



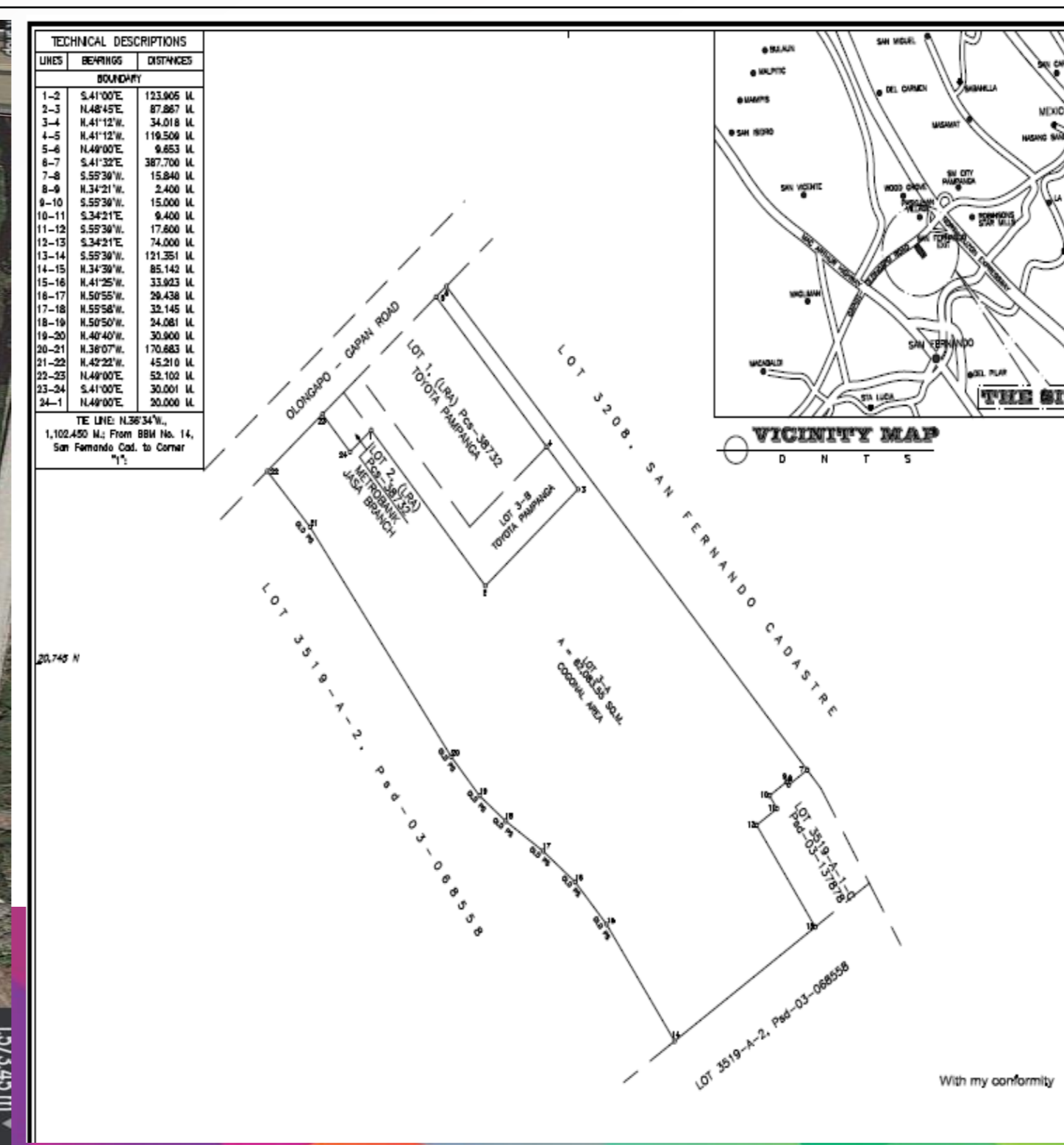
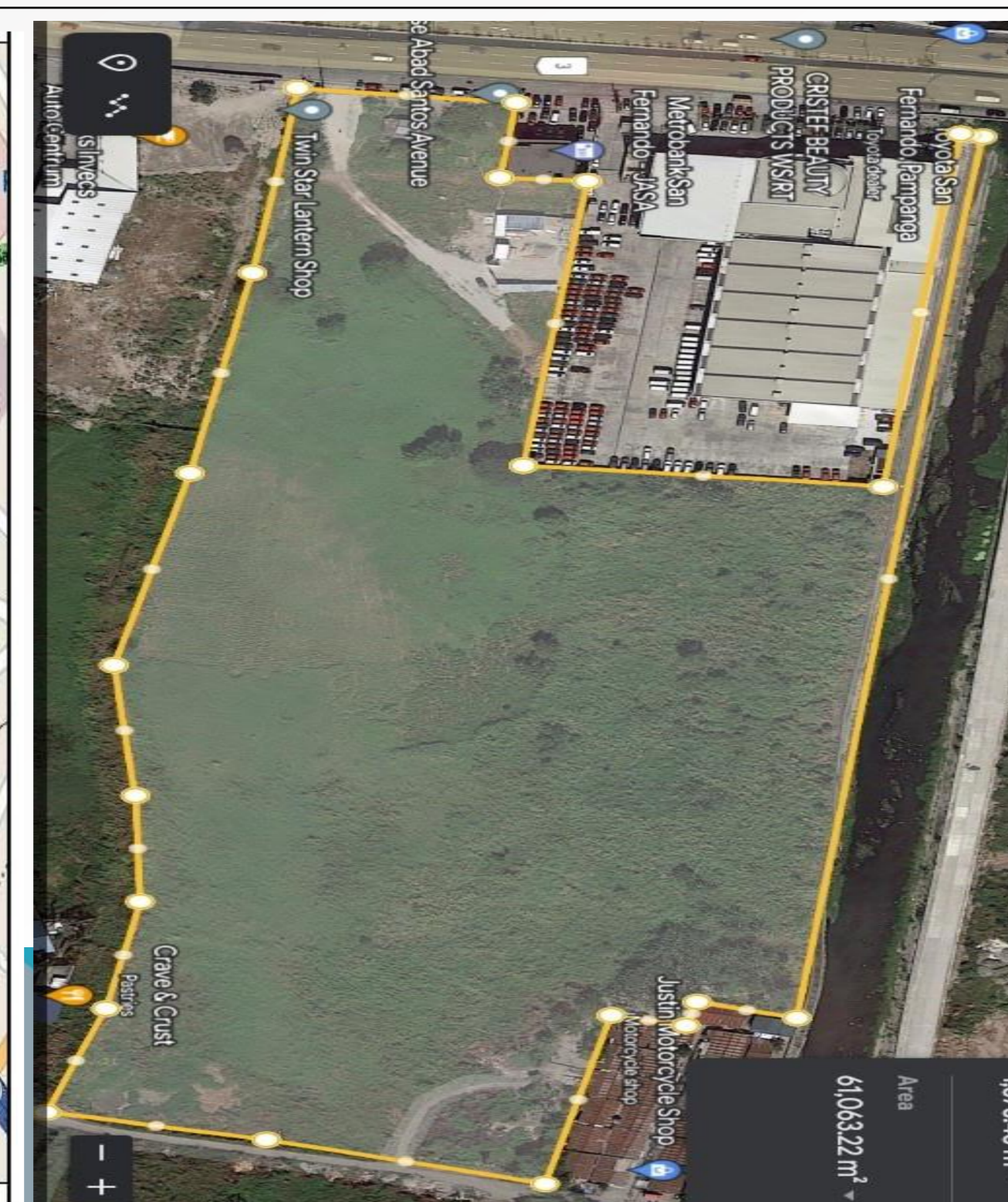
EVERYONE IS INVITED TO BID!



