

INTEROFFICE MEMORANDUM

Ref #: DMPVI-26-02-001

TO : Acctg. / Customer Care / Credit & Collection / DICD / Finance / IT / Marketing / PAU
/ Sales Management / Sales Admin

CC : BPU / PD FILE

FROM : Project Development

DATE : February 4, 2026

SUBJECT : **THE VALERON TOWER**
Release of Additional Studio Inventory

In line with the selling efforts to improve the sales of the Valeron Tower and to provide various unit cuts, please be advised that we will be releasing additional inventory of our converted Studio units at the Valeron Tower West located at the 15th to 20th floor, effective on March 6, 2026.

I. NEW INVENTORY RELEASE:

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

| Type | Description | No. Of Inventory | Area | Gross Area | List Price | |
|-------|-------------|------------------|-------------------------|------------|------------|-----------|
| | | | (in sqm., more or less) | | Min | Max |
| Units | STU | 12 | 32.5 | 32.5 | 7,033,000 | 7,612,000 |
| | Total | 12 | | | | |

With this conversion, we will be deleting **six (6)** 2BR units from our inventory

b. Launch Inventory

| Released Inventory | This Launch | For Deletion | Total |
|--------------------|-------------|--------------|-------|
| 1,198 | 12 | -6 | 1,204 |

c. Availability Plans

1. Unit Availability Plans dated March 2025 (DE-25-03-005)

II. TIMETABLE, PAYMENT TERMS, & IMPLEMENTING GUIDELINES

a. Timetable

| Item | Date |
|--------------------------------------|---------------|
| 1. Pricelist Effective Date | March 6, 2026 |
| 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

| Payment Term | Particulars |
|---------------------|--------------------|
| 30% | All Units |

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

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. Standard Closing Fees shall apply
4. Prices and selling details are subject to change, and as such, both sellers and clients are enjoined to verify at the same time of actual purchase

For your information and guidance

Thank you.

THE VALERON TOWER

West

Units

Ready for Occupancy (RFO): July 2029

Effective Date: March 6, 2026

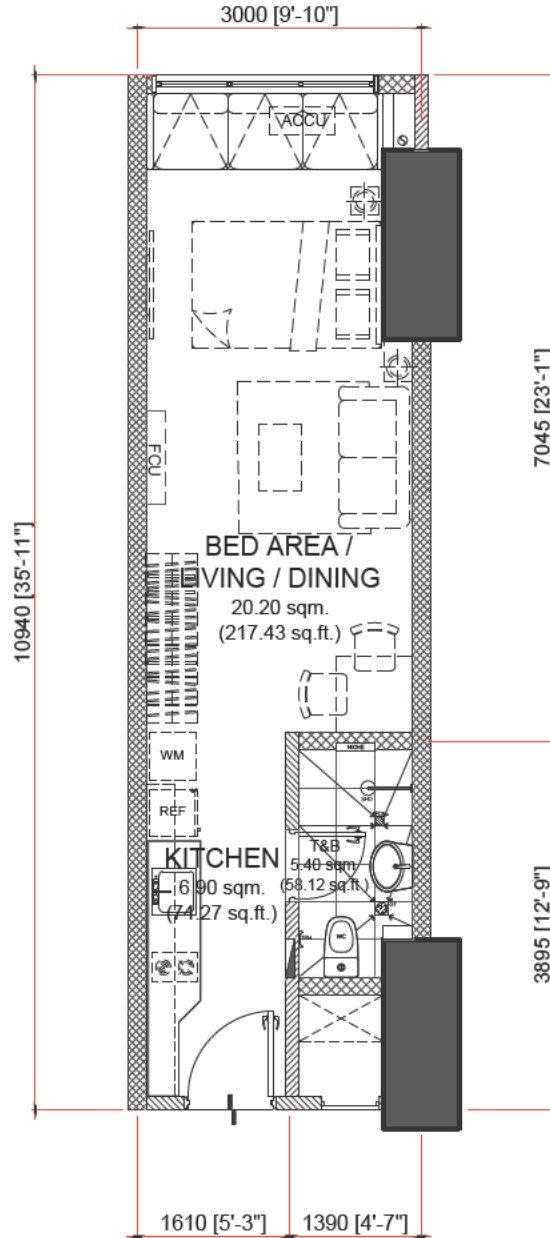
Based on Availability Plans dated March 2025 (Ref. # DE-25-03-005).



| UNIT NO. | DESCRIPTION | UNIT AREA (sqm) | BALCONY (sqm) | TOTAL AREA (sqm) | LIST PRICE (Php; with VAT if applicable) |
|---|------------------|-----------------|---------------|------------------|--|
| West - 15th Floor: Atrium Floor | | | | | |
| 1503A | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,612,000 |
| 1503B | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,612,000 |
| West - 16th Floor: Typical Floor | | | | | |
| 1603A | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,033,000 |
| 1603B | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,033,000 |
| West - 17th Floor: Typical Floor | | | | | |
| 1703A | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,049,000 |
| 1703B | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,049,000 |
| West - 18th Floor: Typical Floor | | | | | |
| 1803A | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,064,000 |
| 1803B | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,064,000 |
| West - 19th Floor: Typical Floor | | | | | |
| 1903A | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,079,000 |
| 1903B | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,079,000 |
| West - 20th Floor: Typical Floor | | | | | |
| 2003A | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,094,000 |
| 2003B | Studio C (Inner) | 32.50 | 0.00 | 32.50 | 7,094,000 |

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.



