



SEC Number: 031-050  
File Number: \_\_\_\_\_

**STA. LUCIA LAND, INC. AND SUBSIDIARIES**

\_\_\_\_\_  
(Company's Full Name)

Penthouse Building 3, Sta. Lucia East Grand Mall,  
Marcos Highway Cor. Imelda Ave., Cainta Rizal

\_\_\_\_\_  
(Company Address)

(632) 8681-7332

\_\_\_\_\_  
(Telephone Number)

**December 31, 2025**

\_\_\_\_\_  
(Year Ending)

**Annual Report – SEC Form 17-A**

\_\_\_\_\_  
(Form Type)

\_\_\_\_\_  
(Amendments)

**SECURITIES AND EXCHANGE COMMISSION  
SEC FORM 17-A**

**ANNUAL REPORT PURSUANT TO SECTION 17 OF THE SECURITIES  
REGULATION CODE AND SECTION 141 OF  
THE CORPORATION CODE OF THE PHILIPPINES**

1. For the fiscal year ended **December 31, 2025**
2. Commission identification number: **31050**
3. BIR Tax Identification No.: **000-152-291-000**

**STA. LUCIA LAND, INC. AND SUBSIDIARIES**

4. Exact name of issuer as specified in its charter  
**Republic of the Philippines**
5. Province, country or other jurisdiction of incorporation or organization
6. Industry Classification Code:  (SEC Use Only)

**Penthouse, Bldg. III, Sta. Lucia East Grand Mall, Marcos Highway cor. Imelda Ave., Cainta, Rizal 1900**

7. Address of issuer's principal office Postal Code
8. Issuer's telephone number, including area code  
**(02) 8681-7332**

**N/A**

9. Former name, former address and former fiscal year, if changed since last report

10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA:

Title of each class	Number of shares of common Stock outstanding
<b><u>Common</u></b>	<b><u>8,296,450,000</u></b>

11. Are any or all of the securities listed on a Stock Exchange?  
**Yes [x] No [ ]**

Name of Stock Exchange: **Philippine Stock Exchange**  
Class of securities listed: **Common Stocks**

12. Indicate by checkmark whether the registrant:

- a. has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)  
**Yes [x] No [ ]**

- b. has been subject to such filing requirements for the past ninety (90) days.  
**Yes [x] No [ ]**

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## PART I – BUSINESS AND GENERAL INFORMATION

### ITEM 1: BUSINESS

#### 1.1 Overview

Sta. Lucia Land, Inc. (the Registrant, the Company, or SLI) was incorporated in the Republic of the Philippines and registered with the Philippine Securities and Exchange Commission (SEC) on December 6, 1966 under the name Zipporah Mining and Industrial Corporation to engage in mining.

On September 14, 1987, the Company launched its Initial Public Offering where a total of 20,000,000 common shares were offered at an offering price of Php1.00 per share.

Subject to a restructuring program, the BOD of the Company approved on November 22, 1995 the offering of up to 1,000,000,000 shares of stock out of the increase in the authorized capital stock from Php50.00 million to Php2,000.00 million at a par value of Php1.00, to a group of investors led by Sta. Lucia Realty & Development, Inc. (SLRDI).

This was subsequently approved and ratified by the stockholders in a Special Stockholders' Meeting on December 18, 1995. On December 18, 1995, the stockholders of the Company approved a number of changes in the corporate structure as part of its diversification scheme. These were:

- A. The change of its name to Zipporah Realty Holdings, Inc.;
- B. The increase in the number of directors from nine to 11;
- C. The waiver of the pre-emptive rights over the future issuances of shares;
- D. The change in the primary and secondary purposes, transposing the original primary purpose to secondary purpose from being a mining firm to a real estate company, the primary purpose of which is to acquire by purchase, lease, donation, or otherwise, and to own, use, improve, develop and hold for investment or otherwise, real estate of all kinds, improve, manage or otherwise dispose of buildings, houses, apartments and other structures of whatever kind, together with their appurtenances.
- E. The change in the par value of its shares from Php0.01 to Php1.00; and
- F. The increase in its authorized capital stock to Php2,000.00 million.

The first four changes were approved by the SEC on August 14, 1996 while the last two corporate acts were approved on January 22, 1997.

On June 15, 2007, the BOD approved the following resolutions and was ratified by the stockholders on July 16, 2007:

- A. Change in Corporate name to Sta. Lucia Land, Inc.
- B. Increase in authorized capital stock of the Company from Php2,000.00 million divided into 2,000,000,000 shares to Php16,000.00 million divided into 16,000,000,000 shares or an increase of Php14,000.00 million with a par value of Php1.00 per share.
- C. Subscription of SLRDI of up to 10,000,000,000 shares out of the increase in the Company's authorized capital stock; and
- D. SLRDI's subscription to such shares shall be at par value, and the consideration for which shall be the assignment and transfer by SLRDI to the Company of assets acceptable to the Company at a reasonable discount on the fair market value of such assets. The fair value market value was determined by independent professionally qualified appraisers. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and knowledgeable, willing seller in an arm's length transaction at the date of valuation.

The above resolutions were ratified by the Company's shareholders on July 16, 2007.

On December 8, 2007, the Company and the SLRDI executed various deeds of assignment wherein SLRDI assigned all its rights, title and interest to certain properties consisting of investment properties (Sta. Lucia East Grand Mall) amounting to Php4,710.00 million and certain parcels of land amounting to Php6,018.50 million and assumption of mortgage in the investment properties of Php723.60 million. The investments of the SLRDI through the said assignment of various properties, net of mortgage assumed, were recognized as additional outstanding shares of Php10,000.00 million.

The Company is listed on the PSE under the ticker "SLI".

In 2013, the Company decided to establish two (2) wholly-owned subsidiaries, Sta. Lucia Homes, Inc. and Santalucia Ventures, Inc., to handle housing construction and the marketing, operation and development of the Company's projects, respectively.

On July 08, 2014, the Company and the SLRDI executed a deed of assignment of shares of stock wherein the parties agreed as follows:

- A. The previous assignment by SLRDI of Saddle and Clubs Leisure Park is rescinded.
- B. SLRDI transfers 3,000 million shares of the Company in favor of the latter as full payment for the Php1,801.11 million advances to the former.

In 2014, 2,250 million shares covering Php900.00 million of advances were issued back by SLRDI to the Company and formed part of the Company's treasury shares. This decreased the outstanding shares of the Parent Company from 10,796.45 million in 2013 to 8,546.45 million in 2014.

On December 22, 2015, the Company sold 400 million shares which increased the outstanding shares to 8,946.45 million in 2015.

On September 30, 2014, the lease agreement on Sta. Lucia East Grand Mall (the Mall) between the Parent Company and Sta. Lucia East Commercial Corporation (SLECC), an affiliate, was terminated by both parties. Effective October 1, 2014, the existing lease agreements over the Mall spaces were directly between the Parent Company and the tenants. Prior to September 30, 2014, the Parent Company charges rental fee to SLECC, an amount equivalent to 90% of SLECC's net income excluding real property tax. SLECC charges management fee of 7% of the gross rental revenue from mall operations starting October 1, 2014 since SLECC still manages the mall operations, despite the change in lease arrangements.

As of December 31, 2016, the Company is 83.28% owned by SLRDI.

The end of the corporate life of the Parent Company was December 5, 2016. On June 16, 2016, the SEC approved the extension of the Parent Company's life to another 50 years up to December 5, 2066.

The registered office address and principal place of business of the Parent Company and its subsidiaries (collectively referred to as the Group) is at Penthouse Bldg. 3, Sta. Lucia Mall, Marcos Highway cor. Imelda Avenue, Cainta, Rizal.

On December 27, 2018, pursuant to the Deed of Assignment, the Ultimate Parent Company and the Parent Company executed the Second tranche in the Deed of Assignment. The Parent Company acquired 750.00 million treasury shares at the price of P1.20 per share to cover the settlement of the P900.00 million advances made by the Parent Company to the Ultimate Parent Company. As a result, the Group is 81.75% owned by Sta. Lucia Realty and Development Inc. (SLRDI or the Ultimate Parent Company) as of December 31, 2019.

On November 23, 2022, the Company sold 100 million treasury shares at P2.90 per share as a fund-raising initiative for working-capital and expansion projects. The authority to sell treasury shares was approved during the Special Meeting of the Board of Directors on July 8, 2014. The sale increased the total outstanding shares to 8,296.45 million shares.

As of December 31, 2025, the Company is 80.77%% owned by SLRDI.

As delegated by the Board of Directors (BOD), the accompanying consolidated financial statements were approved and authorized for issue by the Executive Committee and Audit Committee on May 25, 2026.

## **1.2 Business**

Sta. Lucia Land, Inc. is the flagship property development arm of the Sta. Lucia Group of Companies (the “Sta. Lucia Group”) which is principally engaged in real estate development, both horizontal and vertical, in various locations across the country. The Sta. Lucia Group has built a solid track record in the area of horizontal residential developments, particularly gated subdivisions, and has expanded into vertical developments, mall operations, housing construction and marketing. The Sta. Lucia Group is controlled by the Robles and Santos families.

### **Residential Projects**

#### **1. Horizontal Developments**

##### Residential Lots

Horizontal developments consist of residential lots for sale in gated subdivisions, complete with facilities and amenities. Typical features of these gated subdivisions include an entrance gate or perimeter fencing, guard house, landscaped entry statement, community clubhouse, basketball court, swimming pool, wide concrete road network, paved sidewalks with concrete curbs and gutters, centralized interrelated water system, underground drainage system, and electric system. These projects involve minimal construction works.

Since 2007, the Company has completed 176 residential subdivision projects and is currently developing 119 residential subdivision projects involving a total of 62,098 units with average selling prices per unit ranging from ₱500,000 to ₱12,000,000. Required downpayments are usually 10% to 20%, payable in 6 months to 1 year.

#### **2. Vertical Developments**

##### Townhouses

Townhouse projects are comprised of residential housing units with independent and identical houses that are built adjacent to each other, with a row sharing one- or two-house walls. These projects have higher development costs, are built on smaller land areas (i.e., six to seven hectares), and are developed in phases. The Company starts with the next phase only once the previous phase is sold out.

The Company has completed eight townhouse projects, three of which are known as Nottingham Villas located in (i) Jaro, Iloilo City, (ii) Taytay, Rizal and (iii) Puerto Princesa, Palawan, with 10, 11 and 15 phases, respectively. The Company also completed the (iv) Aquamira at Saddle in Tanza, Cavite with 3 phases, as well as, (v) Metrosouth in Cavite and (vi) Valencia in Ilo-ilo City. These projects have an average price of ₱2,980,000 per

unit. Down payments of 15% to 20% are usually required, payable in 6 months up to two years. Balance of 80% is paid through in-house or bank financing.

### Condominiums

The condominium projects of the Company are located in strategic locations near existing horizontal developments. The Company has completed the following eight (8) residential condominium projects:

Condominium Project	Location
East Bel Air Tower 1	Cainta, Rizal
East Bel Air Tower 3	Cainta, Rizal
East Bel Air Tower 4	Cainta, Rizal
La Mirada Tower	Lapu-lapu City, Cebu
Neopolitan Condominium 1	Fairview, Quezon City
Splendido Taal Tower 1	Laurel, Batangas
Sta. Lucia Residence – Monte Carlo (Tower 1)	Cainta, Rizal
The Orchard Pasig Tower	Pasig City

and currently has three (3) ongoing projects, one in (1) in Cainta, Rizal (Sta. Lucia Residence – Madrid (Tower 3)), one (1) in Fairview, Quezon City (Neopolitan Condominium Tower 3) and one (1) in Jaro, Iloilo, (Greenmeadows Condominium). The usual required downpayment ranges from 15% to 20%, payable in two (2) to three (3) years. Balance of 80% is paid through in-house or bank financing.

### Condotels

Condotel projects are condominium units being sold to individual buyers but are managed and operated as a hotel. For condotel projects, unit buyers are given the option to purchase a condominium unit or a condotel unit. A condotel unit is placed under a rental program initially for 15 years where it is rented out like a typical hotel room. An experienced management company, with common shareholders and directors as SLI, handles all operations, maintenance, and management of the units under the rental program. Rental income from the units is shared between the Company and the unit owners, where the management company usually receives at least 30% of net rental income. The condotel owner is not given any guarantee or assurance that the unit will be leased or if leased out, of any guaranteed return on the rental of his/her unit. Condotel unit owners are given 30 complimentary room nights per year which are transferrable across all the Company's condotels in the Philippines.

The Company has completed the following fourteen (14) condotel projects:

Condotel Project	Location
Arterra Residences at Discovery Bay	Lapu-lapu City, Cebu
Crown Residence at Harbor Springs Resort	Puerto Princessa, Palawan
Stradella (formerly East Bel Air Tower 2)	Cainta, Rizal
La Breza Tower	Mother Ignacia Street, Quezon City
Sotogrande Baguio Tower 1	Leonard Wood Road, Baguio City
Sotogrande Baguio Tower 2	Leonard Wood Road, Baguio City
Sotogrande Bauan	Batangas
Sotogrande Hotel Davao	Davao City
Sotogrande Iloilo Tower 1	Jaro, Iloilo
Sotogrande Iloilo Tower 2	Jaro, Iloilo
Sotogrande Katipunan	Katipunan, Quezon City

Sotogrande Neopolitan	Fairview, Quezon City
Sotogrande Palawan Tower 1	Puerto Princessa, Palawan
Splendido Taal Tower 2	Laurel, Batangas
Sta. Lucia Residenze – Santorini (Tower 2)	Cainta, Rizal

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and currently has six (7) ongoing projects in (i) Quezon City (The Tribute and Neopolitan Condominium), (ii) Cebu (Nivel Hills) (iii) Baguio City (Sotogrande Baguio Tower 3), and (iv) two in Batangas (Nasacosta Peaks Tower 1 and 2), (v) Cainta (Sta. Lucia Residenze – Madrid).

Average selling prices per unit range from ₱85,000 to ₱160,000 per sqm with required downpayments of 20%, payable in two to three years while the balance of 80% is paid through in-house or bank financing.

## Commercial Properties

### 1. Mall

#### Sta. Lucia East Grand Mall (“SLEGM”)

The SLEGM is a comprehensive commercial, entertainment, and leisure facility with a full range department store, supermarket, movie theater, fast food chains, bookstore, specialty boutiques for clothing, accessories, telecommunication, and hobby stores. The SLEGM is comprised of three four-storey buildings with a gross floor area (“GFA”) of 180,000 sqm and a gross leasable area of 89,940 sqm. The SLEGM is located at Marcos Highway cor. Felix Ave., Cainta, Rizal.

In 2014, the Company opened the expansion mall called Il Centro, which is comprised of a three-storey building with a GFA of 50,000 sqm and a gross leasable area of 9,136.62 sqm. The expansion mall has a 20,000 sqm parking to cater to residential tenants and mall clients.

As of December 31, 2025, the mall’s occupancy rate reported at 81.25% or 80,502.97 sqm out of the 99,076.21 sqm gross leasable space. The business serves to complement the needs of the residential communities that the Company has built in the cities of Pasig, Marikina, and in the various towns of the Rizal province.

#### Sta. Lucia Mall Davao

As of December 31, 2025, the construction of the Sta. Lucia Mall Davao, the second mall of the company located along the Philippine Japan Friendship Highway (formerly Diversion road) in Panacan, Davao City, is already at its 100% completion. Strategically located right in front of the Davao International Airport, the mall is accessible to all forms of public transportation and a variety of commercial and recreational establishments.

The four-storey commercial building will contribute an additional 40,918 sq m of GFA and 24,143.55 sq m. of gross leasable area (GLA) to the mall portfolio of the company. As of the end of December 31, 2025, approximately 75.27% of the GLA has been reserved for future occupancy by interested tenants.

### 2. Business Center

#### Sta. Lucia Business Center

The Company aims to expand its recurring income base by developing offices, malls and hotels as well as potentially entering into strategic partnerships for commercial asset management or development. In October 2020, the Company completed its six-storey Sta. Lucia Business Center in Cainta, Rizal, which offers 26,011 square meters of gross leasable office space. For the year 2023, this building is already accepting reservations for interested tenants.

As of December 31, 2025, occupancy rate is only at 37.63% tenant. Currently, discussions are ongoing with potential tenants to occupy the office space by mid to late of 2025.

### **3. Commercial Lots**

The commercial properties of the Company are complementary to existing residential projects and are being offered to existing established retail partners. There are a total of 2,659 commercial lots covering 279.26 hectares adjacent to the Company's projects nationwide. There is an allocation for an average commercial space ranging from 300 to 2,000 sqm in the majority of the Company's projects. The Company intends to expand its retail portfolio by offering these commercial properties through 3 main options: (i) outright sale of the commercial lots, (ii) lease of the commercial lot to retailers, and (iii) building of the Company's own malls in these commercial properties and leasing commercial space to retailers.

## **Services**

### **1. Sale on Installment**

The Company also earns revenue through its sale on installment program to cater to their customers who do not have the accumulated savings to pay for the projects of the Company but have sufficient recurring income to support monthly amortization payments. Around 90- 95% of the Company's sales are through its in-house installment program. The customers of the Company who avail of the program are charged higher than the prevailing interest rates of banks, ranging from 14% to 16% per annum and a 20% downpayment with tenors up to a maximum of 10 years. For 2025, around 87% of customers of SLI availed of the sale on installment facility with terms of 5 years or less.

### **2. Housing / Construction**

The Company also ventured into housing construction services through its wholly-owned subsidiary, SLHI, which provides access to and assistance in connection with general construction services to its lot buyers. SLHI began operating in 2014 in order to service the needs of lot buyers who would like to have their own house constructed on their previously bought lots but are not familiar with the process (i.e., securing permits, construction, accessing financing, etc.). SLHI provides these services to its lot owners with the assurance of reliability from an established brand name. The price of house construction service ranges from ₱26,000 per sqm to ₱34,000 per sqm. Payment terms require a 20% downpayment that is payable up to six months, with the balance payable up to 10 years through in house or bank financing. While this remains a good opportunity for the Company to reach more lot buyers, the Company, for the next few years, will focus on project development through strategic land banking and joint ventures with land owners in key provinces.

### **3. Marketing**

The Company is currently conducting marketing services through its subsidiary, SVI. SVI was incorporated with the primary purpose of marketing, operating, managing residential structures for lot buyers of the Group. The sales and marketing functions were shifted to SVI in order that the Company may focus on the development of its projects.

## Subsidiaries

### 1. Sta. Lucia Homes, Inc. (SLHI)

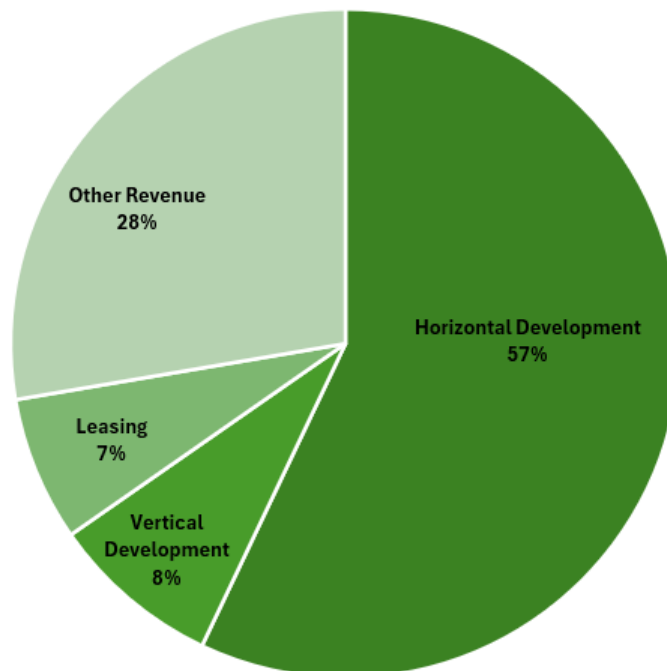
On January 9, 2013, the Parent Company filed an application with SEC for the incorporation of one of its wholly owned subsidiary Sta. Lucia Homes, Inc., the primary purpose of which is to construct, develop, improve, mortgage, pledge and deal with residential structure for lot buyers of the Group. The Parent Company received an approval on February 20, 2013.

### 2. Santalucia Ventures Inc. (SVI)

On January 31, 2013, the Parent Company also filed an application with SEC for the incorporation of another wholly owned subsidiary Santalucia Ventures Inc., whose primary purpose is to market, operate, manage, develop, improve, dispose, mortgage, pledge and deal with residential structure for lot buyers of the Group. Such application was approved by SEC on April 5, 2013.

The Company conducts its business through the following main operating segment

**Revenue Contribution per Segment**



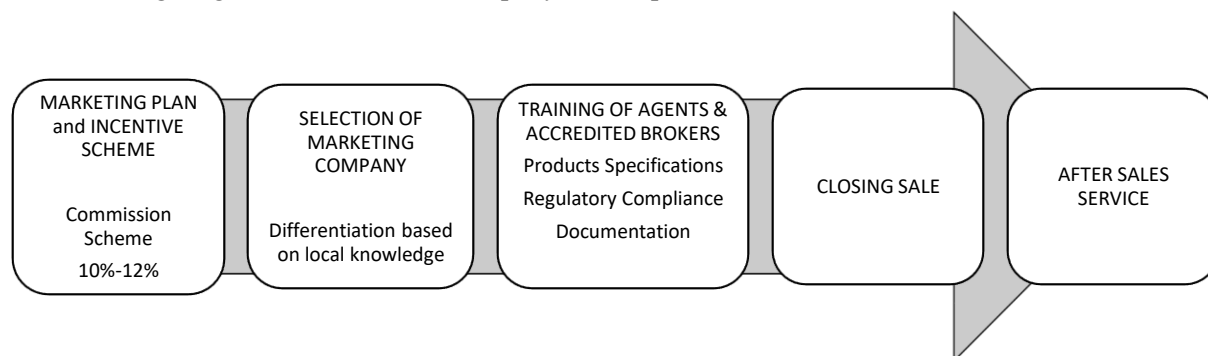
### 1.3 Distribution Methods of the Products

#### 1. Sales Process

The Company's main selling strategy is the utilization of a wide network of marketing companies, which are selected based on the following criteria:

- A. core competencies;
- B. familiarity with target markets; and
- C. location.

The following diagram illustrates the Company's sales process:



#### 2. Marketing and Distribution

The Company has at its disposal the expertise of eight different marketing arms, four of which work exclusively with the Company, namely: Royale Homes Marketing Corp., Orchard Property Marketing Corp., Mega East Properties, Inc., Fil-Estate, Asian Pacific, Sta. Lucia Global Inc., 1Premiere Land Marketing Co., and Santalucia Ventures, Inc., which is a wholly-owned subsidiary of the Company. These marketing firms have a combined local and international sales force of over 135,000 brokers agents ensuring wide geographic coverage and presence and extensive knowledge of the demographics. These marketing companies are tasked to promote the Company and its projects through various media such as print advertisements and online marketing (e.g., Facebook, Instagram, Youtube, and Twitter). To further enhance the public's awareness of the brand, the Company has, since 2008 began engaging celebrity endorsers, and brokers to promote the brand and the projects.

The following enumerates the marketing companies, of which only SVI is a subsidiary of the Company:

- *Royale Homes Marketing Corporation*  
*Website: <http://www.royalehomes.ph/>*

Envisioned to become the leading real estate marketing organization in the country, Royale Homes Marketing Corporation was founded in 8 September 1994 by three lady entrepreneurs: Matilde P. Robles, President of the company, Carmina A. Sotto, Executive Vice-President of Sales and Marketing, and Ma. Melinda A. Bernardino, Executive Vice-President for Finance and Administration.

Royale Homes having shown its strength in real estate marketing was tapped by SLRDI to exclusively market a number of its premier residential and resort projects nationwide. It has also marketed the real estate properties of the JV partners of the Company.

- *Orchard Property Marketing Corporation*  
*Website: <http://www.opmc.ph/>*

Orchard Property Marketing Corporation is a subsidiary of SLRDI. A solid, professional network backed by a good name in the real estate industry. The company was organized in 1995 to exclusively market the Company's projects. With offices in Metro Manila, Metro Cebu, Metro Davao, Lucena City and Bulacan, OPMC is taking larger steps towards servicing its growing clientele for its diverse products all over the Philippines.

OPMC takes pride in its highly trained service-oriented workforce and continues to develop the best manpower to attain maximum customer satisfaction.

- *Mega East Properties, Inc.*  
*Website: <http://www.megaeast.com.ph/>*

Mega East Properties, Inc. is the youngest and most dynamic marketing arm of the Company. Entrusted with a limited but strategic set of inventories by the Company, MPI carries dream-lots located in the residential, business and tourism corridors of Quezon City, Marikina, Caloocan, Provinces of Rizal, Tagaytay and Paniqui, Tarlac.

- *Fil-Estate Group of Marketing Companies*  
*Website: <http://fegc.brinkster.net/FEChistory.htm>*

Fil-Estate Realty Corporation was founded in January 15, 1981 by Messrs Robert John Sobrepeña, Atty. Ferdinand T. Santos and Noel Cariño. These men combined their marketing and management skills and expertise to build and develop an organization that would bring about the realization of their common dream; to put up the best marketing company in the real estate industry, a model company that the real estate industry can follow.

From its initial years, a close relationship has been developed between SLRDI as the developer and Fil-Estate as the exclusive marketing arm for select projects. This relationship has continued to prosper over the succeeding years resulting in many successful launches and sales of a host of first-class subdivision and golf course developments.

- *Asian Pacific Group of Companies*  
*Website: <http://www.apgc.com.ph>*

With 29 years of experience and leadership in the Philippines real estate industry, Asian Pacific Group of Companies is a global network of companies that specializes in real estate marketing and property development. Composed of five member companies, APGC has presently a total of seven branches nationwide, namely Lipa City, Batangas City, Nueva Ecija, Tarlac, Cebu, Bacolod and Iloilo, and boasts of over 50,000 sales forces worldwide. Its nationwide inventory of real estate properties amounts to a total of ₱ 5.4 Billion.

- *Santalucia Ventures*  
*Website: <http://stalucialand-intl.com/index>.*

Santalucia Ventures was incorporated in 2013 to handle the marketing and distribution of the Company's products. Santalucia Ventures requires all real estate brokers directly involved in selling activities to have the necessary licenses.

- *Sta. Lucia Prime*  
*Website: <https://staluciaprime.com.ph>*

Sta. Lucia Prime Marketing Corporation was established in 2019 to oversee all real estate brokerage activities and promote the sale of projects. They have been offering homes and high-quality investment opportunities in Laguna, Batangas, Bulacan, Davao, and other areas across the country, featuring SLLI properties."

- Other marketing companies of SLI includes Sta. Lucia Global Inc. and 1Premier Land Marketing Company.

#### **1.4 Real Property Development**

SLI considers itself one of the country's largest real estate companies in terms of land developed. The Company has situated its developments in prime locations which are highly accessible to employment, educational, commercial and recreational facilities. Its real estate development activities include acquisition of several undeveloped lands and entering into joint venture agreements with the purpose of developing these lands primarily into residential subdivisions and or other type of developments. The ultimate objective of the group is the development residential, commercial and leisure components into one integrated community.

Once the Company has acquired an interest in land for development, it will begin the project development process. In addition to obtaining the required government regulatory approvals, this process involves the planning of the potential project, including master planning and design. Site development and construction work for the Company's projects is contracted out to qualified and accredited independent contractors. Terms with contractors usually include a 10-40% downpayment, provision of construction materials by accredited suppliers, and payment scheme which includes a 10% retention.

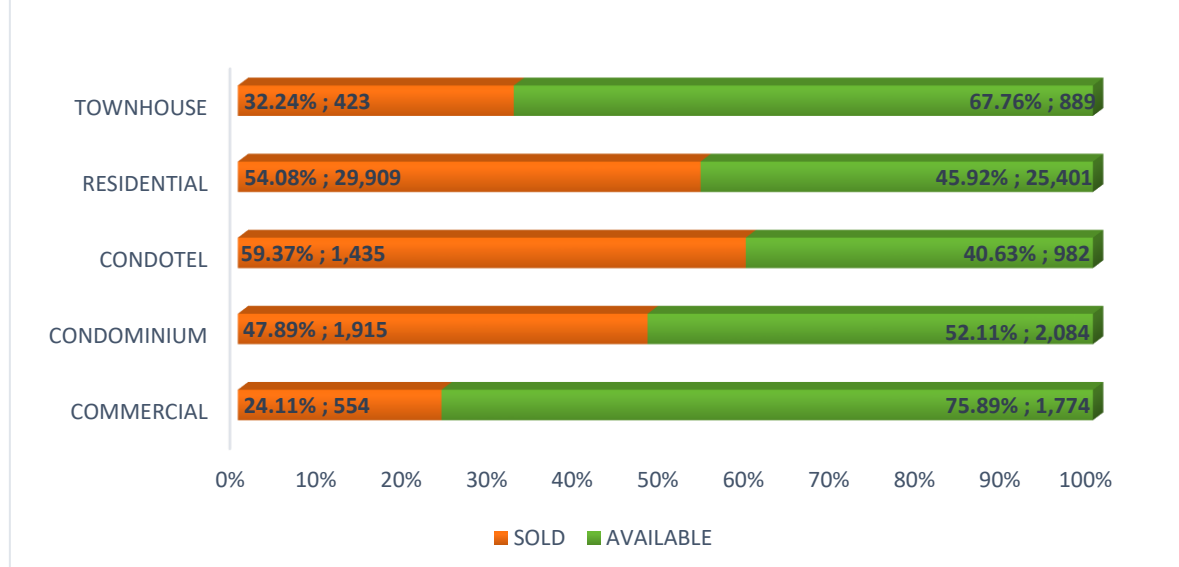
Development timetables vary from project to project, as each project differs in scale and design. Typically, the Company undergoes the following project development process for the Company's horizontal projects:

- Step 1:** Earthworks (Excavation, Road Tracing, Fill or Backfill, Grading, Base Preparation)
- Step 2:** Underground Works (Drainage, Waterline, Sewer System)
- Step 3:** Concrete Works (Pavement, Curbs & Gutter, Sidewalk, Perimeter Fencing)
- Step 4:** Electrical Works (Electrical Facility Distribution Lines, Street Lights)
- Step 5:** Amenities (Entry Signage, Guardhouse, Community Clubhouse and Recreational Facilities)

After these properties have been developed, these residential lots become ready for house construction. The project development processes for vertical and housing construction projects are basically the same in terms of land selection and acquisition, procuring government regulatory approvals, project planning, and appointment of contractors for the site development and construction works.

As of December 31, 2025, the Group have already developed over 12,000 has of land into over 300 projects strategically located on 13 regions and over 70 cities and municipalities in the country.

## Number of Units and Status



Almost 89% of the Group’s product mix is composed of residential and commercial developments. Of the whole product mix, 85% represents residential properties. As of December 31, 2025, 52% of its products were sold and 48% remains in its inventory.

### Completed Projects

As of December 31, 2025, the Company completed the development of the following projects:

PROJECT NAME	LOCATION	PROJECT TYPE	YEAR
ACROPOLIS LOYOLA Ph 1 & 2	Tumana, Marikina City and Pansol, Quezon City	Horizontal	2024
ALDEA @ MONTEROSA	Pakiad, Oton, Iloilo	Horizontal	2022
ALTA VISTA TAGAYTAY Ph 1 & 1A	Sicat, Alfonso, Cavite	Horizontal	2023
ALTEA CIUDADES DAVAO	Tigatto, Davao City	Horizontal	2021
ANTIPOLO GREENLAND	Antipolo City, Rizal	Horizontal	2013
AQUA MIRA AT SADDLE Cluster A	Tanza, Cavite	Vertical	2020
AQUA MIRA AT SADDLE Cluster B	Tanza, Cavite	Vertical	2020
AQUA MIRA AT SADDLE Cluster C	Tanza, Cavite	Vertical	2020
ARTERRA RESIDENCES AT DISCOVERY BAY	Lapu-Lapu City, Cebu	Vertical	2018
BEVERLY PLACE PAMPANGA Ph 6E1	Mexico, Pampanga Philippines	Horizontal	2023
BEVERLY PLACE PAMPANGA Ph 10C	Mexico, Pampanga Philippines	Horizontal	2023
BEVERLY PLACE PAMPANGA Ph 10D	Mexico, Pampanga Philippines	Horizontal	2023
BLUE MOUNTAINS COMMERCIAL AND RESIDENTIAL ESTATES Ph 2	Sta. Cruz, Antipolo City	Horizontal	2021
BLUE RIDGE AT MONTEROSA	Pakiad, Oton, Iloilo	Horizontal	2021
CAINTA GREENLAND Ph 3B	Pasong Matanda, Cainta, Rizal	Horizontal	2020
CAINTA GREENLAND Ph 3B1	San Juan, Cainta, Rizal	Horizontal	2020

CAINTA GREENLAND Ph 3B2	San Juan, Cainta, Rizal	Horizontal	2020
CAINTA GREENLAND Ph 4C1	Sta. Ana, Taytay, Rizal	Horizontal	2021
CAINTA GREENLAND Ph 4C2	San Juan, Cainta, Rizal	Horizontal	2020
CAINTA GREENLAND Ph 4J1	San Juan, Cainta, Rizal	Horizontal	2020
CAINTA GREENLAND Ph 9B	San Juan, Cainta, Rizal	Horizontal	2020
CAINTA GREENLAND Ph 9C	Sta. Ana, Taytay, Rizal	Horizontal	2020
CAMBRIDGE PLACE BATANGAS Ph 1A	Darasa, Tanauan City, Batangas	Horizontal	2023
CATALINA LAKE RESIDENCES PALAWAN	Tagburos, Puerto Princesa City	Horizontal	2020
CLUB MOROCCO	Subic, Zambales	Horizontal	2022
COLINAS VERDES BULACAN Ph 1A	Tungkong Mangga, San Jose Del Monte, Bulacan	Horizontal	2024
COLINAS VERDES BULACAN Ph 3, 3A & 3B	Tungkong Mangga, San Jose Del Monte, Bulacan	Horizontal	2020
COSTA DEL SOL Ph 1	Sto. Niño, Iloilo City	Horizontal	2019
CROWN RESIDENCES AT HARBOR SPRINGS	Boracay, Puerto Princesa	Vertical	2019
EAGLE RIDGE GOLF AND RESIDENTIAL ESTATE Comm	General Trias, Cavite	Horizontal	2024
EAST BEL-AIR RESIDENCES Tower 1	Cainta, Rizal	Vertical	2013
EAST BEL-AIR RESIDENCES Tower 3	Cainta, Rizal	Vertical	2020
EAST BEL-AIR RESIDENCES Tower 4	Cainta, Rizal	Vertical	2021
EAST BEL-AIR RESIDENCES (STRADELLA) Tower 2	Cainta, Rizal	Vertical	2014
EL PUEBLO VERDE	San Antonio, Gerona, Tarlac	Horizontal	2019
GLENROSE TAYTAY Ph 2B	Taytay, Rizal	Horizontal	2017
GOLDEN MEADOWS BIÑAN (STA. ROSA) Ph 2C	Sta. Rosa, Laguna	Horizontal	2024
GOLDEN MEADOWS BIÑAN (STA. ROSA) Ph 2E	Sta. Rosa, Laguna	Horizontal	2023
GOLDEN MEADOWS BIÑAN (STA. ROSA) Ph 2D	Sta. Rosa, Laguna	Horizontal	2020
GOLDEN MEADOWS BIÑAN (STA. ROSA) Ph 2D1	Sta. Rosa, Laguna	Horizontal	2020
GRAND VILLAS BAUAN	Bauan, Batangas	Horizontal	2016
GREEN MEADOWS AT ORCHARD Ph 2	Dasmariñas, Cavite	Horizontal	2021
GREEN MEADOWS AT ORCHARD Ph 2A	Dasmariñas, Cavite	Horizontal	2022
GREEN MEADOWS ILOILO Ph 1	Tacas, Jaro, Iloilo City	Horizontal	2017
GREEN MEADOWS TARLAC	Paniqui, Tarlac	Horizontal	2013
GREEN PEAK HEIGHTS Ph 1	Pinugay, Baras, Rizal	Horizontal	2020
GREEN RIDGE EXECUTIVE Ph 4A	Pantok, Binangonan, Rizal	Horizontal	2020
GREENLAND NEWTOWN Ph 2B	Ampid, San Mateo, Rizal	Horizontal	2019
GREENLAND NEWTOWN Ph 2C	Ampid, San Mateo, Rizal	Horizontal	2019
GREENVILLE HEIGHTS Ph 1B	Cebu City, Cebu	Horizontal	2022
GREENWOODS EXECUTIVE VILLAGE Ph 1A1	Palatiw, Pasig City	Horizontal	2022

GREENWOODS EXECUTIVE VILLAGE Ph 1A2	Palatiw, Pasig City	Horizontal	2022
GREENWOODS EXECUTIVE VILLAGE Ph 2K1	Magsiy, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 3A2	San Miguel, Pasig City	Horizontal	2022
GREENWOODS EXECUTIVE VILLAGE Ph 540	San Andres, Cainta, Rizal	Horizontal	2021
GREENWOODS EXECUTIVE VILLAGE Ph 6S9 * & 10	San Andres, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 8A1	San Andres, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 8A2	San Andres, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 8A3	San Andres, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 8A4	San Andres, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 8D6	Sta. Ana, Taytay, Rizal	Horizontal	2022
GREENWOODS EXECUTIVE VILLAGE Ph 8D7	Sta. Ana, Taytay, Rizal	Horizontal	2022
GREENWOODS EXECUTIVE VILLAGE Ph 8D8	Sta. Ana, Taytay, Rizal	Horizontal	2024
GREENWOODS EXECUTIVE VILLAGE Ph 8F3 & 8F4	San Andres, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 8F5	Sta. Ana, Taytay, Rizal	Horizontal	2022
GREENWOODS EXECUTIVE VILLAGE Ph 8F6	Sta. Ana, Taytay, Rizal	Horizontal	2024
GREENWOODS EXECUTIVE VILLAGE Ph 8G1	San Juan, Cainta, Rizal	Horizontal	2018
GREENWOODS EXECUTIVE VILLAGE Ph 9B1	Sta. Ana, Taytay, Rizal	Horizontal	2019
GREENWOODS EXECUTIVE VILLAGE Ph 9D1	Sta. Ana, Taytay, Rizal	Horizontal	2022
GREENWOODS EXECUTIVE VILLAGE Ph 9E	San Juan, Cainta, Rizal	Horizontal	2019
GREENWOODS EXECUTIVE VILLAGE Ph 9F	San Juan, Cainta, Rizal	Horizontal	2021
GREENWOODS NORTH Ph 2	Gapan, Nueva Ecija	Horizontal	2020
GREENWOODS NORTH Ph 3	Gapan, Nueva Ecija	Horizontal	2020
HAMPTON RESIDENCES	Pantok, Binangonan, Rizal	Horizontal	2021
LA BREZA TOWER	Mother Ignacia Street, Quezon City	Vertical	2011
LA HUERTA Ph 1 & 2	Calamba, Laguna	Horizontal	2012
LA MIRADA ROYALE Ph 1A1	Plaridel, Bulacan	Horizontal	2023
LA MIRADA ROYALE Ph 1C	Plaridel, Bulacan	Horizontal	2023
LA MIRADA TOWER	Lapu-Lapu City, Cebu	Vertical	2010
LUXURRE RESIDENCES CAVITE	Alfonso, Cavite	Horizontal	2013
MARBELLA RESIDENCES PALAWAN Ph 1A	San Pedro, Puerto Princesa City, Palawan	Horizontal	2020
MESILO NUEVA VIDA	Dasmariñas, Cavite	Horizontal	2015
METROPOLIS EAST Ph 1B	Pag-asa, Binangonan, Rizal	Horizontal	2019
METROPOLIS EAST Ph 1C	Pag-asa, Binangonan, Rizal	Horizontal	2019
METROPOLIS EAST Ph 1D	Pag-asa, Binangonan, Rizal	Horizontal	2021
METROPOLIS EAST Ph 2	Pag-asa, Binangonan, Rizal	Horizontal	2019

METROPOLIS EAST Ph 2A	Pag-asa, Binangonan, Rizal	Horizontal	2021
METROPOLIS ILOILO Ph 2	Jaro, Iloilo	Horizontal	2019
METROPOLIS NORTH Ph 2B	Calumpit, Bulacan	Horizontal	2022
METROSOUTH TOWNHOUSE	Dasmariñas, Cavite	Vertical	2023
MIRA VERDE BULACAN Ph 3 & 3A	Guiguinto, Bulacan	Horizontal	2023
MONTE VERDE EXECUTIVE ROYALE Ph 4C	Muzon, Taytay, Rizal	Horizontal	2024
NASACOSTA COVE Ph 1A & 1B	Natipuan, Nasugbu, Batangas	Horizontal	2024
NEOPOLITAN CONDOMINIUM Tower 1	Fairview, Quezon City	Vertical	2015
SOTOGRADE NEOPOLITAN Tower 2	Fairview, Quezon City	Vertical	2015
NOTTINGHAM VILLAS ILOILO -	Tagbac, Jaro, Iloilo	Vertical	2019
NOTTINGHAM VILLAS PALAWAN -	San Pedro, Puerto Princesa City	Vertical	2019
NOTTINGHAM VILLAS TAYTAY -	Sta. Ana, Taytay, Rizal	Vertical	2017
ORCHARD RESIDENTIAL ESTATE AND GOLF COUNTRY CLUB Ph 1A2	Dasmariñas, Cavite	Horizontal	2020
ORCHARD TOWER (THE OLIVE) -	Amang Rodriguez, Pasig City	Vertical	2019
PALO ALTO Ph 2	Pinugay, Baras, Rizal	Horizontal	2021
PALO ALTO Ph 3	Pinugay, Baras, Rizal	Horizontal	2023
PONTE VERDE DAVAO Ph 1	Communal, Davao City	Horizontal	2022
PONTE VERDE DAVAO (SANDOVAL) Ph 2	Communal, Davao City	Horizontal	2022
PONTE VERDE DAVAO (SO) Ph 3	Communal, Davao City	Horizontal	2022
PONTE VERDE DE STO. TOMAS Ph 3A	Santiago, Sto. Tomas, Batangas	Horizontal	2024
PONTE VERDE DE STO. TOMAS Ph 5	Santiago, Sto. Tomas, Batangas	Horizontal	2024
PUEBLO DEL SOL Ph 2	Tagaytay City, Cavite	Horizontal	2016
RIZAL TECHNOPARK Ph 2D1	San Juan, Taytay, Rizal	Horizontal	2019
RIZAL TECHNOPARK Ph 2F	San Juan, Taytay, Rizal	Horizontal	2019
RIZAL TECHNOPARK Ph 2G	San Juan, Taytay, Rizal	Horizontal	2019
RIZAL TECHNOPARK Ph 2H	San Juan, Taytay, Rizal	Horizontal	2019
RIZAL TECHNOPARK Ph 2D3	San Juan, Taytay, Rizal	Horizontal	2023
RIZAL TECHNOPARK Ph 2S1	San Juan, Taytay, Rizal	Horizontal	2019
RIZAL TECHNOPARK Ph 2B1	San Juan, Taytay, Rizal	Horizontal	2023
RIZAL TECHNOPARK Ph 2D2	San Juan, Taytay, Rizal	Horizontal	2023
ROCKVILLE CAVITE -	Kaytitingga, Alfonso, Cavite	Horizontal	2019
SIERRA VISTA Ph 2A	Novaliches, Quezon City	Horizontal	2012
SOTOGRADE Ph 2	Tagaytay City, Cavite	Horizontal	2015
SOTOGRADE Ph 3	Tagaytay City, Cavite	Horizontal	2015
SOTOGRADE BAGUIO Tower 1	Leonard Wood Road, Baguio City	Vertical	2023
SOTOGRADE BAGUIO Tower 2	Leonard Wood Road, Baguio City	Vertical	2023
SOTOGRADE BAUAN (Catalina Residences)	Balayong & Manghiniao I, Batangas	Vertical	2025

SOTOGRADE HOTEL DAVAO -	Davao City, Davao	Vertical	2019
SOTOGRADE ILOILO Tower 1	Jaro, Iloilo City	Vertical	2018
SOTOGRADE ILOILO Tower 2	Jaro, Iloilo City	Vertical	2023
SOTOGRADE KATIPUNAN -	Katipunan Ave., Quezon City	Vertical	2023
SOTOGRADE PALAWAN Tower 1	Tagburos, Puerto Princesa City	Vertical	2023
SOUTH GROOVE DAVAO -	Davao City, Davao	Horizontal	2015
SOUTH SPRING RESIDENTIAL ESTATE Ph 1C	Canlalay, Biñan, Laguna	Horizontal	2019
SOUTH SPRING RESIDENTIAL ESTATE Ph 1C1	Canlalay, Biñan, Laguna	Horizontal	2019
SOUTH SPRING RESIDENTIAL ESTATE Ph 1C2	Canlalay, Biñan, Laguna	Horizontal	2019
SOUTH SPRING RESIDENTIAL ESTATE Ph 1D	Canlalay, Biñan, Laguna	Horizontal	2019
SOUTH SPRING RESIDENTIAL ESTATE Ph 1E	Canlalay, Biñan, Laguna	Horizontal	2019
SOUTH SPRING RESIDENTIAL ESTATE Ph 1F	Canlalay, Biñan, Laguna	Horizontal	2019
SOUTH SPRING RESIDENTIAL ESTATE Ph 1G	Canlalay, Biñan, Laguna	Horizontal	2023
SOUTH SPRING RESIDENTIAL ESTATE Ph 1H	Canlalay, Biñan, Laguna	Horizontal	2023
SPLENDIDO TAAL TOWERS Tower 1	Laurel, Batangas	Vertical	2010
SPLENDIDO TAAL TOWERS Tower 2	Laurel, Batangas	Vertical	2015
STA. BARBARA ROYALE Ph 1A	Tandang Sora, Quezon City	Horizontal	2014
STA. LUCIA RESIDENZE - MONTE CARLO Tower 1	Cainta, Rizal	Vertical	2013
STA. LUCIA RESIDENZE - SANTORINI Tower 2	Cainta, Rizal	Vertical	2018
SUGARLAND ESTATES -	Trece Martires, Cavite	Horizontal	2013
SUMMERHILLS EXECUTIVE Ph 4	Dela Paz, Antipolo City	Horizontal	2020
SUMMERHILLS EXECUTIVE Ph 4A & 4B	Dela Paz, Antipolo City	Horizontal	2020
SUMMIT POINT Ph 3	Sta. Teresita, Sto. Tomas, Batangas	Horizontal	2020
SUMMIT POINT Ph 3A	Sta. Teresita, Sto. Tomas, Batangas	Horizontal	2020
SUMMIT POINT Ph 3B	Sta. Teresita, Sto. Tomas, Batangas	Horizontal	2020
SUMMIT POINT Ph 3C	Sta. Teresita, Sto. Tomas, Batangas	Horizontal	2020
SUMMIT POINT Ph 3D	Sta. Teresita, Sto. Tomas, Batangas	Horizontal	2020
SUMMIT POINT Ph 3E	Sta. Teresita, Sto. Tomas, Batangas	Horizontal	2020
VALENCIA TOWHOUSE ILOILO -	Pakiad, Oton, Iloilo	Vertical	2023
VALLE VERDE DAVAO Ph 1	Panacan, Davao City	Horizontal	2020
VALLE VERDE LAPU-LAPU -	Cebu City, Cebu	Horizontal	2022
VALLEY VIEW EXECUTIVE Ph 2D	Munting Dilaw, Antipolo City	Horizontal	2024

VALLEY VIEW EXECUTIVE Ph 2A	Munting Dilaw, Antipolo City	Horizontal	2023
VERMONT PARK Ph 4I	Mayamot, Antipolo, Rizal	Horizontal	2017
VERMONT PARK Ph 1E	Mayamot, Antipolo, Rizal	Horizontal	2017
VILLA CHIARA Ph 1A & 1B	Iruhin, Tagaytay City	Horizontal	2017
WOOD RIDGE ILOILO -	Tagbac, Jaro, Iloilo City	Horizontal	2021
WOODSIDE GARDEN VILLAGE Ph 2C	Labit West, Urdaneta City, Pangasinan	Horizontal	2020
YANARRA RESIDENCES Ph 1A	Natipunan, Nasugbu, Batangas	Horizontal	2022

### **Acropolis Loyola**

Nestled at the rolling hills of Quezon City and bordering the panoramic view of Marikina Valley, Acropolis Loyola offer unprecedented Metro Manila living. Average size of lots is 300 sqm, selling at an average price of ₱ 95,000 per sqm.

### **Aldea at Monterosa**

Aldea Residences is a joint venture between Sta. Lucia Land, Inc. and Amigo Resorts and Residences, Inc strategically located in Oton, Iloilo. This property is master-planned to provide convenience and accessibility to its future residents.

### **Alta Vista Tagaytay**

Alta Vista Tagaytay is like your spending days in the summer fields where the sun gently touches the grass and the wind sweetly touch the greener environment. Alta Vista Tagaytay presents a way for you to reap the fruits of your sacrifices and experience the lifetime and quality living that you dreaming for. It is conveniently situated along Tagaytay-Nasugbu Highway. It offers a comfortable and invigorating environment for you and your family, with its modern architectural designs, exclusive amenities, and the charming surroundings of the countryside.

### **Altea Ciudades Davao**

Altea is a proud fusion of the traditional and the modern with accents of elegance and luxury located in Mandug, Davao City. The greatest pleasures of life are a privilege in this 8-hectare residential haven with affordable 100 sqm lots ensuring value of money yet owning a promising property. Altea offers an improved quality of life in an exciting variety with the development of adjoining complementary features. Ciudades introduces El Centro, a 12-hectare luxuriant natural splendor complemented by areas for education, sports, wellness and retail.

### **Antipolo Greenland**

Antipolo Greenland is a residential community located in Antipolo City, Rizal. The project covers an area of 3.3 h.a. and is approximately eight kilometers from Metro Manila. The total project development cost was approximately ₱22 million.

### **Aqua Mira at Saddle Cluster A, B and C**

Aqua Mira Resort & Residences (at Saddle & Clubs Leisure Park) is a site to behold in scale and grandeur located in Tanza, Cavite. Inside the 600-hectare saddle & club leisure park is the resort life. Aqua Mira at Saddle Cluster A, B and C has a saleable area of 845 sqm, 845 sqm and 854 sqm., respectively, with 24 lots each.

### **Arterra Residences at Discovery Bay**

Arterra Residences is a 20-storey residential and commercial condotel located in Lapu-Lapu City, Cebu. The project focuses on harmony with nature and is centered on elements of air and water. It covers an area of 7,000 sqm and has 339 units available for sale.

### **Beverly Place Pampanga**

It is a master planned community that brings you near important establishments and easy accessibility to main thoroughfares. Landscaped gardens are strategically placed within the community. Strategically located within the flourishing towns of San Fernando and Mexico. Beverly Place gives you the advantage of location, along the Gapan-Olongapo Road, plus access via the North Expressway. The community is adjacent to ShoeMart Pampanga and the Robinsons Star Mills Commercial Center. Just 3 minutes away is the Paskuhan Village, where Philippine handicrafts and souvenir items are available all year round. The San Fernando town proper is easily accessible within 5 minutes, while a 30-minute drive will bring you to the Clark Economic Zone. Just beyond Beverly Place is the famous Mt. Arayat of Pampanga, offering residents and guests great views of mountain peaks where the sleeping giant lies.

### **Blue Mountains Commercial & Residential Estates**

Blue Mountains come in an excellent integration of residential and commercial development features located in Antipolo City.

### **Blue Ridge At Monterosa**

Blue Ridge at Monterosa is a master-planned community that offers unprecedented serenity of being around lush greens and breathable air while having topnotch security. Being at the boundary of Mandurriao and the first-class municipality of Oton, Blue Ridge is situated along the Circumferential Road, conveniently located for accessibility to modern establishments.

### **Cainta Greenland**

A prime residential community nestled at the bustling area of eastern Metro Manila. Cainta Greenland Executive Village is complete with the facilities of a modern community that caters to basic and recreational needs.

### **Cambridge Place Batangas**

Set within a relaxed country setting. Cambridge Place is a master planned community designed to give you the advantages of home and leisure. A view of Mount Makiling adds an interesting angle to late afternoon walks, or a leisurely drive around the community.

### **Catalina Lake Palawan**

Lake Catalina is a 35-minute drive from Puerto Princesa International Airport. It has a clubhouse, basketball court, resort-style swimming pool and picture-perfect lighthouse. Commercial lots are also available for those who wish to set-up shops for new business ventures.

### **Club Morocco**

Club Morocco Resort and Country Club is a place of calm and relaxation. The resort offers a full range of services for your comfort by combining traditional Filipino expertise and Moroccan inspired culture. This luxury resort has a style accompanied with the necessary warmth for those who wish to live the “Moroccan” style. It is nestled just 30 minutes outside the former U.S. Naval Base or SBMA and inside an exclusive residential community.

### **Colinas Verdes Bulacan**

Colinas Verde is a master-planned community located in San Jose Del Monte, Bulacan with first-class amenities such as the Colinas Verdes Country Club, which is the first country club in the area. The community is designed with a clubhouse, basketball court and swimming pool.

### **Costa Del Sol**

Costa del Sol Iloilo is a residential property and commercial property located in Arevalo, Iloilo City.

### **Crown Residence at Harbor Springs**

Crown Residence at Harbor Spring is a luxury property development that is conceptualized and master planned located at Puerto Princesa, Palawan. It is conveniently located at the center of Sta. Lourdes hot springs and gateway to Honda Bay.

### **East Bel-Air Residences**

East Bel-Air Residences offers just the opposite – convenient urban living in a suburban, elegant contemporary setting. It comprises six buildings all of which are only six floors high, ensuring more spacious and less confining living space for the harried modern homeowner of today. It is a housing development that suits the lifestyle and wants of the young, modern professional.

### **El Pueblo Verde**

El Pueblo Verde is located in the sugar central of Luzon, Gerona Tarlac with urban and agro-industrial zones. In the urban area, portions have been set aside as an agro-industrial zone and another as a light industrial zone. The town has schools, churches, clinics, parks and commercial centers. El Pueblo Verde is situated near the Gerona Municipal Hall and town center.

### **Glenrose Taytay**

Conveniently situated in Taytay, Rizal, Glenrose redefines suburban living by providing an exclusive refuge away from the hustle and bustle of the crowded metropolis yet perfectly close to the heart of the city.

### **Grand Villas Bauan**

Grand Villas Bauan is a sprawling master planned development that integrates urban living with estate lifestyle. Bauan Grand Villa gives you a choice of residential lots and estate lots that offer the pleasure of seaside attractions combined with the modern convenience afforded by a thriving township. Surrounding it all is a verdant countryside with rice and corn fields, coconut plantations and mango orchards.

### **Green Meadows Dasmariñas**

Located in the progressive city of Dasmariñas in Cavite, Green Meadows brings the best of nature as well as modern comforts within the reach. As a first-class city, Dasmariñas is both a center for commerce and an industrial hub. Green Meadows Residential Estates is nestled within the rolling terrain of the Orchard Golf and Country Club.

### **Green Meadows Iloilo**

Green Meadows is Iloilo's first lake community. Located within the outskirt towns of Pavia and Jaro, Green Meadows is designed around Lake Victoria, a 5-hectare man-made lake whose tranquil setting is the inspiration for gatherings, celebrations, and good old family fun. Come down to the lake for a ride on a boat or in a kayak. Skim over the water in a jet ski. Or go for a whole afternoon of fishing.

### **Green Meadows Tarlac**

With its premiere location and elegantly-designed homes, Green Meadows is definitely an investment worth taking. Be a few steps away from the crossroad of landmark destinations and key business, leisure and entertainment establishments with the lush greenery that surrounds this one-of-a-kind master-planned community at the center of Paniqui, Tarlac.

### **Green Peak Heights**

Nestled in the town of Baras in Rizal, the 29-hectare Green Peak Heights is your very own piece of convenience just 30 minutes away from the Greater Manila Area.

### **Green Peak Heights Palawan**

Settle in a refreshing modern community with a grand overlooking view of the majestic Honda Bay. Green Peak Heights is your top choice for a scenic neighborhood that gets you closer to the greener side of life. Located along Puerto Princesa North Road, Green Peak Heights is conveniently close to the Puerto Princesa International Airport and gives you access to some of the island's promising getaways.

### **Greenland Newtown**

Greenland Newton is a master-planned residential property located in San Mateo, Rizal. Only 10 minutes away from Quezon City's work, let the soft afternoon breeze welcome you to the calming embrace of this exclusive community.

### **Greenmeadows at the Orchard Ph2A**

Located in the progressive city of Dasmariñas, Cavite, Green Meadows brings the best of nature as well as modern comforts within the reach. As a first-class city, Dasmariñas is both a center for commerce and an industrial hub. Residents of Green Meadows can find all the essentials and conveniences, of city living just a few minutes' drive from home. Green Meadows Residential Estates is nestled within the rolling terrain of the Orchard Golf and Country Club. This scenic and serene haven has been designated as a bird and wildlife sanctuary, with its teeming foliage and various species of birds.

### **Greenridge Executive**

Set at the flourishing municipality of Binangonan, Rizal, Greenridge is a charming residential development that lets you escape into your own verdant retreat. Located near main highways, the journey into this serene neighborhood is a short lovely drive from essential destinations.

### **Greenwoods Executive**

Greenwoods Executive Village provides you with the modern convenience of a modern community with facilities to make your life easier. Only 15 minutes away from Ortigas Center, Greenwoods Executive Village gives its residents easy access to major malls like SM Mega Mall, Shangri-la Plaza, and other urban conveniences like banks, hospitals, and workplace.

### **Greenwoods North**

An affordable and quality residential subdivision lot located at Bayanihan, Gapan City, Nueva Ecija. Greenwoods North is a prime subdivision neighbor to Gapan City's modern City Hall right along the commercial district of Gapan City, the "Trading Center" of the south western and south eastern towns of Nueva Ecija and the northern town of Bulacan. With its landscaped entrance gate opening right along the bustling Maharlika Highway, the principal arterial network connecting Nueva Ecija to Pampanga, Zambales and the Cagayan Valley, Greenwoods North is accessible from many economic points of Central Luzon. Moreover, the construction of the Olongapo San Fernando-Gapan Road links Gapan and Greenwoods North to the Clark Special Economic Zone and the Subic Bay Freeport Zone.

### **Hamptons Residences Angono**

The Hamptons Place location for both work and play and a laid back sanctuary for relaxation. The project is strategically situated near notable landmarks such Robinsons Place Antipolo, Shopwise Supermarket, Thunderbird Hotel & Resorts, Eastridge Golf Club, Assumption Antipolo, Antipolo Doctors Hospital and Our Lady of Peace & Good Voyage Church.

### **La Breza Tower**

With a central location in vibrant Quezon City, La Breza Hotel has always been a popular choice for families and business travelers seeking quality midrange accommodation. La Breza Tower is a 22-storey residential condotel located in Mother Ignacia Street, Quezon City. It caters to middle class employees and business owners. The total project development cost is estimated at ₱ 557 million.

### **La Huerta**

Enjoy the full life in nature's embrace at La Huerta located at Calamba, Laguna. Farming is more than a weekend hobby; it's an integral part of the family's healthy lifestyle. You can count on expert assistance in planning and growing your gardens. La Huerta garden management professionals and horticulturists will provide technical support and conduct seminars to train residents on crop production and processing, organic, farming, hydroponics, composting, and other agricultural practices that can help nurture these gardens to productivity.

### **La Mirada Tower 1**

La Mirada Tower is a 15-storey Spanish Mediterranean-inspired residential condominium with a beachfront view located in Lapu-Lapu City, Cebu. It occupies 8,719 sqm and is comprised of 170 units. The total project development cost amounted to approximately ₱ 359 million.

### **Luxurre Residences Cavite**

Luxurre Residences is a residential and commercial community located in Alfonso, Cavite. The community is designed with a clubhouse, basketball court, and swimming pool. Total project land area is 10.2 hectares. The total project development cost was approximately ₱ 61 million. The project was launched in 2010.

### **Marbella Residences Palawan**

Marbella residences is a private and exclusive community that promises first class living in what is considered by international travelers as the Best Island in the World. Beautiful set up in the majestic island of Palawan, you can enjoy green landscapes, white-sanded shores, crystal clear waters, and exotic wildlife. Marbella is only four hours away from El Nido and Coron, two of the most enchanting places in Palawan known for its towering limestone cliffs, beautiful islands, riveting lagoons, and captivating beaches.

### **Mesilo Residences: Nueva Vida**

Mesilo Residences is a 150-hectared residential subdivision development situated in Dasmariñas Cavite. A first-class development, Mesilo lies at a secluded island-like plateau and is surrounded by a naturally formed creek.

### **Metropolis East – Binangonan**

With exclusive amenities to choose from, Metropolis boasts of parks with playground and swimming pool for the recreation of future residents, as well as a multi-purpose clubhouse with open basketball and tennis court.

### **Mira Verde Bulacan**

Mira Verde Residential Subdivision Lot is located at Guiguinto, Bulacan. Mira Verde is strategically located along MacArthur Highway, only minutes away from the Golden Public Market, a talipapa, the Guiguinto Municipal Hall and the church. Only 28 kilometers from Metro Manila via the North Luzon Expressway through the Tabang, Sta Rita, and Guiguinto exits. At the center of the trading and distribution hubs, it is easily accessible to the Port of Manila and Ninoy Aquino International Airport (NAIA) in the south and Subic Port and Diosdado macapagal Airport (DMIA) in the north.

### **Monte Verde Executive Royale**

Experience the advantage of living in a relaxed countryside setting, while enjoying easy access to major points of Metro Manila. At Monteverde Royale, you're far away from the city noise and pollution, yet conveniently near commercial centers, schools and your place of business. Neighboring Angono lends the rich cultural influence of its artistic community. And with Club Manila East located right across the entrance gate of Monteverde, a first-class recreational facility has been added to the attractions of Taytay. Monteverde Royale is located behind the National College of Business Administration and adjacent to Metro Village.

### **Nasacosta Cove**

A Beachside Resort-Residential Development in Brgy. Natipuan, Nasugbu, Batangas located along a strip of carved beachfront adjacent to high-end developments like Kawayan Cove, Terrazas de Punta Fuego, Tali Beach, Maya-Maya Yacht Club. Approximately 102 km south of Metro Manila. The name NASACOSTA means “at the land by the sea” – coined from a combination of the Filipino word “nasa” which connotes “at the” and the Spanish word “costa” or “coast” in English which pertains to the “land by the sea”. NASACOSTA as a name was chosen for its simplicity and easy recall, symbolic of the purpose of the development which is to bring people back to the times when life was simple and basic where one easily recalls the fun memories spent with friends, relatives and loved ones.

### **Neopolitan Condominiums Tower 1**

The Neopolitan Condominium is a 9-storey residential condominium located in Fairview, Quezon City. It is designed as a residential project at the center of buzzing city.

### **Nottingham Villas Iloilo**

Nottingham Villas at Metropolis Iloilo is a collection of townhouse units designed and fitted with features, fixtures and amenities for start-up families and go-getter urban professionals who dream of getting the best of country living with a modern twist.

### **Nottingham Villas Palawan**

Nottingham Villas Palawan is a collection of townhouse units designed and fitted with features, fixtures, and amenities for start-up families and go-getter urban professionals who dream of getting the best nature-inspired living with a modern twist. It is located in the exceptionally beautiful Puerto Princesa, Palawan, home to the famed world wonder, Subterranean River National Park (Underground River).

### **Nottingham Villas Townhouse**

Nottingham Villas Townhouse is a residential townhouse located in Taytay, Rizal. It has 80 townhouses for sale with saleable area of 15,610 sqm. The project was launched in 2013 and completed in 2016.

### **Orchard Towers**

Orchard Towers features four residential buildings surrounded by lush greenery that call to mind the wonders of nature. The first tower, Orchard Tower 1 which will provide you with your private escape from the harsh concrete jungle was launched in 2015 and completed in 2018.

### **Palo Alto Executive Village**

Cocooned at the boundary of Antipolo, Tanay and Baras and practically a quick drive away from Greater Manila Area. Palo Alto Executive Village showcases a 78-hectare Forest Reserves; 53-ha. Open Space that features a Sta Lucia Country Club complete with leisure amenities such as 6-lane tenpin bowling alley, gymnasium, swimming pools, basketball & tennis courts; and 17-ha., 73 ha. and 62 ha. Residential, Commercial and Farm Estates.

### **Ponte Verde Davao**

Located in Davao city, one of the biggest and fastest growing cities in the world. Ponte Verde is where the convenience of urban living blends with the exhilarating comforts of an exclusive community. Discover the benefits of being at the forefront of a thriving, well-developed community. Ponte Verde is practically a stone's throw away from the Davao International Airport, Thus strategically accessible to all forms of public transportation and a variety of commercial and recreational establishments. Revel in the beauty and tasteful functionality of the Ponte Verde clubhouse, where you can enjoy the exclusive amenities. Built multi-purpose function rooms, swimming pool, and basketball court, the clubhouse is the ultimate one-stop leisure hub of your family.

### **Ponte Verde Sto. Tomas**

Is a new residential landmark in the heart of Batangas, with a community design that seeks to provide a balance between business and leisure, Ponte Verde de Sto. Tomas is strategically located along the Batangas national highway, only 15 minutes from the Calamba exit. Ponte Verde provides

easy access to important establishments within the area, yet is nestled within a quiet neighborhood, the cool Batangas winds weaving through trees.

### **Pueblo Del Sol**

Sitting within the famous tourist spot in the county, Pueblo del Sol offers solace to buyers with its relaxing atmosphere that only Tagaytay City can offer. Only a stone's throw away from Taal Lake, people who would come home to Pueblo del Sol are assured not only of premium residence but also bonus of being near one of the famous tourist spots in the Philippines.

### **Rizal Technopark**

Enhancing your quality of life named after our National Hero, who was himself a product of a fine family, here is Sta. Lucia Realty's Tribute to a Man Ahead of His Time. A commercial and industrial site that will grow steadily along with your family, the Rizal Technopark 2000 is an idea ahead of its time. Lot sizes are vast to accommodate mass production facilities, and roads, electricity, water and security systems are all in place – key ingredients to an area's progress.

### **Rockville Cavite**

Rockville Residences in Brgy. Kaytitinga III Alfonso Metro Tagaytay is the first 'easy-terms-easy-own' subdivision of professional and experienced property and land developer Sta. Lucia Land Inc. and 1 Premiere Land Marketing Co. Rockville Residences is in the vicinity of Mt. Batulao's fresh air and cool breeze which at the end of a long day means going home to an environment that refreshes and recharges.

### **Sierra Vista**

Sierra Vista offers more than a dwelling place to its resident but a host of public and commercial establishments that will cater to your family's needs are just within your reach. It has 11 residential lots for sale under SLI, which has a saleable area of 3,654 sqm area. The project was launched in 2014 and completed in 2017.

### **Soller Residences Davao**

Down South in Davao, the idyllic Soller Residences is the place to be. Davao City, being among the safest cities in the country, is also home to the finest eco-adventure facilities and a hearty environment. It serves as the perfect backdrop for startup families who are starting small but betting on big dreams. The Soller Residences is located within Ciudades, Davao's first mixed-use and self-sufficient community. Soller Residences offer top-notch amenities such as a community clubhouse, multipurpose function hall, children's playground, swimming pool, bike trails and basketball court.

### **Sonoma Place**

Sonoma Place is a four-hectare masterplan community located at Brgy. San Jose, in the blooming city of Puerto Princesa. It is near in Puerto Princesa International Airport and just 23 minutes away. Start booming life in a naturally endowed city while having full access to amenities that caters to your lifestyle.

### **Soto Grande Baguio**

Sotogrande Baguio breaks away from the traditional log cabin style commonly found in the city, providing a minimalist and uncomplicated retreat in a superb location. Sotogrande Baguio enjoys a prime location, conveniently within walking distance of numerous lounge bars and restaurants.

Additionally, it's just a 5–10-minute drive from key city attractions such as Sky Ranch, Session Road, and Burnham Park.

### **Soto Grande Bauan (Catalina Residences)**

Sotogrande Bauan , is a bold collection of contemporary and Spanish Mediterranean residences and archetypal lake house situated at the heart of Bauan, Batangas. It is a series of relaxing lakeside homes designed to take your mind off the city hustles. Each residence is fashioned from modishly intricate interiors and tailor-fitted style topped with breathtaking views. It is approximately 230 meters northwest from Bauan Cockpit, some 350 meters southeast from Grand Villas Batangas, about 570 meters northwest from Land Bank of the Philippines or roughly 1.8 kilometers northwest from Bauan Municipal Hall.

### **Soto Grande Hotel Davao**

Sotogrande Hotel offers both the wealth of natural wonders within a thriving metropolis and the priceless convenience of luxurious living. The name Sotogrande is derived from two Spanish words: “Soto” means riverside grove or thicket and “Grande” means luxurious and majestic. With the refreshing sight of the Davao river nearby and a sprawling mountain view of greeneries everywhere. Sotogrande is true to its name in combining the beauty of nature and the luxury of modern convenience. Sotogrande is conveniently 5 minutes away from Davao international airport, while recreational facilities, malls, health facilities and other commercial establishments are nearby.

### **Soto Grande Iloilo**

Sotogrande Iloilo is a condotel property located at the crossroads between Pavia and Jaro in Iloilo. It is ideally located for easy accessibility to business and leisure facilities. It offers a quiet retreat within the natural setting of a man-made lake and its lush green surroundings.

### **Soto Grande Neopolitan**

Sotogrande is a 6-storey condotel poised to rise within the Neopolitan Business Park, a master-planned complex by Sta. Lucia Land in Quezon City. Located along Mindanao Avenue and Regalado Highway in Fairview, the Neopolitan Business Park is conveniently at the center of promising developments in this side of the country's capital.

### **Soto Grande**

Sotogrande is a Spanish-Mediterranean inspired community designed both as a vacation getaway and a permanent residence in Tagaytay. The community features a clubhouse, basketball court, and swimming pool.

### **Sotogrande Palawan**

SotoGrande Palawan is within the Catalina Lake Residences, a master-planned community located along the National Highway in Barangay Tagburos. The Catalina Lake Residences boasts of its Lake Catalina, an idyllic lakeside landscape unlike any other with its own clubhouse, basketball court, resort-style swimming pool and a majestic lighthouse. You have the opportunity to be a part of one of the largest industries in the world – the tourism industry. SotoGrande gives you the opportunity to earn income without the hassle and stress. Also, it offers unique benefits, as well as maximum returns and regular income for an affordable, stress-free investment.

### **South Groove Davao**

South Grove is a residential community located in Davao which is three kilometers from the city proper. The community is designed with a clubhouse, basketball court, and swimming pool.

### **South Spring Residential Estate**

South Springs Residential Estates is a first-class residential subdivision along Biñan's National Highway. The 50-hectare residential estate is a welcome respite from your busy lives. You can sit back and relax amidst the calming backdrop of nature.

With an excellent security system, your home at South Springs is a haven of peace and serenity. This is where real living begins.

### **South Spring Laguna**

South Springs Residential Estates is a first-class residential subdivision along Biñan's National Highway. The 50-hectare residential estate is a welcome respite from your busy lives. You can sit back and relax amidst the calming backdrop of nature.

### **Splendido Taal Tower**

Splendido Taal Towers is a 4-tower project located within a 1,500 sqm area in Laurel, Batangas. The first tower is an 18-storey high-rise condominium project. The project was designed to complement the Splendido Residential and Golf Course Estate.

### **Sta. Barbara Royale**

Sta. Barbara Royale is designed to give you the privilege of lifestyle in a master planned community. Santa Barbara Royale is located in a quiet and secure neighborhood, yet minutes from schools, commercial centers, and other establishments.

### **Sta. Lucia Residence**

Sta. Lucia Residence is a residential complex that has easy access to four phases of Sta. Lucia Mall, one of the country's prominent shopping and entertainment destinations. Apart from finally having a subtle abode with everything within reach, the delight is even furthered with its profit-generating feature.

### **Stradella (East Bel-Air Residences Tower 2)**

Stradella is a 6-storey residential and commercial condotel located in Cainta, Rizal. The project offers convenient urban living in a suburban and elegant contemporary setting. Located within the 1 h.a. residential and commercial complex called East Bel-Air.

### **Sugarland Estates**

Sugarland Estates is a residential community located in Trece Martires, Cavite surrounded by lush and verdant greenery. The total project development cost was approximately ₱75 million.

### **Summer Hills Executive**

Summer Hills is a residential community located in Antipolo, Rizal. The community features a clubhouse, basketball court, and swimming pool.

### **Summit Point Golf & Res Estate**

An exclusive community in the heart of Lipa, Summit Point Golf and Residential Estate has an elevation of 1,100 feet, the place is known for its mild climate, breath taking scenery, lush gardens, and a fresh, clean environment with modern facilities to give you unique advantages in your lifestyle. Residential lots vary from 173 to 752 square meters designed to give you prime choices.

### **Valle Verde Davao**

As captivating and diverse as its surroundings, life at Valle Verde.

Experience this southern getaway every day at Valle Verde. Its time you live a comfortable life. Welcome to Valle Verde Residential Estates. Enjoy our community's features and amenities set to make living a breeze. Starting fresh with your family is now made more convenient and affordable.

### **Valle Verde Lapu-Lapu**

Live in a serene private haven hidden in the busy streets of Mactan City. Valle Verde Residential Estates is an exclusive residence nestled at a prime location where you can indulge in a refreshing seaside living and a privilege lifestyle. A short leisurely drive that is also close to business and commercial establishments such as the Marina Mall, Wilcon Depot and the Cebu Yacht Club. Experience convenience and hassle-free travel to Cebu Island via the Marcelo Fernan Bridge where you can enjoy more of Cebu's wonderful natural attractions and rich colourful history.

### **Villa Chiara Tagaytay**

Villa Chiara, which covers an area of 2.03 h.a., is a residential estate located in Tagaytay City, Cavite. The project was launched in 2008.

### **Woodside Garden Village**

The Woodside Garden Ville is located at Urdaneta, Pangasinan. The Woodside Garden Village is designed to be a blend of nature's color and texture. The landscape and tree-lined roads complement its American-Californian theme, natural and picturesque in character. Form and function are combined to achieve appealing pocket parks for the family to enjoy. The Woodside Garden Village takes pride in having the finest clubhouse development in Pangasinan. It boasts of a fully-airconditioned multi-purpose hall, a junior Olympic-sized pool, a kiddie pool, tennis and basketball courts, kiosks and trellises, parks and playgrounds.

### **Woodridge Iloilo and The Groove**

Woodridge Iloilo is located at Metropolis Drive, Bitoon, Jaro, Iloilo. It is accessible in coastal road and National Road.

### **Yanarra Residences**

Situated in the heart of Nasugbu, Batangas, you can experience the soothing songs of the beach and the warm embrace of green landscapes. It is a European art inspired architecture to call Yanarra, "Home".

It is near in several hiking and mountain climbing spots. From eminent Mount Pico de Loro, to the ever-thrilling Mount Talamitam and the equally exiting Mount Apayang, Yanarra. Seaside Residences is a private and exclusive community that boasts of premium living in one of the most famous vacation spots in the Philippines.

The following properties as mentioned below comprise the assets of the Registrant as part of the capital infusion from SLRDI:

PROJECT	LOCATION	SALEABLE AREA	ASSIGNED TO SLI
Alta Vista de Subic	Zambales	95,109	22,021
Alta Vista Residential Estate	Cebu	141,937	25,450
Caliraya Spring Golf Marina	Laguna	296,375	84,980
Costa Verde Cavite	Cavite	81,967	16,521
Davao Riverfront	Davao	166,664	84,059
Eagle Ridge Golf and Residential Estate	Cavite	1,867,988	69,042
Glenrose Park Cebu	Cebu	48,565	14,341
Greenwoods Pasig	Pasig City	816,010	6,665
Greenwoods South	Batangas	531,029	76,732
Lakewood City	Nueva Ecija	299,617	107,084
Manville Royale Subdivision	Negros Occidental	208,790	75,497
Metropoli Residenza	Quezon City	24,057	18,057
Metropolis Greens	Cavite	301,984	19,362
Monte Verde Executive	Rizal	374,354	50,819
Neopolitan Estate	Quezon City	362,384	69,823
Palm Coast Marina	Manila City	15,880	2,571
Palo Alto	Rizal	830,317	679,121
Pinewoods	Benguet	384,389	39,336
Pueblo Del Sol Ph1	Cavite	151,245	12,246
Rizal Technopark	Rizal	208,696	36,570
South Pacific Golf & Leisure Estate	Davao	257,718	149,819
Southfield Executive Village	Cavite	81,493	28,199
Tagaytay Royale	Cavite	602,714	10,946
Vista Mar Residential Estate	Cebu	209,615	52,385

These lots were assigned by SLRDI in favor of the Company in December 2007 in connection with its asset for share swap transaction in 2008 when SLRDI increased its stake in the Company from 20.92% to 97.22%. SLRDI subscribed to 10,000,000,000 common shares of the Company in exchange for the assignment of all its rights, title and interest to certain investment properties consisting of (i) the Sta. Lucia East Grand Mall amounting to ₱4,710.00 million and (ii) several parcels of land amounting to ₱6,018.50 million with assumption of mortgage in the amount of ₱723.60 million in favor of the Company. This additional ₱10 billion subscription was consummated on May 20, 2008, the day SEC approved the Company's application to increase its authorized capital stock from ₱2 billion divided into 2,000,000,000 common shares to ₱16 billion divided into 16,000,000,000 common shares.

