



Fact Sheet

Location: Prime location on Bulabog Beach, Boracay Island, Philippines. A short stroll to D'Mall and White Beach. Key feature: Aqua is the only property in Boracay with direct access road to beach leading from the main road via new road construction.

Development: 4-level beachfront development set on 20,000 square meters (2 hectares) of tropical gardens. The development features 72 apartments in a range of one & two bedroom layouts with resort facilities. Wireless internet access is provided in the areas around the swimming pools and restaurant.

Apartments: Spacious, modern, individual apartments with large terraces and the best views of the ocean. The structural concept of each building is specifically designed to look aesthetically bold and dynamic, inside and out in order to give each apartment the best sea view possible thru the window panels and sliding doors windows all over the frame which is built without structural walls. Luxury fittings from internationally renowned brands. Apartments also include Cable TV with a large selection of international channels and internet access.

Apartment Sizes: 24 single bedroom between 100 to 125 square meters; 40 double bedroom between 160 to 180 square meters and 8 exclusive penthouse units provided by outdoor private Jacuzzi.

Parking: A private parking area is available for each apartment to be purchased apart and it is suitable for 1 bicycle 1 motor bike and 1 electrical club car.

Facilities: 2 Swimming pools Restaurant/Clubhouse Laundry 24-hour reception

Pricing: Prices start from PHP 12,500,000 (USD 277,000) as per Phase 1 promotional period

Completion: Phase 1 construction has already commenced this 2010
Phase 2 construction will commence second quarter of 2011.
Phase 3 construction will commence fourth quarter of 2011.

Other Costs: Purchasers should allow an additional 10% on top of the purchase price to cover costs such as taxes and legal fees.

Furniture: Apartments are purchased unfurnished. Specially designed furniture packages will be available from PHP 1,500,000.

These packages have been chosen to reflect the style and grace of luxurious living with premium quality products handpicked to complement the design of your new home.

Each package is tailored to the unique design of each individual apartment. Everything from your king-sized beds and linen to Plasma/LCD TVs and coffee maker will be carefully transported, unpacked and placed for you – all you need do is arrive at your new home and relax!

Management: The Property Managers have been contracted to manage and maintain Aqua Boracay Beach Village. They will ensure the property is fully maintained in your absence and that your investment is protected.

The monthly management fee will be PHP 100.00 per square meter per month. This fee will include services such as pool maintenance, gardening, lighting, garbage collection, 24-hour guards/security. There is also a compulsory sinking fund for capital repairs.

Rental Scheme: The Property Managers have also established a rental scheme to give owners an opportunity to maximize their return on investment by renting out their homes when not in residence.

Participation is voluntary. The management company will take care of all rental management and will retain 50% of the rental receipts after tax.

This Rental Scheme fee includes advertising, marketing, cleaning, general maintenance and general management including collection of rental.



Ownership: Foreigners or Foreign Corporations can purchase apartments in their own names. Purchasers will receive an officially registered Tax Declaration for their apartment.

Purchase Process: Purchasing your piece of paradise is a simple 6-step process.

Payment	Amount	Due
1	PHP 100,000	Signing of the Reservation Agreement
2	10% of purchase price	Signing of Contract to Buy and Sell
3	20% of purchase price	Commencement of construction
4	30% of purchase price	Completion of building structure
5	30% of purchase price	Lock up stage
Final	Balance Owing	Signing of the Deed of Sale within 30 days of completion

Boracay: Boracay is the dream tropical location with its white sandy beaches and relaxed atmosphere. Recreation, entertainment and laughter typify the lifestyle.

Activities:

Kite Boarding	Wind Surfing	Snorkeling
Scuba Diving	Massage	Golf
Sailing/Boating	Mountain Bike Riding	Horse Riding
Beach Walks	Forest Walks	Shopping
Alfresco Dining	Tennis	All Terrain Buggies
Yoga	Swimming	Jet Skis
Parasailing	Dance Classes	much, much more

Boracay Facilities:

Restaurants	Bars & Nightclubs	Coffee shops
World Class Day Spas	Supermarkets	Medical Centers
Gourmet Delicatessens	Banks	

Getting There: 35 minutes by air from Manila to Caticlan Airport and then a short 5-minute boat trip to Boracay.

Developers: Aqua Boracay Group is an experienced team of developers committed to building quality, luxury homes. On April 2007, we started 7Stones Boracay composed of 35 apartments, considered the most successful development of residential use in Boracay, recognized by all the developers as the benchmark for quality and professionalism. By 2008, 32 apartments were sold out and on April 2009 delivered to our customers. The Group has international property sales and development experience in Philippines, Europe, and Russia.

Aqua Boracay team have designed and developed sought after properties on Boracay. They will personally oversee every aspect of the design, sales, customer service, construction and finish of the property.

