REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

Certificate of Tax Exemption No:
BOI-LEH-397-2022

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that **HAUSPLUS VENTURES, INC**, with Taxpayer Identification Number , is exempt from income tax and creditable withholding tax on its income received directly in connection with its economic and low-cost housing project, **Villano Ville 1 Butterfly Subdivision**, consisting of **221** house and lot units used solely for family home or dwelling purposes, located at Brgy. Francisco Homes-Guijo, San Jose Del Monte, Bulacan, a proiect duly registered with the Board of Investments (BOI) under Certificate of Registration No. dated January 14, 2022, for a period of **4** years beginning from **January 2022**, 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 (EO) 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 house and lot and other residential dwellings valued at P3,199,200.00[1] and below, is VAT-exempt under Section 109(1)(P) of the National Internal Revenue Code of 1997 (Tax Code), as amended. The sale of lot only, regardless of the price, shall be subject to VAT pursuant to RA No. 10963.

However, the sale of house and lot units in excess of the 221 house and lot units registered with the BOI, if any, including those units used for commercial purposes such as leasing, retail stores, offices, etc., is not covered by this Certificate of Tax Exemption and shall be subject to the payment of applicable taxes under the Tax Code, 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.

Issued this ______ day of SEP 2 3 2022.

LILIA CATRIS GUILLERMO
Commissioner of Internal Revenue

001493

K-1-JAC

[1] As adjusted using the 2010 Consumer Price Index values pursuant to RR No. 8-2021 dated June 11, 2021

CTE No. BOI-LEH- 397-2022
Date issued SEP 23 2022

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, **Villano Ville 1 Butterfly Subdivision** consisting of **221** house and lot units used solely for family home or dwelling purposes, located at Brgy. Francisco Homes-Guijo, San Jose Del Monte, Bulacan. Such exemption shall not cover revenues from units with selling price exceeding ₱ . Moreover, the 221 house and lot units per Department of Human Settlements and Urban Development (DHSUD) Provisional License to Sell No. shall not be sold for more than ₱ per house & lot package.

2. The enterprise shall observe the following project timetable.

Activity	Period
Site preparation and development	June 2021 – June 2024
Building/House construction	November 2021 – November 2024
Start of Commercial Operations	January 2022

3. In the computation of the project's ITH, the following shall apply:

   a. Only income generated from the sale of housing units (**Villano Ville 1 Butterfly Subdivision** – Brgy. Francisco Homes-Guijo, San Jose Del Monte, Bulacan) with selling price not exceeding PhP2.0M and used solely for family home or dwelling purposes and not for commercial purposes such as leasing, retail stores, offices, etc. shall be qualified.

   b. Interest income from in-house financing shall not be considered as revenues generated from the registered activity.

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[2], the Company is required to file its tax returns and pay its tax liabilities, on or before the deadline as provided under the Tax Code, 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 EO 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.

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 Tax Code, as amended and implemented by 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 Tax Code, as amended.

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[2] An Act Enhancing Transparency in the Management and Accounting of Tax Incentives Administered by Investment Promotion Agencies.