### Ongoing Projects

The table below summarizes the Company's ongoing development projects as of December 31, 2025:

PROJECT NAME	PHASE	LOCATION
ALMERIA VERDE	Ph 1	Bolosan, Dagupan City, Pangasinan
ALMERIA VERDE	Ph 1A	Bolosan, Dagupan City, Pangasinan

CATALINA LAKE BAUAN	1 & 1A	Balayong & Manghiniao I, Batangas
COSTA VERDE ALANGILAN	-	Bolbok & Alangilan, Batangas City
GREEN PEAK HEIGHTS PALAWAN	Ph 2	Sta. Lourdes, Puerto Princesa City, Palawan
GREEN MEADOWS DIGOS	-	Colorado, Digos City, Davao Del Sur
ST. CHARBEL SOUTH	Ph 3	Dasmariñas, Cavite
MONTE VERDE DIGOS	Ph 1	Kiagot, Digos City, Davao Del Sur
MONTE VERDE DIGOS	Ph 2	Kiagot, Digos City, Davao Del Sur
MONTE VERDE DIGOS	Ph 3	Kiagot, Digos City, Davao Del Sur
MONTE VERDE DIGOS	Ph 4	Kiagot, Digos City, Davao Del Sur
LOS RAYOS LAKE RESIDENCES	-	Madaum, Tagum City
SEVILLE LAKE RESIDENCES	-	New Carmen, Mandug, Davao City
HACIENDA VERDE ILOILO	-	Pandac, Pavia, Iloilo
GREEN PEAK HEIGHTS	Ph 2	Pinugay, Baras, Rizal
LA ALEGRIA RESIDENTIAL ESTATE	-	Rizal, Silay City, Negros Occidental
GREEN MEADOWS ILOILO (EAST)	Ph 2	Tacas, Jaro, Iloilo City
LAS COLINAS LEISURE FARM	-	Bayabas, Toril, Davao City
GREEN MEADOWS BAUAN	1A & 1B	Cupang & As-is, Bauan, Batangas
GREENWOODS SOUTH	Ph 4A	Dumuclay, Batangas City
LAKESWOOD EXECUTIVE (SPRINGOAKS RESIDENCE) PH 4	Ph 4	Los Baños, Laguna
YANARRA RESIDENCES	Ph 2A	Natipunan, Nasugbu, Batangas
GREEN RIDGE EXECUTIVE	Ph 4B	Pantok, Binangonan, Rizal
GREENWOODS EXECUTIVE VILLAGE	Ph 8A5	San Andres, Cainta, Rizal
COLINAS VERDES BULACAN	Alteration	Tungkong Mangga, San Jose Del Monte, Bulacan
ORCHARD RESIDENTIAL ESTATE AND GOLF COUNTRY CLUB	Ph 5B	Dasmariñas, Cavite
SUMMIT POINT	Ph 4	Inosluban, Lipa City, Batangas
EVERGREEN - COSTA MESA	Ph 1	J.P. Laurel, Panabo City
EVERGREEN - ALTEZZA	Ph 5	J.P. Laurel, Panabo City
SOUTH COAST	Ph 1	Matabungcay, Lian, Batangas
SOUTH COAST	Ph 1A	Matabungcay, Lian, Batangas
NASACOSTA COVE	Ph 1	Natipuan, Nasugbu, Batangas
ORCHARD RESIDENCES DIGOS	Ph 1	San Jose, Digos City, Davao Del Sur
MONTE VERDE EAST MONTALBAN	-	San Rafael, Rodriguez, Rizal
GREEN MEADOWS ILOILO	Ph 3 & 3A	Ungka 2, Pavia, Iloilo
TIERRA VERDE DIGOS	-	Colorado, Digos City, Davao Del Sur
PONTE VERDE RIZAL	1	Halayhayin Pililia, Rizal
EVERGREEN - MONTEBELLO	Ph 2	J.P. Laurel, Panabo City
EVERGREEN - MONTEREY	Ph 3	J.P. Laurel, Panabo City

EVERGREEN - SUNNYVALE	Ph 4A	J.P. Laurel, Panabo City
EVERGREEN - SUNNYVALE	Ph 4B	J.P. Laurel, Panabo City
MARBELLA RESIDENCES DAVAO @ CIUDADES	-	Tigatto-Mandug, Davao City
MARBELLA LAKE RESIDENCES	Ph 1	Victoria, Laguna
CENTRO VERDE PANGASINAN	-	Bani Bayambang, Pangasinan
CYPRESS HILL (SPLENDIDO) - TONGSON PROPERTY	-	Bayabas, Toril, Davao City
SHERWOOD RESIDENCES	-	Brgy. Malagos, Calinan Davao
CENTRO VERDE LAGUNA	-	Calamba, Laguna
ORCHARD RESIDENCES POLOMOLOK	Ph 2	Glamang, Polomolok, South Cotabato
SOLANA LIGHT INDUSTRIAL ESTATES	-	Madaum, Tagum City
EL SITIO NATIVO	-	Natipunan, Nasugbu, Batangas
GREEN PEAK HEIGHTS	Ph 3	Pinugay, Baras, Rizal
LA VISTA	-	Poblacion, Makilala, North Cotabato
VALENCIA HOMES	-	Rizal, Avenue, Puerto Princesa City, Palawan
FAIRMONT LAKE RESIDENCES	-	Silway-8, Polomolok, South Cotabato
OAKLAND RESIDENCES	Ph 1	Sinawilan, Matanao, Davao Del Sur
OAKLAND RESIDENCES	Ph 1A	Sinawilan, Matanao, Davao Del Sur
LAS TERRAZAS ILOILO	-	Tacas, Jaro, Iloilo City
CATALINA LAKE BAUAN	Ph 2/2A/2B	Balayong & San Deodor, Bauan, Batangas
LA RESERVA PACIFICA	Comm	Baler, Aurora
CATALINA LAKE ORION	-	Bataan
LA VISTA EXECUTIVE VILLAGE		Brgy. Bilaran, Nasugbu, Batangas
CLUB MOROCCO	Ph 2	Brgy. Cawag, Subic, Zambales
CLUB MOROCCO	Ph 4B	Brgy. Cawag, Subic, Zambales
PONTE VERDE PALAWAN	-	Brgy. Irawan, Puerto Princesa
NASUGBU TOWN CENTER	Ph 1	Brgy. Lumbangan, Nasugbu, Batangas
MATABUNGKAY SEASIDE RESIDENCES		Brgy. Matabungkay Lian Batangas
ORCHARD RESIDENCES POLOMOLOK	Ph 2A & 2B	Glamang, Polomolok, South Cotabato
ALTA MONTE RIZAL	-	Halayahayin, Pililla, Rizal
MONTE VERDE DIGOS	Ph 5	Kiagot, Digos City, Davao Del Sur
SADDLE AND CLUBS LEISURE PARK	Ph 1	Naic/Tanza, Cavite
EVERGREEN ESTATES RIZAL	-	Rizal
MONTE VISTA RIZAL	-	Rizal
VERTERRA HIGHLANDS TANAY, RIZAL		Sampaloc, Tanay, Rizal
MONTE VERDE ILOILO (STA. BARBARA PROPERTY)	Ph 1	Sta. Barbara, Iloilo

GOLDEN MEADOWS BIÑAN (STA. ROSA)	Ph 2D2	Sta. Rosa, Laguna
WOODLAND RESIDENTIAL ESTATES (TUPI PROPERTY)	-	Tupi, South Cotabato
STA. MONICA LAKE RESIDENCES	Comm	Brgy. Baritao, Manaog, Pangasinan
STA. MONICA LAKE RESIDENCES	Ph 1A	Brgy. Baritao, Manaog, Pangasinan
PARKHILLS SUBDIVISION	Ph 2	Brgy. Inarawan Antipolo Rizal
PONTE VERDE RIZAL	2A	Halayhayin Pililia, Rizal
PONTE VERDE RIZAL	2B	Halayhayin Pililia, Rizal
WOODRIDGE LAGUNA	1	Mabitac, Laguna
PALO ALTO	Ph 1A	Pinugay, Baras, Rizal
PALO ALTO	Ph 4	Pinugay, Baras, Rizal
GREEN MEADOWS ILOILO	Ph 1A/COMM	Ungka 2, Pavia, Iloilo
MARBELLA LAKE RESIDENCES	Ph 2	Victoria, Laguna
GREENLAND NEWTOWN	Ph 2D	Ampid, San Mateo, Rizal
GREENLAND NEWTOWN	Ph 2E	Ampid, San Mateo, Rizal
LA RESERVA PACIFICA	Ph 1	Baler, Aurora
STA. MONICA LAKE RESIDENCES	Ph 1	Brgy. Baritao, Manaog, Pangasinan
NASUGBU TOWN CENTER	Ph 2	Brgy. Lumbangan, Nasugbu, Batangas
WOODLAND RESIDENTIAL ESTATES		Brgy. Putingkahoy, Lian Batangas
GREEN PEAK RESIDENCES - CEBU	Ph 1	Carmen, Cebu
PONTE VERDE DAVAO (MARTINEZ)	Ph 4	Communal, Davao City
LAS PALMAS	-	Dapa Siargao
ORCHARD RESIDENTIAL ESTATE AND GOLF COUNTRY CLUB	Ph 5D	Dasmariñas, Cavite
ACROPOLIS @EAGLERIDGE	Ph 1	General Trias, Cavite
Somerset Greens		Had Nacob, Brgy. Bubog Talisay City
ALTA MONTE RIZAL	Comm	Halayhayin Pililia, Rizal
ORO VISTA	Ph 1	Halayhayin Pililia, Rizal
SUMMIT POINT	Ph 5	Inosluban, Lipa City, Batangas
NASACOSTA COVE	Comm	Natipuan, Nasugbu, Batangas
SAN SEBASTIAN HEIGHTS	Ph 1	Pililia Rizal
VERTERRA HIGHLANDS TANAY, RIZAL	2	Sampaloc, Tanay, Rizal
PALMA DE ORO PAMPANGA		San Fernando, Pampanga
PONTE VERDE DE STO. TOMAS	Ph 3B	Santiago, Sto. Tomas, Batangas
PONTE VERDE DE STO. TOMAS	Ph 4A	Santiago, Sto. Tomas, Batangas
PONTE VERDE DE STO. TOMAS	Ph 4C	Santiago, Sto. Tomas, Batangas
ALMERIA VILLAGE	Ph 1	Sibulan Dumaguete
MARBELLA (DEL CARMEN)	Ph 1	Surigao Del Norte (Del Carmen)
VISTA VERDE QUEZON	Ph 2A	Tayabas, 4327 Quezon

CIUDAD VERDE PANGASINAN	Ph1	Brgy. Buenlag, Mangaldan, Pangasinan
CENTRO VERDE KORONADAL	-	Carpenter Hill, Koronadal, South Cotabato
PONTE VERDE RIZAL	3	Halayhayin Pililia, Rizal

## **Selected Ongoing Development Projects**

### **Almeria Verde**

Named after the resort town of Almeria in Spain, Almeria Verde exemplifies the idyllic suburban lifestyle of a river side community. With spacious lots and elegant home designs to choose from, it offers high-end living in a secure, conveniently-located, self-contained neighborhood in the heart of Pangasinan. Almeria Verde is cut for growing families who wish to own an elegant home within a spacious lot. It is perfect for families who love the great outdoors as this community is well-equipped with a basketball court, clubhouse, swimming pool, playground, and landscaped open spaces. It paints a picture of serenity framed by the Agno River and beaches along the Lingayen Gulf.

### **Catalina Lake Residences Bauan**

Catalina Lake Residences is a bold collection of contemporary and Spanish Mediterranean residences and archetypal lake houses. Situated at the heart of Bauan Batangas, Catalina Lake Residences is a series of relaxing lakeside homes designed to take the mind off the city hustles. Each residence is fashioned from modishly intricate interiors and tailor fitted style topped with breathtaking views.

### **Ciudad Verde Pangasinan**

It is set to rise as one of the newest and most exciting residential and commercial communities in Mangaldan, Pangasinan. It is strategic location that offers seamless access to major roads, schools, commercial hubs, and essential services, making it one of the most desirable addresses in the province. Ciudad Verde Pangasinan is built with a vision of creating a modern, sustainable, and inclusive community. Future residents will enjoy the perfect fusion of residential tranquility and commercial convenience, offering a lifestyle that is both comfortable and future-ready.

### **Colinas Verdes Alteration**

Colinas Verde is a master-planned community located in San Jose Del Monte, Bulacan with first-class amenities such as the Colinas Verdes Country Club, which is the first country club in the area. The community is designed with a clubhouse, basketball court and swimming pool. It covers an area of 14.9 h.a., with 137 lots developed selling at an average price of ₱ 8,000 per sqm. The total project development cost was around ₱ 311 million.

### **Golden Meadows Biñan**

Golden Meadow Biñan is one of Sta. Lucia quality projects with a community that exudes the warmth, joy and love of family located at Sta. Rosa, Laguna. Golden Meadow Biñan is crested with recreational facilities, tall pine trees, and lush vegetation.

### **Greenmeadows Iloilo**

Green Meadows is Iloilo's first lake community. Located within the outskirt towns of Pavia and Jaro, Green Meadows is designed around Lake Victoria, a 5-hectare man-made lake that provides a tranquil setting is the inspiration for gatherings, celebrations, and good old family fun.

### **Green Peak Heights**

Be at home with nature at Green Peak Heights. Nestled in the town of Baras in Rizal, the 29-hectare Green Peak Heights is 30 minutes away from the Greater Manila Area.

### **Hacienda Verde Iloilo**

Hacienda Verde is a premiere township development set on 125 h.a. of land that is lush and lively, progressive, while remaining rich in history. It captures beautifully the past and present to create a picture of a future that can only be found within our township.

### **La Alegria Residential Estates**

La Alegria is at the heart of Silay City, Negros Occidental. In the humble city of Silay, Negros Occidental, La Alegria prides itself as the only lake residential community.

### **Las Colinas Davao**

Las Colinas is located just off the Bayabas-Eden Road in Toril, Davao City. With the property's scenic mountain views, cooler climate and fresh air, future residents are guaranteed to enjoy a rejuvenating and calming ambience, that will allow them to enjoy with ease some quality time with their loved ones.

### **Los Rayos Lake Residences**

Los Rayos Lake Residences is an exquisite residential retreat, with a lush mangrove forest, Philippine hardwood trees, plus a four-kilometer stretch of white sand beach all within reach in Los Rayos. Los Rayos Lake Residences located in Tagum City, Davao Del Norte. The 37-hectare residential development is accessible to numerous key establishments such as shopping malls, schools, restaurants, plantations and eco parks. It is built around a central lake surrounded by the lush greenery of Davao. The 4-hectare lake area is the centerpiece of Los Rayos.

### **Nasa Costa Cove**

A beachside resort-residential development located in Brgy. Natipuan, Nasugbu, Batangas along a strip of carved beachfront adjacent to high-end developments. Approximately 102 kilometers south of Metro Manila. All lots at Phase 1 are within walking distance to the beach.

### **Spring Oaks Residence**

Lakewood resort residential estates Los Baños is a 42-hectare master-planned community located in Los Baños, Laguna, a town known for its mountain views and hot springs. Designed as a resort cum residential subdivision, Lakewood provides a breathtaking view of Mt. Makiling on one side and an enchanted lake view on the other side. Beyond its walls are an abundant array of resorts, restaurants, fresh fruit stands, garden landscaping and other specialty shops.

### **South Coast**

South Coast is an integrated recreational, sports, residential community with ecological nature at its best. It is located at Lian, Batangas.

The following table shows the expenditures spent on development activities and its percentage to revenues:

<b>YEAR</b>	<b>PROJECT EXPENDITURES</b>	<b>PERCENTAGE TO REVENUES</b>
2025	3,533,769,267	38%
2024	6,783,762,731	56%
2023	6,532,998,247	58%
2022	6,173,620,510	62%

## **1.5 Competition**

The residential market is still a highly under-served market with the housing backlog projected to reach 5.6 million by 2030 (myproperty.ph). In this segment, the Company considers Vista Land and Filinvest Land, Inc. as its competitors. The Company believes that the strengths of these competitors lie in their larger land bank holdings and historically, their ability to access funding through the capital markets.

In order to effectively compete, the Company has long adopted the strategy of focusing on the provincial areas that are largely ignored and under-served by its bigger competitors whose projects have, until recently, been concentrated in the Metro Manila which is already congested and near saturation. SLI is present in 11 regions across the country. The Company believes that sustained growth will come from the provinces and major cities outside of Metro Manila, and has therefore prioritized establishing its presence there. The Company believes that its expertise and knowledge in these areas will prove significant as it continues to expand its property footprint in these largely under-served areas. The Company will continue using its sales force to target a specific customer segment in specific geographic locations. Once identified, potential clients are reached through aggressive advertising and personalized sales services, including after sales support. Such services include assistance in documentation and facilitation of access to credit. Its capability to reach out to different locations is made possible through its vast marketing channels, which, by sheer number of sales agents, was able to capture a good portion of the market. The international offices of its marketing arms also made it possible to move closer to offshore markets. Open houses, discounts and promotion are some of the marketing tools the Company employs as part of its sales and marketing strategy.

With respect to the mall business, SM Prime and Robinsons Land are considered as the main competitors of the Company. Although SLEGM was one of the first malls in the Cainta area, competition has emerged in recent years as new malls were developed by its peers. Despite this, however, the Company continued to generate healthy cash flows, retain tenants and even engage newer ones. Its prime location, being located in a major intersection along a major thoroughfare, along with the variety of its affiliated and independent retailers that afford its customers more varied choices and the continuous improvements in both facilities and services have enabled SLEGM to hold its own in this highly competitive retail market.

## **1.6 Contractors and Suppliers**

The Company appoints contractors based on a number of qualifications such as experience in the project area, past project performance, and contract price, among others. The Company also accredits and establishes relationships with qualified suppliers to provide cost and budgetary estimates, and ensure supply of materials to be used for developing the land.

Site development and construction work for the Company’s projects is contracted out to the qualified and accredited independent contractors. Terms with contractors usually include a 10-40% downpayment, provision of construction materials by accredited suppliers, and payment scheme which includes a 10% retention.

The Registrant has a broad base of local contractors and suppliers and is not dependent on one or limited number of contractors and suppliers.

### 1.7 **Customers**


The Registrant has a broad market base including local and foreign individuals and does not have a customer who/which accounts for twenty percent (20%) or more of the Registrant’s sales.

The Company has now expanded its target market to include clients with different professions and living statuses, coming from all segments of society.

The Company’s main target markets are the OFWs and middle class. A major percentage of the Company’s number of units sold come from OFWs and their families which constitutes around 70% of sold units, 15% come from SME business owners, and 15% come from middle class employees.

### 1.8 **Intellectual Property**

The “Sta. Lucia Land, Inc.” trademark was registered with the Intellectual Property Office (“IPO”). Sta. Lucia Land is the brand SLI uses and by which it is known to the public.

<b>Design mark/ logo</b>	<b>Registration No.</b>	<b>Trademark</b>	<b>Status</b>	<b>Expiration Date</b>
	4/2020/00502228	Sta. Lucia Land, Inc.	Registered February 21, 2021	February 21, 2031

The above trademark is important because name recognition and exclusivity of use are contributing factors to the success of the Company’s development. In the Philippines, certificates of registration of a trademark issued by the Intellectual Property Office are generally effective for a period of 10 years, unless terminated earlier.

The Company is also the owner of one domain name: [www.stalucialand.com.ph](http://www.stalucialand.com.ph).

### 1.9 **Government Approvals/Regulations**

The Company has obtained and will obtain all such necessary and desirable government permits, consents, and authorizations that may be required for the conduct and continuance of its business.

These permits and approvals include, but are not limited to, the environmental compliance certificates or certificates of non-coverage, development permits, department of agrarian reform conversions, and licenses to sell. In addition, the Company and its subsidiaries intend to continue to comply, in all material respects, with applicable regulations and law which govern its various businesses.



<i>Ultimate Parent Company (SLRDI)</i>				
Principal	P-	₱1,800,000,000	Payable on demand; interest bearing	Unsecured
Interest expense	79,858,333	12,325,000		

	2023			
	Volume	Outstanding	Terms	Conditions
<b>Trade receivables</b> (Note 6)				
<i>Ultimate Parent Company (SLRDI) (a)</i>		₱636,694,088		
Sharing of expenses collection from buyers collected by SLRDI, unremitted share of SLRDI marketing fee	₱16,694,624 29,055,136 (97,050,083) 13,012,829		Due and demandable; noninterest-bearing	Unsecured; no impairment (Note 15)
<i>Affiliates</i>				
Management fees and advances (Note 15) (b)	17,924,332	39,579,368	Due and demandable; noninterest-bearing	Unsecured; no impairment
Rental income (b) (c)	68,068,893	118,010,004	Due and demandable; noninterest-bearing	Unsecured; no impairment
		₱794,283,460		
<b>Key officers and directors</b> (Note 6) (d)	₱20,462,934	₱126,915,864	Due and demandable; noninterest-bearing	Unsecured; no impairment
<b>Trade payables</b> (Note 12)				
<i>Ultimate Parent Company (SLRDI)</i>				
Advances (a)	P-	₱3,361,710	Payable on demand; noninterest bearing	Unsecured
<i>Advances from shareholders</i>				
Advances (f)	-	14,711,492	Payable on demand; noninterest bearing	Unsecured
		₱18,073,202		
<b>Short-term Debt</b> (Note 14) €				
<i>Ultimate Parent Company (SLRDI)</i>				
Principal	₱300,000,000	₱1,800,000,000	Payable on demand; interest bearing	Unsecured
Interest expense	79,858,333	10,525,000		

The significant transactions with related parties follow:

- (a) The Parent Company, in the normal course of business, has transactions with the Ultimate Parent Company consisting of non-interest bearing advances for working capital requirements with no fixed repayment terms. This includes noninterest-bearing cash advances for various charges for reimbursements of expenses on gasoline consumption of service vehicles, repairs and maintenance, supplies and other operating expenses. These advances amounted to ₱11.39 million, ₱12.05 million and ₱16.69 million in 2025, 2024 and 2023, respectively.

Other advances also include the collection from buyers collected by SLRDI. This pertains to the monthly amortization payment from the buyers of the Parent Company, collected by the Ultimate Parent Company, and due to be remitted to the Parent Company. The amount collected by SLRDI amounted to ₱16.61 million, ₱60.34 million and ₱29.06 million in 2025, 2024 and 2023, respectively.

Total share from the proceeds of SLRDI from the joint operations amounted to ₱565.50 million, ₱461.18 million and ₱388.20 million in 2025, 2024 and 2023, respectively. The share amounting ₱141.36 million, ₱115.30 million and ₱97.05 million are still to be remitted or offset against the receivable from SLRDI as of December 31, 2025, 2024 and 2023, respectively.

Other advances include the rentals for project exhibits and advertising/marketing costs amounting to ₱16.61 million, ₱8.38 million, and ₱13.01 million in 2025, 2024 and 2023, respectively.

The amount of deductions applied or offset against the advances for the year amounted to ₱28.00 million, ₱20.44 million, and ₱29.7 million in 2025, 2024 and 2023, respectively.

In 2014, SLLI and SLRDI entered into several memorandums of agreements wherein SLLI undertakes the development and marketing of the several projects of SLRDI and has assumed the position of the development contractor and marketing arm. In consideration of the services rendered by SLLI, SLRDI has agreed to the following:

- Colinas Verdes Bulacan Project - SLRDI has entered into a joint arrangement with Araneta Properties, Inc. (API) for a proceed sharing agreement of 60% - SLRDI - 40% API share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project;
- Green Meadows Iloilo Project - SLRDI has entered into a joint arrangement with AFP-Retirement and Separation Benefits System (ARSBS) for a lot sharing agreement of 55% -SLRDI - 45% ARSBS share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project;
- Ponte Verde Davao Project- SLRDI has entered into a joint arrangement with Green Sphere Realty Corporation (GSRC) for a lot sharing agreement of 60% - SLRDI - 40% GSRC share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project; and
- Valle Verde Davao Project - SLRDI has entered into a joint arrangement with GSRC for a lot sharing agreement of 60% - SLRDI - 40% GSRC share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project.

The Parent made cash advances from SLRDI to be used for various administrative and operating expenses. In 2025 and 2024, advances were made from SLRDI amounting to nil and ₱6.50 million, respectively.

- (b) SLECC and the Parent Company entered into a management services agreement effective October 1, 2014 wherein SLECC will provide property management and business development services, leveraging its knowledge in the mall operations from the past years. In exchange of SLECC's services, the Parent Company shall pay SLECC a management fee equivalent to 5% of the gross rental revenue for managing mall operations including repairs and maintenance and collection of space rental from storeowners or tenants. Management fee from SLECC amounted to ₱29.41 million, ₱29.41 million and ₱29.41 million in 2025, 2024 and 2023, respectively.

The Parent Company made noninterest-bearing cash advances to SLECC for various operating expenses to be offset against payable to SLECC amounting to ₱13.07 million, ₱34.77 million, ₱17.92 million and million in 2025, 2024 and 2023, respectively.

As of date, the Company has outstanding receivables from SLECC amounting to ₱28.60 and ₱44.94 million in 2025 and 2024, respectively.

- (c) The Parent Company has receivables from affiliated mall tenants. This pertains to accrued rental income amounting to ₱32.76 million and ₱151.95 million in 2025 and 2024, respectively. Rental income from affiliated tenants amounted to ₱59.34 million, ₱54.32 million and ₱68.07 million in 2025, 2024 and 2023, respectively.

- (d) The Parent Company made noninterest-bearing cash advances to officers and directors which is subject to liquidation. These advances amounted to ₱24.56 million, ₱22.79 million, and ₱20.46 million in 2025, 2024 and 2023, respectively. The remaining unliquidated receivables amounted to ₱107.40 million, ₱136.56 million, and ₱126.22 million as of December 31, 2025, 2024 and 2023, respectively.
- (e) In September 2023, the Group availed loan from SLRDI amounting ₱300.00 million with 6% annual interest rates. In May 2021, the Group obtained unsecured short-term loans from SLRDI amounting to ₱300.00 million with an annual interest rate ranging from 3.75 to 4.25%. Also in March 2020, unsecured 3-months loans were borrowed from SLRDI amounting to ₱1,200.00 million with 5% annual interest rates. Total outstanding loans from SLRDI amounted to ₱1,800.00 million as of December 31, 2025 and 2024. The related interest expense on these loans amounted to ₱109.50 million, ₱109.80 million and ₱79.86 million in 2025, 2024 and 2023, respectively.
- (f) In order to support the commercial operations of the SLVI, several shareholders and the Ultimate Parent Company provided advances. As of December 31, 2025 and 2024, the remaining unpaid balances amounted to ₱14.71 million.

As of December 31, 2025 and 2024, the Group has not made any provision for ECL relating to amounts owed by related parties. There have been no guarantees and collaterals provided or received for any related party receivables or payables. This assessment of the Group is undertaken each financial year by examining the financial position and operating cash flows of the related party and the market in which the related party operates.

#### Key Management Personnel

Compensation of key management personnel by benefit type follows:

	2025	2024
Short-term employee benefits	₱22,552,264	₱20,502,059
Post-employment benefits (Note 20)	852,812	775,283
	<b>₱23,405,076</b>	<b>₱21,277,342</b>

#### Approval requirements and limits on the amount and extent of related party transactions

Material related party transaction (MRPT) are transactions amounting to ten percent (10%) or more of the total consolidated assets of the Group and shall be identified taking into account the related party registry. The Related Party Transaction Review Committee shall approve all material related party transactions before their commencement.

All individual MRPTs shall be approved by at least two-thirds (2/3) vote of the BOD, with at least a majority of the Independent Directors voting to approve the MRPT. In case that a majority of the Independent Directors' vote is not secured, the MRPT may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock.

Aggregate RPT transactions within a twelve (12)-month period that breaches the materiality threshold shall be required when the aggregate RPT transactions meets and exceeds the materiality threshold covering the same related party.

#### 1.12 Employees and Officers

As of December 31, 2025, the Registrant has the following numbers of employees and officers per department:

<b>DEPARTMENT</b>	<b>COUNT</b>
Office of The Chairman/Administrator	1
Office of The Evp/Cfo	1
Accounting	27
Administration	10
Advertising & Promotions	4
Asset Management	92
Commercial Business	4
Const. Permit & Post Const. (Vrs)	1
Corporate Planning & Investor Relations	2
Credit & Finance	7
Hotels	6
Human Resources	6
Internal Audit & Controllership	20
Legal	1
Management Information System	14
Project Development	34
Purchasing	5
Sales & Marketing	24
Special Projects	2
Treasury	8
Sta Lucia Homes/Customer Service	11
<b>TOTAL</b>	<b>280</b>

The Company foresees an increase in its manpower complement by 40 in the ensuing 12 months.

The Company's employees are not unionized or party to collective bargaining agreements with the Company.

There has been no strike or threat of strike of the Company's employees over that last five years.

Vacation leaves, sick leaves, 13th month pay and retirement benefits are provided to employees, among others, subject to company policies and procedures. In addition, the Company contracted Etiqa., a health maintenance organization, to provide health support services to its officers, employees and their dependents, if any. The contract has a term of one year, from July 1, 2025 to June 30, 2026, which is deemed automatically renewed for another year unless a written notice was served by either party at least 30 days prior to the expiry date.

The Company has provided a mechanism through which managers and staff are given feedback on their job performance, which it believes will help to ensure continuous development of its employees. The Company also provides managers, supervisors and general staff the opportunity to participate in both in-house and external training and development programs which are designed to help increase efficiency and to prepare employees for future assignments.

### 1.13 **Risks**

Various risk factors will affect SLI's results of operations may it be in the result of economic, environmental, financial, social uncertainty and political instability.

One of the major risk events that occurred that generally impacted the Philippines as well as the Group's business operations was the Covid-19 pandemic. The global effect of the pandemic still continuously spreads up to this day. Even prior to the onset of the Covid-19, the Group already recognizes pandemic as a social uncertainty. With the assessment of its impact to global and local business operations, the Group has elevated the Covid-19 pandemic as a top risk priority.

Through its program initiatives, the Group was able to at least minimize the business effect brought about by the pandemic. Several plans and strategies were implemented to ensure business continuity.

While the sector has remained resilient in 2023, the Group assures its commitment with its response to the pandemic as possibility of prolong social and market uncertainty stands.

The Philippines as one of the countries in Asia that were not directly affected by the crisis showed a better position for market enhancement. Despite the fact that inflation, supply chain disruptions and other post-pandemic issues are continuously affecting the world market, the Philippine economy has grown steadily and manages to offset the augmented prices of goods and services with the increase in local & foreign investment as well as the continued remittances from Overseas Filipino Workers (OFW) which remain a significant source in stabilizing the domestic consumption. Given the skilled labor in the Philippines, which is at par with international standards, jobs were actually created in the country. The steady rise of employment in this industry contributed to the increase in consumer spending, which is one of the strongest stimuli for economic growth. In addition, local and foreign investors were driven by the new administration which showed a positive outcome for investors.

As for the real estate industry in the Philippines, the country still experienced a stable market demand for 2025. This is due to the common object of OFW's which to have their own property. Based on SLI's sales report, it has always been a significant number of OFW who purchased properties. Also, there have been foreign investors who invested in properties in the country due to our low cost of living. The Philippines is likewise seen as a country with great economic potential by our neighboring countries in Asia.

The Philippines has from time to time experienced severe political and social instability. The Philippine Constitution provides that, in times of national emergency, when the public interest so requires, the Government may take over and direct the operation of any privately owned public utility or business. In the last few years, there were instances of political instability, including public and military protests arising from alleged misconduct by the previous administration.

Politics has been a major risk in the Philippines since it has a negative image in political disorder which is largely due to corruption and unstable development. Also, the country's high debt to financial institutions affects all business sectors and has become a major factor to consider. It would be a challenge for the government to act on the risk factors threatening the Philippine economy.

Other than those mentioned above, the Company may also be exposed with the changes in Peso, interest rates and costs in construction. However, the Company adopted appropriate risk management procedures to lessen and address the risks it faces.

## ITEM 2: PROPERTIES

### 1. LAND BANK

#### Land Acquisitions

Historically, the Company has been acquiring interests in lands mainly by entering into JVs to develop land with existing owners. Over the years, the Company has accumulated land interests in areas which the Company believes are prime locations throughout the entire Luzon, Visayas, and Mindanao regions. Potential land acquisitions and participation in JV projects are evaluated using certain criteria such as the attractiveness of the acquisition cost relative to the market price, topographical feasibility of the planned development, accessibility to major infrastructure utilities and thoroughfares, and proximity to commercial areas.

The Company also acquired raw land for future development. Details on the raw land inventory owned by the Company as of the date are set out in the table below. This list excludes properties that have already been launched or completed as development properties, specifically residential projects, as the title to the property in these projects were already sold or are intended to be sold to unit buyers.

LOCATION	AREA (SQM)	LAND USE
Baguio	29,465.98	Residential/Commercial
Bataan	82,916.00	Residential/Commercial
Batangas	3,161,934.00	Residential/Commercial
Bulacan	61,469.00	Residential/Commercial
Cavite	365,240.75	Residential/Commercial
Cebu	245,099.00	Residential/Commercial
Davao	2,944,892.16	Residential/Commercial
Davao Del Sur	2,900.00	Residential/Commercial
General Santos City	243,168.00	Residential/Commercial
Iloilo	1,207,996.34	Residential/Commercial
Laguna	2,403,962.33	Residential/Commercial
Metro Manila	422,041.00	Residential/Commercial
Negros Oriental	140,000.00	Residential/Commercial
Nueva Ecija	207.00	Residential/Commercial
Palawan	927,799.00	Residential/Commercial
Pampanga	180,719.00	Residential/Commercial
Pangasinan	401,328.50	Residential/Commercial
Quezon	12,597.00	Residential/Commercial
Rizal	1,856,429.00	Residential/Commercial
South Cotabato	588,552.00	Residential/Commercial
Surigao Del Norte	65,409.00	Residential/Commercial
Zambales	35,588.00	Residential/Commercial
Zamboanga	286,257.00	Residential/Commercial
<b>TOTAL</b>	<b>15,662,560.06</b>	

In view of the Company’s expansion plans, the Company continues to selectively explore land acquisitions, focusing on key emerging areas where it has successfully developed and sold projects. The following table summarizes the various sites that the Company has identified for acquisition in the next five years:

<b>REGION</b>	<b>Percentage Concentration of Land banking</b>
Region 4A – CALABARZON	49.79%
Region 11 - Davao Region	18.62%
Region 6 - Western Visayas	8.60%
Region 4B – MIMAROPA	5.92%
Region 12 – SOCCSKSARGEN	5.31%
NCR	2.69%
Region 1 - Ilocos Region	2.56%
Region 3 - Central Luzon	2.30%
Region 9 – Zamboanga Peninsula	1.83%
Region 7 - Central Visayas	1.56%
Region 13 - CARAGA	0.42%
CAR	0.19%
<b>TOTAL</b>	<b>100.00%</b>

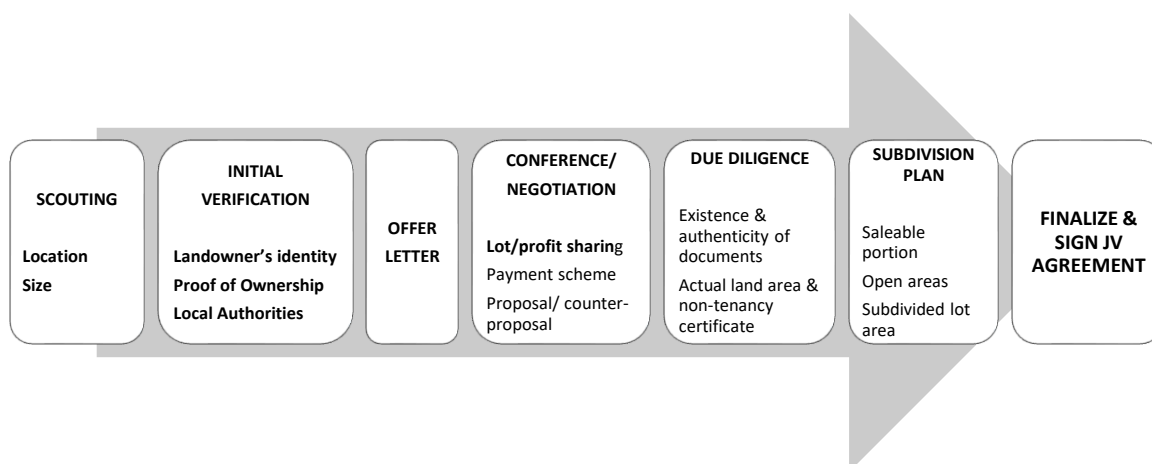
In the next 12 months, the Company intends to acquire the properties located in Laguna, Batangas, Bulacan, Davao and Cotabato.

The Company intends to take advantage of its local knowledge, development expertise, track record and local connections to successfully implement its land banking strategy.

### **Joint Ventures**

The Company has historically adopted a JV business model where the Company enters into joint venture arrangements with land owners for the development of raw land into future project sites in order to reduce land capital expenditures and substantial financial holding costs from owning land for development.

The diagram below illustrates how the Company implements its JV business model:



The Company initially identifies suitable properties for development by evaluating against certain criteria, with the top considerations being location and size. Once the properties are identified, initial verification is then conducted on the following:

- landowner’s identity;
- proof of ownership; and
- relevant local authority approvals.

Once the property has passed initial verification, an offer letter is sent to the landowner and the negotiation process begins. The following are the main terms to be negotiated under the JV agreements:

- lot/profit sharing mechanism;
- payment scheme;
- cost sharing mechanism; and
- responsibilities on securing relevant approvals and authorizations.

Due diligence activities are also conducted with a focus on confirming the authenticity of documents, actual land area, and existence of non-tenancy certificates. The Company then formulates subdivision plan and proceeds to finalize and execute the JV agreement.

The JV business model has provided the organization immediate exposure to new areas for project expansion, established familiarity with local demographics, allowed more efficient use of cashflow, spread the risk with the landowners, provided access to more land/projects owned by JV partners. Also, this track record of success is expected by the Company to attract other new prospective JV partners as future land bank partners or source of land bank.

Under the joint venture agreements, the joint venture partner contributes the land free from any lien, encumbrance, tenants or informal settlers and the Company undertakes the development of the project. The joint venture partner is allocated either the developed lots or the proceeds from the sale of the units based on pre-agreed distribution ratio. The percentages of profits allocated to the Company as a developer for their JV Projects range from [40% to 85%]. With regard to the sharing of costs, various structures are currently in place. In some agreements, the Company nets the incurred marketing and advertising costs from the gross sale of real estate products sold. The Company then recognizes revenues based on the netted amount depending on its prorated ownership of the JV Project. The Company, however, shoulders all of the costs to develop the land. There are also cases where the Company nets all incurred marketing, advertising, and development costs from the gross sale of real estate products sold, after which the remaining income is shared between the Company and the JV partner.

The Company is looking at acquiring an interest in several new areas through JV agreements for the next five years. The table below summarizes these target locations and land areas:

<b>REGION</b>	<b>Percentage Concentration of Land banking</b>
Region 4A – CALABARZON	60.26%
Region 6 - Western Visayas	13.93%
Region 11 - Davao Region	10.11%
Region 3 - Central Luzon	8.38%
Region 4B – MIMAROPA	2.22%
Region 7 - Central Visayas	1.53%
Region 1 - Ilocos Region	1.35%

Region 12 – SOCCSKSARGEN	0.96%
Region 13 - CARAGA	0.91%
NCR	0.34%
CAR	0.01%
<b>TOTAL</b>	<b>100.00%</b>

The new JVs being targeted in Cavite, Iloilo, Rizal and Davao are expansions of existing projects and can be found in contiguous lots.

## 2. INVESTMENT PROPERTY

The company's investment properties primarily consist of the Sta. Lucia East Grand Mall, Sta. Lucia Business Center, both located in Cainta, Rizal and the under-development Sta. Lucia Mall Davao. For detailed discussion, refer to the Commercial Properties portion under 1.2 Business.

## 3. PROPERTY AND EQUIPMENT

The company's main office is based at the Penthouse, Building 3 of Sta. Lucia Mall located at Cainta, Rizal. It owns several office equipment, furniture and fixtures and transportation equipment which are all used in the ordinary course of operations.

The company does not intend to acquire significant properties for the next 12 months except those needed in the ordinary course of business.

### ITEM 3: LEGAL PROCEEDINGS

Itemized below are the list of cases and its status involving the Registrant.

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	COURT	CASE NO.	AMOUNT INVOLVED	STATUS
1	MANUEL MORATO ET., AL. VS. EXEQUIEL D. ROBLES, STA. LUCIA LAND INC. AND LIBERATO D. ROBLES, ET., AL.	ANNULLMENT OF TITLE WITH PRAYER FOR ISSUANCE OF PRELIMINARY INJUNCTION AND/OR TEMPORARY RESTRAINING ORDER (TRO)  DATE INSTITUTED: NOVEMBER 2019	THE TRIBUTE	REGIONAL TRIAL COURT BR. 219 QUEZON CITY	N/A  R-QZN-19-17722-CV	-	<p>The siblings of Jose L. Morato, President of JLM Trading and Sta. Lucia's joint venture partner, filed a Petition for Nullity of Deeds of Sale, Donation, and Titles, with prayer for Preliminary Injunction and Damages. They alleged that the subject properties were co-owned by them as co-heirs of Jose L. Morato.</p> <p>In response, Jose L. Morato presented Deeds of Sale and Donation executed in his favor lifetime, establishing his ownership over the properties. The court rendered a decision declaring Jose L. Morato as the rightful owner of the subject properties.</p>
2	SPS JERAMEEL I. PABLO AND MONABEL LIZA TAYURANG-PABLO vs. STA. LUCIA LAND, INC. AND 1 PREMIER MARKETING COMPANY	SPECIFIC PERFORMANCE  DATE INSTITUTED: 2022	GOLDEN MEADOWS BINAN	HSAC-RAB 4A	RIV-REM - 220317-00413	-	<p>Complainants demanded the execution of a Deed of Absolute Sale in their names. However, records show that the required closing fees remain unpaid.</p> <p>An Answer was filed. During mediation, SLI manifested that the documents had long been prepared for the complainants' signing.</p> <p>Decision dated April 27, 2023: For the execution of the Deed of Sale and delivery of the TCT; SLI is ready to comply, subject to payment of the required registration fees by the complainants.</p>
3	MARIA TERESITA CANLAS VS. SLLI	WAIVER OF PENALTIES AND EXTENSION OF CONTRACT  DATE INSTITUTED: JUNE 20, 2023	BLUE MOUNTAIN	HSAC NCR	NCR-REM-230620- 00892	-	<p>An action for Waiver of Penalties and Extension of Contract was instituted on June 20, 2023 by Complainant Canlas.</p> <p>The initial decision allowed the complainant to pay without additional interest. An Appeal Memorandum was filed on December 13, 2024.</p> <p>On appeal, the complainant was ordered to pay the outstanding balance within sixty (60) days from finality of the decision.</p>
4	S.A.M. MARQUES DE LETAT DE MONACO VS. SLLI	OPPOSITION TO REGISTRATION OF TRADEMARK MONTE CARLO	MONTE CARLO	IPO-BLA	C/2023/486	-	<p>The opposer filed an Opposition to SLLI's trademark application, alleging that consumers may be misled into believing that SLLI's products or services are</p>

		DATE INSTITUTED: JANUARY 8, 2024			Ref/Appln No.: PH/4/2023/522682		connected with or sponsored by the opposer.  In a Decision dated December 27, 2024 (received on February 5, 2025), the Opposition was dismissed.  The opposer filed an appeal on April 29, 2025. A Comment/Opposition was filed on May 19, 2025.  The case is now submitted for resolution and remains pending.
5	NOTICE TO COMMENT RAYTAMA, MIRRIAM	ILLEGAL SETTLER	GREENLAND NEWTOWN 2B	DHSUD		-	The complainant alleged that her property is being occupied by illegal settlers. However, the survey report shows otherwise. A Comment has been submitted.
6	NOTICE TO COMMENT TRAJECO, MARK	INSTALLATION OF ELECTRICAL FACILITIES DATE INSTITUTED: APRIL 2024	MESILO NUEVA VIDA P1 B14 L20	DHSUD		-	Complainant alleged that the installation of electrical facilities remains incomplete. However, records show that Meralco has already conducted an inspection of the site and is awaiting applications from the individual lot owners for their respective senrice connections.  A Comment has been submitted.
7	ATTY. MARIA SHEILA ARNESTO AND JOVEN ARNESTO VS. SLLI AND SLRDI	DELIVERY OF DOAS, TCT AND TAX DEC AND TURN OVER OF POSSESSION DATE INSTITUTED: MARCH 21, 2024	SOUTHCOAST P1A B35 L25,26&27	HSAC RAB 4A RIVA-REM-240321-00939		-	Complainants are demanding the execution of the Deeds of Sale and delivery of the corresponding titles.  Summons was received on July 26, 2024, with the Answer due on August 15, 2024. A TRO hearing was set on August 13, 2024, and the first mediation was conducted on January 30, 2025.  Negotiations for a Compromise Agreement are ongoing.
8	EDGAR CRUZ AND ELSA MARQUEZ VS. SLLI, SLVI, LTM, JEDE	COLLECTION OF SUM OF MONEY AND DAMAGES (AGENT'S COMMISSION)  DATE INSTITUTED: APRIL 15, 2024	PINEWOODS GOLF	MTC CAINTA, RIZAL MTC-24-0583		1,348,200	Complainants, who are real estate brokers, allege that the commission for the sale of a specific lot in Pinewoods, Baguio should be awarded to them. Pre-marking of exhibits was conducted on February 28, 2025, and pre-conference was held on March 14, 2025. The case is submitted for resolution and remains pending.
9	ANDY BATALLONES	WAIVER OF PENALTIES	GREENMEADOWS ILO-ILO	DHSUD		-	Complainant is requesting the waiver of penalties. A draft of Compromise Agreement was prepared, however, the buyer refused to sign.
10	REGINA FALLORIN	DELAY ON HOUSE CONSTRUCTION	HACIENDA VERDE ILO-ILO	DHSUD		-	Complainant is demanding compensation for the alleged delay in house construction.

		DATE INSTITUTED: AUGUST 2024					A Comment has been submitted.
11	SPS. WILFREDO PEREDO AND MARINEL V. SLRDI	REFUND THE REDUCED AREA, SEGREGATE TCT, DEMAND FOR DAMAGES DATE INSTITUTED: AUGUST 5, 2024	GREENWOODS EXECUTIVE PASIG	HSAC RAB 4A RIVA-REM-240805-01038		COMPLAINANTS 929,096.00  DAMAGES 200,000 MORAL 100K EXEMPLARY 100K ATTORNEY'S FEES 100K	Complainants alleged that their property was reduced by 33 square meters based on the survey.  Mediation was held on January 17, 2014, but the complainant failed to appear. A judgement on Compromise Agreement was subsequently rendered.
12	CAPITAL HOMES	REQUEST TO TRANSFER RIGHTS TO ANOTHER COMPANY DATE INSTITUTED: SEPTEMBER 2024	SOTOGRADE BAGUIO	DHSUD BAGUIO			Conciliation was conducted on October 10, 2024.  The matter is pending, awaiting the bank's endorsement.
13	MICHAL GATCHALIAN VS. SLRDI DIRECTORS (EXEQUIEL D. ROBLES, VICENTE R. SANTOS, LIBERATO ROBLES, MARIZA TAN, EXALTACION JOSEPH, AND FELIZARDO SANTOS) AND RSPM	VIOLATION OF SEC 27 OF PD 957 SUMMONS RECEIVED ON: 28OCTOBER 2024	ALTA VISTA CEBU	OCP CEBU NPS DOCKET NO. VII-09-INV-24J- 02870		-	A complaint for violation of Section 27 of PD 957 was filed. Summons was received on October 28, 2024, and a Counter-Affidavit was duly filed. In a Resolution dated February 18, 2025, the complaint was dismissed for insufficiency of evidence.
14	AIDA REYES VS SLLI AND RUEL GARAY	REFUND OF PAYMENTS DATE INSTITUTED: DECEMBER 3, 2024	NEOPOLITAN CONDOMINIUM	HSAC NCR NCR-REM-241203-01341		3,700,000	Complainant requested a refund of payments due to alleged inconsistencies in the computation. An Answer was filed. A TRO hearing was held on December 19, 2024, and a meeting with counsel was conducted on January 15, 2025. A Judgment on Compromise Agreement was subsequently rendered.
15	SPS. PETER AND GIRLIE SING, LIANG SING AND XIAN SING V SLLI AND MARIE ANTOINETTE LIMBAGO	EXECUTION OF DOAS  DATE INSTITUTED: 2022	GREEN PEAK HEIGHTS PALAWAN	HSAC NCR NCR-REM-220607-00517		-	Complainants demanded the execution of the Deed of Absolute Sale in their names, despite records showing that the required closing fees remained unpaid. A Motion to Set the Case for Compliance Hearing was filed on November 15, 2014. The case was subsequently settled.
16	IN THE MATTER OF LABOR INSPECTION CONDUCTED AT NIVEL HILLS TOWER (SLI AND NRM AGUILA GLASS & ALUMINUM	LABOR INSPECTION  DATE INSTITUTED: JUNE 2024	128 CONDOMINIUM PROJECT	DOLE RO NO. VII, CENTRAL VISAYAS R07-TCFO-LI-2024-07-0338-O		-	The matter involves submission and compliance by the contractor before the Philippine Contractors Accreditation Board (PCAB). Compliance has been submitted.
17	IN THE MATTER OF LABOR INSPECTION CONDUCTED AT NIVEL HILLS TOWER (SLI AND JNJ	LABOR INSPECTION  DATE INSTITUTED: JUNE 2024	128 CONDOMINIUM PROJECT	DOLE RO NO. VII, CENTRAL VISAYAS R07-TCFO-LI-2024-07-0335-O		-	The matter involves submission and compliance by the contractor before the Philippine Contractors Accreditation Board (PCAB).

	INTEGRATED SYSTEM						
18	IN THE MATTER OF LABOR INSPECTION CONDUCTED AT NIVEL HILLS TOWER (SLI AND WESWIN CO. INC.)	LABOR INSPECTION  DATE INSTITUTED: JUNE 2024	128 CONDOMINIUM PROJECT	DOLE RO NO. VII, CENTRAL VISAYAS R07-TCFO-LI-2024-07-0336-O		-	The matter involves submission and compliance by the contractor before the Philippine Contractors Accreditation Board (PCAB).
19	RAY ANTHONY GATPANDAN	NON-DELNERY OF TITLE  DATE INSTITUTED: AUGUST 27, 2024	SOUTH SPRING LAGUNA PIH B4 L7	DHSUD		-	An action for non-delivery of title was instituted on August 27, 2024. Conciliation was conducted on October 18, 2024. The parties agreed on the transfer to another lot with the corresponding TCT.
20	DANICA VILLANUEVA ETAL	COLLECTION OF DUES, WATER RATE, INTERNET CONNECTION AND REPAIRS OF RESTROOMS DATE INSTITUTED: MARCH 20, 2024	HAMPTON RESIDENCES ANGONO	DHSUD		-	An action involving collection of dues, water charges, internet connection, and repairs of restrooms was instituted on March 20, 2024. A Comment was submitted on April 26, 2024.  The case has been terminated.
21	RENZ MARTIN ROSALES AND MARY ANN JOY ROSALES	EXECUTION OF DOAS AND TCT DELIVERY DATE INSTITUTED: MAY 24, 2023	GRAND VILLAS BATANGAS	DHSUD			An action for execution of the Deed of Absolute Sale and delivety of the TCT was instituted on May 24, 2023. A Comment was submitted on June 5, 2023. A Comment was submitted on June 5, 2023 . The case has been terminated.
22	SPS. KELVIN PENUS AND LEOSAPENUS	DISCREPANCY IN AREA AND ALLEGED OVERPAYMENT OF P917,840.00; LEASING RESTRICTIONS; DEFECTS IN THE CONDOMINIUM UNIT, FINANCIAL LOSSES ARISING FROM FOREGOING ISSUES DATE INSTITUTED: FEBRUARY 10, 2025	SOTOGRADE BAGUIO	DHSUD		917,840.00	An action was instituted on Februaty 10, 2025 involving discrepancy in area, alleged overpayment of 1'917,840.00, leasing restrictions, defects in the condominium unit, and financial losses arising from these issues. The first conciliation was conducted on Februaty 24, 2025. A second conciliation was scheduled on March 25, 2025. Complainants were directed to submit their proposal on or before Februaty 28, 2025. The Baguio engineers we re requested to provide a survey report.
23	CARLOS DELFIN VALIX V. SLLI AND MA. LOURDES CONCEPCION	2 LOTS WERE REOPENED WITHOUT CASH SURRENDER VALUE; COMPLAINANT PRAYED TO CONTINUE WITH PURCHASE DATE INSTITUTED JANUARY 31, 2025	GREENMEADOWS TARLAC	HSAC	HSAC-III-REM-250131-00006	MORAL DAMAGES: P 20,000.00 EXEMPLARY: P 20,000.00 ATTORYNEY'S FEES: P 50,000.004	Complainant alleged that two (2) lots were re-open without cssh surrenf value and prayed to continue with the purchase The action was instituted on January 31, 2025, with the Answer due on March 3, 2025. A Decision was received on October 15,2025, ordering the complainant to pay the balance of the purchase price. A motion for Clarification was files on Decemner 17, 2025.

24	JOHN BELL V. SLLI	COMPLAINANT PRAYED TO DECLARE CERTAIN PROVISIONS IN CTS AS NULL AND VOID; COMPEL SLLI TO EXECUTE DOAS; IN THE ALTERNATIVE, REFUND PAYMENT  DATE INSTITUTED: FEBRUARY 4, 2025	SOTOGRADE ILOILO	HSAC: III- REM- 250204-0068		P5,080,959.91 MORAL: P50,000.00 EXEMPLARY: P100,000.00 ATTORNEY'S FEES: P50,000.00	The matter was endorsed to the Iloilo Office on February 12, 2025. The Answer was due on March 4, 2025. In the Decision, SLI was ordered to refund the payments made. The refund was effected on November 14, 2025.
25	KIZZEL B. SOLDEVILLA AND KELVIN RAY SOLDEVILLA VS. SLLI	Petition for Indirect Contempt in relation to HSAC case filed by the petitioner, with Order to execute deeds of sale and transfer of title 3 lots Date instituted: July 28, 2025	Colinas Verdes Bulacan	HSAC NCR REM- 250620- 01513		-	A Petition for Indirect Contempt, in relation to an HSAC case, was filed by the petitioner seeking to compel the execution of Deeds of Sale and transfer of title over three (3) lots. The petition was instituted on July 28, 2025, and an Answer was filed on the same date. A clarificatory conference was held on October 23, 2025. A Position Paper was filed on November 14, 2025. The case is now submitted for resolution.
26	BEVERLY BEDUYA vs SLLI	Execute CTS, Delivery of CCT, and refund of alleged excess payment Date instituted: September 2, 2025	Arterra Residences	HSAC Cebu		Excess: Phpl,393,671.111 Damages: 50k moral 50k exemplary 50k cost of suit 500k attorney's fee	An action was instituted on September 2, 2025 for the execution of the Contract to Sell (CTS), delivery of the CCT, and refund of alleged excess payment. The case was endorsed to the Cebu office on October 8, 2025. A Verified Answer, with the signatures of the Collection and Legal Departments, was filed on October 21, 2025.
27	JAKE BONNIE BRIONES VS. SLLI	Unsound Real Estate Business Practices and Refund with claim for damages and attorney's fees. Date instituted: December 16, 2025	Soller Residences	HSAC Davao		TCP: 786,500 Prayer: 1,754,500	Endorsed to Davao on October 16, 2025 Compromise Agreement between the buyer and SLRDI, Mary Grace Lonzaga, dated 09/22/2025
28	ARCH. DANIEL BRIONES VS. SLLI	Unsound Real Estate Business Practices and Refund with claim for damages and attorney's fees Date instituted: December 16, 2025	Soller Residences	HSAC Davao		TCP: 786,500 Prayer: 1,754,500	Endorsed to Davao on October 16, 2025 Compromise Agreement between the buyer and SLRDI, Mary Grace Lonzaga, dated 09/22/2025
29	JEFF CARLO BRIONES VS SLLI	Unsound Real Estate Business Practices and Davao Refund with claim for Prayer: 1,754,500 damages and attorney's fees	Soller Residences	HSAC Davao		TCP: 786,500 Prayer: 1,754,500	Endorsed to Davao on October 16, 2025 Compromise Agreement between the buyer and SLRDI, Mary Grace Lonzaga, dated 09/22/2025

30	MARIA LOURDES ESQUIVIAS-GOODE VS. SLLI EXEQUIEL D. ROBLES	Specific Performance (Delivery of Title)	Yanarra Seaside	HSACIVA-REM-250801-01386		moral damages: 200,000.00 actual: 151,908.05 attorney's fees: 60,000 appearance fee: 15,000.00 per hearing	Complainant refused to pay additional closing fees due to EWT increase Summons received on 27 Nov 2025 Answer filed on 11 December 2025
31	REPUBLIC OF THE PHILIPPINES VS. VCDC, SL!	Expropriation Date instituted: July 16, 2025	Marikina property	RTC Marikina	SCA Case No. 2025-1100-MK	-	Answer filed on 29 August 2025 Amended Answer filed on 16 September 2025 Joint Site Inspection on 03 October 2025 DPWH deposited just compensation Submitted for resolution.

The following investigations involve the Registrant's directors and officers:

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
1	DOMINADOR TAN VS. EXEQUIEL D. ROBLES AND SLRDI	RECOVERY OF OWNERSHIP AND POSSESSION WITH APPLICATION FOR THE ISSUANCE OF A TEMPORARY ORDER AND/OR PRELIMINARY INJUNCTION  Order received on: March 26, 2013	PORTION OF SOUTH SPRING  Lot 521-A of the subd. plan Psd-26093 with an area of 10,002 sq.m.	RTC, BINAN, LAGUNA	CIVIL CASE NO. B-9022	An action for recovery of ownership and possession, with application for the issuance of a Temporary Restraining Order and/or Preliminary Injunction, was filed.  After conferences and discussions between the parties, the plaintiff filed a Motion to Dismiss.  The court thereafter issued an Order dismissing the case.  An action for Cancellation of Certificates of Registration was instituted on August 22, 2013.
2	LA MIRADA ROYALE RESIDENTIAL I,II,III,IV AND V VS. VICENTE R. SANTOS AND LA MIRADA ROYALE RESIDENTIAL ASSOCIATION	CANCELLATION OF CERTIFICATES OF REGISTRATION  DATE INSTITUTED: NOVEMBER 26, 2013	LA MIRADA	HLURB QUEZON CITY	HLURB CASE NO. NTR-HOA-082213-575	An action for Cancellation of Certificates of Registration was instituted on August 22, 2013.  An Appeal Memorandum was filed before the Office of the President.  The case remains pending.
3	BAYBREEZE EXECUTIVE VILLAGE HOMEOWNERS ASS. VS. EXEQUIEL D. ROBLES AND VICENTE R. SANTOS AND SLRDI	DEVELOPMENT  DATE INSTITUTED: NOVEMBER 26, 2013	BAYBREEZE	OFFICE OF THE PRESIDENT	HLURB CASE NO. NCRHOA-112613-1932	An action involving alleged incomplete development was instituted on November 26, 2013.  An Appeal Memorandum was filed before the Office of the President. The case remains pending.  Meanwhile, management of the project's amenities and open spaces had already been taken over to the Homeowners' Association prior to the filing of the complaint.
4	ROSALINA HONRADO VS. EXEQUIEL D. ROBLES, ET., AL. AND SLRDI	PAY THE DECREASED IN AREA AND/OR LOT REPLACEMENT  DATE INSTITUTED: AUGUST 12, 2014	ORCHARD RES. PHASE 02 BLOCK 12 LOT 60	HLURB CALAMBA, LAGUNA	RIV-081214-4114	An action to recover the value of the decreased lot area and/or for lot replacement was instituted on August 12, 2014.  A Motion to Dismiss was filed on September 15, 2014.
5	PTOLYME DIMENSIONS INC AND SIAPORE MICRO VS.	FRAUDULENT MACHINATION, UNSOUND BUSINESS	EAGLE RIDGE	OFFICE OF THE PRESIDENT	HLURB CASE NO. RIV-	An action for fraudulent machination, unsound business practice, election of HOA officers,

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
	EXEQUIEL D. ROBLES AND VICENTE R. SANTOS AND SLRDI, EAGLERIDGE AND RS	PRACTICE, ELECTION OF HOA OFFICERS, ANNULMENT OF PROPERTY MANAGEMENT CONTRACT, QUO WARRANTO WITH PRAYER FOR THE ISSUANCE OF A CEASE AND DESIST ORDER/APPLICATI ON FOR TEMPORARY RESTRAINING ORDER AND OR WRIT OF PRELIMINARY INJUCTION  DATE INSTITUTED: APRIL 13, 2015			041315-0741	annulment of property management contract, and quo warranto, with prayer for the issuance of a cease and desist order and/or temporary restraining order and writ of preliminary injunction, was instituted on April 13, 2015.  An Appeal Memorandum was filed before the Office of the President.  The case remains pending.
6	GRACE PENDON ET., AL.. VS. EXEQUIEL D. ROBLES ET., AL.	HUMAN RIGHTS  SUMMONS RECEIVED ON: JULY 01, 2015	RIZAL TECHNOPARK	CHR QUEZON CITY	CHR NO. 2015-0217	A complaint involving human rights issues was received on July 1, 2015. In the Dispositive Portion of the CHR Final Report dated January 4, 2023, it was stated:  "WHEREFORE, considering that assistance has been extended to Complainant Grace Kimura Pendon, the Commission on Human Rights hereby orders that this case be CLOSED and TERMINATED."  Accordingly, the case has been closed and terminated
7	VISTA VERDE COUNTRY HOMES VS. EXEQUIEL D. ROBLES, JOHNIELLE KEITH NIETO	VIOLATION OF SEC. 3 (A) GRAVE MISCONDUCT OPPRESSION AND CONDUCT PREJUDICIAL TO THE BEST INTEREST PF THE SERVICE  SUMMONS RECEIVED ON: JULY 30, 2015  HANDLED BY: ATTY. AQUINO MARTIN V. NILLO	VISTA VERDE COUNTRY HOME	OFFICE OF THE OMBUDSMAN	OMB-L-C-15-0169	A complaint for violation of Section 3(a), grave misconduct, oppression, and conduct prejudicial to the best interest of the service was filed. Summons was received on July 30, 2015.  The complaint was dismissed by the Office of the Ombudsman.  The dismissal was elevated to the Supreme Court, which, in a Decision culminating in an Entry of Judgment dated November 18, 2021, affirmed the Ombudsman's Joint Resolution and held that no grave abuse of discretion was committed in dismissing the complaint in OMB-L-C-15-0169.  The dismissal has attained finality.
8	RENATO CABILZO VS. EXEQUIEL D. ROBLES VICENTE R. SANTOS MARIZA SANTOS-TAN EXALTACION R. JOSEPH FELIZARDO R. SANTOS ANTONIO D. ROBLES LIBERATO D. ROBLES	OTHER DECEITS SYNDICATED ESTAFA LARGE SCALE ESTAFA  DATE INSTITUTED: SEPTEMBER 18, 2015	ACROPOLIS MANDALUYONG B 5 L4, 5, 6	DOJ MANILA	XV-1-INV-151-02516	A complaint for other deceits, syndicated estafa, and large-scale estafa was filed on 18 September 2015.  The matter was subsequently settled. Cabilzo executed a Cancellation of Lis Pendens.
9	SPS. MARTIN ERICSON CRUEL AND CZARINA CRUEL	SPECIFIC PERFORMANCE	VALLEY VIEW EXEC. P 1C	HLURB QUEZON CITY	REM-122315-15873	An action for Specific

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
	VS. MARIZA SANTOS-TAN, SLRDI	DATE INSTITUTED: DECEMBER 23, 2015	B 2 L 12			Performance was instituted on December 23, 2015.  The case was subsequently settled, with the parties executing a Release, Waiver, and Quitclaim.
10	CLOVIS RANCHO, AMADO JOSE GARCIA ET., AL. VS. EXEQUIEL D. ROBLES, MARIZA SANTOS-TAN, VICENTE R. SANTOS ET.AL.	VIOLATION OF PD 957 AND ART. 318 OF RPC  SUMMONS RECEIVED ON: 15 AUGUST2016	ROYALE CEBU ESTATE	PROSECUTORS OFFICE OF CEBU	I.S. NO. VII-INV-16G-0925	A complaint for violation of PD 957 and Article 318 of the Revised Penal Code was filed.  Summons was received on August 15, 2016, and a Counter Affidavit was duly filed.  The case remains pending resolution before the DOJ Manila
11	TIMOTHY JASON PERALEJO VS. EXEQUIEL D. ROBLES, VICENTE R. SANTOS, MARIZA SANTOS-TAN, EXALTACION R. JOSEPH, LIBERATO D. ROBLES, FELIZARDO R. SANTOS, IGMIDIO D. ROBLES, LEODEGARIO R. SANTOS, AURORA D. ROBLES, ORESTES R. SANTOS, ROBERTO D. ROBLES, DOMINGA R. ROBLES, ANTONIO D. ROBLES, ANDREA R. ANDRES,	Violation of Sec. 8 in Rel. to Sec. 39 of PD 957 as amended  Summons received on: Dec. 19, 2017	VISTA REAL CLASSICA P UPM B 9 L 10	PROSECUTORS OFFICE OF QUEZON CITY	NPS XV-03-INV-17K-11187	The complainant demanded a refund of the amount he paid, plus interest and legal fees, alleging that the property he purchased had a nipa hut and was occupied by a third person.  Respondents transferred him to another lot within the same subdivision, Vista Real Classica, Phase 4A, Block 3, Lot 5.  Resolution (June 26, 2018): The complaint was dismissed. Complainant Filed a Motion for Reconsideration, which was likewise dismissed. He subsequently filed a Petition for Review but later withdrew the same with Sta Lucia for the delivery of the TCT of the subject property.
12	JERRY GALOPE VS. EXEQUIEL D. ROBLES, SLRDI, ET., AL.	QUIETING OF TITLE  DATE INSTITUTED: APRIL 20, 2016  JERRY GALOPE FILED FOR QUIETING OF TITLE BEFORE RTC 110 OF BACOR CAVITE. PLAINTIFF CONTENTED THAT STA. LUCIA ENCROACHED HIS PROPERTY HAYING A LOT OF AREA OF ALMOST 2916 SQM MORE OR LESS. AS OF NOW THE CASE IS SUBMITTED FOR DECISION.	MEADOWOOD CAVITE	REGIONAL TRIAL COURT BR. 19 BACOR, CAVITE	BSC-2016-04	Jerry Galope, represented by Jesus Go, filed a complaint for Quieting of Title against SLRDI involving a property located in Meadowood Subdivision, Bacoor,  The case is ongoing and presently set for the presentation of the defendant's witness.
13	DEPT. OF AGRARIAN REFORM/PROVINCIAL TASK FORCE VS. EXEQUIEL D. ROBLES, IGMIDIO D. ROBLES, ET., AL.	SECTION 73, RA 6657 AS AMENDED 25 OF RA 9700  SUMMON RECEIVED ON: JULY 13, 2018	BLUE MOUNTAIN ANTIPOLLO	PROSECUTORS OFFICE OF ANTIPOLLO	XV-01-INV-18F-00688	The complaint was endorsed to the DARPO-Rizal Legal Division, where Romeo Ladafio Sinumpaang Salaysay accusing the respondents of illegal Conversion, alleging that the subject property was classified as agricultural land.  The registered landowner of the property is Dennis Belmonte.

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
						<p>There was no proof that respondent Belmonte caused the alleged conversion. Likewise, no evidence was presented to show that Sta. Lucia Realty converted the subject property.</p> <p>Resolution (October 5, 2018): The complaint was dismissed for lack of probable cause.</p>
14	RUSSEL MIRAFLOR VS. EXEQUIEL D. ROBLES, ET., AL.	<p>ESTAFA</p> <p>DATE INSTITUTED: JUNE 13, 2018</p>	<p>VISTA VERDE QUEZON</p> <p>P 2 B 41 L 35</p>	PROSECUTORS OFFICE OF LUCENA	NPS-IV-16-INV-12E-00232	<p>A complaint for estafa was instituted on June 13, 2018.</p> <p>A Counter-Affidavit was filed in August 2018.</p> <p>The complaint was dismissed.</p>
15	CECILIA CORDERO VS. EXEQUIEL D. ROBLES	<p>VIOLATION OF SECTIONS 4 &amp; 5 IN REL TO SEC. 39 OF PD 957</p> <p>COMPLAINT RECEIVED ON: OCT. 13, 2014</p>	<p>PONTE VERDE BATANGAS</p> <p>P5 B7 L12</p>	PROSECUTORS OFFICE OF TANAUAN	NPSD NO. IV-02-INV-171-01384	<p>The complainant demanded a refund of the amount she paid, alleging a transaction for the purchase of property. She transacted directly with a broker who received her reservation fee but failed to identify or implead the said broker.</p> <p>Sta Lucia Realty maintained that it is not the real party-in-interest.</p> <p>Ponte Verde (Phases 1 to 5) is owned and developed by Sto. Tomas Agri- Farms, Inc., ASB Realty Corporation, Novoland Development, C-Belle Property, and Sta. Lucia Land, Inc. Exequiel D. Robles pointed out that none of these corporations transacted with the complainant.</p> <p>Resolution (March 23, 2018) For lack of probable cause, the complaint for violation of PD 957 against respondent Exequiel D. Robles was recommended dismissed.</p>
16	MANUEL MORATO ET., AL. VS. EXEQUIEL D. ROBLES, STA. LUCIA LAND INC. AND LIBERATO D. ROBLES, ET., AL.	<p>INJUNCTION WITH PRAYER FOR ISSUANCE OF PRELIMINARY INJUNCTION AND/OR TEMPORARY RESTRAINING ORDER (TRO)</p>		REGIONAL TRIAL COURT BR. 215 QUEZON CITY	R-QZN-18-04305-CV	<p>The siblings of Jose L. Morato filed a Complaint for Injunction with prayer for the issuance of a Preliminary Injunction and/or Temporary Restraining Order (TRO), seeking to stop the digging and construction on the subject property. They alleged that the subject properties were co-owned by them as co- heirs of Jose L. Morato.</p> <p>In response, Jose L. Morato presented Deeds of Sale and Donation executed in his favor by their mother during her lifetime, establishing his ownership over the properties.</p> <p>The court, after due proceedings, dismissed the complaint.</p>
17	MANUEL MORATO ET., AL. VS. EXEQUIEL D. ROBLES, VICENTE R. SANTOS AND	<p>SYNDICATED ESTAFA</p>		PROSECUTORS OFFICE OF QUEZON CITY	XV-03-INV-18F-05949	<p>A complaint for syndicated estafa was filed in</p>

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
	LIBERATO D. ROBLES, ET., AL.					<p>November 2018 was subsequently dismissed.</p> <p>A Petition for Review was filed before the DOJ, which was likewise dismissed.</p> <p>This case is related to the Injunction and Petition for Nullity cases (RTC Branches 215 and 219) and was filed as part of a series of actions arising from the same controversy.</p>
18	ROMEO LADANO VS. DENNIS BELMONTE EUFEMIA ABEDES EXEQUIEL ROBLES IGMIDIO ROBLES	<p>MALICIOUS MISCHIEF</p> <p>COMPLAINT RECEIVED ON: JAN. 23, 2018</p>	BLUEMOUNTAIN ANTIPOLO	PROSECUTORS OFFICE OF ANTIPOLO	XV-01-INV-17J-01001	<p>This is a complaint for malicious mischief filed by Romeo Ladafto, alleging that his fruit-bearing trees on the subject property were intentionally destroyed.</p> <p>The complaint was dismissed for lack of probable cause,</p> <p>A Motion for Reconsideration was filed but was likewise dismissed.</p>
19	NELSON ZAPEDA VS. EXEQUIEL D. ROBLES	ESTAFA	GREENWOODS TAYTAY	NATIONAL BUREAU OF INVESTIGATION MANILA	NBI-CCN-C-18-06295	A complaint for estafa was filed and subjected to preliminary investigation. In a Resolution dated August 10, 2018, the complaint was dismissed.
20	DOMINGO PRADO VS. MARIZA S. TAN	FALSIFICATION OF PUBLIC DOCUMENTS	VERMONT PARK EXECUTIVE PHASE IV-E BLK 2 LOT 10	OFFICE OF THE CITY PROSECUTOR	XV-06-INV-24B-00392	<p>A complaint for falsification of public documents were instituted in February 2024. A Counter-Affidavit was submitted on April 19, 2024.</p> <p>In a Resolution dated May 3, 2024, the complaint was dismissed for lack of probable cause.</p>
21	KELVIN RAY B. SOLDEVILLA AND KIZZEL B. SOLDEVILLA VS. EXEQUIEL D. ROBLES MA LOURDES CONCEPCION	<p>VIOLATION OF SEC. 25 OF PD 957</p> <p>DATE INSTITUTED: 29 SEPT 2025</p>	COLINAS VERDES BULACAN	OFFICE OF THE PROVINCIAL PROSECUTOR RIZAL	XV-18d-INV-25I-03670	<p>Complainants are demanding the execution of Deeds of Absolute Sale in their names. However, records show that their closing fee payments remain deficient.</p> <p>A Counter was submitted on 27 November 2025, and a Rejoinder was filed on 18 December 2025.</p> <p>The case is now submitted for resolution.</p>

Other than in the above-mentioned cases, the Registrant, its directors, officers or affiliates, any owner of record of more than 10% of its securities, or any associate of any such director, officer or affiliate, or security holder are not, to the knowledge of the Registrant, parties to any material legal proceeding during the past five (5) years up to date, including and/or involving any bankruptcy petition, conviction by final judgment, subject of an order, judgment or decree, and violation of a Securities or Commodities Law.

#### ITEM 4: SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

Except for the matters taken up during the Annual Meeting Stockholders, there was no other matter submitted to a vote of security holders during the period covered by this report.

**PART II – OPERATIONAL AND FINANCIAL INFORMATION**

**ITEM 5: MARKET FOR REGISTRANT’S COMMON EQUITY AND RELATED STOCKHOLDER MATTERS**

**5.1 Market Information**

The principal market of the common equity of the Registrant is the Philippine Stock Exchange, Inc. (PSE). The table below sets out, for the periods indicated, the high and low sales prices for the Company’s common shares, as reported on the PSE for the market prices of the common shares in 2024, 2023 and 2022.

	<b>2025</b>			
	1st Quarter Date/Price	2nd Quarter Date/Price	3rd Quarter Date/Price	4th Quarter Date/Price
HIGH	20 Mar./P2.95	2 Apr./P2.71	4 Sep./P2.73	26 Dec./P2.60
LOW	31 Jan./P2.67	23 Jun./P2.44	28 Oct./P2.26	3 Nov./P2.03

	<b>2024</b>			
	1st Quarter Date/Price	2nd Quarter Date/Price	3rd Quarter Date/Price	4th Quarter Date/Price
HIGH	21 Feb./P3.40	13 May/P3.20	29 Jul./P3.10	16 Dec./P2.90
LOW	07 Mar./P2.9	25 Jun./P2.60	5 Jul./P2.40	17 Dec./P2.70

	<b>2023</b>			
	1st Quarter Date/Price	2nd Quarter Date/Price	3rd Quarter Date/Price	4th Quarter Date/Price
HIGH	05 Jan./P3.25	19 Jun./P3.49	18 Jul./P3.39	21 Dec./P3.48
LOW	29 Mar./P3.01	29 May/P3.13	23 Aug./P3.11	07 Nov./P3.02

As of December 29, 2025, the closing price of the Company’s common shares was ₱ 2.60 per share with a total market capitalization of ₱ 21,570 million.

**5.2 Holders**

Based on the 31 December 2025 List of Stockholders prepared by the Registrant’s Stock and Transfer Agent, PROFESSIONAL STOCK TRANSFER, INC., the Registrant has two hundred sixty-three (263) shareholders of common shares, of which the top 20 shareholders are as follows:

**TOP TWENTY STOCKHOLDERS  
As of 31 December 2025**

RANK	NAME	TOTAL SHARES	PERCENT
1	STA. LUCIA REALTY & DEVELOPMENT, INC.	6,701,005,767	80.7700%

<b>RANK</b>	<b>NAME</b>	<b>TOTAL SHARES</b>	<b>PERCENT</b>
2	PCD NOMINEE CORPORATION (EXCLUDING TREASURY SHARES)	1,566,572,356	18.881%
3	LUGOD, BERNARD D.	10,000,000	0.1205%
4	DELA CRUZ, THOMAS EDWIN M.	10,000,000	0.1205%
5	CITISECURITIES, INC.	3,250,000	0.0392%
6	PCD NOMINEE CORPORATION (EXCLUDING TREASURY SHARES)	607,251	0.0097%
7	EBE CAPITAL HOLDINGS, INC.	1,535,000	0.0185%
8	ROBLES, EXEQUIEL	712,500	0.0086%
9	SANTOS, VICENTE	712,494	0.0086%
10	LIMTONG, JULIE H.	400,000	0.0048%
11	FRANCISCO ORTIGAS SEC., INC.	365,000	0.0044%
12	TAN, PEDRO O.	278,050	0.0034%
13	ASA COLOR & CHEMICAL INDUSTRIES, INC.	182,774	0.0022%
14	G & L SECURITIES CO, INC.	30,000	0.0004%
15	VALDEZ, AMBROSIO &/OR FELISA VALDEZ	50,000	0.0006%
16	LIMTONG, ANTHONY FRANCIS H.	40,000	0.0005%
17	LIMTONG, GAIL MAUREEN H.	40,000	0.0005%
18	LIMTONG, HARRY JAMES H.	40,000	0.0005%
19	LIMTONG, JOHN PATRICK H.	40,000	0.0005%
20	LIMTONG, JULIE ANN KRISHA H.	40,000	0.0005%

Total Outstanding Shares as of December 31, 2025 - 8,296,450,000.

### **5.3 Dividends**

The Company's current dividend policy provides for dividends of up to 25% of the prior fiscal year's net income after tax, subject to (i) the availability of Unrestricted Retained Earnings, (ii) implementation of business plans, (iii) contractual obligations, (iv) working capital requirements, and (v) the approval of the Board. The declaration and payment of dividends is subject to compliance annually or as often as the Board of Directors may deem appropriate, in cash or in kind and/or in additional shares from its surplus profits. The ability of the Company to pay dividends will depend on its retained earnings level and financial condition.

In 2025, SLI declared a special cash dividend to all stockholders of records as of October 17, 2025 in the amount of Php 0.04 per share. Payment date was on November 13, 2025.

In 2024, SLI declared a special cash dividend to all stockholders of record as of November 28, 2024 in the amount of Php 0.04 per share. Payment date was set on December 20, 2024.

In 2023, SLI declared a special cash dividend to all stockholders of record as of December 07, 2023 in the amount of Php0.04 per share. Payment date was set on December 22, 2023.

In 2022, SLI declared a special cash dividend to all stockholders of record as of December 16, 2022 in the amount of Php0.04 per share. Payment date was set on December 27, 2022.

In 2021, SLI declared a special cash dividend to all stockholders of record as of December 23, 2021 in the amount of Php0.04 per share. Payment date was set on December 27, 2021.

No cash dividends were declared for fiscal year 2020.

None of the Subsidiaries have declared dividends in the last three years and none have any set dividend policy.

#### **5.4 Recent Sale of Unregistered Securities**

In the past four (4) years, the Company entered into the following transactions exempt from the registration requirements of the Securities and Regulation Code (“SRC”):

- On March 15, 2021, the Company issued three- and five- year Corporate Notes totaling ₱7.00 billion, consisting of:
  1. Tranche A Notes amounting to ₱3.70 billion and having a maturity of three (3) years from issue date;
  2. Tranche B Notes amounting to ₱3.30 billion and having a maturity of five (5) years from issue date.

On March 30, 2021 and May 25, 2021, the Company issued ₱1.00 billion Tranche B Notes and ₱1.90 billion Tranche A Notes, respectively. RCBC Capital Corporation was the Lead Arranger and Sole Bookrunner. The offer price was 100%. As the notes were offered exclusively to Primary Institutional Lenders in the Philippines, the transactions were considered exempt transactions pursuant to Section 10.1 of the SRC and Rule 10.1.4 of the IRRs, and no notice of exemption from the registration requirements under the SRC and IRRs is required to be filed with the SEC.

- On December 12, 2022, the Company signed a ₱3.75 billion unsecured syndicated term loan facility. RCBC Capital Corporation was the Lead Arranger while serving as co-lead arrangers were BPI Capital Corp. and BDO Capital & Investment Corp.
  1. On December 22, 2022, the Company drew ₱1.20 billion having a five (5) years maturity from the date of issue.
  2. The remaining ₱2.55 billion having a five (5) years maturity from the date of issue is expect to be drawn by March 10, 2023.
- On November 29, 2023, the Company signed and executed a five (5)-year term loan facility with China Banking Corporation, totaling ₱5.00 billion.
  1. On December 18, 2023, the Company drew the ₱2.00 billion having a five (5) years maturity from the date of issue.
  2. The remaining ₱3.00 billion is expected to be drawn on March 13, 2024.
- On March 13, 2024, the Company made the second drawdown of the 5-year term loan with China Banking Corporation amounting ₱3,000.00 at an annual fixed rate of 8.27%.
- On April 16, 2024, the Company signed a 5-year Medium-term loan facility with Bank of the Philippine Island amounting ₱2,000.00 million.
  1. The first drawdown was made on June 28, 2024 amounting ₱1,000.00 million at an annual fixed rate of 7.59%.
  2. The second drawdown was made on September 18, 2024, amounting to ₱1,000 at an annual fixed rate of 7.68%.

On December 5, 2024, the Company entered into separate 5-year Term loan facility with China Banking Corporation and Rizal Commercial Banking Corporation

amounting to ₱3,000 million each. On December 16, 2024, the Group made the initial drawdown of ₱1,500 million from both CBC and RCBC, with an interest rate of 7.65%. The remaining balances are expected to be drawn on March 17, 2025.

- On July 16, 2025, the Company secured a loan amounting of ₱3.00 billion with Bank of the Philippine Islands. The initial drawdown amounting ₱ 1.00 billion occurred on July 22, 2025 followed by second drawdown amounting of ₱ 1.00 billion on December 17, 2025. The remaining balance is expected to be drawn by May 2026.

On November 10, 2025, the Company signed a 5-year term loan facility with China Banking Corporation amounting ₱5,000.00 million.

1. The first drawdown was made on December 10, 2025 amounting ₱ 3,000.00 million at an annual fixed rate of 7.1114%.
2. The remaining ₱2.00 billion is expected to be drawn on March 12, 2026.

Apart from the foregoing, there are no recent sales of unregistered or exempt securities.

## **ITEM 6: MANAGEMENT DISCUSSION AND ANALYSIS OR PLAN OF OPERATIONS**

### **COMPARISON: YEAR END 2025 VS. YEAR END 2024**

#### Overview of Operations

Throughout the year, the Group maintained a consistent pace of development and land acquisition, evident in its robust balance sheet and outstanding financial performance. With increased funding to bolster expansive operations across the country and improved collection of buyers receivables, coupled with successful fundraising endeavors, the Group yielded a 4% growth in total assets compared to the corresponding period last year.

#### Revenue

Due to increased demand, property values outside of Metro Manila have also incremented which ultimately resulted to the increased of Group's real estate sales during the year. The gross revenue for the period is decreased by 23% or ₱2,739 million as compared to prior year. As a result of the slow pace of real estate market this year, the Group experienced decrease in real estate sales by 26% or ₱2,126 million. Commission income during the period had increased by 139% or ₱186 million as compared to previous year. Interest income on receivables and contract assets decreased by 24% or ₱204 million while interest income on cash in banks had decreased by 17% or 7 million, respectively as compared to prior year. Other revenue decreased by 30% or ₱622 million, which composed of gains from repossession of inventory, penalties and surcharges, processing and registration fees, and other miscellaneous income. Despite the decreased of major revenue stream of the group, its commercial group recorded a slight increase of 0.04% or ₱27 million in 2025. The primary reason of the decrease is due to the decline in sales. Nevertheless, it is expected to be increased in marketing and promotional activities in upcoming years as the Group have already been received some early reservation and booking payments from customers.

#### Cost and Expense

The Group's total costs and expenses recognized in 2025 was ₱6,151 million. There had been an decrease of 5% or ₱319 million as opposed to 2024. The total cost of sales decreased by 2% or ₱2,601 million, mainly due to the cost actualization of newly completed projects during the year. The total selling and administrative expenses decreased by 20% or ₱390 million. The increase was primarily attributed to the rise in commission expenses resulting from the heightened real estate sales. Commission expenses recorded at ₱864 million or decreased by 9% in 2025. Due to the unfavorable

economic condition globally, the interest rate had significantly increased as compared to the previous years. The Group recognized an increase of 7% or ₱129 million on its interest expense during the year.

### Net Income

Directly benefiting from the upsurge in property prices beyond Metro Manila and the increase in demands of properties located in the fringes, the Group's net income decreased by 43% or ₱1,827 million during the year

## **PROJECT AND CAPITAL EXPENDITURES**

In 2025, the Group apportioned ₱3,534 million for project and capital expenditures which cause a falling demand for real estate. Part of the allotted amount, ₱565 million were incurred to acquire raw lands for future developments and expansions of its existing horizontal and vertical projects. A daring attempt on the part of the Group to emerge as the top real estate company in the nation, not just in terms of size, but also in terms of more significant quality projects, quality business plans, growth, returns, and innovation. The amount is accounted for the continuous development of the Registrant's existing residential and commercial projects and finance newly developed projects.

## **FINANCIAL CONDITION**

### Assets

During the year, the Group's total assets demonstrated resilience, reaching ₱71 billion or 4% increase from the 2024 balance of ₱68 billion. Notably, the increase in total assets is attributable to the more aggressive land banking and project development and expansions, which resulted to the 8% or ₱3,364 billion increase in Group's real estate inventories during the year. The total receivables recognized in 2025 was ₱6,742 million or 12% increased from 2024. The upward movement on the total receivables was relatively connected to the increased of real estate sales during the year.

