

COVER SHEET

SEC Registration Number

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COMPANY NAME

F	I	L	I	N	V	E	S	T	D	E	V	E	L	O	P	M	E	N	T	C	O	R	P	O	R	A	T
I	O	N	A	N	D	S	U	B	S	I	D	I	A	R	I	E	S										

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

T	H	E	B	E	A	U	F	O	R	T	,	S	T	H	A	V	E	N	U	E	C	O	R	N	E	R
2	3	R	D	S	T	R	E	E	T	,	B	O	N	I	F	A	C	I	O	G	L	O	B	A	L	
C	I	T	Y	,	T	A	G	U	I	G	C	I	T	Y	,	M	E	T	R	O	M	A	N	I	L	A

Form Type

Department requiring the report

Secondary License Type, If Applicable

1	7	-	Q
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COMPANY INFORMATION

Company's Email Address

corpsec@filinvestland.com

Company's Telephone Number

7798-3977

Mobile Number

N/A

No. of Stockholders

3,988

(excluding treasury shares)

Annual Meeting (Month / Day)

Every Last Friday of April

Fiscal Year (Month / Day)

12/31

CONTACT PERSON INFORMATION

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

Name of Contact Person

Brian T. Lim

Email Address

Brian.lim@filinvestgroup.com

Telephone Number/s

7798-3977

Mobile Number

N/A

CONTACT PERSON'S ADDRESS

The Beaufort, 5th Avenue Corner 23rd Street, Bonifacio Global City, Taguig City, Metro Manila

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.

SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC
RULE 17(2)(b) THEREUNDER

1. For the period ended **September 30, 2024**

2. SEC Identification Number **51048**

BIR Tax Identification No.

3. **000-053-167-000**

Exact name of registrant as specified in its charter:

4. **FILINVEST DEVELOPMENT CORPORATION**

5. **Philippines**

Province, Country or other jurisdiction of incorporation of organization

6. **(SEC Use Only)**

Industry Classification Code:

The Beaufort, 5th Avenue Corner 23rd Street,
Bonifacio Global City, Taguig City 1634,

7. **Metro Manila**

Address of principal office

8. **02-77983977**

Registrant's telephone number, including area code

9. **Not applicable**

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

10. Securities registered pursuant to Sections 4 and 8 of the RSA

Title of Each Class

Common Stock, P1.0 par value

Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding

8,648,462,987 shares

₱133,448.7 million long-term and short-term debt

11. Are any or all of these securities listed in the Philippines Stock Exchange?

Yes []

No []

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

Philippine Stock Exchange

Common Stock

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the Revised Securities Act (RSA) and SRC Rule 17 thereunder and Sections 11 of the RSA and RSA 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines during the preceding 12 months (or for such shorter period that the registrant was required to file such reports):

Yes []

No []

(b) has been subject to such filing requirements for the past 90 days.

Yes []

No []

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PART 1 – FINANCIAL INFORMATION

Item 1. Financial Statements

Please refer to Attachment I for the Unaudited Interim Condensed Consolidated Financial Statements of Filinvest Development Corporation (FDC) and Subsidiaries (collectively referred to as the “Group”) as of September 30, 2024 (with comparative audited figures as at December 31, 2023) and for the nine months ended September 30, 2024 and 2023. Aging of the Group’s Loans and Receivables and Supplementary Information and Disclosures required on SRC Rules 68 and 68.1 as Amended as of September 30, 2024, are also presented in Attachment II and III, respectively.

Item 2. Management’s Discussion and Analysis of Financial Condition and Results of Operation

Results of Operations

Nine Months Ended September 30, 2024, Compared with Nine Months Ended September 30, 2023

I. Consolidated Results of Operations

The Group recorded consolidated net income to Parent of ₱9,452.2 million for the first nine months of the year, 59.4% higher than the reported net income of ₱5,931.5 million in the same period of last year. The banking segment accounted for the bulk of the income contributions at 38.0%, followed by power and utility business at 29.3% and real estate at 26.7% of total. The sugar and hospitality businesses accounted for the remaining 5.7% and 0.3% of total, respectively.

Total revenues and other income surged 34.4% year-on-year to ₱86,838.9 million, on the back of 32.8% growth in core revenues fueled by strong performance across all business segments and 50.5% growth in other income which came mainly from the real estate and banking segments.

II. Segment Operations

Banking and Financial Services

EWB delivered the highest net income to Parent contribution for the group of ₱4,365.6 million in the first nine months of this year, 38.0% improvement than the same period last year driven primarily by the sustained momentum from its lending portfolio that has gone back to pre-pandemic levels.

The Bank’s interest income grew 26.4% to ₱31,129.4 million largely attributable to higher volume of loans and receivables, followed by interest income on FVOCI, investment securities at amortized cost and FVPL securities. Likewise, non-interest income improved by 39.9% to ₱7,102.1 million resulting from higher service fees and commission income, trading securities gain and gains from sale of foreclosed assets.

Cost of banking and financial services increased by 42.2% to ₱6,219.3 million from higher volume and higher cost of funding for the period. Operating expenses, excluding provision for probable losses, also went up by 28.5% due to higher manpower cost from increase in manpower count and normal annual increases to compensate for inflation, depreciation and amortization, taxes and licenses mainly GRT and DST from increase in transaction volume, advertising and technological expenses. Provision for losses increased by 50.6% to ₱7,354.2 million due to the combined impact of higher loan volumes and residual effects of the pandemic on the consumer portfolio.

Real Estate Operations

The Group's real estate business, consisting of Filinvest Land, Inc. (FLI) and Filinvest Alabang, Inc. (FAI), contributed ₱3,059.7 million in net income to Parent in the first nine months of 2024, a 27.7% growth from last year's net income contribution, as residential and retail segments posted topline growth. Real estate revenues rose 28.6% to ₱13,763.1 million in the first nine months of 2024 from higher construction percentage of completion achieved and lot sales during the period. Likewise, mall and rental revenues grew by 13.2% to ₱6,421.8 million. The growth was fueled by increased business activity, shopper traffic and removal of rental concessions.

Cost of real estate sales increased by 6.4% due to higher real estate revenues realized during the period from higher sales and percentage of completion while cost of mall and rental services also went up by 74.5% mainly due to higher direct operating expenses attributable to the increased level of operations in the retail segment, cost of operating new office buildings, and the rise in power rates. Operating expenses increased by 56.1% primarily due to higher interest costs, manpower costs, insurance, taxes and licenses, availment of outside services, and marketing expenses.

Power Operations

The Group's power business, FDC Utilities, Inc. (FDCUI), generated ₱3,360.4 million or a 29.3% increase from last year's net income to Parent contribution. FDCUI's total revenues and other income saw a major increase of 66.3% to ₱18,708.3 million over last year. The increase was primarily due to the higher volume and average selling price during the current period. Total cost increased by 64.2% to ₱12,886.3 million mainly from higher fuel consumption. Operating expenses increased by 1.3% to ₱1,589.6 million from increased salary costs and insurance costs.

Hospitality Operations

Hospitality business revenues and other income were up 38.7% year-on-year to ₱2,864.0 million driven by improved occupancy and room rates and higher food and beverage revenues due to the revenge travel. Cost and expenses increased by 23.4% corresponding to the increase in business volume and increasing consumer prices.

Sugar Business

In the first nine months of 2024, sugar business recorded ₱657.9 million net income to Parent, a 5.7% improvement over last year's net income, due to increase of raw sugar produced and sold despite lower sugar prices. Cost of sugar operations increased by 19.0% from higher production volume.

Other Operations

The Group's other operations, which consist primarily of head office borrowing cost and expense, incurred net loss contribution to Parent of ₱2,026.6 million in the first nine months of 2024, 12.6%, due to higher interest expense and external service costs.

Financial Condition

As of September 30, 2024 compared with as of December 31, 2023

As of September 30, 2024, The Group's total assets stood at ₱770,586.4 million, higher by 4.9% from December 31, 2023, with the following substantial changes in accounts:

- **Loans and receivables of real estate operations**
33.5% increase to ₱12,398.1 million
Mainly from increased real estate revenues for the period, receivables from tenants, and advances for taxes and permits required for various residential and leasing projects.

- **Loans and receivables of banking and financial services**
9.1% increase to ₱306,746.5 million
Driven mainly by personal loans, credit cards, auto loans, and teachers' loans.
- **Loans and receivables of power operations**
16.7% increase to ₱5,672.7 million
Higher level of trade receivables was due to higher pass-through fuel cost and Wholesale Electricity Spot Market (WESM) sales in 2024.
- **Loans and receivables of sugar operations**
35.9% increase to ₱183.0 million
Mainly from increase in advances to sugar plants and receivables from customers.
- **Financial assets at fair value through other profit or loss**
111.9% increase to ₱8,714.0 million
Due to movements in the Bank's proprietary trading portfolio shifting to build-up the Bank's accrual portfolio in line with the Bank's business models.
- **Financial assets at fair value through other comprehensive income**
13.7% increase to ₱22,064.9 million
Due to the increase in value of the Bank's investments holdings.
- **Contract assets**
14.3% decrease to ₱8,455.9 million
Mainly due to increased collections, including receipt of bank takeouts.
- **Real estate inventories**
10.8% decrease to ₱72,276.4 million
Due to the adoption of PFRS 15 on non-capitalization of borrowing costs which resulted to the removal of previously capitalized interest in beginning inventory of FLI.
- **Coal, spare parts, and other inventories**
8.2% increase to ₱1,803.0 million
Brought about by spare parts and fuel inventories during the year.
- **Investment properties**
4.8% increase to ₱102,952.7 million
Mainly from capital expenditures on real estate segment for the period.
- **Investment in joint venture**
12.9% increase to ₱2,153.7 million
From higher share in joint venture earnings.
- **Deferred tax assets - net**
11.1% increase to ₱6,251.6 million
Mainly from increase in advance rentals.
- **Right-of-use assets**
8.9% decrease to ₱3,780.1 million
From the group's amortization during the period.
- **Other assets - net**
15.2% increase to ₱38,371.8 million
Mainly due to increase in advances to contractors and suppliers of the group, creditable withholding taxes and capital expenditures related to BTO rights.

As of September 30, 2024, the Group's total liabilities was at ₱590,657.8 million, 6.0% higher than December 31, 2023, with the following material changes in accounts:

- **Bills and acceptances payable**
69.9% increase to ₱26,176.3 million
Mainly from higher volume of repurchase agreements, Interbank borrowings from BSP – OLF (Overnight Lending Facility) and other banks.
- **Accounts payable, accrued expenses and other liabilities**
20.7% increase to ₱56,576.2 million
Mainly from increases in the Group's payables relating to operating requirements, manpower and interest accruals, and retention fees.
- **Contract liabilities**
10.7% increase to ₱3,318.2 million
Mainly from increased advance payments from customers.
- **Income tax payable**
79.3% increase to ₱875.7 million
Represents current period's recognition of provision for income tax.
- **Retirement liabilities**
8.6% increase to ₱1,711.1 million
Pertains to accruals for the Group's employee retirement.
- **Lease liabilities**
7.8% increase to ₱9,115.5 million
Pertains to additional lease obligations entered into by the Group.
- **Deferred tax liabilities**
25.8% decrease to ₱7,625.0 million
Mainly attributable to impact of IFRIC restatement on borrowing costs of FLI.

On April 26, 2024, FDC's Board of Directors (BOD) approved the declaration and payment of cash dividends of ₱0.10346 per share for every common share of record as of May 20, 2024, payable on June 11, 2024.

On April 28, 2023, FDC's Board of Directors (BOD) approved the declaration and payment of cash dividends of ₱0.06534 per share for every common share of record as of May 22, 2023. This was paid on June 14, 2023.

The Group has commitments for capital expenditures for the project developments of the real estate segment, the requirement of the sugar manufacturing subsidiaries, the development and construction of solar rooftop facilities and other utility projects, the intended construction and management of various hotels, and the bank's expansion and implementation of IT projects, which could be adequately covered by the operating cash flow and availment of medium- and long-term loans.

Performance Indicators

	As of and for the Nine-Months Ended September 30, 2024 (Unaudited)	As of December 31, 2023 (Audited) and for the Nine-Months Ended September 30, 2023 (Unaudited)
Earnings Per Share - Basic (EPS)	₱1.093 /share	₱0.686 /share
<u>Net Income (Attributable to Equity Holders of the Parent Company)</u>		
Weighted Average Number of Outstanding Shares		
Price Earnings Ratio (PE Ratio)	5.3 Times	7.8 Times
<u>Closing Price ⁽¹⁾</u>		
EPS		
Return on Revenue	14%	13%
<u>Total Net Income</u>		
Total Revenue		
Return on Equity (Average)	9%	7%
<u>Total Net Income (Annualized)</u>		
Average Total Equity		
Assets to Equity Ratio	4.28 :1	4.14 :1
<u>Total Assets</u>		
Total Equity		
Debt to Equity Ratio		
a) <u>Long-term and Short-term Debt</u>	0.74 :1	0.74 :1
Total Equity		
b) <u>Total Liabilities Excluding Deposit liabilities, Bills and Acceptances Payable, Asset Retirement Obligation and Finance Lease Liabilities</u>	1.13 :1	1.09 :1
Total Equity		
Current Ratio		
a) <u>Including EW</u>	0.67 :1	0.80 :1
Current Assets		
Current Liabilities		
b) <u>Excluding EW</u>	1.98 :1	2.70 :1
Current Assets		
Current Liabilities		
Quick Ratio – excluding EW	1 :1	1.17 :1
<u>Current Assets – Inventories</u>		
Current Liabilities		
Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA) to Total Interest Expense	4.62 Times	4.71 Times
<u>EBITDA</u>		
Total Interest Expense ⁽²⁾		

(1) Closing prices of P5.80 and P5.22 as of September 30, 2024 and 2023, respectively.

(2) Excluding accretion expense on financial liability on lease contract

PART II - OTHER INFORMATION

Item 3. Other Operations - Bond Issuance

On February 7, 2024, the Parent Company issued fixed rate 2.5-year bonds due in 2026 with principal amount of ₱10 billion. The bonds carry a fixed interest rate of 6.3206% per annum payable quarterly in arrears starting May 7, 2024.

