

DEED OF ABSOLUTE SALE

This Deed of Absolute Sale made and executed by and between:

METROCITY PROPERTIES GROUP, INC., a corporation duly organized and existing under the laws of the Republic of the Philippines with business address at 2104 Robinsons Equitable Tower, 4 ADB Ave., Ortigas Center, Pasig City, duly represented herein by its authorized representatives and Director, **SAM CHANG** and **FUNG KWOK WAI**, hereinafter referred to as the "**SELLER**"

-and-

ROBINSONS LAND CORPORATION, a corporation duly organized and existing under the laws of the Republic of the Philippines with office address at 43rd Floor, Robinsons Equitable Tower, ADB Ave. corner Poveda Road, Ortigas Center, Pasig City, duly represented herein by its Senior Vice President and Corporate Land Acquisition Head, **CORAZON L. ANG LEY**, hereinafter referred to as "**BUYER**".

(The **SELLER** and the **BUYER** shall hereinafter be referred to as the "**PARTIES**".)

WITNESSETH:

WHEREAS, the **SELLER** is the absolute, lawful, and registered owner of two (2) parcels of land situated at Padre Faura St., Brgy. 669 Zone 072, Ermita District, Manila, with an aggregate area of **THREE THOUSAND THREE HUNDRED TWELVE SQUARE METERS (3,312 SQ.M.)**, more or less, covered by Transfer Certificates of Title (TCT) Nos. 002-2020000813 and 002-2020000814, issued by the Registry of Deeds for City of Manila, together with the standing improvement(s) thereon, (hereinafter collectively referred to as the "**PROPERTY**"), and more particularly described as follows:

TCT No. 002-2020000813 Registry of Deeds for City of Manila

"A PARCEL OF LAND (LOT 1-B OF THE SUBDIVISION PLAN (LRC) PSD-333479, APPROVED AS A NON-SUBD. PROJECT, BEING A PORTION OF LOT 1 (LRC) PCS-4288, LRC CAD. REC. 31), SITUATED IN THE DISTRICT OF MALATE, CITY OF MANILA, ISLAND OF LUZON. BOUNDED ON THE NE. POINTS 4 TO 1 (NOW) ROBINSON ST.; ON THE SE. POINTS 1 TO 2 BY LOT 1-C OF THE SUBD. PLAN; OF THE SW. POINTS 2 TO 3 BY (NOW) JORGE BOCOBO EXT., AND BEYOND BY LOT 3 (LRC) PCS-4288; AND ON THE NW. POINTS 3 TO 4 BY LOT 1-A OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED 1 ON PLAN, BEING N. 49 DEG. 35'W., 611.55 M. FROM BLLM 49, MANILA CAD.; THENCE S. 61 DEG. 13'W., 48.00 M. TO POINT 2; THENCE N. 28 DEG. 34'W., 30.00 M. TO POINT 3; THENCE N. 61 DEG. 31'E., 48.00 M. TO POINT 4; THENCE S. 28 DEG. 34'E., 30.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED FORTY SQUARE METERS (1,440), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15 X 60 CM., BEARINGS TRUE, DATE OF THE ORIGINAL SURVEY, JAN. 20-JULY 14, 1919 AND THAT OF THE SUBD. SURVEY, FEB. 1, 1986."

