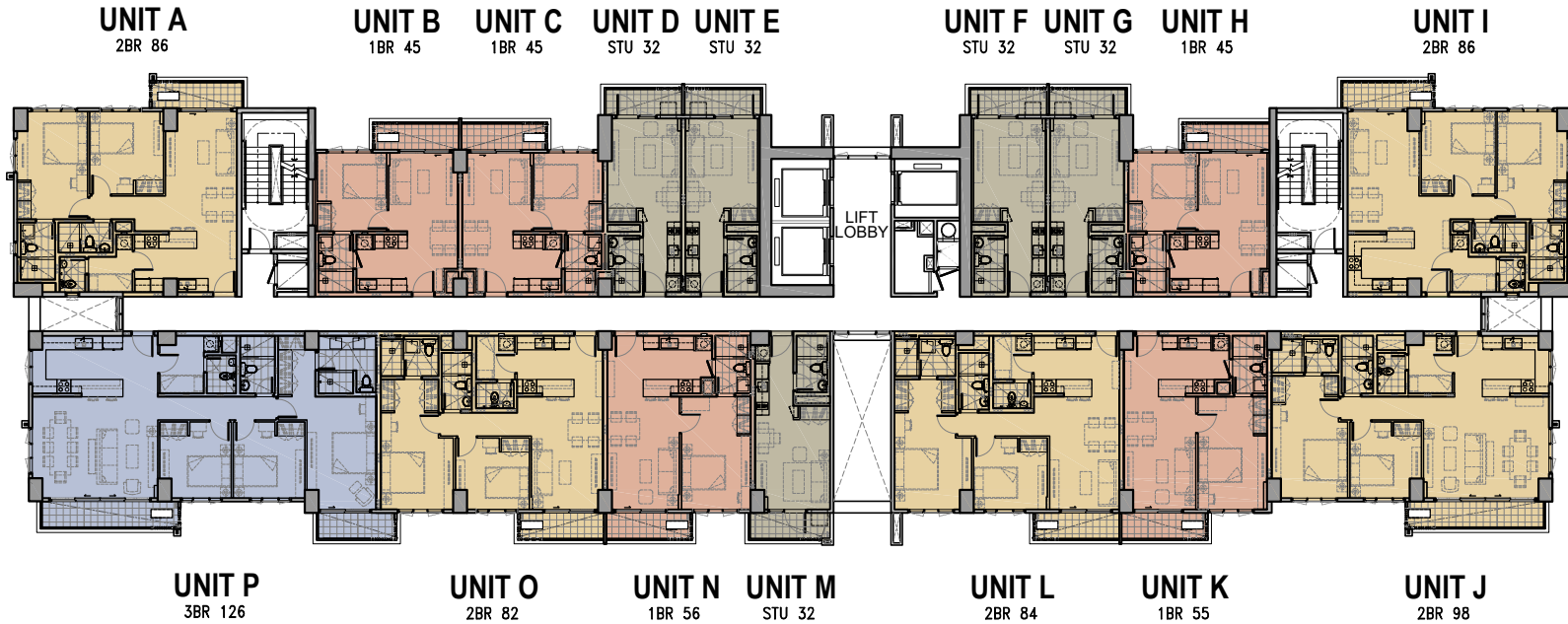
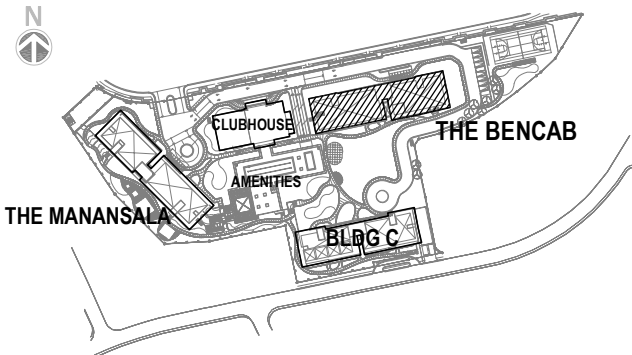


THE BENCAB

AT ROCKWELL CENTER NEPO, ANGELES



3RD - 17TH FLOOR



KEYPLAN

LEGEND:

| | |
|---|-----------------|
| STUDIO UNIT | 32 SQM (5) |
| 1 BEDROOM UNIT | 45 - 56 SQM (5) |
| 2 BEDROOM UNIT | 82 - 98 SQM (5) |
| 3 BEDROOM UNIT | 126 SQM (1) |

TOTAL UNITS PER FLOOR: 16

The above information and drawings are conceptual and subject to change without prior notice. The Developer reserves the right to make additions, deletions and modifications to the drawings as the Developer may deem appropriate or desirable. MAY 2023.