APPLICABLE TO:
THE VALERON TOWER WEST

32.50 sq.m. STUDIO TYPE C
INNER UNIT - 32.50 sq.m. / 349.82 sq.ft.
GROSS FLOOR AREA - 32.50 sq.m. / 349.82 sq.ft.

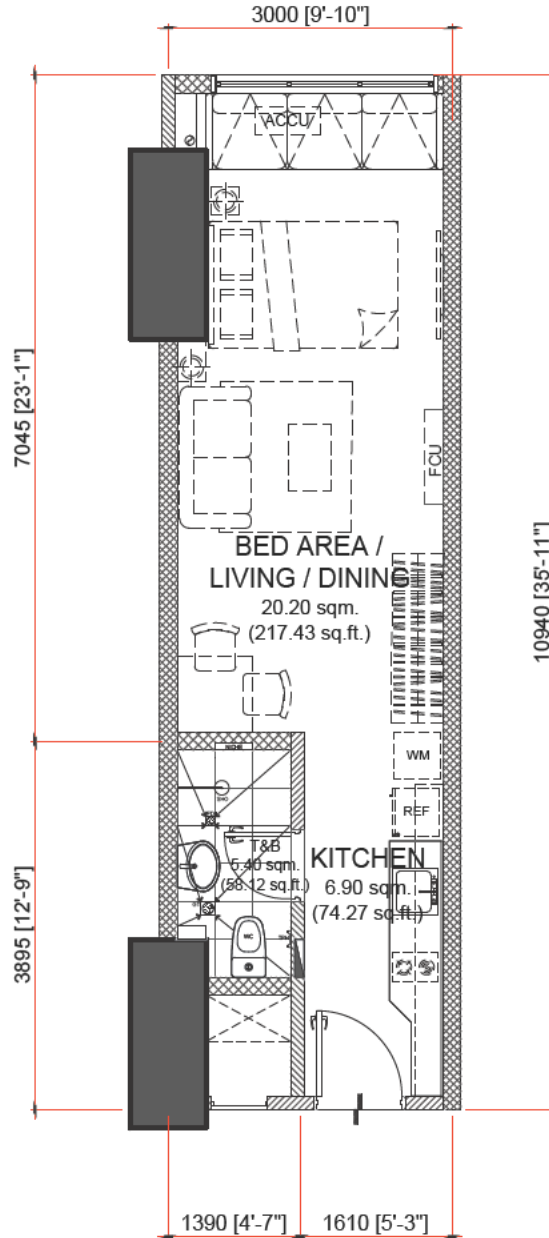
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NOTE:

- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSE ONLY
- ALL PLANS DETAIL AND SPECIFICATION CONTAINED HEREIN ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AND DO NOT CONSTITUTE PART OF ANY OFFER OR CONTRACT.

| INNER UNIT | AREA | |
|----------------------------------|----------|---------|
| | SQ. MTR. | SQ. FT. |
| LIVING / DINING / BED AREA | 20.20 | 217.43 |
| KITCHEN | 6.90 | 74.27 |
| T&B | 5.40 | 58.12 |
| UNIT AREA | 32.50 | 349.82 |
| GR. FLR. AREA | 32.50 | 349.82 |

| NOTED BY: | | |
|-----------|---|---------|
| NOEL |  | 11MAR25 |
| FE | | |
| ANA | | |



| | | |
|-----------|---|---------|
| NOTED BY: | | |
| NOEL |  | 11MAR25 |
| FE | | |
| ANA | | |

32.50 sq.m. STUDIO TYPE C.1
 INNER UNIT - 32.50 sq.m. / 349.82 sq.ft.
 GROSS FLOOR AREA - 32.50 sq.m. / 349.82 sq.ft.