TCT No. 002-2020000814 Registry of Deeds for City of Manila

"A PARCEL OF LAND (LOT 1-C OF THE SUBDIVISION PLAN (LRC) PSD-333479, APPROVED AS A NON-SUBDIVISION PROJECT, BEING A PORTION OF LOT 1 (LRC) PCS-4288; LRC CAD. REC. NO. 318), SITUATED IN THE DISTRICT OF MALATE, CITY OF MANILA, ISLAND OF LUZON. BOUNDED ON THE NE POINTS 1 TO 2 BY (NOW) ROBINSON ST.; AND BEYOND BY LOT 2 (LRC) PCS-4288; ON THE SE POINTS 2 TO 3 BY LOT 6 (LRC) PCS-4288; ON THE SW POINTS 3 TO 4 BY (NOW) JORGE BOCOBO EXT.; AND BEYOND LOT 4 (LRC) PCS-4288; POINTS 4 TO 5 BY (NOW) JORGE BOCOBO EXT., AND BEYOND LOT 3 (LRC) PCS-4288 AND ON THE NW POINTS 5 TO 1 BY LOT 1-B OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 49 DEG. 55'W., 611.55 M. FROM BLLM # 49, MANILA CADASTRE; THENCE S. 28 34'E., 39.00 M. TO POINT 2; THENCE S. 61 DEG. 13'W., 48.00 M. TO POINT 3; THENCE N. 28 DEG. 34'W., 37.12 M. TO POINT 4; THENCE N. 28 DEG. 34'W., 1.88 M. TO POINT 5; THENCE N. 61 DEG. 13'E., 48.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF ONE THOUSAND EIGHT HUNDRED SEVENTY TWO SQUARE METERS (1,872.00), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: POINTS 4 BY OLD POINT AND THE REST BY PS CYL. CONC. MONS. 15 X 60 CM., BEARINGS TRUE; DATE OF ORIGINAL SURVEY, JAN. 20 TO JULY 14, 1919, AND THAT OF THE SUBDIVISION SURVEY FEB. 1, 1986."

Sam Chang
AMY
AMY

Copy of the above-described TCTs on the land are attached herewith as Annexes "A", and "B", and copy of the TD on the improvement is attached herewith as Annex "C", and made an integral part of this Deed;

WHEREAS, the **SELLER** has offered to sell the **PROPERTY** to the **BUYER** and the **BUYER** is willing to purchase the **PROPERTY**, free from any and all options, liens, restrictions, annotations, encumbrances, and adverse claims of whatever nature and kind, legal proceedings, ownership and/or possession disputes, furniture, fixtures, electrical, or telephone posts, telephone lines, water pump/connections, billboards, machineries, equipment, vehicles, and similar kinds, chattels of whatever nature and kind, and other effects, or any squatters, occupants, settlers, tenants, legal or otherwise;

NOW, THEREFORE, for and in consideration of the foregoing premises and of the terms and conditions contained herein, the **PARTIES** hereby agree, as follows:

Section 1. SALE

The **SELLER** hereby SELLS, TRANSFERS, and CONVEYS, absolutely and unconditionally, all its rights, title and interests in and to the **PROPERTY** to the **BUYER**, free from all liens, options, charges, encumbrances, adverse claims of whatever nature and kind, legal proceedings, and ownership and/or possession disputes and issues.

Section 2. PURCHASE PRICE

That for and in consideration of the amount of **EIGHT HUNDRED TWENTY-EIGHT MILLION PHILIPPINE PESOS (PHP828,000,000.00)** hereinafter referred to as the "Purchase Price", the **SELLER** hereby sells, transfers, and conveys the above-described **PROPERTY** as well as all the appurtenant rights, title, and interests thereto, unto and in favor of the **BUYER**.

Section 3. REPRESENTATIONS AND WARRANTIES

3.1.] The **SELLER** hereby represents and warrants to the **BUYER** that:

- 3.1.1.] The **SELLER** is the lawful, absolute, registered owner of the **PROPERTY** situated at Padre Faura St., Brgy. 669 Zone 072, Ermita District, Manila.
- 3.1.2.] The Owner's Duplicate TCTs covering the **PROPERTY** are genuine, valid, and subsisting, and that the **SELLER** has a perfect title to it.
- 3.1.3.] The **SELLER** has the legal capacity to sell the **PROPERTY** and that there is no existing legal impediment to prevent it from selling the same. The **SELLER** has the complete and unrestricted power and the unqualified right to sell, assign, transfer, and deliver the **PROPERTY** to the **BUYER** and the **BUYER** will acquire valid, good, and marketable title to the **PROPERTY** free and clear of all encumbrances, restrictions, options, and annotations of whatever nature and kind.
- 3.1.4.] The **SELLER** has faithfully performed all the acts required by law to effect the sale of the **PROPERTY**.
- 3.1.5.] The **PROPERTY**, upon delivery of actual physical, absolute, and peaceful possession and ownership to the **BUYER** and upon the **SELLER's** fulfillment of its duties and obligations set forth in this Deed, shall be free from any and all liens, options, annotations, encumbrances, restrictions, and adverse claims of whatever nature and kind, legal proceedings, ownership and/or possession disputes and issues; shall be clear from any and all chattels, machineries, equipment, vehicles, furniture, fixtures, billboards, shanties, buildings, improvements, structures, and other effects, except for the current improvement which are or may be placed or constructed thereon and shall not be tenanted or occupied by other persons or entities. The **SELLER** shall not permit or allow anything that can materially interfere, disturb, or adversely affect the adequate and absolute peaceful enjoyment and control of the **PROPERTY** by the **BUYER**. The **SELLER** shall not allow any part of the frontage of the **PROPERTY** to be blocked by any structure of whatever kind and nature, by any and all kinds of vehicles, posts, chattels, or by any squatters, informal settlers, or occupants. The **SELLER** shall assist the **BUYER** in the event that electrical, or telephone posts, telephone lines, or electrical/transmission lines (if any) within the **PROPERTY** will be relocated/removed. Further, the **BUYER** shall be given free and unhampered access, ingress to and egress from the **PROPERTY**, and full and effective control over the **PROPERTY** at any time.

by L. S. S. Sam Chan

Costs in connection with the removal of any of the above-mentioned (except for the current improvement) shall be for the exclusive account of the **SELLER**.

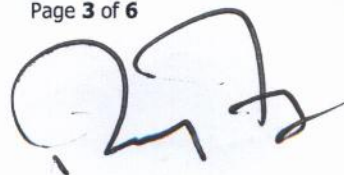
In the event that for any reason, there will be adjustments on the existing circumstances thus making the **PROPERTY** not adjacent to the road, affecting the frontage, or without a frontage, the **SELLER** shall convey such portion of the land fronting or adjacent to the **PROPERTY** and the road to the **BUYER** under the same terms and conditions as stated in this Deed. For avoidance of doubt, this obligation does not include, cover, and/or contemplate any portion of land or road over which the **SELLER** does not have the absolute right to convey to the **BUYER** or a situation where another party's consent is required in order to convey such right.

- 3.1.6.] The **SELLER** has no existing contract(s) of sale of conveyance with any other party on the **PROPERTY**.
- 3.1.7.] The **SELLER**, shall, on its own account, clear and free the **PROPERTY** from any and all options, liens, mortgage, encumbrance, restrictions, annotations, adverse claims of whatever nature and kind or of any value whatsoever. Further, except for the current improvement, the **SELLER** shall clear the **PROPERTY** of any occupants, tenants, squatters, settlers, trespassers, chattels, machineries, equipment, vehicles, furniture, fixtures, building, water pump, shanties, improvements, structures, and other effects which are or may be placed or constructed thereon.
- 3.1.8.] The **SELLER** shall execute any and all reasonable documents necessary for the survey, planning, development, and use of the **PROPERTY** by the **BUYER**. Costs in connection herewith shall be for the account of the **BUYER**.
- 3.1.9.] The **SELLER** warrants that no order of any court, administrative agency, or tribunal of competent jurisdiction shall have been issued and be in effect which would make the transaction contemplated herein illegal, invalid, or void. The **SELLER** further warrants that that there are no circumstances that are likely to lead to any such action, suit, claim, investigation, or proceeding, that could reasonably be expected to have a material adverse effect on the title of the **SELLER** over the **PROPERTY**.
- 3.1.10.] There is no pending, or to the best of the **SELLER's** knowledge, judicial, administrative, or expropriation proceeding involving the title of the **SELLER** to the **PROPERTY** or anything adversely affecting the same except the disclosed items. Further, there is no pending or threatened claim, action, suit, or proceeding, at law or in equity, or judgment, order, or writ pending or threatened against the **PROPERTY** for any violation by the **SELLER** of environmental law relative to the **PROPERTY**.
- 3.1.11.] There is no outstanding and in effect, any injunction, writ, restraining order, or any order of any nature issued by a court, administrative agency, or tribunal of competent jurisdiction directing that the transaction covered by this Deed shall not be consummated as provided or imposing any condition on the consummation of this Deed.
- 3.1.12.] The **SELLER** binds itself to defend the **BUYER** against any and all claims by any third party from the ownership, possession, and use of the **PROPERTY**. The **SELLER** further guarantees the right of the **BUYER** to peacefully and absolutely possess and own the **PROPERTY** subject of this Agreement and to defend the **BUYER** against any and all judicial or administrative actions for eviction and any and all actions (including but not limited to civil, administrative, or criminal) in connection with the ownership, possession, and use of the **PROPERTY**. In the event of any third-party interests or claims, tax liens and/or other encumbrances over the **PROPERTY**, the **SELLER** shall indemnify the **BUYER** from any and all damages or liabilities arising on account thereof.
- 3.1.13.] The **SELLER** warrants that the **BUYER** shall acquire valid title to the **PROPERTY** and shall enjoy absolute and peaceful possession and ownership of the same upon the actual physical turn-over of the **PROPERTY** by the **SELLER** to the **BUYER**, free from any and all liens, encumbrances, options, restrictions, annotations, adverse claims of whatever nature and kind, legal proceedings, ownership and/or possession disputes, occupants, settlers, squatters, tenants, trespassers, chattels, machineries, equipment, vehicles, furniture, fixture, billboards, buildings, shanties, improvements, structures, and other effects which are or may be placed or constructed thereon except for the current improvement.