I.	Proceeds	
	Net proceeds	₱9,876.0
II.	Utilization	
	Partial financing of debt obligations	5,000.0
	Capital expenditures for:	
	Hospitality projects	301.8
	Renewable energy and water projects	34.0
	Investments in digitalization	11.5
	General corporate purposes	1,000.0
III.	Balance as of September 30, 2024	₱3,528.7

Item 4. Subsequent Events

There are no other material events subsequent to September 30, 2024 up to the date of this report that have not been reflected in the Unaudited Interim Condensed Consolidated Financial Statements and Notes to Unaudited Interim Condensed Financial Statements.

Item 5. Other Disclosures

1. Except as disclosed in the Notes to Unaudited Interim Condensed Consolidated Financial Statements and Management's Discussion and Analysis of Financial Condition and Results of Operations, there are no unusual items affecting assets, liabilities, equity, net income or cash flows for the interim period.
2. The Company's unaudited interim condensed consolidated financial statements do not include all of the information and disclosures required in the annual financial statements and should be read in conjunction with the consolidated annual financial statements as of and for the year ended December 31, 2023 (PAS 34, par 15).
3. The accounting policies and methods of computation adopted in the preparation of the unaudited interim consolidated financial statements are consistent with those followed in the preparation of the Company's annual consolidated financial statements as of and for the year ended December 31, 2023.
4. There are no known trends, demands, comments, events or uncertainties that will have a material impact on liquidity.
5. Except for the sugar operations, the operating activities are carried out uniformly over the calendar year. Except for the milling season, there are no unusual operating cycles or seasons during the year. The milling activities of the sugar subsidiaries usually start in November and end in May or June of the following year.
6. There are no changes in estimates of amounts reported in prior year (2023) that have material effects in the current interim period.

7. Except for those discussed in the Management's Discussion, Analysis of Financial Condition and Results of Operations, and Subsequent Events, there are no other issuances, repurchases and repayments of debt and equity securities.
8. Except as discussed in the Management's Discussion and Analysis of Financial Condition and Results of Operations, Subsequent Events, Financial Risk Exposures, Notes to Unaudited Interim Condensed Consolidated Financial Statements, Other Disclosures and Supplementary Information, there are no other material events subsequent to September 30, 2024 up to the date of this report that have not been reflected in the financial statements for the interim period.
9. There are no other dividends paid (aggregate or per share) separately for ordinary shares and other shares during the interim period, except as discussed in the Management's Discussion and Analysis of Financial Condition and Results of Operation.
10. There have been no material changes in the composition of the Group during the interim period, such as business combination, acquisition or disposal of subsidiaries and long-term investments, restructurings and discontinuing operations, except as discussed in the Notes to Unaudited Interim Condensed Consolidated Financial Statements, Management's Discussion and Analysis of Financial Condition and Results of Operations.
11. There are no material contingencies and any other events or transactions affecting the current interim period.
12. There are no known events that will trigger direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation.
13. There are no known material off-balance sheet transactions, arrangements, obligations including contingent liabilities, and other relationships of the Company, with unconsolidated entities or other persons created during the reporting period.
14. There are no significant elements of income or loss, except as discussed in the Management's Discussion and Analysis on Financial Condition and Results of Operations, which did not arise from the Company's continuing operations.
15. Aside from the possible material increase in interest rates on the outstanding floating - rate term loans, there are no known trends, events or uncertainties or any material commitments that may result to any cash flow or liquidity problems of the Group within the next 12 months. The Company is not in default or breach of any note, loan, lease or other indebtedness or financing arrangements requiring it to make payments or any significant amount in its accounts payable that has not been paid within the stated terms.
16. On known trends, events, or uncertainties that have had or are reasonably expected to have favorable or unfavorable impact on net sales or revenues or income from continuing operations, the Company considers the following:

Seasonality

Except for the significant impact of COVID-19 pandemic to the Company's operations starting March 2020, there were no other trends, events or uncertainties that have had or that are reasonably expected to have a material impact on net sales or revenues or income from operations.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Issuer **FILINVEST DEVELOPMENT CORPORATION**

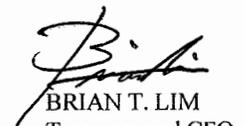
Signature:



RHODA A. HUANG
President and CEO
November 13, 2024

Title:
Date:

Signature:



BRIAN T. LIM
Treasurer and CFO
November 13, 2024

Title:
Date:

Filinvest Development Corporation and Subsidiaries

Unaudited Interim Condensed Consolidated
Financial Statements as at September 30, 2024
and for the Nine Months Ended
September 30, 2024 and 2023
(with Comparative Audited Consolidated
Statement of Financial Position as at
December 31, 2023)

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2024 WITH COMPARATIVE FIGURES AS AT DECEMBER 31, 2023
(Amounts in Thousands of Pesos)

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
ASSETS		
Cash and cash equivalents (Note 6)	₱46,661,215	₱48,962,146
Loans and receivables		
Real estate operations (Note 7)	12,398,126	9,285,775
Hospitality operations (Note 8)	259,558	247,570
Banking and financial services (Note 9)	306,746,488	281,253,378
Power operations (Note 10)	5,672,739	4,861,962
Sugar operations (Note 11)	182,978	134,639
Financial assets at fair value through profit or loss (Note 12)	8,713,999	4,112,322
Financial assets at fair value through other comprehensive income (FVOCI) (Note 12)	22,064,922	19,411,425
Investment securities at amortized cost (Note 12)	75,739,407	75,401,019
Contract assets (Note 16)	8,455,888	9,867,642
Real estate inventories (Note 13)	72,276,351	81,004,413
Coal, spare parts and other inventories (Note 14)	1,802,958	1,665,772
Investment properties	102,952,701	98,240,278
Property, plant and equipment	45,720,703	45,103,226
Investments in joint ventures and associate (Note 15)	2,153,711	1,907,136
Deferred tax assets - net	6,251,559	5,628,946
Right-of-use assets	3,780,097	4,150,658
Goodwill (Note 4)	10,381,152	10,381,152
Other assets - net (Note 16)	38,371,809	33,314,574
	₱770,586,361	₱734,934,033
LIABILITIES AND EQUITY		
LIABILITIES		
Deposit liabilities (Note 17)	₱351,811,046	₱338,781,312
Bills and acceptances payable (Note 18)	26,176,266	15,403,706
Accounts payable, accrued expenses and other liabilities (Note 19)	56,576,150	46,888,946
Contract liabilities (Note 16)	3,318,170	2,996,852
Short-term and long-term debt (Note 20)	133,448,748	132,371,944
Income tax payable	875,686	488,470
Retirement liabilities	1,711,126	1,575,028
Lease liabilities (Note 27)	9,115,536	8,454,337
Deferred tax liabilities - net	7,625,061	10,281,563
Total Liabilities	₱590,657,789	₱557,242,158

(Forward)

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
EQUITY		
Equity attributable to equity holders of the Parent Company		
Capital stock - ₱ 1 par value (Note 21)		
Authorized common shares - 15,000,000,000		
Authorized preferred shares - 2,000,000,000		
Issued common shares - 9,319,872,387	₱9,319,872	₱9,319,872
Treasury shares - 671,409,400 (Note 21)	(3,614,474)	(3,614,474)
Additional paid-in capital	11,900,015	11,900,015
Retained earnings (Note 21)	122,988,546	119,711,533
Other comprehensive income - net of tax		
Revaluation reserve on financial assets at FVOCI	636,277	(302,556)
Remeasurement loss on retirement plans	(205,340)	(176,065)
Translation adjustment	182,577	201,167
Share in other components of equity in joint ventures	724	724
Total	141,208,197	137,040,216
Noncontrolling interest (Notes 2 and 5)	38,720,375	40,651,659
Total Equity	179,928,572	177,691,875
	₱770,586,361	₱734,934,033

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF INCOME
(Amounts in Thousands of Pesos, Except Earnings Per Share Figures)

	Quarters Ended		Nine Months Ended	
	September 30		September 30	
	2024	2023	2024	2023
REVENUES (Note 30)				
Real estate operations				
Sale of lots, condominium and residential units	₱6,047,047	₱4,207,196	₱13,763,137	₱10,701,930
Mall and rental revenues	2,336,311	2,022,202	6,421,804	5,672,621
Hospitality operations	746,268	667,587	2,591,491	2,007,726
Banking and financial services	10,596,880	8,948,890	31,129,429	24,628,813
Power operations	5,822,373	3,911,909	18,610,870	11,152,818
Sugar operations	1,494,475	168,520	5,185,444	4,367,066
	27,043,354	19,926,304	77,702,175	58,530,974
OTHER INCOME				
Real estate operations (Note 23)	767,957	175,093	1,634,081	798,625
Hospitality operations	77,099	27,993	272,526	57,841
Banking and financial services (Note 23)	3,414,524	1,801,325	7,102,146	5,077,229
Power operations	43,019	20,785	97,449	99,612
Sugar operations	3,425	5,002	30,484	37,958
	4,306,024	2,030,198	9,136,686	6,071,265
Total Revenues and Other Income	31,349,378	21,956,502	86,838,861	64,602,239
COSTS (Note 24)				
Real estate operations				
Sale of lots, condominium and residential units	2,383,915	2,135,288	6,092,243	5,726,663
Mall and rental services	908,518	381,536	2,669,990	1,529,968
Hospitality operations	580,054	370,967	1,749,509	1,181,216
Banking and financial services	2,190,977	1,550,782	6,219,279	4,372,653
Power operations	3,831,616	2,661,262	12,886,292	7,846,095
Sugar operations	1,444,691	87,491	4,284,264	3,599,646
Other operations	158,369	159,169	453,099	420,415
	11,498,140	7,346,495	34,354,676	24,676,656
EXPENSES (Note 25)				
Real estate operations	3,107,983	1,967,776	7,678,137	4,918,615
Hospitality operations	353,005	484,014	1,049,772	1,087,814
Banking and financial services	8,899,848	7,001,270	24,840,629	19,338,596
Power operations	499,302	521,374	1,589,648	1,568,985
Sugar operations	39,875	66,004	148,899	143,489
Other operations	678,268	732,509	1,769,744	2,367,624
	13,578,281	10,772,947	37,076,829	29,425,123
Total Costs and Expense	₱25,076,421	₱18,119,442	₱71,431,505	₱54,101,779

(Forward)

	Quarters Ended September 30		Nine Months Ended September 30	
	2024	2023	2024	2023
INCOME BEFORE INCOME TAX	₱6,272,957	₱3,837,060	₱15,407,356	₱10,500,460
PROVISION FOR INCOME TAX (Note 29)				
Current	1,427,924	1,483,786	3,537,209	2,990,928
Deferred	(87,183)	(409,225)	(124,459)	(713,976)
	1,340,741	1,074,561	3,412,750	2,276,952
NET INCOME	4,932,216	2,762,499	11,994,606	8,223,508
Net income attributable to:				
Equity holders of the Parent Company	3,910,712	1,989,394	9,452,184	5,931,536
Noncontrolling interest	1,021,504	773,105	2,542,422	2,291,972
	4,932,216	2,762,499	11,994,606	8,223,508
Basic/Diluted Earnings Per Share				
Attributable to the Equity Holders of the Parent Company	₱0.452	₱0.230	₱1.093	₱0.686

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF
COMPREHENSIVE INCOME
(Amounts in Thousands of Pesos)

	Quarters Ended September 30		Nine Months Ended September 30	
	2024	2023	2024	2023
NET INCOME	₱4,932,216	₱2,762,499	₱11,994,606	₱8,223,508
OTHER COMPREHENSIVE LOSS				
Other comprehensive loss to be reclassified to profit or loss in subsequent periods				
Translation adjustment	74,073	(78,219)	(45,911)	(24,718)
Other comprehensive income not to be reclassified to profit or loss				
Changes in fair value of financial assets through other comprehensive income	1,209,703	(532,790)	1,130,634	173,637
Remeasurement gain on retirement plans, net of tax	57,459	5,869	(54,086)	47,421
	1,267,162	(526,921)	1,076,548	221,058
	1,341,235	(605,140)	1,030,637	196,340
TOTAL COMPREHENSIVE INCOME	6,273,451	2,157,359	13,025,243	8,419,848
Total comprehensive income attributable to:				
Equity holders of the Parent Company	5,032,603	1,524,480	10,343,152	6,140,127
Noncontrolling interest	1,240,848	632,879	2,682,091	2,279,721
	₱6,273,451	₱2,157,359	₱13,025,243	₱8,419,848

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES

UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(Amounts in Thousands of Pesos)

Equity Attributable to Equity Holders of the Parent Company											
	Capital Stock (Note 21)	Additional Paid-in Capital	Retained Earnings	Revaluation Reserve on Financial Assets at Fair Value Through Other Comprehensive Income	Remeasurement Gain (Loss) on Retirement Plans	Translation Adjustment	Share in Other Components of Equity in Joint Ventures (Note 15)	Treasury Shares	Total	Noncontrolling Interest (Note 5)	Total
For the Nine Months Ended September 30, 2024											
Balances as of January 1, 2024	₱9,319,872	₱11,900,015	₱119,711,533	(₱302,556)	(₱176,065)	₱201,167	₱724	(₱3,614,474)	₱137,040,216	₱40,651,659	₱177,691,875
Change in accounting policy:											
PFRS 15 Adjustment	–	–	(5,838,631)	–	–	–	–	–	(5,838,631)	(3,155,228)	(8,993,859)
	9,319,872	11,900,015	113,872,902	(302,556)	(176,065)	201,167	724	(3,614,474)	131,201,585	37,496,431	168,698,016
Net income	–	–	9,452,184	–	–	–	–	–	9,452,184	2,542,422	11,994,606
Other comprehensive income (loss)	–	–	–	938,833	(29,275)	(18,590)	–	–	890,968	139,669	1,030,637
Total comprehensive income (loss)	–	–	9,452,184	938,833	(29,275)	(18,590)	–	–	10,343,152	2,682,091	13,025,243
Acquisition of noncontrolling interest	–	–	558,202	–	–	–	–	–	558,202	(695,502)	(137,300)
Dividends declared (Notes 5 and 21)	–	–	(894,742)	–	–	–	–	–	(894,742)	(762,645)	(1,657,387)
Balance as of September 30, 2024	₱9,319,872	₱11,900,015	₱122,988,546	₱636,277	(₱205,340)	₱182,577	₱724	(₱3,614,474)	₱141,208,197	₱38,720,375	₱179,928,572
For the Nine Months Ended September 30, 2023											
Balances as of January 1, 2023	₱9,319,872	₱11,900,015	₱111,329,156	(₱1,326,191)	(₱186,845)	(₱159,838)	₱724	(₱3,614,474)	₱127,262,419	₱38,409,623	₱165,672,042
Net income	–	–	5,931,535	–	–	–	–	–	5,931,535	2,291,972	8,223,507
Other comprehensive income (loss)	–	–	–	175,444	52,392	(19,244)	–	–	208,592	(12,251)	196,341
Total comprehensive income (loss)	–	–	5,931,535	175,444	39,335	(19,244)	–	–	6,140,127	2,279,721	8,419,848
Dividends declared	–	–	(565,091)	–	–	–	–	–	(565,091)	(973,361)	(1,538,452)
Balance as of September 30, 2023	₱9,319,872	₱11,900,015	₱116,695,600	(₱1,150,747)	(₱134,453)	(₱179,082)	₱724	(₱3,614,474)	₱132,837,455	₱39,715,983	₱172,553,438