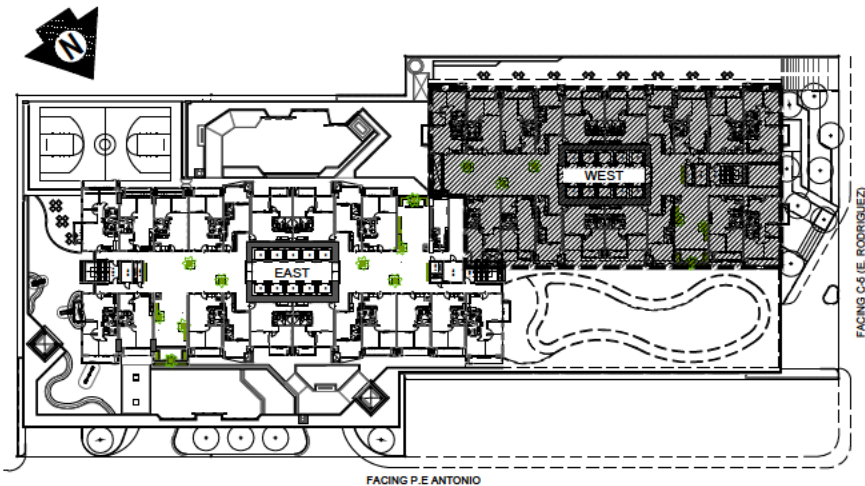
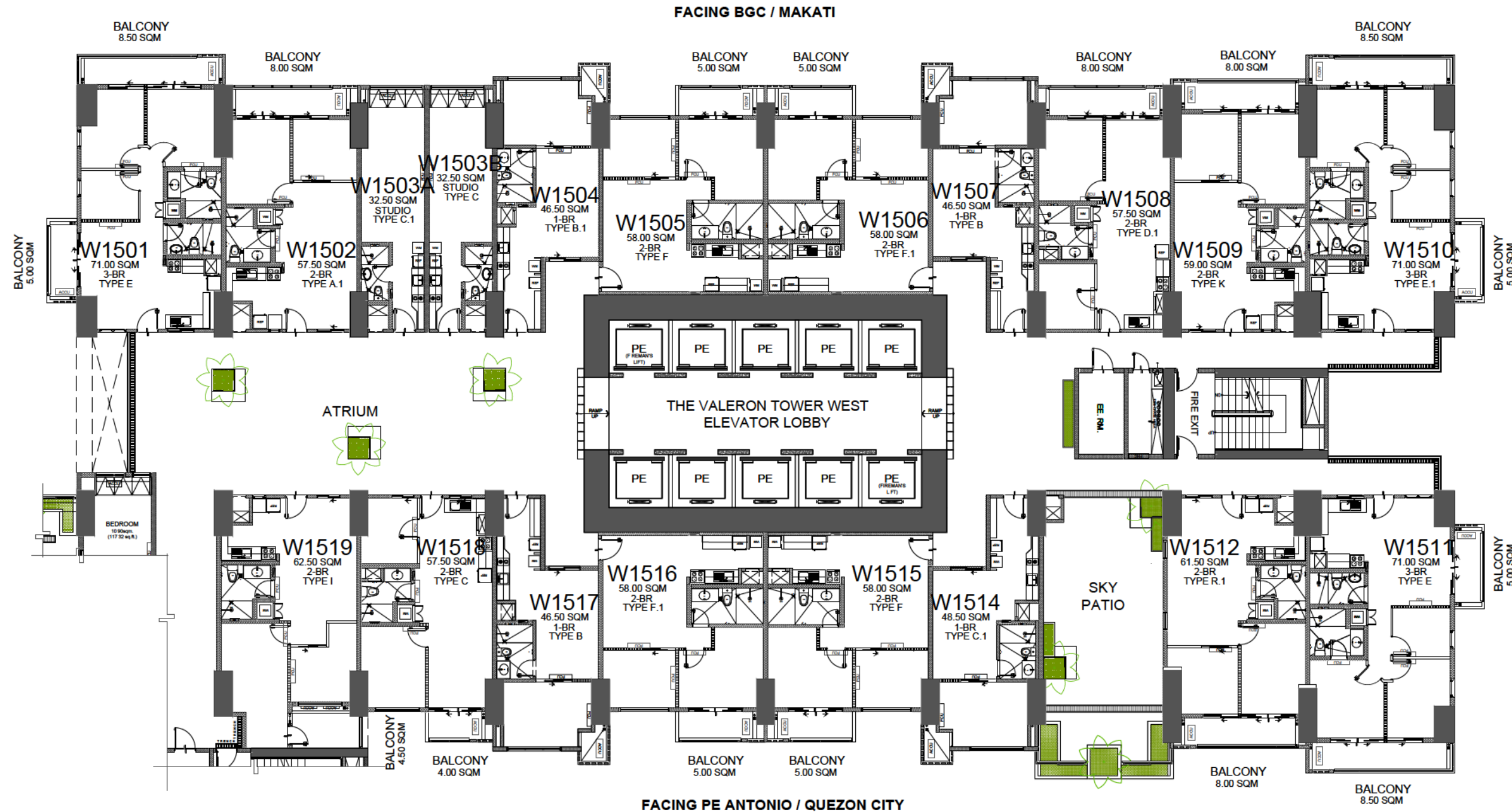
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**APPLICABLE TO:
 THE VALERON TOWER WEST**

| INNER UNIT | AREA | |
|----------------------------|----------|---------|
| | SQ. MTR. | SQ. FT. |
| LIVING / DINING / BED AREA | 20.20 | 217.43 |
| KITCHEN | 6.90 | 74.27 |
| T&B | 5.40 | 58.12 |
| UNIT AREA | 32.50 | 349.82 |
| GR. FLR. AREA | 32.50 | 349.82 |



KEY PLAN

| | | | |
|--|-----------|------|---------|
| | NOTED BY: | ELLA | 3/10/25 |
| | | FE | |
| | | ANA | |

15TH FLOOR
THE VALERON TOWER - WEST
 MARCH 2025
 PER MEMO REF. # DE-25-03-005

LIST FOR POSSIBLE TANDEM UNITS:

W1508 & W1509

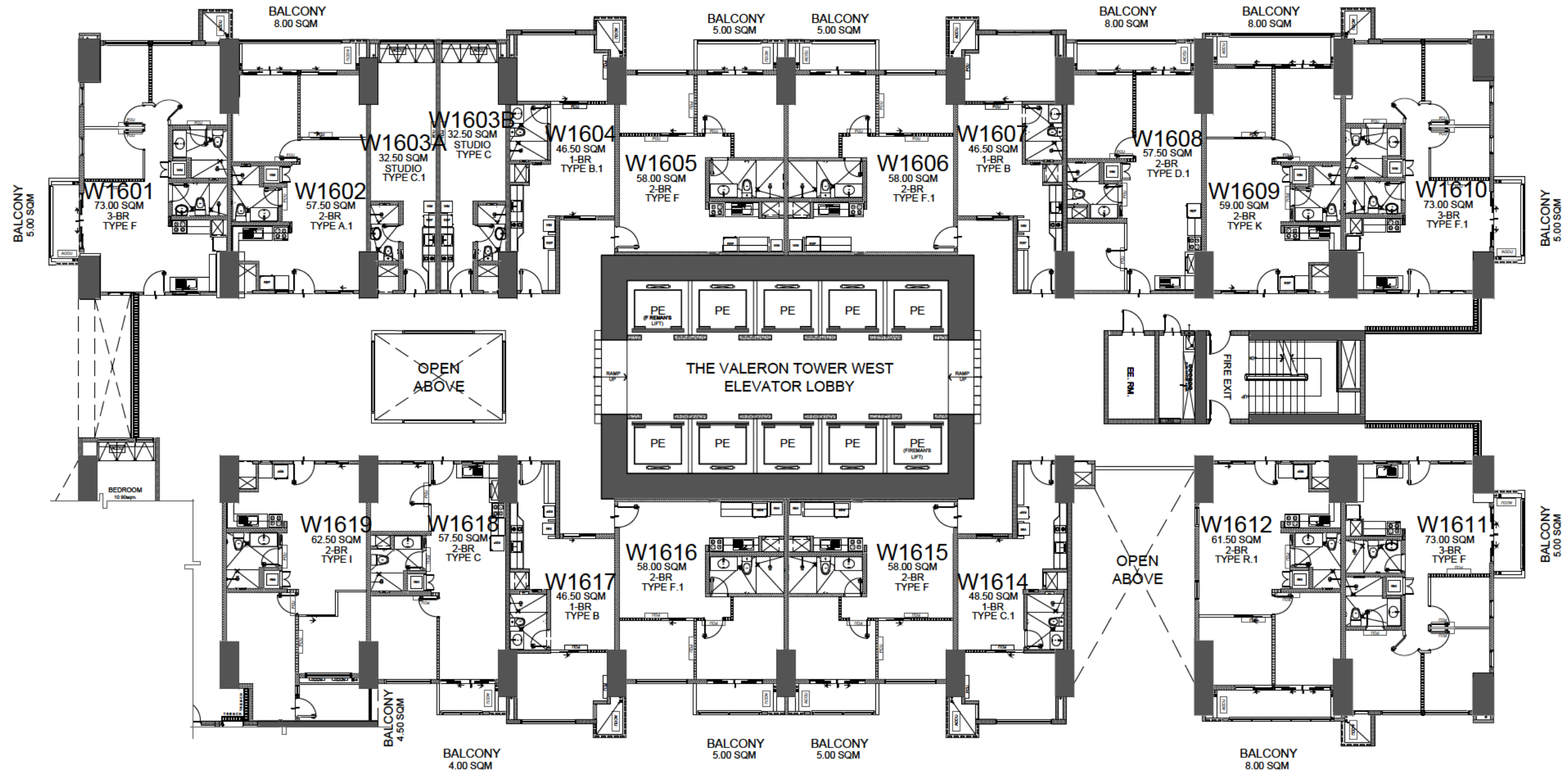
NOTE:

Standard company policy regarding request for tandem shall apply.



AVAILABILITY PLAN

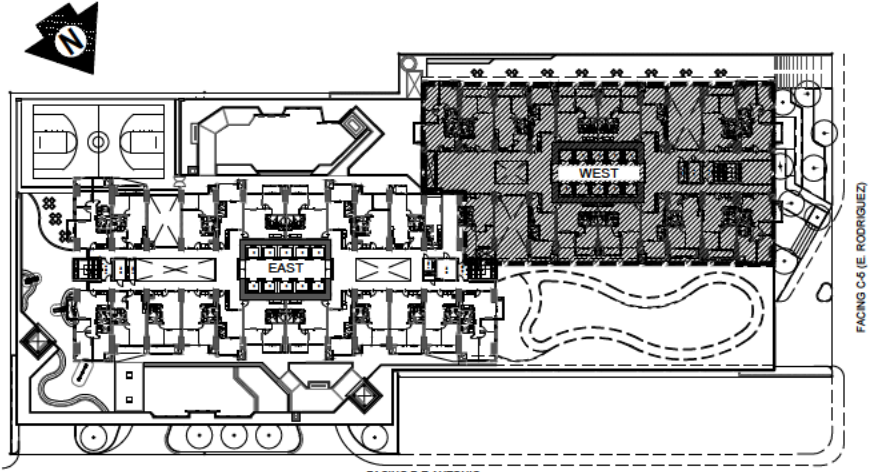
FACING BGC / MAKATI



FACING MARIKINA RIVER

FACING C-5 (E. RODRIGUEZ) / ORTIGAS

FACING PE ANTONIO / QUEZON CITY



KEY PLAN

LIST FOR POSSIBLE TANDEM UNITS:

W1608 & W1609

NOTE:
Standard company policy regarding request for tandem shall apply.