by L. G. G. Sam Chang







- 3.1.14.] The **SELLER** warrants that the execution, delivery and performance of this Deed and the consummation of the transactions contemplated herein do not and will not: (i) conflict with, or result in a breach of or default under, any terms or conditions of its organizational documents, (ii) conflict with or violate any applicable law; (iii) conflict with or result in the breach of any provision of, or in the creation of any encumbrance on the **PROPERTY**, (iv) result in any breach of, or constitute a default (or event which with the giving of notice or lapse of time, or both, would become a default) under, or give to others any rights of termination, amendment, acceleration or cancellation pursuant to any note, bond, mortgage, indenture, contract, agreement, lease, license, permit, franchise or other instrument to which **SELLER** is a party or by which the **PROPERTY** may be bound.
- 3.1.15.] There are no proceedings pending before any governmental authority, or to the **SELLER's** knowledge, threatened against it or affecting its properties, which, if adversely determined, would materially and adversely impair its ability to perform its obligations under this Deed or which would enjoin the execution and delivery, or would affect in any manner the validity and enforceability of this Deed.
- 3.1.16.] The **PROPERTY** is within the commercial zone based on the latest Comprehensive Zoning Ordinance of No. 8119 ("An Ordinance Adopting the Manila Comprehensive Land Use Plan and Zoning Regulations of 2006 and Providing for the Administration, Enforcement, and Amendment Thereto"), relative to Zoning Ordinance No. 8654 dated 25 June 2020 ("Introducing Certain Amendments on the Zoning Regulations Responsive to "New Normal").
- 3.1.17.] The **SELLER** is a corporation duly organized and validly existing under the laws of the Republic of the Philippines and that it has the corporate power and authority necessary to own the **PROPERTY**.
- 3.1.18.] It has the full legal right and authority and full legal capacity to execute, deliver, and perform this Deed, and all other agreements in connection herewith (the "Transaction Documents") and to perform and observe the terms and conditions hereof and thereof. The execution and delivery of this Deed and the consummation by the **SELLER** of the transactions contemplated hereby have been duly authorized by its Board of Directors and no other corporate action or proceedings on its part is necessary to authorize this Deed. This Deed constitutes, or shall constitute, as the case may be, a legal, valid and binding agreement of the **SELLER**, enforceable against it in accordance with its terms.
- 3.1.19.] The execution and delivery of the Transaction Documents and consummation of the terms and conditions hereof and thereof have been duly authorized and approved by all necessary corporate action. Except as provided herein, no consent, approval, authorization or filing or registration with any third party or governmental agency or body is required in connection with its execution, delivery and performance of the Transaction Documents or the legality, enforceability, or binding effect of the Transaction Documents.
- 3.1.20.] Its obligations under the Transaction Documents constitute its legal, valid, and binding obligations enforceable in accordance with the terms hereof and any other document or agreement being or to be executed and delivered by it hereunder or in connection herewith, upon execution and delivery, will be its legal, valid, and binding obligation, enforceable against it in accordance with the terms thereof.
- 3.1.21.] No petition has been presented and no resolution has been passed or proposed and no analogous action or proceedings has been initiated or taken by the **SELLER** for the purpose of winding up and no order of a court or any agency has been made for the winding up, dissolution, or revocation of the registration of the **SELLER**, or for the appointment of a receiver and administrator. To the best of knowledge of the **SELLER**, no person has threatened with the presentation of the said petition or convened or threatened it with convening a meeting for such purpose, nor has any step been taken against the **SELLER** under the law relating to insolvency of the relief of debtor(s).
- 3.1.22.] The **SELLER** has provided or caused to be provided to the **BUYER** copies of or access to certain environmental reports. The **SELLER** has not received any written communication from any Government Authority that alleges that the **SELLER** is not in compliance, in all material respects, with any Environmental Laws, including the rules and regulations relating thereto, which non-compliance has not been remedied, and (ii) to the knowledge of the **SELLER**, it is in substantial compliance with all material permits, licenses and governmental authorization required to conduct.

