SUN VALLEY GOLF & DEVELOPMENT, INC.

Kingsville Arcade, Marcos Highway, Bo. Mayamot, Antipolo City

PROJECT:THE PERCH

WEBSITE

INVENTORY UPDATE AS OF 15 OCTOBER 2025

Payment TERMS: Effective August 28, 2025

OPTION 1: OUTRIGHT CASH ~ with 15% discount within 60 days

OPTION 2: INSTALLMENT

FIRST 10% Down payment payable over 3 months

NEXT 30% Down payment payable over 36 months at ZERO interest

60% BALANCE, payable within

5 years at 8% interest (factor rate: 0.02028)

7 years at 8% interest (factor rate: 0.01559)

							OPTION 1 - OUTRIGHT CASH		OPTION 2 - INSTALLMENT						
									FIRST 10% DOWN PAYMENT, PAYABLE OVER 3 MONTHS		NEXT 30% DOWN PAYMENT PAYABLE OVER 36 MONTHS		IN-HOUSE FINANCING 5 to 7 YEARS AT 8% INTEREST		
BLK	LOT	DES	AREA	PRICE	TCP	RESERVATION DEPOSIT	15% DISCOUNT	NET CASH PAYMENT IN 60 DAYS (TCP-RES. - DISC)	FIRST 10% DOWN PAYMENT	3 MONTHS TO PAY	30% DOWN PAYMENT	36 MONTHS TO PAY AT ZERO INTEREST	60% BALANCE	5 YEARS TO PAY	7 YEARS TO PAY
														0.02028	0.01559
PERCH 3 BLK 4															
4	1	COR	1105	31,000.00	34,255,000.00	250,000.00	5,138,250.00	28,866,750.00	3,425,500.00	1,141,833.33	10,276,500.00	285,458.33	20,553,000.00	416,814.84	320,421.27
4	2		733	30,000.00	21,990,000.00	250,000.00	3,298,500.00	18,441,500.00	2,199,000.00	733,000.00	6,597,000.00	183,250.00	13,194,000.00	267,574.32	205,694.46
4	3		567	30,000.00	17,010,000.00	250,000.00	2,551,500.00	14,208,500.00	1,701,000.00	567,000.00	5,103,000.00	141,750.00	10,206,000.00	206,977.68	159,111.54
4	4		655	30,000.00	19,650,000.00	250,000.00	2,947,500.00	16,452,500.00	1,965,000.00	655,000.00	5,895,000.00	163,750.00	11,790,000.00	239,101.20	183,806.10
4	7		859	30,000.00	25,770,000.00	250,000.00	3,865,500.00	21,654,500.00	2,577,000.00	859,000.00	7,731,000.00	214,750.00	15,462,000.00	313,569.36	241,052.58
PERCH 3 BLK 6															
6	3		499	30,000.00	14,970,000.00	250,000.00	2,245,500.00	12,474,500.00	1,497,000.00	499,000.00	4,491,000.00	124,750.00	8,982,000.00	182,154.96	140,029.38
6	4		518	30,000.00	15,540,000.00	250,000.00	2,331,000.00	12,959,000.00	1,554,000.00	518,000.00	4,662,000.00	129,500.00	9,324,000.00	189,090.72	145,361.16
6	5		517	30,000.00	15,510,000.00	250,000.00	2,326,500.00	12,933,500.00	1,551,000.00	517,000.00	4,653,000.00	129,250.00	9,306,000.00	188,725.68	145,080.54
6	6		484	30,000.00	14,520,000.00	250,000.00	2,178,000.00	12,092,000.00	1,452,000.00	484,000.00	4,356,000.00	121,000.00	8,712,000.00	176,679.36	135,820.08

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7 years at 8% interest (factor rate: 0.01559)