| | | |
|-----------|------|---------|
| NOTED BY: | ELLA | 3/10/25 |
| | FE | |
| | ANA | |



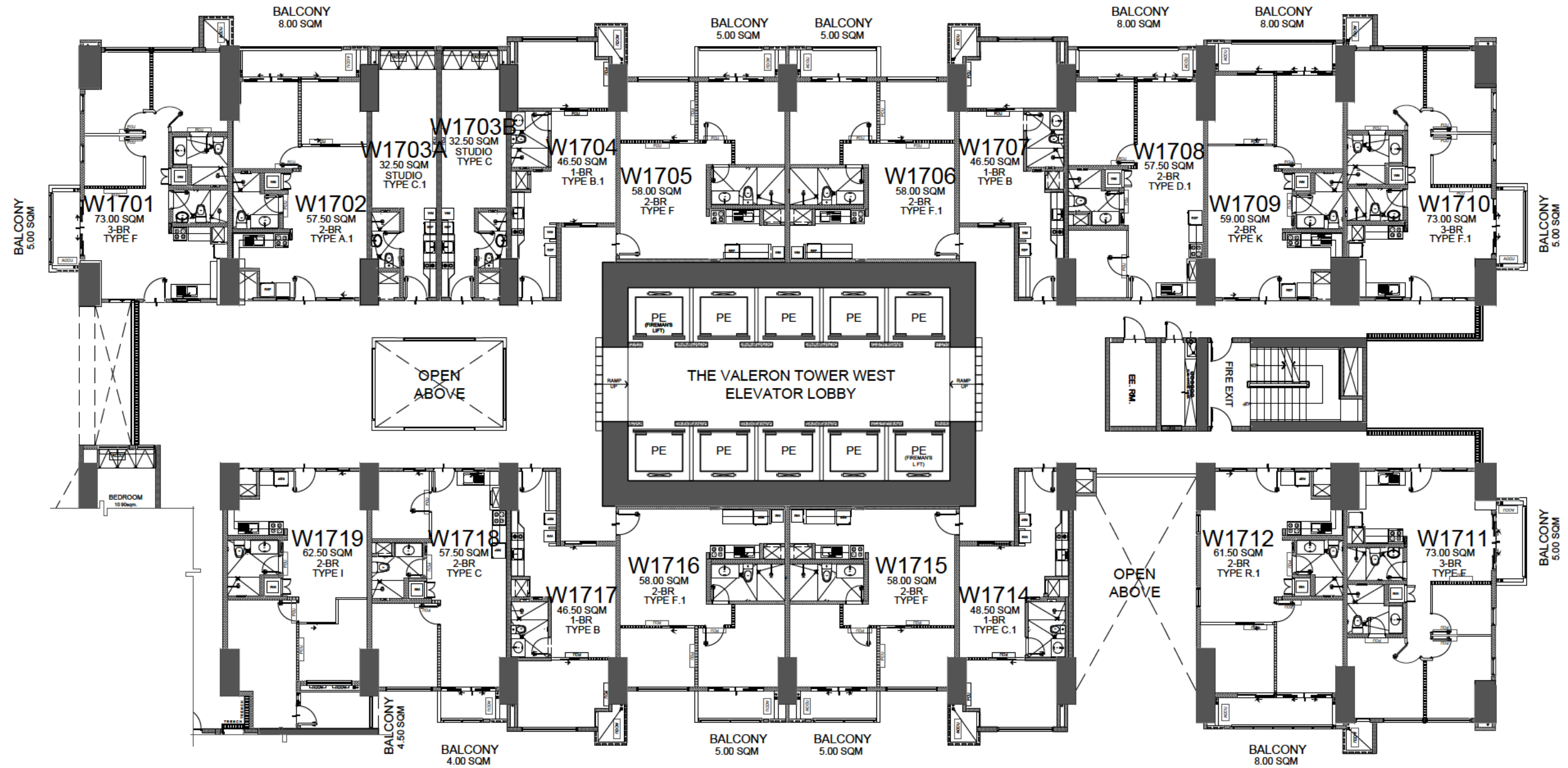
16TH FLOOR
THE VALERON TOWER - WEST
MARCH 2025
PER MEMO REF. # DE-25-03-005



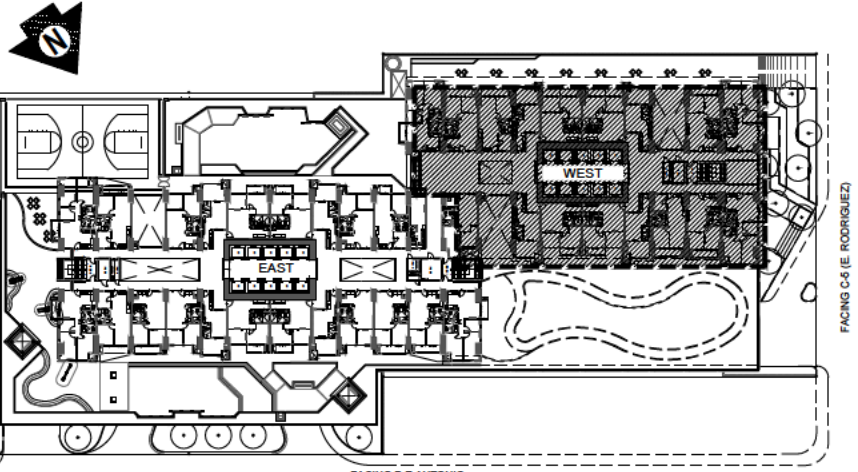
AVAILABILITY PLAN

Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans. For announcement purposes only.