Agricultural Vacant Lots

Lot 3-A, Jose Abad Santos (Olongapo-Gapan Road), Barangay San Jose, San Fernando, Pampanga

Indicative Selling Price	₱1,552,089,000.00
TCT No.	042-2014015465
Highest and Best Use	Commercial/Residential/Industrial
Classification	Agricultural
Net Area	58,342.24 sq. m.
Title Status	With annotation that the lot is declared suited for residential, commercial, industrial and for other purposes.
Possession	<ul style="list-style-type: none"> • With possession. • Property is bounded by Del Carmen Stream (creek), Metrobank Jasa Branch and Toyota San Fernando) on the right portion and 430 meters from North Luzon Expressway-San Fernando Exit. With small shanty built and maintained by SG & caretaker of the bank.
Contact Details	<p>Marketing Officer Tel. No.: (02) 8830-6204 Email address: goldamier.galorio@metrobank.com.ph</p>



INVITATION TO PRE-QUALIFY AND BID

Metropolitan Bank and Trust Company (Bank) are inviting buyers for the sealed bidding of the property described below:

Location	:	Lot 3-A, Jose Abad Santos (Olangapo-Gapan Road), Barangay San Jose, San Fernando, Pampanga.
Title No.	:	042-2014015465
Lot Area	:	62,083.55 sq.m (gross area) <u>3,741.31 sq.m.</u> (legal easement) 58,342.24 sq.m. (net usable area)
Classification	:	Agricultural
Highest and Best Use	:	Commercial / Residential
Description	:	Property is agricultural lot utilized as commercial vacant lot.

The sealed bidding process will have two phases, as follows:

Phase 1: Pre-Qualification

Interested bidders shall be pre-qualified based on legal (background and court case checking), technical and financial capability requirements; and

Phase 2: Bidding

Pre-qualified bidders will be invited to submit their bid.

