13.50	84.50	17,172,000
711	3-Bedroom C (End)	71.00	8.50	79.50	16,980,000
712	2-Bedroom K (Inner)	59.00	8.00	67.00	13,844,000
714	2-Bedroom D (Inner)	57.50	8.00	65.50	13,738,000
715	1-Bedroom B (Inner)	46.50	0.00	46.50	11,299,000
716	2-Bedroom G (Inner)	58.00	9.00	67.00	13,994,000
717	2-Bedroom G (Inner)	58.00	9.00	67.00	13,979,000
718	1-Bedroom B (Inner)	46.50	0.00	46.50	11,299,000
719	2-Bedroom D (Inner)	57.50	8.00	65.50	14,176,000
West Wing- 8th Floor: Atrium Floor					
801	3-Bedroom H (End)	79.50	5.00	84.50	16,830,000
802	2-Bedroom A (Inner)	57.50	8.00	65.50	12,947,000
803	2-Bedroom D (Inner)	57.50	8.00	65.50	12,947,000
804	1-Bedroom B (Inner)	46.50	0.00	46.50	10,368,000
805	2-Bedroom F (Inner)	58.00	5.00	63.00	12,676,000
806	2-Bedroom F (Inner)	58.00	5.00	63.00	12,676,000
807	1-Bedroom C (Inner)	48.50	0.00	48.50	10,813,000
808	2-Bedroom R (Inner)	61.50	8.00	69.50	13,441,000
809	3-Bedroom H (End)	79.50	5.00	84.50	17,241,000
810	3-Bedroom H (End)	79.50	5.00	84.50	17,924,000
811	2-Bedroom K (Inner)	59.00	8.00	67.00	13,572,000
812	2-Bedroom D (Inner)	57.50	8.00	65.50	13,365,000
814	1-Bedroom B (Inner)	46.50	0.00	46.50	10,813,000
815	2-Bedroom F (Inner)	58.00	5.00	63.00	13,203,000
816	2-Bedroom F (Inner)	58.00	5.00	63.00	13,203,000
817	1-Bedroom C (Inner)	48.50	0.00	48.50	11,278,000
818	2-Bedroom P (Inner)	64.50	4.50	69.00	13,582,000
West Wing - 9th Floor					
901	3-Bedroom H (End)	79.50	5.00	84.50	14,672,000
902	2-Bedroom A (Inner)	57.50	8.00	65.50	11,297,000
903	2-Bedroom D (Inner)	57.50	8.00	65.50	11,297,000
904	1-Bedroom B (Inner)	46.50	0.00	46.50	8,962,000
905	2-Bedroom F (Inner)	58.00	5.00	63.00	11,011,000
906	2-Bedroom F (Inner)	58.00	5.00	63.00	11,011,000
907	1-Bedroom C (Inner)	48.50	0.00	48.50	9,347,000
908	2-Bedroom R (Inner)	61.50	8.00	69.50	11,708,000
909	3-Bedroom H (End)	79.50	5.00	84.50	15,081,000
910	3-Bedroom H (End)	79.50	5.00	84.50	15,764,000
911	2-Bedroom K (Inner)	59.00	8.00	67.00	11,894,000
912	2-Bedroom D (Inner)	57.50	8.00	65.50	11,714,000
914	1-Bedroom B (Inner)	46.50	0.00	46.50	9,407,000
915	2-Bedroom F (Inner)	58.00	5.00	63.00	11,538,000
916	2-Bedroom F (Inner)	58.00	5.00	63.00	11,538,000
917	1-Bedroom C (Inner)	48.50	0.00	48.50	9,811,000
918	2-Bedroom P (Inner)	64.50	4.50	69.00	11,830,000
West Wing - 10th Floor					
1001	3-Bedroom H (End)	79.50	5.00	84.50	14,698,000
1002	2-Bedroom A (Inner)	57.50	8.00	65.50	11,318,000
1003	2-Bedroom D (Inner)	57.50	8.00	65.50	11,318,000
1004	1-Bedroom B (Inner)	46.50	0.00	46.50	8,979,000
1005	2-Bedroom F (Inner)	58.00	5.00	63.00	11,032,000
1006	2-Bedroom F (Inner)	58.00	5.00	63.00	11,032,000
1007	1-Bedroom C (Inner)	48.50	0.00	48.50	9,365,000
1008	2-Bedroom R (Inner)	61.50	8.00	69.50	11,729,000
1009	3-Bedroom H (End)	79.50	5.00	84.50	15,109,000
1010	3-Bedroom H (End)	79.50	5.00	84.50	15,792,000
1011	2-Bedroom K (Inner)	59.00	8.00	67.00	11,915,000
1012	2-Bedroom D (Inner)	57.50	8.00	65.50	11,736,000