### Liabilities

The Group showed efforts in sustaining a robust liquidity position amidst reduced cash inflows from operations, the Group strategically leveraged the debt markets to secure additional funding. Total liabilities for the year 2025 reached ₱38,434 million, reflecting a 1% increase compared to the prior year's reported total liabilities of ₱37,867 million. Primarily, the Group sourced a significant portion of its borrowings through long-term loans, resulting in a substantial growth of 16%, escalating from ₱17,969 million in 2024 to ₱20,896 million in 2025. The Group's deferred tax liabilities also exhibited an increase of ₱456 million or 10% from the previous year.

### Equity

Total shareholders' equity surged by ₱2,057 million or 7%, mainly driven by the realized net income throughout the year. On September 18, 2025 the board announced special cash dividends at ₱0.04 per share for shareholders recorded as of October 17, 2025 and payment date on November 13, 2025. sourced from its unrestricted retained earnings.

### Key Performance Indicators

**31-Dec-25**

**31-Dec-24**

<b>Current Ratio</b>	<b>3.07:1</b>	<b>2:80:1</b>
<b>Debt to Equity</b>	<b>0.75:1</b>	<b>0.83:1</b>
<b>Interest Coverage Ratio</b>	<b>2.59:1</b>	<b>4.00:1</b>
<b>Return on Asset</b>	<b>3.42%</b>	<b>6.23%</b>
<b>Return on Equity</b>	<b>7.50%</b>	<b>14.06%</b>

\*Notes to Key Performance Indicators:

1. Current Ratio = current assets (*cash, receivables, inventories, due from affiliates, prepaid commissions, and other current asset*) over current liabilities (*accounts payable, customer deposit, current portion of bank loans, income tax payable, and deferred tax liabilities*).
2. Debt to Equity = Total debt over shareholder's equity.
3. Interest Coverage Ratio = Earnings before tax over Interest expense.
4. Return on Asset = Net Income over Total Assets.
5. Return on Equity = Net Income over shareholder's equity.

There are no events that will trigger any direct or contingent financial obligation that is material to the Registrant, including any default or acceleration of an obligation.

No material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships between the Registrant and unconsolidated entities were created during 2024.

			HORIZONTAL ANALYSIS		VERTICAL ANALYSIS		% Change
	December 31, 2025	December 31, 2024	Change		December 31, 2025	December 31, 2024	
			Amount	%			
<b>ASSETS</b>							
<b>Current Assets</b>							
Cash and cash equivalents	2,538	3,391	(853)	-25.2%	3.6%	5.0%	-1.4%
Receivables	6,743	6,032	711	11.8%	9.5%	8.9%	0.7%
Contract assets	1,897	2,600	(703)	-27.0%	2.7%	3.8%	-1.1%
Real estate inventories	43,449	40,085	3,363.77	8.4%	61.5%	58.9%	2.6%
Other current assets	2,897	2,835	62	2.2%	4.1%	4.2%	-0.1%
<b>Total Current Assets</b>	<b>57,523</b>	<b>54,943</b>	<b>2,581</b>	<b>4.7%</b>	<b>81.4%</b>	<b>80.8%</b>	<b>0.7%</b>
					0.0%		
<b>Noncurrent Assets</b>							
Installment contracts receivables - net of current portion	2,094	1,556	538	34.5%	3.0%	2.3%	0.7%
Contract assets - net of current portion	2,280	2,698	(418)	-15.5%	3.2%	4.0%	-0.7%
Investment in Subsidiaries	-	-	-	0.0%	0.0%	0.0%	0.0%
Investment properties	6,808	6,722	86	1.3%	9.6%	9.9%	-0.2%

Property and equipment	83	70	13	19.0%	0.1%	0.1%	0.0%
Financial assets at fair value through other comprehensive income (FVOCI)	737	760	(23)	3.0%	1.0%	1.1%	-0.1%
Other noncurrent assets	1,120	1,273	(153)	12.0%	1.6%	1.9%	-0.3%
<b>Total Noncurrent Assets</b>	<b>13,121</b>	<b>13,078</b>	<b>43</b>	<b>0.3%</b>	<b>18.6%</b>	<b>19.2%</b>	<b>-0.7%</b>
<b>Total Assets</b>	<b>70,645</b>	<b>68,021</b>	<b>2,624</b>	<b>3.9%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>
<b>LIABILITIES AND EQUITY</b>							
<b>Current Liabilities</b>							
Short-term debt	5,002	7,045	(2,043)	29.0%	7.1%	10.4%	-3.3%
Accounts and other payables	7,238	7,456	(218)	2.9%	10.2%	11.0%	-0.7%
Income tax payable	81	107	(25)	23.8%	0.1%	0.2%	0.0%
Contract liabilities - current portion	202	440	(238)	54.0%	0.3%	0.6%	-0.4%
Long-term debt - current portion	6,153	4,597	1,556	33.8%	8.7%	6.8%	2.0%
<b>Total Current Liabilities</b>	<b>18,676</b>	<b>19,645</b>	<b>(969)</b>	<b>4.9%</b>	<b>26.4%</b>	<b>28.9%</b>	<b>-2.4%</b>
<b>Noncurrent Liabilities</b>							
Long-term debt - net of current portion	14,744	13,372	1,372	10.3%	20.9%	19.7%	1.2%
Contract liabilities - net of current portion	42	336	(295)	87.6%	0.1%	0.5%	-0.4%
Deferred tax liabilities - net	4,955	4,499	455	10.1%	7.0%	6.6%	0.4%
Retirement liabilities	18	15	3	21.4%	0.0%	0.0%	0.0%
<b>Total Noncurrent Liabilities</b>	<b>19,759</b>	<b>18,222</b>	<b>1,536</b>	<b>8.4%</b>	<b>28.0%</b>	<b>26.8%</b>	<b>1.2%</b>
<b>Total Liabilities</b>	<b>38,434</b>	<b>37,867</b>	<b>567</b>	<b>1.5%</b>	<b>54.4%</b>	<b>55.7%</b>	<b>-1.3%</b>
<b>Equity</b>							
Capital stock	10,796	10,796	-	0.0%	15.3%	15.9%	-0.6%
Additional paid-in capital	580	580	-	0.0%	0.8%	0.9%	0.0%
Retained earnings	22,155	20,074	2,081	10.4%	31.4%	29.5%	1.8%
Treasury shares	(1,600)	1,600	-	0.0%	-2.3%	-2.4%	0.1%
Net unrealized gain on fair value of financial assets at FVOCI	280	303	(23)	7.5%	0.4%	0.4%	0.0%
Remeasurement gains on pension - net of tax	(1)	0	(1)	351.0%	0.0%	0.0%	0.0%
<b>Total Equity</b>	<b>32,210</b>	<b>30,153</b>	<b>2,057</b>	<b>6.8%</b>	<b>45.6%</b>	<b>44.3%</b>	<b>1.3%</b>

<b>Total Liabilities and Equity</b>	<b>70,645</b>	<b>68,021</b>	<b>2,624</b>	<b>3.9</b> <b>%</b>	<b>100.0%</b>	<b>100.0</b> <b>%</b>	<b>0.0%</b>
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**Material Changes in the Balance Sheet (+/- 5%) as of December 31, 2025 versus the Balance Sheet as of December 31, 2024**

25% decrease in cash and cash equivalents

*Cash and cash equivalents decreased primarily due to settlement of maturing obligations, funding of project development costs during the third quarter of 2025.*

12% increase in receivables

*Increase is driven mainly by higher prepaid expenses, and advances to suppliers related to ongoing construction and development activities.*

27% decrease in current portion of contract assets

*The decrease was due to enhanced efforts in billing and collection, which led to reduction in current contract assets observed throughout the year.*

8% increase in real estate inventories

*With ample cash available to support operations, a substantial portion of capital expenditures was allocated to project developments and land banking activities, resulting in a rise in real estate inventories.*

2% increase in other current assets

*The increase was primarily driven by an additional 100 million in short-term investments, reflecting a strategic allocation of funds to capitalize on market opportunities and enhance liquidity*

35% increase in noncurrent portion of installment contract receivables

*The increase is driven by the recognition of revenue under the percentage of completion (POC) method for real estate sales, where payment terms extend beyond 12 months.*

15% decrease in noncurrent portion of contract assets

*The decrease in the noncurrent portion of contract assets was primarily due to reduction of collections.*

19% increase in property and equipment

*The increase is attributable to acquisitions of office equipment and leasehold improvements to support expanded operations.*

3% decrease in financial assets at fair value through other comprehensive income

*The decline is due to unrealized fair value losses on equity investments amid market volatility.*

12% decrease in other noncurrent assets

*Other noncurrent assets decreased is due to the reclassification of certain deposits and advances to current assets and amortization of deferred charges*

29% decrease in short-term debt

*As the Group optimized its funding strategies by securing long-term loans, short-term credit lines were repaid over the course of the year.*

2% decrease in Accounts Payable

*The decrease in accounts payable is due to settlement of trade obligations and lower accruals for construction costs.*

24% decrease in income tax payable

The decrease in income tax payable is due to payment of prior period taxes and timing differences in tax accruals.

54% decrease in contract liabilities - current

Advance collections initially recorded as liabilities from buyers whose properties were yet to be developed were recognized as income due to increased project development accomplishments during the period.

34% increase in long term debts - current portion

The increase was primarily attributable to the new term loan facility to finance project development and reclassification of maturing obligations to current liabilities.

10% increase in long term debts - noncurrent portion

The increase in the noncurrent portion of long-term debts was primarily due to the ₱3,000 million in CBC and ₱2,000 million in BPI term-loans in December 2025.

88% decrease in contract liabilities – noncurrent

As project development milestones were delivered as required, a portion of advance payments from several buyers of properties yet to be constructed has been recognized as revenue, resulting in lower contract liabilities.

10% increase in deferred tax liabilities-net

The increase in deferred tax liabilities was mainly attributable to timing differences in revenue recognition for real estate transactions and other purposes.

29% increase in retirement liabilities

Primarily due to the additional accruals of retirement benefit during the year of 2025.

10% increase in retained earnings

The increase was mainly attributable to the significant revenue generation of the Group during the period, with net income showing a notable increase compared to the previous year.

7% decrease in unrealized gain on fair value of available-for-sale financial assets

The decrease is in line with the decrease in fair value of financial assets.

351% decrease in unrealized gain on pension liabilities

The decrease is due to actuarial adjustments resulting in a reduced pension obligation.

	HORIZONTAL ANALYSIS				VERTICAL ANALYSIS		
	December 31, 2025	December 31, 2024	P Change	% Change	December 31, 2025	December 31, 2024	
<b>REVENUE</b>							
Real estate sales	6,086	8,213	(2,126)	25.9 %	65.0%	67.9%	2.8 %
Rental income	787	760	27	3.5%	8.4%	6.3%	2.1 %
Interest income on receivables and contract assets	652	856	(204)	23.8 %	7.0%	7.1%	0.1 %
Commission income	322	136	186	137.2 %	3.4%	1.1%	2.3 %

Other revenue	1,470	2,092	(622)	- 29.7 %	15.7%	17.3%	- 1.6 %
	<b>9,318</b>	<b>12,057</b>	<b>(2,739)</b>	<b>- 22.7 %</b>	<b>99.6%</b>	<b>99.6 %</b>	<b>0.0 %</b>
<b>OTHER INCOME</b>							
Interest income on cash and cash equivalents and short-term investments	34	42	(7)	- 17.0 %	0.4%	0.3%	0.0 %
Dividend income	5	4	1	25.1 %	0.1%	0.0%	0.0 %
	<b>40</b>	<b>46</b>	<b>(6)</b>	<b>- 13.2 %</b>	<b>0.4%</b>	<b>0.4%</b>	<b>0.0 %</b>
	<b>9,358</b>	<b>12,102</b>	<b>(2,745)</b>	<b>- 22.7 %</b>	<b>100.0%</b>	<b>100.0 %</b>	<b>0.0 %</b>
<b>COST OF SALES AND SERVICES</b>							
Cost of real estate sales	1,970	2,034	(63)	- 3.1%	21.1%	16.8%	4.3 %
Cost of rental income	631	625	6	0.9%	6.7%	5.2%	1.6 %
	<b>2,601</b>	<b>2,659</b>	<b>(58)</b>	<b>- 2.2%</b>	<b>27.8%</b>	<b>22.0 %</b>	<b>5.8 %</b>
<b>SELLING AND ADMINISTRATIVE EXPENSES</b>							
Commissions	864	947	(82)	- 8.7%	9.2%	7.8%	1.4 %
Taxes, licenses and fees	226	288	(62)	- 21.6 %	2.4%	2.4%	0.0 %
Salaries and wages and other benefits	170	166	4	2.7%	1.8%	1.4%	0.4 %
Repairs and maintenance	10	153	(143)	- 93.3 %	0.1%	1.3%	1.2 %
Representation	69	80	(11)	- 13.3 %	0.7%	0.7%	0.1 %
Advertising	36	41	(5)	- 12.2 %	0.4%	0.3%	0.0 %
Transportation, travel, office supplies and miscellaneous	76	66	10	14.7 %	0.8%	0.5%	0.3 %
Professional fees	19	51	(32)	- 62.4 %	0.2%	0.4%	- 0.2 %
Depreciation and amortization	18	32	(14)	- 44.0 %	0.2%	0.3%	0.1 %
Legal expense	10	11	(1)	- 5.3%	0.1%	0.1%	0.0 %
Utilities	15	23	(8)	- 35.4 %	0.2%	0.2%	0.0 %
Surcharges and penalties	13	45	(32)	- 71.5 %	0.1%	0.4%	- 0.2 %
Insurance expense	5	6	(0)	- 3.8%	0.1%	0.0%	0.0 %
Software maintenance	0	-	0	0.0%	0.0%	0.0%	0.0 %
Provision for (Recovery from) expected credit loss	-	15	(15)	- 100.0 %	0.0%	0.1%	- 0.1 %
	<b>1,532</b>	<b>1,923</b>	<b>(391)</b>	<b>- 20.3 %</b>	<b>16.4%</b>	<b>15.9 %</b>	<b>0.5 %</b>

						0.0%	
<b>INTEREST EXPENSE</b>	2,018	1,889	129	6.8%	<b>21.6%</b>	<b>15.6%</b>	6.0%
<b>INCOME BEFORE INCOME TAX</b>	3,207	5,632	(2,425)	43.1%	34.3%	46.5%	12.3%
<b>PROVISION FOR INCOME TAX</b>	794	1,392	(598)	42.9%	8.5%	11.5%	3.0%
<b>NET INCOME</b>	2,413	4,240	(1,827)	43.1%	25.8%	35.0%	9.3%
<b>OTHER COMPREHENSIVE INCOME</b>							
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods							
Unrealized losses on fair value of financial assets at FVOCI	(23)	32	(55)	170.1%	-0.2%	0.3%	0.5%
Remeasurement gains on pension - net of tax	(1)	1	(3)	198.2%	0.0%	0.0%	0.0%
	<b>(24)</b>	<b>34</b>	<b>(58)</b>	<b>171.1%</b>	<b>-0.3%</b>	<b>0.3%</b>	<b>0.5%</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>2,389</b>	<b>4,274</b>	<b>(1,885)</b>	<b>44.1%</b>	<b>25.5%</b>	<b>35.3%</b>	<b>9.8%</b>

### Material Changes in the Income Statement (+/- 5%) for the year ended December 31, 2025 versus the Income Statement for the year ended December 31, 2024

26% decrease in real estate sales

*As a result of the slow pace of real estate market this year, The Group experienced decrease in real estate sales by 26% or ₱2,126 million.*

24% decrease in interest income on receivables and contract asset

*With the Group's portfolio of over 90% inhouse financing, the Company experienced the decrease in interest income from buyers.*

137% increase in commission income

*The Group's marketing subsidiary was able the maximize the sale of existing project developments resulting to increase in commission income during the period..*

25% increase in dividend income

*This is due to increase of dividend income during the period.*

30% decrease in other revenue

*Other sources of income demonstrated a significant decrease due to lower miscellaneous income from non-core activities and reduced service fees.*

3% decrease in cost of real estate sales

*The decrease is relative to the decrease in real estate sales for the year and sale of higher gross profit margin projects.*

9% decrease in commission expense

*Due to the slow pace of the market, commission expenses decreased.*

22% decrease in taxes, licenses, and fees

*The decrease was primarily attributable to lower taxes, licenses and fees during the period, resulting from the ongoing project developments and land acquisitions.*

2% increase in salaries, wages and other benefits

*Due to the increase in new employees as well as the expenditure related to recruiting and onboarding also increased.*

93% decrease in repairs and maintenance

*The decrease is the result of fewer corrective maintenance activities required during the period, as assets remained in good operational condition. And completion of major repair works in the prior year, resulting in lower recurring maintenance needs in 2025.*

13% decrease in representation

*The main reason for the decrease is the operational decline of the Company covering multiple branches nationwide*

12% decrease in advertising

*Considering that the heightened demand for properties outside Metro Manila stemmed directly from companies' shifts in work arrangements, promotional and advertising activities were intensified, resulting in a decrease in expenses during the period.*

15% increase in transportation, travel, office supplies and miscellaneous

*The increase is due to the higher travel and mobility costs associated with site visits, project monitoring, and client meetings. Increased office supply consumption due to expanded operations and onboarding of new personnel.*

62% decrease in professional fees

*The decrease is attributed to the combined costs of architectural fees and appraisal services.*

44% decrease in depreciation and amortization

*Depreciation and amortization decrease due to fully depreciated assets and lower capital expenditures.*

5% decrease in legal expense

*The decrease is mainly due to lower transactions involving legal concerns.*

35% decrease in utilities

*The decrease is due to energy-saving initiatives implemented across office and project sites and cost management effort.*

71% decrease in surcharges and penalties

*The decrease is the result of improved compliance with regulatory and contractual obligations, resulting in fewer late payments and violations. And enhanced internal controls and monitoring systems, which helped prevent lapses and ensure timely settlements.*

4% decrease in insurance

*The decrease is due to streamlining of coverage across assets, eliminating redundancies and optimizing policy structures.*

100% decrease in expected credit loss

*Decreased due to improved credit management and better collection management for the year 2024.*

7% increase in interest expense

*Maximizing access to the debt market to maintain a strong liquidity position led to increased availment of long-term and short-term loans, resulting in increased recognized interest expenses during the period.*

43% decrease in provision to income tax  
*The decrease is in line with the decline in taxable income.*

## **COMPARISON: YEAR END 2024 VS. YEAR END 2023**

### Overview of Operations

Throughout the year, the Group maintained a consistent pace of development and land acquisition, evident in its robust balance sheet and outstanding financial performance. With increased funding to bolster expansive operations across the country and improved collection of buyers receivables, coupled with successful fundraising endeavors, the Group yielded a 10% growth in total assets compared to the corresponding period last year.

### Revenue

Due to increased demand, property values outside of Metro Manila have also incremented which ultimately resulted to the increased of Group's real estate sales during the year. The gross revenue for the period is increased by 7% or ₱792 million as compared to prior year. As a result of the slow pace of real estate market this year, the Group experienced decrease in real estate sales by 3% or ₱241 million. Commission income during the period had increased by 16% or ₱19 million as compared to previous year. Interest income on receivables and contract assets increased by 17% or ₱124 million while interest income on cash in banks had decreased by 8% or 3 million, respectively as compared to prior year. Other revenue increased by 85% or ₱893 million, which composed of gains from repossession of inventory, penalties and surcharges, processing and registration fees, and other miscellaneous income. Despite the increased of major revenue stream of the group, its commercial group experienced a decreased of 0.3% or ₱2 million in 2024. The primary reason of the decreased is due to the vacancy of its BPO office. Nevertheless, it is expected to be rented-out in upcoming years as the Group have already been received some advance payments from tenants.

### Cost and Expense

The Group's total costs and expenses recognized in 2024 was ₱7,863 million. There had been an increase of 4% or ₱281 million as opposed to 2023. The total cost of sales decreased by 11% or ₱2,659 million, mainly due to the cost actualization of newly completed projects during the year. The total selling and administrative expenses increased by 9% or ₱160 million. The increase was primarily attributed to the rise in commission expenses resulting from the heightened real estate sales. Commission expenses recorded at ₱946 million or decreased by 3% in 2024. Due to the unfavorable economic condition globally, the interest rate had significantly increased as compared to the previous years. The Group recognized an increase of 18% or ₱291 million on its interest expense during the year.

### Net Income

Directly benefiting from the upsurge in property prices beyond Metro Manila and the increase in demands of properties located in the fringes, the Group's net income increased by a whopping 14% or ₱506 million during the year

## **PROJECT AND CAPITAL EXPENDITURES**

In 2024, the Group apportioned ₱6,784 million for project and capital expenditures to meet the rising demand for real estate. Part of the allotted amount, ₱1,072 million were incurred to acquire raw lands for future developments and expansions of its existing horizontal and vertical projects. A daring attempt on the part of the Group to emerge as the top real estate company in the nation, not just in terms of size, but also in terms of more significant quality projects, quality business plans, growth, returns, and innovation. The amount is accounted for the continuous development of the Registrant's existing residential and commercial projects and finance newly developed projects.

## FINANCIAL CONDITION

### Assets

During the year, the Group's total assets demonstrated resilience, reaching ₱68 billion or 10% increase from the 2023 balance of ₱62 billion. Notably, the increase in total assets is attributable to the more aggressive land banking and project development and expansions, which resulted to the 15% or ₱5,219 billion increased in Group's real estate inventories during the year. The total receivables recognized in 2024 was ₱7,588 million or 12% increased from 2023. The upward movement on the total receivables was relatively connected to the increased of real estate sales during the year.

### Liabilities

The Group showed efforts in sustaining a robust liquidity position amidst reduced cash inflows from operations, the Group strategically leveraged the debt markets to secure additional funding. Total liabilities for the year 2024 reached ₱37,867 million, reflecting a 7% increase compared to the prior year's reported total liabilities of ₱35,384 million. Primarily, the Group sourced a significant portion of its borrowings through long-term loans, resulting in a substantial growth of 16%, escalating from ₱15,495 million in 2023 to ₱17,969 million in 2024. The Group's deferred tax liabilities also exhibited an increase of ₱966 million or 27% from the previous year.

### Equity

Total shareholders' equity surged by ₱3,638 million or 14%, mainly driven by the realized net income throughout the year. On November 7, 2024, the board announced special cash dividends at ₱0.04 per share for shareholders recorded as of November 28, 2024 and payment date on December 20, 2024. sourced from its unrestricted retained earnings.

### Key Performance Indicators

	31-Dec-24	31-Dec-23
<b>Current Ratio</b>	<b>2:80:1</b>	<b>2.29</b>
<b>Debt to Equity</b>	<b>0.83:1</b>	<b>0.90</b>
<b>Interest Coverage Ratio</b>	<b>398.18%</b>	<b>309.89%</b>
<b>Return on Asset</b>	<b>6.23</b>	<b>6.03%</b>
<b>Return on Equity</b>	<b>14.06%</b>	<b>14.08%</b>

\*Notes to Key Performance Indicators:

- Current Ratio = current assets (*cash, receivables, inventories, due from affiliates, prepaid commissions, and other current asset*) over current liabilities (*accounts payable, customer deposit, current portion of bank loans, income tax payable, and deferred tax liabilities*).

7. Debt to Equity = Total debt over shareholder's equity.
8. Interest Coverage Ratio = Earnings before tax over Interest expense.
9. Return on Asset = Net Income over Total Assets.
10. Return on Equity = Net Income over shareholder's equity.

There are no events that will trigger any direct or contingent financial obligation that is material to the Registrant, including any default or acceleration of an obligation.

No material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships between the Registrant and unconsolidated entities were created during 2024.

**Material Changes in the Balance Sheet (+/- 5%) as of December 31, 2024 versus the Balance Sheet as of December 31, 2023**

14% increase in cash and cash equivalents

*Increase in cash and cash equivalents is primarily attributable to the collection of account receivable. The increase in cash was also evident by the increased due to repayment of mature long-term and short-term borrowings, and availed new lines of loans for working capital and for future project expansion.*

12% increase in receivables

*Decrease in receivables within the Group was primarily driven by the substantial increase in recognized real estate sales throughout the year.*

8% decrease in current portion of contract assets

*The decrease was due to enhanced efforts in billing and collection, which led to reduction in current contract assets observed throughout the year.*

15% increase in real estate inventories

*With ample cash available to support operations, a substantial portion of capital expenditures was allocated to project developments and land banking activities, resulting in a rise in real estate inventories.*

9% increase in other current assets

*The increase was primarily driven by an additional 100 million in short-term investments, reflecting a strategic allocation of funds to capitalize on market opportunities and enhance liquidity*

3% decrease in noncurrent portion of installment contract receivables

*The decrease in the noncurrent portion of installment receivable was driven by several new projects that is still under development.*

20% decrease in noncurrent portion of contract assets

*The decrease in the noncurrent portion of contract assets was primarily due to reduction of collections.*

14% decrease in property and equipment

*The decrease in property and equipment is due to the depreciation expense recognize for the year.*

4% increase in financial assets at fair value through other comprehensive income

*The increase was attributed to the incline in the fair market value of investment securities, particularly in Philippine Racing Inc. and Manila Jockey Club Inc.*

15% increase in other noncurrent assets

*The increase was primarily driven by the increase in escrow payments with the regulatory bodies for the upcoming projects.*

16% decrease in short-term debt

*As the Group optimized its funding strategies by securing long-term loans, short-term credit lines were repaid over the course of the year.*

7% increase in income tax payable

*Directly related to the recognized revenue for year 2024.*

71% decrease in contract liabilities - current

*Advance collections initially recorded as liabilities from buyers whose properties were yet to be developed were recognized as income due to increased project development accomplishments during the period.*

9% decrease in long term debts - current portion

*The decrease was primarily attributable to the ₱7,520.70 term loan facility with RCBC falling due in 2024, as well as some portion of the principal of the outstanding term-loans of the Group.*

28% increase in long term debts - noncurrent portion

*The increase in the noncurrent portion of long-term debts was primarily due to the ₱3,000 million both in CBC and RCBC term-loans in December 2024.*

31% increase in contract liabilities – noncurrent

*As project development milestones were launched during the period, advance payments from several buyers of properties yet to be constructed, classified as contract liabilities, are higher than the recognized income.*

27% increase in deferred tax liabilities-net

*The increase in deferred tax liabilities was mainly attributable to timing differences in revenue recognition for real estate transactions and other purposes.*

24% decrease in retirement liabilities

*Primarily due to the decrease in retirement liabilities was due to payments made towards contributions to the retirement fund.*

22% increase in retained earnings

*The increase was mainly attributable to the significant revenue generation of the Group during the period, with net income showing a notable increase compared to the previous year.*

54% decrease in unrealized gain on fair value of available-for-sale financial assets

*The movement was due to the decrease in the market price of investment securities, particularly in Philippine Racing Inc. and Manila Jockey Club Inc.*

174% increase in unrealized gain on pension liabilities

*The increase resulted from changes in estimates for retirement liability as valued by the independent actuary.*

### **Material Changes in the Income Statement (+/- 5%) for the year ended December 31, 2024 versus the Income Statement for the year ended December 31, 2023**

3% decrease in real estate sales

*As a result of the slow pace of real estate market this year, The Group experienced decrease in real estate sales by 3% or ₱241million.*

17% increase in interest income

*With the Group's portfolio of over 90% inhouse financing, the Company was able to collect the interest income from buyers reaching the amortization stage.*

3% increase in commission income

*The increase in commission income was directly attributable to the rise in recognized real estate sales during 2023.*

26% decrease in dividend income

*Lower dividend payouts were attributed to reduced dividends declared from the Group's investments in Philippine Racing Inc. during the period.*

75% increase in other income

*The increase was due to the repossessed properties of the Company during the year that was sold previously and recorded gain.*

15% decrease in cost of real estate sales

*The decrease is relative to the decrease in real estate sales for the year and sale of higher gross profit margin projects.*

3% decrease in commission expense

*Due to the slow pace of the market, commission expenses decreased.*

38% increase in taxes, licenses, and fees

*The increase was primarily attributable to higher real property taxes paid during the period due to project developments and land acquisitions.*

25% increase in salaries, wages and other benefits

*Due to the increase in new employees as well as the expenditure related to recruiting and onboarding also increased.*

20% increase in repairs and maintenance

*The significant increase was due to expenses related to projects completed but not yet turned over to homeowners' associations and Condominium Corporations during the period.*

18% increase in representation

*The main reason for the increase is the operational growth of the Company covering multiple branches nationwide*

22% increase in advertising

*Considering that the heightened demand for properties outside Metro Manila stemmed directly from companies' shifts in work arrangements, promotional and advertising activities were intensified, resulting in an increase in expenses during the period.*

11% decrease in transportation, travel, office supplies and miscellaneous

*The decrease is mainly due to the gas and oil incurred not directly attributed to the project and other miscellaneous expense.*

196% increase in professional fees

*The increase is attributed to the combined costs of architect fees and appraisal services.*

32% increase in depreciation and amortization

*As capital expenditures rose for acquiring properties and equipment to support business operations, depreciation expenses also increased accordingly.*

9% decrease in legal expense

*The decrease is mainly due to lower transactions involving legal concerns.*

8% increase in utilities

*The increase in utility expenses for the year was driven by extensive project developments and an increase in the volume of office operations.*

51% increase in surcharges and penalties

*The increase is mainly attributable to the regulatory fine associated with Group's activities and projects.*

9% increase in insurance

*The main reason is the increase in the operational properties, which led to a higher amount of insurance coverage provided by the Group.*

100% decrease in software maintenance

*As a result of not subscribing to IT applications and software, along with the investment in maintaining the Group's website, resources have been allocated to other key priorities.*

57% decrease in expected credit loss

*Decreased due to improved credit management and better collection management for the year 2024.*

18% increase in interest expense

*Maximizing access to the debt market to maintain a strong liquidity position led to increased availment of long-term and short-term loans, resulting in increased recognized interest expenses during the period.*

14% increase in provision to income tax

*Due to higher income earned during the year.*

## **COMPARISON: YEAR END 2023 VS. YEAR END 2022**

### **RESULTS OF OPERATIONS**

#### **Overview of Operations**

Throughout the year, the Group maintained a consistent pace of development and land acquisition, evident in its robust balance sheet and outstanding financial performance. With increased funding to bolster expansive operations across the country and improved collection of buyers receivables, coupled with successful fundraising endeavors, the Group yielded a 8% growth in total assets compared to the corresponding period last year. Leveraging its salesforce effectively, the Group achieved a remarkable 9% increase in real estate sales compared to the previous year.

#### **Revenue**

Due to increased demand, property values outside of Metro Manila have also incremented which ultimately resulted to the increased of Group's real estate sales during the year. The gross revenue for the period was increased by 14% or ₱1,432 million as compared to prior year. The Group implemented strategic initiatives aimed at expanding its real estate portfolio and improving sales efficiency, which yielded a 9% or ₱664 million increased in its real estate sales. Commission income during the period

had increased by 41% or ₱34 million as compared to previous year. Both interest income on receivables and contract assets and interest income on cash in banks and investments have increased by 28% or ₱159 million and 407% or ₱36 million, respectively as compared to prior year. Other revenue increased by 84% or ₱159 million, which composed of gains from repossession of inventory, penalties and surcharges, processing and registration fees, and other miscellaneous income. Despite the increased of major revenue stream of the group, its commercial group experienced a decreased of 1% or ₱9 million in 2023. The primary reason of the decreased is due to the vacancy of its BPO office. Nevertheless, it is expected to be rented-out in upcoming years as the Group have already been received some advance payments from tenants.

### Cost and Expense

The Group's total costs and expenses recognized in 2023 was ₱7,582 million. There had been an increase of 18% or ₱1,132 million as opposed to 2022. The total cost of sales increased by 18% or ₱457 million, mainly due to the cost actualization of newly completed projects during the year. The total selling and administrative expenses increased by 12% or ₱196 million. The increase was primarily attributed to the rise in commission expenses resulting from the heightened real estate sales. Commission expenses recorded at ₱971 million or increased by 14% in 2023. Due to the unfavorable economic condition globally, the interest rate had significantly increased as compared to the previous years. The Group recognized an increase of 31% or ₱378 million on its interest expense during the year.

### Net Income

Directly benefiting from the upsurge in property prices beyond Metro Manila and the increase in demands of properties located in the fringes, the Group's net income increased by a whopping 9% or ₱300 million during the year

## **PROJECT AND CAPITAL EXPENDITURES**

In 2023, The Group apportioned ₱5,041 million for project and capital expenditures to meet the rising demand for real estate. Part of the allotted amount, ₱1,141 million were incurred to acquire raw lands for future developments and expansions of its existing horizontal and vertical projects. A daring attempt on the part of the Group to emerge as the top real estate company in the nation, not just in terms of size, but also in terms of more significant quality projects, quality business plans, growth, returns, and innovation. The amount is accounted for the continuous development of the Registrant's existing residential and commercial projects and finance newly developed projects.

## **FINANCIAL CONDITION**

### Assets

During the year, the Group's total assets demonstrated resilience, reaching ₱61,899 million or 8% increase from the 2022 balance of ₱57,410 million. Notably, the increase in total assets is attributable to the more aggressive land banking and project development and expansions, which resulted to the 10% or ₱3,216 million increased in Group's real estate inventories during the year. The total receivables recognized in 2023 was ₱6,797 million or 32% increased from 2022. The upward movement on the total receivables was relatively connected to the increased of real estate sales during the year.

### Liabilities

The Group showed efforts in sustaining a robust liquidity position amidst reduced cash inflows from operations, the Group strategically leveraged the debt markets to secure additional funding. Total liabilities for the year 2023 reached ₱35,384 million, reflecting a 3% increase compared to the prior year's reported total liabilities of ₱34,367 million. Primarily, the Group sourced a significant portion of

its borrowings through long-term loans, resulting in a substantial growth of 18%, escalating from ₱13,162 million in 2022 to ₱15,495 million in 2023. The Group's deferred tax liabilities also exhibited an increase of ₱896 million or 34% from the previous year.

### Equity

Total shareholders' equity surged by ₱3,470 million or 15%, mainly driven by the realized net income throughout the year. On November 10, 2023, the board announced special cash dividends at ₱0.04 per share for shareholders recorded as of December 07, 2023 and payment date on December 22, 2023, sourced from its unrestricted retained earnings.

### Key Performance Indicators

	<b>31-Dec-23</b>	<b>31-Dec-22</b>
<b>Current Ratio</b>	<b>2.29</b>	<b>2.13</b>
<b>Debt to Equity</b>	<b>0.90</b>	<b>0.99</b>
<b>Interest Coverage Ratio</b>	<b>309.89%</b>	<b>373.28%</b>
<b>Return on Asset</b>	<b>6.03%</b>	<b>5.98%</b>
<b>Return on Equity</b>	<b>14.08%</b>	<b>9.65%</b>

\*Notes to Key Performance Indicators:

11. Current Ratio = current assets (*cash, receivables, inventories, due from affiliates, prepaid commissions, and other current asset*) over current liabilities (*accounts payable, customer deposit, current portion of bank loans, income tax payable, and deferred tax liabilities*).
12. Debt to Equity = Total debt over shareholder's equity.
13. Interest Coverage Ratio = Earnings before tax over Interest expense.
14. Return on Asset = Net Income over Total Assets.
15. Return on Equity = Net Income over shareholder's equity.

There are no events that will trigger any direct or contingent financial obligation that is material to the Registrant, including any default or acceleration of an obligation.

No material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships between the Registrant and unconsolidated entities were created during 2023.

### **Material Changes in the Balance Sheet (+/- 5%) as of December 31, 2023 versus the Balance Sheet as of December 31, 2022**

11% decrease in cash and cash equivalents

*Decrease in cash and cash equivalents is primarily attributable to the repayment of mature long-term and short-term borrowings, coupled with a slight slowdown in the acquisition of new lines of loans. The decreased in cash was also evident by the increased in Group's selling and operating cost and interest expense.*

30% increase in receivables

*Increase in receivables within the Group was primarily driven by the substantial increase in recognized real estate sales throughout the year.*

34% increase in current portion of contract assets

*As the Group allocated more capital funds to its project developments, several projects reached completion during the year. With intensified sales efforts on these projects, there was a notable increase in current contract assets observed throughout the year.*

10% increase in real estate inventories

*With ample cash available to support operations, a substantial portion of capital expenditures was allocated to project developments and land banking activities, resulting in a rise in real estate inventories.*

32% decrease in other current assets

*The decrease was primarily attributable to the transfer of advances to landowners arising from land acquisitions. Initially recognized as other receivables, these advances were transferred to the Group's real estate inventories upon execution of contracts.*

36% increase in noncurrent portion of installment contract receivables

*The increase in the noncurrent portion of installment receivables was primarily driven by heightened real estate sales, particularly from projects still under development.*

10% increase in noncurrent portion of contract assets

*The increase in the noncurrent portion of contract assets was primarily due to increased real estate sales, especially from completed projects within the Group.*

13% increase in property and equipment

*In order to facilitate extensive expansion initiatives, the Group allocated additional capital funds towards acquiring property and equipment essential to support its business operations.*

11% increase in financial assets at fair value through other comprehensive income

*The increase was attributed to the incline in the fair market value of investment securities, particularly in Philippine Racing Inc. and Manila Jockey Club Inc.*

9% decrease in other noncurrent assets

*The decrease was primarily attributed to the application of prepaid commission particularly for Sta. Lucia Venutres, Inc. and Sta. Lucia Global, Inc.*

13% decrease in short-term debt

*As the Group optimized its funding strategies by securing long-term loans, short-term credit lines were repaid over the course of the year.*

6% increase in income tax payable

*Directly related to the recognized revenue for year 2023.*

23% decrease in contract liabilities - current

*Advance collections initially recorded as liabilities from buyers whose properties were yet to be developed were recognized as income due to increased project development accomplishments during the period.*

50% increase in long term debts - current portion

*The increase was primarily attributable to the ₱7,000 corporate notes falling due in March 2024, as well as some portion of the principal of the outstanding term-loans of the Group.*

7% increase in long term debts - noncurrent portion

*The increase in the noncurrent portion of long-term debts was primarily due to the ₱5,000 million term-loans in 2023.*

69% decrease in contract liabilities – noncurrent

*As project development milestones were achieved during the period, advance payments from buyers for properties yet to be constructed, previously classified as contract liabilities, are now recognized as income.*

34% increase in deferred tax liabilities-net

*The increase in deferred tax liabilities was mainly attributable to timing differences in revenue recognition for real estate transactions and other purposes.*

60% increase in retirement liabilities

*Primarily due to the increase of defined benefit obligation's present value, valued by the independent actuary*

26% increase in retained earnings

*The increase was mainly attributable to the significant revenue generation of the Group during the period, with net income showing a notable increase compared to the previous year.*

35% increase in unrealized gain on fair value of available-for-sale financial assets

*The movement was due to the increase in the market price of investment securities, particularly in Philippine Racing Inc. and Manila Jockey Club Inc.*

213% decrease in unrealized gain on pension liabilities

*The increase resulted from changes in estimates for retirement liability as valued by the independent actuary.*

**Material Changes in the Income Statement (+/- 5%) for the year ended December 31, 2023 versus the Income Statement for the year ended December 31, 2022**

9% increase in real estate sales

*The increase in demand for properties outside Metro Manila drove up property values, boosting the Group's recognized real estate sales during the period.*

34% decrease in interest income

*Aligned with the trend of real estate sales during the year, interest income increased as well.*

41% increase in commission income

*The increase in commission income was directly attributable to the rise in recognized real estate sales during 2023.*

21% decrease in dividend income

*Lower dividend payouts were attributed to dividends declared from the Group's investments in Philippine Racing Inc. during the period.*

84% increase in other income

*The increase was a result of surcharges, penalties from customer default on payments, income from hotel operations, and gains from repossession.*

24% increase in cost of real estate sales

*The increase is mainly due to the cost actualization of newly completed projects during the year.*

14% increase in commission expense

*Parallel to the increase in recognized real estate sales during the period, commission expenses increased during the period.*

25% increase in taxes, licenses, and fees

*The increase was primarily attributable to higher real property taxes paid during the period due to project developments and land acquisitions.*

6% decrease in salaries, wages and other benefits

*As a result of reduced employee turnover, existing staff members chose to stay with the company, leading to a decrease in the expenditure associated with recruiting and onboarding new employees.*

9% increase in repairs and maintenance

*The significant increase was due to expenses related to projects completed but not yet turned over to homeowners' associations and Condominium Corporations during the period.*

13% decrease in representation

*The main reason for the decrease is the reduction in representation-related expenses covered by the Group.*

44% decrease in advertising

*Considering that increased demand for properties outside Metro Manila was a direct result of companies' shift in work arrangements, promotional and advertising activities remained unchanged, leading to a decrease in expenses during the period.*

24% increase in transportation, travel, office supplies and miscellaneous

*The increase is mainly due to the gas and oil incurred not directly attributed to the project and other miscellaneous expense.*

20% decrease in professional fees

*The decrease resulted from the termination of contracts with several consultants and professionals involved in ongoing project developments.*

19% increase in depreciation and amortization

*As capital expenditures rose for acquiring properties and equipment to support business operations, depreciation expenses also increased accordingly.*

37% decrease in legal expense

*The decrease is mainly due to fewer lawsuits and legal disputes of the Group*

18% increase in utilities

*The increase in utility expenses for the year was driven by extensive project developments and an increase in the volume of office operations.*

70% increase in surcharges and penalties

*The increase is mainly attributable to the regulatory fine associated with Group's activities and projects.*

16% decrease in insurance

*The main reason for the decrease is the reduction in insurance covered by the Group.*

72% decrease in software maintenance

*Due to lesser subscriptions of IT application and software as well as the cost incurred in maintaining the Group's website.*

322% increase in expected credit loss

*Deferred collections due to extended payment terms led to increased recognized expected credit losses for 2023.*

31% increase in interest expense

*Maximizing access to the debt market to maintain a strong liquidity position led to increased availment of long-term and short-term loans, resulting in increased recognized interest expenses during the period.*

9% increase in provision to income tax  
*Due to higher income earned during the year.*

## **Five (5) Key Performance Indicators**

### On Sales

The Registrant's marketing arms include:

1. Orchard Property Marketing Corp.
2. Royal Homes Marketing Corp
3. Asian Pacific Realty & Brokerage Corp.
4. Fil-Estate Group of Companies
5. Mega East Properties, Inc.
6. Sta. Lucia Global Marketing, Inc.
7. SantaLucia Ventures, Inc.
8. 1Premiere Land Marketing Corporation
9. Sta. Lucia Prime Marketing Corporation

These marketing companies have been proven to be effective in carrying out the business plans of the Sta. Lucia Group. The combined sales force of these marketing units totals over 135,000, catering to clients all over the Philippines.

The Registrant is still looking into other marketing units that may supplement its growth. The Registrant is specifically looking for marketing firms that will accommodate its requirements and its marketing framework. With so many projects in sight and a diversified product line, there will always be opportunities for other marketing units.

### On Technology Exploitation

The Registrant has made use of the expertise of NOAH Galleries software that is aimed at reducing costs, improving the quality of all processes involved in development, as well achieving accuracy involving all of its business operations. This software covers the following modules: Project Development; Accounts Payable; Real Estate Sales; and Financials which comprise the complete operation of the Registrant, namely property development. This software is expected to increase the efficiency and productivity of the Registrant, as well as the quality of the processes involved in property development. The migration of data to the SAP software started in June 2013 and adjustments are continuously being made to further improve the system and cater to the Registrant's needs.

In addition to the software, the Registrant's website, developed by CETT Computer Education Network can now be accessed by prospective buyers and investors through the web address [www.stalucialand.com.ph](http://www.stalucialand.com.ph). The website contains the list of lots for sale, a lot map, and a reservation system, which will enable clients to make on-line reservations. This website is expected to improve client convenience and also serve as a marketing tool.

### On Inventory Optimization

The Registrant has in its portfolio a total of 2,985 hectares of residential, commercial and mixed use properties from the 26 properties infused by SLRDI. Moreover, the Company has additional joint venture and land acquisition projects that are executed since the inception by the Registrant.

Plans have been discussed and are currently being implemented on the disposal of the said properties, which will enhance the sales figure and bottom line of the Registrant. On average, most of these projects have to be sold over a period of three to four years. Developments shall also take two to three years.

#### On Organization Design

Please refer to Employees/Officers in Item I

#### On Managing Change

The Registrant now has the assistance of professionals leading its reorganization and is still in the process of hiring highly-skilled professionals who will be involved in the daily operations of the company.

In addition, the creation of the Executive Committee and Management Committee will make decision making more responsive to the needs of the business.

### **Liquidity and Capital Resources**

The Registrant was able to meet its capital requirements from its capital resources, including those obtained from borrowings and prepaid sales and internally generated cash. Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Group manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Group intends to use internally generated funds and proceeds from debt and equity offerings

The Group actively manages its liquidity position so as to ensure that all operating, investing and financing needs are met. In mitigating liquidity risk, management measures and forecasts its cash commitments, matches debt maturities with the assets being financed, maintains a diversity of funding sources with its unhampered access to bank financing and the capital markets. As part of the liquidity risk management, the Group is currently transacting with local banks for a longer-term corporate notes and negotiation of higher undrawn credit lines to meet the debtors', suppliers' and contractors' obligations and business expansion.

Through scenario analysis and contingency planning, the Group also assesses its ability to withstand both temporary and longer-term disruptions relative to its capacity to finance its activities and commitments in a timely manner and at reasonable cost, and ensures the availability of ample unused credit facilities as back-up liquidity.

Cash are maintained at a level that will enable it to fund its general and administrative expenses as well as to have additional funds as buffer for any opportunities or emergencies that may arise.

### **Factors that may have material effect on the Operations**

#### Effects of Economic Conditions

The results of the Registrant's operations and financial condition are affected by the general economic condition in the Philippines, including inflation rates, interest rate levels and currency exchange rate movements. For instance, the general performance of the Philippine economy affects demand for residential and commercial products, and inflation affects the Registrant's costs and its margins.

### **Capital Expenditures**

The Registrant's cash disbursement for project development and land banking amounted to P3,533 million in 2025. For 2026, the Registrant allocated P5,928 million for its capital expenditures, including P4,816 million for project development and P1,112 million for land acquisitions.

This will be funded by the Registrant's capital resources as mentioned above.

## ITEM 7: FINANCIAL STATEMENTS

The audited consolidated financial statements are submitted herewith and can be found in the index portion.

## ITEM 8: CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE

On June 20, 2025, at the Annual Stockholders' Meeting, the Board agreed to retain SGV and Co. as the external auditor of the Registrant for the year 2024-2025. There are no disagreements with SGV & Co. on accounting and financial disclosure.

The following table shows the fees paid by the Registrant to its external auditor for the past three years: (VAT inclusive)

<b>Year</b>	<b>Audit and Audit related fees</b>	<b>Tax Fees</b>	<b>Other Fees</b>
<b>2025</b>	6,153,840*		
<b>2024</b>	5,112,800*		
<b>2023</b>	4,150,000*		

\*Relates only to audit fees; no other assurance and related services.

The Registrant's Audit Committee recommends the appointment of the external auditor to the Board of Directors which, in turn, recommends to the stockholders for their approval.

**PART III - CONTROL AND COMPENSATION INFORMATION**

**ITEM 9: DIRECTORS AND EXECUTIVE OFFICERS OF THE REGISTRANT**

**9.1 Directors and Executive Officers**

The overall management and supervision of the Company is undertaken by the Company's Board of Directors. The Company's executive officers and management team cooperate with its Board by preparing appropriate information and documents concerning the Company's business operations, financial condition and results of operations for its review.

Pursuant to the Company's current Articles of Incorporation, as amended on June 16, 2016, the Board consists of nine members. As of the date, two members of the Board are independent directors. The directors were elected at the Company's annual shareholders meeting on June 20, 2025 and will hold office for a period of one (1) year from their election and until their successors have been duly elected and qualified.

The table below sets forth each member of the Company's Board and Executive Officers as of the date:

NAME	AGE	NATIONAL ITY	POSITION
Vicente R. Santos.	69	Filipino	Chairman of the Board
Exequiel D. Robles	71	Filipino	Director and President
Mariza Santos- Tan	67	Filipino	Director and Treasurer
Aurora D. Robles	59	Filipino	Director and Assistant Treasurer
Antonio D. Robles	61	Filipino	Director
Simeon S. Cua	69	Filipino	Director
Orestes R. Santos	65	Filipino	Director
Renato C. Francisco	77	Filipino	Independent Director
Danilo A. Antonio	71	Filipino	Independent Director
David M. Dela Cruz	59	Filipino	Executive Vice President / Chief Financial Officer and Chief Risk Officer
Patricia A. O. Bunye	57	Filipino	Corporate Secretary
Eric T. Dykimching	42	Filipino	Assistant Corporate Secretary
Crystal I. Prado	45	Filipino	Assistant Corporate Secretary
Jeremiah T. Pampolina	48	Filipino	Chief Compliance Officer / VP Investor Relations & Corporate Planning
Hanani B. Palmon	37	Filipino	VP - Controller / Data Protection Officer

The business experience of each of the directors and advisors in the last five years or more is set forth below.

**VICENTE R. SANTOS, Chairman of the Company.** He is also Executive Vice President of the Sta. Lucia Realty & Development, Inc.; Chairman of the Board of Directors of Sta. Lucia East Cinema Corp, Sta. Lucia East Supermarket Corp., Santalucia Ventures, Inc. and Sta. Lucia East Bowling Center, Inc.; and member of the Board of Directors of Sta. Lucia East Commercial Corp., Sta. Lucia East Department Store, Inc., SLLI Global Marketing Inc. and Sta. Lucia Homes, Inc. Mr. Santos holds a Bachelor's degree in Management from San Sebastian College.

**EXEQUIEL D. ROBLES, President and Director of the Company.** He is also the President of Sta. Lucia Realty & Development, Inc., Sta. Lucia East Cinema Corp., Sta. Lucia East Commercial Corp., Sta. Lucia East Department Store Inc., and Sta. Lucia East Supermarket Corp. He is a Director of SLLI Global Marketing Inc., Santalucia Ventures, Inc., Sta. Lucia Homes, Inc. and Sta. Lucia East Bowling Center, Inc. Mr. Robles holds a Bachelor's degree in Business Administration/Accounting from San Sebastian College. Mr. Robles is also Chairman of the Executive Committee. Recently awarded as Best Real Estate CEO of the Year 2024 by CEO Monthly (UK) C-Suite Awards.

**MARIZA R. SANTOS-TAN, Director and Treasurer of the Company.** She is also a Director and the Corporate Secretary of Sta. Lucia Realty & Development, Inc., Sta. Lucia East Cinema Corporation, Sta. Lucia East Commercial Corp., Sta. Lucia East Bowling Center, Inc., Sta. Lucia East Department Store Inc.; and Sta. Lucia East Supermarket Corp. Ms. Santos-Tan holds a Bachelor's degree in Management from San Sebastian College. She also completed the Strategic Business Economics Program from the University of Asia and the Pacific.

**AURORA D. ROBLES, Director and Assistant Treasurer of the Company.** She is also the Purchasing Manager of Sta. Lucia Realty & Development, Inc.; Chief Administrative Officer of Sta. Lucia East Cinema Corp.; Treasurer of Sta. Lucia East Supermarket Corp., and a Director of Sta. Lucia East Bowling Center, Inc, Sta. Lucia East Department Store Inc. and Sta. Lucia East Commercial Corp. Ms. Robles holds a Bachelor's degree in Management from St. Paul College.

**ANTONIO D. ROBLES, Director of the Company.** He is also a Director of Sta. Lucia Homes Inc. Mr. Robles holds a Bachelor's degree in Psychology from the University of Sto. Tomas.

**SIMEON S. CUA, Director of the Company.** He serves as the President of the Philippine Racing Club, Inc. and Cualoping Securities Corporation, and currently sits as an Independent Director of AREIT, Inc. Mr. Cua obtained his Bachelor of Law degree from Ateneo de Manila University.

**ORESTES R. SANTOS, Director of the Company.** He holds a Bachelor's degree in Marketing from San Sebastian College.

**RENATO C. FRANCISCO, Independent Director of the Company.** He served as Associate Justice of the Court of Appeals from 2012 to 2018 and Presiding / Executive Judge of the Regional Trial Court - Malolos Bulacan from 1996 to 2012, Assistant Prosecutor - Makati City, Assistant Provincial Prosecutor – Rizal and OIC Legal Division of Metrobank. Mr. Francisco holds a Bachelor of Arts in English and Philosophy from San Beda College Manila and Bachelor of Laws from Ateneo De Manila University.

**DANILO A. ANTONIO, Independent Director of the Company.** He serves as CEO of Land-Excel Consulting Inc, President of West Palawan Premiere, and is a Professor of Entrepreneurship at the Ateneo De Manila Graduate School of Business. Mr. Antonio holds a Bachelor of Arts in Economics from De La Salle University (summa cum laude) and Master in Business Management from the Asian Institute of Management (with distinction). Mr. Antonio previously served as President of Eton Properties, Head of Business Development of Rockwell, Managing Director of Filinvest Malls, President BDO Realty Corp., Chairman of the Board of Tagaytay Glassland & Canyon Resort Club, Co-Founder & COO of Landco Pacific Corp., President SM Cinemas Manpower Corporation and Senior Manager of Ayala Land Inc. He also served as undersecretary of the Office of the Presidential Assistant for Rehabilitation and Recovery (OPARR), Professor of Business Management at the Asian Institute of Management and Management Committee Member and Advisor AIM Conference Center Manila.

**DAVID M. DELA CRUZ, CPA, Executive Vice President & CFO of the Company.** He served as Vice President and Chief Financial Officer of Atlas Consolidated Mining and Development Corp., SAVP of Corporate Credit Risk Management – BDO– AC&D Corporate Partners; Vice President / Head of Sales of Amsteel Securities Philippines Inc; Senior Manager – Investment Banking for Deutsche Morgan Grenfell Hong Kong Limited; Acting General Manager & Marketing Head for UBP Securities / Manager – Investment Banking for UBP Capital Corporation; and Senior Auditor for SGV & Co. Mr. Dela Cruz holds a Bachelor’s Degree in Economics and BSC Accounting, and Masters in Business Administration, from De La Salle University. He attended a management program in mergers and acquisitions at Stanford University and placed 9<sup>th</sup> in the 1987 CPA board examinations.

**ATTY. PATRICIA A. O. BUNYE, Corporate Secretary of the Company.** She is a Senior Partner of Cruz Marcelo & Tenefrancia; the Founding President / Trustee of Diwata-Women in Resource Development, Inc. and the Corporate Secretary of PTFC Redevelopment Corporation. She served as President of the Integrated Bar of the Philippines (Pasay, Parañaque, Las Piñas & Muntinlupa Chapter) and Licensing Executives Society Philippines; and Secretary, 15<sup>th</sup> House of Delegates National Convention, IBP. Atty. Bunye holds a Bachelor’s degree in Legal Management from Ateneo de Manila University, and obtained her Juris Doctor degree from Ateneo de Manila University School of Law.

**ATTY. ERIK T. DYKIMCHING, Assistant Corporate Secretary of the Company.** He is a Partner in the Corporate & Special Projects Department of Cruz Marcelo & Tenefrancia. He is a member of the Integrated Bar of the Philippines and the Philippine Bar Association. He is also a Certified Public Accountant. He serves as the Assistant Corporate Secretary of BBR Rail Automation Philippines, Inc., Tewet Philippines, Inc., Vice Cosmetics Group, Inc., and other listed companies (Kepwealth Properties, Inc. and PTFC Redevelopment Corporation). He is also a consultant (Joint Venture Specialist) of the Asian Development Bank and has been assisting the Public-Private Partnership (PPP) Center on PPP and joint venture projects of government agencies and local government units.

**ATTY. CRYSTAL I. PRADO, Assistant Corporate Secretary and Vice President for Legal Affairs of the Company.** She serves as Legal Counsel of Sta. Lucia Realty & Development, Inc.; Corporate Secretary of Santalucia Ventures, Inc. and Sta. Lucia Homes, Inc.; Assistant Corporate Secretary of The Mills Country Club, Inc.; College Instructor of St. Joseph’s College of Quezon City; Program Coordinator and Director for Education of Sta. Lucia Foundation, Inc.; and Consultant for Sta. Lucia Leisure, Inc., Sta. Lucia Volleyball Club, Firestarters Productions, Inc. and Siddharta Techwork. Atty. Prado holds a Bachelor’s degree in Secondary Education from the University of Santo Tomas, and Bachelor of Laws degree from the University of the East.

**JEREMIAH T. PAMPOLINA, Chief Compliance Officer and Vice President for Investor Relations & Corporate Planning of the Company.** He previously served as Junior Bank Officer of Union Bank of the Philippines, Strategic Planning & Business Development Manager of P. J. Lhuillier Group of Companies, Supply Chain and Operations Manager of Technomarine Philippines and Business Development & Operations Manager of Aboitiz-Jepsen. He was also an Associate Lecturer at De La Salle University teaching Strategic Management. Last Jan 2022, he was awarded as Asia FP&A Lead of the Year 2022 (Finalist) issued by CXociety Leadership Practice Awards 2022 (Singapore). Graduate of AB Management Economics at the Ateneo De Manila University and MBA Graduate with Distinction (Silver Medal), Top 6% of Graduating MBA batch and Dean's Honors List at the De La Salle Graduate School of Business.

**HANANI B. PALMON, CPA, MBA, Vice President - Controller and Data Privacy Officer.** Mrs. Palmon brings with her valuable expertise acquired during her tenure at SGV & Co., where she accumulated four years of experience auditing real estate and foundation industries. She holds

a Bachelor of Science degree in Accountancy from Ateneo De Davao University and a Master's in Business Administration from Ateneo De Manila University.

## **9.2 Significant Employees**

The entire workforce of the Company is considered significant as each of its employees has his own responsibilities which are supposed to achieve the Company's goals and objectives. While the Company values the contribution of each of its employees, the Company believes that it is not dependent on any single employee. The Company believes there is no non-executive employee that the resignation or loss of whom would have a material adverse impact on the business of the Company. Other than standard employment contracts, there are no special arrangements with non-executive employees of the Company.

## **9.3 Family Relationships**

As of December 31, 2025, family relationships (by consanguinity or affinity up to fourth civil degree) between Directors and members of the Company's senior management are as follows:

1. Exequiel D. Robles, Antonio D. Robles and Aurora D. Robles are siblings ("Robles Siblings").
2. Vicente R. Santos, Mariza R. Santos-Tan and Orestes R. Santos are siblings ("Santos Siblings").
3. The Robles Siblings and Santos Siblings are first cousins.

Other than as disclosed above, there are no other family relationships either by consanguinity or affinity up to fourth civil degree among the Directors, executive officers and members of the Company's senior management known to the Company.

## **9.4 Involvement in Certain Legal Proceedings**

In the past 5 years, the following proceedings were filed against the directors and executive officers of the Company in the course of the performance of their duties as directors and officers:

1. VISTA VERDE COUNTRY HOMES VS. EXEQUIEL D. ROBLES, JOHNIELLE KEITH NIETO, OMB-L-C-15-0169. On March 2, 2015, a complaint for violation of Section 3(a) of the Anti-Graft and Corrupt Practices Act was filed against Exequiel Robles, as President of SLRDI, for donating the areas reserved for roads and open spaces in its development plans for Vista Verde Country Homes in favor of the Local Government of Cainta. In its defense, SLRDI alleged lack of jurisdiction, laches, and that the company merely exercised its legal to option to donate the lots in accordance with PD 957. On October 15, 2016, the Ombudsman issued a resolution ruling that the charges could not be sustained against all respondents for lack of sufficient evidence and probable cause. With the dismissal of the case, complainants filed a Petition for Certiorari before the Supreme Court. SLRDI filed its Comment on April 11, 2018 claiming, among others, improper venue since the case should have been filed with the HLURB. The Supreme Court issued a Resolution on July 31, 2018 requiring petitioner to submit a consolidated reply. The dismissal was elevated to the Supreme Court, which, in a Decision culminating in an Entry of Judgment dated November 18, 2021, affirmed the Ombudsman's Joint Resolution and held that no grave abuse of discretion was committed in dismissing the complaint. The dismissal has attained finality. There has been no development since the July 31, 2018 Resolution.

2. TIMOTHY JASON PERALEJO VS. EXEQUIEL D. ROBLES, VICENTE R. SANTOS, MARIZA SANTOS-TAN, EXALTACION R. JOSEPH, LIBERATO D. ROBLES, FELIZARDO R. SANTOS, IGMIDIO D. ROBLES, LEODEGARIO R. SANTOS, AURORA D. ROBLES, ORESTES R. SANTOS, ROBERTO D. ROBLES, DOMINGA R. ROBLES, ANTONIO D. ROBLES, and ANDREA R. ANDRES, NPS XV-03-INV-17K-11187. A criminal complaint was filed on November 27, 2017 for fraudulent transactions under Section 8(c) and unsound business practice under Section 8(f) in relation to the penal provision of PD 957 or the Subdivision and Condominium Buyers' Protective Decree. Petitioner alleged that when he bought the 245 sqm lot in Quezon City, he was assured of unimpeded access and possession of property. Four years later and despite having clear title to the property, the occupants continue to use the property and has even built a structure over the lot. Petitioner argued that he was made to purchase the property under the pretense that the occupants will be removed. The accused, in defense, maintained that the developer took steps to ensure that the subject property will be free from occupants. On June 26, 2018, the Office of the City Prosecutor of Quezon City dismissed the case on the ground that the acts complained of do not fall within the penal provision of PD 957 and there was no proof of any act of fraud and misrepresentation. Complainant filed a petition for review with the Department of Justice on October 16, 2018, which remains pending as of this date but later withdrew the same with Sta. Lucia for the delivery of the TCT of the subject property. Complainant signified his interest to settle and requested for lot replacement instead. Said request was approved and the parties are in the process of preparing the compromise.
  
3. DEPT. OF AGRARIAN REFORM/PROVINCIAL TASK FORCE VS. EXEQUIEL D. ROBLES, IGMIDIO D. ROBLES, ET. AL. XV-01-INV-18F-00688. Instituted last June 20, 2018 involving Bluemountain Antipolo, the DAR filed a criminal case for illegal conversion of land under Section 73 of Republic Act No. 6657, as amended by Republic Act No. 9700. Section 73 applies to landowners who convert their agricultural lands into non-agricultural purposes without any order of conversion issued by the DAR. On October 5, 2018, the case was dismissed for failure to show that the landowner caused its conversion. Moreover, the offense of conversion does not extend to the directors of the developer. DAR filed a motion for reconsideration on December 17, 2018, which remains pending as of this date.
  
4. RUSSEL MIRAFLOR VS. EXEQUIEL D. ROBLES, ET., AL., NPS-IV-16-INV-12E-00232. A complaint for Estafa was filed on June 13, 2018 on the ground of failure to develop the Vista Verde Residential Estate in Quezon. Complainant Miraflor argued that he stopped paying after he discovered that the period for development of VistaVerde was about to expire. SLRDI, in its Counter-Affidavit, claim that the case of estafa cannot prosper since the subdivision was completed and is already existing. The filing of the criminal case was merely an afterthought by the complainant after demand letters were sent to Miraflor due to delinquent payments. The Counter-Affidavit was filed in August 2018, and the case remains pending as of this date.
  
5. MANUEL MORATO ET. AL. VS. EXEQUIEL D. ROBLES, VICENTE R. SANTOS AND LIBERATO D. ROBLES, ET., AL. XV-03-INV-18F-05949. This case involves a complaint for syndicated estafa filed against these directors for entering into a joint venture agreement with Jose L. Morato for the development of a property in Quezon City knowing fully well that the latter was not the owner of the subject properties. Respondents filed their counter-affidavit claiming that (i) they had been given clearance by the HLURB to proceed with the development of the project; (ii) they are innocent third parties who dealt with registered parcels of land; (iii) the elements of syndicated estafa are unfounded and non-existent; and (iv) they entered into an agreement with Jose Morato in good faith. On November 13, 2018, the case was dismissed for insufficiency of evidence. Complainant filed a Petition for Review with the DOJ, which was denied. Undeterred, the Complainant

filed a Special Civil Action for Certiorari and Mandamus under Rule 65 (the “Petition”) before the Court of Appeals (CA). The CA, in its Resolution dated March 24, 2021 dismissed outright the Petition for being filed out of time. The Complainant filed a Motion for Reconsideration on 26 May 2021, which remains pending as of date.

6. NELSON ZAPEDA VS. EXEQUIEL D. ROBLES NBI-CCN-C-18-06295. This involves a complaint for estafa filed on the premise that the person who supposedly signed the Special Power of Attorney authorizing a certain John Roldan to enter into a joint venture agreement with SLI was dead when the SPA was signed. The case is still under investigation with a possibility of settling amicably. In a Resolution dated August 10, 2018, the complaint was dismissed.
7. ROSALINA HONRADO VS. EXEQUIEL D. ROBLES NPS Docket No. IV-28-INV-14H-0707. A criminal case for estafa and falsification or estafa through falsification was filed against respondents for allowing the sale of a property in Orchard Residential Estate Gold and Club, Dasmarinas Cavite with an area that is 100 sqm more than the actual lot. Complainant argued that out of the 759 sqm area specified in the certificate of title, 100sqm was actually a creek. In his counter-affidavit, Robles explained that complainant purchased the property from the previous owner, that he was well aware of the discrepancy and that the refund has been made by SLI in favor of the previous owner. This case was dismissed in 2015.
8. RENATO CABILZO VS. EXEQUIEL D. ROBLES, VICENTE R. SANTOS, MARIZA SANTOS-TAN, EXALTACION R. JOSEPH, FELIZARDO R. SANTOS, ANTONIO D. ROBLES and LIBERATO D. ROBLES. A case for Other Deceits, Syndicated Estafa, Large -Scale Estafa was instituted last September 18, 2015 on the ground that respondents allegedly duped complainants into purchasing a 217 sqm lot in Acropolis even if the joint venture agreement between SLRDI and Surfield had been cancelled. Respondents, in turn, presented copies of their license to sell as issued by the HLURB. They also alleged that complainants failed to present evidence that the transaction took place in Pasig City, warranting the dismissal due to improper venue. Also, complainant failed to prove the elements of estafa since the dispute arising out of the transaction was purely contractual. Complainant appealed the case before the DOJ and the case remains pending. The matter was subsequently settled and the complainant executed a cancellation of Lis Pendens.
9. LORENZO E. VELOSO VS. EXEQUIEL D. ROBLES, MARIZA SANTOS-TAN, VICENTE R. SANTOS ET.AL. involving violation of PD 957 and Art. 318 of the Revised Penal Code (“RPC”). The case was filed in light of the alleged failure of SLI to deliver the certificates of title over the subject property. The defense argued that the processing was stalled due to the complainant’s refusal to pay the assessed transfer fees. The case was dismissed for lack of probable cause. Complainant appealed the case before the DOJ in 2018 and the case remains pending.
10. DOMINADOR TAN VS. EXEQUIEL D. ROBLES AND STA. LUCIA REALTY AND DEVELOPMENT, INC. Civil Case No. B-9022. On March 26, 2013, Plaintiff Dominador Tan (“Tan”) filed a Complaint for recovery of possession with application for the issuance of a Temporary Restraining Order (“TRO”) and/or Preliminary Injunction, for alleged encroachment on his lot, made by personnel of SLRDI who have commenced construction works on the property. Mr. Exequiel Robles was impleaded in his capacity as President/Chief Executive Officer of SLRDI. In its Answer, SLRDI alleged that all developments done in the area were confined within the boundaries provided for in the technical descriptions of the certificates of title, which have already been approved by the Bureau of Lands. At this point, SLRDI also offered a Joint Venture Agreement (“JVA”) with plaintiff to develop the subject property. On April 5, 2013, the court issued a TRO enjoining SLRDI from continuing with the construction over the property. There is an

ongoing negotiation between the wife of Dominador Tan, Mrs. Edith Tan (as Dominador Tan was substituted by his wife after his death) and SLRDI to enter into a JVA to develop the subject property. Pending negotiations, Mrs. Tan requested that she be given a right of way over the subject property. To date, SLRDI has not acted upon the request of Mrs. Tan vis-à-vis the JVA. The court there after issued an order dismissing the case. An action for Cancellation of Certificates of Registration was instituted on August 22, 2013.

11. LA MIRADA ROYALE HOMEOWNER'S ASSOCIATION VS VICENTO R. SANTOS AND LA MIRADA HOMEOWNERS HLURB Case No. NTR-HOA – 082213-575. On August 19, 2013, complainants La Mirada Homeowners' Association ("La Mirada HOA") filed a case with the HLURB for the cancellation of the other five HOA Certificate of Registrations it issued and prayed that it be declared the only HOA of La Mirada Royale. Respondents, in their Answer dated September 22, 2013, alleged that they are lot owners of La Mirada Royale, and as owner/developer of the subdivision, they have the obligation to initiate the organization of a homeowner's association among the buyers and residents of the projects. On April 30, 2014, HLURB ruled in favor of La Mirada HOA and ordered the revocation of respondents' Certificate of Registration, on the ground that La Mirada HOA registered their HOA with HLURB ahead of the five other HOAs. The Decision also stated that the Respondents were not bona fide homeowners of La Mirada. On April 1, 2015, Respondents' filed their Appeal Memorandum with the OP, alleging that 1) respondent's homeowners' association was first to be duly registered with the HLURB; 2) the Magna Carta for Homeowners and Homeowners' association was not yet in effect when they were registered as the Homeowner's Association, thus, cannot be used as basis in revoking the registration of the respondent associations; 3) the fact that complainant homeowners' association is composed of 58 homeowners (13 directors) as opposed to five directors of respondent association is not ground for the revocation of respondent association. There has been no development since the filing of the Appeal Memorandum.
12. BAYBREEZE EXECUTIVE VILLAGE HOMEOWNERS ASS. VS. EXEQUIEL D. ROBLES AND VICENTE R. SANTOS AND SLRDI HLURB CASE NO. NCRHOA-112613-1932. Homeowners of Baybreeze Executive Village ("Baybreeze") filed a complaint with the HLURB against SLRDI on the alleged mismanagement of the Baybreeze Executive Village. Exequiel D. Robles, Vicente R. Santos and other respondents were sued both in their personal capacities and as responsible officers of SLRDI. Baybreeze prayed that respondents repair the drainage system, low level roads and complete the unmaintained clubhouse. On October 7, 2014, HLURB ordered the respondents to complete the development of the village within one year, as well as to complete the construction of the clubhouse, to upgrade the road network, and fix the streetlights. In the order, HLURB also cancelled the license to sell issued for Baybreeze. Respondents' appeal was denied by HLURB on the ground that SLRDI still has the obligation to provide and maintain the facilities as there is yet no certificate of completion. SLRDI filed its appeal memorandum with the Office of the President on June 5, 2015. Baybreeze filed its comment/opposition to the appeal memorandum on July 15, 2015. There has been no development since then. Meanwhile, management of the project's amenities and open spaces had already been taken over to the Homeowners' Association prior to the filing of the complaint.
13. GRACE PENDON ET., AL. VS. EXEQUIEL D. ROBLES ET., AL. CHR NO. 2015-0217. On June 19, 2015, Grace Pendon et. al. ("Complainants") filed a complaint with the Commission on Human Rights ("CHR") against Sta. Lucia Realty and Development Corp. Inc. ("SLRDI") for alleged acts of violence committed by their security guards and certain policemen against complainants during the demolition of illegally built structures found inside Rizal Technopark. Exequiel D. Robles and SLRDI were impleaded because of their ownership of Rizal Techno Park. In their counter-affidavit, SLRDI alleged that there was no mention of specific acts committed by Robles or SLRDI in the complaint. SLRDI filed

its counter-affidavit with the CHR on July 30, 2015 and alleged that all titles are all in the name of SLRDI. Thus, as developers and registered owners, they were only exercising their right to protect and secure the subdivision from illegal settlers and “professional squatters”. On the issue of the acts of violence supposedly committed by the security guards, SLRDI argued that the security guards were only doing their duty from preventing the mob from committing further acts of violence and handling the riots inside SLRDI property. There has been no development since the counter-affidavit was filed. In the Dispositive Portion of the CHR Final Report dated January 4, 2023, it was stated: "WHEREFORE, considering that assistance has been extended to Complainant Grace Kimura Pendon, the Commission on Human Rights hereby orders that this case be CLOSED and TERMINATED." Accordingly, the case has been closed and terminated

14. JERRY GALOPE VS. EXEQUIEL D. ROBLES, SLRDI, ET., AL. BSC-2016-04. On March 31, 2016, Jerry Galope (“Galope”) filed a complaint against SLRDI, Exequiel D. Robles and several other persons (actual occupants) for quieting of title involving a lot in Meadowood Executive Village, Cavite. In his complaint, Galope alleged that he purchased a parcel of land in Cavite (2,961 sqm) through a Deed of Sale between him and its original owners on February 1, 1990. When he returned to the location in 2012, he was surprised to see that it was already located inside a gated subdivision known as Meadowood Executive Village. Galope believes that the titles were simulated in the subdivision plans used by respondents. SLRDI filed its Answer on July 6, 2018. The case remains pending before the RTC Branch 19 of Bacoor, Cavite.
  
15. MANUEL MORATO ET., AL. VS. LIBERATO D. ROBLES, R-QZN-19-17722-CV. Plaintiffs filed a case for annulment of title with prayer for issuance of preliminary injunction and/or temporary restraining order (“TRO”) before the RTC of Quezon City. Instead of filing an Answer, respondent filed a Motion to Dismiss on February 7, 2019, which was granted by the RTC. Plaintiffs filed a Motion for Reconsideration on February 24, 2020. The hearing for the prayer for preliminary injunction and/or TRO was scheduled on 22 June 2021, which was rescheduled in view of the demise of one of the Plaintiffs. One of the defendants requested for suspension of all hearings scheduled from August 5, 2021 to September 19, 2021 in order to allow the parties to hold a dialogue among themselves to rethink their respective position on all family issues. The siblings of Jose L. Morato, President of JLM Trading and Sta. Lucia's joint venture partner, filed a Petition for Nullity of Deeds of Sale, Donation, and Titles, with prayer for Preliminary Injunction and Damages. They alleged that the subject properties were co-owned by them as co-heirs of Jose L. Morato. In response, Jose L. Morato presented Deeds of Sale and Donation executed in his favor lifetime, establishing his ownership over the properties. The court rendered a decision declaring Jose L. Morato as the rightful owner of the subject properties.
  
16. PTOLYME DIMENSIONS INC AND SIAPORE MICRO VS. EXEQUIEL D. ROBLES AND VICENTE R. SANTOS AND SLRDI, EAGLERIDGE AND RS, RIV-041315-0741. An action for fraudulent machination, unsound business practice, election of HOA officers, annulment of property management contract, and quo warranto, with prayer for the issuance of a cease-and-desist order and/or temporary restraining order and writ of preliminary injunction, was instituted on April 13, 2015. An Appeal Memorandum was filed before the Office of the President. The case remains pending.
  
17. SPS. MARTIN ERICSON CRUEL AND CZARINA CRUEL VS. MARIZA SANTOS-TAN, SLRDI, REM-122315-15873. An action for Specific Performance was instituted on

December 23, 2015. The case was subsequently settled, with the parties executing a Release, Waiver, and Quitclaim.

18. CLOVIS RANCHO, AMADO JOSE GARCIA ET., AL. VS. CLOVIS RANCHO, AMADO JOSE GARCIA ET., AL, VII-INV-16G-0925. A complaint for violation of PD 957 and Article 318 of the Revised Penal Code was filed. Summons was received on August 15, 2016, and a Counter Affidavit was duly filed. The case remains pending resolution before the DOJ Manila.
19. CECILIA CORDERO VS. EXEQUIEL D. ROBLES, NPSD NO. IV-02-INV-171-01384, The complainant demanded a refund of the amount she paid, alleging a transaction for the purchase of property. She transacted directly with a broker who received her reservation fee but failed to identify or implead the said broker. Sta Lucia Realty maintained that it is not the real party-in-interest. Ponte Verde (Phases 1 to 5) is owned and developed by Sto. Tomas Agri- Farms, Inc., ASB Realty Corporation, Novoland Development, C-Belle Property, and Sta. Lucia Land, Inc. Exequiel D. Robles pointed out that none of these corporations transacted with the complainant. Resolution (March 23, 2018) For lack of probable cause, the complaint for violation of PD 957 against respondent. Exequiel D. Robles was recommended dismissed.
20. ROMEO LADANO VS. DENNIS BELMONTE, EUFEMIA ABEDES, EXEQUIEL ROBLES, IGMIDIO ROBLES, XV-01-INV-17J-01001, This is a complaint for malicious mischief filed by Romeo Ladaño, alleging that his fruit-bearing trees on the subject property were intentionally destroyed. The complaint was dismissed for lack of probable cause; A Motion for Reconsideration was filed but was likewise dismissed.
21. DOMINGO PRADO VS MARIZA S. TAN, XV-06-INV-24B-00392, A complaint for falsification of public documents were instituted in February 2024. A Counter-Affidavit was submitted on April 19, 2024. In a Resolution dated May 3, 2024, the complaint was dismissed for lack of probable cause.

The Company believes that the pending proceedings disclosed above arose out of the ordinary course of business. As such, the Company is of the opinion that they are not material to an evaluation of the ability or integrity of any of the directors or executive officers involved.

Apart from the pending criminal proceedings disclosed above, to the best of the Company's knowledge and belief, none of the Company's directors, nominees for election as director, or executive officers have in the five-year period prior to the date:(1) had any petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within a two-year period of that time; (2) have been convicted by final judgment in a criminal proceeding, domestic or foreign, or have been subjected to a pending judicial proceeding of a criminal nature, domestic or foreign, excluding traffic violations and other minor offenses; (3) have been the subject of any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting their involvement in any type of business, securities, commodities or banking activities; or (4) have been found by a domestic or foreign court of competent jurisdiction (in a civil action), the SEC or comparable foreign body, or a domestic or foreign exchange or other organized trading market or self-regulatory organization,

to have violated a securities or commodities law or regulation, such judgment having not been reversed, suspended, or vacated.

## ITEM 10: EXECUTIVE COMPENSATION

### 10.1 Compensation Summary

For each of the years ended December 31, 2025, 2024 and 2023, the total salaries and allowances and bonuses paid to the five most highly compensated executive officers are as follows:

<b>SUMMARY ANNUAL COMPENSATION TABLE</b>			
<b>Name and Principal Position</b>	<b>Period</b>	<b>Salary (in thousands)</b>	<b>Bonus (in thousands)</b>
Five most highly compensated executive officers Vicente R. Santos (Chairman) Exequiel D. Robles (President) Mariza Santos – Tan (Treasurer) Aurora D. Robles (Assistant Treasurer) David M. Dela Cruz (Executive Vice President)	2025	7,450	2,580
	2024	7,450	2,580
	2023	7,450	2,580

For each of the years ended December 31, 2024, 2022 and 2021, the total salaries and allowances and bonuses paid to all other officers as a Company unnamed are as follows:

<b>SUMMARY ANNUAL COMPENSATION TABLE</b>			
<b>Name and Principal Position</b>	<b>Period</b>	<b>Salary (in thousands)</b>	<b>Bonus (in thousands)</b>
All other officers and directors as a Company unnamed	2025	2,130	365
	2024	2,130	365
	2023	2,130	365

### 10.2 Standard Arrangements

Other than payment of reasonable gross per diem for every meeting, there are no standard arrangements pursuant to which the Board of Directors are compensated, or are to be compensated, directly or indirectly, for any services provided as director.

## ITEM 11: SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT

### 11.1 Security Ownership of Certain Beneficial Owners and Management

Security Ownership of Certain Record and Beneficial Owners of more than 5% of the Company's voting securities as of December 31, 2025:

Name and Address of Record Owners	Name of Beneficial Owner and Relationship with Record Owner	Citizenship	No. of Common Shares Held	% of Total Outstanding Shares
<b>Sta. Lucia Realty &amp; Development, Inc.</b> <i>Bldg. II, Sta. Lucia East Grand Mall, Marcos Highway corner Felix Avenue, Cainta, Rizal</i>	-same-	Filipino	6,701,005,767	80.77%
<b>PCD Nominee Corporation (Filipino)</b> <i>Tower I, The Enterprise Center, 6766 Ayala Ave. corner Paseo de Roxas, Makati City</i>	-same-	Filipino	1,566,670,356	18.881%

As of December 31, 2025, foreign shareholders owned 0.01%, of the outstanding capital stock of the Company.

## 11.2 Security Ownership of Directors and Officers

The following table sets forth security ownership of the Company's Directors, and Officers, as of December 31, 2025:

Name of Beneficial Owner	Title of Class	Number of shares	Nature of ownership	Citizenship	%
Exequiel D. Robles	Common	712,500	D	Filipino	0.008%
	Common	230,000	I	Filipino	0.003%
Vicente R. Santos	Common	712,494	D	Filipino	0.008%
	Common	233,000	I	Filipino	0.003%
Simeon S. Cua	Common	999	D	Filipino	-
Antonio D. Robles	Common	1	D	Filipino	-
Aurora D. Robles	Common	1	D	Filipino	-
Mariza Santos-Tan	Common	1	D	Filipino	-
Orestes R. Santos	Common	1	D	Filipino	-
Renato C. Francisco	Common	1000	D	Filipino	-
Danilo A. Antonio	Common	1000	D	Filipino	-
<b>TOTAL</b>	<b>Common</b>	<b>1,427,997</b>	<b>D</b>		<b>0.017%</b>
		<b>463,000</b>	<b>I</b>		<b>0.006%</b>

Notes: (D) refers to direct ownership and (I) refers to indirect ownership.

There is no director or key officer of the Company that owns at least 10% of its issued and outstanding shares of common or preferred stock.

## 11.3 Voting Trust Holders of 5% or More

No shareholder of the Company holds more than 5% of the outstanding capital stock of the Company under a voting trust or similar agreement as of December 31, 2025.

#### **11.4 Change in Control**

As of December 31, 2025, there are no arrangements which may result in a change in control of the Company.

