October 11, 2019

CERTIFICATE OF TAX EXEMPTION NO. 601-19

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN :

This certifies that **PRIMA CASA LAND & HOUSES, INC.** ***(Formerly: LUMINA HOMES, INC.)*** with Taxpayers Identification Number (TIN) 000-000-000-000 is exempt from income tax and creditable withholding tax on its income received directly in connection with its economic and low-cost housing project, **Lumina Iloilo Phases 2, 3, and 4-Brgy. Abilay Norte, Oton, Iloilo** consisting of **1,151** house and lot units used solely for family home or dwelling purposes, located at Brgy. Abilay Norte, Oton, Iloilo, a project duly registered with the Board of Investments (BOI) under Registration No. 2018-068 dated March 26, 2018, for a period of **3** years beginning from **March 2018** or actual start of commercial operations/selling, whichever is earlier, but in no case earlier than the date of registration of the project with the BOI, pursuant to Executive Order No. 226, otherwise known as the "Omnibus Investments Code of 1987" and Section 2.57.5 (B) (2) of Revenue Regulations (RR) No. 2-98, as amended.

Moreover, the sale by the Company of residential lot valued at P1,919,500.00 and below, or house and lot and other residential dwellings valued at P3,199,200.00 and below, is VAT-exempt under Section 109 (1) (P) of the National Internal Revenue Code of 1997, as amended. Provided, however, that beginning January 01, 2021, the VAT exemption shall only apply to sale of house and lot and other residential dwellings [1] with selling price of not more than P2,000,000.00.

However, the sale of house and lot units in excess of the **1,151** [2] house and lot units registered with the BOI, if any, including those house and lot units used for commercial purposes, shall be subject to the payment of appropriate taxes under the National Internal Revenue Code of 1997, as amended.

The grant of tax exemption herein is subject to the compliance with the provisions of applicable BIR rules and regulations and the Terms and Conditions stated at the back hereof. The Company is liable, however, for all other applicable taxes not discussed above.

This Certificate of Tax Exemption 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.

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Issued this 11th day of October, 2019.

(SGD.) CAESAR R. DULAY
Commissioner of Internal Revenue

ATTACHMENT

TERMS AND CONDITIONS
OF THE CERTIFICATE OF TAX EXEMPTION

1. The exemption from income and creditable withholding taxes covers only income directly attributable to the revenues generated from the project **Lumina Iloilo Phases 2, 3, and 4-Brgy. Abilay Norte, Oton, Iloilo**, consisting of **1,151** house and lot units located at Brgy. Abilay Norte, Oton, Iloilo. Such exemption shall not cover revenues from units with selling price exceeding P2,000,000.00. Moreover, the **1,151** lots and units covered by License to Sell Nos. 030186, 030183 and 031929 shall not be sold for more than P1,700,000.00 per house and lot package.

2. The Enterprise shall observe the following project timetable:

Activity	Schedule
Land Acquisition	July 2015
Secure necessary license/permit/registration from the government/training costs	October 2015 to August 2016
Site preparation and development	November 2015 to March 2020
Building/House construction	May 2016 to August 2020
Start of Commercial Operations	March 2018

3. In the computation of the project's ITH, interest income from in-house financing shall not be considered as part of the revenues generated from the registered housing project.

4. The Company's entitlement to ITH for its BOI-registered housing project is subject to the compliance with the provisions of the Specific Terms and Conditions of its BOI Registration.

5. Pursuant to Section 4 of Republic Act (RA) No. 10708, [3] the Company is required to file its tax returns and pay its tax liabilities, on or before the deadline as provided under the National Internal Revenue Code of 1997, as amended, using the electronic system for filing and payment of taxes of the BIR. It shall file with BOI a complete annual tax incentives report of its income-based tax incentives, VAT and duty exemptions, deductions, credits or exclusions from the tax base, as may be provided under E.O. 226, within the periods prescribed under RA No. 10708's Implementing Rules and Regulations and Joint Memorandum Circular No. 1-2016 dated September 1, 2016.

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6. The Company shall be constituted as a withholding agent for the government if it acts as employer and any of its employees received compensation income subject to compensation withholding tax, or if it makes payments to individuals or corporations subject to the withholding taxes as source as required under Chapter XIII and Section 57 of the National Internal Revenue Code of 1997, as amended, and implemented by Revenue Regulations (RR) No. 2-98, as amended.

7. The Company is required to file on or before the 15th day of the fourth month following the close of its accounting period of a Profit and Loss Statement and Balance Sheet with the Annual Information Return under oath, stating its gross income and expenses incurred during the taxable year.

8. Finally, the Company's books of accounts and other pertinent records shall be subject to periodic examination by revenue enforcement officers of this Bureau for the purpose of ascertaining whether it is complying with the conditions under which it has been granted tax exemption or tax incentives and its tax liability, if any, pursuant to Section 235 of the National Internal Revenue Code of 1997, as amended.

Footnotes

1. Sale of lot only, regardless of the price, shall be subject to VAT starting January 01, 2021 pursuant to RA No. 10963.
2. Per HLURB License to Sell No. 030186 of Lumina Iloilo Phase 2, 146 house and lot are authorized for sale, HLURB License to Sell No. 030183 of Lumina Iloilo Phase 3, 796 house and lot are authorized for sale and per HLURB License to Sell No. 031929 of Lumina Iloilo Phase 4, 209 saleable lots with units are authorized for sale.
3. An Act Enhancing Transparency in the Management and Accounting of Tax Incentives Administered by Investment Promotion Agencies.

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