Interested party may submit the pre-qualification requirements to **Goldie O. Galorio at the 17th Floor, Metrobank Center, 7th Ave cor. 35th St, Bonifacio Global City, Taguig on February 10, 2025 at 3:00 in the afternoon, Philippine Standard Time** as follows:

- a) Duly accomplished Acquired Asset Buyer's Profile of the company and Personal Information Sheet of the authorized signatory and principal stockholders who owns 20% and more (see attached forms)
- b) Copy of one (1) valid ID with picture and signature (i.e. Driver's license, passport, SSS or TIN ID) of the Authorized Signatory and Corporate Secretary
- c) Copy of SEC Registration, current General Information Sheet, Articles of Incorporation and By-laws filed with the SEC
- d) Copy of BIR Form 1903 or 2303
- e) Corporate Profile and nature of business of the company
- f) Source of funds (Audited Financial Statement (AFS) of the last 2 years, proof of financial capability (i.e. Certificate of Approved Credit Line from Financial Institution.
- g) Option Money (OM) via Manager's Check/Cashier's Check payable to Metrobank in the amount of **SEVENTY EIGHT MILLION PESOS (P78,000,000.00)**. OM of unqualified bidders shall be returned without interest on **February 14, 2025**. OM of qualified bidders shall be safekept.

Important Reminders:

1. Late submission of pre-qualification requirements will result in disqualification.
2. The Bank may, for reasons it deems necessary, cancel or defer the bidding or sale of the Property.
3. Only Pre-Qualified Bidders will be invited to participate in the second phase of the sealed bidding process.

The bidding and sale terms and conditions are as follows:

Minimum Bid Price	₱1,552,089,000.00
Option Money "OM"	OM of Winning Bidder shall be deposited and shall form part of the Purchase Price. OM of non-winning Bidder shall be returned without interest.
Deadline of Submission of Bid	2:30 pm Philippine Standard Time of February 24, 2025. Late submissions shall not be accepted.
Opening of Bid	3:00 pm Philippine Standard Time of February 24, 2025
Announcement of Winner	February 25, 2025
Bidding Requirement	<ol style="list-style-type: none"> a. Duly notarized Secretary's Certificate approving the participation in the bidding of the Property and authorized signatories/representatives thereto b. Copy of one (1) valid ID <u>with picture and signature</u> (i.e. Driver's license, passport, SSS or TIN ID) of the Authorized Signatory and Corporate Secretary
Other Conditions	<ol style="list-style-type: none"> 1. Buyer is aware and accepts the following: <ul style="list-style-type: none"> ➤ That title of the property bears annotation under Entry No. 8602 - Order in favor of Tetre Enterprises Inc. - that the lot is declared suited for residential, commercial, industrial and for other purposes pursuant to the provisions of Rep. Act 3844 as amended. ➤ Zonal value of the property as of this time is P3.5Bn ➤ Based on the Tax Declaration, property classification is "Agricultural". However, zonal value used is "Commercial", since property is designated primarily for commercial development. 2. The Bank reserves the right to accept or reject any bid, annul the bidding process, or reject all bids at any time prior to award, without incurring any liability to the affected bidder or bidders. 3. Bank's decision is final

Sale Conditions	<p>a. Sale is on an “as is where is and no recourse” basis. Buyer is encouraged to conduct independent due diligence on the property. <u>Note: For DOSRI transactions, the consummation of sale shall be made upon approval of the Bank’s Related Party Transaction Committee and Board of Directors.</u></p> <p>b. Acceptable payment term: CASH payable within 60 days from award. All payments shall be considered option money and applied as payment on the property as and when the Deed of Sale is executed</p> <p>c. Bank shoulders creditable withholding tax (CWT) up to Selling Price only and business tax (if any) on the sale transaction.</p> <p>d. Buyer shoulders excess CWT, documentary stamps tax, transfer tax, registration expense, miscellaneous expenses = P5,000 per title and notarial fee of ₱500 per document.</p> <p>e. Buyer handles the transfer of title</p> <p>f. Buyer’s share of real property taxes other assessments on the Property which the Bank has advanced for 2025 (cut-off date: the earlier of date of execution of Deed of Absolute Sale or date of turnover of possession of Property) payable <u>on or before execution of Deed of Absolute Sale</u></p> <p>g. Buyer shall handle correction of deficiencies of the property at his own expense (if any).</p> <p>h. Official receipt shall be issued and the Deed of Absolute Sale shall be signed by the Bank only upon receipt of full payment of the Purchase Price, and other applicable taxes and expenses in (d).</p> <p>i. Title transfer, turnover of possession and development of the Property shall not be allowed until the Deed of Absolute Sale has been executed.</p> <p>j. In the event of default, Bank shall cancel the sale transaction and forfeit all payments made by the Buyer.</p>
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Thank you.