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS
(Amounts in Thousands of Pesos)

	Nine Months Ended September 30	
	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱ 15,407,356	₱ 10,500,460
Adjustments for:		
Provision for probable losses (Note 25)	7,369,038	4,882,780
Depreciation and amortization (Notes 24 and 25)	4,441,373	3,695,193
Interest expense (Notes 24 and 25)	5,475,979	3,826,253
Unrealized foreign exchange gains/losses on financial assets at fair value through other comprehensive income and investment securities at amortized cost	(4,552,286)	290,715
Share in net loss of a joint venture (Note 15)	(350,316)	53,488
Loss on asset foreclosure and dacion transactions	(532,701)	(82,013)
Interest income	(277,237)	(216,350)
Amortization of premium (discount) on financial assets at fair value through other comprehensive income and investment securities at amortized cost	61,069	54,207
Operating income before changes in operating assets and liabilities	27,042,275	23,004,733
Decrease (increase) in:		
Loans and receivables and contract assets	(36,845,603)	(30,163,207)
Financial assets at fair value through profit and loss	(4,601,677)	(2,746,526)
Contract assets	1,411,754	(1,835,329)
Real estate inventories	(1,605,653)	(1,240,711)
Coal, spare parts and other inventories	(137,186)	543,642
Increase (decrease) in:		
Deposit liabilities	13,029,734	7,100,691
Accounts payable, accrued expenses and other liabilities	5,892,782	4,808,499
Contract liabilities	321,318	(832,289)
Net cash used in operations	4,507,744	(1,360,497)
Income taxes paid, including creditable withholding taxes	(3,149,993)	(2,545,412)
Net cash used in operating activities	1,357,751	(3,905,909)
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisitions of:		
Financial assets at FVOCI	(8,847,056)	(4,787,306)
Investment properties and property, plant and equipment	(7,109,474)	(5,554,231)
Investment securities at amortized cost	(1,120,642)	(12,301,524)
Investment in subsidiary and joint venture	(137,300)	(258,850)
Proceeds from sale of:		
Investment properties and repossessed assets	4,611,350	1,828,080
Maturities of investments securities at amortized cost	2,005,333	–
Financial assets at FVOCI	7,575,950	4,538,979
Interest received	277,237	216,350
Increase in other assets	(4,403,455)	(16,838,824)
Net cash used in investing activities	(7,148,057)	(33,157,326)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term debt and short-term debt	47,901,500	14,490,000
Increase in bills and acceptance payable (Note 18)	10,772,560	13,455,891
Payments of:		
Long-term and short-term debt	(46,598,881)	(18,275,087)
Interest	(5,763,583)	(4,120,929)
Dividends (Note 21)	(1,657,387)	(1,538,452)
Financial liabilities on lease contract	(1,164,834)	(926,470)
Net cash provided by financing activities	3,489,375	3,084,953
NET DECREASE IN CASH AND CASH EQUIVALENTS	(2,300,931)	(33,978,282)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	48,962,146	71,311,956
CASH AND CASH EQUIVALENTS AT END OF PERIOD (Note 6)	46,661,215	37,333,674

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements.

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES

NOTES TO UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Filinvest Development Corporation (FDC or the “Parent Company”) is a stock corporation incorporated on April 27, 1973 under the laws of the Philippines where its shares are publicly traded. The Parent Company and its subsidiaries (collectively referred to as the “Filinvest Group” or the “Group”) are engaged in real estate operations as a developer of residential subdivisions and mixed-use urban projects, including condominiums, commercial buildings, industrial parks and farm estates. The Filinvest Group is also involved in leasing operations, hospitality operations, banking and financial services, power operations and sugar farming and milling business. A.L. Gotianun, Inc. (ALGI) is the Group’s ultimate parent company and was incorporated in the Philippines.

The Parent Company’s registered business address is at The Beaufort, 5th Avenue Corner 23rd Street, Bonifacio Global City, Taguig City, Metro Manila.

Real Estate Operations

On August 9, 2023, ProActive Professionals Corp. (ProActive) was incorporated to provide business process outsourcing services. ProActive is owned 40% by FDC, 40% by Filinvest Land, Inc. (FLI) and 20% by Filinvest Alabang Inc. (FAI). ProActive has not started commercial operations as of September 30, 2024.

On August 2, 2023, FLI subscribed to an additional 45 million common shares for a total consideration of ₱45.00 million. On the same date, a Subscription Agreement was executed to issue the 30 million common shares of OSI to KCI, resulting in FLI’s 70% ownership in OSI for a total consideration of ₱30.00 million. OSI started commercial operations on November 1, 2023.

On July 14, 2023, FLI entered into a Share Purchase Agreement with Rizal Commercial Banking Corporation (RCBC) to purchase all outstanding shares of stock of Niyog Property Holdings, Inc. (NPHI) and Cajel Realty Corporation (CRC) for a total consideration of ₱633.26 million payable over until July 5, 2028, taking over the two latter companies’ joint land development activities in Bacoor City, Cavite.

On December 28, 2022, Filinvest Alabang Inc. (FAI) entered into a Deed of Absolute Sale of Shares to sell portion of its interest in Pro-excel Property Managers, Inc. (Pro-excel) to Filinvest Land, Inc. (FLI) and FDC for a total consideration of ₱14.7 million. The resulting ownership interest of FAI, FLI and FDC in Pro-excel after the transfer is 47.5%, 47.5% and 5.0%, respectively. The primary purpose of Pro-Excel is to engage in the business of administration, maintenance and management of real estate development, controlled development projects and subdivision projects. This is a non-event at the consolidated financial statements level.

On December 16, 2022, FAI purchased the 76.9% ownership interest in Entrata Hotel Services, Inc. (EHSI) from Filinvest Hospitality Corporation (FHC) for a total consideration of ₱27.3 million. After the transfer, EHSI is 100.0% owned by FAI. The primary purpose of EHSI is to own, lease, operate and/or manage hotels, resorts, villas, service apartments and condotels, and all adjuncts and accessories and other related activities. This is a non-event at the consolidated financial statements level.

On December 14, 2022, FLI entered into a Deed of Assignment to purchase 100% ownership in SJR Developers, Inc. (SDI). Total acquisition price amounted to ₱0.60 million. The primary purpose of SDI is to own, use, improve, develop, subdivide, sell, exchange, lease and hold for investment or otherwise, real estate of all kinds, including buildings, house, apartment and other structures. The acquisition of SDI has no material effect to the consolidated financial statements.

On May 26, 2022, OurSpace Solutions, Inc. (OSI), a wholly owned subsidiary of FLI, was incorporated with primary purpose of developing, operating, managing and maintaining commercial buildings to be used as coworking spaces. On May 22, 2023, OSI issued a resolution authorizing the issuance of additional shares out of its unissued authorized capital stock, pursuant to the provisions of the Joint Venture Agreement entered into by KMC Community, Inc. (KCI) and FLI.

Hospitality Operations

On February 15, 2024, the Securities and Exchange Commission (SEC) approved the following amendments to the Articles of Incorporation of Cubao Cityscapes, Inc: (i) to change of name to Baker J Concepts, Inc.; and (ii) its secondary purpose to establish, maintain and operate services in connection with the restaurant and catering enterprise.

On October 2, 2023, Archipelago International Pte. Ltd., (AIPL) entered into a Deed of Assignment for its 40% ownership in Chroma Hospitality, Inc. (CHI) to FDC for a total consideration of ₱50.0 million. The resulting ownership interest of FDC in CHI after the transfer is 100%.

On June 3, 2022, Hospitality Enterprise Resources Corporation (HERC), a wholly owned subsidiary of FHC, was incorporated to engage primarily in the business of providing technical, management, administrative, business process and consultancy services. HERC started commercial operations on January 1, 2023.

On March 31, 2022, the Accounting and Corporate Regulatory Authority of Singapore approved the transfer of ownership in Filinvest International Pte. Ltd. (FIPL, formerly Halo Halo Hospitality Pte. Ltd.) from FHC to FDC. FIPL, which was incorporated on May 4, 2020, as a private company limited by shares under the Singapore Companies Act, with registered offices situated in the Republic of Singapore, has not started commercial operations as of December 31, 2022. This is a non-event at the consolidated financial statements level.

Power and Utility Operations

On June 6, 2022, the Securities and Exchange Commission (SEC) approved the following amendments to Articles of Incorporation of FDC Camarines Power Corporation, a wholly owned subsidiary of FDC Utilities, Inc. (FDCUI): (i) to change of name to FDC Green Energy Corp (FGEC); and (ii) its primary purpose to engage in the development and utilization of renewable energy resources, construction, rehabilitation and operation of renewable energy systems and facilities.

Other Operations

On January 13, 2024, Filinvest Infra-Solutions Ventures, Inc. (Filinvest Infra) was incorporated to provide invest and develop entities engaged in the infrastructure related projects. Filinvest Infra is wholly owned by FDC. Filinvest Infra has not started commercial operations as of September 30, 2024.

On January 6, 2022, the SEC resolved to grant Investree Philippines, Inc. (Investree) a permanent license to operate as a crowdfunding intermediary and funding platform, following a review of Investree's operations since the issuance of its provisional license on January 7, 2021. Investree is a joint venture between FDC's wholly owned subsidiary, Filinvest Digital Innovation and Ventures Inc. (FDEV) and Investree Singapore Pte. Ltd. (Investree SG). On March 26, 2021, FDC entered a Deed of Assignment to sell its ownership in Investree to FDEV amounting to ₱6.5 million. After the sale, Investree is owned 50.0% by FDEV and 50% by Investree SG. Investree was incorporated on May 6, 2020, to engage primarily in the business of software integration and providing IT solutions.

2. Summary of Significant Accounting Policies

Basis of Preparation

The accompanying unaudited interim condensed consolidated financial statements are prepared using the historical cost basis, except for financial assets at fair value through profit or loss (FVPL), financial assets at fair value through other comprehensive income (FVOCI) and derivative financial instruments that have been measured at fair value. The financial statements are presented in Philippine Peso (₱) and all amounts are rounded to the nearest thousand except when otherwise indicated.

The functional currency of the Parent Company, its subsidiaries, associate, and joint ventures is the Philippine Peso, except for the Foreign Currency Deposit Unit (FCDU) of East West Banking Corporation (EW). The functional currency of the FCDU is the United States Dollar (USD). For financial reporting purposes, FCDU accounts and foreign currency-denominated accounts of the Group are translated into their equivalents in Philippine Peso (see accounting policy on foreign currency transactions and translations).

The unaudited interim condensed consolidated financial statements provide comparative information in respect of the previous period. The Group presents its unaudited interim condensed consolidated statement of financial position broadly in order of liquidity.

Statement of Compliance

The unaudited interim condensed consolidated financial statements of the Group as at and for the nine months ended September 30, 2024, have been prepared in accordance with Philippine Accounting Standards (PAS) 34, Interim Financial Reporting, as modified by the application of the following reporting reliefs issued and approved by the SEC.

The unaudited interim consolidated financial statements of the Group for the nine months ended September 30, 2024 have been prepared in accordance with Philippine Accounting Standards (PAS) 34, Interim Financial Reporting, as modified by the application of the following reporting reliefs issued and approved by the SEC under Memorandum Circular No. 34-2021 in response to the COVID-19 pandemic.

1. Assessing if the transaction price includes a significant financing component as discussed in Philippine Interpretations Committee (PIC) Questions and Answers (Q&A) No. 2018-12-D
2. Application of IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, *Borrowing Cost*).

The unaudited interim consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group's annual consolidated financial statements as at December 31, 2023, which have been prepared in accordance with Philippine Financial Reporting Standards (PFRSs), as modified by the application of the following reporting reliefs issued and approved by the SEC under Memorandum Circular No. 34-2020 in response to the COVID-19 pandemic.

Basis of Consolidation

The unaudited interim condensed consolidated financial statements include the financial statements of the Parent Company and its subsidiaries. All of the Parent Company's subsidiaries were incorporated in the Philippines, except for Filinvest Development Cayman Islands (FDCI) which was incorporated under the laws of Cayman Islands, Property Leaders International Limited (PLIL) which was incorporated in British Virgin Islands, and FIPL which was incorporated in the Republic of Singapore.

The unaudited interim condensed consolidated financial statements include the accounts of the Parent Company and the following subsidiaries, with the corresponding percentages of ownership of the immediate parent company as at September 30, 2024, and December 31, 2023. The voting rights held by the Group in these entities are in proportion to their ownership interest.

