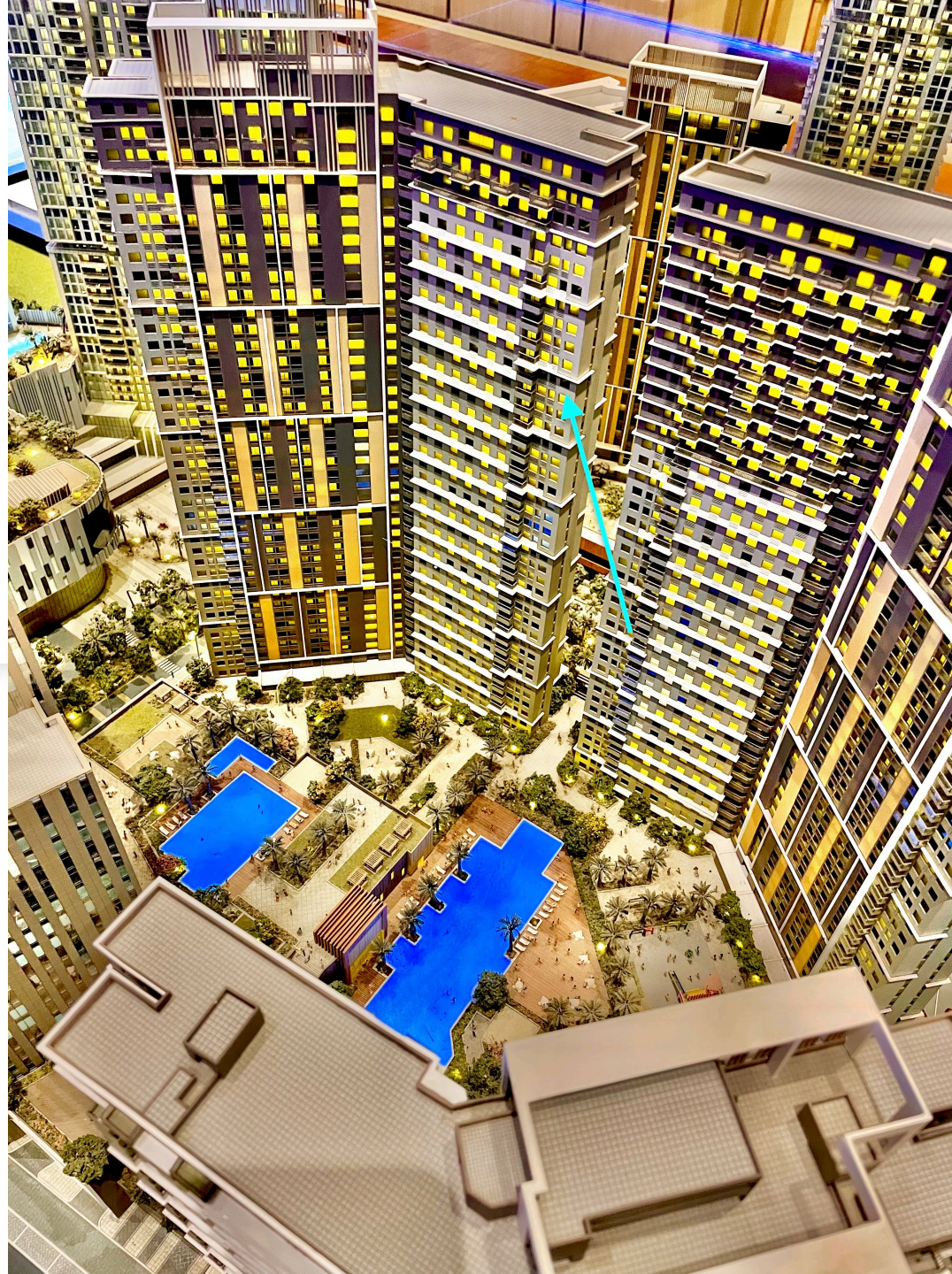


2BR Suite in Mandani Bay Quay, Tower 2

- Unit is overlooking the Amenity Deck.
- With view of City & Mountain
- Delivered Semi-Furnished
- Turn-over: 2025