by L. G. G. Sam Chaney
e. AMY Q. J.

3.1.23.] The Retained Liabilities shall remain the sole responsibility of and shall be retained, paid, performed, and discharged solely by the **SELLER**.

3.1.24.] The **SELLER** will cooperate with the **BUYER** and its counsel in the contest or defense of, and make available its personnel and provide any testimony and access to its books and records in connection with, any proceeding involving or relating to (a) any contemplated Transaction under this Agreement, or (b) any action, activity, circumstance, condition, conduct, event, fact, failure to act, incident, occurrence, plan, practice, situation, status or transaction involving the **SELLER** of the **PROPERTY**.

The foregoing warranties of the **SELLER** shall not be diminished in any manner by any investigation which the **BUYER** may or can conduct, or might have conducted.

3.2.] The **BUYER** represents and warrants to the **SELLER** that:

3.2.1.] This Deed constitutes its legal, valid, and binding obligation, enforceable in accordance with its terms and conditions.

3.2.2.] The **BUYER** is a corporation duly organized, validly existing, and in good standing under the laws of the Republic of the Philippines and has full corporate power to execute, deliver and perform this Deed.

3.2.3.] The execution and delivery of this Deed and consummation by the **BUYER** of the transactions contemplated thereby have been duly authorized by its Board of Directors and no other corporate action or proceedings on its part is necessary to authorize this Deed.

3.2.4.] The execution and delivery of this Deed and all other documents to implement this Deed and the consummation of the terms and conditions hereof have been duly authorized and approved by all necessary corporate action. No consent, approval, authorization or filing or registration with any third party or governmental agency or body is required in connection with its execution, delivery and performance of this Deed and all other documents to implement this Agreement or the legality, enforceability or binding effect thereof.

Section 4. TAXES

The **SELLER** shall update the payment of realty taxes from the Treasurer's Office of the City of Manila up to 31 December 2024.

Section 5. REGISTRATION

The mere presentation of this Deed shall be sufficient authority to the Registry of Deeds to transfer the titles of the **PROPERTY** from the **SELLER** in favor of the **BUYER**.

IN WITNESS WHEREOF, the parties have hereunto signed this instrument this _____ of _____, _____ in _____.

METROCITY PROPERTIES GROUP, INC.