	Percentage of Ownership Interest of the Immediate Parent Company	
	2024	2023
Subsidiaries:		
FW ⁽¹⁾	78	78
East West Rural Bank, Inc. (EWRB)	100	100
East West Insurance Brokerage, Inc.(ESBI)	100	100
East West Leasing and Finance Corporation	100	100
Quest Marketing and Integrated Services, Inc. (QMIS)	100	100
Assurance Solutions Insurance Agency (ASIA)	100	100
FVI	100	100
FLI	66	65
Filinvest AII Philippines, Inc.	100	100
Homepro Realty Marketing, Inc.	100	100
FCGC Corporation	100	100
Filinvest BCDA Clark, Inc.	55	55
FILRT	63	63
FCI	100	100
Filinvest Asia Corporation (FAC)	60	60
FCMI	100	100
Filinvest Lifemalls Mimosa, Inc.	100	100
Filinvest Lifemalls Corporation	100	100
Property Specialist Resources, Inc.	100	100
Filinvest Lifemalls Tagaytay, Inc.	100	100
Festival Supermall, Inc.	100	100
FSM Cinemas, Inc.	60	60
Philippine DCS Development Corporation	60	60
Timberland Sports and Nature Club	98	98
Property Maximizer Professional Corp.	100	100
Leisurepro, Inc.	100	100
Proleads Philippines, Inc.	100	100
PLIL	100	100
Realpros Philippines, Inc.	100	100
Gintong Parisukat Realty and Development, Inc.	100	100
ProOffice	100	100
NSI ⁽²⁾	75	75
FFMI	100	100
CPMC	100	100
OSI	100	100
SDI	100	100
NPHI	100	100
CRC	100	100
Filinvest Mimosa, Inc. (FMI) ⁽³⁾	78	78
DPI ⁽⁴⁾	84	84
ProMixers Aggregates Corp.	100	100
FAI ⁽⁵⁾	93	93
Northgate Convergence Corporation	100	100
Proplus, Inc.	100	100
ParkingPro, Inc.	100	100
EHSI	100	100
SALI	–	100
FDCUI	100	100
FDC Casecanan Hydro Power Corporation	100	100
FDC Retail Electricity Sales Corporation	100	100
FWUI	100	100
FDC FLOW Marigondon	100	100
FDC FLOW Talisay	100	100
FDC FLOW SRP	100	100
FGEC	100	100
FDC Misamis Power Corporation (FDC Misamis)	100	100
FDC Renewables Corporation	100	100
Countrywide Water Services, Inc. (CWSI)	100	100
PSHC	100	100

	Percentage of Ownership Interest of the Immediate Parent Company	
	2024	2023
Davao Sugar Central Company, Inc. (DSCC)	100	100
Cotabato Sugar Central Company, Inc. (CSCC)	100	100
High Yield Sugar Farms Corporation (HYSFC)	100	100
Mactan Seascapes Services, Inc. (MSSI)	100	100
FHC	100	100
Quest Restaurants, Inc.	100	100
Boracay Seascapes, Inc. (BSI)	100	100
Chinatown Cityscapes Hotel, Inc.	100	100
Duawon Seascapes Resort, Inc. (DSRI)	100	100
Mimosa Cityscapes, Inc. (MCI)	100	100
Baker J Concepts, Inc. (formerly Cubao Cityscapes, Inc.)	100	100
Princesa Seascapes, Inc.	100	100
Dumaguete Cityscapes, Inc.	100	100
Fora Services, Inc.	100	100
Fora Restaurants, Inc.	100	100
NSI ⁽²⁾	25	25
Zamboanga Cityscapes, Inc.	100	100
Dauin Seascapes, Inc.	100	100
GCI	100	100
BMI	100	100
HERC	100	100
FIPL ⁽⁸⁾	—	—
Samui Seascapes	—	—
CHI ⁽⁶⁾	100	100
FIPL	100	100
CTI	87	87
CNC	100	100
FDCI	100	100
FDEV	100	100
Qwote	100	100
SPI	83	83
Pro-Excel	84	84
Pro-Active	84	84
Filinvest Infra	100	—

1. The percentage ownership in EW includes indirect ownership through FVI of 37.9%
2. NSI is owned 75.0% by FLI and 25.0% by FHC (see Note 1)
3. The percentage ownership in FMI includes 47.5% share of FLI
4. The percentage ownership in DPI includes 45.0% share of FLI (see Note 1)
5. The percentage ownership in FAI includes indirect ownership through FLI of 20.0%
6. CHI is 100% owned by the Parent Company (see Note 1), previously held as investment in associate.

Changes in Accounting Policies and Disclosures

The accounting policies adopted in the preparation of the Group's consolidated financial statements are consistent with those of the previous financial years, except for the adoption of the following amendments in PFRSs and Philippine Accounting Standards (PAS) which became effective January 1, 2024. Unless otherwise indicated, adoption of these new standards did not have an impact on the consolidated financial statements of the Group.

- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*

The amendments clarify:

- That only covenants with which an entity must comply on or before reporting date will affect a liability's classification as current or non-current.
- That classification is unaffected by the likelihood that an entity will exercise its deferral right.
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

The amendments are effective for annual reporting periods beginning on or after January 1, 2024 and must be applied retrospectively. As at September 30, 2024, the Group has assessed that the impact of this adoption is insignificant.

- Adoption of Implementation of *IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (IAS 23, Borrowing Cost)* for the Real Estate Industry

In March 2019, IFRIC published an Agenda Decision on whether borrowing costs can be capitalized on real estate inventories that are under construction and for which the related revenue is/will be recognized over time under par. 35I of IFRS 15. IFRIC concluded that borrowing costs cannot be capitalized for such real estate inventories as they do not meet the definition of a qualifying asset under IAS 23 considering that these inventories are ready for their intended sale in their current condition.

The IFRIC agenda decision would change the Group’s current practice of capitalizing borrowing costs on real estate projects with pre-selling activities.

On February 21, 2020, the Philippine SEC issued Memorandum Circular No. 4, Series of 2020, providing relief to the Real Estate Industry by deferring the mandatory implementation of the above IFRIC Agenda Decision until December 31, 2020. Further, on December 15, 2020, the Philippine SEC issued SEC MC No. 34-2020, which extends the relief on the application of the IFRIC Agenda Decision provided to the Real Estate Industry until December 31, 2023.

The Group opted to avail of the relief as provided by the SEC. Had the Group adopted the IFRIC agenda decision, borrowing costs capitalized to real estate inventories related to projects with pre-selling activities should have been expensed out in the period incurred.

As at September 30, 2024, the Group adopted the IFRIC agenda decision using the modified retrospective approach. The Group recognized the impact of the change against the beginning retained earnings and noncontrolling interest in 2024 amounting to ₱5.8 billion and ₱3.2 billion, respectively. The impact to the comparative accounts and amounts are decrease in current assets amounting to ₱10.3 billion and noncurrent liabilities amounting to ₱3.0 billion, and increase in current liabilities amounting to ₱1.7 billion.

- *Deferral of Certain Provisions of PIC Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry (as amended by PIC Q&As 2020-02 and 2020-04)*

On February 14, 2018, the PIC issued PIC Q&A 2018-12 which provides guidance on some PFRS 15 implementation issues affecting the real estate industry. On October 25, 2018 and February 08, 2019, the SEC issued MC No. 14-2018 and MC No. 3-2019, respectively, providing relief to the real estate industry by deferring the application of certain provisions of this PIC Q&A for a period of 3 years until December 31, 2020. On December 15, 2020, the SEC issued MC No. 34-2020 which further extended the deferral of certain provisions of this PIC Q&A until December 31, 2023. A summary of the PIC Q&A provisions covered by the SEC deferral and the related deferral period follows:

	Deferral Period
a. Assessing if the transaction price includes a significant financing component as discussed in PIC Q&A 2018-12-D (as amended by PIC Q&A 2020-04)	Until December 31, 2023
b. Treatment of land in the determination of the percentage-of-completion (POC) discussed in PIC Q&A 2018-12-E	Until December 31, 2023

After the deferral period, real estate companies have an accounting policy option of applying either the full retrospective approach or modified retrospective approach as provided under SEC MC 8-2021.

The Group availed of the SEC relief to defer the above specific provision of PIC Q&A

No. 2018-12 on determining whether the transaction price includes a significant financing component. Had this provision been adopted, the mismatch between the POC of the real estate projects and right to an amount of consideration based on the schedule of payments provided for in the contract to sell might constitute a significant financing component. In case of the presence of significant financing component, the guidance should have been applied retrospectively. The Group will adopt the guidance using the modified retrospective approach. The adoption of this guidance will impact interest income, interest expense, revenue from real estate sales, contract assets, provision for deferred income tax, deferred tax asset or liability and the opening balance of retained earnings. As at September 30, 2024, the Group has assessed that the impact of this adoption is insignificant.

- Amendments to PFRS 16, *Lease Liability in a Sale and Leaseback*
- Amendments to PAS 7 and PFRS 7, *Disclosures: Supplier Finance Arrangements*

Future Changes in Accounting Policies

Unless otherwise indicated, the Group does not expect that the future adoption of the said pronouncements will have a significant impact on its consolidated financial statements. The Group intends to adopt the following pronouncements when they become effective.

Effective Beginning on or After January 1, 2025

- PFRS 17, *Insurance Contracts*
PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, *Insurance Contracts*. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
- A simplified approach (the premium allocation approach) mainly for short-duration contracts

On December 15, 2021, the Financial Reporting Standard Council (FRSC) amended the mandatory effective date of PFRS 17 from January 1, 2023 to January 1, 2025. This is consistent with Circular Letter No. 2020-62 issued by the Insurance Commission which deferred the implementation of PFRS 17 by two (2) years after its effective date as decided by the International Accounting Standards Board (IASB).

PFRS 17 is effective for reporting periods beginning on or after January 1, 2025, with comparative figures required. Early application is permitted.

- Amendments to PAS 21, *Lack of exchangeability*

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*

3. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the Group's unaudited interim condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosures of contingent liabilities. However, uncertainty about these assumptions could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

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.

The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Judgments, key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period are consistent with those applied in the most recent annual audited consolidated financial statements.

4. Goodwill and Business Combinations

As of September 30, 2024 and December 31, 2023, goodwill arising from business combinations in the Group's consolidated statement of financial position consists of (amounts in thousands):

PSHC	P6,177,310
Standard Chartered Bank Philippines' retail banking business, QMIS and ASIA	2,560,561
EWRB and Green Bank, Inc.	397,474
FILRT	326,553
Other bank acquisitions	919,254
	<u>P10,381,152</u>

The Group performed its annual impairment test in December and when circumstances indicated that the carrying value may be impaired. The Group's impairment test for goodwill and intangible assets with indefinite lives is based on value-in-use calculations. The key assumptions used to determine the recoverable amount for the different cash generating units were disclosed in the audited consolidated financial statements for the year ended December 31, 2023. As at September 30, 2024, and December 31, 2023, the Group assessed that there are no indicators of impairment on its goodwill.

5. Subsidiaries with Noncontrolling Interest

As of September 30, 2024, and December 31, 2023, the noncontrolling interest in EW represents 22.1%. The noncontrolling interest in FLI represents 34.1% as of September 30, 2024 and 34.6% as of December 31, 2023. Other noncontrolling interest pertains to the 7.0% equity interest in FAI as of September 30, 2024 and December 31, 2023, and 5.0% equity interest of CDC in FMI as of September 30, 2024 and December 31, 2023.

Acquisition of Noncontrolling Interest

On March 12, 2024, FDC purchased additional 120,000,000 shares of FLI for a total consideration of ₱81.6 million which resulted to an increase in the Group's ownership interest in FLI from 64.9% to 65.4%.

On May 2, 2024, FDC further acquired additional 125,153,960 shares of FLI for a total consideration of ₱89.1 million which resulted to an increase in the Group's ownership interest in FLI from 65.4% to 65.9%.

Dividend Declaration

On April 19, 2024, the BOD of EW approved the declaration and payment of cash dividends of ₱0.54 per share to stockholders on record as of May 17, 2024, payable on May 31, 2024. The share of the noncontrolling interest related to these dividend declarations amounted to ₱268.5 million.

On April 19, 2024, the BOD of FLI approved the declaration and payment of cash dividends of ₱0.05 per share or a total of ₱1.22 billion for all common stockholders of record as of May 13, 2024, payable on June 05, 2024. On the same date, the BOD of FLI approved the declaration and payment of cash dividends of ₱0.00050 per share or a total of ₱4.0 million for all preferred stockholders of record as of May 13, 2024. Both dividends were payable on June 5, 2024. The share of the noncontrolling interest related to these dividend declarations amounted to ₱425.6 million.

On February 26, 2024, the BOD of FILRT declared cash dividends totaling ₱327.8 million. The share of the noncontrolling interest related to these dividend declarations amounted to ₱121.3 million.

On February 14 and May 31, 2023, the BOD of FILRT declared cash dividends totaling ₱694.8 million. The share of the noncontrolling interest related to these dividend declarations amounted to ₱255.2 million.

On April 24, 2023, the BOD of EW approved the declaration and payment of cash dividends of ₱0.41 per share to stockholders on record as of May 12, 2023. This was paid on May 21, 2023. The share of the noncontrolling interest related to these dividend declarations amounted to ₱204.3 million.

On April 24, 2023, the BOD of FLI approved the declaration and payment of cash dividends of ₱0.036 per share or a total of ₱875.9 million for all common stockholders of record as of May 12, 2023. On the same date, the BOD of FLI approved the declaration and payment of cash dividends of ₱0.00036 per share or a total of ₱2.9 million for all preferred stockholders of record as of May 12, 2023. Both dividends were paid on June 6, 2023. The share of the noncontrolling interest related to these dividend declarations amounted to ₱306.3 million.

The summarized financial information of EW and FLI are provided below. This information is based on amounts after consolidation but before intercompany eliminations.