#### **ITEM 12: CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS**

As previously disclosed, SLRDI entered into a Property-for-Equity Swap with the Registrant in exchange for 10,000,000,000 shares of the latter. As of December 31, 2025, there 2,500,000 treasury shares which arise from the settlement of intercompany advances between SLI and SLRDI which provides assignment of certain number of shareholdings of SLRDI to SLI be assigned to the latter.

The Registrant's President, EXEQUIEL D. ROBLES, is the President and General Manager of SLRDI. The Registrant's directors, ANTONIO D. ROBLES, a stockholder of SLRDI, and AURORA D. ROBLES, the Purchasing Manager of SLRDI, are siblings of MR. EXEQUIEL D. ROBLES who are all first cousins of MARIZA R. SANTOS-TAN, the Vice-President for Sales of SLRDI, VICENTE R. SANTOS, the Executive Vice-President of SLRDI, and ORESTES R. SANTOS, Project Manager of SLRDI, who, in turn, are siblings.

A director, president and chief executive officer of Philippine Racing Club Inc. and president of Cualoping Securities Corporation, namely SIMEON S. CUA is also a director of the Registrant.

<b>PART IV – CORPORATE GOVERNANCE</b>
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**ITEM 13: COMPLIANCE WITH LEADING PRACTICE ON CORPORATE GOVERNANCE**

The Company submitted its Manual on Corporate Governance (the “Manual”) to the SEC on May 31, 2017 in compliance with SEC Memorandum Circular No. 19, series of 2016. The Company and its respective directors, officers and employees have complied with the best practices and principles on good corporate governance as embodied in its Manual. An evaluation system has been established by the Company to measure or determine the level of compliance of the Board of Directors and management with its Manual.

As part of its system for monitoring and assessing compliance with the Manual and the SEC Code of Corporate Governance, each committee is required to report regularly to the Board of Directors and the Manual is subject to quarterly review, unless the Board decides otherwise. The Compliance Officer is responsible for determining and measuring compliance with the Manual and the SEC Code of Corporate Governance. Any violation of the Company’s Manual shall subject the responsible officer or employee to such penalties that will be provided in the rules and regulations that will be adopted by the Board.

<b>PART V – EXHIBITS AND SCHEDULES</b>
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**ITEM 14: EXHIBITS AND REPORTS ON SEC FORM 17-C****14.1 Exhibits**

The Registrant has attached hereto as Annex “A” its Consolidated Audited Financial Statements for the year ended 31 December 2025 together with the Registrant’s Annual Report on SEC Form 17-A.

The Registrant has not entered into any material contracts.

**14.2 Reports on SEC Form 17-C**

The following current reports have been reported by the Registrant during the year 2025 through official letters dated:

June 20, 2025

*“Results of the 2025 Organizational Meeting of the Board of Directors”*

*“Results of the Annual Stockholders' Meeting of the Corporation for the year 2025”*

July 07, 2025

*“Setting the date of the Special Stockholders' Meeting”*

*“Amendments to Articles of Incorporation”*

August 12, 2025

*“Results of Special Meeting of the Board of Directors held on 12 August 2025”*

*“First Amendment to the Articles of Incorporation of the Corporation.”*

September 3, 2025

*“Second Amendment to the Articles of Incorporation of the Corporation.”*

September 18, 2025

*“Results of the Special Meeting of the Board of Directors held on 18 September 2025”*

*“Declaration of Cash Dividends”*

**STA. LUCIA LAND, INC. AND SUBSIDIARIES**  
**INDEX TO CONSOLIDATED FINANCIAL STATEMENTS**  
**AND SUPPLEMENTARY SCHEDULES**  
**SEC FORM 17-A**

**CONSOLIDATED FINANCIAL STATEMENTS**

Statement of Management's Responsibility for Financial Statements

Report of Independent Auditors Consolidated Statements of Financial Position as at December 31, 2025 and 2024

Consolidated Statements of Comprehensive Income for the years ended December 31, 2025, 2024 and 2023

Consolidated Statements of Changes in Equity for the years December 31, 2025 and 2024

Consolidated Statements of Cash Flows for the years ended December 31, 2025, 2024 and 2023

Notes to Consolidated Financial Statements

**SUPPLEMENTARY SCHEDULES**

Report of Independent Auditors' on Supplementary Schedules

A. Financial Assets in Equity Securities

B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (other than related parties)

C. Amounts Receivable from Related Parties which are Eliminated During the Consolidation of Financial Statements

D. Long-term debt

E. Indebtedness to Related Parties (Long term Loans from Related Companies)

F. Guarantees of Securities of Other Issuers

G. Capital Stock

H. Bond Issuances – Securities Offered to the Public

I. Reconciliation of Unappropriated Retained Earnings Available For Dividend Declaration

J. Map Showing the Relationships Between and Among the Company and its Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries, Associates, Wherever Located or Registered

## FINANCIAL RATIOS

	31-Dec-25	31-Dec-24
Current Ratio	3.07:1	2:80:1
Debt to Equity	0.75:1	0.83:1
Interest Coverage Ratio	2.59:1	398.18%
Return on Asset	3.42%	6.23
Return on Equity	7.50%	14.06%

**SIGNATURES**

Pursuant to the requirement of Section 17 of the Securities Regulation Code and Section 141 of the Corporate Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in \_\_\_\_\_ on \_\_\_\_\_

**MANDALUYONG CITY** 20 MAY 2026

**STA. LUCIA LAND, INC.**  
Issuer



**VICENTE R. SANTOS**  
Chairman of the Board



**EXEQUIEL D. ROBLES**  
President/CEO



**MARIZA R. SANTOS-TAN**  
Treasurer



**CRYSTAL I. PRADO**  
Assistant Corporate Secretary

**MANDALUYONG CITY**

**SUBSCRIBED AND SWORN** to before me this 20 MAY 2026 in \_\_\_\_\_, affiants exhibiting to me their government issued IDs, to wit:

Name	Government I.D.	Date/Place Issued
Vicente R. Santos	Passport No.: P7782826A	03 Jul 2018/DFA NCR EAST
Exequiel D. Robles	Passport No.: P9712352B	22 Apr 2022/DFA NCR WEST
Mariza R. Santos-Tan	Passport No.: P7993345B	26 Oct 2021/DFA NCR EAST
Crystal I. Prado	Roll of Attorneys No. 57242	May 2009/Ortigas, Pasig City

Doc. No. 355 ;  
Page No. 72 ;  
Book No. LVIII ;  
Series 2026



**JERRY B. DELA CRUZ**  
Notary Public for Mandaluyong City  
Until 31 December 2026  
Appointment No. 0257-25  
Roll Number 47018  
IBP No. 587052/01.05.2026/RSM  
PTR No. 6028995/01.05.2026/Mandaluyong  
MCLE Compliance No. VIII-0028654/04.10.2025  
G/F State Center II Bldg. -  
Ortigas Avenue, Mandaluyong City



**STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS**

The management of **STA. LUCIA LAND, INC. and its subsidiaries** (the Group) is responsible for the preparation and fair presentation of the consolidated financial statements including the schedules attached therein, for the year ended **December 31, 2025, December 31, 2024 and December 31, 2023**, in accordance with the prescribed financial reporting framework indicated therein, and such internal control as management determines is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

The Board of Directors reviews and approves the consolidated financial statements including the schedules attached therein, and submits the same to the stockholders.

**SyCip Gorres Velayo & Co.**, the independent auditors, appointed by the stockholders, has audited the consolidated financial statements of the Group in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.

**VICENTE R. SANTOS**  
Chairman of the Board

**EXEQUIEL D. ROBLES**  
President & Chief Executive Officer

**DAVID M. DELA CRUZ**  
EVP Chief Financial Officer

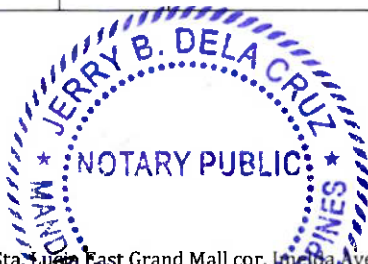
**14 MAY 2026**

**MANDALUYONG CITY**

**SUBSCRIBE AND SWORN** to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2026,  
affiant exhibiting to me their government issued IDs, to wit:

Name	Government I.D.	Date/Place Issued
Vicente R. Santos		03 Jul 2018/DFA NCR East
Exequiel D. Robles		22 Apr 2022/DFA NCR West
David M. Dela Cruz		08 Jan 2019/DFA NCR East

Doc. No. 499  
Page 101  
Book No. Lvii  
Series of 2026



# COVER SHEET

for  
**AUDITED FINANCIAL STATEMENTS**

SEC Registration Number

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**COMPANY NAME**

S	T	A	.	L	U	C	I	A	L	A	N	D	,	I	N	C	.	A	N	D	S	U	B	S
I	D	I	A	R	I	E	S																	

**PRINCIPAL OFFICE** (No. / Street / Barangay / City / Town / Province)

P	e	n	t	h	o	u	s	e	B	l	d	g	.	3	,	S	t	a	.	L	u	c	i	a	
M	a	l	l	,	M	a	r	c	o	s	H	i	g	h	w	a	y	c	o	r	.	I	m	e	l
d	a	A	v	e	n	u	e	,	C	a	i	n	t	a	,	R	i	z	a	l					

Form Type  

A	A	F	S
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Department requiring the report  

S	E	C
---	---	---

Secondary License Type, If Applicable  

N	/	A
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**COMPANY INFORMATION**

Company's Email Address <table border="1" style="width: 100%;"><tr><td>info@stalucialand.com.ph</td></tr></table>	info@stalucialand.com.ph	Company's Telephone Number <table border="1" style="width: 100%;"><tr><td>8681-7322</td></tr></table>	8681-7322	Mobile Number <table border="1" style="width: 100%;"><tr><td>N/A</td></tr></table>	N/A
info@stalucialand.com.ph					
8681-7322					
N/A					
No. of Stockholders <table border="1" style="width: 100%;"><tr><td>264</td></tr></table>	264	Annual Meeting (Month / Day) <table border="1" style="width: 100%;"><tr><td>Third Friday of June</td></tr></table>	Third Friday of June	Fiscal Year (Month / Day) <table border="1" style="width: 100%;"><tr><td>12/31</td></tr></table>	12/31
264					
Third Friday of June					
12/31					

**CONTACT PERSON INFORMATION**

The designated contact person **MUST** be an Officer of the Corporation

Name of Contact Person <table border="1" style="width: 100%;"><tr><td>David M. Dela Cruz</td></tr></table>	David M. Dela Cruz	Email Address <table border="1" style="width: 100%;"><tr><td>dmdelacruz@stalucialand.com.ph</td></tr></table>	dmdelacruz@stalucialand.com.ph	Telephone Number/s <table border="1" style="width: 100%;"><tr><td>8681-7322</td></tr></table>	8681-7322	Mobile Number <table border="1" style="width: 100%;"><tr><td>N/A</td></tr></table>	N/A
David M. Dela Cruz							
dmdelacruz@stalucialand.com.ph							
8681-7322							
N/A							

**CONTACT PERSON'S ADDRESS**

<b>Penthouse Bldg. 3, Sta. Lucia Mall, Marcos Highway cor. Imelda Avenue, Cainta, Rizal</b>
---

**NOTE 1 :** In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

**2 :** All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies



## INDEPENDENT AUDITOR'S REPORT

The Stockholders and the Board of Directors  
Sta. Lucia Land, Inc. and Subsidiaries  
Penthouse Bldg. 3, Sta. Lucia Mall  
Marcos Highway cor. Imelda Avenue  
Cainta, Rizal

### Opinion

We have audited the accompanying consolidated financial statements of Sta. Lucia Land, Inc. and Subsidiaries (the Group), which comprise the consolidated statements of financial position as at December 31, 2025 and 2024, and the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2025, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Group as at December 31, 2025 and 2024, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2025, in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

### Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics), as applicable to the audits of the financial statements of public interest entities, together with the ethical requirements that are relevant to the audits of financial statements of public interest entities in the Philippines. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit



procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

### ***Real Estate Revenue Recognition***

The Group's revenue recognition process, policies and procedures are significant to our audit because these involve application of significant judgment and estimation in the following areas: (1) assessment of the probability that the entity will collect the consideration from the buyer; (2) determination of the transaction price; and (3) application of the output method as the measure of progress (percentage of completion or POC) in determining real estate revenue.

In evaluating whether collectability of the amount of consideration is probable, the Group considers the significance of the buyer's initial payments in relation to the total contract price (or buyer's equity). Collectability is also assessed by considering factors such as payment history with the buyer, age of residential development receivables and pricing of the property. Management regularly evaluates the historical sales cancellations and back-outs, if it would still support its current threshold of buyer's equity before commencing revenue recognition.

In determining the transaction price, the Group considers whether the selling price of the real estate property includes significant financing component.

In measuring the progress of its performance obligation over time, the Group uses the output method. This method measures progress based on physical proportion of work done on the real estate project which requires technical determination by the Group's project development engineers and project managers. This is based on the monthly project accomplishment report prepared by the project development engineers as reviewed and approved by project head which integrates the surveys of performance to date of the construction activities.

The disclosures related to real estate revenue are included in Note 4 to the consolidated financial statements.

### ***Audit Response***

For the buyer's equity, we evaluated management's basis of the buyer's equity by comparing this to the historical analysis of sales cancellations from buyers with accumulated payments above the collection threshold. We traced the analysis to supporting documents such as notice of cancellations.

For the determination of the transaction price, we obtained an understanding of the Group's process in the determination of the population of contracts with customers related to real estate sale and election of available practical expedient. We obtained the financing component calculation of the management which includes an analysis whether the financing component of the Group's contract with customers is significant. We selected sample contracts from the sales contract database and traced these selected contracts to the calculation prepared by management. For selected contracts, we traced the underlying data and assumptions used in the financing component calculation such as contract price, cash discount, payment scheme, payment amortization table and percentage of completion to the contract provision and the actual and updated projected percentage of completion schedule. We also recomputed the financing component for each sample selected.



For the application of the output method in determining real estate revenue, we obtained an understanding of the Group's processes for determining the POC. We inspected the certified POC reports prepared by the project development engineers and assessed their competence, capabilities and objectivity by reference to their qualifications, experience and reporting responsibilities. For selected projects, we conducted ocular inspections, made relevant inquiries and inspected the supporting details of POC reports showing the completion of the major activities of project construction.

### **Other Information**

Management is responsible for the Other Information. Other Information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025 but does not include the consolidated financial statements and our auditor's report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025 are expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover Other Information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the consolidated financial statements, our responsibility is to read the Other Information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

### **Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements**

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with PFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.



As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

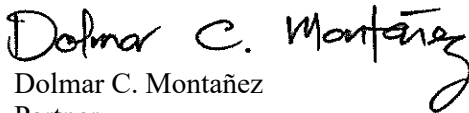
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Dolmar C. Montañez.

SYCIP GORRES VELAYO & CO.



Dolmar C. Montañez

Partner

CPA Certificate No. 112004

Tax Identification No. 925-713-249

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

SEC Partner Accreditation No. 112004-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

SEC Firm Accreditation No. 0001-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

BIR Accreditation No. 08-001998-119-2025, December 16, 2024, valid until December 15, 2027

PTR No. 10765095, January 2, 2026, Makati City

May 25, 2026



**STA. LUCIA LAND, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	December 31	
	2025	2024
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents (Notes 5 and 27)	₱2,537,777,826	₱3,390,734,579
Receivables (Notes 6, 19 and 27)	6,742,838,364	6,032,252,992
Contract assets (Notes 4 and 6)	1,896,992,022	2,599,899,462
Real estate inventories (Note 7)	43,448,931,352	40,085,156,831
Other current assets (Note 8)	2,896,648,020	2,834,585,076
Total Current Assets	57,523,187,584	54,942,628,940
<b>Noncurrent Assets</b>		
Installment contracts receivable - net of current portion (Notes 6 and 27)	2,094,081,311	1,556,464,191
Contract assets - net of current portion (Notes 4 and 6)	2,279,765,800	2,697,576,994
Investment properties (Note 10)	6,807,689,275	6,721,713,319
Property and equipment (Note 11)	82,867,551	69,646,849
Financial assets at fair value through other comprehensive income (FVOCI) (Notes 9 and 27)	736,959,837	759,645,948
Other noncurrent assets (Note 8)	1,120,079,319	1,273,043,078
Total Noncurrent Assets	13,121,443,093	13,078,090,379
	₱70,644,630,677	₱68,020,719,319
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts and other payables (Notes 12, 19 and 27)	₱7,237,631,532	₱7,455,676,082
Short-term debt (Notes 14 and 27)	5,001,519,875	7,045,008,875
Income tax payable	81,386,387	106,772,154
Contract liabilities - current portion (Notes 4 and 13)	202,489,817	440,262,548
Long-term debt - current portion (Notes 14 and 27)	6,152,682,551	4,597,176,079
Total Current Liabilities	18,675,710,162	19,644,895,738
<b>Noncurrent Liabilities</b>		
Long-term debt - net of current portion (Notes 14 and 27)	14,743,770,655	13,371,734,146
Contract liabilities - net of current portion (Notes 4 and 13)	41,821,471	336,343,941
Deferred tax liabilities - net (Note 24)	4,954,895,197	4,499,420,811
Retirement liabilities (Note 20)	18,072,185	14,891,646
Total Noncurrent Liabilities	19,758,559,508	18,222,390,544
Total Liabilities	38,434,269,670	37,867,286,282
<b>Equity (Note 15)</b>		
Capital stock	10,796,450,000	10,796,450,000
Additional paid-in capital	580,004,284	580,004,284
Retained earnings	22,154,610,799	20,073,726,707
Treasury shares	(1,600,000,000)	(1,600,000,000)
Net unrealized gain on fair value of financial assets at FVOCI (Note 9)	280,204,089	302,890,200
Remeasurement gains (loss) on pension - net of tax (Note 20)	(908,165)	361,846
Total Equity	32,210,361,007	30,153,433,037
	₱70,644,630,677	₱68,020,719,319

See accompanying Notes to Consolidated Financial Statements.



**STA. LUCIA LAND, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

	<b>Years Ended December 31</b>		
	<b>2025</b>	<b>2024</b>	<b>2023</b>
<b>REVENUE</b>			
Real estate sales (Notes 4, 13, 21 and 22)	<b>₱6,086,408,100</b>	₱8,212,551,205	₱8,453,844,312
Rental income (Notes 2, 10, 22 and 23)	<b>787,058,615</b>	760,115,040	762,501,539
Interest income on installment contract receivables and contract assets (Note 16)	<b>652,263,849</b>	856,401,184	732,744,600
Commission income	<b>322,134,009</b>	135,795,446	116,961,998
Other revenue (Note 16)	<b>1,470,227,433</b>	2,091,887,725	1,198,530,163
	<b>9,318,092,006</b>	12,056,750,600	11,264,582,612
<b>OTHER INCOME</b>			
Interest income on cash and cash equivalents and short-term investment (Notes 5, 8 and 16)	<b>34,462,593</b>	41,535,991	45,017,946
Dividend income (Note 9)	<b>5,232,000</b>	4,183,562	5,662,941
	<b>39,694,593</b>	45,719,553	50,680,887
	<b>9,357,786,599</b>	12,102,470,153	11,315,263,499
<b>COST OF SALES AND SERVICES</b>			
Cost of real estate sales (Notes 7, 21 and 22)	<b>1,970,289,973</b>	2,033,789,705	2,405,791,073
Cost of rental income (Notes 2, 10, 17, 19 and 22)	<b>631,044,341</b>	625,491,523	599,035,910
	<b>2,601,334,314</b>	2,659,281,228	3,004,826,983
<b>SELLING AND ADMINISTRATIVE EXPENSES</b>			
Commissions	<b>864,009,030</b>	946,505,005	971,766,501
Taxes, licenses and fees	<b>225,759,555</b>	288,000,682	209,016,187
Salaries and wages and other benefits (Notes 19 and 20)	<b>170,094,300</b>	165,687,509	132,261,677
Transportation, travel, office supplies and miscellaneous	<b>75,988,251</b>	66,239,016	74,199,024
Representation	<b>69,493,670</b>	80,182,991	68,213,800
Advertising	<b>36,308,037</b>	41,354,557	33,989,586
Professional fees	<b>19,015,879</b>	50,583,476	17,086,994
Depreciation and amortization (Note 11)	<b>17,735,543</b>	31,682,536	23,917,092
Utilities	<b>14,769,412</b>	22,846,485	21,379,488
Surcharges and penalties	<b>12,936,253</b>	45,387,641	30,038,121
Repairs and maintenance	<b>10,518,432</b>	152,811,328	128,102,326
Legal expense	<b>10,224,531</b>	10,821,372	11,849,942
Insurance expense	<b>5,408,730</b>	5,623,233	5,136,149
Provision for expected credit loss (Note 6)	<b>-</b>	15,160,768	35,495,908
	<b>1,532,261,623</b>	1,922,886,599	1,762,452,795
<b>INTEREST EXPENSE</b> (Notes 14 and 18)	<b>2,017,516,507</b>	1,888,654,063	1,597,481,944
<b>INCOME BEFORE INCOME TAX</b>	<b>3,206,674,155</b>	5,631,648,263	4,950,501,777
<b>PROVISION FOR INCOME TAX</b> (Note 24)	<b>794,104,629</b>	1,391,674,938	1,216,850,858
<b>NET INCOME</b>	<b>2,412,569,526</b>	4,239,973,325	3,733,650,919
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>			
<b>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods</b>			
Unrealized gain (loss) on fair value of financial assets at FVOCI (Note 9)	<b>(22,686,111)</b>	32,380,034	69,969,942
Remeasurement gains (losses) on pension - net of tax (Note 20)	<b>(1,270,011)</b>	1,293,761	(1,753,331)
	<b>(23,956,122)</b>	33,673,795	68,216,611
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>₱2,388,613,404</b>	₱4,273,647,120	₱3,801,867,530
<b>Basic/Diluted Earnings Per Share</b> (Note 25)	<b>₱0.29</b>	₱0.51	₱0.45

See accompanying Notes to Consolidated Financial Statements.



**STA. LUCIA LAND, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 and 2023**

	Capital stock (Note 15)	Additional paid-in capital (Note 15)	Retained earnings (Note 15)	Treasury shares (Note 15)	Net unrealized gain on fair value of financial assets at FVOCI (Note 9)	Remeasurement gains (losses) on pension - net of tax (Note 20)	Total
<b>For the Year Ended December 31, 2025</b>							
Balances as at January 1, 2025	₱10,796,450,000	₱580,004,284	₱20,073,726,707	(₱1,600,000,000)	₱302,890,200	₱361,846	₱30,153,433,037
Comprehensive income							
Net income	–	–	2,412,569,526	–	–	–	2,412,569,526
Other comprehensive loss	–	–	–	–	(22,686,111)	(1,270,011)	(23,956,122)
Total comprehensive income (loss)	–	–	2,412,569,526	–	(22,686,111)	(1,270,011)	2,388,613,404
Dividend declaration	–	–	(331,685,434)	–	–	–	(331,685,434)
Balances as at December 31, 2025	₱10,796,450,000	₱580,004,284	₱22,154,610,799	(₱1,600,000,000)	₱280,204,089	(₱908,165)	₱32,210,361,007
<b>For the Year Ended December 31, 2024</b>							
Balances as at December 31, 2023	₱10,796,450,000	₱580,004,284	₱16,468,576,800	(₱1,600,000,000)	₱270,510,166	(₱931,915)	₱26,514,609,335
Impact of adoption of PFRS 15 covered by PIC Q&A 2018-12-D (as amended by PIC Q&A 2020-04) (Note 28)	–	–	(302,965,418)	–	–	–	(302,965,418)
Balances as at January 1, 2024	10,796,450,000	580,004,284	16,165,611,382	(1,600,000,000)	270,510,166	(931,915)	26,211,643,917
Comprehensive income							
Net income	–	–	4,239,973,325	–	–	–	4,239,973,325
Other comprehensive income	–	–	–	–	32,380,034	1,293,761	33,673,795
Total comprehensive income	–	–	4,239,973,325	–	32,380,034	1,293,761	4,273,647,120
Dividend declaration	–	–	(331,858,000)	–	–	–	(331,858,000)
Balances as at December 31, 2024	₱10,796,450,000	₱580,004,284	₱20,073,726,707	(₱1,600,000,000)	₱302,890,200	₱361,846	₱30,153,433,037
<b>For the Year Ended December 31, 2023</b>							
Balances as at January 1, 2023	₱10,796,450,000	₱580,004,284	₱13,066,783,881	(₱1,600,000,000)	₱200,540,224	₱821,416	₱23,044,599,805
Comprehensive income (loss)							
Net income	–	–	3,733,650,919	–	–	–	3,733,650,919
Other comprehensive income (loss)	–	–	–	–	69,969,942	(1,753,331)	68,216,611
Total comprehensive income (loss)	–	–	3,733,650,919	–	69,969,942	(1,753,331)	3,801,867,530
Dividend declaration	–	–	(331,858,000)	–	–	–	(331,858,000)
Balances as at December 31, 2023	₱10,796,450,000	₱580,004,284	₱16,468,576,800	(₱1,600,000,000)	₱270,510,166	(₱931,915)	₱26,514,609,335

See accompanying Notes to Consolidated Financial Statements.



**STA. LUCIA LAND, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**

	Years Ended December 31		
	2025	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Income before income tax	₱3,206,674,155	₱5,631,648,263	₱4,950,501,777
Adjustments for:			
Interest expense (Notes 14 and 18)	2,017,516,507	1,888,654,063	1,597,481,944
Depreciation and amortization (Notes 10, 11 and 17)	160,273,952	168,286,392	159,966,914
Retirement expense (Note 20)	4,888,455	4,113,555	3,411,592
Dividend income (Note 9)	(5,232,000)	(4,183,562)	(5,662,941)
Gain on repossession of inventories (Notes 7 and 16)	(815,363,921)	(1,491,034,476)	(386,378,317)
Interest income (Notes 5, 6 and 16)	(686,726,442)	(897,937,175)	(777,762,546)
Operating income before changes in working capital	3,882,030,706	5,299,547,060	5,541,558,423
Changes in working capital:			
Decrease (increase) in:			
Receivables (Notes 6, 27 and 28)	(1,161,683,257)	(921,158,567)	(1,535,618,100)
Contract assets (Notes 4, 6 and 27)	1,120,718,634	886,682,079	(1,025,261,749)
Real estate inventories (Notes 7, 27 and 28)	(2,548,410,600)	(3,552,324,971)	(2,607,427,468)
Other current assets (Notes 8 and 28)	(462,062,946)	(123,201,368)	1,204,175,277
Other noncurrent assets (Note 8)	152,963,759	(163,661,826)	-
Increase (decrease) in:			
Accounts and other payables (Notes 12 and 28)	(207,744,316)	781,692,646	(289,969,480)
Contract liabilities (Notes 4 and 6)	(532,295,201)	(998,068,063)	(1,009,623,884)
Net cash generated from operations	243,516,779	1,209,506,990	277,833,019
Interest received	603,695,207	687,532,469	680,411,087
Income taxes paid	(369,961,673)	(156,887,356)	(314,547,768)
Contribution to plan asset (Note 20)	(2,000,000)	(3,611,459)	-
Net cash provided by operating activities	475,250,313	1,736,540,644	643,696,338
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Additions to:			
Short-term investments (Note 8)	-	(100,000,000)	-
Investment properties (Notes 10 and 28)	(212,713,935)	(289,161,711)	(338,059,846)
Property and equipment (Notes 11 and 28)	(45,487,080)	(25,009,810)	(32,956,067)
Maturity of short-term investments (Note 8)	400,000,000	-	-
Decrease in other noncurrent assets	-	-	114,780,584
Dividends received	1,744,000	2,267,233	3,407,864
Net cash provided by (used in) investing activities	143,542,985	(411,904,288)	(252,827,465)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from loans, net of transaction costs (Note 14)	13,682,097,114	19,192,948,000	20,260,458,483
Payment of loans (Note 14)	(12,798,043,133)	(18,069,209,357)	(19,154,800,000)
Payment of interest (including capitalized borrowing costs)	(2,024,118,598)	(1,900,039,011)	(1,589,739,125)
Dividend paid (Note 15)	(331,685,434)	(125,374,369)	(268,851,190)
Decrease in payable to related parties	-	-	(13,841,117)
Net cash used in financing activities	(1,471,750,051)	(901,674,737)	(766,772,949)
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(852,956,753)</b>	<b>422,961,619</b>	<b>(375,904,076)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>3,390,734,579</b>	<b>2,967,772,960</b>	<b>3,343,677,036</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 5)</b>	<b>₱2,537,777,826</b>	<b>₱3,390,734,579</b>	<b>₱2,967,772,960</b>

See accompanying Notes to Consolidated Financial Statements.



# **STA. LUCIA LAND, INC. AND SUBSIDIARIES**

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## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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### **1. Corporate Information**

Sta. Lucia Land, Inc. (SLLI or the Parent Company) is a publicly-listed company incorporated in the Republic of the Philippines and registered with the Philippine Securities and Exchange Commission (SEC) on December 6, 1966 under the name Zipporah Mining and Industrial Corporation. On August 14, 1996, the Parent Company's Articles of Incorporation was amended.

Under the amendment, it changed the corporate name to Zipporah Realty Holdings, Inc. and it transferred the original primary purpose to secondary purpose from being a mining firm to a real estate company with the amended primary purpose to acquire by purchase, lease, and to own and develop and hold for investment and/or disposal, real estate of all kinds together with their appurtenances.

On July 16, 2007, the Parent Company changed its corporate name from Zipporah Realty Holdings, Inc. to Sta. Lucia Land, Inc.

The registered office address and principal place of business of the Parent Company and its subsidiaries (collectively referred to as the Group) is at Penthouse Bldg. 3, Sta. Lucia Mall, Marcos Highway cor. Imelda Avenue, Cainta, Rizal.

The Group is 80.77% owned by Sta. Lucia Realty and Development Inc. (SLRDI or the Ultimate Parent Company).

#### Approval of Consolidated Financial Statements

The consolidated financial statements as of December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025 were approved and authorized for issue by the BOD on May 25, 2026.

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### **2. Basis of Preparation and Material Accounting Policy Information**

#### Basis of Preparation

The consolidated financial statements of the Group have been prepared using the historical cost basis, except for financial assets at fair value through other comprehensive income (FVOCI) that have been measured at fair value. The consolidated financial statements are presented in Philippine Peso (₱), which is also the Parent Company's functional currency and all values are rounded to the nearest Philippine peso except when otherwise indicated.

The consolidated financial statements provide comparative information in respect of the previous period and have been prepared under the going concern assumption.

#### Statement of Compliance

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

#### Basis of Consolidation

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiaries as of December 31, 2025 and 2024, and for each of the three years in the period ended December 31, 2025.



The consolidated financial statements are prepared using uniform accounting policies for like transactions and other similar events. All intra-group assets and liabilities, equity, income, expense and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The consolidated financial statements include the financial statements of the Parent Company and the following wholly-owned subsidiaries. The voting rights held by the Group in these subsidiaries are in proportion of their ownership interest.

	<u>% of Ownership</u>
Sta. Lucia Homes, Inc. (SLHI)	100.00%
Santalucia Ventures, Inc. (SVI)	100.00%

#### New Standards, Interpretations and Amendments

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of a new standard effective in 2025. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Unless otherwise indicated, adoption of this new standard did not have an impact on the consolidated financial statements of the Group.

- Amendments to PAS 21, *Lack of exchangeability*  
The amendments specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking.

The amendments are effective for annual reporting periods beginning on or after January 1, 2025. Earlier adoption is permitted and that fact must be disclosed. When applying the amendments, an entity cannot restate comparative information.

#### Future Changes in Accounting Policy

Pronouncements issued but not yet effective are listed below. The Group intends to adopt the following pronouncements when they become effective. Unless otherwise indicated, the adoption of these pronouncements is not expected to have a significant impact on the Group's consolidated financial statements.

##### *Effective beginning on or after January 1, 2026*

- Amendments to Illustrative Examples on PFRS 7, PFRS 18, PAS 1, PAS 8, PAS 26 and PAS 37, *Disclosures about Uncertainties in the Financial Statements*
- Amendments to PFRS 9 and PFRS 7, *Classification and Measurement of Financial Instruments*
- Amendments to PFRS 9 and PFRS 7, *Contracts Referencing Nature-dependent Electricity*
- Annual Improvements to PFRS Accounting Standards—Volume 11
  - Amendments to PFRS 1, *Hedge Accounting by a First-time Adopter*
  - Amendments to PFRS 7, *Gain or Loss on Derecognition*
  - Amendments to PFRS 9, *Lessee Derecognition of Lease Liabilities and Transaction Price*
  - Amendments to PFRS 10, *Determination of a 'De Facto Agent'*
  - Amendments to PAS 7, *Cost Method*



*Effective beginning on or after January 1, 2027*

- PFRS 18, *Presentation and Disclosure in Financial Statements*  
The standard replaces PAS 1 Presentation of Financial Statements and responds to investors' demand for better information about companies' financial performance. The new requirements include:
  - Required totals, subtotals and new categories in the statement of profit or loss
  - Disclosure of management-defined performance measures
  - Guidance on aggregation and disaggregation
- PFRS 19, *Subsidiaries without Public Accountability*
- Amendments to PAS 21, *Translation to a Hyperinflationary Presentation Currency*

*Deferred effectivity*

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For purposes of fair value disclosures, the Group has determined classes of assets on the basis of the nature, characteristics and risks of the asset and the level of the fair value hierarchy.



## Financial Instruments

### *Date of recognition*

The Group recognizes financial assets and liabilities in the consolidated statement of financial position when, and only when, the Group becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the trade date.

### *Financial assets*

#### *Initial recognition of financial instruments*

Financial assets are classified, at initial recognition, as either subsequently measured at amortized cost, at FVOCI, or at fair value through profit or loss (FVTPL).

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. The Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVTPL, transaction costs.

In order for a financial asset to be classified and measured at amortized cost or at FVOCI, it needs to give rise to cash flows that are 'solely payments of principal and interest' (SPPI) on the principal amount outstanding. This assessment is referred to as the 'SPPI test' and is performed at an instrument level.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

As of December 31, 2025 and 2024, the Group's financial assets comprise of financial assets at amortized cost and financial assets at FVOCI.

#### *Subsequent measurement*

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortized cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

#### *Financial assets at amortized cost*

Financial assets are measured at amortized cost if both of the following conditions are met:

- the asset is held within the Group's business model whose objective is to hold assets in order to collect contractual cash flows; and,
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized costs are subsequently measured at amortized cost using the effective interest method less any impairment in value, with the interest calculated recognized as interest income in profit or loss.



The Group classified cash and cash equivalents, installment contracts receivables and other receivables, short term investment, prepaid commission under “Other current assets”, and deposits in escrow and security deposits under “Other noncurrent assets” as financial assets at amortized cost (see Notes 5, 6 and 8).

*Financial assets at fair value through OCI (equity instruments)*

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under PAS 32, *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

The Group’s financial assets at fair value through OCI includes investments in quoted and unquoted equity instruments (see Note 9).

*Derecognition*

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the Group’s consolidated statement of financial position) when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a ‘pass-through’ arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of Financial Assets

The Group recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

For installment contracts receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Group has established a vintage analysis for installment contracts receivables and contract assets that is based on historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For other financial assets such as accrued receivable, receivable from related parties and advances to other companies, ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).



For cash and cash equivalents, the Group applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Group's policy to measure ECLs on such instruments on a 12-month basis based on available probabilities of defaults and loss given defaults. The Group uses the ratings published by a reputable rating agency to determine if the counterparty has investment grade rating. If there are no available ratings, the Group determines the ratings by reference to a comparable bank.

The Group considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

#### *Determining the stage for impairment*

At each reporting date, the Group assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Group considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and forward-looking analysis.

The Group considers that there has been a significant increase in credit risk when contractual payments are more than 90 days past due.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the loss allowance measurement reverts from lifetime ECL to 12-months ECL.

#### *Write-off of financial assets*

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows (e.g., when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the Group has effectively exhausted all collection efforts).

#### *Financial liabilities*

##### *Initial recognition and measurement*

As of December 31, 2025 and 2024, the Group's other financial liabilities consist of accounts and other payables (excluding statutory liabilities), short-term debt and long-term debt.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Directly attributable transaction costs are documentary stamp tax, underwriting and selling fees, regulatory filing fee and other fees.

##### *Subsequent measurement*

The financial liabilities of the Group consist of accounts and other payables, short term and long-term debt which are measured as follows:

##### *Loans and borrowings*

This category generally applies to the Group's accounts and other payables (excluding statutory liabilities), short-term debt and long-term debt.



After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in profit or loss.

#### *Derecognition*

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires.

#### Real Estate Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation or will be occupied by the Group, is held as inventory and is measured at the lower of cost and net realizable value (NRV). In few cases of buyer defaults, the Group can repossess the properties and held it for sale in the ordinary course of business and recognized at the prevailing market price. The repossessed properties are included in the “Real Estate Inventories” account in the consolidated statement of financial position. Any gain or loss arising from the fair valuation of the repossessed properties are included in the “Others” account presented under revenue in the consolidated statement of comprehensive income. Costs incurred in bringing the repossessed assets to its marketable state are included in their carrying amounts unless these exceed the recoverable values.

Cost includes the purchase price of land and those costs incurred for the development and improvement of the properties such as amounts paid to contractors for construction, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

The cost of inventory recognized in the consolidated statement of comprehensive income is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

#### Prepaid Expenses

Prepaid expenses are carried at cost less the amortized portion. These typically comprise prepayments for commissions, marketing fees, advertising and promotions, taxes and licenses, and insurance.

Advances to contractors are carried at cost. These represent advance payments to contractors for the construction and development of projects. The amounts are non-interest bearing and are recouped upon every progress billing payment depending on the percentage of accomplishment.

Deposits in escrow pertain to deposits made in compliance with the requirements on socialized housing credits in relation to processing of the Certificate of Registration (COR) and License to Sell (LTS) of certain projects of the Group. These proceeds are deposited in a local bank and earn interest at prevailing bank deposit rates.

With the exception of commission, which is amortized using POC, other prepaid expenses are amortized over the expected benefit period.

#### Refundable Deposits

Refundable deposits are measured initially at fair value. After initial recognition, refundable deposits are subsequently measured at amortized cost using the effective interest method.



The difference between the cash received and its fair value is deferred and amortized using the straight-line method under the “Real estate sales” account in the consolidated statement of comprehensive income.

Non-refundable deposits that are applicable against costs of services incurred or goods delivered are measured at fair value.

Investment Properties

Investment properties consist of properties that are held to earn rentals or for capital appreciation or both, and that are not occupied by the Group. Investment properties, except for land, are carried at cost less accumulated depreciation and any impairment in residual value. Land is carried at cost less any impairment in value.

Construction in progress are carried at cost and transferred to the related investment property account when the construction and related activities to prepare the property for its intended use are complete, and the property is ready for occupation. This includes cost of construction and other direct costs. Construction-in-progress is not depreciated until such time that the relevant assets are available for their intended use.

Depreciation of investment properties is computed using the straight-line method over the estimated useful lives of the assets and included under “Costs of Rental Income” in the consolidated statement of comprehensive income. The estimated useful lives and the depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of investment properties.

The estimated useful lives of investment properties follow:

	Years
Land improvements	40
Buildings and improvements	40
Machinery and equipment	5 to 10

The Group discloses the fair values of its investment properties in accordance with PAS 40.

The Group’s investment properties consist of land and building pertaining to properties, mall and office properties. These were valued by reference to market-based evidence using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

Property and Equipment

Property and equipment are carried at cost less accumulated depreciation and amortization and any impairment in value. The initial cost of property and equipment consists of its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Subsequent costs are capitalized as part of property and equipment only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the items can be measured reliably. All other repairs and maintenance are charged against current operations as incurred.



Depreciation and amortization of property and equipment commences once the assets are put into operational use and is computed on a straight-line basis over the estimated useful lives of the property and equipment as follows:

	Years
Office tools and equipment	3 to 5
Transportation equipment	5
Furniture and fixtures	3 to 5
Software	3 to 5

The useful life and depreciation and amortization method are reviewed periodically to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

Fully depreciated and amortized property and equipment are retained in the accounts until they are no longer in use. No further depreciation and amortization is charged against current operations.

#### Interests in Joint Development Projects

Interests in joint development projects represent one or more assets, usually in the form of real estate development, contributed to, or acquired for the purpose of the joint development and dedicated to the purposes of the joint operations. The assets are used to obtain benefits for the operators. Each operator may take a share of the output from the assets and each bears an agreed share of the expenses incurred. These joint operations do not involve the establishment of a corporation, partnership or other entity, or a financial structure that is separate from the operators themselves. Each operator has control over its share of future economic benefits through its share of the jointly operations. Contribution of the Group to the joint operations are included in real estate inventories.

#### Impairment of Nonfinancial Assets

This accounting policy relates to the other assets, interests in joint development projects, investment properties and property and equipment.

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets.

Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses of continuing operations are recognized in the consolidated statement of comprehensive income in those expense categories consistent with the function of the impaired asset.

#### Unearned Income

Unearned income refers to collections from buyers intended to cover the related cost for the processing of transfer of title and registration of properties of buyers that is to be performed upon full payment of the contract price. Income is recognized when earned performance obligation is satisfied.



### Customers' Deposits

Under the POC method of recognizing sales for real estate, when a real estate does not meet the requirements for revenue recognition, the sale is accounted for under the deposit method. Under this method, cash received from customers are recorded under "Customers' Deposits" account in the consolidated statement of financial position. It is also recognized when the cash received from customers is greater than the receivable from customers under POC. Subsequently, customers' deposits are applied against receivable from customers as a result of the recognition of sales through completion of the project.

### Pension

The Group has a funded, noncontributory defined benefit pension plan covering substantially all of its qualified employees. The Group's pension liability or asset is the aggregate of the present value of the defined benefit obligation at the end of the reporting period reduced by the fair value of plan assets (if any), adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The cost of providing benefits under the defined benefit plans is actuarially determined using the projected unit credit (PUC) method.

Defined benefit costs comprise the following:

- (a) service cost;
- (b) net interest on the net defined benefit liability or asset; and
- (c) remeasurements of net defined benefit liability or asset.

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss. Past service costs are recognized when plan amendment or curtailment occurs.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on high quality corporate bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in profit or loss.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Group, nor can they be paid directly to the Group. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations).

The right to be reimbursed of some or all of the expenditure required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.



### Equity

The Group records capital stock at par value and additional paid-in capital in excess of the total contributions received over the aggregate par values of the equity share. Incremental costs incurred directly attributable to the issuance of new shares are deducted from proceeds and charged to “Additional Paid-in Capital” (APIC) account.

Retained earnings represent accumulated earnings of the Group less dividends declared. The individual accumulated retained earnings of the subsidiaries are available for dividend declaration when they are declared by the subsidiaries as approved by their respective BOD. Retained earnings is restricted to payments of dividends to the extent of the cost of treasury shares.

### Treasury Shares

Treasury shares are recognized at cost and deducted from equity. No gain or loss is recognized in the profit and loss on the purchase, sale, issue or cancellation of the Group’s own equity instruments. Any difference between the carrying amount and the consideration less any incidental costs, if reissued, is recognized in additional paid-in capital. Voting rights related to treasury shares are nullified for the Group and no dividends are allocated to them. When the shares are retired, the capital stock account is reduced by its par value and the excess of cost over par value upon retirement is debited to additional paid-in capital when the shares were issued and to retained earnings for the remaining balance.

### Revenue from Contract with Customers

The Group primarily derives its real estate revenue from the sale of vertical and horizontal real estate projects. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. The Group has generally concluded that it is the principal in its revenue arrangements, except for the provisioning of water and electricity in its mall retail spaces and office leasing activities, wherein it is acting as agent.

The disclosures of significant accounting judgments, estimates and assumptions relating to revenue from contracts with customers are provided in Note 3.

### *Real estate sales*

The Group derives its real estate revenue from sale of lots, house and lot and condominium units. Revenue from the sale of these real estate projects under pre-completion stage are recognized over time during the construction period (or POC) since based on the terms and conditions of its contract with the buyers, the Group’s performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

In measuring the progress of its performance obligation over time, the Group uses the output method. This method measures progress based on physical proportion of work done on the real estate project which requires technical determination by the Group’s project development engineers and project managers. This is based on the monthly project accomplishment report prepared by the Group’s project development engineers as approved by the project managers which integrates the surveys of performance as of quarter end of the construction activities for both sub-contracted and those that are fulfilled by the developer itself.

The Group considers whether the selling price of the real estate property includes significant financing component. The transaction price is the amount of consideration to which an entity expects to be entitled in exchange for transferring promised goods or services to a customer. The transaction price includes interest which are accounted separately as interest income and reported under “Interest income on installment contract receivables and contract assets” under revenue.



The Group's unconditional right to an amount of consideration is recognized as "installment contracts receivables". Any excess of progress of work over the installment contracts receivables is included in the "contract asset" account in the asset section of the consolidated statement of financial position.

Any excess of collections over the total of recognized installment contracts receivables is included in the "contract liabilities" account in the liabilities section of the consolidated statement of financial position.

In case of sales cancellation due to the default of the buyers, the Group derecognizes the outstanding balance of contract asset or installment contracts receivable and recognize the repossessed property at fair value less cost to repossess, with any difference taken to profit or loss.

#### *Cost of real estate sales*

The Group recognizes costs relating to satisfied performance obligations as these are incurred taking into consideration the contract fulfillment assets such as connection fees. These include costs of land, land development costs, building costs, professional fees, depreciation, permits and licenses (see Note 7).

These costs are allocated to the saleable area, with the portion allocable to the sold area being recognized as costs of sales while the portion allocable to the unsold area being recognized as part of real estate inventories.

Contract costs include all direct materials and labor costs and those indirect costs related to contract performance. Expected losses on contracts are recognized immediately when it is probable that the total contract costs will exceed total contract revenue. Changes in contract performance, contract conditions and estimated profitability, including those arising from contract penalty provisions, and final contract settlements which may result in revisions to estimated costs and gross margins are recognized in the year in which changes are determined.

In addition, the Group recognizes as an asset only costs that give rise to resources that will be used in satisfying performance obligations in the future and that are expected to be recovered.

Marketing fees, management fees from administration and property management are recognized as expense when services are incurred.

#### *Costs to obtain contract (Commission expense)*

The incremental costs of obtaining a contract with a customer are recognized as an asset if the Group expects to recover them. The Group has determined that commissions paid to brokers and marketing agents on the sale of pre-completed real estate units are deferred when recovery is reasonably expected and are charged to expense in the period using the percentage of completion method that is consistent with the related revenue that is recognized as earned. Commission expense is included in the "Selling and administrative expense" account in the consolidated statement of comprehensive income.

Costs incurred prior to obtaining contract with customer are not capitalized but are expensed as incurred.

#### Contract Balances

##### *Installment contracts receivables*

Installment contracts receivables represent the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).



#### *Contract assets*

A contract asset pertains to unbilled revenue from sale of real estate. This is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional. This is reclassified as installment contracts receivable when the monthly amortization of the customer is already due for collection.

#### *Contract liabilities*

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made. Contract liabilities are recognized as revenue when the Group performs under the contract.

The contract liabilities also include payments received by the Group from the customers for which revenue recognition has not yet commenced.

#### *Contract fulfillment assets*

The Group amortizes contract fulfillment assets and capitalized costs to obtain a contract over the expected construction period using POC following the pattern of real estate revenue recognition. The amortization of contract fulfillment assets and cost to obtain a contract is included within “Cost of real estate sales” and “Selling and administrative expense”, respectively.

A contract fulfillment asset or capitalized costs to obtain a contract is derecognized either when it is disposed of or when no further economic benefits are expected to flow from its use or disposal.

#### Other Revenue and Income Recognition

##### *Rental income*

Rental income arising from operating leases on investment properties is recognized in the profit or loss as follows:

- Based on certain percentage of net income of operator after adjustments on shared expenses, as provided in the terms of the contract.
- Based on a straight-line basis over the term of the lease plus a certain percentage of sales of the tenants, as provided under the terms of the contract.

##### *Interest income*

Interest income is recognized as it accrues using the effective interest method.

##### *Commission income*

Commission income is recognized when services are rendered.

##### *Dividend income*

Dividend income is recognized when the Group’s right to receive the payment is established.

##### *Others*

Other income is derived from processing the registration of properties of buyers, collection from surcharges, penalties for late payments which are recognized when services are rendered and gain from fair valuation on repossess inventories.



Other income also includes profit share in hotel operations which is derived from the Group's share in service income, net of operating expenses, from units in a specific property development which is being operated as a hotel by a third party. Income is recognized when earned.

#### Costs and Expenses

Costs and expenses are recognized in the consolidated statement of comprehensive income when decrease in future economic benefit related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably.

#### *Cost of real estate sales*

Cost of real estate sales includes all direct materials, labor costs and incidental costs related to the construction of housing units.

#### *Cost of rental income*

Cost of rental income is mostly coming from depreciation, utilities and management fees. These are recognized as cost when incurred, except for depreciation which is recognized on a straight-line basis.

#### *Selling and administrative expenses*

Selling and administrative expenses are expenses that are incurred in the course of the ordinary operations of the Group. Selling and administrative expenses are costs incurred to sell real estate inventories, which include commissions, advertising and promotions, among others and costs of administering the business.

Expenses are recognized in the consolidated statement of comprehensive income as incurred based on the amounts paid or payable.

#### *Borrowing Costs*

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets.

For investment properties, interest is capitalized from the commencement of the development work until the date of practical completion. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted. Interest is also capitalized on the purchase cost of a site of property acquired specifically for redevelopment but only where activities necessary to prepare the asset for redevelopment are in progress.

For real estate inventories, interest is capitalized if the properties are currently undertaking activities necessary to prepare the assets for its intended sales, including but not limited to pre-construction activities such as permitting, design, planning and actual land development activities and are not ready to be sold in its current condition.

Capitalization of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Capitalization of borrowing costs ceases when substantially all the activities necessary to prepare the asset for its intended sale are completed. If the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded.

All other borrowing costs are expensed as incurred.



### Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

#### *Group as lessee - Short-term leases*

The Group applies the short-term lease recognition exemption to its short-term leases of office space (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognized as expense on a straight-line basis over the lease term.

#### *Group as a lessor*

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income is accounted on a straight-line basis over the lease term and is included in revenue in the consolidated statement of comprehensive income due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

### Income Taxes

#### *Current tax*

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that have been enacted or substantively enacted at the reporting date.

#### *Deferred tax*

Deferred tax is provided, using the liability method, on all temporary differences, with certain exceptions, at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences, carry forward benefits of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT) and unused net operating losses carryover (NOLCO), to the extent that it is probable that future taxable income will be available against which the deductible temporary differences and carry forward benefits of unused tax credits from excess MCIT over RCIT credits and unexpired NOLCO can be utilized. Deferred tax, however, is not recognized when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

### Basic and Diluted Earnings Per Share

Basic EPS is computed by dividing net income applicable to common stock by the weighted average number of common shares outstanding, after giving retroactive effect for any stock dividends, stock splits or reverse stock splits during the period.

Diluted EPS is computed by dividing net income by the weighted average number of common shares outstanding during the period, after giving retroactive effect for any stock dividends, stock splits or reverse stock splits during the period, and adjusted for the effect of dilutive options and dilutive convertible preferred shares.

As of December 31, 2025 and 2024, the Group has no potential diluted common shares.



### Segment Reporting

The Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on business segments is presented in Note 22 to the consolidated financial statements.

### Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

### Contingencies

Contingent liabilities are not recognized in the consolidated financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but disclosed when an inflow of economic benefits is probable.

### Events After the Reporting Date

Post year-end events up to date when the consolidated financial statements are authorized for issue that provide additional information about the Group's financial position at the reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the consolidated financial statements, when material.

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## 3. Significant Accounting Judgments and Estimates

The preparation of the accompanying consolidated financial statements in conformity with PFRS Accounting Standards, requires management to make estimates and assumptions that affect the amounts reported in the consolidated financial statements. The estimates and assumptions used in the accompanying consolidated financial statements are based upon management's evaluation of relevant facts and circumstances as at the date of the consolidated financial statements. Actual results could differ from such estimates.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

### Judgments

In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effect on the amounts recognized in the consolidated financial statements:

#### *Real estate revenue recognition*

##### *Existence of a contract*

The Group's primary document for a contract with a customer is a signed contract to sell. It has determined, however, that in cases wherein contract to sell are not signed by both parties, the combination of its other signed documentation such as reservation application, buyer's ledger and official receipts evidencing collections from buyer, would contain all the criteria to qualify as a contract with the customer under PFRS 15.



In addition, part of the assessment process of the Group before revenue recognition is to assess the probability that the Group will collect the consideration to which it will be entitled in exchange for the real estate property that will be transferred to the customer. In evaluating whether collectability of an amount of consideration is probable, the Group considers the significance of the buyer's initial payments (buyer's equity) in relation to the total contract price. Collectability is also assessed by considering factors such as payment history of buyers, age of installment contracts receivables and pricing of the property. Management regularly evaluates the historical sales cancellations and back-outs, if it would still support its current threshold of buyer's equity before commencing revenue recognition.

*Revenue recognition method and measure of progress*

The Group concluded that revenue for real estate sales is to be recognized over time because (a) the Group's performance does not create an asset with an alternative use and; (b) the Group has an enforceable right for performance completed to date. The promised property is specifically identified in the contract and the contractual restriction on the Group's ability to direct the promised property for another use is substantive. This is because the property promised to the customer is not interchangeable with other properties without breaching the contract and without incurring significant costs that otherwise would not have been incurred in relation to that contract. In addition, under the current legal framework, the customer is contractually obliged to make payments to the developer up to the performance completed to date. In addition, the Group requires a certain percentage of buyer's payments of total selling price (buyer's equity), to be collected as one of the criteria in order to initiate revenue recognition. Reaching this level of collection is an indication of buyer's continuing commitment and the probability that economic benefits will flow to the Group.

The Group has determined that the output method used in measuring the progress of the performance obligation (i.e. POC) faithfully depicts the Group's performance in transferring control of real estate development to the customers.

*Operating lease commitments - Group as lessor*

The Group has entered into commercial property leases on its investment properties. The Group has determined that it retains all significant risks and rewards of ownership of these properties which are leased out on operating leases.

The Group's operating lease contracts are accounted for as cancellable operating leases. In determining whether a lease contract is cancellable or not, the Group considers, among others, the significance of the penalty, including the economic consequence to the lessee.

Management's Use of Estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

*Revenue recognition and measure of progress for real estate sales (see Note 4)*

The Group's revenue recognition policy requires management to make use of estimates and assumptions that may affect the reported amounts of revenues and costs. The Group concluded that revenue from real estate sales is to be recognized over time using the output method. The Group's revenue from real estate sales recognized is based on physical proportion of work done on the real estate project which requires technical determination by the Group's project development engineers and project managers. Apart from involving significant estimates in determining the quantity of imports such as materials, labor and equipment needed, the assessment process for the POC is complex and the estimated project development costs requires technical determination by project development engineers.



Following the pattern of real estate revenue recognition, the cost to obtain a contract (e.g., commission), is determined using the POC. In 2025, 2024, and 2023, real estate sales amounted to ₱6,086.41 million, ₱8,212.55 million, and ₱8,453.84 million, respectively. Cost to obtain recorded as “Commissions” under “Selling and administrative expenses” amounted to ₱864.01 million, ₱946.51 million and ₱971.77 million in 2025, 2024 and 2023, respectively.

*Evaluation of impairment of receivables and contract assets (see Notes 4 and 6)*

The Group uses a provision matrix to calculate ECLs for trade receivables other than installment contracts receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Group’s historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The Group uses vintage analysis approach to calculate ECLs for installment contracts receivables. The vintage analysis accounts for expected losses by calculating the cumulative loss rates of a given loan pool. It derives the probability of default from the historical data of a homogenous portfolio that share the same origination period. The information on the number of defaults during fixed time intervals of the accounts is utilized to create the PD model. It allows the evaluation of the loan activity from its origination period until the end of the contract period.

The assessment of the correlation between historical observed default rates, forecast economic conditions (e.g., foreign exchange growth rate and bank lending rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group’s historical credit loss experience and forecast of economic conditions may also not be representative of customer’s actual default in the future.

The information about the ECLs on the Group’s installment contracts receivables and contract assets is disclosed in Note 6.

*Evaluation of net realizable value of inventories (see Note 7)*

Inventories are valued at the lower of cost and NRV. This requires the Group to make an estimate of the inventories’ selling price in the ordinary course of business, cost of completion and costs necessary to make a sale to determine the NRV. The Group adjusts the cost of its real estate inventories to net realizable value based on its assessment of the recoverability of the real estate inventories. In determining the recoverability of the inventories, management considers whether those inventories are slow or non-moving or if their selling prices have declined in comparison to the cost. The amount and timing of recorded expenses for any period would differ if different judgments were made or different estimates were utilized. In evaluating NRV, recent market conditions and current market prices have been considered.

There was no provision for impairment nor reversal of impairment in 2025, 2024 and 2023.

*Evaluation of impairment of other nonfinancial assets (except inventories)*

The Group reviews other assets, investment properties and property and equipment for impairment in value. This includes considering certain indications of impairment such as significant changes in asset usage, significant decline in assets’ market value, obsolescence or physical damage of an asset, plans in the real estate projects, significant underperformance relative to expected historical or projected future operating results and significant negative industry or economic trends. Where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is



written down to its recoverable amount. The recoverable amount is the asset's fair value less costs to sell, except for assets where value in use computation is applied.

The fair value less costs to sell is the amount obtainable from the sale of an asset in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from the asset. Recoverable amounts are estimated for individual assets or, if it is not possible, for the cash-generating unit to which the asset belongs (see Notes 8, 10 and 11).

The carrying values of the Group's nonfinancial assets as of December 31, 2025 and 2024 are disclosed below.

	2025	2024
Investment properties (Note 10)	₱6,807,689,275	₱6,721,713,319
Property and equipment (Note 11)	82,867,551	69,646,849
Other current assets* (Note 8)	2,896,648,024	2,434,585,076
Other noncurrent assets** (Note 8)	528,143,167	707,670,382
	<b>₱10,315,348,017</b>	<b>₱9,933,615,626</b>

\*Excluding short-term investment

\*\*Excluding deposits in escrow and refundable security deposits.

#### *Fair value of financial instruments*

Where the fair values of financial assets and financial liabilities recorded or disclosed in the consolidated statements of financial position cannot be derived from active markets, they are determined using internal valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values. These estimates may include considerations of liquidity, volatility, and correlation. See Note 26 for the related balances.

## 4. Revenue from Contracts with Customers

### Disaggregated Revenue Information

The Group derives revenue from the transfer of goods and services over time and at a point in time, respectively, in different product types. The Group's disaggregation of each source of revenue from contracts with customers are presented below:

	2025	2024	2023
<b>Real estate sales by product</b>			
Lot only	₱5,316,296,638	₱7,073,786,615	₱7,283,283,062
Condominium units	770,111,462	1,138,764,590	1,170,561,250
<b>Total revenue from contracts with customers</b>	<b>₱6,086,408,100</b>	<b>₱8,212,551,205</b>	<b>₱8,453,844,312</b>
<b>Geographical Location</b>			
Luzon	₱4,753,733,700	₱3,926,937,365	₱6,140,386,626
Visayas	736,105,692	1,901,642,958	1,317,117,272
Mindanao	596,568,708	2,383,970,882	996,340,414
<b>Total</b>	<b>₱6,086,408,100</b>	<b>₱8,212,551,205</b>	<b>₱8,453,844,312</b>

The Group's real estate sales are revenue from contracts with customers which are recognized over time.



Contract balances are as follows:

**December 31, 2025**

	Current	Noncurrent	Total
Installment contracts receivables (Note 6)	₱4,111,195,046	₱2,094,081,311	₱6,205,276,357
Contract assets (Note 6)	1,896,992,022	2,279,765,800	4,176,757,822
Contract liabilities (Notes 6 and 13)	202,489,817	41,821,471	244,311,288

**December 31, 2024**

	Current	Noncurrent	Total
Installment contracts receivables (Note 6)	₱3,316,841,312	₱1,556,464,191	₱4,873,305,503
Contract assets (Note 6)	2,599,899,462	2,697,576,994	5,297,476,456
Contract liabilities (Notes 6 and 13)	440,262,548	336,343,941	776,606,489

The Group recognizes the difference between the consideration received from the customer and the transferred goods to the customer (i.e., measured based on POC) as contract asset.

Installment contracts receivables from real estate sales are collectible in equal monthly principal installments with various terms up to fifteen (15) years. Interest rates range from 8% to 16% per annum. Titles to the residential units sold are transferred to customers upon full payment of the contract price.

Contract assets pertain to unbilled revenue from sale of real estate. It represents the right to consideration for assets already delivered by the Group in excess of the amount recognized as installment contracts receivables. Contract assets is reclassified to installment contracts receivables when monthly amortization of the customer is already due for collection.

Contract liabilities consist of collections from real estate customers which have not reached the equity threshold to qualify for revenue recognition and excess of collections over the services transferred by the Group based on POC. The movement in contract liabilities arise mainly from revenue recognition of completed performance obligations.

Set-out below is the amount of revenue recognized from:

	<u>2025</u>	<u>2024</u>
Amounts included in contract liabilities at the beginning of the year	₱608,867,957	₱1,856,126,435

**Performance obligations**

Information about the Group's performance obligations are summarized below:

*Real estate sales*

The Group entered into contracts to sell with one identified performance obligation which is the sale of the real estate unit together with the services to transfer the title to the buyer upon full payment of contract price. The amount of consideration indicated in the contract to sell is fixed and has no variable consideration.



The sale of a real estate unit may cover either (a) a lot; or (b) condominium unit. There is one performance obligation in each of these contracts. The Group recognizes revenue from the sale of these real estate projects under pre-completed contract over time during the course of the construction.

Payment commences upon signing of the reservation application and the consideration is payable in cash or under various financing schemes entered with the customer. The financing scheme would include down payment of 10% to 20% of the contract price spread over a certain period (e.g., one to three months) at a fixed monthly payment with the remaining balance payable (a) in full at the end of the period either through cash or external financing; or (b) through in-house financing which ranges from one (1) to fifteen (15) years with fixed monthly payment. The amount due for collection under the amortization schedule for each of the customer does not necessarily coincide with the progress of construction, which results to either a contract asset or contract liability.

The transaction price allocated to the remaining performance obligations (unsatisfied or partially satisfied) as at December 31, 2025 and 2024 follows:

	2025	2024
Within one year	<b>₱847,795,427</b>	₱2,402,601,010
More than one year	<b>497,333,469</b>	2,239,581,106
	<b>₱1,345,128,896</b>	₱4,642,182,116

The remaining performance obligations expected to be recognized within one year and in more than one year relate to continuous development of the Group's real estate projects. The Group's subdivision lots are expected to be completed within 3 to 5 years, while the condominium units are expected to be completed within 2 to 3 year.

#### Cost to Obtain Contract

As at December 31, 2025 and 2024, the rollforward of the cost to obtain contract included in the other current assets as follows (see Note 8):

	2025	2024
Balance at beginning of year	<b>₱361,238,833</b>	₱320,044,138
Additions	<b>896,546,288</b>	987,699,700
Amortization	<b>(864,009,030)</b>	(946,505,005)
Balance at end of year	<b>₱393,776,091</b>	₱361,238,833

## 5. Cash and Cash Equivalents

This account consists of:

	2025	2024
Cash on hand	<b>₱2,593,236</b>	₱2,496,236
Cash in banks	<b>2,375,174,590</b>	3,259,228,343
Cash equivalents	<b>160,010,000</b>	129,010,000
	<b>₱2,537,777,826</b>	₱3,390,734,579



Cash in banks earns interest at the prevailing bank deposit rates.

Cash equivalents include short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less from dates of placement and are subject to an insignificant risk of change in value, and earn annual interest ranging from 5% in 2025 and in 2024.

Interest income earned from cash in banks and cash equivalents amounted to ₱13.25 million, ₱29.10 million and ₱34.75 million in 2025, 2024 and 2023, respectively (see Note 16).

The Group has restricted cash in bank amounting ₱520.67 million and ₱493.62 million as of December 31, 2025 and 2024, respectively. This pertains to the cash deposited in an escrow trust account in compliance with socialized housing requirement and recorded under "Other noncurrent assets" in the consolidated statements of the financial position (see Note 8).

## 6. Receivables and Contract Assets

This account consists of:

	2025	2024
Installment contracts receivable (ICR):		
Subdivision land	₱5,173,285,427	₱4,092,908,811
Condominium units	1,031,990,930	780,396,692
Accrued interest receivable	1,005,451,112	922,419,877
Trade receivable from related parties (Note 19)	542,022,606	743,554,844
Advances to joint development operations	491,228,505	460,470,584
Receivable from tenants (Note 19)	220,651,123	254,828,633
Advances to officers, employees and agents (Note 19)	208,553,079	194,936,229
Commission receivable	110,427,940	119,215,209
Dividend receivable (Note 9)	45,589,662	42,101,662
Others	41,605,865	38,933,681
	<b>8,870,806,249</b>	7,649,766,222
Less allowance for expected credit losses (ECL)	33,886,574	61,049,039
	<b>8,836,919,675</b>	7,588,717,183
Less noncurrent ICR	2,094,081,311	1,556,464,191
	<b>₱6,742,838,364</b>	₱6,032,252,992

Installment contracts receivables represent the buyer's outstanding balance arising from real estate sales. These are collectible in equal monthly installments with various terms up to 5 to 15 years. These are carried at amortized cost. The corresponding titles to the subdivision land or condominium units sold under this arrangement are transferred to the buyers only upon full payment of the contract price. Annual interest rates on installment contracts receivables ranged from 8% to 16%. The total interest income recognized on these interest-bearing installment contracts receivables and contract assets amounted to ₱652.26 million, ₱856.40 million and ₱596.26 million in 2025, 2024 and 2023, respectively (see Note 16).



Allowance for ECL pertain to trade receivables. Movement follows:

	2025	2024
Balance at beginning of year	<b>₱61,049,039</b>	₱45,888,271
Provisions	–	15,160,768
Write-off	<b>27,162,465</b>	–
Balance at end of year	<b>₱33,886,574</b>	₱61,049,039

In the evaluation of the ECL under installment contracts receivables, the Group takes into account that the title to the property passes to the buyer only upon full settlement. For rental receivables, these are secured by security deposits and advanced rentals.

Accrued interest receivable pertains to interest on receivables from real estate sales already earned but not yet received.

Trade receivables from related parties include advances and uncollected rental income from related parties (see Note 19). These are noninterest-bearing, due and demandable.

Advances to joint development operations pertain to cash advances to land owners or joint development operators for the property or land that will be developed or under development. These advances are liquidated by the joint development operators once the purpose for which the advances were made has been accomplished and accordingly applied against the proceeds from sale due to joint development operators. These are noninterest-bearing, due and demandable.

Receivable from tenants represent the outstanding receivable arising from the lease of commercial spaces relating to the Group's mall operations and are collectible within 30 days from billing date.

Advances to officers, employees and agents pertain to loans granted to the Group's employees which are collectible through salary deduction, are noninterest-bearing and have various maturity dates. This also includes advances for liquidation for cash advances to custodians for site costs and administrative expenses. These are also advances to sales agents for marketing activities which are replenished upon liquidation.

Commission receivable represents the uncollected and unbilled commission revenue for real estate sales services rendered to outside parties. This is equivalent to a certain percentage of the total contract price of properties sold.

Dividend receivable pertains to cash dividend declared from investees accounted at FVOCI.

Other receivables primarily represent the Group's uncollected development income from the Summerhill Executive Phase 4 project located in Antipolo, Rizal.



## 7. Real Estate Inventories

A summary of the movement in inventory is set out below:

	2025	2024
Balance at January 1	<b>₱40,085,156,831</b>	₱34,865,859,862
Construction and development costs incurred	<b>3,532,876,275</b>	5,234,652,343
Land acquired during the year	<b>38,454,140</b>	48,462,667
Repossessed real estate inventories	<b>1,762,734,079</b>	1,969,971,664
Costs of real estate sales	<b>(1,970,289,973)</b>	(2,033,789,705)
Balance at December 31	<b>₱43,448,931,352</b>	₱40,085,156,831

The real estate inventories are carried at lower of cost and net realizable value (NRV). There are no inventories recorded at NRV.

The Group acquired various lands for development amounting ₱38.45 million and ₱48.46 million in 2025 and 2024, respectively. Initial stages of development are underway on these properties with a view to sell as subdivision, condominium or commercial space.

Real estate inventories arising from cancellation of sales due to buyers' default in payment are recorded as repossessed real estate inventories. These are recorded at fair value less cost to sell and cost to complete at the time of cancellation and are held for sale in the ordinary course of business.

Gain on repossession of real estate inventories amounted to ₱815.36 million, ₱1,491.03 million and ₱386.38 million in 2025, 2024 and 2023, respectively (see Note 16).

Real estate inventories include unsold units which are temporarily used in condotel operation managed by third parties. The Group has recognized profit share in this operation amounting to ₱38.62 million, ₱51.55 million and ₱30.70 million in 2025, 2024 and 2023, respectively (see Note 16).

Real estate inventories recognized as cost of sales amounted to ₱1,970.29 million in 2025, ₱2,033.79 million in 2024 and ₱2,405.79 million in 2023 and are included as "Costs of real estate sales" in the consolidated statements of comprehensive income. Cost of real estate sales includes acquisition cost of land, amount paid to contractors, development costs and other costs attributable to bringing the real estate inventories to its intended condition.

There is no provision for impairment loss on real estate inventories in 2025, 2024 and 2023.

No inventories are pledged as collateral to borrowings of the Group as of December 31, 2025 and 2024.

The Group has committed to various construction and development projects awarded to contractors. These commitments represent contractual obligations to make future payments for construction related to ongoing projects. As of December 31, 2025, and 2024, the amount of capital commitment awarded to contractors amounted to ₱1,086.04 million and ₱1,592.48 million, respectively.



## 8. Other Assets

This account consists of:

	2025	2024
Advances to contractors	<b>₱2,549,831,256</b>	₱2,125,763,242
Deposits in escrow (Note 5)	<b>520,668,908</b>	493,621,760
Prepaid commission (Note 4)	<b>393,776,091</b>	361,238,833
Prepaid taxes	<b>195,435,008</b>	370,927,982
Security deposits	<b>76,202,193</b>	75,526,215
Input VAT - net	<b>36,557,164</b>	82,365,671
Advances to lot owners	<b>15,498,114</b>	6,605,679
Short term investment	-	400,000,000
Others	<b>228,758,605</b>	191,578,772
	<b>4,016,727,339</b>	4,107,628,154
Less noncurrent portion of:		
Deposits in escrow (Note 5)	<b>520,668,908</b>	493,621,760
Advances to contractors	<b>400,828,782</b>	351,115,280
Security deposits	<b>71,267,244</b>	71,750,936
Prepaid commission	<b>63,521,349</b>	59,074,378
Prepaid taxes	<b>61,321,036</b>	295,008,724
Others	<b>2,472,000</b>	2,472,000
	<b>1,120,079,319</b>	1,273,043,078
	<b>₱2,896,648,020</b>	₱2,834,585,076

Advances to contractors represent payments made for the development and construction of real estate inventories and investment properties. The advances will be recouped against contractors' billings.

Security deposits pertain to refundable deposits for the electrical services or upgrade of electrical structures as necessary for every new project of the Group.

Short-term investment pertains to the premium yield advantage placement with more than 90 days of investment tenor that yields 5.00% interest per annum. Interest income earned from short term investments amounted to ₱21.21 million, ₱12.43 million and ₱10.27 in 2025, 2024 and 2023, respectively. (see Note 16).

Prepaid commission pertains to sales commission of agents that are recorded as contract cost when the sale is perfected. The related contract cost is amortized using the POC method consistent with the measure of progress for revenue recognition.

Input VAT represents VAT on purchase of goods and services. This is presented net of output VAT. The remaining balance is recoverable in future periods.

Advances to lot owners consist of advances for real estate properties that are the subject of acquisition. Advance payments to landowners shall be applied against the total selling price of the real estate properties. The application is expected to occur within 12 months after the reporting date.

Prepaid taxes pertain to creditable withholding taxes that can be applied against income tax payable and prepayments for registration of acquired lots.



Others consist mainly of prepayments related to mall operations and security deposits for short-term leases, among others.

## 9. Financial Assets at FVOCI

Financial assets at FVOCI consists of investments in:

	2025	2024
Investments at cost	₱456,755,748	₱456,755,748
Net unrealized gain	280,204,089	302,890,200
<b>Balance at end of year</b>	<b>₱736,959,837</b>	<b>₱759,645,948</b>

Movement in unrealized gain reflected in the other comprehensive income follows:

	2025	2024
Balance at beginning of year	₱302,890,200	₱270,510,166
Fair value change during the year	(22,686,111)	32,380,034
<b>Balance at end of year</b>	<b>₱280,204,089</b>	<b>₱302,890,200</b>

The following table provides the fair value hierarchy of the Group's financial assets at FVOCI which are measured at fair value as of December 31, 2025 and 2024:

### December 31, 2025

	Date of Valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Shares of stock:					
Quoted					
Gaming	December 28, 2025	₱524,142,280	₱524,142,280	₱ –	₱ –
Unquoted					
Real estate	December 31, 2025	212,817,557	–	–	212,817,557
		<b>₱736,959,837</b>	<b>₱524,142,280</b>	<b>₱ –</b>	<b>₱212,817,557</b>

### December 31, 2024

	Date of Valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Shares of stock:					
Quoted					
Gaming	December 28, 2024	₱545,378,307	₱545,378,307	₱–	₱–
Unquoted					
Real estate	December 31, 2024	214,267,641	–	–	214,267,641
		<b>₱759,645,948</b>	<b>₱545,378,307</b>	<b>₱–</b>	<b>₱214,267,641</b>



The valuation of unquoted shares of stock is categorized as Level 3 in the fair value hierarchy since valuation is based on unobservable inputs. The significant unobservable inputs used in the valuation pertains to latest available financial information. The fair value used by the Group is based on the adjusted net asset value amounting to ₱1,414.24 million and ₱1,423.87 million as of December 31, 2025 and 2024, respectively.

Significant increases (decreases) in the net asset value would result in a significantly higher (lower) fair value of the unquoted shares.

Generally, a change in the assumption made for the adjusted net asset value is accompanied by a directionally similar change in the growth per annum of the unquoted shares for the period.

Dividends earned from financial assets at FVOCI amounted to ₱5.23 million, ₱4.18 million and ₱5.66 million in 2025, 2024 and 2023, respectively.



## 10. Investment Properties

The rollforward analyses of this account follow:

	2025					Total
	Land	Land Improvements	Buildings and Improvements	Machinery and Equipment	Construction in Progress	
<b>Cost</b>						
Balances at January 1	₱1,802,529,188	₱44,259,000	₱5,151,494,849	₱412,409,000	₱1,435,473,865	₱8,846,165,902
Additions	–	–	213,983,532	–	–	213,983,532
Transfers	–	–	1,435,473,865	–	(1,435,473,865)	–
Balances at December 31	1,802,529,188	44,259,000	6,800,952,246	412,409,000	–	9,060,149,434
<b>Accumulated Depreciation</b>						
Balances at January 1	–	18,810,077	1,693,233,506	412,409,000	–	2,124,452,583
Depreciation (Note 17)	–	1,106,475	126,901,101	–	–	128,007,576
Balances at December 31	–	19,916,552	1,820,134,607	412,409,000	–	2,252,460,159
<b>Net Book Value</b>	<b>₱1,802,529,188</b>	<b>₱24,342,448</b>	<b>₱4,980,817,639</b>	<b>₱–</b>	<b>₱–</b>	<b>₱6,807,689,275</b>

	2024					Total
	Land	Land Improvements	Buildings and Improvements	Machinery and Equipment	Construction in Progress	
<b>Cost</b>						
Balances at January 1	₱1,802,529,188	₱44,259,000	₱5,113,067,234	₱412,409,000	₱1,174,543,348	₱8,546,807,770
Additions	–	–	38,427,615	–	260,930,517	299,358,132
Balances at December 31	1,802,529,188	44,259,000	5,151,494,849	412,409,000	1,435,473,865	8,846,165,902
<b>Accumulated Depreciation</b>						
Balances at January 1	–	17,703,602	1,557,857,082	412,409,000	–	1,987,969,684
Depreciation (Note 17)	–	1,106,475	135,376,424	–	–	136,482,899
Balances at December 31	–	18,810,077	1,693,233,506	412,409,000	–	2,124,452,583
<b>Net Book Value</b>	<b>₱1,802,529,188</b>	<b>₱25,448,923</b>	<b>₱3,458,261,343</b>	<b>₱–</b>	<b>₱1,435,473,865</b>	<b>₱6,721,713,319</b>

The construction in progress represents costs arising from the construction of the Parent Company's Ponte Verde mall project that is located in Panacan, Davao City. The Ponte Verde Mall was completed and commenced its operation on December 2025. Capital commitments amounted to ₱238.75 million and ₱43.25 million as of December 31, 2025 and 2024, respectively.



Rental income from investment properties amounted to ₱787.06 million, ₱760.12 million and ₱762.50 million in 2025, 2024 and 2023, respectively (see Note 23). Cost of rental income from investment properties amounted to ₱631.04 million, ₱625.49 million and ₱599.04 million in 2025, 2024 and 2023, respectively (see Note 17).

Depreciation expense recognized as costs of rental income amounted to ₱140.83 million, ₱168.30 million and ₱136.05 million in 2025, 2024 and 2023, respectively (see Note 17). The other related cost amounted to ₱490.21 million in 2025, ₱457.19 million in 2024 and ₱462.99 million in 2023 (Note 17).

The aggregate fair value of the Group's investment properties amounted to ₱12,186.60 million and ₱12,909.54 million as of December 31, 2025 and 2024, respectively.

The fair values were determined by management using the most recent appraisals from independent professionally qualified appraisers adjusted by current management assumptions. In 2025 and 2024, the Group determined the fair value of the land and building using the market data approach and income approach, respectively. The fair value of the investment properties disclosed in the financial statements is categorized within Level 3 of the fair value hierarchy.

Market data approach provides an indication of value by comparing the subject asset with identical or similar assets for which price information is available. This approach was used for the land as it is commonly used in the property market since inputs and data for this approach are available. For market data approach, the higher the price per square meter, the higher the fair value. The significant unobservable input to valuation of the land is the price per square meter ranging from ₱46,000 to ₱100,000.

Under income approach, all expected cash flows from the use of the asset were projected and discounted using the appropriate discount rate reflective of the market expectations. The significant unobservable inputs used in the valuation pertains to lease income growth and discount rate.

Significant increases (decreases) in estimated rental value and rent growth per annum would result in a significantly higher (lower) fair value of the properties. Significant increases (decreases) in the long-term vacancy rate and discount rate would result in a significantly lower (higher) fair value.

Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum, and an opposite change in the long-term vacancy rate and discount rate.

Borrowing cost capitalized to investment properties in 2025, 2024 and 2023 amounted to ₱4.62 million, ₱10.20 million and ₱13.90 million, respectively (Note 18). Capitalization rate used to determine the borrowing cost eligible for capitalization is 6.40%, 7.42%, and 6.76% in 2025, 2024 and 2023, respectively.



The Group has no restrictions on the realizability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

There are no investment properties as of December 31, 2025 and 2024 that are pledged as security for liabilities of the Group.

## 11. Property and Equipment

The rollforward analysis of this account follow:

	2025				
	Office Tools and Equipment	Transportation Equipment	Furniture and Fixtures	Software	Total
<b>Cost</b>					
Balances at January 1	₱84,653,416	₱185,642,741	₱23,258,691	₱38,333,814	₱331,888,662
Additions	571,065	10,374,350	34,541,663	–	45,487,078
Balances at December 31	85,224,481	196,017,091	57,800,354	38,333,814	377,375,740
<b>Accumulated Depreciation and Amortization</b>					
Balances at January 1	56,496,798	151,202,895	16,208,306	38,333,814	262,241,813
Depreciation and amortization	4,240,407	11,357,640	16,668,329	–	32,266,376
Balances at December 31	60,737,205	162,560,535	32,876,635	38,333,814	294,508,189
<b>Net Book Value</b>	<b>₱24,487,276</b>	<b>₱33,456,556</b>	<b>₱24,923,719</b>	<b>₱–</b>	<b>₱82,867,551</b>
	2024				
	Office Tools and Equipment	Transportation Equipment	Furniture and Fixtures	Software	Total
<b>Cost</b>					
Balances at January 1	₱78,845,663	₱169,853,028	₱19,846,347	₱38,333,814	₱306,878,852
Additions	5,807,753	15,789,713	3,412,344	–	25,009,810
Balances at December 31	84,653,416	185,642,741	23,258,691	38,333,814	331,888,662
<b>Accumulated Depreciation and Amortization</b>					
Balances at January 1	50,971,212	126,941,196	14,192,098	38,333,814	230,438,320
Depreciation and amortization	5,525,586	24,261,699	2,016,208	–	31,803,493
Balances at December 31	56,496,798	151,202,895	16,208,306	38,333,814	262,241,813
<b>Net Book Value</b>	<b>₱28,156,618</b>	<b>₱34,439,846</b>	<b>₱7,050,385</b>	<b>₱–</b>	<b>₱69,646,849</b>

Depreciation expense pertaining to mall operations recognized as costs of rental income amounted to ₱0.14 million, ₱0.12 million and ₱0.17 million in 2025, 2024 and 2023, respectively (see Note 17).

The Group has no restrictions on the realizability of its property and equipment and no contractual obligations to purchase, construct or develop property and equipment or for repairs, maintenance and enhancements.

As of December 31, 2025 and 2024, there are no property and equipment items pledged to secure the obligations of the Group.