Seller

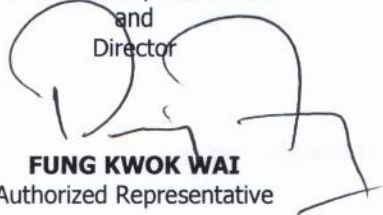
BIR TIN 010-070-180-000

By:



SAM CHANG

Authorized Representative
and
Director



FUNG KWOK WAI

Authorized Representative

ROBINSONS LAND CORPORATION

Buyer

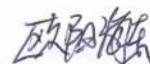
BIR TIN 000-361-376-000

By:



CORAZON L. ANG LEY

Senior Vice President
and
Corporate Land Acquisition Head



Signed in the Presence of:

Four handwritten signatures on horizontal lines.

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
)S.S.

PASIG CITY

BEFORE ME, a Notary Public for and in the above-named jurisdiction, personally appeared the following persons with their competent evidence of identity, to wit:

Table with 3 columns: NAME, COMPETENT EVIDENCE OF IDENTITY, EXPIRY DATE DATE/PLACE ISSUED. Rows include METROCITY PROPERTIES GROUP, INC. and ROBINSONS LAND CORPORATION.

who are personally known to me and to be the same persons described in the foregoing instrument and who acknowledged before me that their signatures on the instrument were voluntarily affixed by them for the purpose stated therein...

This instrument consisting of six (6) pages, including the page on which this acknowledgment is written, refers to a "Deed of Absolute Sale" with its Annexes executed by and between METROCITY PROPERTIES GROUP, INC. and ROBINSONS LAND CORPORATION...

Witness my hand and seal this JAN 16 2024 day of

Doc. No. 216;
Page No. 45;
Book No. 10;
Series of 2024.

Signature of ATTY. NATALIE JOYCE P. ESTACIO, Notary Public for Pasig, San Juan, and Pateros.

Handwritten initials 'by L. S. S.' with a signature.

Signature of Sam Chang.

Handwritten signature and initials at the bottom right.

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for City of Manila

Transfer Certificate of Title

No. 002-2020000813

IT IS HEREBY CERTIFIED that certain land situated in CITY OF MANILA, PHILIPPINES, bounded and described as follows:

A PARCEL OF LAND (LOT 1-B OF THE SUBDIVISION PLAN (LRC) PSD-333479, APPROVED AS A NON-SUBD. PROJECT, BEING A PORTION OF LOT 1 (LRC) PCS-4288, LRC CAD. REC. 31), SITUATED IN THE DISTRICT OF MALATE, CITY OF MANILA, ISLAND OF LUZON. BOUNDED ON THE NE. POINTS 4 TO 1 (NOW) (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: METROCITY PROPERTIES GROUP, INC.,

Address: 22/F ORTIGAS JR. ROAD, ORTIGAS CENTER, SAN ANTONIO, CITY OF PASIG

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: CAD.

Record No.: 318

Orig. Reg. Date: 06 29 1912

Decree No.: 7664

Original RD: CITY OF MANILA

OCT No.: OCT-2279

Volume No.: 0-5-B

Page No.:

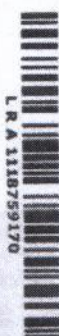
Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 271712 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at City of Manila, Philippines on the 21st day of FEBRUARY 2020 at 03:18pm.

LORENZ GOMEZ BAUTISTA
Acting Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2020000813 on file in Registry of Deeds of City of Manila, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of City of Manila. Requested By: ANTHONY GATBONTON HUNG



Ref. : 2023026906 OR No. : 1031803994
Date : 10/16/2023 OR Date : Oct 16 2023
Time : 03:15:03 PM Amt. Paid : 1640.10

Handwritten initials: L. S. S.