Location using
scale model as
reference



Location using
scale model as
reference





Actual Status



Current Construction Status





**Mandani
Bay Suites**

Tower 2

**One
Mandani
Bay**



Tower 1

Tower 3

Tower 2

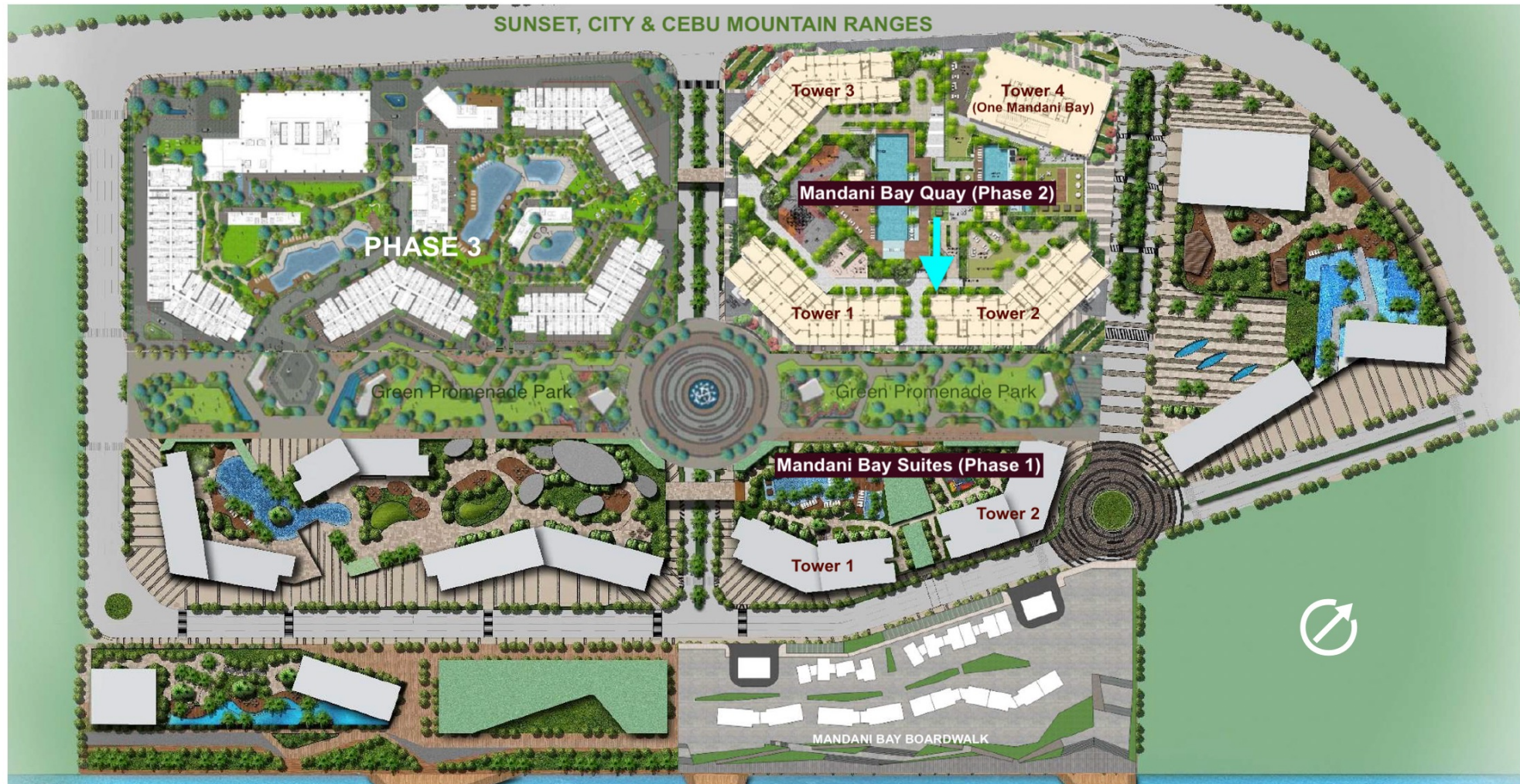
Amenity Deck

Current Construction Status

Actual View



MANDANI BAY MASTERPLAN



MACTAN CHANNEL

Features of the Active Zone



● Exclusive Areas

1. 50-meter Lap Pool
2. Kids' Pool
3. Leisure Pool
4. Pool Deck
5. Pool Lounge
6. Aqua Deck
7. Water Play Area
8. Seating Pavilion
9. Reflexology
10. Outdoor Lounge
11. Kids' Playground
12. Split-out Multipurpose Lawn
13. Multipurpose Lawn
14. Outdoor Seating Area
15. Cabana
16. Floating Cabana
17. Clubhouse

● Shared Areas

1. Adventure Playground
2. Kids' Playground
3. Outdoor Fitness
4. Sports Hall

*Exclusive Areas are the spaces and amenities exclusive to Mandani Bay Quay residents.