THE VALERON TOWER

West Wing

Units

Ready for Occupancy (RFO): July 2029

Effective Date: January 30, 2024

Based on Availability Plans dated September 4, 2023 (Ref. # DE-23-09-002).



UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY (sqm)	TOTAL AREA (sqm)	LIST PRICE (Php; with VAT if applicable)
1014	1-Bedroom B (Inner)	46.50	0.00	46.50	9,425,000
1015	2-Bedroom F (Inner)	58.00	5.00	63.00	11,559,000
1016	2-Bedroom F (Inner)	58.00	5.00	63.00	11,559,000
1017	1-Bedroom C (Inner)	48.50	0.00	48.50	9,830,000
1018	2-Bedroom P (Inner)	64.50	4.50	69.00	11,853,000
West Wing - 11th Floor					
1101	3-Bedroom E (End)	71.00	13.50	84.50	14,072,000
1102	2-Bedroom A (Inner)	57.50	8.00	65.50	11,130,000
1103	2-Bedroom D (Inner)	57.50	8.00	65.50	11,130,000
1104	1-Bedroom B (Inner)	46.50	0.00	46.50	8,820,000
1105	2-Bedroom F (Inner)	58.00	5.00	63.00	10,842,000
1106	2-Bedroom F (Inner)	58.00	5.00	63.00	10,842,000
1107	1-Bedroom B (Inner)	46.50	0.00	46.50	8,820,000
1108	2-Bedroom D (Inner)	57.50	8.00	65.50	11,025,000
1109	2-Bedroom K (Inner)	59.00	8.00	67.00	11,193,000
1110	3-Bedroom E (End)	71.00	13.50	84.50	14,447,000
1111	3-Bedroom E (End)	71.00	13.50	84.50	15,075,000
1112	2-Bedroom K (Inner)	59.00	8.00	67.00	11,724,000
1114	2-Bedroom D (Inner)	57.50	8.00	65.50	11,547,000
1115	1-Bedroom B (Inner)	46.50	0.00	46.50	9,264,000
1116	2-Bedroom F (Inner)	58.00	5.00	63.00	11,370,000
1117	2-Bedroom F (Inner)	58.00	5.00	63.00	11,370,000
1118	1-Bedroom B (Inner)	46.50	0.00	46.50	9,264,000
1119	2-Bedroom C (Inner)	57.50	4.00	61.50	11,289,000
1120	2-Bedroom I (Inner)	62.50	4.50	67.00	11,507,000
West Wing - 12th Floor					
1201	3-Bedroom E (End)	71.00	13.50	84.50	14,096,000
1202	2-Bedroom A (Inner)	57.50	8.00	65.50	11,150,000
1203	2-Bedroom D (Inner)	57.50	8.00	65.50	11,150,000
1204	1-Bedroom B (Inner)	46.50	0.00	46.50	8,838,000