## 12. Accounts and Other Payables

This account consists of:

	2025	2024
Payable to joint development operators	<b>₱2,165,239,376</b>	₱2,173,262,442
Contractors' payable	<b>1,407,795,475</b>	1,802,619,306
Accounts payable	<b>1,200,755,325</b>	1,128,122,635
Unearned income	<b>587,020,558</b>	554,865,137
Commission payable	<b>374,167,892</b>	368,545,629
Accrued buyers' refund	<b>232,386,528</b>	281,670,881
Dividends payable	<b>269,756,367</b>	269,756,367
Retention payable	<b>351,570,071</b>	201,896,847
Security deposit	<b>161,642,248</b>	129,576,666
Interest payable (Note 14)	<b>112,675,662</b>	118,008,157
Withholding tax payable	<b>95,456,865</b>	92,227,267
Taxes and licenses payable	<b>19,930,042</b>	19,930,042
Advances from shareholders	<b>14,711,492</b>	14,711,492
Payable to related parties (Note 19)	<b>5,537,607</b>	5,254,988
Others	<b>238,986,024</b>	295,228,226
	<b>₱7,237,631,532</b>	₱7,455,676,082

Payable to joint development operators pertains to their share on sale proceeds collected and for remittance. These are normally remitted within 60 days from the date of collection.

Contractors payable arises from progress billings from contractors' completed work on the development of projects. Except for those under offsetting arrangements, these are non-interest bearing and are normally settled on 30 to 60-day terms.

The Group entered into offsetting agreements with its contractors and suppliers whereby the Group sells subdivision land and condominium units in exchange for the delivery of the equivalent value of construction materials or services in accordance with specifications stated in the purchase orders and as stated in the bid proposal. The fair value of materials and services received to date is recorded under "Accounts Payable" until the criteria for revenue recognition are met. These liabilities under offsetting arrangements amounted to ₱851.72 million and ₱792.74 million as of December 31, 2025 and 2024, respectively.

Accounts payable also include amounts due to suppliers which are noninterest-bearing and are normally settled on 15 to 60-day terms.

Unearned income refers to collections from buyers intended to cover the related cost for the processing of transfer of title that is to be performed upon full payment of the contract price.

Commission payable represents amount payable and accrued that are due to the Group's marketing arms, brokers and agents

Retentions payable represents amounts withheld from payments to contractors as a guaranty for any claims that may arise from the construction and development of the project, and until after completion. These are non-interest bearing and will be remitted to contractors at the end of the contract work, generally within one year after the full acceptance of the completed project.

Security deposit are amounts received from tenants on the Group's leased properties.



Interest payable pertains to interest incurred on bank loans (see Note 14). These are settled on a quarterly basis.

Withholding tax payable consists of taxes withheld for remittance to regulatory agencies.

Taxes and licenses payable are amounts due to local government units for the processing of registration fees and licenses related to the Group's land acquisitions.

Advances from shareholders are intended for the working capital requirements and for the Group's administrative expenses (see Note 19).

Other payables primarily consist of accrued payables, professional fees, documentary stamp tax, unearned rent and mandatory employer's contributions which are noninterest-bearing and are normally settled within one year.

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### 13. Contract Liabilities

This account consists of customers' reservation fees, down payments and excess of collections over the installment contracts receivables recognized under the POC method. The excess of collections is applied against the installment contracts receivables that will be recognized in the succeeding years while collections below equity threshold are expected to be realized within a year.

The amount of revenue from real estate sales includes amount previously included in contract liabilities amounting to ₱608.87 million and ₱1,856.13 million in 2025 and 2024, respectively.

As of December 31, 2025 and 2024, the contract liabilities account amounted to ₱244.31 million and ₱776.61 million, respectively. Details follow:

	2025	2024
Collections below equity threshold	₱190,534,622	₱198,717,958
Excess of collections over POC	53,776,666	577,888,531
	244,311,288	776,606,489
Less noncurrent portion	41,821,471	336,343,941
	<b>₱202,489,817</b>	<b>₱440,262,548</b>

The Group requires buyers of the residential condominium units and subdivision lots to pay a minimum percentage of the total selling price before revenue recognition. These reservation fees and down payments will be applied against the installment contracts receivables when revenue recognition is met.

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### 14. Short-term and Long-term Debt

#### Short-term debt

Below are the details of the short-term debt:

	2025	2024
Loans under revolving credit facility agreements	₱4,286,519,875	₱5,295,008,875
Single payment short-term loan	715,000,000	1,750,000,000
	<b>₱5,001,519,875</b>	<b>₱7,045,008,875</b>



*Loans under revolving credit facility agreements follow:*

	2025	2024
Beginning balance	<b>₱5,295,008,875</b>	₱6,444,771,043
Availments	<b>5,652,459,000</b>	11,002,948,000
Payments	<b>(6,660,948,000)</b>	(12,152,710,168)
Ending balance	<b>₱4,286,519,875</b>	₱5,295,008,875

In 2025, the Group obtained various unsecured short-term loans amounting to ₱487.80 million from various financial institutions and qualified institutional buyers of securities arranged by Multinational Investment Bancorporation (MIB). These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 6.50% and 7.25%. Out of the total ₱487.80 million, ₱101.20 million were outstanding as of December 31, 2025.

In February 2025, the Group also obtained unsecured short-term loans amounting to ₱160.00 million from Banco De Oro. This matures in 12 months with 6.75% interest rate.

In 2025, unsecured-short term loans were borrowed from Maybank Philippines Inc. – Trust Department and Unicapital Inc. amounting to ₱1,980.00 million and ₱25.00 million, respectively. These loans have maturity periods ranging from 2 to 3 months, with annual interest rates ranging from 6.75% to 7.25%. As of December 31, 2025, ₱480.00 million and nil were outstanding from Maybank Philippines Inc. – Trust Department and Unicapital Inc., respectively.

In 2025, the Group also obtained unsecured short-term loans amounting to ₱1,672.5 million from RCBC Trust and Investment Group for refinancing purposes. These loans have maturity period of ranging from 2 to 4 months with annual interest rates ranging from 6.75% to 7.75%. As of December 31, 2025, ₱550 million were still outstanding.

In 2025, the Group also borrowed short-term loans amounting to ₱527.16 million from Philippine Commercial Capital, Inc. These loans have maturity periods ranging from 3 to 4 months, with annual interests at 6.25% and 6.50%. As of December 31, 2025, ₱142.17 million were still outstanding.

In 2025, the Group availed unsecured-short term loans from Philippine Veterans Bank amounting to ₱800.00 million with maturity period ranging from 3 to 6 months, with annual interest rates ranging from 6.75% to 7.25%. As of December 31, 2025, ₱400.00 million were still outstanding.

In 2024, the Group obtained various unsecured short-term loans amounting to ₱688.20 million from various financial institutions and qualified institutional buyers of securities arranged by Multinational Investment Bancorporation (MIB). These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 6.50% and 7.38%. Out of the total ₱688.20 million, ₱148.70 million were outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2024, the Group also obtained unsecured short-term loans amounting to ₱4,726.10 million from Rizal Commercial Banking Corporation (RCBC) Trust and Investment Group for refinancing purposes. These loans have maturity period of ranging from 2 to 4 months with annual interest rates ranging from 6.75% to 7.75%. Of the total ₱4,726.10 million, ₱701.20 million were outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2024, the Group also obtained unsecured short-term loans amounting to ₱1,368.65 million from Philippine Commercial Capital, Inc.(PCCI) - Trust and Investment Group. These loans have a maturity period ranging from 2 to 3 months with annual interest rate ranging from 6.50% to 7.38%.



Of the total ₱1,368.65 million, ₱142.78 million were outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2024, unsecured-short term loans were borrowed from Maybank Philippines Inc. – Trust Department and Unicapital Inc. amounting to ₱1,800.00 million and ₱700.00 million, respectively. These loans have maturity periods ranging from 1 to 4 months, with annual interest rates ranging from 6.75% to 7.25%. As of December 31, 2024, ₱500.00 and ₱25.00 were outstanding from Maybank Philippines Inc. – Trust Department and Unicapital Inc., respectively. These outstanding balances were paid in 2025.

In 2024, the Group availed unsecured-short term loans from Philippine Veterans Bank (PVB) amounting to ₱970.00 million with maturity period ranging from 3 to 6 months, with annual interest rates ranging from 6.75% to 7.25%. As of December 31, 2024, ₱550.00 million were still outstanding. These outstanding balances were paid in 2025.

In 2024, the Group also availed an unsecured short-term loans from Bank of Commerce (BOC) amounting to ₱500 million. These loans have an annual interest rate of 7.25%. The amount of ₱250.00 million availed during the year were still outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In August 2024, the Group also availed an unsecured short-term loans from Amalgamated Investment Bancorporation (AIB) amounting to ₱250.00 million. These loans have an annual interest rate of 7.25%. The amount of ₱250.00 million availed during the year were still outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2023, the Group obtained various unsecured short-term loans amounting to ₱902.10 million from various financial institutions and qualified institutional buyers of securities arranged by Multinational Investment Bancorporation (MIB). These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 7.00% and 7.38%. Out of the total ₱902.10 million, ₱202.40 million were outstanding as of December 31, 2024. Remaining balance amounting to ₱202.40 million were paid in 2025.

In 2023, the Group also obtained unsecured short-term loans amounting to ₱7,520.70 million from RCBC Trust and Investment Group for refinancing purposes. These loans have maturity period of ranging from 2 to 4 months with annual interest rates ranging from 7.25% to 7.75%. Of the total ₱7,520.70 million, ₱1,644.80 million were outstanding as of December 31, 2023. Remaining balance amounting to ₱1,644.80 million were paid in 2024.

In 2023, the Group also obtained unsecured short-term loans amounting to ₱1,976.13 million from PCCI - Trust and Investment Group. These loans have a maturity period ranging from 2 to 3 months with annual interest rate ranging from 7.00% to 7.38%. Of the total ₱1,976.13 million, ₱417.30 million were outstanding as of December 31, 2024. Remaining balance amounting to ₱417.30 million were paid in 2025.

In 2023, unsecured-short term loans were borrowed from Maybank Philippines Inc. – Trust Department and Unicapital Inc. amounting to ₱1,550.00 million and ₱825.00 million, respectively. These loans have maturity periods ranging from 2 to 3 months, with annual interest rates ranging from 6.50% to 7.25%. As of December 31, 2023, ₱500.00 million and ₱225.00 million were outstanding from Maybank Philippines Inc. – Trust Department and Unicapital Inc., respectively, were fully paid in 2024.



On February 25, 2023, the Group availed a 3 months and 1-year unsecured loans from Banco De Oro (BDO) amounting to ₱200.00 million and ₱160.00 million, respectively, with interest rates of 7.75% per annum. Only the 1-year unsecured loans were outstanding as of December 31, 2024. The Group paid ₱160.00 million and ₱200.00 million in 2025 and 2024, respectively.

In February 2023 and April 2023, the Group availed loans from PVB amounting to ₱60.00 million and ₱10.00 million, respectively. These loans have maturity periods of 12 months with annual interest rates of 7.25%. All loans were still outstanding as of December 31, 2023. These outstanding balances were paid in 2024.

In September 2023, the Group borrowed unsecured short-term loans from SLRDI amounting to ₱300.00 million with an annual interest rate of 6%. In May 2021, the Group obtained unsecured short-term loans from SLRDI amounting to ₱300.00 million, with an annual interest rate ranging from 3.75% to 4.25%. Additionally, in March 2020, the Group borrowed unsecured 3-month loans from SLRDI amounting to ₱1,200.00 million with a 5% annual interest rate. The total outstanding loans from SLRDI amounted to ₱1,800.00 million as of December 31, 2025 and 2024 (see Note 19).

In September 2023, the Group also availed an unsecured short-term loans from BOC amounting to ₱250.00 million. These loans have an annual interest rate of 7.00%. The amount of ₱250 million availed during the year were still outstanding as of December 31, 2023. These outstanding balances were paid in 2024.

In 2022, the Group obtained various unsecured short-term loans amounting to ₱2,277.40 million from various financial institutions and qualified institutional buyers of securities arranged by MIB. These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 3.25% to 6.75%. Loan payments amounted to ₱2,659.28 million in 2024 and ₱581.30 million in 2025. Outstanding balance of borrowings from MIB as of December 31, 2024 amounts to ₱916.07 million of which ₱822.57 million were still outstanding as of December 31, 2025.

In August 2022 and October 2022, the Group availed from PVB amounting to ₱300.00 million and ₱50.00 million, respectively. These loans have maturity periods ranging from 6 months, with annual interest rates ranging from 5.25% to 6.25%, respectively. As of December 31, 2023, the loans outstanding amounted to ₱280.00 million of which all were repaid in 2024.

In 2021, the Group obtained various unsecured short-term loans amounting to ₱3,503.40 million from various financial institutions and qualified institutional buyers of securities arranged by MIB. These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 3.50% to 4.75%. Outstanding balance of borrowings from MIB as of December 31, 2024 amounts to 916.07 million of which ₱822.57 million were still outstanding as of December 31, 2025.

Upon maturity, all outstanding loans under revolving credit facility agreements are continuously rolled over for another 3 to 6 months until fully paid.



*Single payment short-term loan*

The rollforward analyses of single payment short-term loan follow:

	2025	2024
Beginning balance	₱1,750,000,000	₱1,900,000,000
Availments	100,000,000	250,000,000
Payments	(1,135,000,000)	(400,000,000)
Ending balance	<b>₱715,000,000</b>	<b>₱1,750,000,000</b>

On October 15, 2025, the Group borrowed 3-month unsecured loan from CTBC Corporation for an amount of 100.00 million, with annual interest of 6.5%.

On November 18, 2024, the Group borrowed 1-year unsecured loan from Robinsons Bank for an amount of ₱250.00 million, with annual interest rate of 6.08%.

On December 18, 2023, the Group acquired a one-year unsecured loan from Robinsons Bank for an amount of ₱500.00 million, with an annual interest rate of 6.99%. Upon maturity, the loan was refinanced with a new interest rate of 6.33%.

On August 5, 2022, the Group borrowed 1-year unsecured loan from China Bank Corporation (CBC) amounting to ₱1,000.00 million with an annual interest rate of 5.50%. A portion of the loan was repaid in 2023, totaling ₱50.00 million, ₱950.00 million was refinanced with a new interest rate of 8.03%. In 2024, ₱50.00 million were repaid, the remaining balance was refinanced with an interest rate of 8.03%.

On November 25, 2022, the Group borrowed 1-year unsecured loan from RCBC amounting to ₱500.00 million with an annual interest rate of 7.38%. A portion of the loan was repaid in 2023, totaling ₱50.00 million, ₱450.00 million was refinanced with a new interest rate of 8.00%. In 2024, ₱350 million were repaid and the remaining outstanding balance was refinanced with a new interest rate of 7.63%.

Upon maturity, all outstanding single payment short-term loan are continuously rolled over for another 3 months to 1 year until fully paid.

Long-term debt

Below are the details of the long-term debt:

	2025	2024
Loans under term facility agreement	₱21,026,000,000	₱18,088,000,000
Less current portion of:		
Loans under term facility agreement	6,152,682,551	4,597,176,079
	<b>14,873,317,449</b>	<b>13,490,823,921</b>
Less: unamortized debt issuance cost	129,546,794	119,089,775
	<b>₱14,743,770,655</b>	<b>₱13,371,734,146</b>



The rollforward analysis of the long-term debt follows:

	2025	2024
Beginning balance	<b>₱18,088,000,000</b>	₱15,604,500,000
Availments	<b>8,000,000,000</b>	8,000,000,000
Payments	<b>(5,062,000,000)</b>	(5,516,500,000)
Ending balance	<b>₱21,026,000,000</b>	₱18,088,000,000

#### *Unsecured Long Term Debt Facility Agreements*

On March 17, 2025, the Group made the second drawdowns of its 5-year term loan facilities with CBC and Rizal Commercial Banking Corporation, each amounting to 1,500.00 million at an annual fixed rate of 7.716%. As of December 31, 2025, the outstanding balances for these loans amounted to ₱1,350.00 million and ₱1,200.00 million, respectively.

On July 16, 2025, the Group secured a ₱3,000.00 billion loan facility with Bank of the Philippine Islands. The initial drawdown of ₱1,000.00 million was made on July 22, 2025 with interest rate of 7.3716%, followed by a second drawdown of ₱1,000.00 million with interest rate of 7.0275% on December 17, 2025. As of December 31, 2025, the outstanding balance amounted to ₱1,975.00 million.

On November 10, 2025, the Group entered into a five-year term loan facility with China Banking Corporation amounting to ₱5,000.00 million. The first drawdown of ₱3,000.00 million was made on December 10, 2025, bearing a fixed annual interest rate of 7.1114%. and is outstanding as of December 31, 2025.

On March 13, 2024, the Group made the second drawdown from the 5-year term loan with CBC amounting ₱3,000.00 million at an annual fixed rate of 8.27%. As of December 31, 2025, the outstanding balance amounted to ₱2,100.00 million.

On April 17, 2024, the Group signed a 5-year Medium-term loan facility with BPI amounting ₱2,000.00 million. The first drawdown was made on June 28, 2024 amounting ₱1,000.00 million at an annual fixed rate of 7.59%. As of December 31, 2024, the outstanding balance amounted to ₱950.00 million. The second drawdown was made on September 18, 2024, amounting to ₱1,000.00 million at an annual fixed rate of 7.68%. As of December 31, 2025, the outstanding balance amounted to ₱1,650 million.

On December 5, 2024, the Group entered into separate 5-year Term loan facility with CBC and RCBC amounting to ₱3,000 million each. On December 16, 2024, the Group made the initial drawdown of ₱1,500 million from both CBC and RCBC, with an interest rate of 7.65%.

On May 31, 2023, the Group signed a 5-year Term Loan with China Banking Corporation amounting to ₱1,500 million with an annual interest rate of 8.83%. As of December 31, 2025, outstanding principal on this loan amounted to ₱1,050.00 million.

On November 29, 2023, the Group signed a 5-year term loan with CBC at an annual rate of 8.13% with an aggregate amount of ₱5,000 million. On December 18, 2023, the Group made the first drawdown amounting to ₱2,000 million. As of December 31, 2025, ₱1,400.00 were still outstanding.

On March 10, 2023, the Group made the second drawdown at an annual fixed rate of 8.53% from RCBC, BPI, BDO and RBC amounting to ₱1,360.00 million, ₱510.00 million, ₱340.00 million and ₱340.00 million, respectively.



As of December 31, 2024, outstanding principal on this second drawdown from RCBC, BPI, BDO and RBC amounted to ₱1,224.00 million, ₱459.00 million, ₱306.00 million and ₱306.00 million, respectively. As of December 31, 2025, outstanding principal on this second drawdown from RCBC, BPI, BDO and RBC amounted to ₱680.00 million, ₱255.00 million, ₱170.00 million and ₱170.00 million, respectively.

On December 12, 2022, the Group signed Syndicated Term Loan Facility Agreement to raise up to ₱5,000.00 million. The Group was able to raise ₱1,200.00 million from first drawdown term loan facility due in 2027 and ₱2,550.00 million from second drawdown term loan facility due on December 22, 2027 with an annual interest rate ranging from 8.53% to 8.83%. Outstanding balance amounted to ₱1,875.00 million and ₱2,625.00 million as of December 31, 2025 and 2024, respectively.

On December 22, 2022, the Group made the first drawdown at an annual fixed rate of 8.83% from RCBC, Bank of the Philippine Islands (BPI), BDO and Robinsons Bank Corporation (RBC) amounting to ₱640.00 million, ₱240.00 million, ₱160.00 million and ₱160.00 million, respectively. As of December 31, 2024, outstanding principal on this 1st drawdown from RCBC, BPI, BDO and RBC amounted to 576.00 million, 216.00 million, 144.00 million and 144.00 million, respectively. As of December 31, 2025, outstanding principal on this 1st drawdown from RCBC, BPI, BDO and RBC amounted to 320.00 million, 120.00 million, 80.00 million and 80.00 million, respectively.

On March 16, 2022, the Group obtained 5-year term loan with CBC at an annual fixed rate of 6.89% which matures on March 16, 2027 amounting to ₱3,500.00 million. As of December 31, 2025 and 2024, the outstanding balance amounted to ₱1,050.00 million and ₱1,575.00 million, respectively.

On March 15, 2021, the Group signed a Long Term Debt Facility Agreement to raise ₱7,000.00 million. The Group was able to raise ₱1,800.00 million Tranche A Term Loan Facility due in 2024 and ₱2,300.00 million Tranche B Term Loan Facility due in 2026.

The net proceeds will be used to refinance maturing and existing debt and for general corporate purposes.

On March 18, 2021, the Group made an initial drawdown for Tranche A due in 2024 at an annual fixed rate of 4.90% from Bank of the Philippine Islands (BPI), BDO and Robinsons Bank Corporation (RBC) totaling ₱341.46 million, ₱341.46 million and ₱195.13 million, respectively, and for Tranche B due in 2026 at a fixed rate of 6.04% from BPI and Rizal Commercial Banking Corporation (RCBC) totaling ₱146.34 million and ₱975.61 million, respectively.

Remaining principal on this drawdown for Tranche A from BPI, BDO and RBC amounted to ₱170.73 million, ₱170.73 million and ₱97.56 million, respectively, and all were paid in 2024. As of December 31, 2025 and 2024 Tranche B outstanding principal on this drawdown from BPI and RCBC amounted ₱38.41 million and ₱243.90 million, respectively in 2025 and ₱73.17 million and ₱487.80 million, respectively in 2024.

As of December 31, 2025 and 2024 the outstanding principal on Tranche B amounted to ₱36.59 million and ₱73.17 million from BPI, and ₱243.90 million and ₱487.80 million from RCBC, respectively.

On March 30, 2021, the Group and Noteholders signed an Accession Agreement to allow Unionbank of the Philippines (UBP) to participate in the amount of ₱1,000.00 million.



On May 26, 2021, the Group and Noteholders of the Long Term Note Facility Agreement signed an Accession Agreement allowing Development Bank of the Philippines (DBP) to participate in the amount of ₱1,900.00 million.

On June 28, 2021, the Group made the second drawdown for Tranche A due in 2024 at an annual fixed rate of 4.34% per annum from BPI, BDO, Robinsons Bank and DBP totaling ₱358.54 million, ₱358.54 million, ₱204.88 million and ₱1,900.00 million, respectively, and for Tranche B due in 2026 at an annual fixed rate of 5.58% from BPI, RCBC and UBP totaling ₱153.66 million, ₱1,024.39 million and ₱1,000.00 million, respectively.

Remaining principal on this drawdown for Tranche A from BPI, BDO, RBC and DBP amounted to ₱179.27 million, ₱179.27 million, ₱102.44 million and ₱950.00 million, respectively, which were repaid in 2024.

As of December 31, 2025 and 2024, the outstanding principal on Tranche B amounted to ₱38.41 million and ₱76.83 million from BPI, ₱256.10 million and ₱512.20 million from RCBC, and ₱250.00 million and ₱500.00 million from UBP, respectively.

As of December 31, 2025 and 2024 the outstanding debt amounted to ₱26,027.52 million and ₱25,133.01 million, respectively.

In July and September 2019, 5-year unsecured loans were borrowed from Bank of the Philippines Islands amounting ₱1,000.00 million and ₱500.00 million, respectively. These loans bear interest at a rate of 6.15% per annum. The remaining balance amounted to ₱450.00 million, which was repaid in 2024.

On October 27, 2017, the remaining unsecured ₱1,000.00 million of the ten (10) year Long Term Debt Facility was drawn by the Group. The ten (10) year Long Term Debt Facilities bear annual interest rates at 6.85% for the 1<sup>st</sup> to 5<sup>th</sup> year and 7.14% for the 6<sup>th</sup> to 10<sup>th</sup> year. Loan payments amounted to ₱487.00 million and ₱356.50 million in 2025 and 2024, respectively. As of December 31, 2025 and 2024, the remaining balance amounted to ₱1,001.00 million and ₱1,488.00 million, respectively.

#### *Covenants*

The Group is required to maintain a maximum of debt-to-equity ratio of 1.50:1.00, a minimum current ratio of 1.75:1.00 and a minimum debt service coverage ratio of 1.25. The Group has complied with the debt covenants as of December 31, 2025 and 2024.

Show below is the maturity analysis of short-term and long-term debt payments (gross of unamortized debt issue cost) up to ten years:

	2025	2024
Less than one year	<b>₱5,826,519,875</b>	₱7,045,008,875
More than one year to 2 years	<b>3,926,000,000</b>	1,650,000,000
More than 2 years to 3 years	<b>4,550,000,000</b>	5,688,000,000
More than 3 years to 4 years	<b>6,750,000,000</b>	5,850,000,000
More than 4 years to 10 years	<b>4,975,000,000</b>	4,900,000,000
	<b>₱26,027,519,875</b>	₱25,133,008,875



Movement in unamortized debt issuance cost for long-term debt follows:

	2025	2024
Beginning balance	₱119,089,775	₱109,646,862
Additions	70,361,886	60,000,000
Amortization	(59,904,867)	(50,557,086)
Ending balance	₱129,546,794	₱119,089,776

Interest expense on short-term and long-term debts amounted to ₱2,011.94 million, ₱1,866.08 million and ₱1,555.60 million in 2025, 2024 and 2023, respectively (see Note 18). Of the total interest expense, amortization of transaction cost on short-term and long-term loans amounted to ₱59.90 million, ₱50.56 million and ₱24.30 million in 2025, 2024 and 2023, respectively, and included under “Interest expense” in the consolidated statements of comprehensive income (see Note 18).

Borrowing costs capitalized as part of investment properties in 2025, 2024 and 2023 amounted to ₱4.62 million, ₱10.20 million and ₱13.90 million, respectively (see Notes 10 and 18).

## 15. Equity

The Parent Company’s capital stock as of December 31, 2025 and 2024 consists of:

	Shares	Amount
Par value per share - ₱1.00		
Authorized common shares	16,000,000,000	₱16,000,000,000
Issued shares	10,796,450,000	10,796,450,000
Treasury shares	2,500,000,000	1,600,000,000
Outstanding shares	8,296,450,000	8,296,450,000

### Registration Track Record:

- a) The Parent Company was incorporated as Zipporah Mining and Industrial Corporation (‘Zipporah Mining’) on December 6, 1966 as a mining firm which was amended to a real estate developer.
- b) On September 14, 1987, the Parent Company launched its Initial Public Offering where a total of 20,000.00 million common shares were offered at an offering price of ₱1.00 per share.
- c) Subject to a restructuring program, the BOD of the Parent Company approved on November 22, 1995 the offering of up to 1,000.00 million shares of stock out of the increase in the authorized capital stock from ₱50.00 million to ₱2,000.00 million at a par value of ₱1.00 to a group of investors led by the Ultimate Parent Company. This was subsequently approved and ratified by the stockholders in a Special Stockholders’ Meeting on December 18, 1995.



- d) On December 18, 1995, the stockholders of the Parent Company approved a number of changes in the corporate structure as part of its diversification scheme. These were:
1. The change of its name to Zipporah Realty Holdings, Inc.;
  2. The increase in the number of directors from nine to eleven;
  3. The waiver of the pre-emptive rights over the future issuances of shares;
  4. The change in the primary and secondary purposes;
  5. The change in the par value of its shares from ₱0.01 to ₱1.00; and
  6. The increase in its authorized capital stock to ₱2,000.00 million.

The first four changes were approved by the SEC on August 14, 1996 while the last two corporate acts were approved on January 22, 1997.

- e) On June 15, 2007, the BOD approved the following resolutions and was ratified by the stockholders on July 16, 2007:
1. Change in Corporate name to Sta. Lucia Land, Inc.;
  2. Increase in authorized capital stock of the Parent Company from ₱2,000.00 million divided into 2,000.00 million shares to ₱16,000.00 million divided into 16,000.00 million shares or an increase of ₱14,000.00 million with a par value of ₱1.00 per share;
  3. Subscription of the Ultimate Parent Company of up to 10,000.00 million shares out of the increase in the Parent Company's authorized capital stock; and
  4. Subscription of the Ultimate Parent Company to such shares shall be at par value, and the consideration for which shall be the assignment and transfer by the Ultimate Parent Company to the Parent Company of assets acceptable to the Parent Company at a reasonable discount on the fair market value of such assets. The fair market value was determined by independent professionally qualified appraisers. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and knowledgeable, willing seller in an arm's length transaction at the date of valuation.

The above resolutions were ratified by the Parent Company's shareholders on July 16, 2007.

- f) On December 8, 2007, the Parent Company and the Ultimate Parent Company executed various deeds of assignment wherein the Ultimate Parent Company assigned all its rights, title and interest to certain properties consisting of investment properties (Sta. Lucia East Grand Mall) amounting to ₱4,710.00 million and certain parcels of land amounting to ₱6,018.50 million and assumption of mortgage in the investment properties of ₱723.60 million. The investments of the Ultimate Parent Company through the assignment of various properties, net of mortgage assumed, were issued with shares of stock totaling ₱10,000.00 million.

The Group has 263 existing certified shareholders as at December 31, 2025, 2024 and 2023.



### Treasury Shares

In 2010, the Parent Company/SLLI had intercompany receivables from its Ultimate Parent Company/SLRDI amounting to ₱1,029.88 million which was settled by the Ultimate Parent Company/SLRDI by assigning shares of stocks of “Saddles and Clubs Leisure Park” to the Parent Company.

Also, the Parent Company/SLLI accumulated ₱442.42 million receivables from Sta. Lucia East Commercial Corporation (SLECC) arising from uncollected rental income.

In aggregate, the Parent Company’s recognized assets consisting of the “Saddles and Clubs Leisure Park” and receivables from SLECC amounted to ₱1,801.11 million. On July 8, 2014, the Ultimate Parent Company/SLRDI and the Parent Company/SLLI executed a deed of assignment which rescinded its previous arrangement with respect to the assignment of the “Saddles and Clubs Leisure Park” project that resulted in the reversion of the assignment and the reinstatement of the receivables from the Ultimate Parent Company amounting ₱1,358.69 million. The parties also agreed to assign the SLECC receivables of ₱442.42 million to the Ultimate Parent Company. As a result, the total amount of receivables from the Ultimate Parent Company amounted to ₱1,801.11 million.

In order to fully settle the receivables from the Ultimate Parent Company amounting ₱1,801.11 million, the Ultimate Parent Company/SLRDI agreed on July 8, 2014 to assign, convey and transfer in favor of the Parent Company 3,000.00 million shares out of the Ultimate Parent Company’s total shareholdings in the Parent Company.

The parties agreed to execute the assignment of the 3,000.00 million of the Parent Company shares in 2 tranches:

- Tranche 1 - 2,250.00 million shares, which covered ₱900.00 million of the advances, were transferred within 30 days from the signing of the Deed of Assignment. The Parent Company successfully executed Tranche 1 in September 2014.
- Tranche 2 - 750.00 million shares, which shall cover the remaining ₱901.11 million of the advances, to be transferred within 1 year from the date of the Deed of Assignment, or when the Parent Company accumulates more than ₱901.11 million in unrestricted retained earnings, whichever is earlier. On December 27, 2018, pursuant to the Deed of Assignment, the Ultimate Parent Company and the Parent Company executed Tranche 2 in the Deed of Assignment. The Parent Company acquired 750.00 million treasury shares at a price of ₱1.20 per share to settle the ₱900.00 million advances under Tranche 2.

Upon execution of Tranches 1 and 2, the assignment, conveyance and transfer of the 3,000.00 million shares from the investment of the Ultimate Parent Company/SLRDI to Parent Company/SLLI were recognized as treasury shares in the consolidated financial statements of the Parent Company/SLLI.

On December 22, 2015, the Group’s 400.00 million treasury shares costing ₱0.40 per share or totaling ₱160.00 million were reissued at ₱0.75 per share.

On November 23, 2022, the Group reissued 100.00 million shares held as treasury at ₱2.90 per share or a total price of ₱290.00 million.

### Retained Earnings

On September 18, 2025, the Board of Directors approved the declaration of special cash dividend amounting to ₱0.04 per outstanding common share or a total of ₱331.69 million, which was recorded as of October 27, 2025 and was paid on November 13, 2025.



On November 7, 2024, the Board of Directors approved the declaration of special cash dividend amounting to ₱0.04 per outstanding common share or a total of ₱331.86 million, which was recorded as of November 28, 2024 and was paid on December 20, 2024.

On November 10, 2023, the Board of Directors approved the declaration of special cash dividend amounting to ₱0.04 per outstanding common share or a total of ₱331.86 million, which was recorded as of December 7, 2023 and was paid on December 22, 2023.

In accordance with Revised Securities Regulation Code Rule 68, Annex 68-D, after reconciling items, the Group's retained earnings available for dividend declaration as of December 31, 2025 amounted to ₱20,509.50 million. The retained earnings are restricted to dividends to the extent of shares held in treasury amounting to ₱1,600.00 million.

#### Capital Management

The primary objective of the Group's capital management policy is to ensure that debt and equity capital are mobilized efficiently to support business objectives and maximize shareholder value. The Group establishes the appropriate capital structure for each business line that properly reflects its credit rating and allows it the financial flexibility, while providing sufficient cushion to absorb cyclical industry risks. The Group manages its capital structure and make adjustments to it, in light of changes in economic decisions.

The Group's sources of capital include all the components of the equity totaling ₱32,210.36 million and ₱30,153.43 million as of December 31, 2025 and 2024, respectively.

The Group monitors capital using a gearing ratio, which is total debt divided by total equity. The Group includes within debt, interest-bearing loans and external borrowings whether in the form of short-term notes or long-term notes and bonds.

The following table shows how the Group computes for its net debt-to-equity ratios as of December 31, 2025 and 2024:

	<b>2025</b>	2024
Short-term and Long-term Debt (Note 14)	<b>₱25,897,973,081</b>	₱25,013,919,100
Less: Cash and cash equivalents (Note 5)	<b>2,537,777,826</b>	3,390,734,579
Net debt	<b>23,360,195,255</b>	21,623,184,521
Equity	<b>32,210,361,007</b>	30,153,433,037
Net debt-to-equity ratio	<b>0.73:1</b>	0.72:1



## 16. Other Revenue and Interest Income

Other revenue consists of:

	2025	2024	2023
Gain on repossession of inventories (Note 7)	<b>₱815,363,921</b>	₱1,491,034,476	₱386,378,317
Processing and registration fees	<b>464,225,893</b>	389,961,618	611,861,940
Surcharges and penalties	<b>82,546,293</b>	76,943,371	85,364,340
Profit share in hotel operations	<b>38,621,641</b>	51,547,986	30,697,170
Gain from forfeited deposits	<b>2,270,503</b>	16,709,429	7,332,936
Others	<b>67,199,182</b>	65,690,845	76,895,460
	<b>₱1,470,227,433</b>	₱2,091,887,725	₱1,198,530,163

Others mainly consists of income from nonrefundable collection from delinquent buyers, foreign exchange gains and losses

Interest income is consists of:

	2025	2024	2023
Interest income on installment contract receivables and contract assets:			
Installment contracts receivables and contract assets (Note 6)	<b>₱652,263,849</b>	₱856,401,184	₱596,261,254
Accretion from unamortized discount (Note 6)	-	-	136,483,346
	<b>652,263,849</b>	856,401,184	732,744,600
Interest income on banks and investments:			
Cash in banks and cash equivalents (Note 5)	<b>13,254,260</b>	29,102,380	34,752,946
Short term investment (Note 8)	<b>21,208,333</b>	12,433,611	10,265,000
	<b>34,462,593</b>	41,535,991	45,017,946
	<b>₱686,726,442</b>	₱897,937,175	₱777,762,546

## 17. Cost of Rental Income

Cost of rental income consists of:

	2025	2024	2023
Utilities - net	<b>₱298,192,495</b>	₱283,852,494	₱301,375,500
Depreciation (Note 10 and 11)	<b>140,830,414</b>	168,299,002	136,049,823
Carpark maintenance	<b>99,463,242</b>	83,016,742	84,172,850
Manpower	<b>62,815,827</b>	60,582,591	47,511,599
Management fees (Note 19)	<b>29,411,765</b>	29,411,765	29,411,765
Others	<b>330,598</b>	328,929	514,373
	<b>₱631,044,341</b>	₱625,491,523	₱599,035,910



## 18. Interest Expense

Interest expense consists of:

	2025	2024	2023
Interest expense on debt (Note 14)	₱2,011,938,563	₱1,866,079,185	₱1,555,060,276
Other financing charges	10,197,501	32,771,300	56,324,562
	<b>2,022,136,064</b>	1,898,850,485	1,611,384,838
Less capitalized borrowing costs (Notes 7, 10 and 14)	4,619,557	10,196,422	13,902,894
	<b>₱2,017,516,507</b>	₱1,888,654,063	₱1,597,481,944

## 19. Related Party Transactions

The Group in its regular conduct of business has entered into transactions with related parties. Parties are considered to be related if, among others, one party has the ability, directly or indirectly, to control the other party in making financial and operating decisions, the parties are subject to common control or the party is an associate or a joint venture. These accounts are noninterest-bearing and are generally unsecured. Unless otherwise indicated, the outstanding balances are generally settled in cash. The transactions are made at terms and prices agreed-upon by the parties.

The related amounts and outstanding balances from related party transactions (RPT) in 2025 and 2024 follow:

	Volume	Outstanding	Terms	Conditions
<b>Trade receivables</b> (Note 6)		<b>₱480,656,669</b>		
<i>Ultimate Parent Company (SLRDI) (a)</i>				
Sharing of expenses	₱11,385,976			
collection from buyers collected by SLRDI,	126,435,040			Unsecured; no
unremitted share of SLRDI	(141,375,871)		Due and demandable;	impairment
marketing fee	16,609,492		noninterest-bearing	
<i>Affiliates</i>			Due and demandable;	Unsecured; no
Management fees and advances (b)	13,072,038	28,602,744	noninterest-bearing	impairment
Rental income (b) (c)	54,318,997	32,763,193	Due and demandable;	Unsecured; no
		noninterest-bearing		impairment
		<b>₱542,022,606</b>		
<b>Key officers and directors</b> (Note 6) (d)	<b>₱59,341,141</b>	<b>₱136,559,689</b>	Due and demandable;	Unsecured; no
			noninterest-bearing	impairment
<b>Trade payables</b> (Note 12)				
<i>Ultimate Parent Company (SLRDI)</i>				
Advances (a)	-	₱5,537,607	Payable on demand;	Unsecured
<i>Advances from shareholders</i>			noninterest bearing	
Advances (f)	-	14,711,492	Payable on demand;	Unsecured
		noninterest bearing		
		<b>₱20,249,099</b>		
<b>Short-term Debt</b> (Note 14) €				
<i>Ultimate Parent Company (SLRDI)</i>				
Principal	₱-	₱1,800,000,000	Payable on demand;	Unsecured
Interest expense	₱109,500,000	₱13,825,000	interest bearing	



	2024			
	Volume	Outstanding	Terms	Conditions
Trade receivables (Note 6)				
<i>Ultimate Parent Company (SLRDI) (a)</i>		₱546,654,861		
Sharing of expenses,	₱12,054,231			
collection from buyers collected by SLRDI,	60,338,164			
unremitted share of SLRDI	(115,295,450)		Due and demandable;	Unsecured; no
marketing fee	8,382,555		noninterest-bearing	(Note 15)
<i>Affiliates</i>			Due and demandable;	Unsecured; no
Management fee (b)	34,774,868	44,942,471	noninterest-bearing	impairment
			Due and demandable;	Unsecured; no
Rental income (b) (c)	59,341,141	151,957,512	noninterest-bearing	impairment
		₱743,554,844		
<b>Key officers and directors (Note 6) (d)</b>	<b>₱22,793,141</b>	<b>₱136,559,689</b>	Due and demandable;	Unsecured; no
			noninterest-bearing	impairment
Trade payables (Note 12)				
<i>Ultimate Parent Company (SLRDI)</i>				
Advances (a)	₱6,500,000	₱5,254,988	Payable on demand;	Unsecured
<i>Advances from shareholders</i>			noninterest bearing	
Advances (f)	–	14,711,492	Payable on demand;	Unsecured
		₱19,966,480	noninterest bearing	
Short-term Debt (Note 14) (e)				
<i>Ultimate Parent Company (SLRDI)</i>				
Principal	₱–	₱1,800,000,000	Payable on demand;	Unsecured
			interest bearing	
Interest expense	109,800,000	12,325,000		

The significant transactions with related parties follow:

- (a) The Parent Company, in the normal course of business, has transactions with the Ultimate Parent Company consisting of non-interest bearing advances for working capital requirements with no fixed repayment terms. This includes noninterest-bearing cash advances for various charges for reimbursements of expenses on gasoline consumption of service vehicles, repairs and maintenance, supplies and other operating expenses. These advances amounted to ₱11.39 million, ₱12.05 million and ₱16.69 million in 2025, 2024 and 2023, respectively.

Other advances also include the collection from buyers collected by SLRDI. This pertains to the monthly amortization payment from the buyers of the Parent Company, collected by the Ultimate Parent Company, and due to be remitted to the Parent Company. The amount collected by SLRDI amounted to ₱126.44 million, ₱60.34 million and ₱29.06 million in 2025, 2024 and 2023, respectively.

Total share from the proceeds of SLRDI from the joint operations amounted to ₱565.50 million, ₱461.18 million and ₱388.20 million in 2025, 2024 and 2023, respectively. The share amounting ₱141.38 million, ₱115.30 million and ₱97.05 million are still to be remitted or offset against the receivable from SLRDI as of December 31, 2025, 2024 and 2023, respectively.

Other advances include the rentals for project exhibits and advertising/marketing costs amounting to ₱16.61 million, ₱8.38 million, and ₱13.01 million in 2025, 2024 and 2023, respectively.

The amount of deductions applied or offset against the advances for the year amounted to ₱28.00 million, ₱20.44 million, and ₱29.7 million in 2025, 2024 and 2023, respectively.



In 2014, SLLI and SLRDI entered into several memorandums of agreements wherein SLLI undertakes the development and marketing of the several projects of SLRDI and has assumed the position of the development contractor and marketing arm. In consideration of the services rendered by SLLI, SLRDI has agreed to the following:

- Colinas Verdes Bulacan Project - SLRDI has entered into a joint arrangement with Araneta Properties, Inc. (API) for a proceed sharing agreement of 60% - SLRDI - 40% API share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project;
- Green Meadows Iloilo Project - SLRDI has entered into a joint arrangement with AFP-Retirement and Separation Benefits System (ARSBS) for a lot sharing agreement of 55% -SLRDI - 45% ARSBS share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project;
- Ponte Verde Davao Project- SLRDI has entered into a joint arrangement with Green Sphere Realty Corporation (GSRC) for a lot sharing agreement of 60% - SLRDI - 40% GSRC share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project; and
- Valle Verde Davao Project - SLRDI has entered into a joint arrangement with GSRC for a lot sharing agreement of 60% - SLRDI - 40% GSRC share. SLLI shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project.

The Parent Company made cash advances from SLRDI to be used for various administrative and operating expenses. In 2025 and 2024, advances were made from SLRDI amounting to nil and ₱6.50 million, respectively.

- (b) SLECC and the Parent Company entered into a management services agreement effective October 1, 2014 wherein SLECC will provide property management and business development services, leveraging its knowledge in the mall operations from the past years. In exchange of SLECC's services, the Parent Company shall pay SLECC a management fee equivalent to 5% of the gross rental revenue for managing mall operations including repairs and maintenance and collection of space rental from storeowners or tenants. Management fee from SLECC amounted to ₱29.41 million, ₱29.41 million, ₱29.41 million in 2025, 2024 and 2023, respectively.

The Parent Company made noninterest-bearing cash advances to SLECC for various operating expenses to be offset against payable to SLECC amounting to ₱13.07 million, ₱34.77 million, and ₱17.92 million in 2025, 2024 and 2023, respectively.

As of date, the Company has outstanding receivables from SLECC amounting to ₱28.60 million and ₱44.94 million in 2025 and 2024, respectively.

- (c) The Parent Company has receivables from affiliated mall tenants. This pertains to accrued rental income amounting to ₱141.38 million and ₱115.98 million in 2025 and 2024, respectively. Rental income from affiliated tenants amounted to ₱54.32 million, ₱59.34 million, and ₱68.07 million in 2025, 2024 and 2023, respectively.



- (d) The Parent Company made noninterest-bearing cash advances to officers and directors which is subject to liquidation. These advances amounted to ₱24.56 million, ₱22.79 million and ₱20.46 million in 2025, 2024 and 2023, respectively. The remaining unliquidated receivables amounted to ₱149.09 million, ₱136.56 million and ₱126.22 million as of December 31, 2025, 2024 and 2023, respectively.
- (e) In September 2023, the Group availed loan from SLRDI amounting ₱300.00 million with 6% annual interest rates. In May 2021, the Group obtained unsecured short-term loans from SLRDI amounting to ₱300.00 million with an annual interest rate ranging from 3.75 to 4.25%. Also in March 2020, unsecured 3-months loans were borrowed from SLRDI amounting to ₱1,200.00 million with 5% annual interest rates. Total outstanding loans from SLRDI amounted to ₱1,800.00 million as of December 31, 2025 and 2024. The related interest expense on these loans amounted to ₱109.50 million, ₱109.80 million and ₱79.86 million in 2025, 2024 and 2023, respectively.
- (f) In order to support the commercial operations of the SLVI, several shareholders and the Ultimate Parent Company provided advances. As of December 31, 2025 and 2024, the remaining unpaid balances amounted to ₱14.71 million.

As of December 31, 2025 and 2024, the Group has not made any provision for ECL relating to amounts owed by related parties. There have been no guarantees and collaterals provided or received for any related party receivables or payables. This assessment of the Group is undertaken each financial year by examining the financial position and operating cash flows of the related party and the market in which the related party operates.

#### Key Management Personnel

Compensation of key management personnel by benefit type follows:

	2025	2024
Short-term employee benefits	₱22,552,264	₱20,502,059
Post-employment benefits (Note 20)	852,812	775,283
	<b>₱23,405,076</b>	<b>₱21,277,342</b>

#### Approval requirements and limits on the amount and extent of related party transactions

Material related party transaction (MRPT) are transactions amounting to ten percent (10%) or more of the total consolidated assets of the Group and shall be identified taking into account the related party registry. The Related Party Transaction Review Committee shall approve all material related party transactions before their commencement.

All individual MRPTs shall be approved by at least two-thirds (2/3) vote of the BOD, with at least a majority of the Independent Directors voting to approve the MRPT. In case that a majority of the Independent Directors' vote is not secured, the MRPT may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock.

Aggregate RPT transactions within a twelve (12)-month period that breaches the materiality threshold shall be required when the aggregate RPT transactions meets and exceeds the materiality threshold covering the same related party.



## 20. Pension

The Group has a funded, noncontributory, defined benefit pension plan covering all employees having regular employment status. The plan provides a retirement benefit equal to 22.5 days pay for every year of credited service in accordance with the Retirement Pay Law (Republic Act No. 7641). The Group updates the actuarial valuation every year by hiring the services of a third party professionally qualified actuary.

The following tables summarize the components of pension expense and net interest expense recognized in the consolidated statements of comprehensive income, remeasurements recognized in other comprehensive income and the funded status and amounts recognized in the consolidated statements of financial position for the existing pension plan.

Components of pension expense included in “Salaries and wages and other benefits” in the statements of comprehensive income follow:

	2025	2024	2023
Current service cost	<b>₱4,035,974</b>	₱3,351,499	₱2,718,050
Interest cost (net of interest income)	<b>852,481</b>	762,056	693,542
	<b>₱4,888,455</b>	₱4,113,555	₱3,411,592

The remeasurements recognized in OCI for the years ended December 31, 2025, 2024 and 2023 follows:

	2025	2024	2023
Actuarial losses (gains) due to:			
Experience adjustments	<b>₱454,532</b>	₱1,693,407	(₱684,835)
Changes in financial assumptions	<b>(946,776)</b>	78,739	2,171,600
Changes in demographic assumptions	<b>(208,388)</b>	(171,738)	431,286
Asset return in net interest cost	<b>(992,716)</b>	124,606	419,724
	<b>(₱1,693,348)</b>	₱1,725,014	₱2,337,775

Changes in the present value of the defined benefit obligation follow:

	2025	2024
Balances at beginning of year	<b>₱32,017,913</b>	₱25,787,045
Current service cost	<b>4,035,974</b>	3,351,499
Benefits paid from plan asset	<b>(212,802)</b>	(299,206)
Interest cost	<b>1,949,891</b>	1,578,167
Actuarial losses (gains) due to:		
Changes in financial assumptions	<b>(946,776)</b>	78,739
Changes in demographic assumptions	<b>(208,388)</b>	(171,738)
Experience adjustments	<b>454,532</b>	1,693,407
Balances at end of year	<b>₱37,090,344</b>	₱32,017,913



Changes in the fair value of the plan asset which are in the form of cash follow:

	2025	2024
Balances at beginning of year	₱17,126,267	₱10,484,756
Interest income	1,097,410	816,111
Contributions	2,000,000	6,000,000
Benefits paid from plan asset	(212,802)	(299,206)
Remeasurement gain (loss) less return on plan assets	(992,716)	124,606
<b>Balances at end of year</b>	<b>₱19,018,159</b>	<b>₱17,126,267</b>

The retirement liabilities follow:

	2025	2024
Defined benefit obligation, ending	₱37,090,344	₱32,017,913
Fair value of plan assets, ending	(19,018,159)	(17,126,267)
<b>Balances at end of year</b>	<b>₱18,072,185</b>	<b>₱14,891,646</b>

The cost of defined benefit pension plans and the present value of the pension obligation are determined using actuarial valuation. The actuarial valuation involves making various assumptions.

The fair value of plan assets by each class as of the end of the reporting period are allocated as follows:

	2025	2024
Cash and cash equivalents	₱108,404	₱ 20,552
Debt instruments	13,972,641	11,024,178
Unit investment trust funds (UITFs)	180,673	342,525
Insurance	4,665,154	5,624,266
Other assets (net of payables)	91,287	114,746
<b></b>	<b>₱19,018,159</b>	<b>₱17,126,267</b>

All debt instruments and UITFs held have quoted prices in active market. The remaining plan assets do not have quoted market prices in active market.

The plan assets have diverse investments and do not have any concentration risk.

The principal assumptions used in determining pension for the defined benefit plans are shown below:

	2025	2024
Discount rate	6.41%	6.09%
Salary increase rate	3.00%	3.00%

The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumption on the defined benefit obligation as of the end of the reporting period, assuming all other assumptions were held constant.

	Increase/ decrease in rate	2025	
		Impact on defined benefit obligation	
		Increase	Decrease
Salary increase rate	+/-1%	₱3,215,059	(₱2,765,183)
Discount rate	+/-1%	(2,659,495)	3,135,876



	2024		
	Increase/ decrease in rate	Impact on defined benefit obligation	
		Increase	Decrease
Salary increase rate	+/-1%	₱2,924,471	(₱2,520,853)
Discount rate	+/-1%	(2,431,154)	2,861,867

Shown below is the maturity analysis of the undiscounted benefit payments:

	2025	2024
2021	<b>₱13,528,321</b>	₱4,743,785
2022	<b>2,777,894</b>	9,217,551
2023	<b>2,914,396</b>	2,775,306
2024	<b>2,952,028</b>	2,429,035
2025	<b>2,594,681</b>	3,414,498
2026 – 2030	<b>18,706,083</b>	16,435,599

There was no plan amendment, curtailment, or settlement recognized in 2025 and 2024.

## 21. Interest in Joint Project Development Operations

The Group has entered into joint project development operations with various landowners and other companies, which include related parties. The interests in these joint operations range from 32% to 80% of the value of the whole project depending on the value of the land or investment of the other party against the estimated development costs. These joint project development operations entered into by the Group relate to the development and sale of subdivision land and condominium projects, with certain specified lots or units allocated to the joint operations. The Group's joint project development operations typically require the parties to contribute the land free from any lien, encumbrance and tenants or informal settlers to the project, with the Group bearing all costs related to land development and the construction of subdivision and condominium facilities.

For the years ended December 31, 2025, 2024 and 2023, the real estate sales and cost of real estate sales related to interest in joint project development operations are as follows:

	2025	2024	2023
Real estate sales	<b>₱2,377,589,658</b>	₱5,507,436,344	₱2,552,274,632
Cost of real estate sales	<b>804,548,285</b>	928,825,653	671,303,445

Sales and marketing costs are allocated to participating parties. The projects covering the joint operations are expected to be completed in various dates. Capital commitments amounted to ₱5,718.44 million and ₱7,540.80 million as of December 31, 2025 and 2024, respectively.



Following are the relevant assets and liabilities recorded by the Group under the joint project development operations as of December 31, 2025 and 2024:

	2025	2024
Real estate inventories (Note 7)	₱16,076,148,903	₱14,167,474,193
Contractors' payable (Note 12)	(392,209,898)	(313,260,513)

The above carrying amount represents the maximum exposure of the Group under the joint project development operations.

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## 22. Segment Information

Operating segments are components of an entity for which discrete financial information is available that is regularly reviewed by the entity's chief operating decision makers to make decisions about resources to be allocated to the segments and in assessing performance. Generally, financial information is required to be reported on the basis that is used internally for evaluating segment performance and deciding how to allocate resources to segments.

For management purposes, the Group's operating segments are organized and managed separately according to the nature of the products provided, with each segment representing a strategic business unit that offers different products and serves different markets. The Group has two reportable operating segments as follows:

- *Leasing*  
This segment consists of the Group's investment properties which includes properties that are held to earn rentals and are not occupied by the Group.
- *Residential development*  
This represents the development and selling of subdivision lots and high-rise condominium projects across the Philippines.

For investment properties, financial information is provided to the BOD on a property by property basis. The information provided is net rentals (including gross rent less property expenses). Information on the residential development property segment provided to the BOD is aggregated and is represented by revenue and profit from the sale of real estate inventories.

Segment assets for the leasing segment represent investment property held to earn rentals. Segment assets for the residential development segment represent unsold real estate inventories. Segment liabilities represent loans payable and customers' deposits as these are the only liabilities reported to the BOD on a segmental basis.

The Group's administrative costs, interest income and interest expense are reported to the BOD on a segmental basis. There are no sales between segments.

For the years ended December 31, 2024, 2023 and 2022, there are no revenue transactions with a single external customer which accounted for 10% or more of the consolidated revenue from external customers.



The following tables regarding business segments present assets and liabilities as of December 31, 2025, 2024 and 2023 and revenue and income information for each of the three years ended December 31, 2025.

	2025		
	Leasing	Residential Development	Total
Rental income	₱787,058,615	₱-	₱787,058,615
Cost of rental income	(631,044,341)	-	(631,044,341)
Real estate sales	-	6,086,408,100	6,086,408,100
Cost of real estate sales	-	(1,970,289,973)	(1,970,289,973)
Segment gross profit	156,014,274	4,116,118,127	4,272,132,401
Selling and administrative expense	(25,467,777)	(1,506,793,846)	(1,532,261,623)
Interest income on installment receivables, contract assets, cash and cash equivalents and investment	3,068,025	683,658,417	686,726,442
Interest expense	-	(2,017,516,507)	(2,017,516,507)
Commission income	-	322,134,009	322,134,009
Dividend income	-	5,232,000	5,232,000
Other revenue	-	1,470,227,433	1,470,227,433
Provision for income tax	(33,403,630)	(760,700,999)	(794,104,629)
Net income	100,210,892	2,312,358,634	2,412,569,526
Total segment assets	₱7,173,629,636	₱63,471,001,041	₱70,644,630,677
Segment liabilities	649,524,022	32,748,464,064	33,397,988,086
Income tax payable	-	81,386,387	81,386,387
Deferred tax liabilities	29,454,281	4,925,440,916	4,954,895,197
Total liabilities	₱678,978,303	₱37,755,291,367	₱38,434,269,670
Cash flows arising from:			
Operating activities	134,623,517	340,626,796	520,803,550
Investing activities	760,115,040	(616,572,055)	143,542,985
Financing activities	-	(1,471,750,051)	(1,471,750,051)

	2024		
	Leasing	Residential Development	Total
Rental income	₱760,115,040	₱-	₱760,115,040
Cost of rental income	(625,491,523)	-	(625,491,523)
Real estate sales	-	8,212,551,205	8,212,551,205
Cost of real estate sales	-	(2,033,789,705)	(2,033,789,705)
Segment gross profit	134,623,517	6,178,761,500	6,313,385,017
Selling and administrative expense	(53,763,606)	(1,869,122,993)	(1,922,886,599)
Interest income on receivables, contract assets, cash in banks and investments	26,732,050	871,205,125	897,937,175
Interest expense	-	(1,888,654,063)	(1,888,654,063)
Commission income	-	135,795,446	135,795,446
Dividend income	-	4,183,562	4,183,562
Other revenue	-	2,091,887,725	2,091,887,725
Provision for income tax	(26,897,991)	(1,364,776,947)	(1,391,674,938)
Net income	80,693,970	4,159,279,355	4,239,973,325
Total segment assets	₱7,214,898,339	₱60,805,820,980	₱68,020,719,319
Segment liabilities	664,237,621	32,596,855,696	33,261,093,317
Income tax payable	-	106,772,154	106,772,154
Deferred tax liabilities	29,578,310	4,469,842,501	4,499,420,811
Total liabilities	₱693,815,931	₱37,173,470,351	₱37,867,286,282
Cash flows arising from:			
Operating activities	(48,370,954)	1,784,911,598	1,736,540,644
Investing activities	(289,161,711)	(122,742,577)	(411,904,288)
Financing activities	-	(901,674,737)	(901,674,737)



	2023		
	Leasing	Residential Development	Total
Rental income	₱762,501,539	₱-	₱762,501,539
Cost of rental income	(599,035,910)	-	(599,035,910)
Real estate sales	-	8,453,844,312	8,453,844,312
Cost of real estate sales	-	(2,405,791,073)	(2,405,791,073)
Segment gross profit	163,465,629	6,048,053,239	6,211,518,868
Selling and administrative expense	(42,892,190)	(1,719,560,605)	(1,762,452,795)
Interest income on receivables, contract assets, cash in banks and investments	4,701,439	773,061,107	777,762,546
Interest expense	-	(1,597,481,944)	(1,597,481,944)
Commission income	-	116,961,998	116,961,998
Dividend income	-	5,662,941	5,662,941
Other revenue	-	1,198,530,163	1,198,530,163
Provision for income tax	(31,318,720)	(1,185,532,138)	(1,216,850,858)
Net income	₱93,956,158	₱3,639,694,761	₱3,733,650,919
Total segment assets	₱7,108,281,167	₱54,790,809,717	₱61,899,090,884
Segment liabilities	585,672,739	31,165,939,317	₱31,751,612,056
Income tax payable	-	99,943,768	99,943,768
Deferred tax liabilities	29,454,281	3,503,471,444	3,532,925,725
Total liabilities	₱615,127,020	₱34,769,354,529	₱35,384,481,549
Cash flows arising from:			
Operating activities	₱61,512,429	₱582,183,909	₱643,696,338
Investing activities	(356,892,924)	104,065,459	(252,827,465)
Financing activities	-	(766,772,949)	(766,772,949)

Capital expenditures consist of additions to investment property which amounted to ₱213.98 million, ₱299.36 million and ₱364.38 million in 2025, 2024 and 2023, respectively (see Note 10).

## 23. Operating Lease

### Operating Leases - Group as Lessor

The Group entered into lease agreements with third parties covering its investment property portfolio. These leases pertain to Sta. Lucia East Grand Mall, Orchard Tower 1, and Stradella. For Sta. Lucia East Grand Mall, lease agreement generally provide for either (a) fixed monthly rent, or (b) minimum rent or a certain percentage of gross revenue, whichever is higher. These leases have an average life of one (1) to two (2) years with renewal option included in the contracts. There are no restrictions place upon the lessee by entering into the contract. Future minimum rentals receivable under cancellable operating leases of the Group follows:

	2025	2024
Within one year	₱344,921,627	₱457,486,271
After one year but not more than five years	459,562,660	389,935,568
	₱804,484,287	₱847,421,839

Monthly rental from mall tenants was subject to escalation clause of 10% per renewal while for Orchard Tower 1 and Stradella is subject to 5% escalation clause per year.

Rent income recognized amounted to ₱787.06 million, ₱760.12 million and ₱762.50 million in 2025, 2024 and 2023, respectively (see Note 10).

### Parent Company

On October 1, 2014, SLLI directly entered into lease agreements with mall tenants. SLECC and SLLI, on the other hand, entered into a management services agreement effective October 1, 2014 wherein SLECC will provide property management business development services for a fee equivalent to 5% of the gross rental revenue (see Note 19).



## 24. Income Tax

Provision for income tax consists of:

	2025	2024	2023
Current - RCIT	<b>₱331,319,306</b>	₱381,365,360	₱311,094,242
Deferred	<b>455,897,723</b>	1,004,133,899	896,966,117
Final	<b>6,887,600</b>	6,175,679	8,790,499
	<b>₱794,104,629</b>	₱1,391,674,938	₱1,216,850,858

The Group recognized deferred taxes from remeasurement gain (loss) on pension recognized in OCI for the years ended December 31, 2025 and 2024 amounting to (₱1.27 million) and ₱1.07 million, respectively.

The reconciliation of the statutory income tax rate to the effective income tax rate follows:

	2025	2024	2023
Statutory income tax rate	<b>25.00%</b>	25.00%	25.00%
Tax effect of:			
Nondeductible expenses	<b>0.05%</b>	0.03	0.07
Income subjected to final taxes	<b>-0.05%</b>	(0.03)	(0.05)
Nontaxable income	<b>-0.04%</b>	(0.02)	(0.03)
Others	—	—	—
Effective income tax rate	<b>24.96%</b>	24.98%	24.99%

The components of net deferred tax liabilities as of December 31, 2025 and 2024 are as follows:

	2025	2024
Deferred tax assets on:		
Allowance for estimated credit losses	<b>₱15,262,260</b>	₱15,262,260
Retirement liability	<b>2,720,626</b>	2,051,712
Others	<b>342,557</b>	342,558
	<b>18,325,443</b>	17,656,530
Deferred tax liabilities on:		
Excess of realized gross profit over taxable realized gross profit on real estate sales and difference in tax base and accounting base on rental income	<b>4,020,882,513</b>	3,733,230,146
Prepaid commission	<b>332,550,562</b>	339,806,943
Fair value gain on repossessed inventory	<b>561,643,544</b>	390,407,189
Capitalized borrowing cost	<b>20,247,105</b>	20,325,961
Unamortized transaction cost	<b>24,684,027</b>	24,054,754
Lease modification on rental	<b>9,252,348</b>	9,252,348
Others	<b>3,960,541</b>	—
	<b>4,973,220,640</b>	4,517,077,341
Net deferred tax liabilities	<b>(₱4,954,895,197)</b>	(₱4,499,420,811)

Corporate Recovery and Tax Incentives for Enterprises” or “CREATE” Act

The Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act introduced reforms to the corporate income tax and incentives systems and took effect on April 11, 2021.



On September 30, 2020, the BIR issued Revenue Regulations No. 25-2020 implementing Section 4(bbbb) of “Bayanihan to Recover As One Act” which states that the NOLCO incurred for taxable years 2020 and 2021 can be carried over and claimed as a deduction from gross income for the next five (5) consecutive taxable years immediately following the year of such loss.

The Group did not recognize deferred tax asset on NOLCO of SLHI amounting to ₱0.89 million, ₱0.03 million in 2025 and 2024, respectively, since management believes that the tax benefit related will not reverse through income tax deductions in the near future.

The Group has incurred NOLCO in taxable years 2025, 2024, 2023, 2022 and 2021 which can be claimed as deduction from the regular taxable income for the next 3-5 consecutive taxable years as follows:

Year Incurred	Availment Period	Amount	NOLCO Applied Previous Year	NOLCO Expired	NOLCO Applied Current Year	NOLCO Unapplied
2025	2027-2029	₱89,540	₱-	₱-	₱-	₱89,540
2024	2025-2027	25,872	-	-	-	25,872
2023	2024-2026	60,368	-	-	-	60,368
2022	2023-2025	25,872	-	25,872	-	0
2021	2022-2026	79,552	-	-	-	79,552
		₱281,204	₱-	₱25,872	₱-	255,332

## 25. Earnings per Share

The basic earnings per share for the years ended December 31, 2025, 2024 and 2023 were computed as follows:

	2025	2024	2023
Net income	₱2,412,569,526	₱4,239,973,325	₱3,733,650,919
Weighted average number of shares outstanding	8,296,450,000	8,296,450,000	8,296,450,000
Earnings per share	₱0.29	₱0.51	₱0.45

There are no potential dilutive shares in 2025, 2024 and 2023.

## 26. Fair Value Determination

The methods and assumptions used by the Group in estimating fair value of the financial instruments are as follows:

*Cash and cash equivalents, short-term investment, receivables and accounts and other payables*

Carrying amounts approximate fair values due to the relatively short-term maturities of these financial instruments.



*Installment contracts receivables*

The fair values of real estate receivable are calculated by discounting expected future cash flows at applicable rates for similar instruments using the remaining terms of maturity. The discount rate used in 2025, 2024 and 2023 ranges from 7.36% to 8.77%.

*Financial assets at FVOCI quoted equity securities*

In 2025 and 2024, the fair values are based on quoted prices published in markets.

*Financial assets at FVOCI unquoted equity securities*

In 2025 and 2024, the fair values are based on the adjusted net asset value.

*Short term debt*

Carrying amounts approximate the fair values because they carry interest rates which are the prevailing market rates for similar instruments.

*Long term debt*

The fair values of loans payable are calculated by discounting expected future cash flows at applicable rates for similar instruments using the remaining terms of maturity. The discount rate used in 2025 and 2024 ranges from 4.96% to 9.10%.

The quantitative disclosures on fair value measurement hierarchy for assets as of December 31, 2025 and 2024 follow:

	2025			
	Carrying values	Fair value measurements using		
Total		Quoted prices in active markets for identical assets (Level 1)	Significant offer observable inputs (Level 2)	Significant unobservable inputs (Level 3)
<b>Assets measured at fair value</b>				
Quoted equity securities	₱524,142,280	₱524,142,280	₱524,142,280	₱-
Unquoted equity securities	212,817,558	212,817,558	-	212,817,558
<b>Assets for which fair value are disclosed</b>				
Installment contracts receivables	6,239,162,930	6,205,276,356	-	6,205,276,356
Investment properties	6,807,689,275	12,186,600,000	-	12,186,600,000
<b>Liabilities for which fair value are disclosed</b>				
Short-term debt	5,001,519,875	5,001,519,875	-	5,001,519,875
Long-term debt*	21,026,000,000	20,896,453,206	-	20,896,453,206

\*Includes current portion of long-term debt



	2024				
	Carrying values	Total	Fair value measurements using		
Quoted prices in active markets for identical assets (Level 1)			Significant offer observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
Assets measured at fair value					
Quoted equity securities	₱545,378,307	₱545,378,307	₱545,378,307	₱-	₱-
Unquoted equity securities	214,267,641	214,267,641	-	-	214,267,641
Assets for which fair value are disclosed					
Installment contracts receivables	4,873,305,503	4,873,305,503	-	-	4,873,305,503
Investment properties	6,721,713,319	12,909,538,125	-	-	12,909,538,125
Liabilities for which fair value are disclosed					
Short-term debt	7,045,008,875	7,045,008,875	-	-	7,045,008,875
Long-term debt*	17,968,910,225	17,618,705,533	-	-	17,618,705,533

\*Includes current portion of long-term debt

There have been no transfers between Level 1 and Level 2 during 2025 and 2024.

## 27. Financial Asset and Liabilities

### Offsetting of Financial Instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated statements of financial position where the Group currently has a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis or realize the net asset settles the liability simultaneously.

The following table represents the recognized financial instruments that are offset as of December 31, 2025 and 2024, and shows in the 'Net' column what the net impact would be on the Group's consolidated statements of financial position as a result of the offsetting rights.

	December 31, 2025		
	Gross Amount	Offsetting	Net Amount
Due from related parties	₱371,077,905	₱-	₱371,077,905
Due to related parties (Note 19)	-	(5,537,607)	(5,537,607)
	<b>₱371,077,905</b>	<b>(₱5,537,607)</b>	<b>₱365,540,298</b>
	December 31, 2024		
	Gross Amount	Offsetting	Net Amount
Due from related parties	₱437,076,097	₱-	₱437,076,097
Due to related parties (Note 19)	-	(5,254,988)	(5,254,988)
	<b>₱437,076,097</b>	<b>(₱5,254,988)</b>	<b>₱431,821,109</b>



SLLI's payable to SLRDI arising from SLRDI's unremitted share in the development and sale of the several projects of the latter is offset against the total receivable from SLRDI.

#### Financial Risk Management Objectives and Policies

The Group's principal financial instruments comprise of cash and cash equivalents, receivables, financial assets at FVOCI, accounts and other payables, short-term debt and long-term debt. Management closely monitors the cash fund and financial transactions of the Group. These strategies, to an extent, mitigate the Group's interest rate and credit risks.

Exposure to liquidity and credit risks arise in the normal course of the Group's business activities.

The main objectives of the Group's financial risk management are as follows:

- to identify and monitor such risks on an ongoing basis;
- to minimize and mitigate such risks; and
- to provide a degree of certainty about costs.

The Group's financing and treasury function operates as a centralized service for managing financial risks and activities as well as providing optimum investment yield and cost-efficient funding for the Group.

#### *Liquidity risk*

Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Group manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Group intends to use internally generated funds and proceeds from debt and equity offerings.

The Group actively manages its liquidity position so as to ensure that all operating, investing and financing needs are met. In mitigating liquidity risk, management measures and forecasts its cash commitments, matches debt maturities with the assets being financed, maintains a diversity of funding sources with its unhampered access to bank financing and the capital markets. As of December 31, 2025 and 2024 the Group has no undrawn facilities. As part of the liquidity risk management, the Group is currently transacting with local banks for a longer term corporate notes and negotiation of higher undrawn credit lines to meet the debtors', suppliers' and contractors' obligations and business expansion.

Through scenario analysis and contingency planning, the Group also assesses its ability to withstand both temporary and longer-term disruptions relative to its capacity to finance its activities and commitments in a timely manner and at reasonable cost, and ensures the availability of ample unused credit facilities as back-up liquidity.

Cash are maintained at a level that will enable it to fund its general and administrative expenses as well as to have additional funds as buffer for any opportunities or emergencies that may arise.



The table summarizes the maturity profile of the Group's financial assets and financial liabilities at December 31 based on contractual undiscounted payments:

	2025			Total
	< 1 year	>1 to < 5 years	> 5 years	
<b>Financial assets</b>				
Cash in banks and cash equivalents	₱2,537,777,826	₱-	₱-	₱2,537,777,826
Receivables	6,776,814,480	2,010,318,058	83,763,252	8,870,895,790
Short term investment	-	,480-	-	-
Financial assets at FVOCI	-	-	736,959,837	736,959,837
<b>Total financial assets</b>	<b>9,314,592,306</b>	<b>2,010,318,058</b>	<b>820,723,089</b>	<b>12,145,633,453</b>
<b>Contract assets</b>	<b>1,742,349,700</b>	<b>2,188,575,168</b>	<b>91,190,632</b>	<b>4,022,115,500</b>
	<b>₱11,056,942,006</b>	<b>₱4,198,893,226</b>	<b>₱911,913,721</b>	<b>₱16,167,748,953</b>
<b>Financial liabilities</b>				
Accounts and other payables:				
Payable to joint development operators	₱2,165,239,376	₱-	₱-	₱2,165,239,376
Contractors' payable	1,407,795,475	-	-	1,407,795,475
Accounts payable	1,200,755,325	-	-	1,200,755,325
Commission payable	374,167,892	-	-	374,167,892
Retention payable	232,386,528	-	-	232,386,528
Dividends payable	269,756,367	-	-	269,756,367
Accrued buyers' refund	351,570,071	-	-	351,570,071
Interest payable	112,675,662	-	-	112,675,662
Advances from shareholders	14,711,492	-	-	14,711,492
Payable to related parties	5,537,607	-	-	5,537,607
Others	238,986,024	-	-	238,986,024
Short term and long term debts	11,154,202,426	14,743,770,655	-	25,897,973,081
<b>Total financial liabilities</b>	<b>17,527,784,245</b>	<b>₱14,743,770,655</b>	<b>₱-</b>	<b>32,271,554,900</b>
	2024			Total
	< 1 year	>1 to < 5 years	> 5 years	
<b>Financial assets</b>				
Cash in banks and cash equivalents	₱3,390,734,579	₱-	₱-	₱3,390,734,579
Receivables	6,093,302,032	1,494,205,623	62,258,568	7,649,766,223
Short term investments	400,000,000	-	-	400,000,000
Financial assets at FVOCI	-	-	759,645,948	759,645,948
<b>Total financial assets</b>	<b>9,884,036,611</b>	<b>1,494,205,623</b>	<b>821,904,516</b>	<b>12,200,146,750</b>
<b>Contract assets</b>	<b>2,599,899,462</b>	<b>2,697,576,994</b>	<b>-</b>	<b>5,297,476,456</b>
	<b>₱12,483,936,073</b>	<b>₱4,191,782,617</b>	<b>₱821,904,516</b>	<b>₱17,497,623,206</b>
<b>Financial liabilities</b>				
Accounts and other payables:				
Payable to joint development Operators	₱2,173,262,442	₱-	₱-	₱2,173,262,442
Contractors' payable	1,802,619,306	-	-	1,802,619,306
Accounts payable	1,128,122,635	-	-	1,128,122,635
Commission payable	368,545,629	-	-	368,545,629
Retention payable	281,670,881	-	-	281,670,881
Dividends payable	269,756,367	-	-	269,756,367
Accrued buyers' refund	201,896,847	-	-	201,896,847
Interest payable	118,008,157	-	-	118,008,157
Advances from shareholders	14,711,492	-	-	14,711,492
Payable to related parties	5,254,988	-	-	5,254,988
Others	295,228,226	-	-	295,228,226
Short term and long term debts	11,642,184,954	13,371,734,146	-	25,013,919,100
<b>Total financial liabilities</b>	<b>₱18,301,261,924</b>	<b>₱13,371,734,146</b>	<b>₱-</b>	<b>₱31,672,996,070</b>

Short term and long-term debts include future interest payments.

Cash and receivables are used for the Group's liquidity requirements. Refer to the terms and maturity profile of these financial assets under the maturity profile of the interest-bearing financial assets and liabilities disclosed in the interest rate risk section.



The terms and maturity profile of the undiscounted financial assets and liabilities, at discounted values together with their corresponding nominal amounts and carrying values are shown in the following table:

		2025					
	Interest terms (p.a.)	Rate Fixing Period	On Demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
<b>Financial Assets</b>							
Cash in banks and cash equivalents	Fixed at the date of investment	Various	₱2,537,777,826	₱-	₱-	₱-	₱2,537,777,826
Installment contracts receivables	Fixed at the date of sale	Date of sale	326,716,427	967,060,468	2,901,181,404	2,010,318,058	6,205,276,357
Receivables from related parties	N/A	N/A	542,198,503	-	-	-	542,198,503
Other	N/A	N/A	41,343,613	-	-	-	41,343,613
Financial assets at FVOCI	N/A	N/A	-	-	-	736,959,837	736,959,837
Total financial assets			3,448,036,369	967,060,468	2,901,181,404	2,747,277,895	10,063,556,136
Contract assets			139,842,792	400,626,727	1,201,880,181	2,188,575,168	3,930,924,868
Total undiscounted financial and contract assets			3,587,879,161	1,367,687,195	4,103,061,585	4,935,853,063	13,994,481,004
<b>Financial Liabilities</b>							
Loans payable	Fixed at the date of loan	Quarterly	-	4,684,819,875	316,700,000	-	5,001,519,875
Notes payable	N/A	N/A	-	1,383,765,884	4,768,916,668	14,743,770,654	20,896,453,206
Accounts and other payables	N/A	N/A	7,281,457,940	-	-	-	7,281,457,940
Total undiscounted financial liabilities			7,281,457,940	6,068,585,759	5,085,616,668	14,743,770,654	33,179,431,021
<b>Liquidity Position (Gap)</b>			<b>(₱3,693,578,779)</b>	<b>(₱4,700,898,564)</b>	<b>(₱982,555,083)</b>	<b>(₱9,807,917,591)</b>	<b>(₱19,184,950,017)</b>
		2024					
	Interest terms (p.a.)	Rate Fixing Period	On Demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
<b>Financial Assets</b>							
Cash in banks and cash equivalents	Fixed at the date of investment	Various	₱3,390,734,579	₱-	₱-	₱-	₱3,390,734,579
Installment contracts receivables	Fixed at the date of sale	Date of sale	4,480,475,292	143,759,267	32,140,913	216,930,031	4,873,305,503
Receivables from related parties	N/A	N/A	743,554,844	-	-	-	743,554,844
Other	N/A	N/A	38,933,681	-	-	-	38,933,681
Short term investments	Fixed at the date of investment	Date of investment	-	-	400,000,000	-	400,000,000
Financial assets at FVOCI	N/A	N/A	-	-	-	759,645,948	759,645,948
Total financial assets			8,653,698,396	143,759,267	432,140,913	976,575,979	10,206,174,555
Contract assets			233,968,595	591,482,717	1,774,448,150	2,697,576,994	5,297,476,456
Total undiscounted financial and contract assets			8,887,666,991	735,241,984	2,206,589,062	3,674,152,973	15,503,651,010
<b>Financial Liabilities</b>							
Loans payable	Fixed at the date of loan	Quarterly	-	4,835,008,875	2,210,000,000	-	7,045,008,875
Notes payable	N/A	N/A	-	1,218,000,000	3,429,000,000	13,321,910,225	17,968,910,225
Accounts and other payables	N/A	N/A	7,455,676,082	-	-	-	7,455,676,082
Total undiscounted financial liabilities			7,455,676,082	6,053,008,875	5,639,000,000	13,321,910,225	32,469,595,182
<b>Liquidity Position (Gap)</b>			<b>₱1,431,990,909</b>	<b>(₱5,317,766,891)</b>	<b>(₱3,432,410,938)</b>	<b>(₱9,647,757,252)</b>	<b>(₱16,965,944,172)</b>



*Credit risk*

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily for trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

Receivable balances are being monitored on a regular basis to ensure timely execution of necessary intervention efforts. The credit risk for installment contracts receivables is mitigated as the Group has the right to cancel the sales contract without need for any court action and take possession of the subject lot in case of refusal by the buyer to pay on time the amortization due. This risk is further mitigated because the corresponding title to the subdivision units sold under this arrangement is transferred to the buyers only upon full payment of the contract price.

An impairment analysis is performed at each reporting date using a simplified approach to measure ECL. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., by geography, product type, customer type and rating and coverage by letters of credit and other forms of credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

Set out below is the information about the credit risk exposure on the Group's installment contracts receivables and contract assets using the simplified approach:

	2025		
	Total	Vertical	Horizontal
Expected credit loss rate	0.00%	0.00%	0.00%
Estimated total gross carrying amount at default	₱10,382,034,179	₱1,470,665,264	₱8,911,368,915

	2024		
	Total	Vertical	Horizontal
Expected credit loss rate	0.0%	0.0%	0.0%
Estimated total gross carrying amount at default	₱11,722,677,691	₱1,604,493,716	₱10,118,183,975

Credit risk arising from rental income from leasing properties is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Group security deposits and advance rentals which helps reduce the Group's credit risk exposure in case of defaults by the tenants. For existing tenants, the Group has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables.



The table below shows the maximum exposure to credit risk for the components of the consolidated statements of financial position as of December 31, 2025 and 2024.

	2025	2024
Contract assets	4,176,757,822	₱5,297,476,456
Installment contracts receivables:		
Subdivision land	5,173,285,427	4,092,908,811
Condominium units	1,031,990,930	780,396,692
Receivable from related parties	542,022,606	743,554,844
Accrued interest receivable	1,005,451,112	922,419,877
Receivable from tenants	220,651,123	254,828,633
Dividend receivable	45,589,662	42,101,662
Commission receivable	110,427,940	119,215,209
	<b>₱12,306,176,622</b>	<b>₱12,252,902,184</b>

*Equity price risk*

Equity price risk is the risk that the fair values of equities decrease as a result of changes in the levels of equity indices and the value of individual stocks. The Group manages the equity price risk through diversification and placing limits on equity instruments.

The effect on equity, as a result of a change in carrying amount of financial assets at FVOCI as of December 31, 2025 and 2024 due to a reasonably possible change in equity indices, with all other variables held constant, will have an increase on equity by ₱38.16 million and ₱64.19 million, respectively, if equity indices will increase by 10%. An equal change in the opposite direction would have decreased equity by the same amount.

*Interest rate risk*

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long-term debt obligations with floating interest rates.

The Group's interest rate risk management policy centers on reducing the overall interest expense and exposure to changes in interest rates. Changes in market interest rates relate primarily to the Group's interest-bearing debt obligations with floating interest rate as it can cause a change in the amount of interest payments.

The Group manages its interest rate risk by leveraging on its premier credit rating and maintaining a debt portfolio mix of both fixed and floating interest rates. The portfolio mix is a function of historical, current trend and outlook of interest rates, volatility of short-term interest rates, the steepness of the yield curve, and degree of variability of cash flows.

The following table demonstrates the sensitivity of the Group's income before tax and equity to a reasonably possible change in interest rates on December 31, 2025 and 2024, with all variables held constant, (through the impact on floating rate borrowings):

	<b>Effect on income before income tax</b>	
	<b>Increase (decrease)</b>	
	2025	2024
Change in basis points:		
+100 basis points	(₱174,349,069)	(₱184,381,359)
-100 basis points	174,349,069	184,381,359



The assumed change in rate is based on the currently observable market environment. There is no other impact on the Group's equity other than those already affecting the net income.