Page 1 of 3

Handwritten signature: Ram Chang

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TCT No.: 002-2020000813

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

ROBINSON ST.; ON THE SE. POINTS 1 TO 2 BY LOT 1-C OF THE SUBD. PLAN; ON THE SW. POINTS 2 TO 3 BY (NOW) JORGE BOCOBO EXT., AND BEYOND BY LOT 3 (LRC) PCS-4288; AND ON THE NW. POINTS 3 TO 4 BY LOT 1-A OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED 1 ON PLAN, BEING N. 49 DEG. 35'W., 611.55 M. FROM BLLM 49, MANILA CAD.; THENCE S. 61 DEG. 13'W., 48.00 M. TO POINT 2; THENCE N. 28 DEG. 34'W., 30.00 M. TO POINT 3; THENCE N. 61 DEG. 31'E., 48.00 M. TO POINT 4; THENCE S. 28 DEG. 34'E., 30.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED FORTY SQUARE METERS (1,440), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15 X 60 CM., BEARINGS TRUE, DATE OF THE ORIGINAL SURVEY, JAN. 20-JULY 14, 1919 AND THAT OF THE SUBD. SURVEY, FEB. 1, 1986.

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Page 2 of 3

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[Handwritten signature: Sam Chang]

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TCT No.: 002-2020000813

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2020008834

Date: September 24, 2020 11:29:37AM

REAL ESTATE MORTGAGE : EXECUTED BY METROCITY PROPERTIES GROUP, INC., IN FAVOR OF PHILIPPINE NATIONAL BANK FOR THE SUM OF PHP50,000,000.00, IN ACCORDANCE WITH DOC. NO. 56; PAGE NO. 12; BOOK NO. CV; SERIES OF 2020; OF NOTARY PUBLIC OF MAKATI CITY; JULIE O. CUA; DATED JULY 02, 2020.

LORENZ GOMEZ BAUTISTA
Acting Deputy Register of Deeds

Handwritten signature/initials on the left margin.

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Handwritten initials: by L. S. S.

Page 3 of 3

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Handwritten signature: Sam Chery

Handwritten signature/initials.

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REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
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Owner: METROCITY PROPERTIES GROUP, INC.,

Address: 22/F ORTIGAS JR. ROAD, ORTIGAS CENTER, SAN ANTONIO, CITY OF PASIG

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: CADASTARL

Record No.: 318

Orig. Reg. Date: 06 29 1912

Decree No.: 7664

Original RD: CITY OF MANILA

OCT No.: OCT-2279

Volume No.: O-5-B

Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 234272 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at City of Manila, Philippines on the 21st day of FEBRUARY 2020 at 02:51pm.

LORENZ GOMEZ BAUTISTA
Acting Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2020000814 on file in Registry of Deeds of City of Manila, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of City of Manila. Requested By: ANTHONY GATBONTON HUNG



Ref. : 2023026906 OR No. : 1031803994
Date : 10/16/2023 OR Date : Oct 16 2023
Time : 03:15:53 PM Amt Paid : 1640.10

Handwritten initials: L. S. S.

Handwritten signature: Sam Chan

Page 1 of 3

Handwritten mark/signature

Handwritten initials/signature

Large handwritten signature

TCT No.: 002-2020000814

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BY (NOW) ROBINSON ST.; AND BEYOND BY LOT 2 (LRC) PCS-4288; ON THE SE POINTS 2 TO 3 BY LOT 6 (LRC) PCS-4288; ON THE SW POINTS 3 TO 4 BY (NOW) JORGE BOCOBO EXT.; AND BEYOND BY LOT 4 (LRC) PCS-4288; POINTS 4 TO 5 BY (NOW) JORGE BOCOBO EXT.; AND BEYOND LOT 3 (LRC) PCS-4288; AND ON THE NW POINTS 5 TO 1 BY LOT 1-B OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 49 DEG. 55'W., 611.55 M. FROM BLLM # 49, MANILA CADASTRE; THENCE S. 28 DEG. 34'E., 39.00 M. TO POINT 2; THENCE S. 61 DEG. 13'W., 48.00 M. TO POINT 3; THENCE N. 28 DEG. 34'W., 37.12 M. TO POINT 4; THENCE N. 28 DEG. 34'W., 1.88 M. TO POINT 5; THENCE N. 61 DEG. 13'E., 48.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF ONE THOUSAND EIGHT HUNDRED SEVENTY TWO SQUARE METERS (1,872.00), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: POINTS 4 BY OLD POINT AND THE REST BY PS CYL. CONC. MONS. 15 X 60 CM., BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY, JAN. 20 TO JULY 14, 1919, AND THAT OF THE SUBDIVISION SURVEY, FEB. 1, 1986.