BLK	LOT	DES	AREA	PRICE	TCP	RESERVATION DEPOSIT	OPTION 1 - OUTRIGHT CASH		OPTION 2 - INSTALLMENT						
									FIRST 10% DOWN PAYMENT, PAYABLE OVER 3 MONTHS		NEXT 30% DOWN PAYMENT PAYABLE OVER 36 MONTHS		IN-HOUSE FINANCING 5 to 7 YEARS AT 8% INTEREST		
							15% DISCOUNT	NET CASH PAYMENT IN 60 DAYS (TCP-RES. - DISC)	FIRST 10% DOWN PAYMENT	3 MONTHS TO PAY	30% DOWN PAYMENT	36 MONTHS TO PAY AT ZERO INTEREST	60% BALANCE	5 YEARS TO PAY	7 YEARS TO PAY
														0.02028	0.01559
PERCH 3 BLK 7															
7	3		639	30,000.00	19,170,000.00	250,000.00	2,875,500.00	16,044,500.00	1,917,000.00	639,000.00	5,751,000.00	159,750.00	11,502,000.00	233,260.56	179,316.18
7	4	COR	740	31,000.00	22,940,000.00	250,000.00	3,441,000.00	19,249,000.00	2,294,000.00	764,666.67	6,882,000.00	191,166.67	13,764,000.00	279,133.92	214,580.76
7	5		670	30,000.00	20,100,000.00	250,000.00	3,015,000.00	16,835,000.00	2,010,000.00	670,000.00	6,030,000.00	167,500.00	12,060,000.00	244,576.80	188,015.40
7	6		637	30,000.00	19,110,000.00	250,000.00	2,866,500.00	15,993,500.00	1,911,000.00	637,000.00	5,733,000.00	159,250.00	11,466,000.00	232,530.48	178,754.94
7	8		656	30,000.00	19,680,000.00	250,000.00	2,952,000.00	16,478,000.00	1,968,000.00	656,000.00	5,904,000.00	164,000.00	11,808,000.00	239,466.24	184,086.72
7	10	COR	792	31,000.00	24,552,000.00	250,000.00	3,682,800.00	20,619,200.00	2,455,200.00	818,400.00	7,365,600.00	204,600.00	14,731,200.00	298,748.74	229,659.41
PERCH 3 BLK 8															
8	1	COR	704	31,000.00	21,824,000.00	250,000.00	3,273,600.00	18,300,400.00	2,182,400.00	727,466.67	6,547,200.00	181,866.67	13,094,400.00	265,554.43	204,141.70
8	3		516	30,000.00	15,480,000.00	250,000.00	2,322,000.00	12,908,000.00	1,548,000.00	516,000.00	4,644,000.00	129,000.00	9,288,000.00	188,360.64	144,799.92
8	4		485	30,000.00	14,550,000.00	250,000.00	2,182,500.00	12,117,500.00	1,455,000.00	485,000.00	4,365,000.00	121,250.00	8,730,000.00	177,044.40	136,100.70
8	5		507	30,000.00	15,210,000.00	250,000.00	2,281,500.00	12,678,500.00	1,521,000.00	507,000.00	4,563,000.00	126,750.00	9,126,000.00	185,075.28	142,274.34
8	6		517	30,000.00	15,510,000.00	250,000.00	2,326,500.00	12,933,500.00	1,551,000.00	517,000.00	4,653,000.00	129,250.00	9,306,000.00	188,725.68	145,080.54
8	7		492	30,000.00	14,760,000.00	250,000.00	2,214,000.00	12,296,000.00	1,476,000.00	492,000.00	4,428,000.00	123,000.00	8,856,000.00	179,599.68	138,065.04
8	8		499	30,000.00	14,970,000.00	250,000.00	2,245,500.00	12,474,500.00	1,497,000.00	499,000.00	4,491,000.00	124,750.00	8,982,000.00	182,154.96	140,029.38
8	9	COR	751	31,000.00	23,281,000.00	250,000.00	3,492,150.00	19,538,850.00	2,328,100.00	776,033.33	6,984,300.00	194,008.33	13,968,600.00	283,283.21	217,770.47
8	10	COR	578	31,000.00	17,918,000.00	250,000.00	2,687,700.00	14,980,300.00	1,791,800.00	597,266.67	5,375,400.00	149,316.67	10,750,800.00	218,026.22	167,604.97

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SUN VALLEY GOLF & DEVELOPMENT, INC.