## 28. Notes to Statements of Cash Flows

Below are the non-cash investing and financing activities for December 31, 2025 and 2024:

- a. Effect of the modified retrospective approach in the adoption of PIC Q&A 2018-12-D on the significant financing component with a reduction in the beginning retained earnings amounting to ₱302.97 million, and reduction of installment contracts receivable amounting to ₱341.04 million and the related deferred tax liability amounting to ₱38.07 million in 2024.
- b. The interest paid excludes capitalized borrowing costs and accretion of loan transaction cost. The capitalized borrowing costs in 2025, 2024, and 2023 amounted to ₱4.62 million, ₱10.20 million, and ₱13.90 million, respectively. The accretion of loan transaction cost amounted to ₱50.56 million, ₱50.56 million, and ₱24.30 million, for the years 2024, 2023, and 2022, respectively.
- c. Purchases of lots which remain unpaid as of December 31, 2025 and 2024 amounted ₱145.22 million and ₱175.94 million, respectively.
- d. The Group's investment properties include outstanding balances amounting to ₱2.25 million and ₱2.20 million as of December 31, 2025 and 2024, respectively.
- e. The Group entered into offsetting agreements with its contractors and suppliers whereby the Group sells subdivision land and condominium units in exchange for the delivery of the equivalent value of construction materials or services in accordance with specifications stated in the purchase orders and as stated in the bid proposal. The fair value of materials and services received to date is recorded under "Accounts Payable" until the criteria for revenue recognition are met. These liabilities under offsetting arrangements amounted to ₱851.72 million and ₱792.74 million as of December 31, 2025 and 2024, respectively. Receivables recognized on offsetting arrangements amounted to ₱482.78 million, ₱934.11 million and ₱341.46 million for the years ended December 31, 2025, 2024 and 2023, respectively.

Details of the movement in cash flows from financing activities follow:

	December 31, 2024	Cash flows	Non-cash changes	December 31, 2025
Short-term and long-term debt (Note 14)	₱25,013,919,099	₱824,149,115	₱59,904,867	₱25,897,973,081
Interest payable	118,008,157	(2,024,118,598)	2,018,786,103	112,675,662
<b>Total liabilities from financing activities</b>	<b>₱25,131,927,256</b>	<b>(₱1,199,969,483)</b>	<b>₱2,078,690,970</b>	<b>₱26,010,648,743</b>

	December 31, 2023	Cash flows	Non-cash changes	December 31, 2024
Short-term and long-term debt (Note 14)	₱23,839,624,182	₱1,123,737,831	₱50,557,086	₱25,013,919,099
Interest payable	119,196,683	(1,900,039,011)	1,898,850,485	118,008,157
<b>Total liabilities from financing activities</b>	<b>₱23,958,820,865</b>	<b>(₱776,301,180)</b>	<b>₱1,949,407,571</b>	<b>₱25,131,927,256</b>

Non-cash changes pertain to accretion of bond discount from short-term and long-term debt, capitalized borrowing costs to inventories and investment properties and accrual of interest expense.



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## 29. Contingencies

### *Contingencies*

The Group has various contingent liabilities arising in the ordinary conduct of business including cases related to property restriction violation. The estimate of the probable cost for the resolution of this claim has been developed in consultation with outside counsel handling the defense in this matter and is based upon an analysis of potential results. In the opinion of management and its legal counsel the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Group's financial position and results of operations. No provision for any liability has been made in the consolidated financial statements.

Disclosures required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, were not provided as it may prejudice the Group's position in ongoing claims and it can jeopardize the outcome of the claims and contingencies.

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## 30. Events After the Reporting Date

On March 12, 2026, the Group has drawn the remaining ₱2,000.00 million from the two Term Loan Agreements signed last November 10, 2025 at an annual fixed rate of 7.8347%. The loan matures on December 10, 2030.

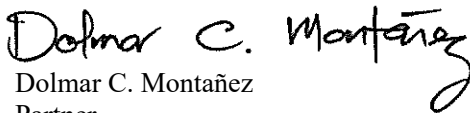


## INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY SCHEDULES

The Stockholders and the Board of Directors  
Sta. Lucia Land, Inc. and Subsidiaries  
Penthouse Bldg. 3, Sta. Lucia Mall  
Marcos Highway cor. Imelda Avenue  
Cainta, Rizal

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Sta. Lucia Land, Inc. and Subsidiaries (the Group) as at December 31, 2025 and 2024, and for each of the three years in the period ended December 31, 2025, and have issued our report thereon dated May 25, 2026. Our audits were made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The schedules listed in the Index to the Supplementary Schedules are the responsibility of the Group's management. These schedules are presented for purposes of complying with the Revised Securities Regulation Code Rule 68, and are not part of the basic consolidated financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, the financial information required to be set forth therein in relation to the basic consolidated financial statements taken as a whole, are prepared in all material respects, in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

SYCIP GORRES VELAYO & CO.



Dolmar C. Montañez  
Partner

CPA Certificate No. 112004

Tax Identification No. 925-713-249

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

SEC Partner Accreditation No. 112004-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

SEC Firm Accreditation No. 0001-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

BIR Accreditation No. 08-001998-119-2025, December 16, 2024, valid until December 15, 2027

PTR No. 10765095, January 2, 2026, Makati City

May 25, 2026

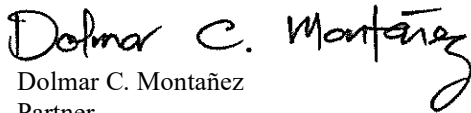


## INDEPENDENT AUDITOR'S REPORT ON COMPONENTS OF FINANCIAL SOUNDNESS INDICATORS

The Stockholders and the Board of Directors  
Sta. Lucia Land, Inc. and Subsidiaries  
Penthouse Bldg. 3, Sta. Lucia Mall  
Marcos Highway cor. Imelda Avenue  
Cainta, Rizal

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Sta. Lucia Land, Inc. and Subsidiaries (the Group) as at December 31, 2025 and 2024, and for each of the three years in the period ended December 31, 2025, and have issued our report thereon dated May 25, 2026. Our audits were made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The Supplementary Schedule on Financial Soundness Indicators, including their definitions, formulas, calculation, and their appropriateness or usefulness to the intended users, are the responsibility of the Group's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS) Accounting Standards, and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purpose of complying with the Revised Securities Regulation Code Rule 68 issued by the SEC and is not a required part of the basic consolidated financial statements prepared in accordance with PFRS Accounting Standards. The components of these financial soundness indicators have been traced to the Group's consolidated financial statements as at December 31, 2025 and 2024, and for each of the three years in the period ended December 31, 2025 and no material exceptions were noted.

SYCIP GORRES VELAYO & CO.



Dolmar C. Montañez  
Partner

CPA Certificate No. 112004

Tax Identification No. 925-713-249

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

SEC Partner Accreditation No. 112004-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

SEC Firm Accreditation No. 0001-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

BIR Accreditation No. 08-001998-119-2025, December 16, 2024, valid until December 15, 2027

PTR No. 10765095, January 2, 2026, Makati City

May 25, 2026



## **STA. LUCIA LAND, INC. AND SUBSIDIARIES**

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### **INDEX TO SUPPLEMENTARY SCHEDULES**

- Annex A: Reconciliation of Retained Earnings Available for Dividend Declaration
- Annex B: Map Showing the Relationships Between and Among the Company and its Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries, Associates, Wherever Located or Registered
- Annex C: Supplementary Schedules Required by Annex 68-J
- Schedule A. Financial Assets
  - Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)
  - Schedule C. Amounts Receivable from Related Parties which are Eliminated During the Consolidation of Financial Statements
  - Schedule D. Long-term Debt
  - Schedule E. Indebtedness to Related Parties
  - Schedule F. Guarantees of Securities of Other Issuers
  - Schedule G. Capital Stock
  - Schedule H. Bond Issuances – Securities Offered to the Public
  - Schedule I. External Auditor Fee-related Information

**STA. LUCIA LAND, INC.**


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**SUPPLEMENTARY SCHEDULE OF RETAINED EARNINGS  
AVAILABLE FOR DIVIDEND DECLARATION  
FOR THE YEAR ENDED DECEMBER 31, 2025**

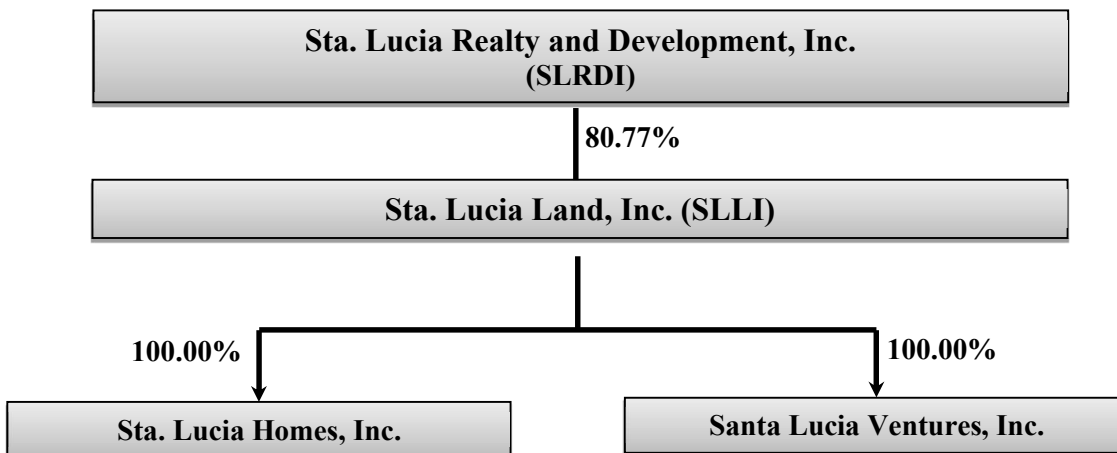
Unappropriated Retained Earnings, beginning of the year	<b>₱20,073,726,707</b>
Add: Category A: Items that are directly credited to Unappropriated Retained Earnings	
Reversal of Retained Earnings Appropriations	—
Retained Earnings appropriated during the period	—
	<b>20,073,726,707</b>
Less: Category B: Items that are directly debited to Unappropriated Retained Earnings	
Dividends Declaration during the reporting period	<b>(377,238,671)</b>
Retained Earnings appropriated during the reporting period	—
Effect of prior period adjustments	—
Treasury shares	<b>(1,600,000,000)</b>
Income closed to retained earnings and other reconciling items	—
<b>Unappropriated Retained Earnings, as adjusted beginning</b>	<b>18,096,488,036</b>
Add/Less: Net Income(loss) for the current year	<b>2,412,569,526</b>
Net income during the period closed to retained earnings	—
Less: Category C 1: Unrealized income recognized in the profit or loss during the reporting period (net of tax)	
Unrealized foreign exchange gain, except those attributable to cash and cash equivalents	—
Unrealized fair value adjustments (market-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	—
Unrealized fair value gain on Investment Property	—
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	—
Gain on property-for-share swap	—
Add: Category C2: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)	—
Realized foreign exchange gain, except those attributable to Cash and cash equivalents	—
Realized fair value adjustment (mark-to-market gains of financial instruments at fair value through profit or loss (FVTPL)	—
Realized fair value gain of Investment Property	—
Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS (describe nature	—
Add: Category C3: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)	—
Realized foreign exchange gain, except those attributable to Cash and cash equivalents	—
Realized fair value adjustment (mark-to-market gains of financial instruments at fair value through profit or loss (FVTPL)	—
Realized fair value gain of Investment Property	—

Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS (describe nature)	—
<b>Adjusted net income/loss</b>	<b>2,412,569,526</b>
Add: Category D: Non-actual losses recognized in profit or loss during the reporting period (net of tax) Depreciation on revaluation increment (after tax)	—
Add/Less: Category E: Adjustments related to relief granted by the SEC	—
Amortization of the effect of reporting relief	—
Total amount of reporting relief granted during the year Others (describe nature)	—
Others (describe nature)	—
Add/Less: Category F: Other items that should be excluded from the determination of the amount of available for dividends distribution	—
Net movement of treasury shares (except for reacquisition of redeemable shares)	—
Net movement of deferred tax asset not considered in the reconciling items under the previous categories	—
Net movement in deferred tax asset and deferred tax liabilities related to same transaction, e.g., set up of right of use asset and lease liability, set-up of asset and asset retirement obligation, and set- up of service concession asset and concession payable	—
Adjustment due to deviation from PFRS/GAAP — gain (loss)	—
Others (describe nature)	—
<b>Total Retained Earnings, end of the year/period available for dividend declaration</b>	<b>—</b>
<b>TOTAL RETAINED EARNINGS, END OF THE YEAR AVAILABLE FOR DIVIDEND DECLARATION</b>	<b>₱20,509,057,562</b>

**STA. LUCIA LAND, INC. AND SUBSIDIARIES**

**MAP SHOWING THE RELATIONSHIPS BETWEEN AND AMONG THE COMPANIES IN THE GROUP, ITS ULTIMATE PARENT COMPANY AND CO-SUBSIDIARIES**

**DECEMBER 31, 2025**



## SCHEDULE A

### STA. LUCIA LAND, INC. AND SUBSIDIARIES

### SUPPLEMENTARY INFORMATION AND DISCLOSURES REQUIRED ON SRC RULE 68 AND 68.1 AS AMENDED DECEMBER 31, 2025

Philippine Securities and Exchange Commission (SEC) issued the amended Securities Regulation Code Rule SRC Rule 68 and 68.1 which consolidates the two separate rules and labeled in the amendment as “Part I” and “Part II”, respectively. It also prescribed the additional information and schedule requirements for issuers of securities to the public.

Below are the additional information and schedules required by SRC Rule 68 and 68.1 as amended that are relevant to the Group. This information is presented for purposes of filing with the SEC and is not a required part of the basic financial statements.

#### Schedule A. Financial Assets in Equity Securities

Below is the detailed schedule of financial assets in equity securities of the Group as of December 31, 2025:

Name of Issuing entity and association of each issue	Number of Shares	Amount Shown in the Statement of Financial Position
Financial Assets at Fair Value through Other Comprehensive Income (OCI)		
Quoted:		
Philippine Racing Club, Inc.	70,786,759	₱467,192,610
Manila Jockey Club, Inc.	29,894,840	56,949,670
Unquoted:		
Uni-Asia Properties, Inc.	8,812,489	212,817,557
	109,494,088	₱736,959,837

The basis in determining the value of quoted equity securities is the market quotation on December 31, 2024 while unquoted security is valued at cost less any allowance for impairment.

## SCHEDULE B

### STA. LUCIA LAND, INC. AND SUBSIDIARIES

#### SUPPLEMENTARY SCHEDULE OF AMOUNTS RECEIVABLE FROM DIRECTORS, OFFICERS, EMPLOYEES, RELATED PARTIES, AND PRINCIPAL STOCKHOLDERS (OTHER THAN RELATED PARTIES) DECEMBER 31, 2025

Below is the schedule of advances to employees of the Group with balances above ₱100,000 as of December 31, 2025:

Name	Balance at beginning of year	Additions	Collections/ Liquidations	Balance at end of year
Exequiel D. Robles	₱27,674,881	₱1,440,000	₱-	₱29,114,881
Vicente R. Santos	25,345,588	1,628,000	-	26,973,588
Kristine May Robles	16,765,455	1,306,642	(38,500)	18,033,597
Aurora D. Robles	8,225,000	780,000	-	9,005,000
Antonio Robles	8,165,000	780,000	-	8,945,000
Orestes R. Santos	7,212,318	780,000	-	7,992,318
Mariza Santos Tan	6,786,618	780,000	-	7,566,618
Paul Michael Robles	6,639,609	752,752	(15,580)	7,376,781
Maria Rosario Santos	1,832,094	4,036,126	(352,333)	5,515,887
Michelle Robles	1,761,914	1,006,528	-	2,768,442
Jayson Robles	1,700,490	-	-	1,700,490
Mardon Santos	1,043,851	-	-	1,043,851
Hanani Palmon	616,547	254,700	(50,782)	820,465
David M. Dela Cruz	422,466	16,420	(64,320)	374,566
Pampolina Jeremiah	381,993	-	-	381,993
	<b>₱114,573,824</b>	<b>₱13,561,168</b>	<b>(₱521,515)</b>	<b>₱127,613,477</b>

These advances consist of advances for expenses and disbursements necessary in carrying out their functions in the ordinary course of business such as for selling and marketing activities, official business trips, emergency and cash on delivery (COD) purchases of materials, equipment and supplies, repair of Group's vehicles, model units and housing units, registration of titles, etc. and short-term loans given to officers and employees. The advances will be liquidated when the purposes for which these advances were granted are accomplished or completed or deducted from the officers'/employees' salaries if not liquidated. No amounts were written-off during the year and all amounts are presented as current.

## SCHEDULE C

### STA. LUCIA LAND, INC. AND SUBSIDIARIES

#### SUPPLEMENTARY SCHEDULE OF AMOUNTS RECEIVABLE FROM RELATED PARTIES WHICH ARE ELIMINATED DURING THE CONSOLIDATION OF FINANCIAL STATEMENTS DECEMBER 31, 2025

Below is the schedule of receivables (payables) with related parties which are eliminated in the consolidated financial statements as of December 31, 2025:

	Nature	Volume of Transactions	Receivable (Payable)	Terms
Sta. Lucia Homes, Inc. (SLHI)	Advances	₱25,872	(₱3,820,968)	Non-interest bearing and to be settled within one year
Santalucia Ventures Inc. (SVI)	Advances	(49,005,839)	44,465,499	Non-interest bearing and to be settled within one year
		(₱48,979,967)	₱40,644,531	

	Balance at beginning of year	Additions	Collections	Balance at end of year
SLHI	(₱3,846,840)	₱25,872	₱-	(3,820,968)
SVI	93,471,338	-	(49,005,839)	44,465,499
	₱89,624,498	₱25,872	(₱49,005,839)	₱40,644,531

The intercompany transactions between the Parent Company and the subsidiaries pertain to commission fees and advances for the pre-operations. There were no amounts written-off during the year and all amounts are expected to be settled within the year.

#### Related Party Transactions

##### *Due from related parties*

Below is the list of outstanding receivables from related parties of the Group presented in the consolidated statements of financial position as of December 31, 2025:

	Relationship	Nature	Balance at end of year
Sta. Lucia Realty and Development, Inc. (SLRDI)	Ultimate Parent Company	a, b, c, d, e, f, g	₱480,656,669
Sta. Lucia East Commercial Corporation (SLECC)	Affiliate	h	28,602,744
Various mall tenants	Affiliate	h	32,763,193
Others	Affiliates	a, i	136,559,689
			₱678,582,295

*Nature of intercompany transactions*

The nature of the intercompany transactions with the related parties is described below:

- a. Consisting of non-interest bearing advances for working capital requirements with no fixed repayment terms.
- b. Pertain to receivables from offsetting agreements with common suppliers with the Ultimate Parent Company.
- c. Pertain to noninterest-bearing cash advances for various charges to and from affiliated companies for reimbursements of expenses on gasoline consumption of service vehicles, repairs and maintenance, supplies, rentals for project exhibits and advertising/marketing costs.
- d. Represent monthly amortization payment from the buyers of the Group remitted to the Ultimate Parent Company.
- e. Pertain to the reinstated due from the Ultimate Parent Company after the after rescission of deposit on land rights and subsequently entering into a deed of assignment of shares of stock.
- f. Pertain to payable to Ultimate Parent Company for the Ultimate Parent Company's share in the sale of real estate properties of the Ultimate Parent Company but developed by the Parent Company.
- g. Pertains to the due from Ultimate Parent Company for the assumption of the its bank loan
- h. Pertain to uncollected rental income.
- i. Pertain to non-interest bearing cash advances to officers and directors.

The outstanding balances of intercompany transactions are all due and demandable as of December 31, 2025.

**SCHEDULE D**

**STA. LUCIA LAND, INC. AND SUBSIDIARIES**  
**SUPPLEMENTARY SCHEDULE OF LONG-TERM DEBT**  
**DECEMBER 31, 2025**

The Group has long term loans amounting to ₱20,896,45 million as of December 31, 2025.

<b>Title of issue and type of obligation</b>	<b>Amount authorized by indenture</b>	<b>Amount shown under caption "Current portion of long-term debt" in related balance sheet</b>	<b>Amount shown under caption "Long-term debt" in related balance sheet</b>	<b>Amount</b>	<b>Interest Rates</b>	<b>Maturity Date</b>	<b>Number of periodic Installments</b>
Bank Loan	₱3.1 Billion	₱650,957,480	₱464,933,457	₱1,115,890,936	6.8485% - 1st year - 5th year 7.1369% - 6th year - 10th year	Various quarterly maturities starting 2017 until 2027	Interest payable every 3 months, principal to be paid on maturity date
Bank Loan	7 Billion	824,224,421	-0	824,224,421	<u>5.5821%</u>	Various quarterly maturities starting 2021 until 2025	Interest payable every 3 months, principal to be paid on maturity date
Bank Loan	3.5 Billion	698,186,600	174,885,338	873,071,938	6.8921%	Various quarterly maturities starting 2022 until 2027	Interest payable every three (3) months, principal payable in quarterly installments.

<b>Title of issue and type of obligation</b>	<b>Amount authorized by indenture</b>	<b>Amount shown under caption "Current portion of long-term debt" in related balance sheet</b>	<b>Amount shown under caption "Long-term debt" in related balance sheet</b>	<b>Amount</b>	<b>Interest Rates</b>	<b>Maturity Date</b>	<b>Number of periodic Installments</b>
Bank Loan	5 Billion	925,740,038	857,922,957	1,783,662,995	<u>8.8341% - 1st Drawdown</u> <u>8.5274% - 2nd Drawdown</u>	Various quarterly maturities starting 2023 until 2027	Interest payable every 3 months, principal to be paid on maturity date
Bank Loan	1.5 Billion	297,011,852	747,069,038	1,044,080,891	8.8341%	Various quarterly maturities starting 2023 until 2028	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	5 Billion	991,699,492	2,490,715,094	3,482,414,586	<u>8.2714% - 1st Drawdown</u> <u>8.1310% - 2nd Drawdown</u>	Various quarterly maturities starting 2023 until 2028	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	2 Billion	345,958,207	1,294,280,370	1,640,238,576	<u>7.5893% - 1st Drawdown</u> <u>7.6780% - 2nd Drawdown</u>	Various quarterly maturities starting 2024 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.

<b>Title of issue and type of obligation</b>	<b>Amount authorized by indenture</b>	<b>Amount shown under caption "Current portion of long-term debt" in related balance sheet</b>	<b>Amount shown under caption "Long-term debt" in related balance sheet</b>	<b>Amount</b>	<b>Interest Rates</b>	<b>Maturity Date</b>	<b>Number of periodic Installments</b>
Bank Loan	1.5 Billion	296,776,435	970,015,286	1,266,791,721	7.6485%	Various quarterly maturities starting 2024 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	1.5 Billion	296,900,963	1,044,466,915	1,341,367,878	7.6485%	Various quarterly maturities starting 2024 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	2 Billion	231,549,664	1,707,500,000	1,939,049,664	<u>7.3716%</u> - 1st Drawdown <u>7.0275%</u> - 2nd Drawdown	Various quarterly maturities starting 2025 until 2030	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	1.5 Billion	296,776,435	970,015,286	1,266,791,721	7.0275%	Various quarterly maturities starting 2025 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.

<b>Title of issue and type of obligation</b>	<b>Amount authorized by indenture</b>	<b>Amount shown under caption "Current portion of long-term debt" in related balance sheet</b>	<b>Amount shown under caption "Long-term debt" in related balance sheet</b>	<b>Amount</b>	<b>Interest Rates</b>	<b>Maturity Date</b>	<b>Number of periodic Installments</b>
Bank Loan	1.5 Billion	296,900,963	1,044,466,915	1,341,367,878	7.716%- 2nd Drawdown	Various quarterly maturities starting 2025 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	3 Billion	-	2,977,500,000	2,977,500,000	7.1114% - 1st Drawdown	Various quarterly maturities starting 2025 until 2030	Interest payable every three (3) months, principal payable in quarterly installments.
		₱6,152,682,550	₱14,743,770,656	₱20,896,453,205			

## **SCHEDULE E**

### **STA. LUCIA LAND, INC. AND SUBSIDIARIES**

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#### **SUPPLEMENTARY SCHEDULE OF INDEBTEDNESS TO RELATED PARTIES DECEMBER 31, 2025**

In September 2023, the Group availed loan from SLRDI amounting ₱300.00 million with 6% annual interest rates. In May 2021, the Group obtained unsecured short-term loans from SLRDI amounting to ₱300.00 million with an annual interest rate ranging from 3.75 to 4.25%. Also in March 2020, unsecured 3-months loans were borrowed from SLRDI amounting to ₱1,200.00 million with 5% annual interest rates. Total outstanding loans from SLRDI amounted to ₱1,800.00 million and ₱1,800.00 million as of December 31, 2025 and 2024.

**SCHEDULE F**

**STA. LUCIA LAND, INC. AND SUBSIDIARIES**

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**SUPPLEMENTARY SCHEDULE OF GUARANTEES OF SECURITIES OF  
OTHER ISSUERS  
DECEMBER 31, 2025**

The Group does not have guarantees of securities of other issuers as of December 31, 2025.

**SCHEDULE G****STA. LUCIA LAND, INC. AND SUBSIDIARIES**

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**SUPPLEMENTARY SCHEDULE OF CAPITAL STOCK**  
**DECEMBER 31, 2025**Schedule E. Capital Stock

<u>Title of issue</u>	<u>Number of shares authorized</u>	<u>Number of shares issued and outstanding as shown under related balance sheet caption</u>	<u>Number of shares reserved for options, warrants, conversion and other rights</u>	<u>Number of shares held by related parties</u>	<u>Directors, Officers and Employees</u>	<u>Others</u>
Common Shares	16,000,000,000	8,296,450,000	-	6,701,005,767	1,890,997	1,593,553,236

**SCHEDULE H**

**STA. LUCIA LAND, INC. AND SUBSIDIARIES**

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**SUPPLEMENTARY SCHEDULE OF BOND ISSUANCES - SECURITIES  
OFFERED TO THE PUBLIC  
DECEMBER 31, 2025**

This schedule is not applicable as there are no bond offering as of December 31, 2025.

**SCHEDULE I****STA. LUCIA LAND, INC. AND SUBSIDIARIES****SUPPLEMENTARY SCHEDULE OF EXTERNAL AUDITOR FEE-RELATED INFORMATION****DECEMBER 31, 2025**

	<b>2025</b>	2024
<b>Total Audit fees</b>	<b>₱4,870,130</b>	<b>₱4,625,000</b>
Non-audit service fees:		
Other assurance services	–	–
Tax services	–	–
All other services	250,000	–
<b>Total non-audit fees</b>	<b>250,000</b>	–
<b>Total Audit and Non-audit fees</b>	<b>₱5,120,130</b>	<b>₱4,625,000</b>

**STA. LUCIA LAND, INC. AND SUBSIDIARIES****COMPONENTS OF FINANCIAL SOUNDNESS INDICATORS****DECEMBER 31, 2025**

<b>Ratio</b>	<b>Formula</b>	<b>December 31, 2025 (Audited)</b>	<b>December 31, 2024 (Audited)</b>
Current ratio	Current assets / Current liabilities	<b>3.08 : 1</b>	<b>2.80 : 1</b>
Acid Test Ratio	Quick assets (Total current assets excluding inventory) / Current liabilities	<b>0.75 : 1</b>	<b>0.76 : 1</b>
Solvency Ratio	EBITDA / Total debt (Total debt includes short-term debt, long-term debt and current portion of long-term debt)	<b>0.20 : 1</b>	<b>0.30 : 1</b>
Debt-to-equity Ratio	Total debt / Consolidated stockholders' equity	<b>0.80 : 1</b>	<b>0.83 : 1</b>
Asset-to-Equity Ratio	Total assets / Consolidated stockholders' equity	<b>2.19 : 1</b>	<b>2.26 : 1</b>
Interest rate coverage ratio	EBITDA / Interest expense	<b>2.60 : 1</b>	<b>4.00 : 1</b>
Return to Equity	Net income attributable to equity holders of the company / Average total stockholders' equity attributable to SLI equity holders	<b>8%</b>	<b>15%</b>
Return to Assets	Net income after tax / Average total assets	<b>3%</b>	<b>7%</b>
Net Profit Margin	Net income attributable to equity holders of the company / Total consolidated revenue	<b>26%</b>	<b>35%</b>

# STA. LUCIA LAND, INC.

## Contextual Information

Company Details	
Name of Organization	Sta. Lucia Land Inc. (“SLI” or the “Corporation”)
Location of Headquarters	Penthouse, Building III, Sta. Lucia Mall, Marcos Highway corner Imelda Avenue, Cainta, Rizal 1900
Location of Operations	SLI projects are strategically located around the Philippines, with prominent projects situated in CALABARZON, Metro Manila, Davao Region, Iloilo Region, Central and Eastern Visayas, MIMAROPA, Ilocos Region, and CAR.
Report Boundary: Legal entities (e.g. subsidiaries) included in this report*	This report covers the sustainability activities of SLI, specifically of its corporate offices and properties directly controlled and managed by SLI and its subsidiaries, Sta. Lucia Homes, Inc. and Santalucia Ventures, Inc.
Business Model, including Primary Activities, Brands, Products, and Services	<p>SLI is a developer of residential communities in the Philippines, with a portfolio of projects including retail, commercial, recreational, and residential assets. The principal operating segments through which SLI conducts business are as follows:</p> <ol style="list-style-type: none"> <li>1. Residential Projects, which include horizontal and vertical developments;</li> <li>2. Commercial Properties; and</li> <li>3. Services, such as housing construction and marketing services.</li> </ol>
Reporting Period	January 1 to December 31, 2025
Highest Ranking Person responsible for this report	David M. Dela Cruz Executive Vice President/Chief Financial Officer/ Chief Risk Officer

## Materiality Process

### **Explain how you applied the materiality principle (or the materiality process) in identifying your material topics.**

Sustainability principles have long been a pillar of SLI's corporate strategy and mindset.

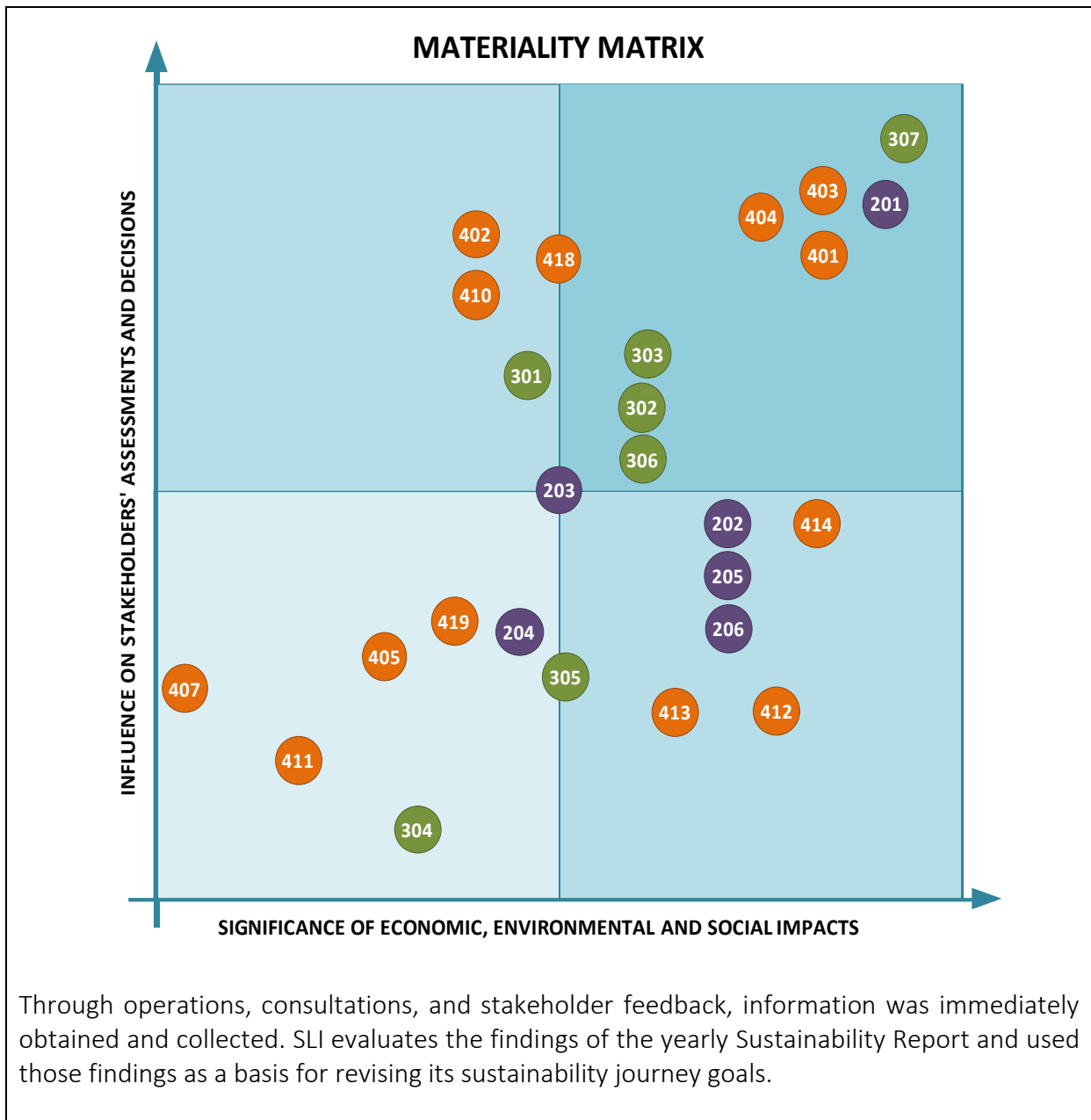
In determining material issues, SLI considered both internal and external factors that affect its mission and vision strategies, as well as the issues that its stakeholders have explicitly raised. The following important concerns are the main emphasis of this report:

1. Economic – Economic performance, procurement practices, anti-corruption;
2. Environmental – Resource Management, ecosystem, and biodiversity;
3. Social – Employment, occupational health and safety, training and education, local communities.

Since stakeholders are essential to its operations, SLI ensures their active participation in accomplishing SLI's sustainability goals.

The activities of SLI are covered in this report, specifically its business activities and the assets it directly owns and controls. Each unit's operations were assessed using metrics related to the pertinent issues. The results of the materiality assessment are shown below:

401 - Employment	410 - Security Practices
402 - Labor Management/Relation	411 - Rights of Indigenous People
403 - Occupational Health and Safety	412 - Human Rights Assessment
404 - Training and Education	413 - Local Communities
405 - Diversity and Equal Opportunity	414 - Supplier Social Assessment
406 - Non-discrimination	418 - Customer Privacy
407 - Freedom of Association/Collective Bargaining	419 - Socioeconomic Compliance
301 - Materials	201 - Economic Performance
302 - Energy	202 - Market Presence
303 - Water	203 - Indirect Economic Impact
304 - Biodiversity	204 - Procurement Practices
305 - Emissions	205 - Anti-corruption
306 - Effluents and Waste	206 - Anti-competitive Behavior
307 - Environmental Compliance	



## ECONOMIC

Sta. Lucia Land, Inc. primarily develops real estate, both vertically and horizontally, in different parts of the country and has established a solid reputation in the field, especially gated subdivisions. Since then, it has branched out into vertical developments, mall operations, house building, and marketing. With over 50 years track record of real estate development, the Corporation has completed over 250 projects and developed over 12,000 hectares of land across more than 70 cities and municipalities across the Philippines.

## Economic Performance

### Direct Economic Value Generated and Distributed

Disclosure	Amount (in millions)	Units
Direct Economic Value Generated (revenue)	9,358	PhP
Direct Economic Value Distributed:		PhP
a. Operating Costs	6,250	PhP
b. Employee Wages and Benefits	170,09	PhP
c. Payments to suppliers, and other operating costs	412	PhP
d. Dividends given to stockholders and interest payments to loan providers	269	PhP
e. Taxes given to the Government	226	PhP
f. Investments to community (e.g. donations, CSR)	0	PhP

What is the impact and where does it occur? What is the organization's involvement in the impact?	Which stakeholders are affected?	Management Approach
<p>SLI, through its master-planned gated horizontal and vertical projects, offers well-structured goods and services characterized by efficiency and performance.</p> <p>While these initiatives have resulted in growth and expansion opportunities, it also contributed to a decrease in revenues and a lower return of investment (ROI) and generates economic activities to its employees, customers, shareholders, and business partners.</p>	<p>Customers, suppliers, communities, employees, shareholders, business partners.</p>	<p>The Corporation, focusing on high-end, upper middle-class, and affordable segments of the Filipino market both domestically and internationally, and remains committed to fostering community sustainability by developing green spaces, energy-efficient infrastructure, eco-friendly designs and lifestyle facilities that promote healthier, more livable neighborhood which aligns with sustainable development goals.</p> <p>With a proven track record, the Corporation will strengthen stakeholder engagement and prioritize the welfare of every Filipino family by promoting both state-of-the-art innovations and established suitable standards in the development of sustainable</p>

		communities.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
<p>The demand for projects in both domestic and overseas Filipino worker (OFW) markets exposes the Corporation to a number of risks.</p> <p>The Corporation faces the possibility of project delays, permit setbacks, decline in property sales, cancellation and sales refund, have a significant decline in revenues and operating profitability due to the fluctuations in the Philippine economy.</p>	<p>Customers, suppliers, communities, employees, shareholders, business partners.</p>	<p>Through its operation and marketing divisions, the management stepped up its efforts to innovate and market the Corporation's projects, especially those that are situated in the peripheral areas. By the end of the period, while demand for properties within Metro Manila decreased, the Corporation's efforts to improve investment strategies and generate sales were supported.</p> <p>To anticipate any potential effects on the Corporation and its operations, the Corporation monitors the political, economic, and policy landscapes in the relevant jurisdictions. The Corporation shall mitigate the risks and ensure the continuation of business operations in the event of escalations.</p>
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
<p>Filipino expatriates, including their families, and OFWs, account up a sizable share of the market for the Corporation's goods.</p>	<p>Customers, suppliers, communities, employees, shareholders, business partners</p>	<p>The Corporation targets employees, small- to medium-sized business owners, and developing provincial areas in order to optimize the future acquisitions and landbanking activities.</p>

## Climate-related risks and opportunities

Governance	
Disclose the organization's governance around climate related risks and opportunities	
a. Describe the board's oversight of climate-related risks and opportunities	Under SLI's Manual on Corporate Governance, the Board oversees that a sound Enterprise Risk Management (ERM) framework is in place to effectively identify, monitor, assess and manage key business risks. Moreover, the Board established a separate Board Risk Oversight Committee, which is responsible for oversight of the ERM framework.
b. Describe management's role in assessing and managing climate-related risks and opportunities	<p>Under SLI's Manual on Corporate Governance, the Chief Audit Executive shall establish a risk-based internal audit plan, including policies and procedures, to determine the priorities of the internal audit activity, consistent with the organization's goals.</p> <p>In addition, the Board has appointed a Chief Risk Officer who has adequate authority and stature and who shall be provided with the necessary resources and support to fulfill his responsibilities as the ultimate champion of ERM.</p>
Strategy	
Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning where such information is material	
a. Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term	The Corporation faces the risk of natural disasters such as massive floods, fire, typhoons, volcanic eruptions and earthquakes which may directly affect the developments throughout the Philippines. Regarding this, the Corporation builds a resilience strategies in infrastructure and operations to withstand extreme weather events and sees potential to enhance both its own and the local community's efforts to improve calamity preparedness and prevention.
b. Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning	The Corporation is aware of the financial implications of climate-related hazards, regardless of whether they arise during the development's design, construction, or operating phases. When preparing its strategy and adjusting its annual budget as needed,

	the Corporation takes these risks into account.
c. Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios including a 2°C or lower scenario	The Corporation conducts its due diligence before making land acquisitions, establishing its framework and finalizing the design of its developments to reduce climate-related risks on its projects. The Corporation also considers the high quality and sustainable materials to ensure that its developments can withstand extreme weather and/or natural disasters.

<b>Risk Management</b>	
Disclose how the organization identifies, assesses, and manages climate-related risks	
a. Describe the organization's processes for identifying and assessing climate-related risks	Under SLI's Manual on Corporate Governance, the Board ensures that a sound ERM framework is in place to effectively identify, monitor, assess and manage key business risks.
b. Describe the organization's processes for managing climate-related risks	The Corporation's ERM Framework can be accessed at <a href="http://stalucialand.com.ph/corporate-governance/enterprise-risk-management/">http://stalucialand.com.ph/corporate-governance/enterprise-risk-management/</a> .
c. Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management	To ascertain whether the risks that have been discovered, evaluated, quantified, and aggregated are still relevant and among the key risks, the Corporation regularly updates its Risk Management Plan. Measures and/ or controls identified to address these key risk priorities are evaluated if still effective in mitigating relevant risks. Risk monitoring and reporting activities are reviewed to ensure their effectiveness such that these risk priorities and control activities are optimized and utilized to help management meet its goals and objectives.
<b>Metrics and Targets</b>	
Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material	
a. Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process	As the Corporation's major operations are directly affected by natural calamities, climate-related risk is measured through the following:

	<ul style="list-style-type: none"> <li>• Delays on project timeline in terms of days;</li> <li>• Costs of repairs on assets affected;</li> <li>• Costs of maintenance from wear and tear especially on vertical properties.</li> </ul>
b. Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets	<p>The following are the Corporation's measures in order to manage the exposure to the identified risks and opportunities in relation to climate change:</p> <ul style="list-style-type: none"> <li>• Ongoing training for staff members, particularly those working in project engineering and planning with emphasis on identified climate related hazards and opportunities;</li> <li>• Regular inspections of premises and assets; and</li> <li>• Continuous assessment of appropriate protocols and proper documentation to track the Corporation's responses on climate-related risks.</li> </ul>

### Procurement Practices

Proportion of spending on local suppliers

Disclosure	Quantity	Units
Percentage of procurement budget used for significant locations of operations that is spent on local suppliers*	100	%

\*Local suppliers are those registered and are operating in the Philippines.

What is the impact and where does it occur? What is the organization's involvement in the impact?	Which stakeholders are affected?	Management Approach
The Corporation has a wide network of local suppliers and is not reliant on a small number of providers.	Local suppliers	<p>SLI's procedures ensure that benefits are generated for the economy and society, and that the environmental impact is minimized, while also considering value for money.</p> <p>Contracts with its suppliers are assessed based on corporate governance,</p>

		<p>attractiveness and strength of finances, innovation potential, and ethical business practices.</p> <p>Fair salaries and working conditions are taken into consideration while evaluating service contracts.</p> <p>Economic values, social concerns, and environmental effects are taken into consideration when resources are accounted for in the annual budget and actually used during operations. This allows SLI to continue operating with confidence.</p>
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
Unethical procurement practices may expose the Corporation to compromised business integrity and ethics.	Local suppliers and/or contractors and employees	<p>SLI endeavors to deal honestly and ethically with customers, suppliers, competitors, employees and other stakeholders in all matters.</p> <p>SLI's Corporate Governance Committee and Related Party Transactions Committee oversee and ensure compliance with the foregoing policies pertaining to the review of suppliers' track record in delivering/performing goods/services.</p>
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the opportunity for ensuring cost-efficiency, quality and to develop/improve its procurement practices.	Local suppliers	In all business dealings, the Corporation aims to conduct itself with integrity, ethical standard and honesty toward its clients, partners, rivals, staff, and other stakeholders.

## Anti-Corruption

### Training on Anti-corruption Policies and Procedures

Disclosure	Quantity	Units
Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated to	100	%
Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated to	100	%
Percentage of directors and management that have received anti-corruption training	100	%
Percentage of employees that have received anti-corruption training	100	%

What is the impact and where does it occur? What is the organization's involvement in the impact?	Which stakeholders are affected?	Management Approach
<p>The Corporation's Code of Business Conduct and Ethics restricts directors, management, and staff from acting in a way that could suggest they have been influenced by gifts, hospitality, or other considerations, or to display bias in favor of or against any person or organization while performing their official duties.</p> <p>To uphold the values of sound corporate governance, the Board of Directors and officers participate in yearly corporate governance trainings.</p>	<p>Employees, Management, Board of Directors</p>	<p>The Corporation views corruption as a negative element that impedes innovation, jeopardizes legal standing, and damages reputation. The development of the organization and the community at large is hindered, making it a significant barrier to economic progress.</p> <p>By doing this, the Corporation strives to be a tenacious and accountable entity that promotes constructive transformation in the localities where it conducts business. In addition to fighting corruption, the Corporation is dedicated to acting as a catalyst to effectively address any irregularities it encounters.</p>

<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the business risks involved in decreasing its trainings on anti-corruption.	Employees, Management, Board of Directors	To eliminate corruption within the organization, the Corporation raised its awareness of incidents on corruption and the risks thereof through regular trainings.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the opportunity to develop and improve its anti-corruption trainings.	Employees, Management, Board of Directors	The Corporation strengthened its Business Ethics and Compliance Programs by promoting enhanced leadership and consistently reviewing and assessing its policies and controls. The Corporation has also established its Corporate Governance Committee, Board Risk Oversight Committee and Related Party Transactions Committee.

#### Incidents on Corruption

<b>Disclosure</b>	<b>Quantity</b>	<b>Units</b>
Number of incidents in which directors were removed or disciplined for corruption	0	#
Number of incidents in which employees were dismissed or disciplined for corruption	0	#
Number of incidents when contracts with business partners were terminated due to incidents of corruption	0	#

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
In accordance with the Corporation's Code of Business Conduct and Ethics, no director or employee	Employees, Management, Board of Directors	The Corporation adheres scrupulously to its Code of Business Conduct and Ethics.

<p>shall take any action that could cast doubt on their ability to perform their official duties impartially toward or away from any person or organization, whether as a result of gifts, hospitality, or other considerations.</p>		
<p><b>What are the Risk/s Identified?</b></p>	<p><b>Which stakeholders are affected?</b></p>	<p><b>Management Approach</b></p>
<p>The Corporation recognizes the business risks that will affect the organization due to corruption.</p>	<p>Employees, Management, Board of Directors</p>	<p>In order to guarantee the reduction of corruption within the organization, the Corporation raised its awareness of incidents on corruption and the risks thereof through its Business Ethics and Compliance Programs.</p>
<p><b>What are the Opportunity/ies Identified?</b></p>	<p><b>Which stakeholders are affected?</b></p>	<p><b>Management Approach</b></p>
<p>The Corporation recognizes the opportunity to ensure that the organization remains without any incident of corruption.</p>	<p>Employees, Management, Board of Directors</p>	<p>Strengthening leadership and regularly evaluating its policies and procedures helped the Corporation fortify its Business Ethics and Compliance Programs. The Committee on Board Risk Oversight, Related Party Transactions, and Corporate Governance have all been created by the Corporation.</p>

## ENVIRONMENT

### Resource Management

#### Energy Consumption within the organization

Disclosure	Quantity	Units
Energy Consumption Electricity	2,648,068.99	kWh
Energy Consumption Diesel	1,225.62	GJ
Energy Consumption Gasoline	23,065.41	GJ
Energy Consumption LPG	N/A	GJ
Energy Consumption Renewable Sources	246.89	GJ

#### Reduction of energy consumption

Disclosure	Quantity	Units
Energy reduction (gasoline)	0	GJ
Energy reduction (LPG)	N/A	GJ
Energy reduction (diesel)	0	GJ
Energy reduction (electricity)	0	kWh

What is the impact and where does it occur? What is the organization's involvement in the impact?	Which stakeholders are affected?	Management Approach
In addition to the residential projects that are still managed by the Corporation, The Corporation primarily relies on electricity as the main energy source for its operations. Furthermore, vehicles such as cars, motorcycles, and vans, which are integral to its activities, run on gasoline and diesel.	Employees, customers and management	<p>One of SLI's primary approaches to reducing energy use is to improve efficient energy usage, which has the dual benefit of reducing costs and its environmental impact. The bulk of SLI's economic operations are directly reliant on the use of energy, particularly fuel and electricity.</p> <p>Before transferring ownership of each residential property to its respective home owner's association, the Corporation would assess and considers methods for efficiently regulating power consumption by establishing standard average metrics and regular monitoring and record-keeping.</p>

<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The amount of energy consumption relates to climate-related risks.	Employees and management	The management continues to support the current horizontal advancements in the use of renewable energy sources such as the installation of solar-powered street lighting and solar panels in a few of its mall businesses.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities to reduce usage and switch to renewable energy sources.	Employees and management	The Corporation continues its initiatives on the use of renewable energy through solar panels in some parts of its mall operations and property developments.

Water Consumption within the organization

<b>Disclosure</b>	<b>Quantity</b>	<b>Units</b>
Water Consumption	629,629.78	Cubic meters
Water Withdrawal	Not measured	Cubic meters
Water Recycled and Reused	Not measured	Cubic meters

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation controls the amount of water used in common areas across its developments, main office, and branch offices, as well as mall operations.	Employees and management	With the assistance of Sta. Lucia Waterworks Corp., the Corporation records and regularly monitors its water usage.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes that excessive water usage poses risks that could result in climate-related issues.	Employees and management	In conjunction with Sta. Lucia Waterworks Corp., the Corporation has been actively implementing strategies to control its water usage. A monthly check-in is implemented to ensure

		appropriate documentation.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities to conserve water by reducing excessive water consumption and managing water usage.	Employees and management	With the assistance of Sta. Lucia Waterworks Corp., the Corporation has been actively implementing water consumption monitoring and management.

Materials used by the organization

Disclosure	Quantity	Units
Materials used by weight or volume		
- Cement	965,094.00	Bags
- Steel Bars	57,284.00	Pcs
- Aggregates	107,570.50	Cubic meters
Percentage of recycled input materials used to manufacture the organization's primary products and services	Not measured	%

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The construction services of the Corporation entail the use of materials.  In this regard, the Corporation enters into contracts with local suppliers and/or contractors for the construction of its horizontal and vertical developments.	Local suppliers and/or contractors	The Corporation imposes guidelines on its contractors and suppliers to guarantee the high caliber and standard of such products. A detailed examination of the construction materials utilized in project developments is required. This is to ensure that innovative, eco-friendly materials that are capable of withstanding natural disasters are used in project developments.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the risks in depleting the natural resources used for construction materials.	Local suppliers and/or contractors	The Corporation imposes materials performance targets on its contractors and suppliers and promotes the use of innovative sustainable

		materials.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in improving the materials used in its operations to further its sustainability goals.	Local suppliers and/or contractors	The Corporation imposes materials performance targets on its contractors and suppliers and promotes the use of innovative sustainable materials.

Ecosystems and biodiversity (whether in upland/watershed or coastal/marine)

Disclosure	Quantity	Units
Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	N/A	
Habitats protected or restored	N/A	Ha
IUCN Red List species and national conservation list species with habitats in areas affected by operations	N/A	

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation considers the property's ecology and biodiversity value while purchasing land and designing projects.	Employees, management, customers	<p>The Corporation is dedicated to making a difference in biodiversity preservation.</p> <p>Upon purchasing land for future developments after conducting regional assessments, the Corporation evaluates the overall condition of the area while accounting for its economic standing, proximity to regions of high biodiversity value, and degree of protection. This is done to reduce the likelihood of problems with future building projects and to stop potential violations of laws and environmental regulations.</p>

		In this regard, the landscaping elements of some of its projects include the use of endemic trees and the preservation of freely flowing rivers.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes that disrupting the ecosystem and protected habitats can lead to the threatening of the local species and climate-related risks.	Employees, management, customers	The Corporation identifies possible development regions by applying sustainable land-use practices and conducting feasibility studies which involves determining if benefits outweigh costs. A number of factors are considered, including the overall condition of the land, the demographic makeup of the area, and the proximity of the territory to areas of high biodiversity or protected areas.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in actively participating in the preservation and restoration of protected habitats and endangered species.	Employees, management, customers	The Corporation is committed to the general well-being of its stakeholders ensuring that it contributes to the preservation of the environment.

## Environmental impact management

### Air Emissions

#### GHG

Disclosure	Quantity*	Units
Direct (Scope 1) GHG Emissions	1,575	Tonnes CO <sub>2</sub> e
Energy Indirect (Scope 2) GHG Emissions	2,668.75	Tonnes CO <sub>2</sub> e
Emissions of ozone-depleting substances (ODS)	0	Tonnes

*\*Figures represent an approximate amount of emissions based on local and international standards on GHG emissions.*

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The main sources of greenhouse gas emissions are the electricity used by SLI for its operations and the gasoline and diesel used by the Corporation's cars.	Employees and management	The Corporation manages its electricity consumption as well as its usage of diesel and gasoline through regular monitoring and documenting of consumption. Also, by promoting efficient energy use.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes that hazards associated with climate change are impacted by rising GHG emissions.	Employees and management	The Corporation shifted to the use of renewable energy through solar panels in some parts of its mall operations to minimize its electricity consumption that contributes to GHG emissions.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in developing means to reduce its GHG emissions.	Employees and management	The Corporation shifted to the use of renewable energy through solar panels in some parts of its mall operations to minimize its electricity consumption that contributes to GHG emissions.

#### Air pollutants

<b>Disclosure</b>	<b>Quantity</b>	<b>Units</b>
NO <sub>x</sub>	Not measured	Kg
SO <sub>x</sub>	Not measured	Kg
Persistent organic pollutants (POPs)	Not measured	Kg
Volatile organic compounds (VOCs)	Not measured	Kg
Hazardous air pollutants (HAPs)	Not measured	Kg
Particulate matter (PM)	Not measured	Kg

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation ensures that its developments implement	Employees and management	The Corporation is in the process of establishing

measures to ensure good air quality.		measures to monitor and reduce the amount of air pollutants from its operations, if any.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the hazards associated with climate change as well as the health and safety effects of air pollution.	Employees and management	The Corporation is currently devising strategies to track and minimize any air pollution resulting from its operations.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation sees potential to support the development of sustainable communities while maintaining a high level of living for its customers. This includes encouraging healthy air quality.	Employees and management	The Corporation is devising strategies to track and minimize any air pollution resulting from its operations if any.

## Solid and Hazardous Wastes

### Solid Waste

Disclosure	Quantity	Units
Total solid waste generated	Not measured	Kg
Reusable	Not measured	Kg
Recyclable	Not measured	Kg
Composted	Not measured	Kg
Incinerated	Not measured	Kg
Residuals/Landfilled	Not measured	Kg

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
Caring for the environment by controlling waste is one of SLI's objectives. Adherence to suitable waste management methods is strongly enforced inside the sites under the supervision and control of SLI. To ensure that garbage is disposed of responsibly, the	Local contractors, employees and management	The Corporation is in-charge of managing the proper segregation and disposal of its solid waste. The Corporation assesses its environmental impact by ongoing monitoring and documentation of the volume it produces.

Corporation follows a methodical process that involves collecting waste, properly sorting it, and transporting it to disposal sites.		
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the climate-related risks of mismanaging solid waste and failing to reduce the amount of such waste resulting from its operations.	Local contractors, employees and management	The Corporation is taking steps to ensure that the solid waste is documented and monitored. To remove or at least lessen its influence on the community, the collected data are being analyzed and evaluated.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the opportunities in improving its waste management system and reducing the total residual waste resulting from its operations.	Local contractors, employees and management	To lessen its influence on solid waste management, the Corporation has reduced the amount of single-use plastic used in its commercial operations and increased the usage of recyclable materials.

Hazardous Waste

Disclosure	Quantity	Units
Total weight of hazardous waste generated	Not measured	Kg
Total weight of hazardous waste transported	Not measured	Kg

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation is in the process of establishing measures to reduce and properly manage its hazardous waste, if any.	Local contractors, employees and management	The Corporation is in the process of establishing measures to monitor and reduce the amount of hazardous waste generated from its operations, if any.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the climate-related risks of	Local contractors, employees and management	The Corporation has devised strategies to track and

mismanaging hazardous waste.		minimize any hazardous waste produced throughout its activities such as proper waste labelling and segregation.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the opportunities in reducing the amount of hazardous waste generated from its operations, if any.	Local contractors, employees and management	The Corporation is in the process of establishing measures to monitor and reduce the amount of hazardous waste generated from its operations, if any.

Effluents

Disclosure	Quantity	Units
Total volume of water discharges	Not measured	Cubic meters
Percent of wastewater recycled	Not measured	%

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation is in the process of establishing measures to reduce water discharges and to recycle wastewater in its operations.	Local contractors, employees and management	To track and minimize the volume of water discharge produced by its activities, the Corporation budgeted the amount of water bills.
<b>What are the Risk/s Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes the climate-related risks of damage due to untreated wastewater.	Local contractors, employees and management	The Corporation is in the process of establishing measures to monitor and reduce the amount of water discharge generated from its operations.

<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in improving its measures to reduce water discharge and to recycle wastewater in its operations.	Local contractors, employees and management	The Corporation is in the process of establishing measures to monitor and reduce the amount of water discharge generated from its

		operations.
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## Environmental compliance

### Non-compliance with Environmental Laws and Regulations

Disclosure	Quantity	Units
Total amount of monetary fines for non-compliance with environmental laws and/or regulations	0	PhP
No. of non-monetary sanctions for non-compliance with environmental laws and/or regulations	0	#
No. of cases resolved through dispute resolution mechanism	0	#

What is the impact and where does it occur? What is the organization's involvement in the impact?	Which stakeholders are affected?	Management Approach
The Corporation is required to comply with environmental laws and regulations in the course of its business.	Management	The Corporation has complied with legal and regulatory obligations for environmental compliance during the regular course of business. Prior to construction or expansion, all projects undergo an environmental impact assessment in line with the Corporation's commitment to sustainable development. If necessary, they are also granted an Environmental Compliance Certificate ("ECC") by the Department of Environment and Natural Resources ("DENR"). The Corporation complies with all relevant environmental legislation.
What are the Risk/s Identified?	Which stakeholders are affected?	Management Approach
Non-compliance with such laws may result to closure of business and/or negatively affect the financial performance of the Corporation.	Management and Employees	The Corporation has endeavored to comply with all legal and regulatory requirements concerning environmental compliance in the course of its ordinary business operations. As part of its commitment to sustainable development, the

		Corporation assesses the environmental effect of every project before it is built or enlarged. If necessary, the DENR issues an ECC for the project. The Corporation complies with all relevant environmental legislation.
<b>What are the Opportunity/ies Identified?</b>	<b>Which stakeholders are affected?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in entering environmental initiatives.	Management	Throughout its regular course of business, the Corporation has complied with all legal and regulatory requirements for environmental compliance.

## SOCIAL

### Employee Management

#### Employee Hiring and Benefits

##### Employee Data

Disclosure	Quantity	Units
<b>Total Number of Employees</b>		
Female Employees	180	#
Male Employees	100	#
Attrition Rate	10.27%	Rate
Ratio of lowest paid employee against minimum wage	1:1	Ratio

##### Employee Benefits

Disclosure	Y/N	% of female employees who availed for the year	% of male employees who availed for the year
SSS	Y	10%	2%
PhilHealth	Y	4%	1%
Pag-ibig	Y	0%	0%
Parental leaves	Y	0%	0%
Vacation leaves	Y	169%	74%
Sick leaves	Y	167%	71%
Birthday Leaves	Y	132%	47%
Bereavement Leaves	Y	2%	1%
Medical benefits (aside from PhilHealth)	Y	2%	0%
Housing assistance (aside from Pag-ibig)	N	N/A	N/A
Retirement fund (aside from SSS)	N	N/A	N/A
Further education support	N	N/A	N/A
Company stock options	N	N/A	N/A
Telecommuting	N	N/A	N/A
Flexible-working Hours	N	N/A	N/A
(Others)			

What is the impact and where does it occur? What is the organization's involvement in the impact?	Management Approach
To meet the growing need for support resulting from an increase in the number of clients, the Corporation has hired more employees in the current business year. In addition to its clients, the Corporation constantly works to further the welfare and safety of its workers.	The Corporation ensures that the employees' benefits under the law are granted. Beyond immediate financial indicators, the Corporation's performance is taken into consideration through its perks, discounts and pay incentive strategy.

	<p>The Corporation provides health care, death and accidental benefits that are covered by its health insurance provider to promote employee health and well-being.</p> <p>Employees are also actively involved in selecting, organizing, and executing programs and activities for the Corporation, including workplace parties, seasonal events, summer excursions, and sports, all aimed at fostering engagement and building social connections.</p>
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<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
High attrition rates may negatively impact productivity in the workforce.	The Corporation values its employees and strives to promote good working conditions and work culture.
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes the chance to better engage its workforce in order to pinpoint problems and potential areas for development.	In order to enhance working conditions, the Corporation takes steps to identify employee complaints and solicit input.

Employee Training and Development

Disclosure	Quantity	Units
Total training hours provided to employees	420	Hours
a. Female employees	314	Hours
b. Male employees	106	Hours
Average training hours provided to employees		
a. Female employees	6.54	Hours
b. Male employees	6.54	Hours
List of Training Provided		
a. Personality Development Seminar - "Creating a Strong Professional Brand"	160	Hours
b. Financial Wellness Seminar (China Bank)	60	Hours
c. Personality Development Seminar - "Cultivating Professional Presence in the Workplace Transforming Behavior, Building Image, Inspiring Excellence"	200	Hours

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>
The Corporation provides opportunities for individuals to advance their skills and knowledge through trainings. It helps both new hires and veteran employees equip themselves and grow professionally and go up the corporate ladder, while seasoned employees offering direct support throughout the process.	The Corporation supports its employees' professional development by providing training and seminars to all of its workers.  Employee development plans and job responsibilities determine which employees attend specialist training sessions or are assigned there.
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
The Corporation understands the business risks that come with employees' slow professional development and how those risks could impact its bottom line.	Through training and seminars, the Corporation helps all of its employees advance and engage their talents and careers.  Employees either participate in or are assigned to specialized training courses, depending on their work assignment and employee development plans.
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities for growth for its employees that will contribute to the overall success and financial performance of the Corporation.	By offering training and seminars to all of its workers, the Corporation fosters the professional development and skill enhancement of its workforce.  Specialized training courses are delivered to employees or are undertaken based on their work assignments and employee development plans.

Labor-Management Relations

Disclosure	Quantity	Units
% of employees covered with Collective Bargaining Agreements	N/A	%
Number of consultations conducted with employees concerning employee-related policies	0	#

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>
The Corporation encourages the participation of its employees in regular staff meetings, coordination	The Corporation guarantees employees' freedom to engage in

meetings and consultations.	collective bargaining and self-organization. Additionally, the Corporation takes action to find and address employee complaints as soon as possible.
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
The Corporation recognizes the hazards to its business that come with low employee performance and engagement.	The Corporation guarantees employees' freedom to engage in collective bargaining and self-organization. Additionally, the Corporation takes action to find and address employee complaints as soon as possible.
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes the opportunity to increase its engagement with its employees to identify issues and areas of improvement.	The Corporation assures the rights of employees to self-organization and collective bargaining. Moreover, the Corporation implements measures to identify and quickly resolve employee concerns.

#### Diversity and Equal Opportunity

Disclosure	Quantity	Units
% of female workers in the workforce	64.29%	%
% of male workers in the workforce	35.71%	%
Number of employees from indigenous communities and/or vulnerable sector*	2.0%	%

\*Vulnerable sector includes, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E).

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>
The Corporation provides equal opportunities to its employees and fosters diversity in its workforce.	The Corporation adopts a policy of non-discrimination in its recruitment process and management of employees.
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
The Corporation recognizes the dangers to productivity and financial performance resulting from discrimination in hiring and personnel management.	The Corporation adopts a policy of non-discrimination in its recruitment process and management of employees.
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in having a	The Corporation has a non-

diverse workforce and providing equal opportunities to sustain competitiveness and a policy of meritocracy.	discrimination policy in place for both hiring and personnel management.
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## Workplace Conditions, Labor Standards, and Human Rights

### Occupational Health and Safety

Disclosure	Quantity	Units
Safe Man-Hours	2088	Man-hours
No. of work-related injuries	N/A	#
No. of work-related fatalities	N/A	#
No. of work-related ill-health	N/A	#
No. of safety drills	3	#
<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>	
<p>The Corporation prioritizes providing a safe working environment for its employees. The Corporation makes sure that workers don't take part in tasks that put them at higher risk of getting sick or getting into an accident.</p> <p>The Corporation ensures that all workers are physically fit for their jobs, capable of performing them, healthy, and receive medical attention when needed. It also ensures that safety procedures are followed at all times.</p>	<p>The Corporation institutes an annual physical exam to monitor the health and safety of its employees. Newly hired employees have to pass a medical exam prior to hiring. Health insurance is also provided upon regularization.</p> <p>In cases where an employee gets sick for an extended period, he/she shall secure a fit to work clearance to ensure that he/she has fully recovered and does not pose a threat of communicable diseases to their co-employees and the public.</p>	
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>	
The Corporation recognizes the business risks in failing to ensure its employees' health and safety.	The Corporation evaluates its adherence to applicable laws and health and safety protocols on a regular basis.	
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>	
The Corporation recognizes opportunities to improve health and safety measures in its operations and overall productivity.	The Corporation identifies and seizes opportunities to boost production levels across the board and enhance health and safety protocols in its operations.	

### Labor Laws and Human Rights

Disclosure	Quantity	Units
No. of legal actions or employee grievances involving	0	#

forced or child labor		
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Do you have policies that explicitly disallows violations of labor laws and human rights (e.g. harassment, bullying) in the workplace?

Topic	Y/N	If Yes, cite reference in company policy
Forced labor	N	
Child labor	N	
Human Rights	Y	Sexual Harassment Policy
<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>	
The Corporation did not have any incidents relating to violations of labor laws and human rights in 2025.	The Corporation is compliant with all relevant laws, regulations and codes of best business practices.	

<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>	
Human rights violations and labor law infractions may lead to low employee performance and productivity losses, which will have a negative financial impact on the Corporation's operations.	The Corporation is compliant with all relevant laws, regulations and codes of best business practices.	
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>	
The Corporation sees potential to raise awareness of labor law compliance and human rights protection, as well as to improve its grievance procedures so that workers can report any events involving legal infractions.	The Corporation is compliant with all relevant laws, regulations and codes of best business practices.	

### Supply Chain Management

Do you have a supplier accreditation policy? If yes, please attach the policy or link to the policy.

Do you consider the following sustainability topics when accrediting suppliers?

Topic	Y/N	If Yes, cite reference in the supplier policy
Environmental performance	N	
Forced labor	N	
Child labor	N	
Human Rights	N	
Bribery and corruption	N	

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>	
The reputation of the Corporation is impacted by our suppliers' adherence to human rights, anti-corruption, and environmental laws.	In order for its suppliers to realize how vital the firm is to them and to make every effort to provide the best	

	service, the Corporation forges close partnerships with them. Achieving value for money is a top priority for the Corporation. Selecting a supplier entail determining who provides dependable and high-quality products and services.
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
The Corporation recognizes the reputational and financial risks in associating with business that are antithetical to its policies.	In order to guarantee that the greatest advantages are obtained from them, the Corporation evaluates both new and current suppliers.
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes potential to put policies in place to guarantee that its long-term business partners share its vision of using best business practices to create sustainable communities.	The Corporation makes sure to cultivate positive relationships with its suppliers. By doing this, it ensures that the Corporation receives the best products and services possible, with reliability and quality as a first priority.

## Relationship with Community

### Significant Impacts on Local Communities

Operations with significant (positive or negative) impacts on local communities (exclude CSR projects; this has to be business operations)	Location	Vulnerable groups (if applicable)*	Does the particular operation have impacts on indigenous people (Y/N)?	Collective or individual rights that have been identified that is a particular concern for the community	Mitigating measures (if negative) or enhancement measures (if positive)
Development of sustainable communities	CALABARZON, Metro Manila, Davao Region, Iloilo Region, Central and Eastern Visayas, MIMAROPA, Ilocos Region and CAR	N/A	N	Job creation; promoting local suppliers	SLI's inclination for working with area suppliers on project developments is advantageous to local firms. Additionally, by including commercial

					sectors in its developments, it provides the local community with job opportunities.
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\*Vulnerable sector includes children and youth, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E).

For operations that are affecting IPs, indicate the total number of Free and Prior Informed Consent (FPIC) undergoing consultations and Certification Preconditions (CPs) secured and still operational and provide a copy or link to the certificates if available:

Certificates	Quantity	Units
FPIC process is still undergoing	N/A	#
CP secured	N/A	#

What are the Risk/s Identified?	Management Approach
The Corporation recognizes the business risks in failing to consider the well-being of the local community when assessing projects.	<p>The Corporation has made a commitment to act as a change agent in order to build a community that is more resilient and productive. By doing this, it guarantees that it contributes to local communities.</p> <p>To build strong ties and long-term partnership with the local communities where it operates, SLI implements outreach initiatives and programs. By concentrating on initiatives and actions that support catastrophe risk reduction, readiness, and resiliency as well as environmental sustainability and protection, SLI ensures a beneficial outcome.</p>
What are the Opportunity/ies Identified?	Management Approach
The Corporation recognizes opportunities in supporting and creating a positive impact on local communities.	To promote positive relationships with the local communities in which it operates, the Corporation regularly participates in outreach initiatives and programs. By concentrating on initiatives and actions that support catastrophe risk reduction, readiness, and resiliency as well as

	environmental sustainability and protection, SLI ensures a beneficial outcome.
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## Customer Management

### Customer Satisfaction

Disclosure	Score	Did a third party conduct the customer satisfaction study (Y/N?)
Customer Satisfaction	92 %	N
<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>	
Customer satisfaction is a significant factor in determining whether the organization has achieved its goal of building sustainable communities.	In order to attain high customer satisfaction, the Corporation has set up a distinct customer service group to make sure that the best services are offered to all of its stakeholders, including those potential clients, in addition to its current clientele.	
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>	
Customer dissatisfaction may lead to a decrease in the Corporation's financial performance.	To provide the best possible service to its customers, the Corporation has set up a dedicated customer service group whose job it is to promptly handle client issues.	
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>	
The Corporation recognizes opportunities in increasing engagement with its customers to gather feedback.	Along with setting up a customer care department, the Corporation has created a customer feedback procedure to collect feedback from customers and take it into account when evaluating business progress.	

### Health and Safety

Disclosure	Quantity	Units
No. of substantiated complaints on product or service health and safety*	0	#
No. of complaints addressed	0	#

\*Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>
In the stages of planning, building, and operation,	Along with setting up a customer

the Corporation makes sure that none of its developments endanger the health and safety of its clients.	care department, the Corporation has created a procedure to collect feedback from customers and take it into account when evaluating business progress.
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
The Corporation is aware of the reputational danger and financial repercussions of creating inferior initiatives that can put its clients' health and safety at risk.	One of the Corporation's top concerns is the health and safety of its clients. These aspects are taken into consideration during the planning, construction, and operation of the Corporation's developments.
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in upgrading the materials and standards for its developments to increase the health and safety standards for its customers.	The health and safety of its customers are among the foremost priorities of the Corporation. Such factors are taken into account during the design, construction and operations of the Corporation's developments.

Marketing and labelling

Disclosure	Quantity	Units
No. of substantiated complaints on marketing and labelling*	0	#
No. of complaints addressed	0	#

\*Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>
The Corporation adopted the necessary measures to solicit feedback from customers on the marketing of its developments.	The Corporation conducts regular meetings with its marketing and sales team to ensure that its products are accurately depicted and that potential customers receive the correct information.
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
The Corporation recognizes the reputational risk and financial consequences of publishing false information on its developments.	The Corporation conducts regular meetings with its marketing and sales team to ensure that its products are accurately depicted and that potential customers receive the

	correct information.
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in improving its mechanisms to solicit feedback and handle complaints from customers on marketing.	The Corporation conducts regular meetings with its marketing and sales team to ensure that its products are accurately depicted and that potential customers receive the correct information.

### Customer privacy

Disclosure	Quantity	Units
No. of substantiated complaints on customer privacy*	0	#
No. of complaints addressed	0	#
No. of customers, users and account holders whose information is used for secondary purposes	0	#

\*Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.

<b>What is the impact and where does it occur? What is the organization's involvement in the impact?</b>	<b>Management Approach</b>
The Corporation's customers are the buyers and tenants of its developments, and any information collected are protected under the Corporation's Data Privacy Policy.	The Data Privacy Policy of the Corporation is available at <a href="https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf">https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf</a>
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
The Corporation recognizes the reputational risks and financial consequences of failing to maintain the privacy of its customers' data.	The Data Privacy Policy of the Corporation is available at <a href="https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf">https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf</a>
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
The Corporation recognizes opportunities in adopting measures to secure and maintain the privacy of its customers' data.	The Data Privacy Policy of the Corporation is available at <a href="https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf">https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf</a>

### Data Security

Disclosure	Quantity	Units
No. of data breaches, including leaks, thefts and losses of data.	0	#

<b>What is the impact and where does it occur? What is the organization’s involvement in the impact?</b>	<b>Management Approach</b>
<p>The Corporation did not have any data breaches in 2025.</p>	<p>The Corporation has implemented technical, organizational, and physical security measures, including the following, to safeguard the private data of its clients:</p> <ol style="list-style-type: none"> <li>1. Usage of firewalls, encryption, encrypted servers, and other cutting-edge security technologies;</li> <li>2. Restricted access to personal data to processors that have been properly authorized. Data transfers are made only after adhering to the established confidentiality policy and procedures;</li> <li>3. Executing routine security patch updates and server upgrades to maintain a secure server operating environment.</li> </ol> <p>The Data Privacy Policy of the Corporation is available at <a href="https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf">https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf</a></p>
<b>What are the Risk/s Identified?</b>	<b>Management Approach</b>
<p>The Corporation recognizes that data leaks may lead to customer dissatisfaction and pose a reputational risk for the Corporation.</p>	<p>The Data Privacy Policy of the Corporation is available at <a href="https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf">https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf</a></p>
<b>What are the Opportunity/ies Identified?</b>	<b>Management Approach</b>
<p>The Corporation recognizes opportunities to update its cybersecurity and data protection systems by meeting the requirements of the ISO27001 standard, which measures and evaluates information security management systems.</p>	<p>The Data Privacy Policy of the Corporation is available at <a href="https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf">https://stalucialand.com.ph/wp-content/uploads/2019/05/Data-Privacy-Policy-FINAL.pdf</a></p>

## UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

The Corporation supports and adheres to the UN Sustainable Development Goals (SDGs). The Corporation constantly assesses its impact on the community, environment, and economy to identify important topics and themes that directly affect the interests of its stakeholders.

Through its extensive landbanking operations in the Philippines, the Corporation, which supports SDG 11 (Sustainable Cities and Communities), aims to considerably contribute to the development of inclusive, secure, resilient, and sustainable cities and communities. Through expanding community possibilities, the Corporation's expansion strategy has contributed to the creation of the nation. Numerous large-scale construction projects across the country have improved the area by prioritizing local labor and suppliers. Wherever the Corporation is present, its continued growth has generated jobs and business opportunities.

Projects developed by SLI are intended to improve stakeholder wellbeing in addition to building sustainable communities. Every project that has been built has been designed to provide families with leisure and recreational activities, as evidenced by its amenities and features. Among the features provided are private access to contemporary clubhouses, swimming areas, and sports facilities. Strict protocols are also in place to ensure the stakeholders' safety and security around-the-clock. These support both SDG 6 (Clean Water and Sanitation) and SDG 3 (Good Health and Well-Being).

SLI is committed to environmental conservation. The Corporation's impact on biodiversity is assessed during project development, and strict adherence to environmental regulations is ensured. When planning projects, environmental hazards and stress are also taken into consideration. Prospective project sites are carefully reviewed to make sure they are the best fits for the area. SLI fortifies its sites to provide quick recoveries in the event of adverse weather conditions. These promote SDGs 13 (Climate Action), 14 (Life Below Water), and 15 (Life on Land).

To achieve the SDGs, SLI actively works to include stakeholders. The Corporation's perspective on sustainability is centered on the accomplishment of its commitments and activities aimed at creating a sustainable community and a sustainable future.

### Product or Service Contribution to UN SDGs

Key Products and Services	Societal Value/Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impacts
Residential Developments	Projects developed by SLI were intended to create sustainable communities.  Each property has been planned with features and amenities to offer families	In addition to the Corporation's continuing expansion outside of the Metro and its goal to increase its footprint throughout	No material negative impacts identified.

	<p>leisure and recreational activities.</p> <p>Among the amenities provided are the use of cutting-edge clubhouses, swimming pools, and sports facilities. Precautions are also in place to guarantee the safety and security of the stakeholders around-the-clock.</p>	<p>the Philippines, it is aware of its effects on the ecology and biodiversity of the local communities where it operates. It acknowledges that the progress of the project could have the following unfavorable effects:</p>	
Commercial Spaces in Residential Developments	<p>The Corporation's integrated commercial districts provide homeowners with easy access to local goods and services, while simultaneously providing a means for business owners to reach a critical demographic target.</p> <p>By expanding the pool of potential customers for surrounding businesses and generating employment opportunities, these modifications also contribute to the growth of the local economy.</p>	<p>1. Potential displacement of the local community and nature;</p> <p>2. An increase in the area's population, which has an impact on the demand for and use of water and energy;</p> <p>3. Influence on the area's air quality; and</p> <p>4. Contamination increase in waste volume brought on by increasing consumption.</p>	No material negative impacts identified.
Hotel Rooms	Tourists who bring money into the communities where SLI operates can stay in reasonably priced, high-quality accommodations.	Nonetheless, the Corporation takes steps to reduce the impact on the ecology and any protected habitats,	No material negative impacts identified.
Office Spaces	SLI has been providing such spaces ever since. Companies can locate and grow at the Sta. Lucia Business Center, which supports the creation of new jobs and strengthens regional economies.	as well as to safeguard local populations' biodiversity.	No material negative impacts identified.
Mall Spaces	SLI has created a place where mall foot traffic		No material negative impacts

	<p>benefits stakeholders. It makes it possible for companies, domestic and international, to grow and access key markets.</p> <p>The people living in the vicinity have easy access to high-quality products that meet their needs for clothing, food, medicine, and other essentials that improve their quality of life.</p>		<p>identified.</p>
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The Corporation places a strong emphasis on its duties to safeguard the community and environment when it comes to development. The Corporation will persist in advocating for ecologically sustainable approaches to achieve its objectives and will be proactive in exploring novel and inventive approaches to mitigate or minimize environmental impacts.



STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of STA. LUCIA LAND, INC. (the Company) is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the year ended December 31, 2025, December 31, 2024 and December 31, 2023, in accordance with the prescribed financial reporting framework indicated therein, and such internal control as management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the financial statements including the schedules attached therein, and submits the same to the stockholders.

SyCip Gorres Velayo & Co., the independent auditors, appointed by the stockholders, has audited the consolidated financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.

VICENTE R. SANTOS
Chairman of the Board

EXEQUIEL D. ROBLES
President & Chief Executive Officer

DAVID M. DELA CRUZ
EVP Chief Financial Officer

14 MAY 2026

MANDALUYONG CITY

SUBSCRIBE AND SWORN to before me this \_\_\_ day of \_\_\_, 2026,
affiant exhibiting to me their government issued IDs, to wit:

Table with 3 columns: Name, Government I.D., Date/Place Issued. Rows include Vicente R. Santos, Exequiel D. Robles, and David M. Dela Cruz.

Doc. No. 500
Page 10
Book No. LVII
Series of 2026



JERRY B. DELA CRUZ



## **INDEPENDENT AUDITOR'S REPORT**

The Stockholders and the Board of Directors  
Sta. Lucia Land, Inc.  
Penthouse Bldg. 3, Sta. Lucia Mall  
Marcos Highway cor. Imelda Avenue  
Cainta, Rizal

### **Opinion**

We have audited the accompanying parent company financial statements of Sta. Lucia Land, Inc. (the Parent Company), which comprise the parent company statements of financial position as at December 31, 2025 and 2024, and the parent company statements of comprehensive income, parent company statements of changes in equity and parent company statements of cash flows for the years then ended, and notes to the parent company financial statements, including material accounting policy information.

In our opinion, the accompanying parent company financial statements present fairly, in all material respects, the financial position of the Parent Company as at December 31, 2025 and 2024, its financial performance and its cash flows for the years then ended, in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

### **Basis for Opinion**

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Parent Company Financial Statements* section of our report. We are independent of the Parent Company in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics), as applicable to the audits of the financial statements of public interest entities, together with the ethical requirements that are relevant to the audits of financial statements of public interest entities in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Responsibilities of Management and Those Charged with Governance for the Parent Company Financial Statements**

Management is responsible for the preparation and fair presentation of the parent company financial statements in accordance with PFRS Accounting Standards and for such internal control as management determines is necessary to enable the preparation of parent company financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the parent company financial statements, management is responsible for assessing the Parent Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Parent Company or to cease operations, or has no realistic alternative but to do so.



Those charged with governance are responsible for overseeing the Parent Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Parent Company Financial Statements**

Our objectives are to obtain reasonable assurance about whether the parent company financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these parent company financial statements.

As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the parent company financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Parent Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Parent Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the parent company financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Parent Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the parent company financial statements, including the disclosures, and whether the parent company financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

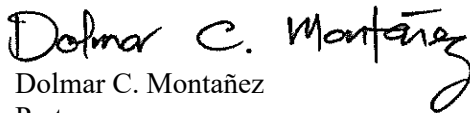


### **Report on the Supplementary Information Required Under Revenue Regulations 15-2010**

The supplementary information required under Revenue Regulations 15-2010 for purposes of filing with the Bureau of Internal Revenue is presented by the management of Sta. Lucia Land Inc. in a separate schedule. Revenue Regulations 15-2010 requires the information to be presented in the notes to parent company financial statements. Such information is not a required part of the basic financial statements. The information is also not required by the Revised Securities Regulation Code Rule 68. Our opinion on the basic parent company financial statements is not affected by the presentation of the information in a separate schedule.

The engagement partner on the audit resulting in this independent auditor's report is Dolmar C. Montañez.

SYCIP GORRES VELAYO & CO.