FACING BGC / MAKATI



FACING PE ANTONIO / QUEZON CITY



KEY PLAN

| | | |
|--|----------------|---------|
| | NOTED BY: ELLA | 3/10/25 |
| | FE | |
| | ANA | |

17TH FLOOR
 THE VALERON TOWER - WEST
 MARCH 2025
 PER MEMO REF. # DE-25-03-005

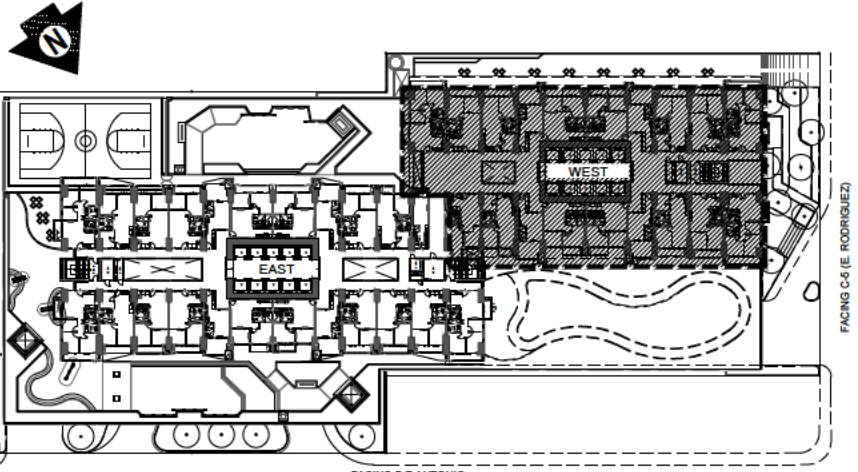
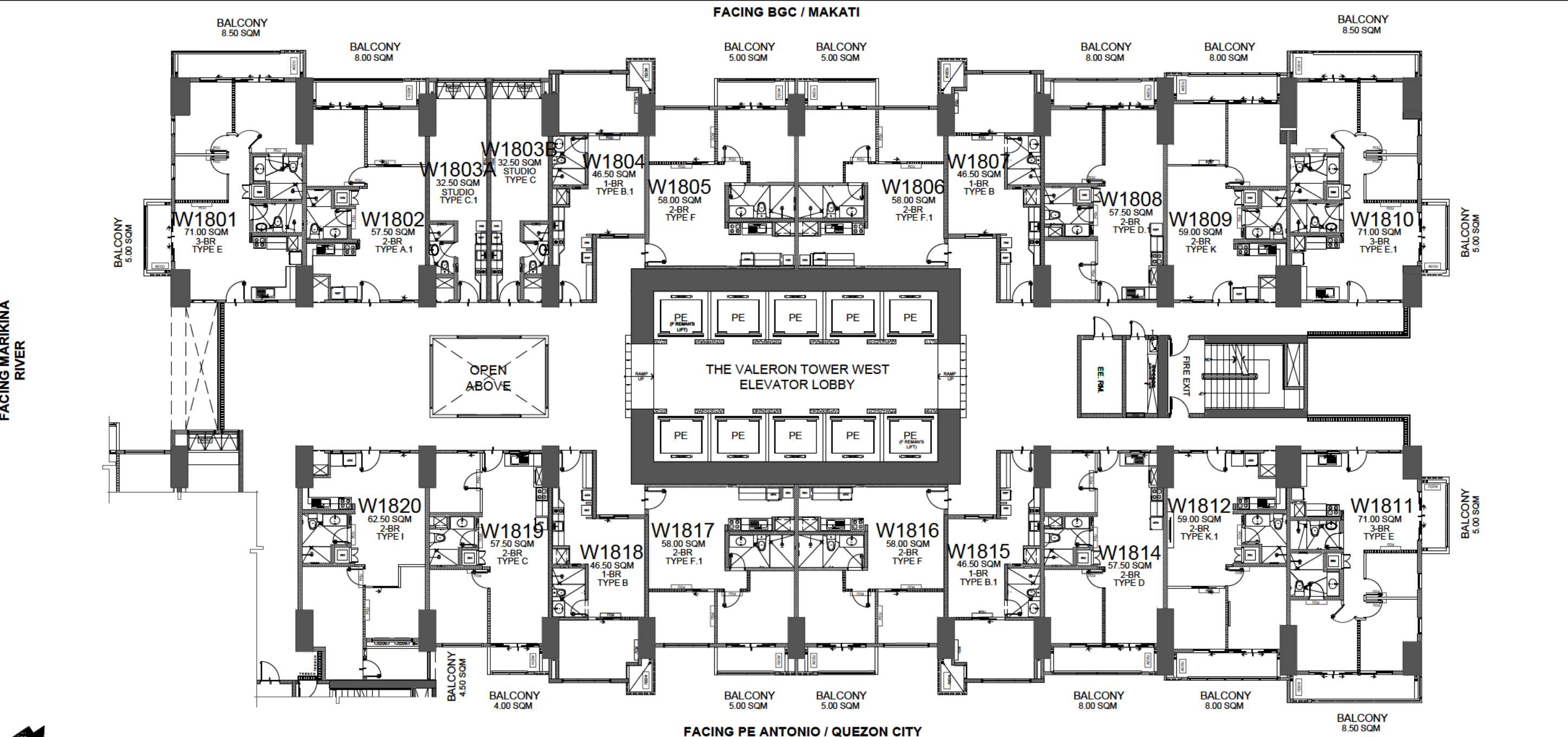
LIST FOR POSSIBLE TANDEM UNITS:

W1708 & W1709

NOTE:
 Standard company policy regarding request for tandem shall apply.



AVAILABILITY PLAN



KEY PLAN

| | | |
|-----------|------|---------|
| NOTED BY: | ELLA | 3/10/25 |
| | FE | |
| | ANA | |



18TH FLOOR
THE VALERON TOWER - WEST
 MARCH 2025
 PER MEMO REF. # DE-25-03-005

LIST FOR POSSIBLE TANDEM UNITS:

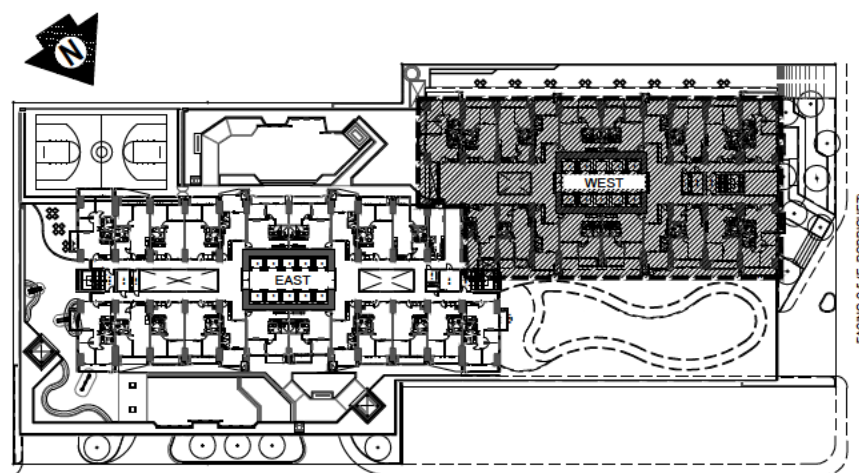
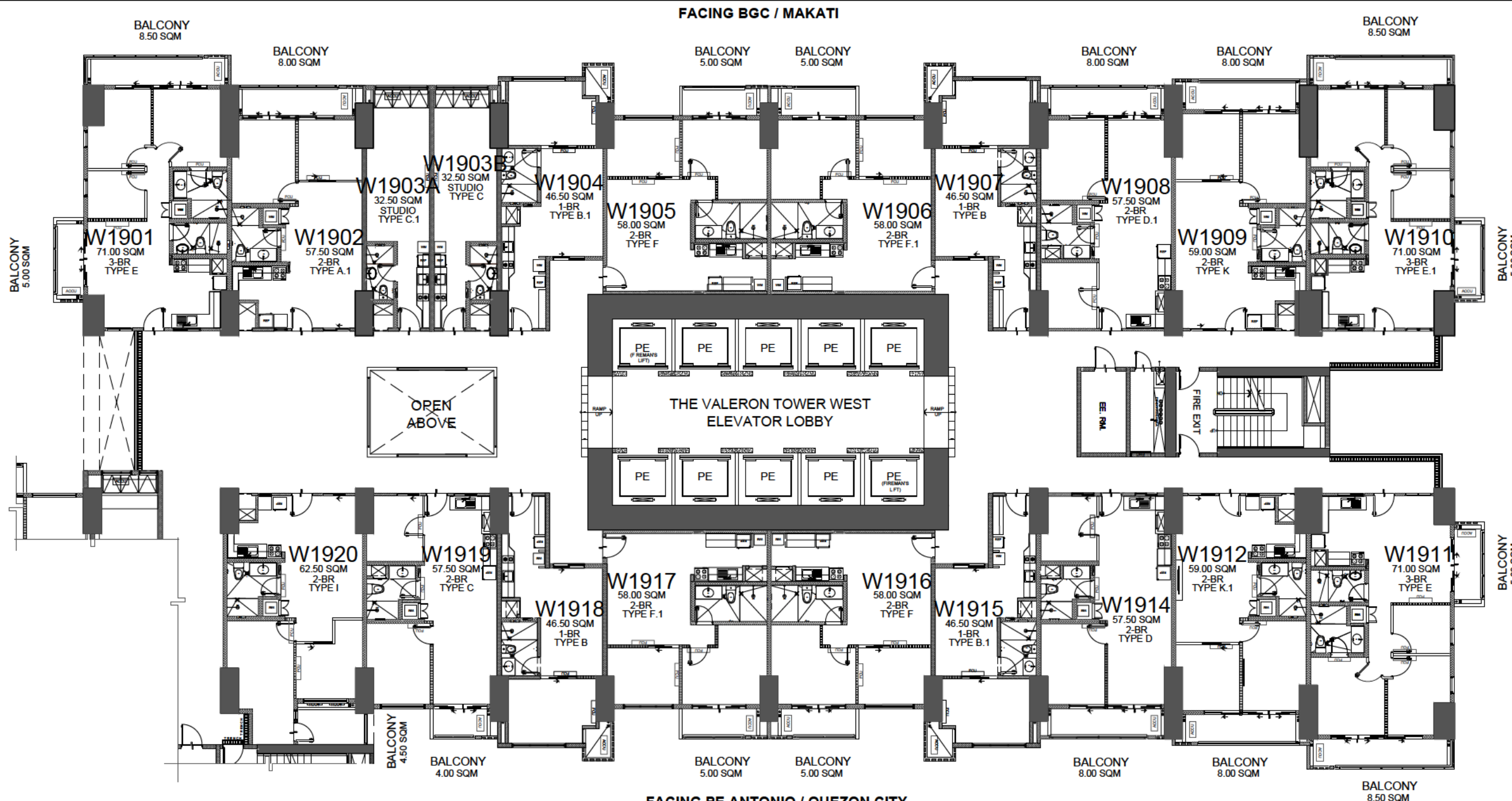
- W1808 & W1809
- W1812 & W1814

NOTE:
Standard company policy regarding request for tandem shall apply.



AVAILABILITY PLAN

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KEY PLAN

| | | |
|-----------|------|---------|
| NOTED BY: | ELLA | 3/10/25 |
| | FE | |
| | ANA | |



19TH FLOOR
THE VALERON TOWER - WEST
 MARCH 2025
 PER MEMO REF. # DE-25-03-005

LIST FOR POSSIBLE TANDEM UNITS:

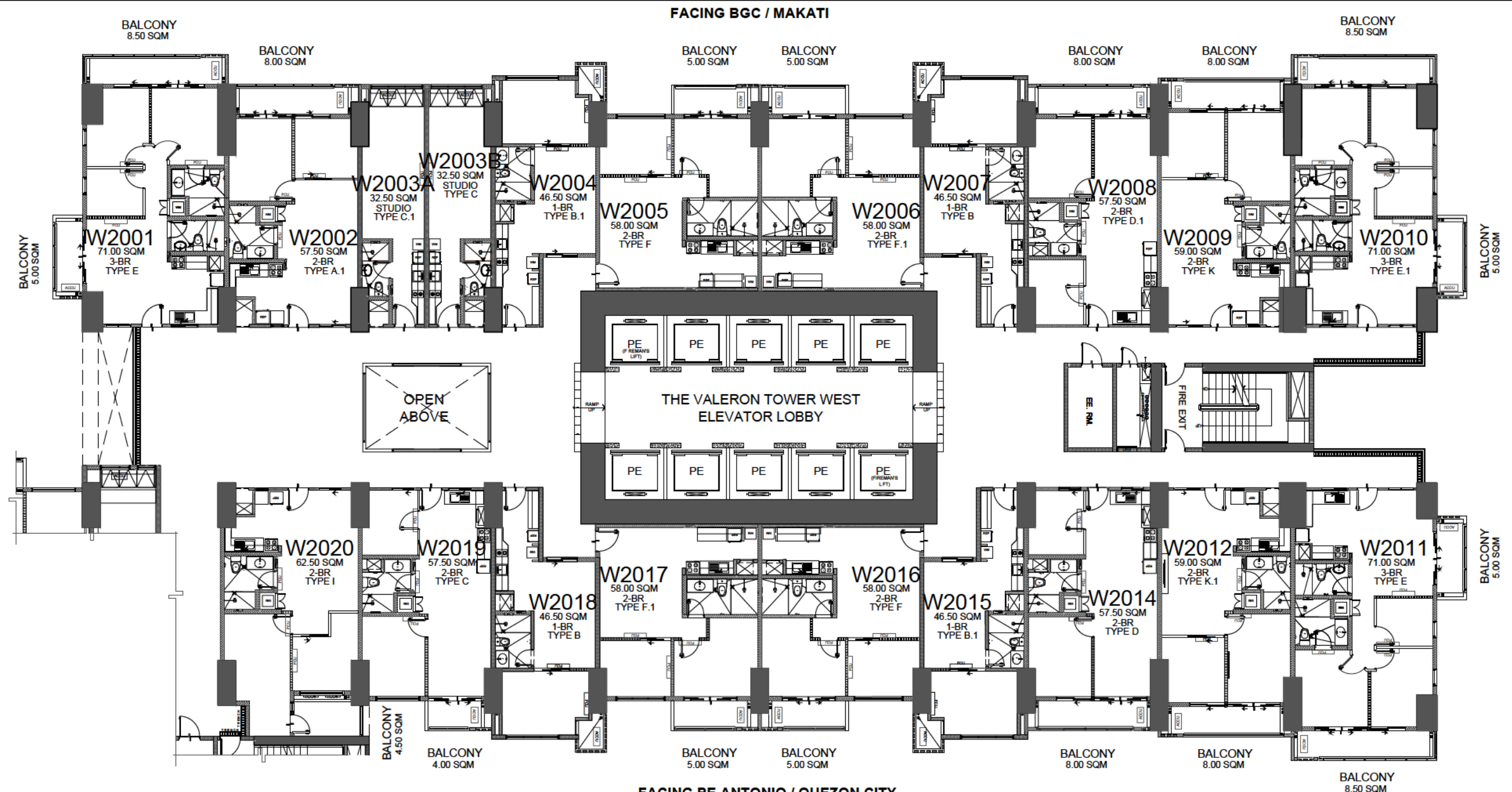
- W1908 & W1909
- W1912 & W1914

NOTE:
Standard company policy regarding request for tandem shall apply.



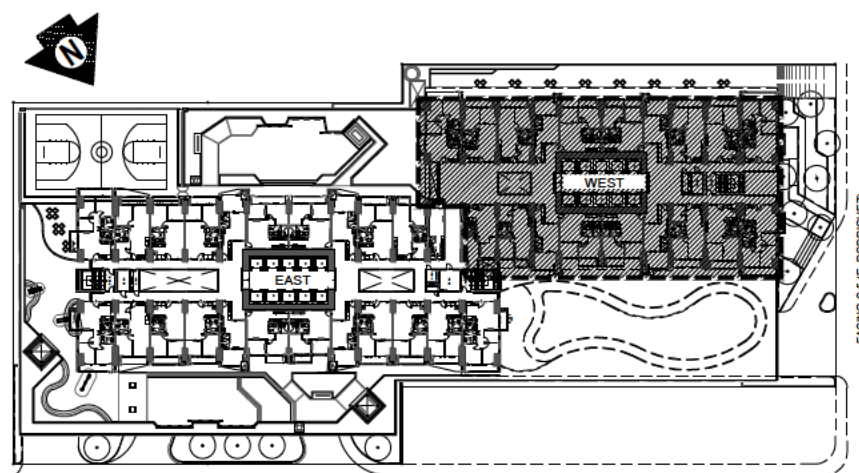
AVAILABILITY PLAN

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FACING MARIKINA RIVER

FACING C-5 (E. RODRIGUEZ) / ORTIGAS



KEY PLAN

FACING PE ANTONIO / QUEZON CITY

LIST FOR POSSIBLE TANDEM UNITS:

- W2008 & W2009
- W2012 & W2014

NOTE:
Standard company policy regarding request for tandem shall apply.

| | | |
|-----------|------|---------|
| NOTED BY: | ELLA | 3/10/25 |
| | FE | |
| | ANA | |



20TH FLOOR
THE VALERON TOWER - WEST
 MARCH 2025
 PER MEMO REF. # DE-25-03-005