**For further information please contact (036) 288-1536) or (+63918-985-9110)
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Rental Scheme

The Property Managers have established the rental scheme to give owners an opportunity to maximize their return on investment by renting out their homes when not in residence. Renting your residence short term allows you to use it whenever you wish and long term rentals are another option for those who do not intend to be in residence for a considerable period. Participation is voluntary.

The rental scheme is designed to ensure that the property is fully maintained in the absence of the owner and to maximize the owner's return on investment.

For those buyers who wish to participate in the scheme, the projected annual return on investment is between 5% and 6% for 2 bedroom apartments and 6% to 7% for 1 bedroom apartments.

The return will vary depending on the amount of time that the owner wishes to stay at their home during the course of a year.

Rental Scheme Inclusions

Property Managers will manage the rental of your apartment. The management company will earn a fee of 50% of the rental receipts after tax. This fee enables the effective marketing, cleaning, maintenance and reporting of the scheme including the following:

Advertising and Marketing:

- Online listing & advertising
- Sales personnel
- Marketing brochures and sales materials
- Communication with travel operators

Cleaning and general maintenance (major repairs will remain the responsibility of the owner):

- Daily maid service
- Inventory
- Linen and laundry (personal laundry will be offered at an additional charge)
- Maintenance works
- Care, support and assistance with guest stays

General management:

- Collection of rentals
- Utility fees (water, electricity, cable, internet) while the apartment is rented
- Accounting administration & records

Terms and Conditions

Should the owner choose to opt out of the rental plan all expenses and services covered under the rental scheme will become the responsibility of the owner.

Commencement/Termination

- In order to participate or be removed from the Rental Scheme, the owner should inform the management company at least six months in advance
- Should the owner wish to resign from the rental pool without notice they will be required to provide compensation for any existing bookings that cannot be accommodated elsewhere.

Terms for Inclusion

- The owner must purchase the standard furniture package
- For entry into the rental scheme at a later date the owner must satisfy the management company's guidelines as to furniture, décor and other amenities to meet the 5 star rating requirements of Aqua Boracay.

Payments and Statements

- Rental payments will be received or converted to US dollars
- The owner will receive a statement every 3 months
- All sums due to the owner will be paid 3 months in arrears
- Payments will be made to the account specified by the owners net of any bank or currency charges.

Reservations and Cancellations

- Owners have the right to make personal reservations for friends or relatives. In this instance the owner will remain responsible for the payment of the cleaning and usage fees
- Owners are requested to make personal reservations well in advance as operators book rooms up to six months in advance
- Cancellations must be reported at least 30 days prior to arrival date to ensure maximum availability of the apartment
- Any cancellation made less than 30 days prior to arrival will incur a forfeit fee of 20% of the potential rental fee.



Legal Summary

To secure an apartment a buyer will be required to sign a Reservation Agreement.

The buyer will need to pay a non-refundable deposit of PHP 100,000. This reservation fee will be deducted from the purchase price upon completion.

At the time of signing the Reservation Agreement, the buyer will be provided with the following documents for review:

1. Contract to Buy and Sell
2. Master Deed of Restrictions
3. Deed of Absolute Sale

Contract to Buy and Sell

The Contract to Buy and Sell is a contract between the seller (Aqua Boracay Beach Village) and the buyer. The contract details the price, payment schedule, and mutual commitments between the buyer and the seller.

Master Deed of Restrictions

As is common for condominium-style developments worldwide, the Master Deed provides for the establishment of the non-stock, non-profit corporation, Aqua Boracay Beach Village Residents' Association, and the automatic membership of the buyer to that Association.

The membership is limited to the individual buyers.

The Master Deed confirms the right of the buyer to:

- A lifetime lease for the use of the land where the unit is located
- A beneficial interest in the common areas of the development
- The establishment of a Board of Directors to be elected by the members to manage and administer the Association
- The architectural control process, the establishment of House Rules and the permitted uses of the property

These provisions have been designed to ensure that the international standard of the development is maintained for the benefit of each owner's investment.

Deed of Absolute Sale

The Deed of Sale is the final document that the buyer is required to sign.

The Deed of Absolute Sale is signed when your apartment is completed and all payments have been received.

When signed, the Deed of Absolute Sale is forwarded to the Bureau of Internal Revenue, Municipal Assessor and Registry of Deeds for processing. A formal Tax Declaration in the name of the buyer is then issued, completing the legal process.



Ownership

Aqua Boracay Beach Village Corporation is the developer of the project. Purchasers at Aqua Boracay will own their apartment in their own names and receive an official Tax Declaration confirming ownership.

As with most multi-storey apartment complexes worldwide, the land that the development is located on, is controlled by a corporation formed especially for that purpose. This corporation is the Aqua Boracay Beach Village Residents' Association, Inc. The membership of this corporation is limited to the individual apartment owners who are automatically allocated one membership each.

On purchasing, owners are granted a lifetime lease for the use of the land where the unit is located.

Owners have the right to sell, transfer or dispose of their apartment at any time.