Shared Areas are those that are accessible by all Mandani Bay residents.

Mandani Bay

QUAY

TOWER 2

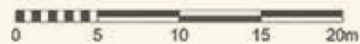
STANDARD FLOOR

6/F-48/F

CITY / AMENITIES VIEW



SEA / GREEN PROMENADE VIEW



For Identification Purposes Only

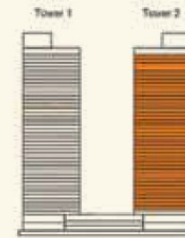


Mandani Bay



MACTAN CHANNEL

BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

- STUDIO
- STUDIO WITH BALCONY
- 1-BEDROOM
- 2-BEDROOM SUITE
- COMMON AREAS

While the particulars, details and visuals shown in this publication are based on present plans, potential buyers must verify, check and confirm, and are expected to have verified, checked and confirmed, the actual, complete and final particulars, details and specifications before any acquisition. The contents of this publication do not amount or constitute any offer or contract, or part of any offer or contract, and are not intended to create any relationship, whether in contract or otherwise, with any potential buyer. The information contained in this publication is for general reference purpose only and is subject to change without prior notice. The dimensions shown herein are also subject to change depending on actual condition and circumstances at site during construction.

Mandani Bay

QUAY
TOWER 2

6/F-48/F
2-BEDROOM SUITE



Approx. Area (sqm) *2BR S+

Unit Area	77.28
Balcony Area	4.50
TOTAL AREA	81.78



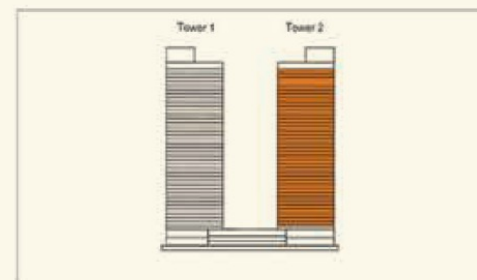
For Identification Purposes Only



BLOCK PLAN



KEY PLAN



KEY ELEVATION

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FITTINGS AND FINISHES FOR THE RESIDENTIAL UNITS

FEATURES

Heat Detector	Kitchen
Smoke Detector	Living/Dining, Bedroom(s)
Fire Sprinkler	All rooms
Audio Guest Annunciator*	1 provision
Telephone Line*	1 provision
CATV Outlet	Living/Dining, Master Bedroom
Washer/Dryer*	1 provision in the designated area

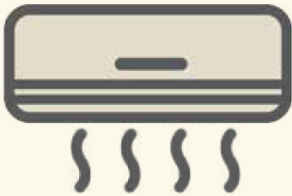
**The Developer will not provide an Audio Guest Annunciator, Telephone, or Washer/Dryer.*

FINISHES

Homogeneous Tiles	Flooring	Living/Dining Area
Homogeneous Tiles	Flooring	Kitchen
Laminated MDF or equivalent	Cabinet	
Granite, Solid Surface, or equivalent	Countertop	
Laminated Flooring or equivalent	Flooring	Bedroom
Laminated MDF or equivalent	Closet	
Homogeneous Tiles	Flooring	Toilet & Bath
Ceramic Tiles	Wall	
Ceramic Tiles	Flooring	Utility Area
Painted	Walls & Ceiling	

FITTINGS AND FINISHES FOR THE RESIDENTIAL UNITS

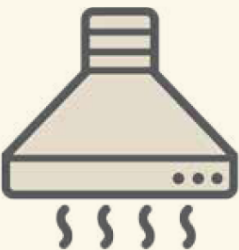
FIXTURES



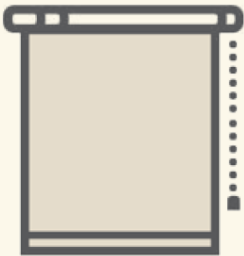
Split-type AC
Living/Dining & Bedroom(s)