THE BENCAB

BY ROCKWELL AT NEPO CENTER

| | | |
|-----------------------------|------------|----------------------|
| Unit price with VAT | PHP | 21,592,300.00 |
| Parking slot | | 1,450,000.00 |
| Total price | | 23,042,300.00 |
| Total Contract Price | PHP | 23,042,300.00 |

Purchaser/s: **SAMPLE COMPUTATION**
Reservation Date: June 2024
Project: The BenCab
Tower: CAB
Unit Number: CAB-6I
Unit Type: Two Bedroom
Area: 86 sqm. / 925.36 sq.ft
Orientation: North
Payment Term: 10-20-70
Payment Option: **Straight Term**

| | | Amount | Due Date |
|---|------------|---------------------|--------------------|
| Reservation Fee | PHP | 100,000.00 | June 2024 |
| 10.00% Downpayment Split to Three Months | PHP | 2,204,230.00 | |
| | | 734,743.33 | July 28, 2024 |
| | | 734,743.33 | August 28, 2024 |
| | | 734,743.33 | September 28, 2024 |
| 20.00% Amortization | PHP | 4,608,460.00 | |
| 28 months equal payment | | | |
| 1 | PHP | 164,587.86 | August 28, 24 |
| 2 | PHP | 164,587.86 | September 28, 24 |
| 3 | PHP | 164,587.86 | October 28, 24 |
| 4 | PHP | 164,587.86 | November 28, 24 |
| 5 | PHP | 164,587.86 | December 28, 24 |
| 6 | PHP | 164,587.86 | January 28, 25 |
| 7 | PHP | 164,587.86 | February 28, 25 |
| 8 | PHP | 164,587.86 | March 28, 25 |
| 9 | PHP | 164,587.86 | April 28, 25 |
| 10 | PHP | 164,587.86 | May 28, 25 |
| 11 | PHP | 164,587.86 | June 28, 25 |
| 12 | PHP | 164,587.86 | July 28, 25 |
| 13 | PHP | 164,587.86 | August 28, 25 |
| 14 | PHP | 164,587.86 | September 28, 25 |
| 15 | PHP | 164,587.86 | October 28, 25 |
| 16 | PHP | 164,587.86 | November 28, 25 |
| 17 | PHP | 164,587.86 | December 28, 25 |

| | | | |
|----|-----|------------|------------------|
| 18 | PHP | 164,587.86 | January 28, 26 |
| 19 | PHP | 164,587.86 | February 28, 26 |
| 20 | PHP | 164,587.86 | March 28, 26 |
| 21 | PHP | 164,587.86 | April 28, 26 |
| 22 | PHP | 164,587.86 | May 28, 26 |
| 23 | PHP | 164,587.86 | June 28, 26 |
| 24 | PHP | 164,587.86 | July 28, 26 |
| 25 | PHP | 164,587.86 | August 28, 26 |
| 26 | PHP | 164,587.86 | September 28, 26 |
| 27 | PHP | 164,587.86 | October 28, 26 |
| 28 | PHP | 164,587.86 | November 28, 26 |

70.00% **PHP** **16,129,610.00** December 2026
Upon Turnover

Total Contract Price **PHP** **23,042,300.00**

- * 1 parking slot included
- * Kitchen rangehood included
- * Documentary stamps tax, value added tax, transfer tax, registration fee, assurance fund and other fees, taxes and expenses for the transfer of the title to the unit in the name of the Purchaser shall be exclusively borne by the Purchaser
- * The Purchaser expressly acknowledges that the fixtures, finishes, upgrades and furniture installed, or shown in the model units, product brochures, print advertisements and other marketing peripherals are purely for illustration purposes and are not included in the sale of the unit.
- * All checks payable to ROCKWELL NEPO DEVELOPMENT CORPORATION.
- * Extended payment term is not applicable if the upon turnover balance is bank financed

| |
|--|
| Handover / Transfer Fees (estimated at 3% of TCP) |
| PHP 691,269.00 |