The Perch at Highland Park

Kingsville Arcade, Marcos Highway, Bo. Mayamot, Antipolo City

PROJECT:THE PERCH

WEBSITE

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BLK	LOT	DES	AREA	PRICE	TCP	RESERVATION DEPOSIT	OPTION 1 - OUTRIGHT CASH		OPTION 2 - INSTALLMENT						
									FIRST 10% DOWN PAYMENT, PAYABLE OVER 3 MONTHS		NEXT 30% DOWN PAYMENT PAYABLE OVER 36 MONTHS		IN-HOUSE FINANCING 5 to 7 YEARS AT 8% INTEREST		
							15% DISCOUNT	NET CASH PAYMENT IN 60 DAYS (TCP- RES. - DISC)	FIRST 10% DOWN PAYMENT	3 MONTHS TO PAY	30% DOWN PAYMENT	36 MONTHS TO PAY AT ZERO INTEREST	60% BALANCE	5 YEARS TO PAY	7 YEARS TO PAY
														0.02028	0.01559
PERCH 3 BLK 9															
9	1	COR	559	31,000.00	17,329,000.00	250,000.00	2,599,350.00	14,479,650.00	1,732,900.00	577,633.33	5,198,700.00	144,408.33	10,397,400.00	210,859.27	162,095.47
9	2	COR	615	31,000.00	19,065,000.00	250,000.00	2,859,750.00	15,955,250.00	1,906,500.00	635,500.00	5,719,500.00	158,875.00	11,439,000.00	231,982.92	178,334.01
9	3		509	30,000.00	15,270,000.00	250,000.00	2,290,500.00	12,729,500.00	1,527,000.00	509,000.00	4,581,000.00	127,250.00	9,162,000.00	185,805.36	142,835.58
9	4		509	30,000.00	15,270,000.00	250,000.00	2,290,500.00	12,729,500.00	1,527,000.00	509,000.00	4,581,000.00	127,250.00	9,162,000.00	185,805.36	142,835.58
9	5		522	30,000.00	15,660,000.00	250,000.00	2,349,000.00	13,061,000.00	1,566,000.00	522,000.00	4,698,000.00	130,500.00	9,396,000.00	190,550.88	146,483.64
9	6		509	30,000.00	15,270,000.00	250,000.00	2,290,500.00	12,729,500.00	1,527,000.00	509,000.00	4,581,000.00	127,250.00	9,162,000.00	185,805.36	142,835.58
9	7	COR	796	31,000.00	24,676,000.00	250,000.00	3,701,400.00	20,724,600.00	2,467,600.00	822,533.33	7,402,800.00	205,633.33	14,805,600.00	300,257.57	230,819.30
PERCH 3 BLK 12															
12	2		670	25,000.00	16,750,000.00	250,000.00	2,512,500.00	13,987,500.00	1,675,000.00	558,333.33	5,025,000.00	139,583.33	10,050,000.00	203,814.00	156,679.50
12	3		618	25,000.00	15,450,000.00	250,000.00	2,317,500.00	12,882,500.00	1,545,000.00	515,000.00	4,635,000.00	128,750.00	9,270,000.00	187,995.60	144,519.30
12	4		618	25,000.00	15,450,000.00	250,000.00	2,317,500.00	12,882,500.00	1,545,000.00	515,000.00	4,635,000.00	128,750.00	9,270,000.00	187,995.60	144,519.30
12	5		618	25,000.00	15,450,000.00	250,000.00	2,317,500.00	12,882,500.00	1,545,000.00	515,000.00	4,635,000.00	128,750.00	9,270,000.00	187,995.60	144,519.30
12	6		617	25,000.00	15,425,000.00	250,000.00	2,313,750.00	12,861,250.00	1,542,500.00	514,166.67	4,627,500.00	128,541.67	9,255,000.00	187,691.40	144,285.45
12	7		617	25,000.00	15,425,000.00	250,000.00	2,313,750.00	12,861,250.00	1,542,500.00	514,166.67	4,627,500.00	128,541.67	9,255,000.00	187,691.40	144,285.45
12	8		617	25,000.00	15,425,000.00	250,000.00	2,313,750.00	12,861,250.00	1,542,500.00	514,166.67	4,627,500.00	128,541.67	9,255,000.00	187,691.40	144,285.45
12	9		617	25,000.00	15,425,000.00	250,000.00	2,313,750.00	12,861,250.00	1,542,500.00	514,166.67	4,627,500.00	128,541.67	9,255,000.00	187,691.40	144,285.45

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PERCH 3 BLK 14															
14	9		520	25,000.00	13,000,000.00	250,000.00	1,950,000.00	10,800,000.00	1,300,000.00	433,333.33	3,900,000.00	108,333.33	7,800,000.00	158,184.00	121,602.00
14	10		514	25,000.00	12,850,000.00	250,000.00	1,927,500.00	10,672,500.00	1,285,000.00	428,333.33	3,855,000.00	107,083.33	7,710,000.00	156,358.80	120,198.90
14	11		627	25,000.00	15,675,000.00	250,000.00	2,351,250.00	13,073,750.00	1,567,500.00	522,500.00	4,702,500.00	130,625.00	9,405,000.00	190,733.40	146,623.95
14	12		725	25,000.00	18,125,000.00	250,000.00	2,718,750.00	15,156,250.00	1,812,500.00	604,166.67	5,437,500.00	151,041.67	10,875,000.00	220,545.00	169,541.25
PERCH 1 BLK 4															
3	2		510	30,000.00	15,300,000.00	250,000.00	2,295,000.00	12,755,000.00	1,530,000.00	510,000.00	4,590,000.00	127,500.00	9,180,000.00	186,170.40	143,116.20
4	3	COR	521	31,000.00	16,151,000.00	250,000.00	2,422,650.00	13,478,350.00	1,615,100.00	538,366.67	4,845,300.00	134,591.67	9,690,600.00	196,525.37	151,076.45
4	14		483	30,000.00	14,490,000.00	250,000.00	2,173,500.00	12,066,500.00	1,449,000.00	483,000.00	4,347,000.00	120,750.00	8,694,000.00	176,314.32	135,539.46