Summarized Statements of Financial Position

	September 30, 2024 (Unaudited)		December 31, 2023 (Audited)	
	FLI	EW	FLI	EW
	(In Thousands)			
Assets:				
Cash and cash equivalents	₱5,479,536	₱42,658,358	₱5,732,008	₱44,452,833
Loans and receivables	5,996,970	321,341,327	5,302,884	296,615,471
Financial assets at FVPL	–	8,713,999	–	4,112,322
Financial assets at FVOCI	–	20,939,319	165,535	18,483,960
Investment securities at amortized cost	–	75,739,407	–	75,401,019
Contract assets	8,362,720	–	9,783,769	–
Real estate inventories	42,878,517	–	45,642,483	–
Investment properties	79,320,609	1,131,665	79,750,724	975,602
Land and Land Development	18,845,417	–	26,992,347	–
Property and equipment	5,994,260	2,168,008	5,673,012	1,777,326
Investment in a joint venture	–	1,178,569	–	993,166
Investment in associates	5,364,395	–	5,219,900	–
Deferred tax assets – net	66,697	4,707,933	48,483	4,098,880
Goodwill	4,567,242	3,877,289	4,567,242	3,877,241
ROU assets	4,514,613	5,403,787	–	5,387,031
Other assets	17,162,151	9,172,461	15,597,691	8,030,469
Liabilities:				
Deposit liabilities	–	(370,555,356)	–	(356,534,662)
Bills and acceptance payable	–	(26,176,266)	–	(15,403,706)
Accounts payable, accrued expenses and other liabilities	(23,740,655)	(20,260,562)	(20,851,645)	(16,762,581)
Contract liabilities*	(705,124)	–	(2,006,651)	(1,375,772)
Retirement liabilities	(454,337)	(582,930)	(437,193)	(582,930)
Income tax payable	(68,347)	(771,865)	(83,263)	(297,166)
Long-term and short-term debt	(77,059,787)	–	(74,456,440)	–
Lease liability	(6,888,024)	(6,265,967)	(6,719,861)	(6,073,341)
Deferred tax liabilities – net	(3,041,679)	–	(5,649,153)	–
Total Equity	₱86,595,174	₱72,419,176	₱94,271,872	₱67,175,162
Attributable to:				
Equity holders of the Parent Company	₱54,979,945	₱66,316,542	₱70,088,279	₱52,299,566
Noncontrolling interest	29,874,319	6,102,634	21,801,932	14,875,596
Noncontrolling interest in subsidiaries	1,740,910	–	2,381,661	–

*Contract liabilities of EW are presented under accounts payable, accrued expenses and other liabilities

Summarized Statements of Comprehensive Income for the Nine Months Ended September 30, 2024 and 2023:

	September 30, 2024 (Unaudited)		September 30, 2023 (Unaudited)	
	FLI	EW	FLI	EW
	(In Thousands)			
Revenues and other income	₱18,187,388	₱38,740,686	₱15,578,722	₱30,184,609
Equity in net income (loss) of associates and joint venture	250,496	163,090	141,408	(19,067)
Costs and operating expenses	(11,610,717)	(31,759,771)	(10,647,850)	(24,058,834)
Interest and other finance charges	(3,262,775)	–	(1,795,560)	–
Income before income tax	3,564,392	7,144,005	3,276,720	6,106,708
Provision for income tax	(562,693)	(1,331,430)	(470,046)	(1,245,463)
Net income	3,001,699	5,812,575	2,806,674	4,861,245
Other comprehensive income (OCI)	–	646,424	(14,486)	(82,466)
Total comprehensive income	₱3,001,699	₱6,458,999	₱2,792,188	₱4,778,779

Summarized Statements of Cash Flow Information for the Nine Months Ended September 30, 2024 and 2023:

	September 30, 2024 (Unaudited)		September 30, 2023 (Unaudited)	
	FLI	EW	FLI	EW
Cash flows from (used in):	(In Thousands)			
Operating activities	₱7,729,648	(₱14,971,385)	₱7,041,538	(₱16,825,755)
Investing activities	(4,648,482)	3,302,958	(3,706,682)	(11,375,320)
Financing activities	(3,333,638)	9,873,952	(3,904,205)	8,074,919
Net decrease in cash and cash equivalents	(₱252,472)	(₱1,794,475)	(₱569,349)	(₱20,126,156)

As of September 30, 2024 and December 31, 2023, there are no significant restrictions, outside the ordinary course of business, on the Parent Company's ability to access or use assets and settle the liabilities of these subsidiaries.

6. Cash and Cash Equivalents

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Cash	₱45,296	₱13,112,008
Short-term placements	13,390,851	12,302,781
Due from BSP	17,716,450	16,171,987
Due from other banks	12,173,621	2,469,290
Interbank loans receivable (IBLR)	3,334,997	4,906,080
	₱46,661,215	₱48,962,146

Cash includes cash on hand and in banks. Cash in banks earn interest at the respective bank deposit rates. Short-term placements are made for varying periods of up to three (3) months and earn interest at the respective short-term deposit rates.

7. Loans and Receivables - Real Estate Operations

This account consists of:

	September 30, 2024 (Unaudited)			December 31, 2023 (Audited)		
	Due Within One Year	Due After One Year	Total	Due Within One Year	Due After One Year	Total
	(In Thousands)					
Contracts receivable	₱2,655,004	₱-	₱2,655,004	₱3,582,421	₱-	₱3,582,421
Receivables from tenants	2,716,176	-	2,716,176	2,495,211	-	2,495,211
Receivables from buyers	493,463	-	493,463	437,634	-	437,634
Receivable from government and other financial institutions	557,389	-	557,389	566,778	-	566,778
Advances to officers and employees	619,201	-	619,201	414,993	-	414,993
Receivable from sale of joint venture lots	1,224,664	-	1,224,664	862,358	-	862,358
Receivable from homeowners' association (HOA)	129,515	-	129,515	168,525	-	168,525
Due from related parties (Note 22)	124,761	-	124,761	24,032	-	24,032
Others	3,992,770	-	3,992,770	828,384	-	828,384
	12,512,943	-	12,512,943	9,380,336	-	9,380,336
Less allowance for ECL	114,817	-	114,817	94,561	-	94,561
	₱12,398,126	₱-	₱12,398,126	₱9,285,775	₱-	₱9,285,775

Contracts receivables are collectible within one (1) year. These receivables arising from real estate sales are collateralized by the corresponding real estate properties sold.

Based on the Group’s assessment, the modifications in the contractual cash flows as a result of the above reliefs are not substantial and therefore do not result in the derecognition of the affected financial assets.

Receivables from tenants represent charges to tenants for rentals and utilities which are normally collectible within 1 year.

Advances to officers and employees are advances for project costs, marketing activities, travel and other expenses arising from the ordinary course of business which are liquidated upon accomplishment of the purposes for which the advances were granted.

Receivables from HOA represent claims of the Group’s projects for the payments of expenses on behalf of the association.

Receivables from government and other financial institutions pertain to government and bank-financed real estate sales. These are collectible within 1 year.

Receivables from buyers mainly pertain to advances for fit-out funds and other advances relating to insurance and other expenses chargeable to buyers.

Others represent advances for selling, marketing and administrative expenses of international sales offices arising from the ordinary course of business which are liquidated upon accomplishment of the purposes for which the advances were granted.

8. Loans and Receivables - Hospitality Operations

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Trade	₱184,186	₱145,729
Advances to officers and employees	6,640	7,098
Due from related parties	68,732	94,743
	₱259,558	₱247,570

Trade receivables pertain to receivables from credit card companies, travel agents and corporate guests, which are non-interest bearing and are collectible within 1 year.

Advances to officers and employees refer to advances for travel, sales and marketing expenses, insurance and other expenses arising from ordinary course of business. These are liquidated within seven (7) days after actual use of the advances.

9. Loans and Receivables - Banking and Financial Services

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Receivables from customers:		
Corporate lending	P44,502,644	P44,530,303
Consumer lending	257,727,036	230,111,973
	302,229,680	274,642,276
Unamortized discount	7,621,756	6,873,004
	309,851,436	281,515,280
Other receivables	9,782,833	11,661,815
	319,634,269	293,177,095
Less allowance for expected credit losses (ECL)	12,887,781	11,923,717
	P306,746,488	P281,253,378

10. Loans and Receivables - Power Operations

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Trade	P5,939,899	P5,230,296
Due from related parties	98,666	10,380
Other receivables	22,801	10,811
	6,061,366	5,251,487
Less allowance for ECL	388,627	389,525
	P5,672,739	P4,861,962

Trade receivables pertain to receivables from electric cooperative for the transmitted power. These receivables are non-interest bearing and are due every 25th of the month of the immediately succeeding billing period.

The allowance pertains to the receivables that were specifically identified as impaired as of reporting date. Other receivables pertain mainly to advances to officers and employees, which will be liquidated or charged against salary.

11. Loans Receivables - Sugar Operations

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Trade	₱35,849	₱31,999
Advances to:		
Sugar planters	165,804	122,213
Officers and employees	5,225	4,327
	206,878	158,539
Less allowance for ECL	23,900	23,900
	₱182,978	₱134,639

Advances to sugar planters are for various incentives such as fertilizers, crop loans and tractor services. These are usually offset against the planter's share of sales proceeds.

Advances to officers and employees represent advances for travel, marketing and other expenses, loans availed by employees and officers, including educational and loans arising from ordinary course of business. These are liquidated upon the accomplishment of the purposes for which the advances were granted or deducted from the salaries of officers and employees.

12. Financial Assets at FVPL, Financial Assets at FVOCI and Investment Securities at Amortized Cost

Financial Assets at FVPL

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Government securities	₱8,696,305	₱4,058,236
Private bonds	10,323	43,707
Equity securities	7,371	10,379
	₱8,713,999	₱4,112,322

In the second quarter of 2024 and 2023, the yield rates range from 3.60% to 10.35% and 3.90% to 9.57% respectively.

Financial Assets at FVOCI

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Government debt securities	₱13,834,454	₱11,731,842
Private bonds	7,239,797	6,737,050
Quoted equity securities	961,878	906,183
Unquoted equity securities	28,793	36,350
	₱22,064,922	₱19,411,425

In the second quarter of 2024 and 2023, the interest rates of financial assets at FVOCI range from 0.13% to 6.87% and 0.13% to 8.32% respectively.

The private equity securities were designated as at FVOCI on the basis that these are not held for trading. These include shares in a real estate company and a golf club.

Investment Securities at Amortized Cost

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Government securities	₱74,021,541	₱71,836,021
Private bonds	1,728,651	3,575,706
	75,750,192	75,411,727
Allowance for impairment losses	(10,785)	(10,708)
	₱75,739,407	₱75,401,019

Peso-denominated government bonds have effective interest rates ranging from 4.96% to 7.98% and 4.96% to 7.98% in second quarter of 2024 and 2023. Foreign currency-denominated government and private bonds have effective interest rates ranging from 4.38% to 7.76% in 2024 and 2.76% to 6.66% 2023.

13. Real Estate Inventories

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Real estate inventories - at cost		
Lots, condominium and residential units for sale	₱47,092,445	₱47,726,560
Land and land development	25,183,906	33,277,853
	₱72,276,351	₱81,004,413

A summary of the movement in lots, condominium and residential units for sale is set out below:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Balances at beginning of period	₱47,726,560	₱46,681,349
Construction/development costs incurred	6,662,893	7,682,932
Land cost transferred from land and land development	533,874	648,649
Additions thru asset acquisition (Notes 1 and 3)	–	452,578
Land acquired during the year	–	95,531
Capitalized borrowing costs	–	699,846
Reversal of capitalized borrowing costs (Note 2)	(3,872,678)	
Transfer to investment properties	42,952	–
Cost of inventories sold (Note 24)	(4,001,156)	(8,534,325)
Balances at end of period	₱47,092,445	₱47,726,560

Borrowing costs capitalized as project costs are interests on loans obtained to finance the Group's ongoing projects. Capitalization rate for the capitalized borrowing costs is 5.15% for the year ended December 31, 2023. (nil in 2024).

A summary of the movements in land and land development is set out below:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Balances at beginning of year	₱33,277,853	₱32,978,012
Land acquisitions	25,061	51,111
Transfers to lots, condominium and residential units for sale	(533,874)	(648,649)
Site development and incidental costs	583,311	897,379
Transfer to investment properties	(1,429,515)	
Cost of lots sold	(61,519)	
Reversal of capitalized borrowing costs (Note 2)	(6,677,411)	–
Balances at end of period	₱25,183,906	₱33,277,853

As of September 30, 2024 and December 31, 2023, on account additions to land and land development during the period which remain outstanding amounted to ₱4,010.0 million and ₱4,404.6 million, respectively, and these are recognized as part of "Accounts payable and accrued expense" (see Note 19).

14. Coal, Spare Parts and Other Inventories

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Power inventories - at cost		
Coal	P560,779	P697,350
Spare parts	553,321	473,789
Fuel and others	206,466	151,313
	1,320,566	1,322,452
Sugar inventories		
Sugar and molasses - at cost	187,747	52,503
Materials and supplies - at net realizable value	207,229	192,721
	394,976	245,224
Hospitality inventories - at cost		
Food and beverage	39,143	41,329
Others	48,273	56,767
	87,416	98,096
	P1,802,958	P1,665,772

These inventories were not pledged or used as collateral to secure any obligation as of September 30, 2024 and December 31, 2023.

15. Investments in Joint Ventures and Associate

The carrying value of the Group's investments in joint ventures and associate follows:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
<i>Investment in Joint Ventures</i>		
EW Ageas Life	P1,178,569	P993,166
SAPI (Note 1)	527,616	454,375
Investree (Note 1)	6,749	6,749
FREE	33,050	34,314
PROMEI	12,038	12,038
FLOW	10,530	31,602
Balance brought forward	1,768,552	1,532,244
<i>Investment in Associate</i>		
LIPAD	449,193	438,926
Impairment of investment in JV	(64,034)	(64,034)
	P2,153,711	P1,907,136

Investments in Joint Ventures

Below is a summary of certain financial information concerning these individually immaterial joint ventures:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Acquisition cost		
Balances at beginning of year	P4,215,458	P4,001,260
Additions	–	216,000
Step acquisition	–	(1,802)
Balances at end of period	4,215,458	4,215,458
Accumulated share in net loss		
Balances at beginning of year	(2,684,463)	(2,530,080)
Share in net income (loss) - net	213,996	(125,146)
Step acquisition	–	(29,237)
Balances at end of period	(2,470,467)	(2,684,463)
Accumulated share in OCI		
Balances at beginning	1,249	724
Movements	22,312	525
Balances at end of period	23,561	1,249
	P1,768,552	P1,532,244

16. Other Assets

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Intangible assets		
BTO rights (Note 33)	P6,305,948	P6,296,211
Branch licenses	2,167,600	2,167,600
Capitalized software	895,446	822,738
Customer relationship and core deposits	103,162	106,446
	9,472,156	9,392,995
Restricted cash	6,132,746	6,250,087
Input taxes	4,571,987	4,456,467
Advances to contractors and suppliers	4,897,267	2,413,916
Prepaid expenses	2,678,235	2,174,632
Creditable withholding taxes	2,791,141	2,075,731
Repossessed assets	2,438,340	2,022,310
Deposits	563,612	624,092
Construction materials and supplies	480,369	456,367
Card acquisition cost	575,181	409,531
Cost to obtain contracts (Note 13)	298,722	367,514
Advances to joint venture partners	271,058	311,157
Deferred costs	756,860	293,482
Documentary stamps	109,327	192,146
Margin account	180,623	167,996

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Equity on car plan	170,380	162,658
Short-term deposits	128,519	96,332
Stationery and supplies on hand	145,878	78,517
Deposits to suppliers	–	49,030
Biological assets	34,694	38,518
Derivative assets	16,964	21,812
Returned cash and other cash items	776	4,879
Others (Note 33)	1,738,764	1,411,861
	38,453,599	33,472,030
Less allowance for impairment losses (Note 29)	81,790	157,456
	₱38,371,809	₱33,314,574

BTO Rights pertain to the cost related to the Build, Transfer and Operate agreement with the Province of Cebu (Cebu Province) entered into on March 26, 2012. The BTO project relates to the development, construction and operation of business process outsourcing (BPO) complex by the Group at the land properties owned by Cebu Province located at Salinas, Lahug, Cebu City.