1205	2-Bedroom F (Inner)	58.00	5.00	63.00	10,863,000
1206	2-Bedroom F (Inner)	58.00	5.00	63.00	10,863,000
1207	1-Bedroom B (Inner)	46.50	0.00	46.50	8,838,000
1208	2-Bedroom D (Inner)	57.50	8.00	65.50	11,046,000
1209	2-Bedroom K (Inner)	59.00	8.00	67.00	11,214,000
1210	3-Bedroom E (End)	71.00	13.50	84.50	14,473,000
1211	3-Bedroom E (End)	71.00	13.50	84.50	15,100,000
1212	2-Bedroom K (Inner)	59.00	8.00	67.00	11,745,000
1214	2-Bedroom D (Inner)	57.50	8.00	65.50	11,569,000
1215	1-Bedroom B (Inner)	46.50	0.00	46.50	9,282,000
1216	2-Bedroom F (Inner)	58.00	5.00	63.00	11,390,000
1217	2-Bedroom F (Inner)	58.00	5.00	63.00	11,390,000
1218	1-Bedroom B (Inner)	46.50	0.00	46.50	9,282,000
1219	2-Bedroom C (Inner)	57.50	4.00	61.50	11,310,000
1220	2-Bedroom I (Inner)	62.50	4.50	67.00	11,753,000
West Wing - 14th Floor					
1401	3-Bedroom E (End)	71.00	13.50	84.50	14,122,000
1402	2-Bedroom A (Inner)	57.50	8.00	65.50	11,172,000
1403	2-Bedroom D (Inner)	57.50	8.00	65.50	11,172,000
1404	1-Bedroom B (Inner)	46.50	0.00	46.50	8,855,000
1405	2-Bedroom F (Inner)	58.00	5.00	63.00	10,885,000
1406	2-Bedroom F (Inner)	58.00	5.00	63.00	10,885,000
1407	1-Bedroom B (Inner)	46.50	0.00	46.50	8,855,000
1408	2-Bedroom D (Inner)	57.50	8.00	65.50	11,068,000
1409	2-Bedroom K (Inner)	59.00	8.00	67.00	11,236,000
1410	3-Bedroom E (End)	71.00	13.50	84.50	14,498,000
1411	3-Bedroom E (End)	71.00	13.50	84.50	15,126,000
1412	2-Bedroom K (Inner)	59.00	8.00	67.00	11,766,000
1414	2-Bedroom D (Inner)	57.50	8.00	65.50	11,590,000
1415	1-Bedroom B (Inner)	46.50	0.00	46.50	9,300,000
1416	2-Bedroom F (Inner)	58.00	5.00	63.00	11,411,000
1417	2-Bedroom F (Inner)	58.00	5.00	63.00	11,411,000
1418	1-Bedroom B (Inner)	46.50	0.00	46.50	9,300,000
1419	2-Bedroom C (Inner)	57.50	4.00	61.50	11,330,000
1420	2-Bedroom I (Inner)	62.50	4.50	67.00	11,775,000

