Bringing In Revenues
for Nation-Building

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

BAGONG PILIPINAS

Certificate of Tax Exemption No:
PSH- 078-2025

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that **PHINTECSTAR CONSTRUCTION, INC.**, an entity engaged by the **National Housing Authority (NHA)**[1], is exempt from project-related income taxes and creditable withholding tax, pursuant to Section 20 (d)(1) of Republic Act (RA) No. 7279, as amended by RA No. 10884 (Balanced Housing Development Program Amendments) dated July 17, 2016, on its income received directly in with the construction/development of the remaining works for 670 socialized housing units (412 housing units for completion & 258 housing units for new construction) in Marabut Ville Sites 1 & 2 located at Brgy. Tag-alag, Marabut, Samar, intended for the families affected by Typhoon Yolanda under the NHA's Yolanda Permanent Housing Program.

Moreover, the delivery of the 670 socialized housing units of the said project shall be exempt from value-added tax (VAT) pursuant to Section 109 (1)(P) of the National Internal Revenue Code of 1997, as amended, provided that the selling price thereof does not exceed ₱3,199,200.00, as adjusted to ₱3,600,000.00[2] per house and lot package to take effect beginning January 1, 2024, and below; provided, however, that the delivery of residential lot only, regardless of value, is subject to VAT.[3]

However, the purchases of goods/articles by **PHINTECSTAR CONSTRUCTION, INC.**, shall be subject to VAT, even if the said purchases are to be used for the socialized housing project, since VAT is an indirect tax which can be passed on by the seller of the goods/services. It shall be understood that **PHINTECSTAR CONSTRUCTION, INC.** must issue VAT Exempt official receipts on its gross receipts from the said socialized housing project.

It is, however, understood that this Certificate of Tax Exemption (CTE) is never intended, and shall not be construed, as giving authority to concerned Register of Deeds to effect transfer of the land title in the name of the buyer without the necessary Certificate Authorizing Registration (CAR) issued by Bureau of Internal Revenue (BIR). In this regard, this CTE shall be presented to the Revenue District Office concerned in order for the latter to issue the CAR.

This CTE is being issued on the basis of the facts and documents as represented and submitted. However, if upon investigation, the BIR ascertains that the facts are different, then this Certificate shall be considered null and void.

Issued this _____ day of APR 15 2025.

ROMEO D. LUMAGUI, JR.
Commissioner of Internal Revenue

K-1-JAC

[1] Per Contract Agreement dated Feb. 10, 2023 (date acknowledged by Phintecstar Construction, Inc.) and Mar. 15, 2023 (date acknowledged by NHA).
[2] As adjusted using the 2023 Consumer Price Index values pursuant to Revenue Regulations No. 1-2024 dated January 1, 2024.
[3] Sale of lot only, regardless of the price, shall be subject to VAT starting January 01, 2021 pursuant to RA No. 10963.