Capitalized software pertains to costs of computer software licenses and programs acquired by the Group for its banking and power operations.

Customer relationship and core deposits resulted from the business combination between EW and American International Group, Inc. Philam Savings Bank Group (AIGPASB) in 2009.

Restricted cash pertains to funds intended for debt repayment and is not available to management for any disbursement transactions other than its specified purpose.

Input taxes represent the value-added tax (VAT) due or paid on purchases of goods and services subjected to VAT that the Group can claim against any future liability to the Bureau of Internal

Revenue for output VAT on sale of goods and services subjected to VAT.

Advances to contractors and suppliers represent down payment to contractors and suppliers which will be applied against future billings for development and construction contracts.

Prepaid expenses include commission paid to brokers, deferred rent, insurance, subscription and taxes.

Creditable withholding taxes are taxes withheld by the withholding agents from payment to the Group which are creditable against the income tax liability of the Group.

Repossessed assets pertain to other foreclosed properties which do not qualify as land and building.

Deposits include EW's refundable deposits with Master Card and Visa related to its credit card business and FLI's deposits in escrow for payments of raw land pending finalization of contract to sell.

Construction materials and supplies shall be used in the development and construction of the Group's residential subdivisions, condominiums and commercial buildings.

Deferred costs pertain to expenditures incurred related to project development and site preparation.

Advances to joint venture partners are advances (e.g., for property taxes and permits) which are normally applied against the share of the joint venture partners from the sale of the joint venture properties.

Short-term deposits pertain to cash placements with maturity of more than 3 months up to 12 months and earn interest at prevailing market rates.

Biological assets of the Group consist of sugarcane crops.

Others include sundry debits, interoffice floats and developmental rights.

Contract Assets and Contract Liabilities

As of September 30, 2024, and December 31, 2023, the Group's contract assets amounted to ₱8,455.9 million and ₱9,867.6 million, respectively, while contract liabilities amounted to ₱3,318.1 million and ₱2,996.9 million, respectively.

Contract assets represent the right to consideration that was already delivered by the Group in excess of the amount recognized as contracts receivable. This is reclassified to contracts receivable when the monthly amortization of the customer is already due for collection.

Contract liabilities pertain to collections from real estate customers which have not reached the equity threshold to qualify for revenue recognition and excess of collections over the good and services transferred by Group based on POC. Contract liabilities also include deferred credit card and loyalty point, membership fees and dues and deferred exclusive bancassurance access fee.

17. Deposit Liabilities

This account consists of:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Savings	₱151,105,390	₱152,641,165
Time	79,196,593	64,126,014
Demand	121,509,063	122,014,133
	₱351,811,046	₱338,781,312

18. Bills and Acceptances Payable

This account consists of borrowings from:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Repurchase agreements (SSURA)	₱26,149,405	₱15,391,794
Outstanding acceptances	26,861	11,912
	₱26,176,266	₱15,403,706

19. Accounts Payable, Accrued Expenses and Other Liabilities

The details of this account follow:

	September 30, 2024 (Unaudited)			December 31, 2023 (Audited)		
	Due Within One Year	Due After One Year	Total	Due Within One Year	Due After One Year	Total
	(In Thousands)					
Accounts payable (Notes 15)	₱15,179,014	₱8,129,167	₱23,308,181	₱11,765,518	₱5,017,658	₱16,783,176
Accrued expenses	11,148,946	1,879,192	13,028,138	9,546,884	–	9,546,884
Deposits for registration	2,534,996	1,814,990	4,349,986	2,414,005	1,573,499	3,987,504
Retention fee payable	2,704,975	887,639	3,592,614	2,551,557	548,521	3,100,078
Asset retirement obligation (ARO)	–	788,799	788,799	753,895	–	753,895
Accrued interest	1,739,112	–	1,739,112	1,793,825	–	1,793,825
Deposits from tenants	88,373	3,792,669	3,881,042	4,539,055	1,645,028	6,184,083
Due to related parties	104,700	–	104,700	856,199	–	856,199
Other payables	4,499,902	1,283,676	5,783,578	3,172,169	711,133	3,883,302
	₱38,000,018	₱18,576,132	₱56,576,150	₱37,393,107	₱9,495,839	₱46,888,946

Other payables pertain to travel expense, repairs and maintenance expense, securities and janitorial expense, bonuses, insurance expense and banking fees.

20. Short-term and long-term debt

Below are the current and noncurrent portion of the long-term and short-term debt:

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Current	₱46,724,681	₱29,528,806
Noncurrent	86,724,067	102,843,138
	₱133,448,748	₱132,371,944

The Group's long-term and short-term debt are unsecured and no assets are held as collateral for these debts, except for the loans of FDC Misamis. The agreements covering the abovementioned loans require maintaining certain financial ratios including debt-to-equity ratio of 2.0x to 4.0x; debt service coverage ratio of 1.0x to 1.1x; interest coverage ratio of 2.0x to 3.0x; and minimum current ratio of 2.0x.

As of September 30, 2024 and December 31, 2023, the Group has not been cited as in default on its outstanding loan obligation.

21. Equity

Capital Stock

Below is the summary of the Group's track record of registration of securities with the SEC as of September 30, 2024:

	Number of Shares Registered (In Thousands)	Number of Holders of Securities as of End of Period
January 1, 2023	8,648,463	4,005
Movements	–	(7)
December 31, 2023	8,648,463	3,998
Movements	–	(10)
September 30, 2024	8,648,463	3,988

Note: Exclusive of 671,409,400 treasury shares as of September 30, 2024 and December 31, 2023.

Dividend Declaration

On April 26, 2024, the Parent Company's BOD approved the declaration and payment of cash dividends of ₱0.10346 per share for every common share of record as of May 20, 2024, payable on June 11, 2024.

On April 28, 2023, the Parent Company's BOD approved the declaration and payment of cash dividends of ₱0.06534 per share for every common share of record as of May 22, 2023. This was paid on June 14, 2023.

Capital Management

The Group monitors its capital and cash positions and manages its expenditure and disbursements. Furthermore, the Group may also, from time to time seek other sources of funding, which may include debt or equity issues depending on its financing needs and market conditions.

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios to support its business and maximize shareholder value. No changes were made in capital management objectives, policies or processes for the nine months ended September 30, 2024 and year ended December 31, 2023.

The Group monitors capital using debt-to-equity ratio, which is the long-term debt divided by total equity. The Group's policy is to keep the debt-to-equity ratio not to exceed 2:1.

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
	(In Thousands)	
Short-term and long-term debt	₱133,448,748	₱132,371,944
Total equity	179,928,572	177,691,875
Debt-to-equity ratio	0.74:1.00	0.74:1.00

22. Related Party Transactions

The Group has entered into various transactions with related parties. Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party in making financial and operating decisions or the parties are subject to common control or common significant influence (referred to as 'Affiliates'). Related parties may be individuals or corporate entities.

All material Related Party Transactions ("RPT") with a transaction value that reaches ten percent (10%) of the Group's total consolidated assets shall be subject to the review by the RPT Committee.

Transactions that were entered into with an unrelated party that subsequently becomes a related party shall be excluded from the limits and approval of the Policy on Related Party Transactions ("Policy"). However, any renewal, change in the terms and conditions or increase in exposure level, related to these transactions after a non-related party becomes a related party, shall subject it to the provisions of the Policy. In the event wherein there are changes in the RPT classification from non-material to material, the material RPT shall be subject to the provisions of the Policy.

Outstanding balances as at September 30, 2024 are unsecured, interest free and require settlement in cash, unless otherwise stated. As of September 30, 2024 and 2023, the Group has not made any material provision for impairment loss relating to amounts owed by related parties. This assessment is undertaken each financial year by examining the financial position of the related party and the market in which the related party operates.

2024				
	Amount/ Volume	Outstanding Balance Due from (Due to)	Terms	Conditions
(In Thousands)				
Due from related parties				
Affiliates: (Notes 7, 8 and 10)				
Share in expenses	P-	P124,761	Noninterest-bearing, collectible on demand	Unsecured, no impairment
	P-	P124,761		
Due to related parties				
Affiliates: (Notes 7, 8 and 10)				
Share in expenses	P-	(P104,699)	Noninterest-bearing, collectible on demand	Unsecured, no impairment
	P-	(P104,699)		

2023				
	Amount/ Volume	Outstanding Balance Due from (Due to)	Terms	Conditions
(In Thousands)				
Due from related parties				
Real estate operations (Note 7)				
Ultimate Parent Company ^(a)	(P360)	P320	Noninterest-bearing, collectible on demand	Unsecured, no impairment
Affiliates: (Notes 7, 8 and 10)			Non-interest bearing and due on demand except for P53.0 million loan subject to interest rate of 3.5% to 3.8% due within 1 year	Unsecured, no impairment
Share in expenses	69,597	129,155		
	P69,237	P129,475		
Due to related parties (Note 23)				
Affiliates				
Share in expenses ^(a)			Noninterest-bearing, payable on demand	Unsecured
Management fee ^(c)	217,461	(63,379)		
	P217,461	(P63,379)		

(a) Share in Group expenses

(b) Availment of loan payable, with interest at prevailing market rate

(c) Management fee charged to hospitality operations by a joint venture.

The compensation of key management personnel consists of short-term employee salaries and benefits amounting to P105.5 million and P130.1 million for the nine months period ended September 30, 2024 and 2023, respectively. Post-employment benefits of key management personnel amounted to P7.8 million and P21.3 million for the nine months period ended September 30, 2024 and 2023, respectively.

23. Other Income

Other income from real estate operations consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
(In Thousands)		
Processing fees	P293,831	P164,089
Interest income on cash and cash equivalents, contract receivables and contract assets and others	190,440	104,437
Service income	260,607	81,106
Water supply income	64,883	73,241
Sewer treatment services	48,409	30,322
Foreign currency exchange gains (losses) - net	(1,068)	(170)
Income from amusement centers, parking and other leased related activities	25,201	25,301
Others	751,778	320,299
	P 1,634,081	P798,625

Others include commission income and membership and maintenance dues and other fees from tenants.

Other income - net from banking and financial services consist of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Service charges, fees and commissions	₱4,174,532	₱3,492,674
Foreign exchange gains - net	485,068	451,832
Recovery on written-off assets		372,530
Gain (loss) on asset foreclosure and dacion transactions	532,701	312,430
Gain (loss) on sale of assets	-	230,417
Trust Income	101,068	92,819
Rent income	631	38,302
Dividend income	41,886	2,629
Trading and securities gain (loss)	906,288	1,684
Others	859,972	81,912
	₱7,102,146	₱5,077,229

24. Cost

Cost of sale of lots, condominium and residential units for the nine months period ended September 30, 2024 and 2023 amounted to ₱6,092.2 million and ₱5,726.7 million, respectively. Cost of rental and related services amounted to ₱2,670.0 million and ₱2,301.8 million.

Cost of hospitality operations consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Salaries, wages and employee benefits	₱450,944	₱298,687
Food and beverage	265,236	264,750
Depreciation	231,154	180,836
Utilities	171,339	195,580
Supplies	75,661	24,058
Sales and marketing	42,383	25,345
Commission	35,721	16,497
Rent	33,090	-
Transportation and travel	28,606	19,729
Contract services	16,852	9,464
Guest amenities	3,736	19,938
Guest laundry and linen	15,936	20,065
Kitchen fuels	12,586	5,073
Communications	10,312	5,206
Guest transportation	5,562	39
Complimentary food and services	6,467	11,963
Representation and entertainment	15,346	5,862
Equipment rental	1,710	1,148
Paper and plastics	-	185
Repairs and maintenance	128	3,794
Others	326,740	72,997
	₱1,749,509	₱1,181,216

Others include dive shop operating expenses, spa expenses, office supplies, banquet expenses, landscaping and cable services.

Cost of banking and financial services consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Interest on deposit liabilities and other borrowings:		
Deposit liabilities	P4,904,612	P4,138,291
Subordinated debt, bills payable and other borrowings	998,288	–
Interest expense - lease liabilities	316,379	234,362
	P6,219,279	P4,372,653

Cost of power operations consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Purchase of electricity	P6,206,959	P1,862,886
Coal and fuel cost	5,303,911	4,833,113
Depreciation and amortization	784,785	828,015
Distribution and wheeling fees	207,108	21,606
Maintenance cost	120,669	126,336
Salaries and wages	99,828	90,675
Others	163,032	83,464
	P12,886,292	P7,846,095

Cost of sugar operations consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Costs of sugarcane purchases	P2,871,098	P1,627,833
Fair value of raw sugar	1,959,469	1,134,701
Repairs and maintenance	300,550	166,948
Salaries, wages and employee benefits	142,887	100,939
Depreciation and amortization	122,778	96,798
Materials and supplies	103,971	75,452
Outside services	62,990	63,681
Cane hauling	41,586	18,724
Communications, light and water	23,780	22,254
Taxes and licenses	10,665	7,317
Others	182,761	9,735
Cost of goods manufactured	5,822,535	3,324,382
Decrease (increase) in:		
Sugar and molasses inventories	(1,538,274)	275,264
	P4,284,265	P3,599,646

25. Expenses

Expenses of real estate operations consists of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Interest expense - loans	P2,674,767	P1,419,468
Interest expense - lease liabilities	463,518	142,405
	3,138,285	1,561,873
General and administrative		
Salaries, wages and employee benefits	1,406,724	943,252
Taxes and licenses	396,590	352,390
Outside services	431,120	169,963
Repairs and maintenance	272,715	273,013
Depreciation and amortization	315,461	186,469
Insurance	40,236	2,337
Travel and transportation	79,593	77,916
Utilities	71,585	77,486
Retirement costs	42,251	34,841
Entertainment, amusement and recreation	22,608	23,803
Rent	18,219	43,714
Others	108,254	206,546
	3,205,356	2,391,730
Marketing expenses		
Commission expense	709,121	555,810
Selling, advertising and promotions	178,618	154,389
Others	446,757	254,813
	1,334,496	965,012
	P7,678,137	P4,918,615

Other general and administrative expenses include utilities, postage, freight, office supplies, association dues and other charges.