Dolmar C. Montañez

Partner

CPA Certificate No. 112004

Tax Identification No. 925-713-249

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

SEC Partner Accreditation No. 112004-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

SEC Firm Accreditation No. 0001-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

BIR Accreditation No. 08-001998-119-2025, December 16, 2024, valid until December 15, 2027

PTR No. 10765095, January 2, 2026, Makati City

May 25, 2026



**STA. LUCIA LAND, INC.****PARENT COMPANY STATEMENTS OF FINANCIAL POSITION**

	December 31	
	2025	2024
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents (Notes 5 and 28)	₱2,482,839,547	₱3,327,278,216
Receivables (Notes 6, 20 and 28)	6,627,543,445	5,907,153,956
Contract assets (Notes 4)	1,742,349,700	2,445,257,140
Real estate inventories (Note 7)	43,448,931,352	40,085,156,831
Other current assets (Note 8)	2,587,642,972	2,594,818,745
Total Current Assets	56,889,307,016	₱54,359,664,888
<b>Noncurrent Assets</b>		
Installment contracts receivables - net of current portion (Notes 6 and 28)	2,094,081,311	1,556,464,191
Contract assets - net of current portion (Notes 4)	2,279,765,800	2,697,576,994
Investments in subsidiaries (Note 10)	6,312,500	6,312,500
Investments properties (Note 11)	6,807,689,276	6,721,713,319
Property and equipment (Note 12)	62,686,841	53,182,115
Financial assets at fair value through other comprehensive income (FVOCI) (Notes 9 and 28)	736,959,837	759,645,948
Other noncurrent assets (Note 8)	1,056,286,283	975,562,354
Total Noncurrent Assets	13,043,781,848	12,770,457,421
	₱69,933,088,864	₱67,130,122,309
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts and other payables (Notes 13, 20 and 28)	₱7,095,222,582	₱7,098,120,432
Short-term debt (Notes 15 and 28)	5,001,519,875	7,045,008,875
Long-term debt - current portion	6,152,682,551	4,597,176,079
Contract liabilities - current portion (Notes 4, 6 and 14)	202,489,817	440,262,548
Income tax payable	81,386,387	106,772,154
Total Current Liabilities	18,533,301,212	19,287,340,088
<b>Noncurrent Liabilities</b>		
Long-term debt - noncurrent portion (Notes 15 and 28)	14,743,770,655	13,371,734,146
Contract liabilities - net of current portion (Notes 4, 6 and 14)	41,821,471	336,343,941
Deferred tax liabilities - net (Note 25)	4,954,895,197	4,499,420,811
Retirement liabilities (Note 21)	18,072,185	14,891,646
Total Noncurrent Liabilities	19,758,559,508	18,222,390,544
Total Liabilities	38,291,860,720	37,509,730,632
<b>Equity</b>		
Capital stock (Note 16)	10,796,450,000	10,796,450,000
Additional paid-in capital	580,004,284	580,004,284
Retained earnings (Note 16)	21,585,477,936	19,540,685,347
Treasury shares (Note 16)	(1,600,000,000)	(1,600,000,000)
Net unrealized gains on fair value of financial assets at FVOCI (Note 9)	280,204,089	302,890,200
Remeasurement gain (loss) on pension plan - net of tax (Note 21)	(908,165)	361,846
Total Equity	31,641,228,144	29,620,391,677
	₱69,933,088,864	₱67,130,122,309

See accompanying Notes to Parent Company Financial Statements.



**STA. LUCIA LAND, INC.****PARENT COMPANY STATEMENTS OF COMPREHENSIVE INCOME**

	Years Ended December 31	
	2025	2024
<b>REVENUE</b>		
Real estate sales (Notes 3, 4, 22 and 23)	<b>₱6,086,408,100</b>	₱8,212,551,205
Interest income on receivables and contract assets (Note 17)	<b>652,263,849</b>	856,401,184
Rental income (Notes 11, 20, 23 and 24)	<b>787,058,615</b>	760,115,040
Commission income	<b>16,609,492</b>	8,382,555
Other revenue (Note 17)	<b>1,467,198,656</b>	2,071,165,334
	<b>9,009,538,712</b>	11,908,615,318
<b>OTHER INCOME</b>		
Interest income on cash in banks and investments (Notes 5, 8 and 17)	<b>34,438,002</b>	41,512,787
Dividend income (Note 9)	<b>5,232,000</b>	4,183,562
	<b>39,670,002</b>	45,696,349
	<b>9,049,208,714</b>	11,954,311,667
<b>COSTS OF SALES AND SERVICES</b>		
Cost of real estate sales (Notes 7, 22 and 23)	<b>1,970,289,973</b>	2,033,789,705
Cost of rental income (Notes 11, 18 and 23)	<b>631,044,341</b>	625,491,523
	<b>2,601,334,314</b>	2,659,281,228
<b>SELLING AND ADMINISTRATIVE EXPENSES</b>		
Commissions	<b>683,649,430</b>	961,717,275
Taxes, licenses and fees	<b>222,765,528</b>	284,250,001
Salaries, wages and other benefits (Notes 20 and 21)	<b>118,024,581</b>	115,656,903
Representation	<b>61,860,790</b>	73,343,328
Transportation, travel, office supplies and miscellaneous	<b>52,057,392</b>	44,342,660
Advertising	<b>36,308,037</b>	41,354,557
Professional Fees	<b>18,885,011</b>	50,472,666
Depreciation and amortization (Note 12)	<b>14,250,208</b>	27,855,195
Utilities	<b>14,148,762</b>	22,258,801
Surcharges and penalties	<b>12,936,253</b>	45,387,641
Legal expense	<b>10,224,531</b>	10,795,500
Repairs and maintenance	<b>9,527,197</b>	151,477,461
Insurance expense	<b>5,408,730</b>	5,623,233
Provision for expected credit loss (Note 6)	<b>–</b>	15,160,768
	<b>1,260,046,450</b>	1,849,695,989
<b>INTEREST EXPENSE</b> (Notes 15 and 19)	<b>2,017,245,298</b>	1,888,466,532
<b>INCOME BEFORE INCOME TAX</b>	<b>3,170,582,652</b>	5,556,867,918
<b>PROVISION FOR INCOME TAX</b> (Note 25)	<b>794,104,629</b>	1,391,674,938
<b>NET INCOME</b>	<b>2,376,478,023</b>	4,165,192,980
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		
<b>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods</b>		
Unrealized gain (loss) on fair value of financial assets at FVOCI (Note 9)	<b>(22,686,111)</b>	32,380,034
Remeasurement gain (loss) on pension plan - net of tax (Note 21)	<b>(1,270,011)</b>	1,293,761
	<b>(23,956,122)</b>	33,673,795
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>₱2,352,521,901</b>	₱4,198,866,775
<b>Basic/Diluted Earnings Per Share</b> (Note 26)	<b>₱0.29</b>	₱0.50

See accompanying Notes to Parent Company Financial Statement



**STA. LUCIA LAND, INC.**

**PARENT COMPANY STATEMENTS OF CHANGES IN EQUITY  
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

	Capital Stock (Note 16)	Additional Paid-in Capital (Note 16)	Retained Earnings (Note 16)	Treasury Shares (Note 16)	Net Unrealized Gains (Losses) on Fair Value of Financial Assets at FVOCI (Note 9)	Remeasurement Gain (Loss) on Pension Plan - net of tax (Note 21)	Total
<b>For the Year Ended December 31, 2025</b>							
<b>Balances as of January 1, 2025</b>	<b>₱10,796,450,000</b>	<b>₱580,004,284</b>	<b>₱19,540,685,347</b>	<b>(₱1,600,000,000)</b>	<b>₱302,890,200</b>	<b>₱361,846</b>	<b>₱29,620,391,677</b>
Comprehensive income							
Net income	–	–	2,376,478,023	–	–	–	2,376,478,023
Other comprehensive loss	–	–	–	–	(22,686,111)	(1,270,011)	(23,956,122)
Total comprehensive income	–	–	2,376,478,023	–	(22,686,111)	(1,270,011)	2,352,521,901
Dividends declared (Note 16)	–	–	(331,685,434)	–	–	–	(331,685,434)
<b>Balances as of December 31, 2025</b>	<b>₱10,796,450,000</b>	<b>₱580,004,284</b>	<b>₱21,585,477,936</b>	<b>(₱1,600,000,000)</b>	<b>₱280,204,089</b>	<b>(₱908,165)</b>	<b>₱31,641,228,144</b>
<b>For the Year Ended December 31, 2024</b>							
<b>Balances as of January 1, 2024</b>	<b>₱10,796,450,000</b>	<b>₱580,004,284</b>	<b>₱15,707,350,367</b>	<b>(₱1,600,000,000)</b>	<b>₱270,510,166</b>	<b>(₱931,915)</b>	<b>₱25,753,382,902</b>
Comprehensive income							
Net income	–	–	4,165,192,980	–	–	–	4,165,192,980
Other comprehensive income	–	–	–	–	32,380,034	1,293,761	33,673,795
Total comprehensive income	–	–	4,165,192,980	–	32,380,034	1,293,761	4,198,866,775
Dividends declared (Note 16)	–	–	(331,858,000)	–	–	–	(331,858,000)
<b>Balances as of December 31, 2024</b>	<b>₱10,796,450,000</b>	<b>₱580,004,284</b>	<b>₱19,540,685,347</b>	<b>(₱1,600,000,000)</b>	<b>₱302,890,200</b>	<b>₱361,846</b>	<b>₱29,620,391,677</b>

See accompanying Notes to Parent Company Financial Statement.



**STA. LUCIA LAND, INC.****PARENT COMPANY STATEMENTS OF CASH FLOWS**

	<b>Years Ended December 31</b>	
	<b>2025</b>	<b>2024</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Income before income tax	<b>₱3,170,582,652</b>	₱5,556,867,918
Adjustments for:		
Interest expense (Notes 15 and 19)	<b>2,017,245,298</b>	1,888,466,532
Depreciation and amortization (Notes 11 and 12)	<b>156,788,623</b>	164,459,050
Retirement expense (Note 21)	<b>4,888,455</b>	7,725,015
Dividend income (Note 9)	<b>(5,232,000)</b>	(4,183,562)
Gain on repossession of inventories (Notes 7 and 17)	<b>(815,363,921)</b>	(1,491,034,476)
Interest income (Notes 5, 6 and 17)	<b>(686,701,851)</b>	(897,913,971)
Operating income before changes in working capital	<b>3,842,207,256</b>	5,224,386,506
Changes in working capital:		
Decrease (increase) in:		
Receivables (Notes 6, 28 and 29)	<b>(1,171,511,965)</b>	(857,915,527)
Contract assets (Notes 4 and 6)	<b>1,120,718,634</b>	886,682,079
Real estate inventories (Notes 7 and 29)	<b>(2,403,187,052)</b>	(3,552,324,970)
Other current assets (Notes 8 and 29)	<b>(392,824,227)</b>	300,836,097
Other noncurrent assets	<b>(80,723,929)</b>	(452,533,576)
Increase (decrease) in:		
Accounts and other payables (Notes 13 and 29)	<b>(176,192,325)</b>	645,496,156
Contract liabilities (Notes 4 and 6)	<b>(532,295,201)</b>	(998,068,062)
Net cash generated from operation	<b>206,191,191</b>	1,196,558,703
Interest received	<b>582,486,874</b>	675,098,858
Income taxes paid	<b>(331,319,306)</b>	(162,215,784)
Contribution to plan asset (Note 21)	<b>(2,000,000)</b>	(410,643)
Net cash provided by operating activities	<b>455,358,759</b>	1,721,464,745
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Additions to:		
Short-term investments (Note 8)	–	(100,000,000)
Investment properties (Notes 11, and 29)	<b>(212,713,935)</b>	(289,161,711)
Property and equipment (Note 12)	<b>(38,285,774)</b>	(19,106,237)
Maturity of short-term investments (Note 8)	<b>400,000,000</b>	–
Interest received from short-term investments	<b>21,208,333</b>	12,433,611
Dividend received	<b>1,744,000</b>	2,267,233
Net cash provided by (used in) investing activities	<b>171,952,624</b>	(406,000,715)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from loans, net of transaction costs (Note 15)	<b>13,682,097,114</b>	19,192,948,001
Payment of loans (Note 15)	<b>(12,798,043,133)</b>	(18,069,209,357)
Payment of interest (including capitalized borrowing costs)	<b>(2,024,118,599)</b>	(1,900,039,011)
Dividend paid	<b>(331,685,434)</b>	(125,374,369)
Net cash used in financing activities	<b>(1,471,750,052)</b>	(901,674,736)
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(844,438,669)</b>	413,789,294
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>3,327,278,216</b>	2,913,488,922
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 5)</b>	<b>₱2,482,839,547</b>	₱3,327,278,216

*See accompanying Notes to Parent Company Financial Statements.*



## **STA. LUCIA LAND, INC.**

### **NOTES TO THE PARENT COMPANY FINANCIAL STATEMENTS**

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#### **1. Corporate Information**

Sta. Lucia Land, Inc. (SLLI or the Parent Company) is a publicly-listed company incorporated in the Republic of the Philippines and registered with the Philippine Securities and Exchange Commission (SEC) on December 6, 1966 under the name Zipporah Mining and Industrial Corporation. On August 14, 1996, the Parent Company's Articles of Incorporation was amended.

Under the amendment, it changed the corporate name to Zipporah Realty Holdings, Inc. and it transferred the original primary purpose to secondary purpose from being a mining firm to a real estate company with the amended primary purpose of which is to acquire by purchase, lease, and to own, use and develop and hold for investment and/or disposal, real estate of all kinds together with their appurtenances.

On July 16, 2007, the Parent Company changed its corporate name from Zipporah Realty Holdings, Inc. to Sta. Lucia Land, Inc.

The registered office address and principal place of business of the Parent Company is at Penthouse Bldg. 3, Sta. Lucia Mall, Marcos Highway cor. Imelda Avenue, Cainta, Rizal.

The Parent Company is 80.77% owned by Sta. Lucia Realty and Development Inc. (SLRDI or the Ultimate Parent Company).

#### Approval of Parent Company Financial Statements

The parent company financial statements were approved and authorized for issue by the Board of Directors (BOD) on May 25, 2026.

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#### **2. Basis of Preparation and Material Accounting Policy Information**

##### Basis of Preparation

The financial statements of the Parent Company have been prepared using the historical cost basis, except for financial assets at fair value through other comprehensive income (FVOCI) that have been measured at fair value. The parent company financial statements are presented in Philippine Peso (₱), which is also the Parent Company's functional currency and all values are rounded to the nearest Philippine peso except when otherwise indicated.

The parent company financial statements provide comparative information in respect of the previous period and have been prepared under going concern assumptions.

##### Statement of Compliance

The financial statements of the Parent Company have been prepared in compliance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.



### New Standards, Interpretations and Amendments

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of a new standard effective in 2025. The Parent Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Unless otherwise indicated, adoption of this new standard did not have an impact on the financial statements of the Parent Company.

- Amendments to PAS 21, *Lack of exchangeability*  
The amendments specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking.

The amendments are effective for annual reporting periods beginning on or after January 1, 2025. Earlier adoption is permitted and that fact must be disclosed. When applying the amendments, an entity cannot restate comparative information.

### Future Changes in Accounting Policy

Pronouncements issued but not yet effective are listed below. The Parent Company intends to adopt the following pronouncements when they become effective. Unless otherwise indicated, the adoption of these pronouncements is not expected to have a significant impact on the Parent Company's financial statements.

#### *Effective beginning on or after January 1, 2026*

- Amendments to Illustrative Examples on PFRS 7, PFRS 18, PAS 1, PAS 8, PAS 26 and PAS 37, *Disclosures about Uncertainties in the Financial Statements*
- Amendments to PFRS 9 and PFRS 7, *Classification and Measurement of Financial Instruments*
- Amendments to PFRS 9 and PFRS 7, *Contracts Referencing Nature-dependent Electricity*
- Annual Improvements to PFRS Accounting Standards—Volume 11
  - Amendments to PFRS 1, *Hedge Accounting by a First-time Adopter*
  - Amendments to PFRS 7, *Gain or Loss on Derecognition*
  - Amendments to PFRS 9, *Lessee Derecognition of Lease Liabilities and Transaction Price*
  - Amendments to PFRS 10, *Determination of a 'De Facto Agent'*
  - Amendments to PAS 7, *Cost Method*

#### *Effective beginning on or after January 1, 2027*

- PFRS 18, *Presentation and Disclosure in Financial Statements*  
The standard replaces PAS 1 Presentation of Financial Statements and responds to investors' demand for better information about companies' financial performance. The new requirements include:
  - Required totals, subtotals and new categories in the statement of profit or loss
  - Disclosure of management-defined performance measures
  - Guidance on aggregation and disaggregation
- PFRS 19, *Subsidiaries without Public Accountability*
- Amendments to PAS 21, *Translation to a Hyperinflationary Presentation Currency*



*Deferred effectivity*

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to the Parent Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

All assets and liabilities for which fair value is measured or disclosed in the Parent Company financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the Parent Company financial statements on a recurring basis, the Parent Company determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For purposes of fair value disclosures, the Parent Company has determined classes of assets on the basis of the nature, characteristics and risks of the asset and the level of the fair value hierarchy.

Financial Instruments

*Date of recognition*

The Parent Company recognizes financial assets and liabilities in the parent company statement of financial position when, and only when, the Parent Company becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the trade date.

*Financial assets*

*Initial recognition of financial instruments*

Financial assets are classified, at initial recognition, as either subsequently measured at amortized cost and at FVOCI.



The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Parent Company's business model for managing them. The Parent Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVTPL, transaction costs.

In order for a financial asset to be classified and measured at amortized cost or at FVOCI, it needs to give rise to cash flows that are 'solely payments of principal and interest' (SPPI) on the principal amount outstanding. This assessment is referred to as the 'SPPI test' and is performed at an instrument level.

The Parent Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Parent Company commits to purchase or sell the asset.

As of December 31, 2025 and 2024, the Parent Company's financial assets comprise of financial assets at amortized cost and financial assets at FVOCI.

#### *Subsequent measurement*

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortized cost (debt instruments)
  - Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
  - Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

#### *Financial assets at amortized cost*

Financial assets are measured at amortized cost if both of the following conditions are met:

- the asset is held within the Parent Company's business model whose objective is to hold assets in order to collect contractual cash flows; and,
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized costs are subsequently measured at amortized cost using the effective interest method less any impairment in value, with the interest calculated recognized as interest income in profit or loss.

The Parent Company classified cash and cash equivalents, installment contracts receivables and other receivables, short term investment, prepaid commission under "Other current assets", and deposits in escrow and security deposits under "Other noncurrent assets" as financial assets at amortized cost (see Notes 5, 6 and 8). The Parent Company's installment contracts receivable are interest bearing and with payment terms ranging from 5 to 15 years.

#### *Financial assets at FVOCI (equity instruments)*

Upon initial recognition, the Parent Company can elect to classify irrevocably its equity investments as equity instruments designated at FVOCI when they meet the definition of equity under PAS 32, *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.



The Parent Company's financial assets at FVOCI includes investments in quoted and unquoted equity instruments (see Note 9).

#### *Derecognition*

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the Parent Company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired, or
- The Parent Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Parent Company has transferred substantially all the risks and rewards of the asset, or (b) the Parent Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

#### Impairment of Financial Assets

The Parent Company recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at FVPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Parent Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

For installment contracts receivables and contract assets, the Parent company applies a simplified approach in calculating ECLs. Therefore, the Parent Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Parent Company has established a vintage analysis for installment contracts receivables and contract assets that is based on historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For other financial assets such as accrued receivable, receivable from related parties and advances to other companies, ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For cash and cash equivalents, the Parent Company applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Parent Company's policy to measure ECLs on such instruments on a 12-month basis based on available probabilities of defaults and loss given defaults. The Parent Company uses the ratings published by a reputable rating agency to determine if the counterparty has investment grade rating. If there are no available ratings, the parent company determines the ratings by reference to a comparable bank.

The Parent Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Parent Company may also consider a financial asset to be in default when internal or external information indicates that the Parent Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held



by the Parent Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

*Determining the stage for impairment*

At each reporting date, the Parent Company assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Parent Company considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and forward-looking analysis.

The Parent Company considers that there has been a significant increase in credit risk when contractual payments are more than 90 days past due.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the loss allowance measurement reverts from lifetime ECL to 12-months ECL.

*Write-off of financial assets*

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows (e.g., when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the Parent Company has effectively exhausted all collection efforts).

*Financial liabilities*

*Initial recognition and measurement*

As of December 31, 2025 and 2024, the Parent Company's financial liabilities are classified and consist of accounts and other payables (excluding statutory liabilities), short-term debt and long-term debt.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Directly attributable transaction costs are documentary stamp tax, underwriting and selling fees, regulatory filing fee and other fees.

*Subsequent measurement*

The financial liabilities of the Parent Company consist of accounts and other payables, short term and long term debt which are measured as follows:;

*Loans and borrowings*

This category generally applies to the Parent Company's accounts and other payables (excluding statutory liabilities), short-term debt and long-term debt.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in profit or loss.



### *Derecognition*

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires.

### Real Estate Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation or will be occupied by the Parent Company, is held as inventory and is measured at the lower of cost and net realizable value (NRV). In few cases of buyer defaults, the Parent Company can repossess the properties and held it for sale in the ordinary course of business at the prevailing market price. The repossessed properties are included in the “Real estate inventories” account in the parent company statement of financial position. Any gain or loss arising from the fair valuation of the repossessed properties are included in the “Others” account presented under revenue in the statement of comprehensive income. Costs incurred in bringing the repossessed assets to its marketable state are included in their carrying amounts unless these exceed the recoverable values.

Cost includes the purchase price of land and those costs incurred for the development and improvement of the properties such as amounts paid to contractors for construction, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

The cost of inventory recognized in the statement of comprehensive income is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

### Prepaid Expenses

Prepaid expenses are carried at cost less the amortized portion. These typically comprise prepayments for commissions, marketing fees, advertising and promotions, taxes and licenses, and insurance.

Advances to contractors are carried at cost. These represent advance payments to contractors for the construction and development of projects. The amounts are non-interest bearing and are recouped upon every progress billing payment depending on the percentage of accomplishment.

Deposits in escrow pertain to proceeds from the sale of the Parent Company’s projects that have only been granted temporary License to Sell (LTS) as of reporting date. These proceeds are deposited in a local bank and earn interest at prevailing bank deposit rates.

With the exception of commission, which is amortized using percentage of completion, other prepaid expenses are amortized over the expected benefit period.

### Refundable Deposits

Refundable deposits are measured initially at fair value. After initial recognition, refundable deposits are subsequently measured at amortized cost using the effective interest method.

The difference between the cash received and its fair value is deferred and amortized using the straight-line method under the “Real estate sales” account in the parent company statement of comprehensive income.

Non-refundable deposits that are applicable against costs of services incurred or goods delivered are measured at fair value.



Investment Properties

Investment properties consist of properties that are held to earn rentals or for capital appreciation or both, and that are not occupied by the Parent Company. Investment properties, except for land, are carried at cost less accumulated depreciation and any impairment in residual value. Land is carried at cost less any impairment in value.

Construction in progress are carried at cost and transferred to the related investment property account when the construction and related activities to prepare the property for its intended use are complete, and the property is ready for occupation. This includes cost of construction and other direct costs. Construction-in-progress is not depreciated until such time that the relevant assets are available for their intended use.

Depreciation of investment properties is computed using the straight-line method over the estimated useful lives of the assets and included under “Costs of Rental Income” in the statement of comprehensive income. The estimated useful lives and the depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of investment properties.

The estimated useful lives of investment properties follow:

	Years
Land improvements	40
Buildings and improvements	40
Machinery and equipment	5 to 10

The Parent Company discloses the fair values of its investment properties in accordance with PAS 40.

The Parent Company’s investment properties consist of land and building pertaining to properties, mall and office properties. These were valued by reference to market-based evidence using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

Property and Equipment

Property and equipment are carried at cost less accumulated depreciation and amortization and any impairment in value. The initial cost of property and equipment consists of its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Subsequent costs are capitalized as part of property and equipment only when it is probable that future economic benefits associated with the item will flow to the Parent Company and the cost of the items can be measured reliably. All other repairs and maintenance are charged against current operations as incurred.

Depreciation and amortization of property and equipment commences once the assets are put into operational use and is computed on a straight-line basis over the estimated useful lives of the property and equipment as follows:

	Years
Office tools and equipment	3 to 5
Transportation equipment	5
Furniture and fixtures	3 to 5
Software	3 to 5



The useful life and depreciation and amortization method are reviewed periodically to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

Fully depreciated and amortized property and equipment are retained in the accounts until they are no longer in use. No further depreciation and amortization are charged against current operations.

#### Interests in Joint Development Projects

Interests in joint development projects represent one or more assets, usually in the form of real estate development, contributed to, or acquired for the purpose of the joint development and dedicated to the purposes of the joint operations. The assets are used to obtain benefits for the operators. Each operator may take a share of the output from the assets and each bears an agreed share of the expenses incurred. These joint operations do not involve the establishment of a corporation, partnership or other entity, or a financial structure that is separate from the operators themselves. Each operator has control over its share of future economic benefits through its share of the jointly operations. Contribution of the Parent Company to the joint operations are included in real estate inventories.

#### Impairment of Nonfinancial Assets

This accounting policy relates to the other assets, inventories, interests in joint development projects, investment properties and property and equipment.

The Parent Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Parent Company makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an assets or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets.

Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses of continuing operations are recognized in the parent company statement of comprehensive income in those expense categories consistent with the function of the impaired asset.

#### Unearned Income

Unearned income refers to collections from buyers intended to cover the related cost for the processing of transfer of title and registration of properties of buyers that is to be performed upon full payment of the contract price. Income is recognized when earned performance obligation is satisfied.

#### Customers' Deposits

Under the POC method of recognizing sales for real estate, when a real estate does not meet the requirements for revenue recognition, the sale is accounted for under the deposit method. Under this method, cash received from customers are recorded under "Customers' Deposits" account in the statement of financial position. It is also recognized when the cash received from customers is greater than the receivable from customers under POC. Subsequently, customers' deposits are applied against receivable from customers as a result of the recognition of sales through completion of the project.



### Pension

The Parent Company has a funded, noncontributory defined benefit pension plan covering substantially all of its qualified employees. The Parent Company's pension liability or asset is the aggregate of the present value of the defined benefit obligation at the end of the reporting period reduced by the fair value of plan assets (if any), adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The cost of providing benefits under the defined benefit plans is actuarially determined using the projected unit credit (PUC) method.

Defined benefit costs comprise the following:

- (a) service cost;
- (b) net interest on the net defined benefit liability or asset; and
- (c) remeasurements of net defined benefit liability or asset.

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss. Past service costs are recognized when plan amendment or curtailment occurs.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on high quality corporate bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in profit or loss.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Parent Company, nor can they be paid directly to the Parent Company. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations).

The right to be reimbursed of some or all of the expenditure required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

### Equity

The Parent Company records capital stock at par value and additional paid-in capital in excess of the total contributions received over the aggregate par values of the equity share. Incremental costs incurred directly attributable to the issuance of new shares are deducted from proceeds and charged to "Additional Paid-in Capital" (APIC) account.



Retained earnings represent accumulated earnings of the Parent Company less dividends declared. The individual accumulated retained earnings of the subsidiaries are available for dividend declaration when they are declared by the subsidiaries as approved by their respective BOD. Retained earnings is restricted to payments of dividends to the extent of the cost of treasury shares.

#### Treasury Shares

Treasury shares are recognized at cost and deducted from equity. No gain or loss is recognized in the profit and loss on the purchase, sale, issue or cancellation of the Parent Company's own equity instruments. Any difference between the carrying amount and the consideration less any incidental costs, if reissued, is recognized in additional paid-in capital. Voting rights related to treasury shares are nullified for the Parent Company and no dividends are allocated to them. When the shares are retired, the capital stock account is reduced by its par value and the excess of cost over par value upon retirement is debited to additional paid-in capital when the shares were issued and to retained earnings for the remaining balance.

#### Revenue from Contract with Customers

The Parent Company primarily derives its real estate revenue from the sale of vertical and horizontal real estate projects. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Parent Company expects to be entitled in exchange for those goods or services. The Parent Company has generally concluded that it is the principal in its revenue arrangements, except for the provisioning of water and electricity in its mall retail spaces and office leasing activities, wherein it is acting as agent.

The disclosures of significant accounting judgments, estimates and assumptions relating to revenue from contracts with customers are provided in Note 3.

#### *Real estate sales*

The Parent Company derives its real estate revenue from sale of lots, house and lot and condominium units. Revenue from the sale of these real estate projects under pre-completion stage are recognized over time during the construction period (or percentage of completion) since based on the terms and conditions of its contract with the buyers, the Parent Company's performance does not create an asset with an alternative use and the Parent Company has an enforceable right to payment for performance completed to date.

In measuring the progress of its performance obligation over time, the Parent Company uses the output method. This method measures progress based on physical proportion of work done on the real estate project which requires technical determination by the Parent Company's project development engineers and project managers. This is based on the monthly project accomplishment report prepared by the management's project development engineers as approved by the project managers which integrates the surveys of performance as of quarter end of the construction activities for both sub-contracted and those that are fulfilled by the developer itself.

The Parent Company considers whether the selling price of the real estate property includes significant financing component. The transaction price is the amount of consideration to which an entity expects to be entitled in exchange for transferring promised goods or services to a customer. The transaction price includes interest which are accounted separately as interest income and reported under "Interest income on installment contract receivables and contract assets" under revenue.



The Parent Company's unconditional right to an amount of consideration is recognized as "installment contracts receivables". Any excess of progress of work over the installment contracts receivables is included in the "contract asset" account in the asset section of the statement of financial position.

Any excess of collections over the total of recognized installment contracts receivables is included in the "contract liabilities" account in the liabilities section of the statement of financial position.

In case of sales cancellation due to the default of the buyers, the Parent derecognizes the outstanding balance of contract asset or installment contracts receivable and recognize the repossessed property at fair value less cost to repossess, with any difference taken to profit or loss.

#### *Cost of real estate sales*

The Parent Company recognizes costs relating to satisfied performance obligations as these are incurred taking into consideration the contract fulfillment assets such as connection fees. These include costs of land, land development costs, building costs, professional fees, depreciation, permits and licenses (see Note 7).

These costs are allocated to the saleable area, with the portion allocable to the sold area being recognized as costs of sales while the portion allocable to the unsold area being recognized as part of real estate inventories.

Contract costs include all direct materials and labor costs and those indirect costs related to contract performance. Expected losses on contracts are recognized immediately when it is probable that the total contract costs will exceed total contract revenue. Changes in contract performance, contract conditions and estimated profitability, including those arising from contract penalty provisions, and final contract settlements which may result in revisions to estimated costs and gross margins are recognized in the year in which changes are determined.

In addition, the Parent Company recognizes as an asset only costs that give rise to resources that will be used in satisfying performance obligations in the future and that are expected to be recovered.

Marketing fees, management fees from administration and property management are recognized as expense when services are incurred.

#### *Costs to obtain contract (Commission expense)*

The incremental costs of obtaining a contract with a customer are recognized as an asset if the Parent Company expects to recover them. The Parent Company has determined that commissions paid to brokers and marketing agents on the sale of pre-completed real estate units are deferred when recovery is reasonably expected and are charged to expense in the period in which the related revenue is recognized as earned. Commission expense is included in the "Selling and administrative expense" account in the statement of comprehensive income.

Costs incurred prior to obtaining contract with customer are not capitalized but are expensed as incurred.

#### Contract Balances

##### *Installment contracts receivables*

Installment contracts receivables represent the Parent Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).



*Contract assets*

A contract asset pertains to unbilled revenue from sale of real estate. This is the right to consideration in exchange for goods or services transferred to the customer. If the Parent Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional. This is reclassified as installment contracts receivable when the monthly amortization of the customer is already due for collection.

*Contract liabilities*

A contract liability is the obligation to transfer goods or services to a customer for which the Parent Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Parent Company transfers goods or services to the customer, a contract liability is recognized when the payment is made. Contract liabilities are recognized as revenue when the Parent Company performs under the contract.

The contract liabilities also include payments received by the Parent Company from the customers for which revenue recognition has not yet commenced.

*Contract fulfillment assets*

The Parent amortizes contract fulfillment assets and capitalized costs to obtain a contract over the expected construction period using POC following the pattern of real estate revenue recognition. The amortization of contract fulfillment assets and cost to obtain a contract is included within “Cost of real estate sales” and “Selling and administrative expense”, respectively.

A contract fulfillment asset or capitalized costs to obtain a contract is derecognized either when it is disposed of or when no further economic benefits are expected to flow from its use or disposal.

Other Revenue and Income Recognition

*Rental income*

Rental income arising from operating leases on investment properties is recognized in the parent company statement of comprehensive income as follows:

- Based on certain percentage of net income of operator after adjustments on shared expenses, as provided in the terms of the contract.
- Based on a straight-line basis over the term of the lease plus a certain percentage of sales of the tenants, as provided under the terms of the contract.

*Interest income*

Interest income is recognized as it accrues using the effective interest method.

*Commission income*

Commission income is recognized when services are rendered.

*Dividend income*

Dividend income is recognized when the Parent Company’s right to receive the payment is established.

*Others*

Other income is derived from processing the registration of properties of buyers, collection from surcharges and penalties for late payments which are recognized when services are rendered and gain from fair valuation on repossession inventories.



Other income also includes profit share in hotel operations which is derived from the Parent Company's share in service income, net of operating expenses, from units in a specific property development which is being operated as a hotel by a third party. Income is recognized when earned.

#### Costs and Expenses

Costs and expenses are recognized in the parent company statement of comprehensive income when decrease in future economic benefit related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably.

#### *Cost of real estate sales*

Cost of real estate sales includes all direct materials, labor costs and incidental costs related to the construction of housing units.

#### *Cost of rental income*

Cost of rental income is mostly coming from depreciation, utilities and management fees. These are recognized as cost when incurred, except for depreciation which is recognized on a straight-line basis.

#### *Selling and administrative expenses*

Selling and administrative expenses are expenses that are incurred in the course of the ordinary operations of the Parent. Selling and administrative expenses are costs incurred to sell real estate inventories, which include commissions, advertising and promotions, among others and costs of administering the business.

Expenses are recognized in the statement of comprehensive income as incurred based on the amounts paid or payable.

#### *Borrowing Costs*

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets.

The interest capitalized is calculated using the Parent's weighted average cost of borrowings after adjusting for borrowings associated with specific developments. Where borrowings are associated with specific developments, the amounts capitalized is the gross interest incurred on those borrowings less any investment income arising on their temporary investment of those borrowings.

For investment properties, interest is capitalized from the commencement of the development work until the date of practical completion. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted. Interest is also capitalized on the purchase cost of a site of property acquired specifically for redevelopment but only where activities necessary to prepare the asset for redevelopment are in progress.

For real estate inventories, interest is capitalized if the properties are currently undertaking activities necessary to prepare the assets for its intended sales, including but not limited to pre-construction activities such as permitting, design, planning and actual land development activities and are not ready to be sold in its current condition.

Borrowings originally made to develop a specific qualifying asset are transferred to general borrowings (a) when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete, and (b) the entity chooses to use its funds on constructing other qualifying assets rather than repaying the loan.



Capitalization of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Capitalization of borrowing costs ceases when substantially all the activities necessary to prepare the asset for its intended sale are completed. If the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded.

All other borrowing costs are expensed as incurred.

#### Leases

The Parent Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

##### *Parent Company as lessee - Short-term leases*

The Parent Company applies the short-term lease recognition exemption to its short-term leases of office space (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognized as expense on a straight-line basis over the lease term.

##### *Parent Company as a lessor*

Leases in which the Parent Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income is accounted on a straight-line basis over the lease term and is included in revenue in the statement of comprehensive income due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

#### Income Taxes

##### *Current tax*

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that have been enacted or substantively enacted at the reporting date.

##### *Deferred tax*

Deferred tax is provided, using the liability method, on all temporary differences, with certain exceptions, at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences, carry forward benefits of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT) and unused net operating losses carryover (NOLCO), to the extent that it is probable that future taxable income will be available against which the deductible temporary differences and carry forward benefits of unused tax credits from excess MCIT over RCIT credits and unexpired NOLCO can be utilized. Deferred tax, however, is not recognized when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.



#### Basic and Diluted Earnings Per Share

Basic EPS is computed by dividing net income applicable to common stock by the weighted average number of common shares outstanding, after giving retroactive effect for any stock dividends, stock splits or reverse stock splits during the period.

Diluted EPS is computed by dividing net income by the weighted average number of common shares outstanding during the period, after giving retroactive effect for any stock dividends, stock splits or reverse stock splits during the period, and adjusted for the effect of dilutive options and dilutive convertible preferred shares.

As of December 31, 2025 and 2024, the Parent Company has no potential diluted common shares.

#### Segment Reporting

The Parent Company's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on business segments is presented in Note 23 to the parent company financial statements.

#### Provisions

Provisions are recognized when the Parent Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

#### Contingencies

Contingent liabilities are not recognized in the parent company financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the parent company financial statements but disclosed when an inflow of economic benefits is probable.

#### Events After the Reporting Date

Post year-end events up to date when the parent company financial statements are authorized for issue that provide additional information about the Parent Company's position at the reporting date (adjusting events) are reflected in the parent company financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the parent company financial statements, when material.

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### **3. Significant Accounting Judgments and Estimates**

The preparation of the accompanying parent company financial statements in conformity with PFRSs Accounting Standards, requires management to make estimates and assumptions that affect the amounts reported in the parent company financial statements. The estimates and assumptions used in the accompanying parent company financial statements are based upon management's evaluation of relevant facts and circumstances as at the date of the parent company financial statements. Actual results could differ from such estimates.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.



### Judgments

In the process of applying the Parent Company's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effect on the amounts recognized in the parent company financial statements:

#### *Real estate revenue recognition*

##### *Existence of a contract*

The Parent Company's primary document for a contract with a customer is a signed contract to sell. It has determined however, that in cases wherein contract to sell are not signed by both parties, the combination of its other signed documentation such as reservation application, buyer's ledger and official receipts evidencing collections from buyer, would contain all the criteria to qualify as a contract with the customer under PFRS 15.

In addition, part of the assessment process of the Parent Company before revenue recognition is to assess the probability that the Parent Company will collect the consideration to which it will be entitled in exchange for the real estate property that will be transferred to the customer. In evaluating whether collectability of an amount of consideration is probable, the Parent Company considers the significance of the buyer's initial payments (buyer's equity) in relation to the total contract price. Collectability is also assessed by considering factors such as past history with buyers, age of installment contracts receivables and pricing of the property. Management regularly evaluates the historical sales cancellations and back-outs, after considering the impact of coronavirus pandemic, if it would still support its current threshold of buyer's equity before commencing revenue recognition.

##### *Revenue recognition method and measure of progress*

The Parent Company concluded that revenue for real estate sales is to be recognized over time because (a) the Parent Company's performance does not create an asset with an alternative use and; (b) the Parent Company has an enforceable right for performance completed to date. The promised property is specifically identified in the contract and the contractual restriction on the Parent Company's ability to direct the promised property for another use is substantive. This is because the property promised to the customer is not interchangeable with other properties without breaching the contract and without incurring significant costs that otherwise would not have been incurred in relation to that contract. In addition, under the current legal framework, the customer is contractually obliged to make payments to the developer up to the performance completed to date. In addition, the Parent Company requires a certain percentage of buyer's payments of total selling price (buyer's equity), to be collected as one of the criteria in order to initiate revenue recognition. Reaching this level of collection is an indication of buyer's continuing commitment and the probability that economic benefits will flow to the Parent Company.

The Parent Company has determined that the output method used in measuring the progress of the performance obligation (i.e. per POC) faithfully depicts the Parent Company's performance in transferring control of real estate development to the customers.

##### *Operating lease commitments – Parent Company as lessor*

The Parent Company has entered into commercial property leases on its investment properties. The Parent Company has determined that it retains all significant risks and rewards of ownership of these properties which are leased out on operating leases.

The Parent Company's operating lease contracts are accounted for as cancellable operating leases. In determining whether a lease contract is cancellable or not, the Parent Company considers, among others, the significance of the penalty, including the economic consequence to the lessee.



### Management's Use of Estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

#### *Revenue recognition and measure of progress for real estate sales (see Note 4)*

The Parent Company's revenue recognition policy requires management to make use of estimates and assumptions that may affect the reported amounts of revenues and costs. The Parent Company concluded that revenue from real estate sales is to be recognized over time using the output method. The Parent Company's revenue from real estate sales recognized is based on physical proportion of work done on the real estate project which requires technical determination by the Parent Company's project development engineers and project managers. Apart from involving significant estimates in determining the quantity of imports such as materials, labor and equipment needed, the assessment process for the POC is complex and the estimated project development costs requires technical determination by project development engineers.

Following the pattern of real estate revenue recognition, the cost to obtain a contract (e.g. commission), is determined using the POC. In 2025 and 2024, real estate sales amounted to ₱6,086.41 million and ₱8,212.55 million, respectively. Cost to obtain recorded as "Commissions" under "Selling and administrative expenses" amounted to ₱864.01 million and ₱946.51 million in 2025 and 2024, respectively.

#### *Evaluation of impairment of receivables and contract assets (see Notes 4 and 6)*

The Parent Company uses a provision matrix to calculate ECLs for trade receivables other than installment contracts receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Parent Company's historical observed default rates. The Parent Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The Parent Company uses vintage analysis approach to calculate ECLs for installment contracts receivables. The vintage analysis accounts for expected losses by calculating the cumulative loss rates of a given loan pool. It derives the probability of default from the historical data of a homogenous portfolio that share the same origination period. The information on the number of defaults during fixed time intervals of the accounts is utilized to create the PD model. It allows the evaluation of the loan activity from its origination period until the end of the contract period.

The assessment of the correlation between historical observed default rates, forecast economic conditions (e.g., foreign exchange growth rate and bank lending rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Parent Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

The Parent Company has considered impairment indicators and to the extent applicable revised its assumptions in determining macroeconomic variables and loss rates in the ECL computation. The changes in the gross carrying amounts of installment contracts receivables and contract assets, if any, during the year did not materially affect the Parent Company's allowance for ECLs.

The information about the ECLs on the Parent Company's installment contracts receivables and contract assets is disclosed in Note 6.



*Evaluation of net realizable value of inventories (see Note 7)*

Inventories are valued at the lower of cost and NRV. This requires the Parent Company to make an estimate of the inventories' selling price in the ordinary course of business, cost of completion and costs necessary to make a sale to determine the NRV. The Parent Company adjusts the cost of its real estate inventories to net realizable value based on its assessment of the recoverability of the real estate inventories. In determining the recoverability of the inventories, management considers whether those inventories are slow or non-moving or if their selling prices have declined in comparison to the cost. The amount and timing of recorded expenses for any period would differ if different judgments were made or different estimates were utilized. In evaluating NRV, recent market conditions and current market prices have been considered.

There was no provision for impairment nor reversal of impairment in 2025 and 2024.

*Evaluation of impairment of other nonfinancial assets (except inventories)*

The Parent Company reviews other assets, investment properties and property and equipment for impairment in value. This includes considering certain indications of impairment such as significant changes in asset usage, significant decline in assets' market value, obsolescence or physical damage of an asset, plans in the real estate projects, significant underperformance relative to expected historical or projected future operating results and significant negative industry or economic trends. Where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. The recoverable amount is the asset's fair value less costs to sell, except for assets where value in use computation is applied.

The fair value less costs to sell is the amount obtainable from the sale of an asset in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from the asset. Recoverable amounts are estimated for individual assets or, if it is not possible, for the cash-generating unit to which the asset belongs (see Notes 8, 11 and 12).

The carrying values of the Parent Company's nonfinancial assets as of December 31, 2025 and 2024 are disclosed below.

	<b>2025</b>	2024
Investment properties (Note 11)	<b>₱6,807,689,276</b>	₱6,721,713,319
Property and equipment (Note 12)	<b>62,686,841</b>	53,182,115
Other current assets* (Note 8)	<b>2,587,642,972</b>	2,194,818,745
Other noncurrent assets**(Note 8)	<b>464,350,131</b>	410,189,658
	<b>₱9,922,369,220</b>	₱9,379,903,837

\*Excluding short-term investment

\*\*Excluding deposits in escrow and refundable security deposits.

*Fair value of financial instruments (see Note 27)*

Where the fair values of financial assets and financial liabilities recorded or disclosed in the statements of financial position cannot be derived from active markets, they are determined using internal valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values. These estimates may include considerations of liquidity, volatility, and correlation.



#### 4. Revenue from Contracts with Customers

##### Disaggregated Revenue Information

The Parent Company derives revenue from the transfer of goods and services over time and at a point in time, respectively, in different product types. The Parent Company's disaggregation of each sources of revenue from contracts with customers are presented below:

	2025	2024
<b>Real estate sales by product</b>		
Lots only	₱5,316,296,638	₱7,073,786,615
Condominium units	770,111,462	1,138,764,590
<b>Total revenue from contracts with customers</b>	<b>₱6,086,408,100</b>	<b>₱8,212,551,205</b>
<b>Geographical Location</b>		
Luzon	₱4,753,733,700	₱3,926,937,365
Visayas	736,105,692	1,901,642,958
Mindanao	596,568,708	2,383,970,882
<b>Total</b>	<b>₱6,086,408,100</b>	<b>₱8,212,551,205</b>

The Parent Company's real estate sales are revenue from contracts with customers which are recognized over time.

Contract balances are as follows:

##### December 31, 2025

	Current	Noncurrent	Total
Installment contracts receivables (Note 6)	₱4,111,195,046	₱2,094,081,311	₱6,205,276,357
Contract assets (Note 6)	1,742,349,700	2,279,765,800	4,022,115,500
Contract liabilities (Note 6 and 14)	202,489,817	41,821,471	244,311,288

##### December 31, 2024

	Current	Noncurrent	Total
Installment contracts receivables (Note 6)	₱3,316,841,312	₱1,556,464,191	₱4,873,305,503
Contract assets (Note 6)	2,445,257,140	2,697,576,994	5,142,834,134
Contract liabilities (Note 6 and 14)	440,262,548	336,343,941	776,606,489

The Parent Company recognizes the difference between the consideration received from the customer and the transferred goods to the customer (i.e., measured based on POC) as contract asset.

Installment contracts receivables from real estate sales are collectible in equal monthly principal installments with various terms up to fifteen (15) years. Interest rates range from 8% to 16% per annum. Titles to the residential units sold transferred to customers upon full payment of the contract price.

Contract assets pertain to unbilled revenue from sale of real estate. It represents the right to consideration for assets already delivered by the Parent Company in excess of the amount recognized as installment contracts receivables. Contract assets is reclassified to installment contracts receivables when monthly amortization of the customer is already due for collection.



Contract liabilities consist of collections from real estate customers which have not reached the equity threshold to qualify for revenue recognition and excess of collections over the services transferred by the Parent Company based on POC. The movement in contract liabilities arise mainly from revenue recognition of completed performance obligations.

Set-out below is the amount of revenue recognized from:

	2025	2024
Amounts included in contract liabilities at the beginning of the year	<b>₱608,867,957</b>	₱1,856,126,435

Performance obligations

Information about the Parent Company's performance obligations are summarized below:

*Real estate sales*

The Parent Company entered into contracts to sell with one identified performance obligation which is the sale of the real estate unit together with the services to transfer the title to the buyer upon full payment of contract price. The amount of consideration indicated in the contract to sell is fixed and has no variable consideration.

The sale of a real estate unit may cover either (a) a lot; or (b) condominium unit. There is one performance obligation in each of these contracts. The Parent Company recognizes revenue from the sale of these real estate projects under pre-completed contract over time during the course of the construction.

Payment commences upon signing of the reservation application and the consideration is payable in cash or under various financing schemes entered with the customer. The financing scheme would include down payment of 10% to 20% of the contract price spread over a certain period (e.g., one to three months) at a fixed monthly payment with the remaining balance payable (a) in full at the end of the period either through cash or external financing; or (b) through in-house financing which ranges from one (1) to ten (15) years with fixed monthly payment. The amount due for collection under the amortization schedule for each of the customer does not necessarily coincide with the progress of construction, which results to either a contract asset or contract liability.

The transaction price allocated to the remaining performance obligations (unsatisfied or partially satisfied) as at December 31, 2025 and 2024 are as follows:

	2025	2024
Within one year	<b>₱847,795,427</b>	₱2,402,601,010
More than one year	<b>497,333,469</b>	2,239,581,106
	<b>₱1,345,128,896</b>	₱4,642,182,116

The remaining performance obligations expected to be recognized within one year and in more than one year relate to continuous development of the Parent Company's real estate projects. The Parent Company's subdivision lots are expected to be completed within 3 to 5 years, while the condominium units are expected to be completed within 2 to 3 years.



Cost to Obtain Contract

As at December 31, 2025 and 2024, the rollforward of the cost to obtain contract included in the other current assets as follows (see Note 8):

	2025	2024
Balance at beginning of year	₱373,335,070	₱320,233,933
Additions	714,309,897	1,014,818,412
Amortization	(683,649,430)	(961,717,275)
Balance at end of year	<b>₱403,995,537</b>	<b>₱373,335,070</b>

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**5. Cash and Cash Equivalents**

This account consists of:

	2025	2024
Cash on hand	₱1,849,250	₱1,762,250
Cash in banks	2,320,980,297	3,196,505,966
Cash equivalents	160,010,000	129,010,000
	<b>₱2,482,839,547</b>	<b>₱3,327,278,216</b>

Cash in banks earns interest at the prevailing bank deposit rates.

Cash equivalents include short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less from dates of placement and are subject to an insignificant risk of change in value, and earn annual interest ranging from 5% and 4.20% to 5.00% in 2024 and 2023, respectively.

Interest income earned from cash in banks and cash equivalents amounted to ₱13.25 million and ₱29.08 million in 2025 and 2024, respectively (see Note 17).

The Parent Company has restricted cash in bank amounting ₱520.67 million and ₱493.62 million as of December 31, 2025 and 2024, respectively. This pertains to the cash deposited in an escrow trust account for socialized housing compliance and recorded under “Other noncurrent assets” in the parent company statements of the financial position (see Note 8).

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**6. Receivables and Contract Assets**

This account consists of:

	2025	2024
Installment contracts receivable:		
Subdivision land	₱5,173,285,427	₱4,092,908,811
Condominium units	1,031,990,930	780,396,692
Accrued interest receivable	1,005,451,112	922,419,877
Trade receivable from related party	542,022,606	743,554,844
Advances to joint development operations (Note 22)	491,228,505	460,470,584

(Forward)



	2025	2024
Receivable from tenants	₱220,651,123	₱254,828,633
Advances to officers, employees and agents (Note 20)	208,553,079	194,936,229
Dividend receivable (Note 9)	45,589,662	42,101,662
Others	36,738,886	33,049,855
	<b>8,755,511,330</b>	7,524,667,187
Less allowance for expected credit losses	33,886,574	61,049,040
	<b>8,721,624,756</b>	7,463,618,147
Less noncurrent installment contracts receivables	2,094,081,311	1,556,464,191
	<b>₱6,627,543,445</b>	₱5,907,153,956

Contract balances as of December 31 are as follows:

**2025**

	Current	Noncurrent	Total
Installment contracts receivables	₱4,111,195,046	₱2,094,081,311	₱6,205,276,357
Contract assets	1,742,349,700	2,279,765,800	4,022,115,500
Contract liabilities	202,489,817	41,821,471	244,311,288

**2024**

	Current	Noncurrent	Total
Installment contracts receivables	₱3,316,841,312	₱1,556,464,191	₱4,873,305,503
Contract assets	2,445,257,140	2,697,576,994	5,142,834,134
Contract liabilities	440,262,548	336,343,941	776,606,489

Installment contracts receivables represent the buyer's outstanding balance arising from real estate sales. These are collectible in equal monthly installments with various terms up to 5 to 15 years. These are carried at amortized cost. The corresponding titles to the subdivision land or condominium units sold under this arrangement are transferred to the buyers only upon full payment of the contract price. Annual interest rates on installment contracts receivables ranged from 8% to 16%. The total interest income recognized on these interest-bearing installment contracts receivables and contract assets amounted to ₱652.26 million and ₱856.40 million in 2025 and 2024, respectively (see Note 17).

Allowance for expected credit losses pertain to trade receivables. Movement follows:

	2025	2024
Balance at beginning of year	₱61,049,039	₱45,888,272
Provisions	—	15,160,767
Write-off	27,162,465	—
Balance at end of year	<b>₱33,886,574</b>	₱61,049,039

In the evaluation of the ECL under installment contracts receivables, the Parent Company takes into account that the title to the property passes to the buyer only upon full settlement. For rental receivables, these are secured by security deposits and advanced rentals.

Trade receivables from related parties include advances and uncollected rental income from related parties (see Note 20). These are noninterest-bearing, due and demandable.



Accrued interest receivable pertains to interest on receivables from real estate sales already earned but not yet received.

Advances to joint development operations pertain to cash advances to landowners or joint development operators for the property or land that will be developed or under development. These advances are liquidated by the joint development operators once the purpose for which the advances were made had been accomplished and accordingly applied against the proceeds from sale due to joint development operators. These are noninterest-bearing, due and demandable.

Receivable from tenants represent the outstanding receivable arising from the lease of commercial spaces relating to the Parent Company's mall operations and are collectible within 30 days from billing date.

Advances to officers, employees and agents pertain to loans granted to the Parent Company's employees which are collectible through salary deduction, are noninterest-bearing and have various maturity dates. This also includes advances for liquidation pertaining to cash advances to custodians for site costs and administrative expenses and advances to sales agents for marketing activities which are replenished upon liquidation.

Dividend receivable pertains to cash dividend declared from financial assets at FVOCI which are not yet received as of date.

Other receivables primarily represent the Parent Company's uncollected development income from the Summerhill Executive Phase 4 project located in Antipolo, Rizal.

### Real Estate Inventories

A summary of the movement in inventory is set out below:

	2025	2024
Balance as at January 1	<b>₱40,085,156,831</b>	₱34,865,859,862
Construction and development costs incurred	<b>3,532,876,275</b>	5,234,652,343
Land acquired during the year	<b>38,454,140</b>	48,462,667
Reposessed real estate inventories	<b>1,762,734,079</b>	1,969,971,664
Costs of real estate sales	<b>(1,970,289,973)</b>	(2,033,789,705)
Balance at December 31	<b>₱43,448,931,352</b>	₱40,085,156,831

The real estate inventories are carried at lower of cost and net realizable value (NRV). There are no inventories recorded at lower than cost.

The Parent Company acquired various lands for development amounting ₱38.45 million and ₱48.46 million in 2025 and 2024, respectively. Initial stages of development are underway on these properties with a view to sell as subdivision, condominium or commercial space.

Real estate inventories arising from cancellation of sales due to buyers' default in payment are recorded as reposessed real estate inventories. These are recorded at fair value less cost to sell and cost to complete at the time of cancellation and are held for sale in the ordinary course of business.

Gain on repossession of real estate inventories amounted to ₱815.36 million and ₱1,491.03 million in 2025 and 2024, respectively (see Note 17).



Real estate inventories include unsold units which will be used temporarily in condotel operation which are managed by third parties. The Company has recognized profit share in this operation amounting to ₱38.62 million and ₱51.55 million in 2025 and 2024, respectively (see Note 17).

Real estate inventories recognized as cost of sales amounted to ₱1,970.29 million in 2025 and ₱2,033.79 million in 2024 and are included as “Cost of real estate sales” in the parent company statements of comprehensive income. Cost of real estate sales includes acquisition cost of land, amount paid to contractors, development costs and other costs attributable to bringing the real estate inventories to its intended condition.

There was no provision for nor reversal of impairment on real estate inventories in 2025 and 2024.

No inventories were pledged as collateral to borrowings of the Parent Company as of December 31, 2025 and 2024.

The Parent Company has committed to various construction and development projects awarded to contractors. These commitments represent contractual obligations to make future payments for construction related to ongoing projects. As of December 31, 2025 and 2024, the amount of capital commitment awarded to contractors amounted to ₱1,086.04 million and ₱1,592.48 million, respectively.

### Other Assets

This account consists of:

	2025	2024
Advances to contractors	<b>₱2,549,831,256</b>	₱2,125,763,242
Deposit in escrow (Note 5)	<b>520,668,908</b>	493,621,760
Prepaid commission (Note 4)	<b>340,474,188</b>	314,260,692
Prepaid taxes	<b>83,349,406</b>	75,919,258
Security deposits	<b>71,267,244</b>	71,750,936
Advances to lot owners	<b>15,498,114</b>	6,605,679
Short-term investment	–	400,000,000
Input VAT - net	–	52,784,896
Others	<b>62,840,141</b>	29,674,636
	<b>3,643,929,257</b>	3,570,381,099
Less noncurrent portion of:		
Deposits in escrow (Note 5)	<b>520,668,908</b>	493,621,760
Advances to contractors	<b>400,828,782</b>	351,115,280
Security deposits	<b>71,267,244</b>	71,750,936
Prepaid commission	<b>63,521,349</b>	59,074,378
	<b>1,056,286,283</b>	975,562,354
	<b>₱2,587,642,974</b>	₱2,594,818,745

Advances to contractors represent payments made for the development and construction of real estate inventories and investment properties. The advances will be recouped against contractors’ billings.

Prepaid commission pertains to sales commission of agents that are recorded as contract cost when the sale is perfected. The related contract cost is amortized using the POC method consistent with the measure of progress for revenue recognition.



Short-term investment pertains to the premium yield advantage placement with more than 90 days of investment tenor that yields 5.00% interest per annum. Interest income earned from short term investments amounted to ₱21.21 million and ₱12.43 million in 2025 and 2024, respectively. (see Note 17).

Prepaid taxes pertain to creditable withholding taxes to be applied against future income tax payable and prepayments for registration of acquired lots.

Input VAT represents VAT on purchase of goods and services. This is presented net of output VAT. The remaining balance is recoverable in future periods.

Security deposits pertain to refundable deposits for the electrical services or upgrade of electrical structures as necessary for every new project of the Parent Company.

Advances to lot owners consist of advance payments to land owners which will be applied against the selling price of the real properties that will be acquired. The application is expected to occur within 12 months after the reporting date.

Others consist mainly of deposits in escrow, prepayments related to mall operations and security deposits for utilities and short-term leases, among others.

## 9. Financial Assets at FVOCI

Financial assets at FVOCI consists of investments in:

	2025	2024
Investment at cost	₱456,755,748	₱456,755,748
Net unrealized gain	280,204,089	302,890,200
At end of year	<b>₱736,959,837</b>	<b>₱759,645,948</b>

Movement in unrealized gain reflected in the other comprehensive income follows:

	2025	2024
Balance at beginning of year	₱302,890,200	₱270,510,166
Fair value change during the year	(22,686,111)	32,380,034
Balance at end of year	<b>₱280,204,089</b>	<b>₱302,890,200</b>

The following table provides the fair value hierarchy of the Parent Company's financial assets at FVOCI which are measured at fair value as of December 31, 2025 and 2024:

### December 31, 2025

	Date of Valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Shares of stock:					
Quoted					
Gaming	December 31, 2025	₱524,142,280	₱524,142,280	₱ –	₱ –
Unquoted					
Real estate	December 31, 2025	212,817,557	–	–	212,817,557
		<b>₱736,959,837</b>	<b>₱524,142,280</b>	<b>₱ –</b>	<b>₱212,817,557</b>



December 31, 2024

	Date of Valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Shares of stock:					
Quoted					
Gaming	December 31, 2024	₱545,378,307	₱545,378,307	₱-	₱-
Unquoted					
Real estate	December 31, 2024	214,267,641	-	-	214,267,641
		₱759,645,948	₱545,378,307	₱-	₱214,267,641

The valuation of unquoted shares of stock is categorized as Level 3 in the fair value hierarchy since valuation is based on unobservable inputs. The significant unobservable inputs used in the valuation pertains to latest available financial information. The fair value used by the Parent Company is based on the adjusted net asset value amounting to ₱1,414.24 million and ₱1,423.87 million as of December 31, 2025 and 2024, respectively.

Significant increases (decreases) in the net asset value would result in a significantly higher (lower) fair value of the unquoted shares.

Generally, a change in the assumption made for the adjusted net asset value is accompanied by a directionally similar change in the growth per annum of the unquoted shares for the period.

Dividends earned from financial assets at FVOCI amounted to ₱5.23 million and ₱4.18 million in 2025 and 2024, respectively.

## 10. Investments in Subsidiaries

The investment in subsidiaries accounted under the cost method and the related percentage of ownership are shown below:

Entity	Direct Percentage of Ownership		Amounts	
	2025	2024	2025	2024
Sta. Lucia Homes, Inc. (SLHI)	100.00%	100.00%	₱6,250,000	₱6,250,000
Santa Lucia Ventures, Inc. (SLVI)	100.00	100.00	62,500	62,500
			₱6,312,500	₱6,312,500

### Sta. Lucia Homes, Inc. (SLHI)

On January 9, 2013, the Parent Company filed an application with the Securities and Exchange Commission (SEC) for the incorporation of Sta. Lucia Homes, Inc. (SLHI), a wholly-owned subsidiary, the primary purpose of which is to construct, develop, improve, mortgage, pledge and deal with residential structure for lot buyers of the Parent Company. The Parent Company received an approval on February 20, 2013.

### Santa Lucia Ventures, Inc. (SVI)

On January 31, 2013, the Parent Company also filed an application with SEC for the incorporation of another wholly-owned subsidiary SVI, whose primary purpose is to market, operate, manage, develop, improve, dispose, mortgage, pledge and deal with residential structure for lot buyers of the Parent Company. Such application was approved by SEC on April 5, 2013.



## 11. Investment Properties

The rollforward analyses of this account follow:

	2025					Total
	Land	Land Improvements	Buildings and Improvements	Machinery and Equipment	Construction in Progress	
<b>Cost</b>						
Balances at January 1	₱1,802,529,188	₱44,259,000	₱5,151,494,849	₱412,409,000	₱1,435,473,865	₱8,846,165,902
Additions	–	–	213,983,533	–	–	213,983,533
Transfers	–	–	1,435,473,865	–	(1,435,473,865)	–
Balances at December 31	1,802,529,188	44,259,000	6,800,952,247	412,409,000	–	9,060,149,435
<b>Accumulated Depreciation</b>						
Balances at January 1	–	18,810,077	1,693,233,506	412,409,000	–	2,124,452,583
Depreciation (Note 18)	–	1,106,475	126,901,101	–	–	128,007,576
Balances at December 31	–	19,916,552	1,820,134,607	412,409,000	–	2,252,460,159
<b>Net Book Value</b>	<b>₱1,802,529,188</b>	<b>₱24,342,448</b>	<b>₱4,980,817,640</b>	<b>₱–</b>	<b>₱–</b>	<b>₱6,807,689,276</b>

	2024					Total
	Land	Land Improvements	Buildings and Improvements	Machinery and Equipment	Construction in Progress	
<b>Cost</b>						
Balances at January 1	₱1,802,529,188	₱44,259,000	₱5,113,067,234	₱412,409,000	₱1,174,543,348	₱8,546,807,770
Additions	–	–	38,427,615	–	260,930,517	299,358,132
Balances at December 31	1,802,529,188	44,259,000	5,151,494,849	412,409,000	1,435,473,865	8,846,165,902
<b>Accumulated Depreciation</b>						
Balances at January 1	–	17,703,602	1,557,857,082	412,409,000	–	1,987,969,684
Depreciation (Note 18)	–	1,106,475	135,376,424	–	–	136,482,899
Balances at December 31	–	18,810,077	1,693,233,506	412,409,000	–	2,124,452,583
<b>Net Book Value</b>	<b>₱1,802,529,188</b>	<b>₱25,448,923</b>	<b>₱3,458,261,343</b>	<b>₱–</b>	<b>₱1,435,473,865</b>	<b>₱6,721,713,319</b>

The construction in progress represents capitalized costs arising from the construction of the Parent Company's Ponte Verde mall project that is located in Panacan, Davao City. The Ponte Verde Mall was completed and commenced its operation on December 2025. Capital commitments amounted to ₱238.75 million and ₱43.25 million as of December 31, 2025 and 2024, respectively.



Rental income from investment properties amounted to ₱787.06 million and ₱760.12 million in 2025 and 2024, respectively (see Note 24). Cost of rental income from investment properties amounted to ₱631.04 million and ₱625.49 million in 2025 and 2024, respectively (see Note 19).

Depreciation expense recognized as costs of rental income amounted to ₱140.83 million and ₱168.30 million in 2025 and 2024, respectively (see Note 19).

The aggregate fair value of the Parent Company's investment properties amounted to ₱12,186.60 million and ₱12,909.54 million as of December 31, 2025 and 2024, respectively.

The fair values were determined by management using the most recent appraisals from independent professionally qualified appraisers adjusted by current management assumptions. In 2025 and 2024, the Parent Company determined the fair value of the land and building using the market data approach and income approach, respectively. The fair value of the investment properties disclosed in the financial statements is categorized within Level 3 of the fair value hierarchy.

Market data approach provides an indication of value by comparing the subject asset with identical or similar assets for which price information is available. This approach was used for the land as it is commonly used in the property market since inputs and data for this approach are available. For market data approach, the higher the price per square meter, the higher the fair value. The significant unobservable input to valuation of the land is the price per square meter ranging from ₱46,000 to ₱100,000.

Under income approach, all expected cash flow from the use of the asset were projected and discounted using the appropriate discount rate reflective of the market expectations. The significant unobservable inputs used in the valuation pertains to lease income growth and discount rate.

Significant increases (decreases) in estimated rental value and rent growth per annum would result in a significantly higher (lower) fair value of the properties. Significant increases (decreases) in the long-term vacancy rate and discount rate would result in a significantly lower (higher) fair value.

Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum, and an opposite change in the long-term vacancy rate and discount rate.

Borrowing costs capitalized to investment properties amounted to ₱4.62 million and ₱10.20 million, in 2025 and 2024 respectively (see Note 19). Capitalization rate used to determine the borrowing cost eligible for capitalization is 6.40% and 7.42% in 2025 and 2024, respectively.

The Parent Company has no restrictions on the realizability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

There are no investment properties as of December 31, 2025 and 2024 that are pledged as security for liabilities of the Parent Company.



## 12. Property and Equipment

The rollforward analyses of this account follow:

	2025				
	Office Tools and Equipment	Transportation Equipment	Furniture and Fixtures	Software	Total
<b>Cost</b>					
Balances at January 1	₱69,774,290	₱159,044,156	₱11,193,435	₱38,333,814	₱278,345,695
Additions	2,074,611	6,152,832	30,058,331	-	38,285,774
Balances at December 31	71,848,901	165,196,988	41,251,766	38,333,814	316,631,469
<b>Accumulated Depreciation and Amortization</b>					
Balances at January 1	50,179,222	127,618,396	9,032,148	38,333,814	225,163,580
Depreciation and amortization	3,439,588	10,072,961	15,268,499	-	28,781,048
Balances at December 31	53,618,810	137,691,357	24,300,647	38,333,814	253,944,628
<b>Net Book Value</b>	<b>₱18,230,091</b>	<b>₱27,505,631</b>	<b>₱16,951,119</b>	<b>₱-</b>	<b>₱62,686,841</b>

	2024				
	Office Tools and Equipment	Transportation Equipment	Furniture and Fixtures	Software	Total
<b>Cost</b>					
Balances at January 1	₱66,892,814	₱143,254,443	₱10,758,387	₱38,333,814	₱259,239,458
Additions	2,881,476	15,789,713	435,048	-	19,106,237
Balances at December 31	69,774,290	159,044,156	11,193,435	38,333,814	278,345,695
<b>Accumulated Depreciation and Amortization</b>					
Balances at January 1	45,662,481	104,926,533	8,264,601	38,333,814	197,187,429
Depreciation and amortization	4,516,741	22,691,863	767,547	-	27,976,151
Balances at December 31	50,179,222	127,618,396	9,032,148	38,333,814	225,163,580
<b>Net Book Value</b>	<b>₱19,595,068</b>	<b>₱31,425,760</b>	<b>₱2,161,287</b>	<b>₱-</b>	<b>₱53,182,115</b>

Depreciation expense pertaining to mall operations recognized as costs of rental income amounted to ₱0.14 million and ₱0.12 million in 2025 and 2024, respectively (see Note 19).

The cost of fully depreciated property and equipment that are still in use amounted to ₱196.93 million and ₱182.88 million as of December 31, 2025 and 2024, respectively.

The Parent Company has no restrictions on the realizability of its property and equipment and no contractual obligations to purchase, construct or develop property and equipment or for repairs, maintenance and enhancements.

As of December 31, 2025 and 2024, there are no property and equipment pledged to secure obligations of the Parent Company.



### 13. Accounts and Other Payables

This account consists of:

	2025	2024
Payable to joint development operators	<b>₱2,162,097,361</b>	₱2,168,817,482
Contractors payable	<b>1,363,542,525</b>	1,768,419,164
Accounts payable	<b>1,195,265,774</b>	1,120,373,478
Unearned income	<b>587,020,558</b>	554,865,137
Commission payable	<b>377,559,299</b>	376,232,974
Accrued buyers' refund	<b>351,570,071</b>	201,896,847
Dividend payable	<b>269,756,367</b>	269,756,367
Retentions payable	<b>232,386,528</b>	281,670,881
Security deposit	<b>161,642,248</b>	129,576,666
Interest payable (Note 15)	<b>112,675,662</b>	118,008,157
Withholding tax payable	<b>37,750,955</b>	47,731,493
Taxes and licenses payable	<b>19,930,042</b>	19,930,042
Payable to related parties (Note 20)	<b>5,254,988</b>	5,254,988
Others	<b>218,770,204</b>	35,586,756
	<b>₱7,095,222,582</b>	₱7,098,120,432

Payable to joint development operators pertains to their share on sale proceeds collected and for remittance. These are normally remitted within 60 days from the date of collection.

Contractors payable arises from progress billings received from contractors' unbilled completed work on the development of projects. These are non-interest bearing and are normally settled on 30 to 60-day terms.

Accounts payable also includes amounts due to suppliers which are noninterest-bearing and are normally settled on 15 to 60-day terms.

Unearned income refers to collections from buyers intended to cover the related cost for the processing of transfer of title that is to be performed upon full payment of the contract price.

Commission payable represents amount payable and accrued to the Parent Company's marketing arms and brokers agents.

Retentions payable represents amounts withheld from payments to contractors as a guaranty for any claims that may arise from the construction and development of the project, and until after completion. These are non-interest bearing and will be remitted to contractors at the end of the contract work, generally within one year after the full acceptance of the completed project.

Security deposit are amounts received from tenants on the Parent Company's leased properties.

Interest payable pertains to interest incurred on bank loans (see Note 15). These are settled on a quarterly basis.

Withholding tax payable consists of taxes withheld for remittance to the government.

Taxes and licenses payable are amounts due to local government units for the processing of registration fees and licenses related to the Parent Company's land acquisitions.



Other payables primarily consist of accrued payables, professional fees, documentary stamp tax, unearned rent, security deposits from tenants and mandatory employer's contributions which are noninterest-bearing and are normally settled within one year.

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#### 14. Contract Liabilities

This account consists of customers' reservation fees, down payments and excess of collections over the installment contracts receivables recognized under the percentage of completion method. The excess of collections is applied against the installment contracts receivables that will be recognized in the succeeding year.

The amount of revenue from real estate sales includes amount previously included in contract liabilities amounting to ₱608.87 million and ₱1,856.13 million in 2025 and 2024, respectively.

As of December 31, 2025 and 2024, the contract liabilities account amounted to ₱244.31 million and ₱776.61 million, respectively. Details follow:

	2025	2024
Collections below equity threshold	₱190,534,622	₱198,717,959
Excess of collections over POC	53,776,666	577,888,530
	244,311,288	776,606,489
Less noncurrent portion	41,821,471	336,343,941
	<b>₱202,489,817</b>	<b>₱440,262,548</b>

The Parent Company requires buyers of the residential condominium units and subdivision lots to pay a minimum percentage of the total selling price before revenue recognition. These reservation fees and down payments will be applied against the installment contracts receivables when revenue recognition is met.

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#### 15. Short-term and Long-term Debt

##### Short-term debt

Below are the details of the short-term debt:

	2025	2024
Loans under revolving credit facility agreements	₱4,286,519,875	₱5,295,008,875
Single payment short-term loan	715,000,000	1,750,000,000
	<b>₱5,001,519,875</b>	<b>₱7,045,008,875</b>

*Loans under revolving credit facility agreements follow:*

	2025	2024
Beginning balance	₱5,295,008,875	₱6,444,771,043
Availments	5,652,459,000	11,002,948,000
Payments	(6,660,948,000)	(12,152,710,168)
Ending balance	<b>₱4,286,519,875</b>	<b>₱5,295,008,875</b>



In 2025, the Parent Company obtained various unsecured short-term loans amounting to ₱487.80 million from various financial institutions and qualified institutional buyers of securities arranged by Multinational Investment Bancorporation (MIB). These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 6.50% and 7.25%. Out of the total ₱487.00 million, ₱101.20 million were outstanding as of December 31, 2025.

In February 2025, the Parent Company also obtained unsecured short-term loans amounting to ₱160.00 million from Banco De Oro. This matures in 12 months with 6.75% interest rate.

In 2025, unsecured-short term loans were borrowed from Maybank Philippines Inc. – Trust Department and Unicapital Inc. amounting to ₱1,980.00 million and ₱25.00 million, respectively. These loans have maturity periods ranging from 2 to 3 months, with annual interest rates ranging from 6.75% to 7.25%. As of December 31, 2025, 480.00 million and nil were outstanding from Maybank Philippines Inc. – Trust Department and Unicapital Inc., respectively.

In 2025, the Parent Company also obtained unsecured short-term loans amounting to ₱1,672.5 million from RCBC Trust and Investment Group for refinancing purposes. These loans have maturity period of ranging from 2 to 4 months with annual interest rates ranging from 6.75% to 7.75. As of December 31, 2025, ₱550 qmillion were still outstanding.

In 2025, the Parent Company also borrowed short-term loans amounting to ₱527.16 million from Philippine Commercial Capital, Inc. These loans have maturity periods ranging from 3 to 4 months, with annual interests at 6.25% and 6.50%. As of December 31, 2025, ₱142.17 million were still outstanding.

In 2025, the Parent Company availed unsecured-short term loans from Philippine Veterans Bank amounting to ₱800.00 million with maturity period ranging from 3 to 6 months, with annual interest rates ranging from 6.75% to 7.25%. As of December 31, 2025, ₱400.00 million were still outstanding.

In 2024, the Parent Company obtained various unsecured short-term loans amounting to ₱688.20 million from various financial institutions and qualified institutional buyers of securities arranged by Multinational Investment Bancorporation (MIB). These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 6.50% and 7.38%. Out of the total ₱688.20 million, ₱148.70 million were outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2024, the Parent Company also obtained unsecured short-term loans amounting to ₱4,726.10 million from Rizal Commercial Banking Corporation (RCBC) Trust and Investment Group for refinancing purposes. These loans have maturity period of ranging from 2 to 4 months with annual interest rates ranging from 6.75% to 7.75%. Of the total ₱4,726.10 million, ₱701.20 million were outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2024, the Parent Company also obtained unsecured short-term loans amounting to ₱1,368.65 million from Philippine Commercial Capital, Inc.(PCCI) - Trust and Investment Group. These loans have a maturity period ranging from 2 to 3 months with annual interest rate ranging from 6.50% to 7.38%. Of the total ₱1,368.65 million, ₱142.78 million were outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2024, unsecured-short term loans were borrowed from Maybank Philippines Inc. – Trust Department and Unicapital Inc. amounting to ₱1,800.00 million and ₱700.00 million, respectively. These loans have maturity periods ranging from 1 to 4 months, with annual interest rates ranging



from 6.75% to 7.25%. As of December 31, 2024, ₱500.00 and ₱25.00 were outstanding from Maybank Philippines Inc. – Trust Department and Unicapital Inc., respectively. These outstanding balances were paid in 2025.

In 2024, the Parent Company availed unsecured-short term loans from Philippine Veterans Bank (PVB) amounting to ₱970.00 million with maturity period ranging from 3 to 6 months, with annual interest rates ranging from 6.75% to 7.25%. As of December 31, 2024, ₱550.00 million were still outstanding. These outstanding balances were paid in 2025.

In 2024, the Parent Company also availed an unsecured short-term loans from Bank of Commerce (BOC) amounting to ₱500 million. These loans have an annual interest rate of 7.25%. The amount of ₱250.00 million availed during the year were still outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In August 2024, the Parent Company also availed an unsecured short-term loans from Amalgamated Investment Bancorporation (AIB) amounting to ₱250.00 million. These loans have an annual interest rate of 7.25%. The amount of ₱250.00 million availed during the year were still outstanding as of December 31, 2024. These outstanding balances were paid in 2025.

In 2023, the Parent Company obtained various unsecured short-term loans amounting to ₱902.10 million from various financial institutions and qualified institutional buyers of securities arranged by Multinational Investment Bancorporation (MIB). These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 7.00% and 7.38%. Out of the total ₱902.10 million, ₱202.40 million were outstanding as of December 31, 2024. Remaining balance amounting to ₱202.10 million were paid in 2025.

In 2023, the Parent Company also obtained unsecured short-term loans amounting to ₱7,520.70 million from RCBC Trust and Investment Group for refinancing purposes. These loans have maturity period of ranging from 2 to 4 months with annual interest rates ranging from 7.25% to 7.75%. Of the total ₱7,520.70 million, ₱1,644.80 million were outstanding as of December 31, 2023. Remaining balance amounting to ₱1,644.80 million were paid in 2024.

In 2023, the Parent Company also obtained unsecured short-term loans amounting to ₱1,976.13 million from PCCI - Trust and Investment Group. These loans have a maturity period ranging from 2 to 3 months with annual interest rate ranging from 7.00% to 7.38%. Of the total ₱1,976.13 million, ₱417.30 million were outstanding as of December 31, 2024. Remaining balance amounting to ₱417.30 million were paid in 2024.

In 2023, unsecured-short term loans were borrowed from Maybank Philippines Inc. – Trust Department and Unicapital Inc. amounting to ₱1,550.00 million and ₱825.00 million, respectively. These loans have maturity periods ranging from 2 to 3 months, with annual interest rates ranging from 6.50% to 7.25%. As of December 31, 2023, ₱500.00 million and ₱225.00 million were outstanding from Maybank Philippines Inc. – Trust Department and Unicapital Inc., respectively, were fully paid in 2024.

On February 25, 2023, the Parent Company availed a 3 months and 1-year unsecured loans from Banco De Oro (BDO) amounting to ₱200.00 million and ₱160.00 million, respectively, with interest rates of 7.75% per annum. Only the 1-year unsecured loans were outstanding as of December 31, 2024. The Parent Company paid ₱160.00 million and ₱200.00 million in 2025 and 2024, respectively.



In February 2023 and April 2023, the Parent Company availed loans from PVB amounting to ₱60.00 million and ₱10.00 million, respectively. These loans have maturity periods of 12 months with annual interest rates of 7.25%. All loans were still outstanding as of December 31, 2023. These outstanding balances were paid in 2024.

In September 2023, the Parent Company borrowed unsecured short-term loans from SLRDI amounting to ₱300.00 million with an annual interest rate of 6%. In May 2021, the Parent Company obtained unsecured short-term loans from SLRDI amounting to ₱300.00 million, with an annual interest rate ranging from 3.75% to 4.25%. Additionally, in March 2020, the Parent Company borrowed unsecured 3-month loans from SLRDI amounting to ₱1,200.00 million with a 5% annual interest rate. The total outstanding loans from SLRDI amounted to ₱1,800.00 million as of December 31, 2025 and 2024 (see Note 19).

In September 2023, the Parent Company also availed an unsecured short-term loans from BOC amounting to ₱250.00 million. These loans have an annual interest rate of 7.00%. The amount of ₱250 million availed during the year were still outstanding as of December 31, 2023. These outstanding balances were paid in 2024.

In 2022, the Parent Company obtained various unsecured short-term loans amounting to ₱2,277.40 million from various financial institutions and qualified institutional buyers of securities arranged by MIB. These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 3.25% to 6.75%. Outstanding balance of borrowings from MIB as of December 31, 2024 amounts to ₱916.07 million of which ₱822.57 million were still outstanding as of December 31, 2025.

In August 2022 and October 2022, the Parent Company availed from PVB amounting to ₱300.00 million and ₱50.00 million, respectively. These loans have maturity periods ranging from 6 months, with annual interest rates ranging from 5.25% to 6.25%, respectively. As of December 31, 2023, the loans outstanding amounted to ₱280.00 million of which all were repaid in 2024.

In 2021, the Parent Company obtained various unsecured short-term loans amounting to ₱3,503.40 million from various financial institutions and qualified institutional buyers of securities arranged by MIB. These loans have maturity periods ranging from 2 to 6 months, with annual interest rates ranging from 3.50% to 4.75%. Outstanding balance of borrowings from MIB as of December 31, 2024 amounts to 916.07 million of which ₱822.57 million were still outstanding as of December 31, 2025.

Upon maturity, all outstanding loans under revolving credit facility agreements are continuously rolled over for another 3 to 6 months until fully paid.

*Single payment short-term loan*

The rollforward analyses of single payment short-term loan follow:

	2025	2024
Beginning balance	₱1,750,000,000	₱1,900,000,000
Availments	100,000,000	250,000,000
Payments	(1,135,000,000)	(400,000,000)
Ending balance	<b>₱715,000,000</b>	<b>₱1,750,000,000</b>



On October 15, 2025, the Parent Company borrowed 3-month unsecured loan from CTBC Corporation for an amount of 100.00 million, with annual interest of 6.5%.

On November 18, 2024, the Parent Company borrowed 1-year unsecured loan from Robinsons Bank for an amount of ₱250.00 million, with annual interest rate of 6.08%.

On December 18, 2023, the Parent Company acquired a one-year unsecured loan from Robinsons Bank for an amount of ₱500.00 million, with an annual interest rate of 6.99%. Upon maturity, the loan was refinanced with a new interest rate of 6.33%.