THE VALERON TOWER

West Wing
Units
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UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY (sqm)	TOTAL AREA (sqm)	LIST PRICE (Php; with VAT if applicable)
West Wing - 51st Floor: Atrium Floor					
5101	3-Bedroom E (End)	71.00	13.50	84.50	16,681,000
5102	2-Bedroom A (Inner)	57.50	8.00	65.50	13,303,000
5103	2-Bedroom D (Inner)	57.50	8.00	65.50	13,303,000
5104	1-Bedroom B (Inner)	46.50	0.00	46.50	10,671,000
5105	2-Bedroom F (Inner)	58.00	5.00	63.00	13,033,000
5106	2-Bedroom F (Inner)	58.00	5.00	63.00	13,244,000
5107	1-Bedroom B (Inner)	46.50	0.00	46.50	10,848,000
5108	2-Bedroom D (Inner)	57.50	8.00	65.50	13,407,000
5109	2-Bedroom K (Inner)	59.00	8.00	67.00	13,614,000
5110	3-Bedroom E (End)	71.00	13.50	84.50	16,932,000
5111	3-Bedroom E (End)	71.00	13.50	84.50	16,932,000
5112	2-Bedroom R (Inner)	61.50	8.00	69.50	13,924,000
5114	1-Bedroom C (Inner)	48.50	0.00	48.50	11,222,000
5115	2-Bedroom T (Inner)	82.00	5.00	87.00	16,910,000
5116	2-Bedroom T (Inner)	82.00	5.00	87.00	16,637,000
5117	1-Bedroom B (Inner)	46.50	0.00	46.50	10,581,000
5118	2-Bedroom C (Inner)	57.50	4.00	61.50	12,835,000
5119	2-Bedroom I (Inner)	62.50	4.50	67.00	13,492,000
West Wing - 52nd Floor					
5201	3-Bedroom F (End)	73.00	5.00	78.00	15,220,000
5202	2-Bedroom A (Inner)	57.50	8.00	65.50	12,488,000
5203	2-Bedroom D (Inner)	57.50	8.00	65.50	12,488,000
5204	1-Bedroom B (Inner)	46.50	0.00	46.50	9,976,000
5205	2-Bedroom F (Inner)	58.00	5.00	63.00	12,212,000
5206	2-Bedroom F (Inner)	58.00	5.00	63.00	12,423,000
5207	1-Bedroom B (Inner)	46.50	0.00	46.50	10,155,000
5208	2-Bedroom D (Inner)	57.50	8.00	65.50	12,592,000
5209	2-Bedroom K (Inner)	59.00	8.00	67.00	12,787,000
5210	3-Bedroom F (End)	73.00	5.00	78.00	15,475,000
5211	3-Bedroom F (End)	73.00	5.00	78.00	15,475,000
5212	2-Bedroom R (Inner)	61.50	8.00	69.50	13,069,000
5214	1-Bedroom C (Inner)	48.50	0.00	48.50	10,498,000
5215	2-Bedroom T (Inner)	82.00	5.00	87.00	15,842,000
5216	2-Bedroom T (Inner)	82.00	5.00	87.00	15,568,000
5217	1-Bedroom B (Inner)	46.50	0.00	46.50	9,888,000
5218	2-Bedroom C (Inner)	57.50	4.00	61.50	12,020,000
5219	2-Bedroom I (Inner)	62.50	4.50	67.00	12,622,000
West Wing - 53rd Floor					
5301	3-Bedroom F (End)	73.00	5.00	78.00	15,245,000
5302	2-Bedroom A (Inner)	57.50	8.00	65.50	12,509,000
5303	2-Bedroom D (Inner)	57.50	8.00	65.50	12,509,000
5304	1-Bedroom B (Inner)	46.50	0.00	46.50	9,994,000
5305	2-Bedroom F (Inner)	58.00	5.00	63.00	12,233,000
5306	2-Bedroom F (Inner)	58.00	5.00	63.00	12,444,000
5307	1-Bedroom B (Inner)	46.50	0.00	46.50	10,172,000
5308	2-Bedroom D (Inner)	57.50	8.00	65.50	12,613,000
5309	2-Bedroom K (Inner)	59.00	8.00	67.00	12,808,000
5310	3-Bedroom F (End)	73.00	5.00	78.00	15,500,000
5311	3-Bedroom F (End)	73.00	5.00	78.00	15,500,000
5312	2-Bedroom R (Inner)	61.50	8.00	69.50	13,090,000
5314	1-Bedroom C (Inner)	48.50	0.00	48.50	10,516,000
5315	2-Bedroom T (Inner)	82.00	5.00	87.00	15,870,000
5316	2-Bedroom T (Inner)	82.00	5.00	87.00	15,595,000
5317	1-Bedroom B (Inner)	46.50	0.00	46.50	9,905,000
5318	2-Bedroom C (Inner)	57.50	4.00	61.50	12,041,000
5319	2-Bedroom I (Inner)	62.50	4.50	67.00	12,644,000
West Wing - 54th Floor					
5401	3-Bedroom E (End)	71.00	13.50	84.50	15,753,000
5402	2-Bedroom A (Inner)	57.50	8.00	65.50	12,529,000
5403	2-Bedroom D (Inner)	57.50	8.00	65.50	12,529,000
5404	1-Bedroom B (Inner)	46.50	0.00	46.50	10,012,000
5405	2-Bedroom F (Inner)	58.00	5.00	63.00	12,254,000
5406	2-Bedroom F (Inner)	58.00	5.00	63.00	12,254,000
5407	1-Bedroom B (Inner)	46.50	0.00	46.50	10,012,000
5408	2-Bedroom D (Inner)	57.50	8.00	65.50	12,425,000