Expenses of hospitality operations consist of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Interest expense - loans	₱343,959	₱321,835
General and administrative		
Salaries, wages and employee benefits	183,914	162,764
Management fees	126,493	107,604
Outside services	59,145	39,674
Repairs and maintenance	49,722	38,294
Utilities and association dues	45,482	87,195
Corporate office reimbursable	36,714	14,801
Depreciation	30,786	67,599
Credit card commission	25,779	21,400
Taxes and licenses	20,655	17,336
Travel and transportation	13,961	15,027
Representation and entertainment	6,300	6,591
Others	78,588	150,471
	677,539	728,756
Marketing expenses	28,274	37,223
	₱ 1,049,772	₱1,087,814

Others pertain to estate maintenance fee and pre-operating expenses.

Expenses of banking and financial services consist of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
General and administrative		
Salaries, wages and employee benefits	₱6,404,970	₱5,403,401
Taxes and licenses	2,322,763	1,817,724
Depreciation and amortization	1,577,296	1,131,167
Advertising	1,111,373	602,752
Service charges, fees and commission	926,269	657,052
Technological fees	878,171	734,014
Outside services	865,304	807,813
Insurance	631,504	591,374
Repairs and maintenance	282,023	223,622
Rent	281,194	269,124
Utilities	184,099	184,021
Amortization of computer software, customer relationships and core deposits	170,780	150,890
Travel and transportation	102,551	91,563
Entertainment, amusement and recreation	37,399	32,731
Retirement	21,072	—
Others	1,689,632	1,758,568
	17,486,400	14,455,816
Provision for probable losses (Notes 9 and 16)	7,354,229	4,882,780
	₱24,840,629	₱19,338,596

Others include payments for subscriptions, membership fees, trainings, donations and contributions, delivery and freight expenses, fines, other charges and clearing fees.

Expenses of power operations consist of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Interest expense - loans	₱447,769	₱526,380
Interest expense - lease liabilities	41,741	34,613
Accretion expense on ARO	41,440	36,452
	530,950	597,445
General and administrative		
Taxes and licenses	263,469	262,176
Salaries, wages and employee benefits	183,459	182,293
Depreciation and amortization	98,343	98,053
Outside services	67,983	55,588
Professional fee	31,353	22,831
Repairs and maintenance	25,090	17,628
Travel and transportation	23,176	19,091
Representation and entertainment	14,693	14,873
Others	351,132	299,007
	1,058,698	971,540
	₱1,589,648	₱1,568,985

Others include office supplies, freight and handling costs, contribution and donation, dues and subscription and financial assistance to host communities.

Expenses of sugar operations consist of:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Interest expense - loans	₱15,247	₱11,072
General and administrative		
Salaries, wages and employee benefits	29,186	25,815
Outside services	19,543	15,881
Provision for probable losses	13,778	13,778
Retirement cost	13,702	2,754
Travel and transportation	7,463	6,270
Supplies	4,990	5,975
Entertainment, amusement and recreation	4,139	4,143
Depreciation and amortization	4,043	3,304
Communication	4,299	3,666
Repairs and maintenance	4,617	4,610
Others	8,800	29,275
	133,652	132,417
	₱148,899	₱143,489

Expenses of other operations consist mainly of interest expense amounting to ₱1,074.0 million and ₱982.7 million for the nine months period ended September 30, 2024 and 2023, respectively.

26. Earnings Per Share (EPS)

The following reflects the income and share data used in the basic EPS computations:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands, Except Per Share Figures)	
a. Net income - attributable to equity holders of the parent	9,452,184	5,931,536
b. Weighted average number of outstanding common shares	8,648,463	8,648,463
c. EPS - Basic (d/b)	1.093	0.686

There are no diluted shares as of September 30, 2024 and 2023. The diluted earnings per share is same as the basic earnings per share as of September 30, 2024 and 2023.

Treasury shares of 671,409,400 shares as of September 30, 2024 and December 31, 2023 are deducted from the total outstanding shares in computing the weighted average number of outstanding common shares.

27. Lease Commitments

The rollforward analysis of lease liabilities follows (amounts in thousands):

	September 30, 2024 (Unaudited)	December 31, 2023 (Audited)
At January 1	₱8,454,337	₱7,238,419
Additions	828,026	2,667,420
Accretion of interest expense	991,601	547,656
Payments	(1,158,428)	(1,999,158)
As at ending	9,115,536	8,454,337
Lease liabilities - current portion	₱1,428,690	₱1,325,059
Lease liabilities - net of current portion	₱7,686,846	₱7,129,278

28. Contingencies and Commitments

In the normal course of the Group's operations, there are various outstanding commitments and contingent liabilities which are not reflected in the accompanying financial statements. The Group does not anticipate material unreserved losses as a result of these transactions.

The Group has several loan-related suits and claims that remain unsettled. It is not practicable to estimate the potential financial impact of these contingencies. However, in the opinion of the management, the suits and claims, if decided adversely, will not involve sums having a material effect on the Group's financial statements.

The following is a summary of commitments and contingencies of the Parent Company at their peso-equivalent contractual amounts arising from off-balance sheet items:

	2024	2023
Unused credit lines	₱220,293,318	₱190,658,891
Trust department accounts	70,018,277	61,529,662
Broker customer securities	46,170,759	40,840,802
Unused commercial letters of credit	6,315,203	3,509,978
Forward exchange sold	5,944,968	7,640,848
Spot exchange bought	4,806,606	3,978,326
Spot exchange sold	3,990,373	11,991,023
Forward exchange bought	3,437,887	4,721,303
Financial futures bought	1,539,424	–
Inward bills for collection	593,757	512,802
Outstanding guarantees	180,427	496,103
Treasurer/cashier/manager's checks	177,795	461,311
Outward bills for collection	5,426	4,398
Items held for safekeeping	924	934
Late deposits/payments received	804	8,103
Others	182	167

29. Income Tax

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the interim condensed consolidated statement of profit or loss are:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Current	₱3,357,209	₱2,990,928
Deferred	(124,459)	(713,976)
	₱3,412,750	₱2,276,952

30. Segment Information

Operating segments are components of an enterprise about which separate financial information is available that is evaluated regularly by the chief operating decision-maker in deciding how to allocate resources 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.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss, which in certain respects, are measured similarly as net income in the consolidated financial statements.

The chief operating decision-maker has been identified as the Executive Committee. This committee reviews the Group's internal reports in order to assess performance and allocate

resources. Management has determined the operating segments based on these reports. The Group does not report its results based on geographical segments because the Group currently operates only in the Philippines.

The Group derives its revenues from the following reportable segments:

Real Estate Operations

This involves acquisition of land, planning and development of large-scale fully integrated residential communities as well as the development and sale of residential lots, housing units, medium-rise residential buildings, farm estates, industrial parks, residential resort projects, a private membership club and condominium buildings. This segment also involves operations and management of cinema and mall, property management and leasing of commercial and office spaces.

Hospitality Operations

This involves operation of hotels, including management of resorts, villas, golf course, service apartment and other services for the pleasure, comfort and convenience of guests in said establishments under its management.

Banking and Financial Services

This involves a wide range of financial services to consumer and corporate clients which includes deposit-taking, loan and trade finance, treasury, trust services, credit cards, cash management, custodial services, insurance services and leasing and finance. The business units in this segment consist of retail banking, corporate banking, consumer banking, and treasury and trust.

Power and Utility Operations

This involves the operation of power plants and supply of power to off-takers and also includes retail electricity supply operations. This segment also involves maintenance, operation and management of waterworks system for distribution and supply of potable water to domestic, commercial, and industrial users.

Sugar Operations

This involves operation of agricultural lands for planting and cultivating farm products, operation of a complete sugar central for the purpose of milling or converting sugar canes to centrifugal or refined sugar and selling of sugar and by-products.

Other Operations

This involves other operations of the Parent Company including FDCI, CTI, FDEV and SPI. FDCI was incorporated to facilitate the Group's issuance of foreign currency-denominated bonds while CTI is engaged in providing computer and information technology services FDEV is organized to engage in the business of a holding company and invest in technology-based business entities while SPI was incorporated to provide technical and business process services.

The financial information on the operations of these business segments as shown below are based on the measurement principles that are similar with those used in measuring the assets, liabilities, income and expenses in the consolidated financial statements which is in accordance with PFRS, except for the Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA).

As of and For the Nine Months Period Ended September 30, 2024 (Unaudited)

	Real Estate Operations	Hospitality Operations	Banking and Financial Services	Power and Utilities	Sugar Operations	Other Operations	Combined	Eliminating Entries	Consolidated
					(In Thousands)				
Revenues and other income	₱22,346,925	₱2,995,945	₱38,740,686	₱19,772,023	₱5,218,046	₱4,836,779	₱93,910,404	(₱7,071,543)	₱86,838,861
EBITDA	₱10,160,787	₱502,369	₱8,899,115	₱5,637,031	₱801,519	₱2,786,203	₱ 28,787,024	(₱3,462,317)	₱ 25,324,707
Net income (loss)	₱4,181,852	(₱114,749)	₱5,812,575	₱3,021,065	₱642,317	₱1,025,597	₱14,568,657	(₱2,574,051)	₱11,994,606
Assets									
Operating assets	₱244,376,443	₱16,799,126	₱497,032,122	₱39,269,440	₱3,369,583	₱89,519,464	₱890,366,178	(₱119,779,817)	₱770,586,361
Less deferred tax asset	176,205	298,610	4,707,933	807,984	107,859	74,227	6,172,818	78,741	6,251,559
Net operating assets	₱244,200,238	₱16,500,516	₱492,324,189	₱38,461,456	₱3,261,724	₱89,445,237	₱884,193,360	(₱119,858,558)	₱764,334,802
Liabilities									
Operating liabilities	₱128,916,616	₱12,987,131	₱424,612,946	₱24,849,787	₱798,532	₱47,732,354	₱639,897,366	(₱49,239,577)	₱590,657,789
Less deferred tax liabilities	7,057,704	147,582	–	49,069	–	1,527	7,255,882	369,179	7,625,061
Net operating liabilities	₱121,858,912	₱12,839,549	₱424,612,946	₱24,800,718	₱798,532	₱47,730,827	₱632,641,484	(₱49,608,506)	₱583,032,728

For the Nine Months Period Ended September 30, 2023 (Unaudited)

	Real Estate Operations	Hospitality Operations	Banking and Financial Services	Power and Utilities	Sugar Operations	Other Operations	Combined	Eliminating Entries	Consolidated
					(In Thousands)				
Revenues and other income	₱18,642,297	₱2,074,494	₱30,533,741	₱12,271,897	₱4,419,409	₱3,270,821	₱71,212,659	(₱6,610,420)	₱64,602,239
EBITDA	₱7,437,676	₱308,158	₱7,758,997	₱3,417,647	₱940,788	₱2,154,914	₱22,018,180	(₱3,996,274)	₱18,021,906
Net income (loss)	₱3,425,516	(₱250,458)	₱5,210,334	₱1,436,920	₱624,102	₱565,785	₱11,012,199	(₱2,788,691)	₱8,223,508

December 31, 2023 (Audited)

	Real Estate Operations	Hospitality Operations	Banking and Financial Services	Power and Utilities	Sugar Operations	Other Operations	Combined	Eliminating Entries	Consolidated
					(In Thousands)				
Assets									
Operating assets	₱245,812,029	₱14,780,326	₱464,205,319	₱36,807,927	₱2,895,694	₱88,487,652	₱852,988,947	(₱118,054,914)	₱734,934,033
Less deferred tax asset	52,220	309,354	4,098,880	761,746	84,527	62,252	5,368,979	259,967	5,628,946
Net operating assets	₱245,759,809	₱14,470,972	₱460,106,439	₱36,046,181	₱2,811,167	₱88,425,400	₱847,619,968	(₱118,314,881)	₱729,305,087
Liabilities									
Operating liabilities	₱123,234,132	₱11,278,953	₱397,030,156	₱25,301,776	₱621,589	₱46,714,763	₱604,181,369	(₱46,939,211)	₱557,242,158
Less deferred tax liabilities	9,923,955	2,286,914	6,073,341	2,103,189	–	336,182	20,723,581	(10,442,018)	10,281,563
Net operating liabilities	₱113,310,177	₱8,992,039	₱390,956,815	₱23,198,587	₱621,589	₱46,378,581	₱583,457,788	(₱36,497,193)	₱546,960,595

The Group's chief operating decision-maker also use net income per segment after elimination in assessing performance of the identified reportable segments, as follows:

	Net Income (Loss) Before Elimination	Eliminating Entries	Net Income (Loss) After Elimination
<i>(Unaudited) (In Thousands)</i>			
September 30, 2024			
Real estate operations	₱4,181,852	₱132,857	₱4,314,709
Hospitality operations	(114,749)	149,925	35,176
Banking and financial services	5,812,575	(159,564)	5,653,011
Power and utility operations	3,021,065	339,300	3,360,365
Sugar operations	642,317	15,598	657,915
Other operations	1,025,597	(3,052,167)	(2,026,570)
	₱14,568,657	(₱2,574,051)	₱11,994,606
September 30, 2023			
Real estate operations	₱3,425,516	₱370,511	₱3,796,027
Hospitality operations	(250,458)	38,433	(212,025)
Banking and financial services	5,210,334	(461,002)	4,749,332
Power and utility operations	1,436,920	255,177	1,692,098
Sugar operations	624,102	(131,935)	492,167
Other operations	565,785	(2,859,876)	(2,294,091)
	₱11,012,199	(₱2,788,692)	₱8,223,508

The following table shows a reconciliation of the total EBITDA to total income before income tax:

	September 30, 2024	September 30, 2023
<i>(In Thousands)</i>		
EBITDA for reportable segments	₱25,324,707	₱18,021,906
Depreciation and amortization	4,441,373	3,695,193
Operating profit	20,883,334	14,326,713
Interest expense	5,475,978	3,826,253
Income before income tax	₱15,407,356	₱10,500,460

Disaggregated Revenue Information:

The Group derives revenue from the transfer of goods and services over time and at a point in time, in different product types and other geographical location within the Philippines.