On August 5, 2022, the Parent Company borrowed 1-year unsecured loan from China Bank Corporation (CBC) amounting to ₱1,000.00 million with an annual interest rate of 5.50%. A portion of the loan was repaid in 2023, totaling ₱50.00 million, ₱950.00 million was refinanced with a new interest rate of 8.03%. In 2024, ₱50.00 million were repaid, the remaining balance was refinanced with an interest rate of 8.03%.

On November 25, 2022, the Parent Company borrowed 1-year unsecured loan from RCBC amounting to ₱500.00 million with an annual interest rate of 7.38%. A portion of the loan was repaid in 2023, totaling ₱50.00 million, ₱450.00 million was refinanced with a new interest rate of 8.00%. In 2024, ₱350 million were repaid and the remaining outstanding balance was refinanced with a new interest rate of 7.63%.

Upon maturity, all outstanding single payment short-term loan are continuously rolled over for another 3 months to 1 year until fully paid.

#### Long-term debt

Below are the details of the long-term debt:

	2025	2024
Loans under term facility agreement	<b>₱21,026,000,000</b>	₱18,088,000,000
Less current portion of:		
Loans under term facility agreement	<b>6,152,682,551</b>	4,597,176,079
	<b>14,873,317,449</b>	13,490,823,921
Less: unamortized debt issuance cost	<b>129,546,794</b>	119,089,775
	<b>₱14,743,770,655</b>	₱13,371,734,146

The rollforward analysis of the long-term debt follows:

	2025	2024
Beginning balance	<b>₱18,088,000,000</b>	₱15,604,500,000
Availments	<b>8,000,000,000</b>	8,000,000,000
Payments	<b>(5,062,000,000)</b>	(5,516,500,000)
Ending balance	<b>₱21,026,000,000</b>	₱18,088,000,000

#### *Unsecured Long Term Debt Facility Agreements*

On March 17, 2025, the Parent Company made the second drawdowns of its 5-year term loan facilities with CBC and Rizal Commercial Banking Corporation, each amounting to 1,500.00 million at an annual fixed rate of 7.716%. As of December 31, 2025, the outstanding balances for these loans amounted to 1,350.00 million and 1,200.00 million, respectively.



On July 16, 2025, the Parent Company secured a ₱3,000.00 billion loan facility with Bank of the Philippine Islands. The initial drawdown of ₱1,000.00 million was made on July 22, 2025 with interest rate of 7.3716%, followed by a second drawdown of ₱1,000.00 million with interest rate of 7.0275% on December 17, 2025. As of December 31, 2025, the outstanding balance amounted to ₱1,975.00 million.

On November 10, 2025, the Parent Company entered into a five-year term loan facility with China Banking Corporation amounting to ₱5,000.00 million. The first drawdown of ₱3,000.00 million was made on December 10, 2025, bearing a fixed annual interest rate of 7.1114%. and is outstanding as of December 31, 2025.

On March 13, 2024, the Parent Company made the second drawdown from the 5-year term loan with CBC amounting ₱3,000.00 million at an annual fixed rate of 8.27%. As of December 31, 2025, the outstanding balance amounted to ₱2,100.00 million.

On April 17, 2024, the Parent Company signed a 5-year Medium-term loan facility with BPI amounting ₱2,000.00 million. The first drawdown was made on June 28, 2024 amounting ₱1,000.00 million at an annual fixed rate of 7.59%. As of December 31, 2024, the outstanding balance amounted to ₱950.00 million. The second drawdown was made on September 18, 2024, amounting to ₱1,000.00 million at an annual fixed rate of 7.68%. As of December 31, 2025, the outstanding balance amounted to ₱1,650 million.

On December 5, 2024, the Parent Company entered into separate 5-year Term loan facility with CBC and RCBC amounting to ₱3,000 million each. On December 16, 2024, the Parent Company made the initial drawdown of ₱1,500 million from both CBC and RCBC, with an interest rate of 7.65%.

On May 31, 2023, the Parent Company signed a 5-year Term Loan with China Banking Corporation amounting to ₱1,500 million with an annual interest rate of 8.83%. As of December 31, 2025, outstanding principal on this loan amounted to ₱1,050.00 million.

On November 29, 2023, the Parent Company signed a 5-year term loan with CBC at an annual rate of 8.13% with an aggregate amount of ₱5,000 million. On December 18, 2023, the Parent Company made the first drawdown amounting to ₱2,000 million. As of December 31, 2025, ₱1,400.00 were still outstanding.

On March 10, 2023, the Parent Company made the second drawdown at an annual fixed rate of 8.53% from RCBC, BPI, BDO and RBC amounting to ₱1,360.00 million, ₱510.00 million, ₱340.00 million and ₱340.00 million, respectively.

As of December 31, 2024, outstanding principal on this second drawdown from RCBC, BPI, BDO and RBC amounted to ₱1,224.00 million, ₱459.00 million, ₱306.00 million and ₱306.00 million, respectively. As of December 31, 2025, outstanding principal on this second drawdown from RCBC, BPI, BDO and RBC amounted to ₱680.00 million, ₱255.00 million, ₱170.00 million and ₱170.00 million, respectively.

On December 12, 2022, the Parent Company signed Syndicated Term Loan Facility Agreement to raise up to ₱5,000.00 million. The Parent Company was able to raise ₱1,200.00 million from first drawdown term loan facility due in 2027 and ₱2,550.00 million from second drawdown term loan facility due on December 22, 2027 with an annual interest rate ranging from 8.53% to 8.83%. Outstanding balance amounted to ₱1,875.00 million and ₱2,625.00 million in 2025 and 2024, respectively.



On December 22, 2022, the Parent Company made the first drawdown at an annual fixed rate of 8.83% from RCBC, Bank of the Philippine Islands (BPI), BDO and Robinsons Bank Corporation (RBC) amounting to ₱640.00 million, ₱240.00 million, ₱160.00 million and ₱160.00 million, respectively. As of December 31, 2024, outstanding principal on this 1st drawdown from RCBC, BPI, BDO and RBC amounted to 576.00 million, 216.00 million, 144.00 million and 144.00 million, respectively. As of December 31, 2025, outstanding principal on this 1st drawdown from RCBC, BPI, BDO and RBC amounted to 320.00 million, 120.00 million, 80.00 million and 80.00 million, respectively.

On March 16, 2022, the Parent Company obtained 5-year term loan with CBC at an annual fixed rate of 6.89% which matures on March 16, 2027 amounting to ₱3,500.00 million. As of December 31, 2025 and 2024, the outstanding balance amounted to ₱1,050.00 million and ₱1,575.00 million, respectively.

On March 15, 2021, the Parent Company signed a Long Term Debt Facility Agreement to raise ₱7,000.00 million. The Parent Company was able to raise ₱1,800.00 million Tranche A Term Loan Facility due in 2024 and ₱2,300.00 million Tranche B Term Loan Facility due in 2026.

The net proceeds will be used to refinance maturing and existing debt and for general corporate purposes.

On March 18, 2021, the Parent Company made an initial drawdown for Tranche A due in 2024 at an annual fixed rate of 4.90% from Bank of the Philippine Islands (BPI), BDO and Robinsons Bank Corporation (RBC) totaling ₱341.46 million, ₱341.46 million and ₱195.13 million, respectively, and for Tranche B due in 2026 at a fixed rate of 6.04% from BPI and Rizal Commercial Banking Corporation (RCBC) totaling ₱146.34 million and ₱975.61 million, respectively.

Remaining principal on this drawdown for Tranche A from BPI, BDO and RBC amounted to ₱170.73 million, ₱170.73 million and ₱97.56 million, respectively, and all were paid in 2024. As of December 31, 2025 and 2024 Tranche B outstanding principal on this drawdown from BPI and RCBC amounted ₱38.41 million and ₱243.90 million, respectively in 2025 and ₱73.17 million and ₱487.80 million, respectively in 2024.

As of December 31, 2025 and 2024, the outstanding principal on Tranche B amounted to ₱36.59 million and ₱73.17 million from BPI, and ₱243.90 million and ₱487.80 million from RCBC, respectively.

On March 30, 2021, the Parent Company and Noteholders signed an Accession Agreement to allow Unionbank of the Philippines (UBP) to participate in the amount of ₱1,000.00 million.

On May 26, 2021, the Parent Company and Noteholders of the Long Term Note Facility Agreement signed an Accession Agreement allowing Development Bank of the Philippines (DBP) to participate in the amount of ₱1,900.00 million.

On June 28, 2021, the Parent Company made the second drawdown for Tranche A due in 2024 at an annual fixed rate of 4.34% per annum from BPI, BDO, Robinsons Bank and DBP totaling ₱358.54 million, ₱358.54 million, ₱204.88 million and ₱1,900.00 million, respectively, and for Tranche B due in 2026 at an annual fixed rate of 5.58% from BPI, RCBC and UBP totaling ₱153.66 million, ₱1,024.39 million and ₱1,000.00 million, respectively.



Remaining principal on this drawdown for Tranche A from BPI, BDO, RBC and DBP amounted to ₱179.27 million, ₱179.27 million, ₱102.44 million and ₱950.00 million, respectively, which were repaid in 2024.

As of December 31, 2025 and 2024, the outstanding principal on Tranche B amounted to ₱38.41 million and ₱76.83 million from BPI, ₱256.10 million and ₱512.20 million from RCBC, and ₱250.00 million and ₱500.00 million from UBP, respectively.

As of December 31, 2025 and 2024 the outstanding debt amounted to ₱26,027.52 million and ₱25,133.01 million, respectively.

In July and September 2019, 5-year unsecured loans were borrowed from Bank of the Philippines Islands amounting ₱1,000.00 million and ₱500.00 million, respectively. These loans bear interest at a rate of 6.15% per annum. The remaining balance amounted to ₱450.00 million, which was repaid in 2024.

On October 27, 2017, the remaining unsecured ₱1,000.00 million of the ten (10) year Long Term Debt Facility was drawn by the Parent Company. The ten (10) year Long Term Debt Facilities bear annual interest rates at 6.85% for the 1<sup>st</sup> to 5<sup>th</sup> year and 7.14% for the 6<sup>th</sup> to 10<sup>th</sup> year. Loan payments amounted to ₱487.00 million and ₱356.50 million in 2025 and 2024, respectively. As of December 31, 2025 and 2024, the remaining balance amounted to ₱1,001.00 million and ₱1,488.00 million, respectively.

#### *Covenants*

The Parent Company is required to maintain a maximum of debt-to-equity ratio of 1.50:1.00, a minimum current ratio of 1.75:1.00 and a minimum debt service coverage ratio of 1.25. The Parent Company has complied with the debt covenants as of December 31, 2025 and 2024.

Show below is the maturity analysis of short-term and long-term debt payments (gross of unamortized debt issue cost) up to ten years:

	2025	2024
Less than one year	<b>₱5,826,519,875</b>	₱7,045,008,875
More than one year to 2 years	<b>3,926,000,000</b>	1,650,000,000
More than 2 years to 3 years	<b>4,550,000,000</b>	5,688,000,000
More than 3 years to 4 years	<b>6,750,000,000</b>	5,850,000,000
More than 4 years to 10 years	<b>4,975,000,000</b>	4,900,000,000
	<b>₱26,027,519,875</b>	₱25,133,008,875

Movement in unamortized debt issuance cost for long-term debt follows:

	2025	2024
Beginning balance	<b>₱119,089,775</b>	₱109,646,861
Additions	<b>70,361,886</b>	60,000,000
Amortization	<b>(59,904,867)</b>	(50,557,086)
Ending balance	<b>₱129,546,794</b>	₱119,089,775



Interest expense on short-term and long-term debts amounted to ₱2,011.94 million and ₱1,866.08 million in 2025 and 2024, respectively (see Note 18). Of the total interest expense, amortization of transaction cost on short-term and long-term loans amounted to ₱59.90 million and ₱50.56 million in 2025 and 2024, respectively, and included under “Interest expense” in the statements of comprehensive income (see Note 18).

Borrowing costs capitalized as part of investment properties in 2025 and 2024 amounted to ₱4.62 million and ₱10.20 million, respectively (see Notes 7, 11, and 18).

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## 16. Equity

The capital stock as of December 31, 2025 and 2024 consists of:

	Shares	Amount
Par value per share – ₱1.00		
Authorized common shares	16,000,000,000	₱16,000,000,000
Issued shares	10,796,450,000	10,796,450,000
Treasury shares	2,500,000,000	1,600,000,000
Outstanding shares	8,296,450,000	8,296,450,000

### Registration Track Record

- a) The Parent Company was incorporated as Zipporah Mining and Industrial Corporation (‘Zipporah Mining’) on December 6, 1966 as a mining firm which was amended to a real estate developer.
- b) On September 14, 1987, the Parent Company launched its Initial Public Offering where a total of 20,000.00 million common shares were offered at an offering price of ₱1.00 per share.
- c) Subject to a restructuring program, the BOD of the Parent Company approved on November 22, 1995 the offering of up to 1,000.00 million shares of stock out of the increase in the authorized capital stock from ₱50.00 million to ₱2,000.00 million at a par value of ₱1.00 to a group of investors led by the Ultimate Parent Company. This was subsequently approved and ratified by the stockholders in a Special Stockholders’ Meeting on December 18, 1995.
- d) On December 18, 1995, the stockholders of the Parent Company approved a number of changes in the corporate structure as part of its diversification scheme. These were:
  1. The change of its name to Zipporah Realty Holdings, Inc.;
  2. The increase in the number of directors from nine to eleven;
  3. The waiver of the pre-emptive rights over the future issuances of shares;
  4. The change in the primary and secondary purposes;
  5. The change in the par value of its shares from ₱0.01 to ₱1.00; and
  6. The increase in its authorized capital stock to ₱2,000.00 million.

The first four changes were approved by the SEC on August 14, 1996 while the last two corporate acts were approved on January 22, 1997.

- e) On June 15, 2007, the BOD approved the following resolutions and was ratified by the stockholders on July 16, 2007:



1. Change in Corporate name to Sta. Lucia Land, Inc;
2. Increase in authorized capital stock of the Parent Company from ₱2,000.00 million divided into 2,000.00 million shares to ₱16,000.00 million divided into 16,000.00 million shares or an increase of ₱14,000.00 million with a par value of ₱1.00 per share;
3. Subscription of the Ultimate Parent Company of up to 10,000.00 million shares out of the increase in the Parent Company's authorized capital stock; and
4. Subscription of the Ultimate Parent Company to such shares shall be at par value, and the consideration for which shall be the assignment and transfer by the Ultimate Parent Company to the Parent Company of assets acceptable to the Parent Company at a reasonable discount on the fair market value of such assets. The fair market value was determined by independent professionally qualified appraisers. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and knowledgeable, willing seller in an arm's length transaction at the date of valuation.

The above resolutions were ratified by the Parent Company's shareholders on July 16, 2007.

- f) On December 8, 2007, the Parent Company and the Ultimate Parent Company executed various deeds of assignment wherein the Ultimate Parent Company assigned all its rights, title and interest to certain properties consisting of investment properties (Sta. Lucia East Grand Mall) amounting to ₱4,710.00 million and certain parcels of land amounting to ₱6,018.50 million and assumption of mortgage in the investment properties of ₱723.60 million. The investments of the Ultimate Parent Company through the assignment of various properties, net of mortgage assumed, were issued with shares of stock totaling ₱10,000.00 million.

The Parent Company has 263 existing certified shareholders as at December 31, 2025 and 2024.

#### Treasury Shares

In 2010, the Parent Company/SLLI had intercompany receivables from its Ultimate Parent Company/SLRDI amounting to ₱1,029.88 million which was settled by the Ultimate Parent Company/SLRDI by assigning shares of stocks of "Saddles and Clubs Leisure Park" to the Parent Company.

Also, the Parent Company accumulated ₱442.42 million receivables from Sta. Lucia East Commercial Corporation (SLECC) arising from uncollected rental income.

In aggregate, the Parent Company's recognized assets consisting of the "Saddles and Clubs Leisure Park" and receivables from SLECC amounted to ₱1,801.11 million. On July 8, 2014, the Ultimate Parent Company/SLRDI and the Parent Company/SLLI executed a deed of assignment which rescinded its previous arrangement with respect to the assignment of the "Saddles and Clubs Leisure Park" project that resulted in the reversion of the assignment and the reinstatement of the receivables from the Ultimate Parent Company amounting ₱1,358.69 million. The parties also agreed to assign the SLECC receivables of ₱442.42 million to the Ultimate Parent Company. As a result, the total amount of receivables from the Ultimate Parent Company amounted to ₱1,801.11 million. In order to fully settle the receivables from the Ultimate Parent Company amounting ₱1,801.11 million, the Ultimate Parent Company/SLRDI agreed on July 8, 2014 to assign, convey and transfer in favor of the Parent Company 3,000.00 million shares out of the Ultimate Parent Company's total shareholdings in the Parent Company.



The parties agreed to execute the assignment of the 3,000.00 million of the Parent Company shares in 2 tranches:

- Tranche 1 - 2,250.00 million shares, which covered ₱900.00 million of the advances, were transferred within 30 days from the signing of the Deed of Assignment. The Parent Company successfully executed Tranche 1 in September 2014.
- Tranche 2 - 750.00 million shares, which shall cover the remaining ₱901.11 million of the advances, to be transferred within 1 year from the date of the Deed of Assignment, or when the Parent Company accumulates more than ₱901.11 million in unrestricted retained earnings, whichever is earlier. On December 27, 2018, pursuant to the Deed of Assignment, the Ultimate Parent Company and the Parent Company executed Tranche 2 in the Deed of Assignment. The Parent Company acquired 750.00 million treasury shares at a price of ₱1.20 per share to settle the ₱900.00 million advances under Tranche 2.

Upon execution of Tranches 1 and 2, the assignment, conveyance and transfer of the 3,000.00 million shares from the investment of the Ultimate Parent Company/SLRDI to Parent Company/SLLI were recognized as treasury shares in the financial statements of the Parent Company/SLLI.

On December 22, 2015, the Parent Company's 400.00 million treasury shares costing ₱0.40 per share or totaling ₱160.00 million were reissued at ₱0.75 per share.

On November 23, 2022, the Parent Company reissued 100.00 million shares held as treasury at ₱2.90 per share or a total price of ₱290.00 million.

#### Retained Earnings

On September 18, 2025, the Board of Directors approved the declaration of special cash dividend amounting to ₱0.04 per outstanding common share or a total of ₱331.86 million, which was recorded as of October 27, 2025 and was paid on November 13, 2025.

On November 7, 2024, the Board of Directors approved the declaration of special cash dividend amounting to ₱0.04 per outstanding common shares on record as of November 28, 2024 and was paid on December 20, 2024.

In accordance with Revised Securities Regulations Code Rules 68, Annex 68-D, after reconciling items, the Parent Company's retained earnings available for dividend declaration as of December 31, 2023 amounted to ₱10,619.17 million. The retained earnings is restricted to dividends to the extent of shares held in treasury amounting to ₱1,600.00 million.

#### Capital Management

The primary objective of the Parent Company's capital management policy is to ensure that debt and equity capital are mobilized efficiently to support business objectives and maximize shareholder value. The Parent Company establishes the appropriate capital structure for each business line that properly reflects its credit rating and allows financial flexibility, while providing it sufficient cushion to absorb cyclical industry risks. The Parent Company manages its capital structure and makes adjustments to it, in light of changes in economic decisions.

The Parent Company's sources of capital include all the components of the equity totaling ₱31,641.67 million and ₱29,620.39 million as of December 31, 2025 and 2024, respectively.



The Parent Company monitors capital using a gearing ratio, which is total debt divided by total equity. The Parent Company includes within debt, interest-bearing loans and external borrowings whether in the form of short-term notes or long-term notes and bonds.

The following table shows how the Parent Company computes for its net debt-to-equity ratios as of December 31, 2025 and 2024:

	2025	2024
Short-term and Long-term Debt (Note 15)	<b>₱25,897,973,081</b>	₱25,013,919,100
Less: Cash and cash equivalents (Note 5)	<b>2,482,839,547</b>	3,327,278,216
Net debt	<b>23,415,133,534</b>	21,686,640,884
Equity	<b>31,641,666,383</b>	29,620,391,677
Net debt-to-equity ratio	<b>0.74:1</b>	0.73:1

## 17. Interest Income and Other Revenue

This account consists of:

	2025	2024
Interest income on:		
Installment contracts receivables and contract assets (Note 6)	<b>₱652,263,849</b>	₱856,401,184
Cash in banks and cash equivalents (Note 5)	<b>13,229,669</b>	29,079,176
Short term investment (Note 8)	<b>21,208,333</b>	12,433,611
	<b>₱686,701,851</b>	₱897,913,971

Other revenue consists of:

	2025	2024
Gain on repossession of inventories (Note 7)	<b>₱815,363,921</b>	₱1,491,034,476
Processing and registration fee	<b>464,225,893</b>	389,961,618
Surcharges and penalties	<b>82,546,293</b>	76,943,371
Profit share in hotel operations	<b>38,621,641</b>	51,547,986
Gain from forfeited deposits	<b>2,270,503</b>	16,709,429
Others	<b>64,170,405</b>	44,968,454
	<b>₱1,467,198,656</b>	₱2,071,165,334

Processing and registration fee consist of 'closing fees' collected from customers prior to the transfer of the title. These closing fees are usually 5% to 10% of the contract price.

Others mainly consists of income from non-refundable collection from delinquent buyers and foreign exchange gains and losses.



## 18. Interest Expense

Interest expense consists of:

	2025	2024
Interest expense on debt (Note 15)	P2,011,938,563	P1,866,079,185
Other financing charges	9,926,292	32,583,769
	<b>2,021,864,855</b>	1,898,662,954
Less capitalized borrowing costs (Notes 7, 11 and 15)	4,619,557	10,196,422
	<b>P2,017,245,298</b>	P1,888,466,532

## 19. Cost of Rental Income

Cost of rental income consists of:

	2025	2024
Utilities	P298,192,495	P283,852,494
Depreciation (Notes 11)	140,830,414	168,299,002
Carpark maintenance	99,463,242	83,016,742
Manpower	62,815,827	60,582,591
Management fee (Note 20)	29,411,765	29,411,765
Others	330,598	328,929
	<b>P631,044,341</b>	P625,491,523

## 20. Related Party Transactions

The Parent Company in its regular conduct of business has entered into transactions with related parties. Parties are considered to be related if, among others, one party has the ability, directly or indirectly, to control the other party in making financial and operating decisions, the parties are subject to common control or the party is an associate or a joint venture. These accounts are noninterest-bearing and are generally unsecured. Unless otherwise indicated, the outstanding balances are generally settled in cash. The transactions are made at terms and prices agreed-upon by the parties.

The related amounts and outstanding balances from related party transactions (RPT) in 2025 and 2024 follow:

	2025			
	Volume	Outstanding	Terms	Conditions
<b>Trade receivables</b> (Note 6)				
<i>Ultimate Parent Company (SLRDI) (a)</i>		P480,656,669		
Sharing of expenses	P11,385,976		Due and demandable; noninterest-bearing	Unsecured; no impairment
collection from buyers collected by SLRDI,	126,435,040			
unremitted share of SLRDI	(141,375,871)			
marketing fee	16,609,492			
<i>Affiliates</i>				
Management fees and advances (b)	13,072,038	28,602,744	Due and demandable; noninterest-bearing	Unsecured; no impairment
Rental income (b) (c)	54,318,997	32,763,193	Due and demandable; noninterest-bearing	Unsecured; no impairment
		<b>P542,022,606</b>		
<b>Key officers and directors</b> (Note 6) (d)	P59,341,141	P136,559,689	Due and demandable; noninterest-bearing	Unsecured; no impairment

(Forward)



	2025			
	Volume	Outstanding	Terms	Conditions
<b>Trade payables (Note 13)</b>				
<i>Ultimate Parent Company (SLRDI)</i>				
Advances (a)	P-	P5,254,988	Payable on demand; noninterest bearing	Unsecured
<i>Advances from shareholders</i>				
Advances (f)	-	-	Payable on demand; noninterest bearing	Unsecured
		<b>P5,254,988</b>		
<b>Short-term Debt (Note 15)</b>				
<i>Ultimate Parent Company (SLRDI)</i>				
Principal	P-	P1,800,000,000	Payable on demand; interest bearing	Unsecured
Interest expense	P109,500,000	P13,825,000		
	2024			
	Volume	Outstanding	Terms	Conditions
<b>Trade receivables (Note 6)</b>				
<i>Ultimate Parent Company (SLRDI) (a)</i>				
Sharing of expenses	P12,054,231		Due and demandable; noninterest-bearing	Unsecured; no impairment (Note 15)
collection from buyers collected by SLRDI,	60,338,164			
unremitted share of SLRDI	(115,295,450)			
marketing fee	8,382,555			
<i>Affiliates</i>				
Management fees and advances			Due and demandable; noninterest-bearing	Unsecured; no impairment
(Note 19) (b)	34,774,868	44,942,471		
Rental income (b) (c)	59,341,141	151,957,512	Due and demandable; noninterest-bearing	Unsecured; no impairment
		<b>P743,554,844</b>		
<b>Key officers and directors (Note 6) (d)</b>	P22,793,141	P136,559,689	Due and demandable; noninterest-bearing	Unsecured; no impairment
<b>Trade payables (Note 13)</b>				
<i>Ultimate Parent Company (SLRDI)</i>				
Advances (a)	P6,500,000	P5,254,988	Payable on demand; noninterest bearing	Unsecured
<i>Advances from shareholders</i>				
Advances (f)	-	14,711,492	Payable on demand; noninterest bearing	Unsecured
		<b>P19,966,480</b>		
<b>Short-term Debt (Note 15)</b>				
<i>Ultimate Parent Company (SLRDI)</i>				
Principal	P-	P1,800,000,000	Payable on demand; interest bearing	Unsecured
Interest expense	109,800,000	12,325,000		

The significant transactions with related parties follow:

- a. The Parent Company, in the normal course of business, has transactions with the Ultimate Parent Company consisting of non-interest bearing advances for working capital requirements with no fixed repayment terms. This include noninterest-bearing cash advances for various charges for reimbursements of expenses on gasoline consumption of service vehicles, repairs and maintenance, supplies and other operating expenses. These advances amounted to P11.39 million and P12.05 million in 2025 and 2024, respectively.

Other advances include the rentals for project exhibits and advertising/marketing costs amounting to P16.61 million and P8.38 million in 2025 and 2024, respectively.

The amount of deductions applied or offset against the advances for the year amounted to P28.00 million and P20.44 million in 2025 and 2024, respectively.

Other advances also include the collection from buyers collected by SLRDI. This pertains to the monthly amortization payment from the buyers of the Parent Company, collected by the Ultimate Parent Company, and due to be remitted to the Parent Company. The amount collected by SLRDI amounted to P16.61 million and P60.34 million in 2025 and 2024, respectively.



In 2014, the Parent Company and SLRDI entered into several memorandums of agreements wherein the Parent Company undertakes the development and marketing of the several projects of SLRDI and has assumed the position of the development contractor and marketing arm. In consideration of the services rendered by the Parent Company, SLRDI agreed to the following:

- Colinas Verdes Bulacan Project - SLRDI has entered into a joint arrangement with Araneta Properties, Inc. (API) for a proceed sharing agreement of 60% SLRDI - 40% API share. The Parent Company shall be entitled to 75% of SLRDI's share in the joint agreement and 12% marketing fee on the gross selling price of all sales made from the project;
- Green Meadows Iloilo Project - SLRDI has entered into joint arrangement with AFP-Retirement and Separation Benefits System (ARSBS) for a lot sharing agreement of 55% SLRDI - 45% ARSBS share. The Parent Company shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project;
- Ponte Verde Davao Project - SLRDI has entered into a joint arrangement with Green Sphere Realty Corporation (GSRC) for a lot sharing agreement of 60% SLRDI - 40% GSRC share. The Parent Company shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project; and
- Valle Verde Davao Project - SLRDI has entered into a joint arrangement with GSRC for a lot sharing agreement of 60% SLRDI - 40% GSRC share. The Parent Company shall be entitled to 75% of SLRDI's share in the joint arrangement and 12% marketing fee on the gross selling price of all sales made from the project.

Total share from proceeds of SLRDI from the joint project development operations amounted to ₱565.50 million and ₱461.18 million in 2025 and 2024, respectively. The share amounting ₱141.36 million and ₱115.30 million are still to be remitted or offset against the receivable from SLRDI as of December 31, 2025 and December 31, 2024, respectively.

- b. SLECC and the Parent Company entered into a management services agreement effective October 1, 2014 wherein SLECC will provide property management and business development services, leveraging its knowledge in the mall operations from the past years. In exchange of SLECC's services, the Parent Company shall pay SLECC a management fee equivalent to 5% of the gross rental revenue for managing mall operations including repairs and maintenance and collection of space rental from storeowners or tenants. Management fee from SLECC amounted to ₱29.41 million and ₱29.41 million in 2025 and 2024, respectively.

The Parent Company made noninterest-bearing cash advances to SLECC for various operating expenses to be offset against payable from SLECC amounting to ₱13.07 million and ₱34.77 million in 2025 and 2024, respectively.

As of date, SLECC has outstanding receivables amounting to ₱28.60 million and ₱44.94 million in 2025 and 2024, respectively.

- c. The Parent Company has receivables from affiliated mall tenants. This pertains to accrued rental income amounting to ₱141.38 million and ₱115.98 million in 2025 and 2024, respectively. Rental income from affiliated tenants amounted to ₱54.32 million and ₱59.34 million in 2025 and 2024, respectively.



- d. The Parent Company made cash advances to SVI to be used for various administrative and operating expenses.

The advances made to SVI amounted to ₱.13 million and ₱.04 million in 2025 and 2024, respectively.

- e. The Parent Company made noninterest-bearing cash advances to officers and directors which is subject to liquidation. These advances amounted to ₱24.56 million and ₱22.79 million in 2025 and 2024, respectively. The remaining unpaid receivables amounted to ₱149.09 million and ₱136.56 million as of December 31, 2025 and 2024, respectively.
- f. The Parent Company's cash advances from SLRDI, SVI and SLHI are used for various administrative and operating expenses.

In 2025 and 2024, there were no advances made from SLRDI, SVI and SLHI.

- g. In September 2023, the Parent Company availed loan from SLRDI amounting ₱300.00 million with 6% annual interest rates. In May 2021, the Parent company obtained unsecured short-term loans from SLRDI amounting to ₱300.00 million with an annual interest rate ranging from 3.75% to 4.25%. Also in March 2020, unsecured 3-months loans were borrowed from SLRDI amounting to ₱1,200.00 million with 5% annual interest rates. Total outstanding loans from SLRDI amounted ₱1,800.00 million as of December 31, 2025 and 2024, respectively.

As of December 31, 2025 and 2024, the Parent Company has not made any provision for ECL relating to amounts owed by related parties. There have been no guarantees and collaterals provided or received for any related party receivables or payables. This assessment of the Parent Company is undertaken each financial year by examining the financial position of the related party and the market in which the related party operates.

#### Key Management Personnel

Compensation of key management personnel by benefit type follows:

	2025	2024
Short-term employee benefits	₱22,552,264	₱20,502,059
Post-employment benefits (Note 21)	852,812	775,283
	<b>₱23,405,076</b>	<b>₱21,277,342</b>

#### Approval requirements and limits on the amount and extent of related party transactions

Material related party transaction (MRPT) are transactions amounting to ten percent (10%) or more of the total assets of the Parent Company and shall be identified taking into account the related party registry. The Related Party Transaction Review Committee shall approve all material related party transactions before their commencement.

All individual MRPTs shall be approved by at least two-thirds (2/3) vote of the BOD, with at least a majority of the Independent Directors voting to approve the MRPT. In case that a majority of the Independent Directors' vote is not secured, the MRPT may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock.

Aggregate RPT transactions within a twelve (12)-month period that breaches the materiality threshold shall be required when the aggregate RPT transactions meets and exceeds the materiality threshold covering the same related party.



## 21. Pension

The Parent Company has a funded, noncontributory, defined benefit pension plan covering all employees having regular employment status. The plan provides a retirement benefit equal to 22.5 days pay for every year of credited service in accordance with the Retirement Pay Law (Republic Act No. 7641). The Parent Company updates the actuarial valuation every year by hiring the services of a third party professionally qualified actuary.

The following tables summarize the components of pension expense and net interest expense recognized in the parent company statements of comprehensive income, remeasurements recognized in other comprehensive income and the funded status and amounts recognized in the parent company statements of financial position for the existing pension plan.

Components of pension expense included in “Salaries and wages and other benefits” in the parent company statements of comprehensive income follow:

	2025	2024
Current service cost	<b>₱4,035,974</b>	₱3,351,499
Interest cost (net of interest income)	<b>852,481</b>	762,056
	<b>₱4,888,455</b>	₱4,113,555

The remeasurements recognized in OCI for the year ended December 31, 2025 and 2024 follows:

	2025	2024
Actuarial losses (gains) due to:		
Experience adjustments	<b>₱454,532</b>	₱1,693,407
Changes in financial assumptions	<b>(946,776)</b>	78,739
Changes in demographic assumptions	<b>(208,388)</b>	(171,738)
Asset return in net interest cost	<b>(992,716)</b>	124,606
	<b>(₱1,693,348)</b>	₱1,725,014

Changes in the present value of the defined benefit obligation follow:

	2025	2024
Balances at beginning of year	<b>₱32,017,913</b>	₱25,787,045
Current service cost	<b>4,035,974</b>	3,351,499
Benefits paid from plan asset	<b>(212,802)</b>	(299,206)
Interest cost	<b>1,949,891</b>	1,578,167
Actuarial losses (gains) due to:		
Changes in financial assumptions	<b>(946,776)</b>	78,739
Changes in demographic assumptions	<b>(208,388)</b>	(171,738)
Experience adjustments	<b>454,532</b>	1,693,407
Balances at end of year	<b>₱37,090,344</b>	₱32,017,913



Changes in the fair value of the plan asset which are in the form of cash follow:

	2025	2024
Balances at beginning of year	₱17,126,267	₱10,484,756
Interest income	1,097,410	816,111
Contributions	2,000,000	6,000,000
Benefits paid from the plan asset	(212,802)	(299,206)
Remeasurement gain (loss) less return on plan assets	(992,716)	124,606
<b>Balances at end of year</b>	<b>₱19,018,159</b>	<b>₱17,126,267</b>

The retirement liabilities follow:

	2025	2024
Defined benefit obligation, ending	₱37,090,344	₱32,017,913
Fair value of plan assets, ending	(19,018,159)	(17,126,267)
<b>Balances at end of year</b>	<b>₱18,072,185</b>	<b>₱14,891,646</b>

The cost of defined benefit pension plans and the present value of the pension obligation are determined using actuarial valuations. The actuarial valuation involves making various assumptions.

The fair value of plan assets by each class as of the end of the reporting period are allocated as follows:

	2025	2024
Cash and cash equivalents	₱108,404	₱ 20,552
Debt instruments	13,972,641	11,024,178
Unit investment trust funds (UITFs)	180,673	342,525
Insurance	4,665,154	5,624,266
Other assets (net of payables)	91,287	114,746
<b></b>	<b>₱19,018,159</b>	<b>₱17,126,267</b>

All debt instruments and UITFs held have quoted prices in active market. The remaining plan assets do not have quoted market prices in active market.

The plan assets have diverse investments and do not have any concentration risk.

The principal assumptions used in determining pension for the defined benefit plans are shown below:

	2025	2024
Discount rate	6.41%	6.09%
Salary increase rate	3.00%	3.00%



The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumption on the defined benefit obligation as of the end of the reporting period, assuming all other assumptions were held constant.

	<b>2025</b>		
	Increase/ decrease in rate	Impact on defined benefit obligation	
		Increase	Decrease
Salary increase rate	+/-1%	₱3,215,059	(₱2,765,183)
Discount rate	+/-1%	(2,659,495)	3,135,876
	<b>2024</b>		
	Increase/ decrease in rate	Impact on defined benefit obligation	
		Increase	Decrease
Salary increase rate	+/-1%	₱2,924,471	(₱2,520,853)
Discount rate	+/-1%	2,861,867	2,431,154

Shown below is the maturity analysis of the undiscounted benefit payments:

	<b>2025</b>	2024
2021	<b>₱13,528,321</b>	₱4,743,785
2022	<b>2,777,894</b>	9,217,551
2023	<b>2,914,396</b>	2,775,306
2024	<b>2,952,028</b>	2,429,035
2025	<b>2,594,681</b>	3,414,498
2026 – 2030	<b>18,706,083</b>	16,435,599

There was no plan amendment, curtailment, or settlement recognized in 2025 and 2024.

## 22. Interests in Joint Project Development Operations

The Parent Company has entered into joint project development operations with various landowners and other companies, which include related parties. The interests in these joint operations range from 32% to 80% of the value of the whole project depending on the value of the land or investment of the other party against the estimated development costs. These joint project development operations entered into by the Parent Company relate to the development and sale of subdivision land and condominium projects, with certain specified lots or units allocated to the joint operations. The Parent Company's joint project development operations typically require the parties to contribute the land free from any lien, encumbrance and tenants or informal settlers to the project, with the Parent Company bearing all costs related to land development and the construction of subdivision and condominium facilities.

For the years ended December 31, 2025 and 2024, the real estate sales and cost of real estate sales related to interest in joint project development operations amounted are as follows:

	<b>2025</b>	2024
Real estate sales	<b>₱2,377,589,658</b>	₱5,507,436,344
Cost of real estate sales	<b>804,548,285</b>	928,825,653



Sales and marketing costs are allocated to participating parties. The projects covering the joint operations are expected to be completed in various dates. Capital commitments amounted to ₱5,718.44 million and ₱7,540.80 million as of December 31, 2025 and 2024, respectively.

Following are the relevant assets and liabilities recorded by the Parent Company under the joint project development operations as of December 31, 2025 and 2024:

	2025	2024
Real estate inventories (Note 7)	<b>₱16,076,148,903</b>	₱14,167,474,193
Contractors' payable (Note 12)	<b>(392,209,898)</b>	(313,260,513)

The above carrying amount represents the maximum exposure of the Parent Company under the joint project development operations

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### 23. Segment Information

Operating segments are components of an entity for which discrete financial information is available that is regularly reviewed by the entity's chief operating decision makers to make decisions about resources to be allocated to the segments and in assessing performance. Generally, financial information is required to be reported on the basis that is used internally for evaluating segment performance and deciding how to allocate resources to segments.

For management purposes, the Parent Company's operating segments are organized and managed separately according to the nature of the products provided, with each segment representing a strategic business unit that offers different products and serves different markets. The Parent Company has two reportable operating segments as follows:

- *Leasing*  
This segment consists of the Parent Company's investment properties which includes properties that are held to earn rentals and are not occupied by the Parent Company.
- *Residential development*  
This represents the development and selling of subdivision lots and high rise condominium projects across the Philippines.

For investment properties, financial information is provided to the BOD on a property-by-property basis. The information provided is net rentals (including gross rent less property expenses). Information on the residential development property segment provided to the BOD is aggregated and is represented by revenue and profit from the sale of real estate inventories.

Segment assets for the investment property segment represent investment property held to earn rentals. Segment assets for the residential development segment represent unsold real estate inventories. Segment liabilities represent loans payable and customers' deposits as these are the only liabilities reported to the BOD on a segmental basis.

The Parent Company's administrative costs, interest income and interest expense are reported to the BOD on a segmental basis. There are no sales between segments.



For the years ended December 31, 2025 and 2024, there are no revenue transactions with a single external customer which accounted for 10% or more of the revenue from external customers.

The following tables regarding business segments present assets and liabilities as of December 31, 2025 and 2024 and revenue and income information for each of the two years in the period ended December 31, 2025.

	2025		
	Leasing	Residential Development	Total
Rental income	<b>₱787,058,615</b>	<b>₱–</b>	<b>₱787,058,615</b>
Cost of rental income	<b>(631,044,341)</b>	<b>–</b>	<b>(631,044,341)</b>
Real estate sales	<b>–</b>	<b>6,086,408,100</b>	<b>6,086,408,100</b>
Cost of real estate sales	<b>–</b>	<b>(1,970,289,973)</b>	<b>(1,970,289,973)</b>
<b>Segment gross profit</b>	<b>156,014,274</b>	<b>4,116,118,127</b>	<b>4,272,132,401</b>
Selling and administrative expense	<b>(25,467,777)</b>	<b>(1,234,578,673)</b>	<b>(1,260,046,450)</b>
Interest income on installment receivables, contract assets, cash and cash equivalents and investments	<b>3,068,025</b>	<b>683,633,826</b>	<b>686,701,851</b>
Interest expense	<b>–</b>	<b>(2,017,245,298)</b>	<b>(2,017,245,298)</b>
Commission income	<b>–</b>	<b>16,609,492</b>	<b>16,609,492</b>
Dividend income	<b>–</b>	<b>5,232,000</b>	<b>5,232,000</b>
Other revenue	<b>–</b>	<b>1,467,198,656</b>	<b>1,467,198,656</b>
Provision for income tax	<b>(33,403,630)</b>	<b>(760,700,999)</b>	<b>(794,104,629)</b>
<b>Net income</b>	<b>₱100,210,891</b>	<b>₱2,276,267,132</b>	<b>₱2,376,478,023</b>
<b>Total segment assets</b>	<b>₱7,173,629,636</b>	<b>₱62,759,459,229</b>	<b>₱69,933,088,864</b>
Segment liabilities	<b>₱649,524,022</b>	<b>₱32,606,055,114</b>	<b>₱33,255,579,136</b>
Income tax payable	<b>–</b>	<b>81,386,387</b>	<b>81,386,387</b>
Deferred tax liabilities	<b>29,454,281</b>	<b>4,925,440,916</b>	<b>4,954,895,197</b>
<b>Total liabilities</b>	<b>₱678,978,303</b>	<b>₱37,278,441,888</b>	<b>₱38,291,860,720</b>
Cash flows arising from:			
Operating activities	<b>134,623,517</b>	<b>320,735,242</b>	<b>455,358,759</b>
Investing activities	<b>760,115,040</b>	<b>(588,162,416)</b>	<b>171,952,624</b>
Financing activities	<b>–</b>	<b>(1,471,750,052)</b>	<b>(1,471,750,052)</b>

	2024		
	Leasing	Residential Development	Total
Rental income	<b>₱760,115,040</b>	<b>₱–</b>	<b>₱760,115,040</b>
Cost of rental income	<b>(625,491,523)</b>	<b>–</b>	<b>(625,491,523)</b>
Real estate sales	<b>–</b>	<b>8,212,551,205</b>	<b>8,212,551,205</b>
Cost of real estate sales	<b>–</b>	<b>(2,033,789,705)</b>	<b>(2,033,789,705)</b>
<b>Segment gross profit</b>	<b>134,623,517</b>	<b>6,178,761,500</b>	<b>6,313,385,017</b>
Selling and administrative expense	<b>(53,763,604)</b>	<b>(1,795,932,385)</b>	<b>(1,849,695,989)</b>
Interest income on receivables, contract assets, cash in banks and investments	<b>26,732,050</b>	<b>871,181,921</b>	<b>897,913,971</b>
Interest expense	<b>–</b>	<b>(1,888,466,532)</b>	<b>(1,888,466,532)</b>
Commission income	<b>–</b>	<b>8,382,555</b>	<b>8,382,555</b>
Dividend income	<b>–</b>	<b>4,183,562</b>	<b>4,183,562</b>
Other revenue	<b>–</b>	<b>2,071,165,334</b>	<b>2,071,165,334</b>
Provision for income tax	<b>(26,897,991)</b>	<b>(1,364,776,947)</b>	<b>(1,391,674,938)</b>
<b>Net income</b>	<b>₱80,693,972</b>	<b>₱4,084,499,008</b>	<b>₱4,165,192,980</b>
<b>Total segment assets</b>	<b>₱7,214,898,339</b>	<b>₱59,915,223,970</b>	<b>₱67,130,122,309</b>
Segment liabilities	<b>₱664,237,620</b>	<b>₱32,239,300,047</b>	<b>₱32,903,537,667</b>
Income tax payable	<b>–</b>	<b>106,772,154</b>	<b>106,772,154</b>
Deferred tax liabilities	<b>29,578,310</b>	<b>4,469,842,501</b>	<b>4,499,420,811</b>
<b>Total liabilities</b>	<b>₱693,815,930</b>	<b>₱36,815,914,702</b>	<b>₱37,509,730,632</b>

(Forward)



	2024		Total
	Leasing	Residential Development	
Cash flows arising from:			
Operating activities	(P48,370,954)	P1,769,835,699	P1,721,464,745
Investing activities	(289,161,711)	(116,839,004)	(406,000,715)
Financing activities	–	(901,674,736)	(901,674,736)

Capital expenditures consist of additions to investment property which amounted to P213.98 million and P299.36 million in 2025 and 2024 respectively (see Note 11).

## 24. Operating Leases

### Operating Leases - Parent Company as Lessor

The Parent Company entered into lease agreements with third parties covering its investment property portfolio. These leases pertain to Sta. Lucia East Grand Mall, Orchard Tower 1, and Stradella. For Sta. Lucia East Grand Mall lease agreement. These leases generally provide for either (a) fixed monthly rent, or (b) minimum rent or a certain percentage of gross revenue, whichever is higher. These leases have an average life of one (1) to two (2) years with renewal option included in the contracts. There are no restrictions place upon the lessee by entering into the contract.

Future minimum rentals receivable under cancellable operating leases of the Parent Company follows:

	2025	2024
Within one year	<b>P344,921,627</b>	P457,327,871
After one year but not more than five years	<b>459,562,660</b>	389,935,568
	<b>P804,484,287</b>	P847,263,439

Monthly rental from mall tenants was subject to escalation clause of 10% per renewal while for Orchard Tower 1 and Stradella is subject to 5% escalation clause per year.

Rent income recognized amounted to P787.06 million and P760.12 million in 2025 and 2024, respectively (see Note 11).

### Parent Company

On October 1, 2014, Parent Company directly entered into lease agreements with mall tenants. SLECC and Parent Company, on the other hand, entered into a management services agreement effective October 1, 2014 wherein SLECC will provide property management business development services for a fee equivalent to 5% of the gross rental revenue (see Note 19).

## 25. Income Tax

Provision for income tax consists of:

	2025	2024
Current – RCIT	<b>P331,319,306</b>	P381,365,360
Deferred	<b>455,897,723</b>	1,004,133,899
Final	<b>6,887,600</b>	6,175,679
	<b>P794,104,629</b>	P1,391,674,938



The Parent Company recognized deferred tax liability from remeasurement loss on pension recognized in OCI for the years ended December 31, 2025 and 2024 amounting to ₱1.27 million and ₱1.07 million, respectively.

The reconciliation of the statutory income tax rate to the effective income tax rate follows:

	2025	2024
Statutory income tax rate	25.00%	25.00%
Tax effect of:		
Nondeductible expenses	0.05%	0.03%
Income subjected to final taxes	-0.05%	-0.03%
Nontaxable income	-0.04%	0.02%
Effective income tax rate	<b>24.96%</b>	24.98%

The components of net deferred tax liabilities as of December 31, 2025 and 2024 are as follows:

	2025	2024
Deferred tax assets on allowance for doubtful accounts	<b>₱15,262,260</b>	₱15,262,260
Retirement liability	<b>2,720,626</b>	2,051,712
Others	<b>342,557</b>	342,558
	<b>18,325,443</b>	17,656,530
Deferred tax liabilities on:		
Excess of realized gross profit over taxable realized gross profit on real estate sales and difference in tax base and accounting base on rental income	<b>4,020,882,513</b>	3,733,230,145
Fair value gain on repossessed inventory	<b>561,643,544</b>	390,407,189
Prepaid commission	<b>332,550,562</b>	339,806,943
Unamortized transaction cost	<b>24,684,027</b>	24,054,754
Capitalized borrowing cost	<b>20,247,105</b>	20,325,961
Lease modification on rental	<b>9,252,348</b>	9,252,349
Others	<b>3,960,541</b>	-
	<b>4,973,220,640</b>	4,517,077,341
Net deferred tax liabilities	<b>(₱4,954,895,197)</b>	(₱4,499,420,811)

## 26. Earnings per Share

The basic earnings per share for the years ended December 31, 2025 and 2024 were computed as follows:

	2025	2024
Net income	<b>₱2,376,478,023</b>	₱4,165,192,980
Weighted average number of shares outstanding	<b>8,296,450,000</b>	8,296,450,000
Earnings per share	<b>₱0.29</b>	₱0.50

There are no potential dilutive shares in 2025 and 2024.



## 27. Fair Value Determination

The methods and assumptions used by the Parent Company in estimating fair value of the financial instruments are as follows:

### *Cash and cash equivalents, receivables and accounts and other payables*

Carrying amounts approximate fair values due to the relatively short-term maturities of these financial instruments.

### *Installment contracts receivables*

The fair values of real estate receivable are calculated by discounting expected future cash flows at applicable rates for similar instruments using the remaining terms of maturity. The discount rate used in 2025 and 2024 ranges from 7.36% to 8.77%.

### *Financial assets at FVOCI quoted equity securities*

In 2025 and 2024, the fair values are based on quoted prices published in markets.

### *Financial assets at FVOCI unquoted equity securities*

In 2025 and 2024, the fair values are based on the adjusted net asset value.

### *Short-term debt*

Carrying amounts approximate the fair values because they carry interest rates which are the prevailing market rates for similar instruments.

### *Long-term debt*

The fair values of loans payable are calculated by discounting expected future cash flows at applicable rates for similar instruments using the remaining terms of maturity. The discount rate used in 2025 and 2024 ranges from 9.10% to %.

The quantitative disclosures on fair value measurement hierarchy for assets as of December 31, 2024 and 2023 follow:

	2025				
	Carrying values	Total	Fair value measurements using		
Quoted prices in active markets for identical assets (Level 1)			Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
<b>Assets measured at fair value</b>					
Quoted equity securities	₱524,142,280	₱524,142,280	₱524,142,280	₱-	₱-
Unquoted equity securities	212,817,558	212,817,558	-	-	212,817,558
<b>Assets for which fair value are disclosed</b>					
Installment contracts receivables	6,239,162,930	6,205,276,356	-	-	6,205,276,356
Investment properties	6,807,689,276	12,186,600,000	-	-	12,186,600,000
<b>Liabilities for which fair value are disclosed</b>					
Short-term debt	5,001,519,875	5,001,519,875	-	-	5,001,519,875
Long-term debt*	21,026,000,000	20,896,453,206	-	-	20,896,453,206

\*Includes current portion of long-term debt



	2024				
	Carrying values	Total	Fair value measurements using		
Quoted prices in active markets for identical assets (Level 1)			Significant offer observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
Assets measured at fair value					
Quoted equity securities	₱545,378,307	₱545,378,307	₱545,378,307	₱-	₱-
Unquoted equity securities	214,267,641	214,267,641	-	-	214,267,641
Assets for which fair value are disclosed					
Installment contracts receivables	4,873,305,503	4,873,305,503	-	-	4,873,305,503
Investment properties	6,721,713,319	12,909,538,125	-	-	12,909,538,125
Liabilities for which fair value are disclosed					
Short-term debt	7,045,008,875	7,045,008,875	-	-	7,045,008,875
Long-term debt*	17,968,910,225	17,618,705,533	-	-	17,618,705,533

\*Includes current portion of long-term debt

There have been no transfers between Level 1 and Level 2 during 2025 and 2024.

## 28. Financial Assets and Liabilities

### Offsetting of Financial Instruments

Financial assets and liabilities are offset and the net amount reported in the parent company statements of financial position where the Parent Company currently has a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis or realize the net asset settles the liability simultaneously.

The following table represents the recognized financial instruments that are offset as of December 31, 2025 and December 31, 2024, and shows in the 'Net' column what the net impact would be on the parent company statements of financial position as a result of the offsetting rights.

	December 31, 2025		
	Gross Amount	Offsetting	Net Amount
Due from related parties	₱371,077,905	₱-	₱371,077,905
Due to related parties	-	(5,537,607)	(5,537,607)
	₱371,077,905	(₱5,537,607)	₱365,540,298

	December 31, 2024		
	Gross Amount	Offsetting	Net Amount
Due from related parties	₱437,076,097	₱-	₱437,076,097
Due to related parties	-	(5,254,988)	(5,254,988)
	₱437,076,097	(₱5,254,988)	₱431,821,109

The Parent Company's payable to SLRDI arising from SLRDI's unremitted share in the development and sale of the several projects of the latter is offset against the total receivable from SLRDI.

### Financial Risk Management Objectives and Policies

The Parent Company's principal financial instruments comprise of cash and cash equivalents, receivables, financial assets at FVOCI, accounts and other payables, short-term debt and long-term debt.



Management closely monitors the cash fund and financial transactions of the Parent Company. These strategies, to an extent, mitigate the Parent Company's interest rate and credit risks.

Exposure to liquidity and credit risks arise in the normal course of the Parent Company's business activities.

The main objectives of the Parent Company's financial risk management are as follows:

- to identify and monitor such risks on an ongoing basis;
- to minimize and mitigate such risks; and
- to provide a degree of certainty about costs.

The Parent Company's financing and treasury function operates as a centralized service for managing financial risks and activities as well as providing optimum investment yield and cost-efficient funding for the Parent Company.

#### *Liquidity risk*

Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Parent Company manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Parent Company intends to use internally generated funds and proceeds from debt and equity offerings.

The Parent Company actively manages its liquidity position so as to ensure that all operating, investing and financing needs are met. In mitigating liquidity risk, management measures and forecasts its cash commitments, matches debt maturities with the assets being financed, maintains a diversity of funding sources with its unhampered access to bank financing and the capital markets. As of December 31, 2025 and 2024, the Parent Company has no undrawn facilities. As part of the liquidity risk management, the Parent Company is currently transacting with local banks for a longer term corporate notes and negotiation of higher undrawn credit lines to meet the debtors', suppliers' and contractors' obligations and business expansion.

At the Special Meeting of the Board of Directors of the Parent Company held last March 12, 2021, wherein, subject to securing all required approvals under applicable laws, rules and regulations, the Parent Company was authorized to negotiate and avail of a Corporate Note Facility with financial institutions, with a maximum of 19 investors, for an aggregate amount of up to ₱7,000.00 million, with maturity dates of three (3) years from the issue date for Tranche A and five (5) years from the issue date for Tranche B, for the purpose of refinancing maturing and existing debts and for general corporate purposes.

Through scenario analysis and contingency planning, the Parent Company also assesses its ability to withstand both temporary and longer-term disruptions relative to its capacity to finance its activities and commitments in a timely manner and at reasonable cost, and ensures the availability of ample unused credit facilities as back-up liquidity.

Cash are maintained at a level that will enable it to fund its general and administrative expenses as well as to have additional funds as buffer for any opportunities or emergencies that may arise.



The table summarizes the maturity profile of the Parent Company's financial assets and liabilities at December 31 based on contractual undiscounted payments:

	2025			Total
	< 1 year	>1 to < 5 years	> 5 years	
<b>Financial assets</b>				
Cash in banks and cash equivalents	₱2,482,839,547	₱-	₱-	₱2,482,839,547
Receivables	6,661,430,020	2,010,318,058	83,763,252	8,755,511,330
Short term investment	-	-	-	-
Financial instruments at FVOCI	-	-	736,959,837	736,959,837
<b>Total Financial Assets</b>	<b>9,144,269,567</b>	<b>2,010,318,058</b>	<b>820,723,089</b>	<b>11,975,310,714</b>
<b>Contract Assets</b>	<b>1,742,349,700</b>	<b>2,188,575,168</b>	<b>91,190,632</b>	<b>4,022,115,500</b>
	<b>₱10,886,619,267</b>	<b>₱4,198,893,226</b>	<b>₱911,913,721</b>	<b>₱15,997,426,214</b>

<b>Financial liabilities</b>				
Accounts and other payables:				
Payable to joint development operators	₱2,162,097,361	₱-	₱-	₱2,162,097,361
Contractors payable	1,363,542,525	-	-	1,363,542,525
Accounts payable	1,195,265,774	-	-	1,195,265,774
Commission payable	377,559,299	-	-	377,559,299
Retention payable	232,386,528	-	-	232,386,528
Dividend payable	269,756,367	-	-	269,756,367
Accrued buyers' refund	351,570,071	-	-	351,570,071
Interest payable	112,675,662	-	-	112,675,662
Payable to related parties	5,254,988	-	-	5,254,988
Others	218,770,204	-	-	218,770,204
Short term and long term debts	11,154,202,426	14,743,770,655	-	25,897,973,081
<b>Total Financial Liabilities</b>	<b>₱17,443,081,205</b>	<b>₱14,743,770,655</b>	<b>₱-</b>	<b>₱32,186,851,860</b>

	2024			Total
	< 1 year	>1 to < 5 years	> 5 years	
<b>Financial assets</b>				
Cash in banks and cash equivalents	₱3,327,278,216	₱-	₱-	₱3,327,278,216
Receivables	5,968,202,997	1,494,205,623	62,258,568	7,524,667,188
Short term investment	400,000,000	-	-	400,000,000
Financial instruments at FVOCI	-	-	759,645,948	759,645,948
<b>Total Financial Assets</b>	<b>9,695,481,213</b>	<b>1,494,205,623</b>	<b>821,904,516</b>	<b>12,011,591,352</b>
<b>Contract Assets</b>	<b>2,445,257,140</b>	<b>2,589,673,914</b>	<b>107,903,080</b>	<b>5,142,834,134</b>
	<b>₱12,140,738,353</b>	<b>₱4,083,879,537</b>	<b>₱929,807,596</b>	<b>₱17,154,425,486</b>

<b>Financial liabilities</b>				
Accounts and other payables:				
Payable to joint development operators	₱2,168,817,482	₱-	₱-	₱2,168,817,482
Contractors payable	1,768,419,164	-	-	1,768,419,164
Accounts payable	1,120,373,478	-	-	1,120,373,478
Commission payable	376,232,974	-	-	376,232,974
Retention payable	281,670,881	-	-	281,670,881
Dividend payable	269,756,367	-	-	269,756,367
Accrued buyers' refund	201,896,947	-	-	201,896,947
Interest payable	118,008,157	-	-	118,008,157
Payable to related parties	5,254,988	-	-	5,254,988
Others	35,586,756	-	-	35,586,756
Short term and long term debts	11,642,184,954	13,371,734,146	-	25,013,919,100
<b>Total Financial Liabilities</b>	<b>₱17,988,202,148</b>	<b>₱13,371,734,146</b>	<b>₱-</b>	<b>₱31,359,936,294</b>



Short term and long term debts include future interest payments.

Cash and receivables are used for the Parent Company's liquidity requirements. Refer to the terms and maturity profile of these financial assets under the maturity profile of the interest-bearing financial assets and liabilities disclosed in the interest rate risk section.

*Credit risk*

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Parent Company is exposed to credit risk from its operating activities (primarily for trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.



The terms and maturity profile of the undiscounted financial assets and liabilities, at discounted values, together with their corresponding nominal amounts and carrying values are shown in the following table:

2025						
Interest terms (p.a.)	Rate Fixing Period	On Demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
<b>Financial Assets</b>						
Cash and cash equivalents	Fixed at the date of investment	Various	₱2,482,839,547	₱-	₱-	₱-
Installment contracts receivables	Fixed at the date of sale	Date of sale	326,716,427	967,060,468	2,901,181,404	2,010,318,058
Receivables from related parties	N/A	N/A	542,198,503	-	-	-
Other	N/A	N/A	33,008,742	-	-	-
Financial assets at fair value through OCI	N/A	N/A	-	-	-	736,959,837
Total financial assets			3,384,763,219	967,060,468	2,901,181,404	2,747,277,895
Contract assets			139,842,792	400,626,727	1,201,880,181	2,188,575,168
Total undiscounted financial and contract assets			3,524,606,011	1,367,687,195	4,103,061,585	4,935,853,063
<b>Financial Liabilities</b>						
Loans payable	Fixed at the date of loan	Quarterly	-	4,835,008,875	2,210,000,000	-
Notes payable	N/A	N/A	-	1,218,000,000	3,429,000,000	13,321,910,225
Accounts and other payables	N/A	N/A	7,093,495,753	-	-	-
Total undiscounted financial liabilities			7,093,495,753	6,053,008,875	5,639,000,000	13,321,910,225
Liquidity gap			(₱3,652,652,995)	(₱4,685,321,680)	(₱1,535,938,415)	(₱8,386,057,162)
			(₱18,259,970,252)			

2024						
Interest terms (p.a.)	Rate Fixing Period	On Demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
<b>Financial Assets</b>						
Cash and cash equivalents	Fixed at the date of investment	Various	₱3,327,278,216	₱-	₱-	₱-
Installment contracts receivables	Fixed at the date of sale	Date of sale	4,480,475,292	143,759,267	32,140,912	216,930,031
Receivables from related parties	N/A	N/A	743,554,844	-	-	-
Other	N/A	N/A	33,049,855	-	-	-
Short term investments	Fixed at the date of investment	Date of investment	-	-	400,000,000	-
Financial assets at fair value through OCI	N/A	N/A	-	-	-	759,645,948
Total financial assets			8,584,358,207	143,759,267	432,140,912	976,575,979
Contract assets				2,445,257,140	2,589,673,914	107,903,080
Total undiscounted financial and contract assets			8,584,358,207	2,589,016,407	3,021,814,826	1,084,479,059
<b>Financial Liabilities</b>						
Loans payable	Fixed at the date of loan	Quarterly	-	4,835,008,875	2,210,000,000	-
Notes payable	N/A	N/A	-	1,218,000,000	3,429,000,000	13,321,910,225
Accounts and other payables	N/A	N/A	7,098,120,432	-	-	-
Total undiscounted financial liabilities			7,098,120,432	6,053,008,875	5,639,000,000	13,321,910,225
Liquidity gap			₱1,486,237,775	(₱3,463,992,468)	(₱2,617,185,174)	(₱12,237,431,166)
						(₱16,832,371,570)



*Real estate contracts*

Receivable balances are being monitored on a regular basis to ensure timely execution of necessary intervention efforts. The credit risk for installment contracts receivables is mitigated as the Parent Company has the right to cancel the sales contract without need for any court action and take possession of the subject lot in case of refusal by the buyer to pay on time the amortization due. This risk is further mitigated because the corresponding title to the subdivision units sold under this arrangement is transferred to the buyers only upon full payment of the contract price.

An impairment analysis is performed at each reporting date using a simplified approach to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., by geography, product type, customer type and rating and coverage by letters of credit and other forms of credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

Set out below is the information about the credit risk exposure on the Parent Company's installment contracts receivables and contract assets using the simplified approach:

	2025		
	Total	Vertical	Horizontal
Expected credit loss rate	0.00%	0.00%	0.00%
Estimated total gross carrying amount at default	₱11,387,485,290	₱1,395,810,435	₱9,991,674,855

	2024		
	Total	Vertical	Horizontal
Expected credit loss rate	0.0%	0.0%	0.0%
Estimated total gross carrying amount at default	₱9,690,713,532	₱803,018,957	₱8,887,694,575

Credit risk arising from rental income from leasing properties is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Parent Company security deposits and advance rentals which helps reduce the Parent Company's credit risk exposure in case of defaults by the tenants. For existing tenants, the Parent Company has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables.

The table below shows the maximum exposure to credit risk for the components of the parent company statements of financial position as of December 31, 2025 and 2024.

	2025	2024
Contract assets	₱4,022,115,500	₱5,142,834,134
Installment contracts receivables:		
Subdivision land	5,173,285,427	4,092,908,811
Condominium units	1,031,990,930	780,396,692
Receivable from related parties	542,198,503	743,554,844
Accrued interest receivable	1,005,451,112	922,419,877
Receivable from tenants	220,651,123	254,828,633
Dividend receivable	45,589,662	42,101,662
	₱12,041,282,257	₱12,131,879,220



*Equity price risk*

Equity price risk is the risk that the fair values of equities decrease as a result of changes in the levels of equity indices and the value of individual stocks. The Parent Company manages the equity price risk through diversification and placing limits on equity instruments.

The effect on equity, as a result of a change in carrying amount of financial assets at FVOCI as of December 31, 2025 and 2024 due to a reasonably possible change in equity indices, with all other variables held constant, will have an increase on equity by ₱38.16 million and ₱64.19 million, respectively, if equity indices will increase by 10%. An equal change in the opposite direction would have decreased equity by the same amount.

*Interest rate risk*

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Parent Company's exposure to the risk of changes in market interest rates relates primarily to the Parent Company's long-term debt obligations with floating interest rates.

The Parent Company's interest rate risk management policy centers on reducing the overall interest expense and exposure to changes in interest rates. Changes in market interest rates relate primarily to the Parent Company's interest-bearing debt obligations with floating interest rate as it can cause a change in the amount of interest payments.

The Parent Company manages its interest rate risk by leveraging on its premier credit rating and maintaining a debt portfolio mix of both fixed and floating interest rates. The portfolio mix is a function of historical, current trend and outlook of interest rates, volatility of short-term interest rates, the steepness of the yield curve, and degree of variability of cash flows.

The following table demonstrates the sensitivity of the Parent Company's income before tax and equity to a reasonably possible change in interest rates on December 31, 2025 and 2024, with all variables held constant, (through the impact on floating rate borrowings):

	<b>Effect on income before income tax</b>	
	<b>Increase (decrease)</b>	
	<b>2025</b>	<b>2024</b>
Change in basis points:		
+100 basis points	<b>(₱174,349,069)</b>	(₱184,381,359)
-100 basis points	<b>174,349,069</b>	184,381,359

The assumed change in rate is based on the currently observable market environment. There is no other impact on the Parent Company's equity other than those already affecting the net income.

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**29. Notes to Statements of Cash Flows**

Below are the non-cash investing and financing activities for December 31, 2025 and 2024:

- a. The interest paid excludes capitalized borrowing costs and accretion of loan transaction cost. The capitalized borrowing costs in 2025 and 2024 amounted to ₱4.62 million and ₱10.20 million, respectively. The accretion of loan transaction cost amounted to ₱50.56 million and ₱50.56 million for the years 2025 and 2024, respectively.



- b. Purchases of lots which remain unpaid as of December 31, 2025 and 2024 amounted to ₱145.22 million and ₱175.94 million, respectively.
- c. The Parent Company's investment properties include outstanding balances amounting to ₱2.25 million and ₱2.20 million as of December 31, 2025 and 2024, respectively.

Details of the movement in cash flows from financing activities follow:

	January 1, 2025	Cash flows	Non-cash changes	December 31, 2025
Short-term and long-term debt (Note 15)	₱25,013,919,099	₱824,149,115	₱59,904,867	₱25,897,973,081
Interest payable	118,008,157	(2,024,118,598)	2,018,786,103	112,675,662
<b>Total liabilities from financing activities</b>	<b>₱25,131,927,256</b>	<b>(₱1,199,969,483)</b>	<b>₱2,078,690,970</b>	<b>₱26,010,648,743</b>

	January 1, 2024	Cash flows	Non-cash changes	December 31, 2024
Short-term and long-term debt (Note 15)	₱23,839,624,182	₱1,123,737,831	₱50,557,086	₱25,013,919,099
Interest payable	119,196,683	(1,900,039,011)	1,898,850,485	118,008,157
<b>Total liabilities from financing activities</b>	<b>₱23,958,820,865</b>	<b>(₱776,301,180)</b>	<b>₱1,949,407,571</b>	<b>₱25,131,927,256</b>

Non-cash changes pertain to accretion of bond discount from short-term and long-term debt, capitalized borrowing costs to inventories and investment properties and accrual of interest expense.

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### 30. Contingencies

#### *Contingencies*

The Parent Company has various contingent liabilities arising in the ordinary conduct of business including cases related to property restriction violation. The estimate of the probable cost for the resolution of this claim has been developed in consultation with outside counsel handling the defense in this matter and is based upon an analysis of potential results. In the opinion of management and its legal counsel the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Parent Company's financial position and results of operations. Accordingly, no provision for any liability has been made in the parent company financial statements.

Disclosures required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, were not provided as it may prejudice the Parent Company's position in ongoing claims and it can jeopardize the outcome of the claims and contingencies.

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### 31. Events After the Reporting Date

On March 12, 2026, the Parent Company has drawn the remaining ₱2,000.00 million from the two Term Loan Agreements signed last November 10, 2025 at an annual fixed rate of 7.8347%. The loan matures on December 10, 2030.



## **INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY SCHEDULES**

The Board of Directors and Stockholders  
Sta. Lucia Land, Inc.  
Penthouse Bldg. 3, Sta. Lucia Mall  
Marcos Highway cor. Imelda Avenue  
Cainta, Rizal

We have audited in accordance with Philippine Standards on Auditing, the financial statements of Sta. Lucia Land, Inc. (the Parent Company) as at December 31, 2025 and 2024, and for the years then ended, and have issued our report thereon dated May 25, 2026. Our audits were made for the purpose of forming an opinion on the basic parent company financial statements taken as a whole. The schedules listed in the Index to the Supplementary Schedules are the responsibility of the Parent Company's management. These schedules are presented for purposes of complying with the Revised Securities Regulation Code Rule 68, and are not part of the basic parent company financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic parent company financial statements and, in our opinion, fairly state, in all material respects, the financial information required to be set forth therein in relation to the basic parent company financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

*Dolmar C. Montañez*

Dolmar C. Montañez  
Partner

CPA Certificate No. 112004

Tax Identification No. 925-713-249

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

SEC Partner Accreditation No. 112004-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

SEC Firm Accreditation No. 0001-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

BIR Accreditation No. 08-001998-119-2025, December 16, 2024, valid until December 15, 2027

PTR No. 10765095, January 2, 2026, Makati City

May 25, 2026



**STA. LUCIA LAND, INC.**  
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**SEC FORM 17-A**

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**SUPPLEMENTARY SCHEDULES**

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**STA. LUCIA LAND, INC.**

**SUPPLEMENTARY INFORMATION AND DISCLOSURES REQUIRED ON  
SRC RULE 68 AND 68.1 AS AMENDED  
DECEMBER 31, 2025**

Philippine Securities and Exchange Commission (SEC) issued the amended Securities Regulation Code Rule SRC Rule 68 and 68.1 which consolidates the two separate rules and labeled in the amendment as “Part I” and “Part II”, respectively. It also prescribed the additional information and schedule requirements for issuers of securities to the public.

Below are the additional information and schedules required by SRC Rule 68 and 68.1 as amended that are relevant to the Parent Company. This information is presented for purposes of filing with the SEC and is not a required part of the basic parent company financial statements.

Schedule A. Financial Assets in Equity Securities

Below is the detailed schedule of financial assets in equity securities of the Parent Company as of December 31, 2025:

Name of Issuing entity and association of each issue	Number of Shares	Amount Shown in the Statement of Financial Position
Financial Assets at Fair Value through Other Comprehensive Income (OCI)		
Quoted:		
Philippine Racing Club, Inc.	70,786,759	₱467,192,610
Manila Jockey Club, Inc.	29,894,840	56,949,670
Unquoted:		
Uni-Asia Properties, Inc.	8,812,489	212,817,557
	109,494,088	₱736,959,837

The basis in determining the value of quoted equity securities is the market quotation on December 31, 2025 while unquoted security is valued at its cost less any allowance for impairment.

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (other than related parties)

Below is the schedule of advances to employees of the Parent Company with balances above ₱100,000 as of December 31, 2025:

Name	Balance at beginning of year	Additions	Collections/ Liquidations	Balance at end of year
Exequiel D. Robles	₱27,674,881	₱1,440,000	₱-	₱29,114,881
Vicente R. Santos	25,345,588	1,628,000	-	26,973,588
Kristine May Robles	16,765,455	1,306,642	(38,500)	18,033,597
Aurora D. Robles	8,225,000	780,000	-	9,005,000
Antonio Robles	8,165,000	780,000	-	8,945,000
Orestes R. Santos	7,212,318	780,000	-	7,992,318
Mariza Santos Tan	6,786,618	780,000	-	7,566,618
Paul Michael Robles	6,639,609	752,752	(15,580)	7,376,781
Maria Rosario Santos	1,832,094	4,036,126	(352,333)	5,515,887
Michelle Robles	1,761,914	1,006,528	-	2,768,442
Jayson Robles	1,700,490	-	-	1,700,490
Mardon Santos	1,043,851	-	-	1,043,851
Hanani Palmon	616,547	254,700	(50,782)	820,465
David M. Dela Cruz	422,466	16,420	(64,320)	374,566
Pampolina Jeremiah	381,993	-	-	381,993
	<b>₱114,573,824</b>	<b>₱13,561,168</b>	<b>(₱521,515)</b>	<b>₱127,613,477</b>

These advances consist of advances for expenses and disbursements necessary in carrying out their functions in the ordinary course of business such as for selling and marketing activities, official business trips, emergency and cash on delivery (COD) purchases of materials, equipment and supplies, repair of Parent Company's vehicles, model units and housing units, registration of titles, etc. and short term loans given to officers and employees. The advances will be liquidated when the purposes for which these advances were granted are accomplished or completed or deducted from the officers'/employees' salaries if not liquidated. No amounts were written-off during the year and all amounts are presented as current.

Schedule C. Long term debt

The Parent Company has long term loans amounting to ₱20,896.45 million as of December 31, 2025.

<b>Title of issue and type of obligation</b>	<b>Amount authorized by indenture</b>	<b>Amount shown under caption "Current portion of long-term debt" in related balance sheet</b>	<b>Amount shown under caption "Long-term debt" in related balance sheet</b>	<b>Amount</b>	<b>Interest Rates</b>	<b>Maturity Date</b>	<b>Number of periodic Installments</b>
Bank Loan	₱3.1 Billion	₱650,957,480	₱464,933,457	₱1,115,890,937	6.8485% - 1st year - 5th year 7.1369% - 6th year - 10th year	Various quarterly maturities starting 2017 until 2027	Interest payable every 3 months, principal to be paid on maturity date
Bank Loan	7 Billion	824,224,421	-0	824,224,421	<u>5.5821%</u>	Various quarterly maturities starting 2021 until 2025	Interest payable every 3 months, principal to be paid on maturity date
Bank Loan	3.5 Billion	698,186,600	174,885,338	873,071,938	6.8921%	Various quarterly maturities starting 2022 until 2027	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	5 Billion	925,740,038	857,922,957	1,783,662,995	<u>8.8341% - 1st Drawdown</u> <u>8.5274% - 2nd Drawdown</u>	Various quarterly maturities starting 2023 until 2027	Interest payable every 3 months, principal to be paid on maturity date

<b>Title of issue and type of obligation</b>	<b>Amount authorized by indenture</b>	<b>Amount shown under caption "Current portion of long-term debt" in related balance sheet</b>	<b>Amount shown under caption "Long-term debt" in related balance sheet</b>	<b>Amount</b>	<b>Interest Rates</b>	<b>Maturity Date</b>	<b>Number of periodic Installments</b>
Bank Loan	1.5 Billion	297,011,853	747,069,038	1,044,080,891	8.8341%	Various quarterly maturities starting 2023 until 2028	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	5 Billion	991,699,492	2,490,715,094	3,482,414,586	<u>8.2714% - 1st Drawdown</u> <u>8.1310% - 2nd Drawdown</u>	Various quarterly maturities starting 2023 until 2028	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	2 Billion	345,958,207	1,294,280,369	1,640,238,576	<u>7.5893% - 1st Drawdown</u> <u>7.6780% - 2nd Drawdown</u>	Various quarterly maturities starting 2024 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	1.5 Billion	296,776,435	970,015,286	1,266,791,721	7.6485%	Various quarterly maturities starting 2024 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.

Title of issue and type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of long-term debt" in related balance sheet	Amount shown under caption "Long-term debt" in related balance sheet	Amount	Interest Rates	Maturity Date	Number of periodic Installments
Bank Loan	1.5 Billion	296,900,963	1,044,466,915	1,341,367,878	7.6485%	Various quarterly maturities starting 2024 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	2 Billion	231,549,664	1,707,500,000	1,939,049,664	<u>7.3716%- 1st Drawdown</u> <u>7.0275% - 2nd Drawdown</u>	Various quarterly maturities starting 2025 until 2030	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	1.5 Billion	296,776,435	970,015,286	1,266,791,721	7.0275%	Various quarterly maturities starting 2025 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.
Bank Loan	1.5 Billion	296,900,963	1,044,466,915	1,341,367,878	7.716%- 2nd Drawdown	Various quarterly maturities starting 2025 until 2029	Interest payable every three (3) months, principal payable in quarterly installments.

Title of issue and type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of long-term debt" in related balance sheet	Amount shown under caption "Long-term debt" in related balance sheet	Amount	Interest Rates	Maturity Date	Number of periodic Installments
Bank Loan	3 Billion	-	2,977,500,000	2,977,500,000	7.1114% - 1st Drawdown	Various quarterly maturities starting 2025 until 2030	Interest payable every three (3) months, principal payable in quarterly installments.
		₱6,152,682,551	₱14,743,770,655	₱20,896,453,206			

Schedule D. Capital Stock

<u>Title of issue</u>	<u>Number of shares authorized</u>	<u>Number of shares issued and outstanding as shown under related balance sheet caption</u>	<u>Number of shares reserved for options, warrants, conversion and other rights</u>	<u>Number of shares held by related parties</u>	<u>Directors, Officers and Employees</u>	<u>Others</u>
Common Shares	16,000,000,000	8,296,450,000	-	6,701,005,767	1,890,997	1,593,553,236

**STA. LUCIA LAND, INC.****RECONCILIATION OF RETAINED EARNINGS AVAILABLE FOR  
DIVIDEND DECLARATION  
FOR THE YEAR ENDED DECEMBER 31, 2025**

Unappropriated Retained Earnings, Beginning of the year	<b>₱19,540,685,347</b>
Add: Category A: Items that are directly credited to Unappropriated Retained Earnings	–
Reversal of Retained Earnings Appropriations	–
Retained Earnings appropriated during the period	–
Less: Category B: Items that are directly debited to Unappropriated Retained Earnings	<b>19,540,685,347</b>
Dividends Declaration during the reporting period	–
Retained Earnings appropriated during the reporting period	–
Effect of prior period adjustments	–
Treasury shares	<b>(1,600,000,000)</b>
Income closed to retained earnings and other reconciling items	–
<b>Unappropriated Retained Earnings, as adjusted beginning</b>	<b>17,940,685,347</b>
Add/Less: Net Income(loss) for the current year	<b>2,376,478,023</b>
Net income during the period closed to retained earnings	–
Less: Category C 1: Unrealized income recognized in the profit or loss during the reporting period (net of tax)	
Unrealized foreign exchange gain, except those attributable to cash and cash equivalents	–
Unrealized fair value adjustments (market-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	–
Unrealized fair value gain on Investment Property	–
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	–
Gain on property-for-share swap	–
Add: Category C2: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)	–
Realized foreign exchange gain, except those attributable to Cash and cash equivalents	–
Realized fair value adjustment (mark-to-market gains of financial instruments at fair value through profit or loss (FVTPL)	–
Realized fair value gain of Investment Property	–
Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS (describe nature	–
Add: Category C3: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)	–
Realized foreign exchange gain, except those attributable to Cash and cash equivalents	–
Realized fair value adjustment (mark-to-market gains of financial instruments at fair value through profit or loss (FVTPL)	–
Realized fair value gain of Investment Property	–
Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS (describe nature)	–
<b>Adjusted net income/loss</b>	<b>2,376,478,023</b>
Add: Category D: Non-actual losses recognized in profit or loss during the reporting period (net of tax) Depreciation on revaluation increment (after tax)	–
Add/Less: Category E: Adjustments related to relief granted by the SEC	–
Amortization of the effect of reporting relief	–
Total amount of reporting relief granted during the year Others (describe nature)	–

Others (describe nature)	—
Add/Less: Category F: Other items that should be excluded from the determination of the amount of available for dividends distribution	—
Net movement of treasury shares (except for reacquisition of redeemable shares)	—
Net movement of deferred tax asset not considered in the reconciling items under the previous categories	—
Net movement in deferred tax asset and deferred tax liabilities related to same transaction, e.g., set up of right of use asset and lease liability, set-up of asset and asset retirement obligation, and set- up of service concession asset and concession payable	—
Adjustment due to deviation from PFRS/GAAP — gain (loss)	—
Others (describe nature)	—
<b>Total Retained Earnings, end of the year/period available for dividend declaration</b>	—

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<b>TOTAL RETAINED EARNINGS, END OF THE YEAR AVAILABLE FOR DIVIDEND DECLARATION</b>	<b>₱20,317,163,370</b>
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**STA. LUCIA LAND, INC.****SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS  
FOR THE YEARS ENDED DECEMBER 31, 2025 and 2024**

<b>Ratio</b>	<b>Formula</b>	<b>December 31, 2025 (Audited)</b>	<b>December 31, 2024 (Audited)</b>
Current ratio	Current assets / Current liabilities	<b>3.07 : 1</b>	<b>2.82 : 1</b>
Acid Test Ratio	Quick assets (Total current assets excluding inventory) / Current liabilities	<b>0.73 : 1</b>	<b>0.74 : 1</b>
Solvency Ratio	EBITDA / Total debt (Total debt includes short-term debt, long-term debt and current portion of long-term debt)	<b>0.20 : 1</b>	<b>0.30 : 1</b>
Debt-to-equity Ratio	Total debt / Stockholders' equity	<b>0.82 : 1</b>	<b>0.84 : 1</b>
Asset-to-Equity Ratio	Total assets / Stockholders' equity	<b>2.21 : 1</b>	<b>2.27 : 1</b>
Interest rate coverage ratio	EBITDA / Interest expense	<b>2.58 : 1</b>	<b>3.96 : 1</b>
Return to Equity	Net income attributable to equity holders of the company / Average total stockholders' equity attributable to SLI equity holders	<b>8%</b>	<b>15%</b>
Return to Assets	Net income after tax / Average total assets	<b>3%</b>	<b>6%</b>
Net Profit Margin	Net income attributable to equity holders of the company / Total revenue	<b>26%</b>	<b>35%</b>

**STA. LUCIA LAND, INC.**

**MAP SHOWING THE RELATIONSHIPS BETWEEN AND AMONG THE COMPANIES IN THE GROUP, ITS ULTIMATE PARENT COMPANY AND CO-SUBSIDIARIES**

**DECEMBER 31, 2025**