THE VALERON TOWER

West Wing
Units
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5409	2-Bedroom K (Inner)	59.00	8.00	67.00	12,616,000
5410	3-Bedroom E (End)	71.00	13.50	84.50	15,753,000
5411	3-Bedroom E (End)	71.00	13.50	84.50	15,753,000
5412	2-Bedroom K (Inner)	59.00	8.00	67.00	12,510,000
5414	2-Bedroom D (Inner)	57.50	8.00	65.50	12,321,000
5415	1-Bedroom B (Inner)	46.50	0.00	46.50	9,923,000
5416	2-Bedroom T (Inner)	82.00	5.00	87.00	15,623,000
5417	2-Bedroom T (Inner)	82.00	5.00	87.00	15,623,000
5418	1-Bedroom B (Inner)	46.50	0.00	46.50	9,923,000
5419	2-Bedroom C (Inner)	57.50	4.00	61.50	12,061,000
5420	2-Bedroom I (Inner)	62.50	4.50	67.00	12,666,000
West Wing - 55th Floor					
5501	3-Bedroom E (End)	71.00	13.50	84.50	15,778,000
5502	2-Bedroom A (Inner)	57.50	8.00	65.50	12,550,000
5503	2-Bedroom D (Inner)	57.50	8.00	65.50	12,550,000
5504	1-Bedroom B (Inner)	46.50	0.00	46.50	10,029,000
5505	2-Bedroom F (Inner)	58.00	5.00	63.00	12,275,000
5506	2-Bedroom F (Inner)	58.00	5.00	63.00	12,275,000
5507	1-Bedroom B (Inner)	46.50	0.00	46.50	10,029,000
5508	2-Bedroom D (Inner)	57.50	8.00	65.50	12,446,000
5509	2-Bedroom K (Inner)	59.00	8.00	67.00	12,638,000
5510	3-Bedroom E (End)	71.00	13.50	84.50	15,778,000
5511	3-Bedroom E (End)	71.00	13.50	84.50	15,778,000
5512	2-Bedroom K (Inner)	59.00	8.00	67.00	12,531,000
5514	2-Bedroom D (Inner)	57.50	8.00	65.50	12,341,000
5515	1-Bedroom B (Inner)	46.50	0.00	46.50	9,941,000
5516	2-Bedroom T (Inner)	82.00	5.00	87.00	15,650,000
5517	2-Bedroom T (Inner)	82.00	5.00	87.00	15,650,000
5518	1-Bedroom B (Inner)	46.50	0.00	46.50	9,941,000
5519	2-Bedroom C (Inner)	57.50	4.00	61.50	12,082,000
5520	2-Bedroom I (Inner)	62.50	4.50	67.00	12,689,000
West Wing - PH Floor					
PH01	3-Bedroom E (End)	71.00	13.50	84.50	16,807,000
PH02	2-Bedroom A (Inner)	57.50	8.00	65.50	13,407,000
PH03	2-Bedroom D (Inner)	57.50	8.00	65.50	13,407,000
PH04	1-Bedroom B (Inner)	46.50	0.00	46.50	10,759,000
PH05	2-Bedroom F (Inner)	58.00	5.00	63.00	13,139,000
PH06	2-Bedroom F (Inner)	58.00	5.00	63.00	13,139,000
PH07	1-Bedroom B (Inner)	46.50	0.00	46.50	10,759,000
PH08	2-Bedroom D (Inner)	57.50	8.00	65.50	13,303,000
PH09	2-Bedroom K (Inner)	59.00	8.00	67.00	13,509,000
PH10	3-Bedroom E (End)	71.00	13.50	84.50	16,807,000
PH11	3-Bedroom E (End)	71.00	13.50	84.50	16,807,000
PH12	2-Bedroom K (Inner)	59.00	8.00	67.00	13,403,000
PH14	2-Bedroom D (Inner)	57.50	8.00	65.50	13,197,000
PH15	1-Bedroom B (Inner)	46.50	0.00	46.50	10,671,000
PH16	2-Bedroom T (Inner)	82.00	5.00	87.00	16,773,000
PH17	2-Bedroom T (Inner)	82.00	5.00	87.00	16,773,000
PH18	1-Bedroom B (Inner)	46.50	0.00	46.50	10,671,000
PH19	2-Bedroom C (Inner)	57.50	4.00	61.50	12,939,000
PH20	2-Bedroom I (Inner)	62.50	4.50	67.00	13,604,000

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