Shower Glass Partition
Toilet & Bath



Range Hood
Kitchen



Roll-up Blinds
Living/Dining & Bedroom(s)



Water Heater*
Toilet & Bath



Induction Stove Cook Top**
Kitchen

**The Developer will provide a Single-point Water Heater for each Studio unit and each 1-Bedroom unit, and a Storage-type Water Heater for each 2-Bedroom unit and up.*

***The Developer will provide a 2-burner Stove Cook Top for each Studio unit & each 1-Bedroom unit, and a 4-burner Stove Cook Top for each 2-Bedroom unit and up.*

Sample Computation

MANDANI BAY QUAY, TOWER 2
2BR SUITE - 29th Floor; Unit 31
DELIVERED SEMI-FURNISH
CITY & MOUNTAIN VIEW WITH OVERLOOKING VIEW TO THE AMENITY DECK
RESERVATION FEE: 100,000.00
FLOOR AREA (SQM): 81.78
PRICE WITH VAT 19,301,000.00

B. DEFERRED CASH - 100% OVER 29 MONTHS	
Selling Price without VAT	17,233,035.71
Less: Promo Discount 3%	516,991.07
NET	16,716,044.64
Less: 8% Payment Term Discount	1,337,283.57
NET LIST PRICE	15,378,761.07
Add: VAT	1,845,451.33
Total Selling Price	17,224,212.40
Add: 7% Other Charges	1,076,513.28
Total Purchase Price	18,300,725.68
Total Purchase Price	18,300,725.68
Less: Reservation Fee	100,000.00
Net Purchase Price	18,200,725.68
Net Purchase Price over 29 months	627,611.23

C. 5% SPOT DOWNPAYMENT on the 1st MONTH /15% IN 2nd to 29th MONTHS/80% BANK	
Selling Price without VAT	17,233,035.71
Less: Promo Discount 3%	516,991.07
NET	16,716,044.64
Less: 2% Payment Term Discount	334,320.89
NET LIST PRICE	16,381,723.75
Add: VAT	1,965,806.85
Total Selling Price	18,347,530.60
Add: 7% Other Charges	1,146,720.66
Total Purchase Price	19,494,251.26
5% Downpayment	974,712.56
Less: Reservation Fee	100,000.00
Payable in 30days	874,712.56
15% in 2nd to 29th months	104,433.49
80% Bank Financing	15,595,401.01

D.1. 20% SPREAD IN 29th MONTHS/80% BANK FINANCING	
Selling Price without VAT	17,233,035.71
Less: Promo Discount 3%	516,991.07
NET	16,716,044.64
Less: 0% Payment Term Discount	-
NET LIST PRICE	16,716,044.64
Add: VAT	2,005,925.36
Total Selling Price	18,721,970.00
Add: 7% Other Charges	1,170,123.13
Total Purchase Price	19,892,093.13
20% Downpayment	3,978,418.63
Less: Reservation Fee	100,000.00
Net Downpayment	3,878,418.63
Net Downpayment in 29th months	133,738.57
80% Bank Financing	15,913,674.50

D.2. 15% SPREAD IN 28 MONTHS/5% SPOT ON THE 29th MONTH /80% BANK FINANCING	
Selling Price without VAT	17,233,035.71
Less: Promo Discount 2%	344,660.71
NET	16,888,375.00
Less: 0% Payment Term Discount	-
NET LIST PRICE	16,888,375.00
Add: VAT	2,026,605.00
Total Selling Price	18,914,980.00
Add: 7% Other Charges	1,182,186.25
Total Purchase Price	20,097,166.25
20% Downpayment	4,019,433.25
Less: Reservation Fee	100,000.00
Less: 5% Spot DP	1,004,858.31
15% Net Downpayment less reservation fee	2,914,574.94
Monthly DP in 28 months	104,091.96
SPOT DP on the 29th month	1,004,858.31
80% Bank Financing	16,077,733.00

This serves as sample computation purposes only . Price may change without prior notice. Other payment term options upon request.