THE BENCAB

BY ROCKWELL AT NEPO CENTER

| | | |
|-----------------------------|------------|----------------------|
| Unit price with VAT | PHP | 21,592,300.00 |
| Parking slot | | 1,450,000.00 |
| Total price | | 23,042,300.00 |
| Total Contract Price | PHP | 23,042,300.00 |

Purchaser/s: SAMPLE COMPUTATION

Reservation Date: June 2024
 Project: The BenCab
 Tower: CAB
 Unit Number: CAB-6I
 Unit Type: Two Bedroom
 Area: 86 sqm. / 925.36 sq.ft
 Orientation: North
 Payment Term: 10-20-70

Payment Option: Lumpsum Term

| | | Amount | Due Date |
|---|------------|---------------------|-------------------------|
| Reservation Fee | PHP | 100,000.00 | June 2024 |
| 10.00% Downpayment Split to Three Months | PHP | 2,204,230.00 | |
| | | 734,743.33 | July 28, 24 |
| | | 734,743.33 | August 28, 24 |
| | | 734,743.33 | September 28,24 |
| 10.00% Amortization | PHP | 2,304,230.00 | |
| 28 months equal payment | | | |
| | 1 | PHP 82,293.93 | August 28, 24 |
| | 2 | PHP 82,293.93 | September 28, 24 |
| | 3 | PHP 82,293.93 | October 28, 24 |
| | 4 | PHP 82,293.93 | November 28, 24 |
| | 5 | PHP 82,293.93 | December 28, 24 |
| | 6 | PHP 82,293.93 | January 28, 25 |
| | 7 | PHP 82,293.93 | February 28, 25 |
| 2.500% Lumpsum | PHP | 576,057.50 | February 28, 25 |
| | 8 | PHP 82,293.93 | March 28, 25 |
| | 9 | PHP 82,293.93 | April 28, 25 |
| | 10 | PHP 82,293.93 | May 28, 25 |
| | 11 | PHP 82,293.93 | June 28, 25 |
| | 12 | PHP 82,293.93 | July 28, 25 |
| | 13 | PHP 82,293.93 | August 28, 25 |
| | 14 | PHP 82,293.93 | September 28, 25 |
| 2.500% Lumpsum | PHP | 576,057.50 | September 28, 25 |
| | 15 | PHP 82,293.93 | October 28, 25 |
| | 16 | PHP 82,293.93 | November 28, 25 |
| | 17 | PHP 82,293.93 | December 28, 25 |

| | | | | |
|-----------------------------|----|------------|----------------------|------------------------|
| | 18 | PHP | 82,293.93 | January 28, 26 |
| | 19 | PHP | 82,293.93 | February 28, 26 |
| | 20 | PHP | 82,293.93 | March 28, 26 |
| | 21 | PHP | 82,293.93 | April 28, 26 |
| 2.500% | | PHP | 576,057.50 | April 28, 26 |
| Lumpsum | 22 | PHP | 82,293.93 | May 28, 26 |
| | 23 | PHP | 82,293.93 | June 28, 26 |
| | 24 | PHP | 82,293.93 | July 28, 26 |
| | 25 | PHP | 82,293.93 | August 28, 26 |
| | 26 | PHP | 82,293.93 | September 28, 26 |
| | 27 | PHP | 82,293.93 | October 28, 26 |
| | 28 | PHP | 82,293.93 | November 28, 26 |
| 2.500% | | PHP | 576,057.50 | November 28, 26 |
| Lumpsum | | | | |
| 70.00% | | PHP | 16,129,610.00 | December 2026 |
| Upon Turnover | | | | |
| Total Contract Price | | PHP | 23,042,300.00 | |

- * 1 parking slot included
- * Kitchen rangehood included
- * Documentary stamps tax, value added tax, transfer tax, registration fee, assurance fund and other fees, taxes and expenses for the transfer of the title to the unit in the name of the Purchaser shall be exclusively borne by the Purchaser
- * The Purchaser expressly acknowledges that the fixtures, finishes, upgrades and furniture installed, or shown in the model units, product brochures, print advertisements and other marketing peripherals are purely for illustration purposes and are not included in the sale of the unit.
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- * Extended payment term is not applicable if the upon turnover balance is bank financed

| |
|--|
| Handover / Transfer Fees (estimated at 3% of TCP) |
| PHP 691,269.00 |