Handwritten signature/initials on the left margin.

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Handwritten initials: by L. S. S.

Page 2 of 3

Handwritten signature/initials.

Handwritten signature: Sam Chang

Handwritten initials and signatures at the bottom right.

Judicial Form No. 109

TCT No.: 002-2020000814
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2020008834 Date: September 24, 2020 11:29:37AM

REAL ESTATE MORTGAGE : EXECUTED BY METROCITY PROPERTIES GROUP, INC., IN FAVOR OF PHILIPPINE NATIONAL BANK FOR THE SUM OF PHP50,000,000.00, IN ACCORDANCE WITH DOC. NO. 56; PAGE NO. 12; BOOK NO. CV; SERIES OF 2020; OF NOTARY PUBLIC OF MAKATI CITY; JULIE O. CUA; DATED JULY 02, 2020.

LORENZ GOMEZ BAUTISTA
Acting Deputy Register of Deeds

BAUTISTA
Lorenz Gomez

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by L. S. S

Page 3 of 3

[Signature]

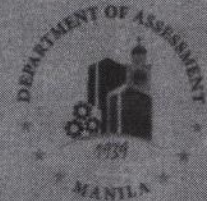
Lam Chaney

[Signature]

[Signature]



REPUBLIC OF THE PHILIPPINES
City of Manila
DEPARTMENT OF ASSESSMENT
TAX DECLARATION OF REAL PROPERTY
City Ordinance No. 8330



UPDATE CODE: TR

TDNARP NO. AD-12669-07654 Property Identification No. 117-12-669-001-014-B0001

Owner No. 20009458
Owner METROCITY PROPERTIES GROUP INC
Address 22F ORTIGAS JR ROAD ORTIGAS CENTER SAN ANTONIO PASIG MM

2387273

Location of Property P. FALTA ST. Barangay 669 Zone 072, ERMITA District MANILA
(Number and Street) (Barangay/District) (City)

New TCT No. _____ Date _____ Survey No. _____
New CCT No. _____ Date _____ Lot No. 10
Previous TCT/CCT No. _____ Date _____ Block No. 364

Boundaries:
North: _____ South: _____
East: _____ West: _____

KIND OF PROPERTY ASSESSED

- LAND
- BUILDING
No. of Storeys 5
Brief Description V-A 3
- MACHINERY
Brief Description _____
- OTHERS
Specify _____

ACTUAL USE	AREA	MARKET VALUE	Assessment Level %	ASSESSED VALUE	TAXABILITY
COMMERCIAL	4,668.200 Php	67,376,770.00	60	62,426,000	T
Total	4,668.200 Php	67,376,770.00		62,426,000	

Total Assessed Value FIFTY-TWO MILLION FOUR HUNDRED TWENTY-SIX THOUSAND SIXTY PESOS ONLY
(Amount in Words)

Effectivity of Assessment/Reassessment 01/01/2021 APPROVED BY

DOMINIC I. MAGTIBAY 09/28/2020 ENGR. JOSE V. DE JUAN
Property Appraiser Date City Assessor

This declaration cancels TDNARP NO. AD-12669-03049 Owner CBS PROPERTIES & MGT CORP Previous A.V. Php 52,426,000

Memoranda: (TRANSFER OF OWNERSHIP) Change of ownership as per title and Deed of Absolute Sale. Taxes paid full year 2020.

DOCUMENTARY STAMP TAX PAID
719 30.00
GOR. NO. _____ DATE _____

CERTIFIED TRUE COPY

REQUESTED BY ANTHONY HUNG
MANILA
O.R. NO. 1433046 DATE 10/24/23
AMOUNT PAID 800.00
PURPOSE FILE / RECORD COPY ONLY

BY AUTHORITY OF THE CITY ASSESSOR

[Signature]
ELORA A. BEHAN
INFORMATION TECHNOLOGY OFFICER II

Prepared By: JENNY Y. PENA
Date: 10/24/2023 1:30:02PM

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property

by L. A. S. Sam Change