Real Estate Operations

Disaggregation of each source of revenue from contracts with customers are presented below:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
(In Thousands)		
Real estate sales by market segment		
Medium income	₱9,078,118	6,510,511
Low affordable and affordable	1,341,618	2,458,939
High-end and others	1,639,688	1,137,211
Sale of lots	1,105,095	329,481
Rawland	71,019	–
Socialized	527,599	265,788
	₱13,763,137	10,701,930
Cinema operations by type of goods or services (included as part of rental and related services)		
Theater sales	187,442	162,285
Total revenue from contracts with customers	13,950,579	10,864,215
Rental and related services		
Office leasing	3,129,405	3,266,479
Mall operations	1,556,624	1,790,823
Retail leasing	330,107	289,713
Lot leasing	359,792	95,444
Others	858,434	67,877
	6,234,362	5,510,336
Total Revenue	₱20,184,941	₱16,374,551

Hospitality Operations

Disaggregation of each source of revenue from contracts with customers are presented below:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
(In Thousands)		
Hospitality Operations by Type of Services		
Rooms services	₱1,447,101	₱915,829
Golf operations related services	285,612	271,627
Other operating departments	110,546	114,920
	1,843,259	1,302,376
Sale of Goods by Product Type		
Food and beverage	748,232	705,350
Total Revenue from Contracts with Customers	₱2,591,491	₱2,007,726

The Group recognizes revenue from room services and services of other operating department over time while revenue from sale of food and beverage, souvenirs and others are recognized at a point in time.

Banking and Financial Services

Disaggregation of each source of revenue from banking and financial services are presented below:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Interest Income		
Loans and receivables	₱26,951,589	₱21,200,079
Financial assets at FVOCI and investment securities at amortized cost	3,628,863	2,977,271
Financial assets at FVPL	364,426	146,541
Due from other banks and IBLR	184,551	304,922
Total Interest Income	₱31,129,429	₱24,628,813

Power and Utility Operations

Disaggregation of each source of revenue from contracts with customers are presented below:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
Revenue by Type of Services		
Generated power	₱18,624,539	₱11,050,569
Retail electricity supply	(13,669)	102,249
Total Revenue from Contracts with Customers	₱18,610,870	₱11,152,818

The Group's revenue from generated power and retail electricity supply is recognized over time.

Sugar Operations

Disaggregation of each sources of revenue from contracts with customers are presented below:

	September 30, 2024 (Unaudited)	September 30, 2023 (Unaudited)
	(In Thousands)	
By Product Type		
Raw Sugar	₱3,515,026	₱2,957,327
Milling revenue	1,198,256	1,080,249
Molasses	471,705	269,888
Refined sugar	457	59,339
Sale of cane points	-	263
Total Revenue from Contracts with Customers	₱5,185,444	₱4,367,066

The Group's revenue from raw sugar, refined sugar and molasses is recognized at the point when control of the goods is transferred to customers.

31. Fair Value Measurement

The following table sets forth the fair value hierarchy of the Group's assets and liabilities measured at fair value and those for which fair values are required to be disclosed:

	September 30, 2024 (Unaudited)				
	Carrying Value	Fair Value			
		Total	Quoted Prices in Active Market (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
(In Thousands)					
Assets measured at fair value					
Financial assets					
Financial assets at FVPL (Note 12)					
Government securities	₱8,696,305	₱8,696,305	₱8,696,305	₱–	₱–
Private bonds	10,323	10,323	10,323	–	–
Equity securities	7,371	7,371	7,371	–	–
	8,713,999	8,713,999	8,713,999	–	–
Derivative assets (Note 20)	16,964	16,964	–	16,964	–
Financial assets at FVOCI (Note 12)					
Government debt securities	13,834,454	13,834,454	13,834,454	–	–
Private bonds	7,239,797	7,239,797	7,239,797	–	–
Quoted equity securities including club shares	961,878	961,878	961,878	–	–
Unquoted equity securities	28,793	28,793	28,793	–	–
	22,064,922	22,064,922	22,064,922	–	–
Assets for which fair values are disclosed					
Financial assets					
Investment securities at amortized cost (Note 12)					
Government securities	74,011,388	74,011,388	74,011,388	–	–
Private bonds	1,728,019	1,728,019	1,728,019	–	–
	75,739,407	75,739,407	75,739,407	–	–
Loans and receivables					
Banking and financial services (Note 9)					
Corporate lending	42,362,850	45,135,571	–	–	45,135,571
Consumer lending	256,456,964	294,324,807	–	–	294,324,807
Other receivables	7,926,674	9,782,832	–	–	9,782,832
	306,746,488	349,243,210	–	–	349,243,210
Real estate operations (Note 7)					
Contracts receivable	2,655,004	2,655,004	–	–	2,655,004
Receivables from tenants	2,716,176	2,716,176	–	–	2,716,176
	5,371,180	5,371,180	–	–	5,371,180
Nonfinancial assets					
Investment properties (Note 16)	103,452,701	343,801,934	–	–	343,801,934
Total assets	521,605,661	804,951,616	106,518,328	16,964	698,416,324
Liabilities measured at fair value					
Financial liabilities					
Derivative liabilities (Note 23)					
	–	–	–	–	–
Liabilities for which fair values are disclosed					
Financial liabilities at amortized costs					
Deposit liabilities (Note 21)					
Time	79,196,593	79,196,593	–	–	79,196,593
Savings	151,105,390	151,105,390	–	–	151,105,390
Demand	121,509,063	121,509,063	–	–	121,509,063
	351,811,046	351,811,046	–	–	351,811,046
Accounts payable, accrued expenses and other liabilities (Note 23)					
Accounts payable	23,308,181	23,308,181	–	–	23,308,181
Retention fee payable	3,592,614	3,592,614	–	–	3,592,614
Deposits for registration	4,349,986	4,349,986	–	–	4,349,986
	31,250,781	31,250,781	–	–	31,250,781
Lease liabilities (Note 32)	9,115,536	9,115,536	–	–	9,115,536
Long-term and short-term debt (Note 24)	132,371,944	132,371,944	–	–	132,371,944
	₱141,487,480	₱141,487,480	₱–	₱–	₱141,487,480

December 31, 2023
(Audited)

	Carrying Value	Fair Value			
		Total	Quoted Prices in Active Market (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
(In Thousands)					
Assets measured at fair value					
Financial assets					
Financial assets at FVPL (Note 12)					
Government securities	₱4,058,236	₱4,058,236	₱4,058,236	₱–	₱–
Private bonds	43,707	43,707	43,707	–	–
Equity securities	10,379	10,379	10,379	–	–
	4,112,322	4,112,322	4,112,322	–	–
Derivative assets (Note 20)	21,812	21,812	–	21,812	–
Financial assets at FVOCI (Note 12)					
Government debt securities	11,731,843	11,731,843	11,731,843	–	–
Private bonds	6,737,050	6,737,050	6,737,050	–	–
Quoted equity securities including club shares	906,182	906,182	906,182	–	–
Unquoted equity securities	36,350	36,350	36,350	–	–
	19,411,425	19,411,425	19,411,425	–	–
Assets for which fair values are disclosed					
Financial assets					
Investment securities at amortized cost (Note 12)					
Government securities	71,825,991	71,836,021	71,836,021	–	–
Private bonds	3,575,028	3,575,706	3,575,706	–	–
	75,401,019	75,411,727	75,411,727	–	–
Loans and receivables					
Banking and financial services (Note 9)					
Corporate lending	42,342,410	44,192,824	–	–	44,192,824
Consumer lending	228,933,071	259,601,838	–	–	259,601,838
Unquoted debt securities	9,977,897	11,661,816	–	–	11,661,816
	281,253,378	315,456,478	–	–	315,456,478
Real estate operations (Note 7)					
Contracts receivable	3,582,421	3,582,421	–	–	3,582,421
Receivables from tenants	2,495,211	2,495,211	–	–	2,495,211
	6,077,632	6,077,632	–	–	6,077,632
Nonfinancial assets					
Investment properties (Note 16)	96,572,707	336,297,865	–	–	336,297,865
Total assets	482,850,295	756,789,261	98,935,474	21,812	657,831,975
Liabilities measured at fair value					
Financial liabilities					
Derivative liabilities (Note 23)	103,083	103,083	–	103,083	–
Liabilities for which fair values are disclosed					
Financial liabilities at amortized costs					
Deposit liabilities (Note 21)					
Time	64,126,014	64,126,014	–	–	64,126,014
Savings	152,641,165	152,641,165	–	–	152,641,165
Demand	122,014,133	122,014,133	–	–	122,014,133
	338,781,312	338,781,312	–	–	338,781,312
Accounts payable, accrued expenses and other liabilities (Note 23)					
Accounts payable	16,783,176	15,702,609	–	–	15,702,609
Retention fee payable	3,100,078	2,900,638	–	–	2,900,638
Deposits for registration	3,987,504	3,730,616	–	–	3,730,616
	23,870,758	22,333,863	–	–	22,333,863
Lease liabilities (Note 32)	8,454,337	10,213,638	–	–	10,213,638
Long-term and short-term debt (Note 24)	132,371,944	159,917,812	–	–	159,917,812
	₱503,581,434	₱531,349,708	₱–	₱103,083	₱ 531,246,625

The methods and assumptions used by the Group in estimating the fair value of the financial instruments remain the same with the methods used as of December 31, 2023 except for the discount rates used which ranged from 3.8% to 6.9% for the nine months period ended September 30, 2024 and from 4.2% to 7.2% for the year ended December 31, 2023.

For nine months ended September 30, 2024 and year ended December 31, 2023, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into and out of Level 3 fair value measurements.

32. Financial Risk Management Objectives and Policies

The Group's principal financial instruments are composed of cash and cash equivalents, FVPL, derivative assets, FVOCI and investment securities at amortized cost, loans from financial institutions, mortgage and contracts receivables and other receivables. The main purpose of these financial instruments is to raise financing for the Group's operations.

The main objectives of the Group's risk management are as follows:

- To identify and monitor risks on an ongoing basis;
- To minimize and mitigate such risks; and
- To provide a degree of certainty about costs.

The condensed consolidated interim financial statements do not include all the financial risk management information and disclosures required in the annual consolidated financial statements; hence, they should be read in conjunction with the Group's annual consolidated financial statements for the year ended December 31, 2023. There have been no significant changes in risk management structure of the Group or in any risk management policies since the previous annual period.

Banking and Financial Operations

The risk exposure of EW in credit, market, interest rate, and liquidity remain contained within its risk limits and adequately covered by its available capital.

Specifically, notable risk exposures, where most emanate from EW, as of the end of third quarter of 2024 in the following areas are summarized below.

- Credit risk: Potential risk is well within regulatory capital as gleaned from the following indicators.
 - Credit quality of portfolio remains at a composite rating of 'Satisfactory' for its corporate portfolio, 'Standard' grade for most of its consumer portfolio, and its non-tradable investment portfolio at 'BBB' composite rating.
 - Loan portfolio security profile is less than 50% secured given the proportion of consumer lending business. For the portfolio of products that normally require collateral, the Bank remains healthy at more than 70% secured.
 - No credit concentration in size, borrower, and industry as defined by BSP and internal risk policies.
- Market risk: A little over 0.50% of the Parent Company's Qualifying Capital or around 2.50% of the market value of the trading position is the potential loss on the Parent Company's trading book on account of potential adverse movements in interest rate and foreign exchange rate. Meanwhile, around 1.50% of the Parent Company's Qualifying Capital or around 3.25% of the market value

of the banking book fixed income positions is the potential loss in view of the potential adverse movements in interest rates.

- Interest rate risk: The potential reduction in the Group's interest income and net income arising from movements in interest rates remains compliant with the internal Earnings-at-Risk (EaR) limit. At the consolidated level of the banking book which was driven by the normalizing volatility of interest rates as of report date, the budgeted Net Interest Income and Net Income for 2024 will be reduced by around 5% and 20%, respectively.

With interest rate movements back to the observed movements during the pre-pandemic period, the Group's Change in Economic Value of Equity shows that the capital will be reduced by 9% given the Group's balance sheet structure.

- Liquidity risk: There is no imminent liquidity risk as the Group remains to be generally liquid, particularly in the near term or within the one-year horizon, with sufficient sources of funding as and when the need arises. Regulatory and internal risk limits are duly complied with. EW's Qualifying Capital level remains strong, standing around P58 billion and compliant with the regulatory minimum, in accordance with the supervisor's prescriptions, as well as cover for the above approximated risk exposures.

Thus, the EW's risk management policies remain generally the same as in 2023. EW's 2023 audited financial statements discuss in detail its risk exposures and its related policies.

The Group (Excluding EW)

Interest Rate Risk

The Group's exposure to the risk for changes in market interest rates relates primarily to the Group's long-term debt obligations with a floating interest rate. The Group's interest rate exposure management policy centers on reducing the Group's overall interest expense and exposure to changes in interest rates. The Group's policy is to manage its interest cost using a mix of fixed and floating interest-rate debts. The Group regularly monitors available loans in the market which is of cheaper interest rate and substitutes high-rate debts of the Group.

To manage interest rate risk, the Group renegotiates the interest rates for certain long-term debts to convert them from fixed-rate debt to floating-rate debt as the Group believes that the current interest rate environment makes it more favorable to carry floating-rate debt.

Liquidity Risk

The Group seeks to manage its liquidity profile to be able to finance capital expenditures and service maturing debts. To cover its financing requirements, the Group uses internally generated funds and available long-term and short-term credit facilities.

As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund raising activities, in case any requirements arise. Fund raising activities may include bank loans and capital market issues. Accordingly, its loan maturity profile is regularly reviewed to ensure availability of funding through an adequate amount of credit facilities with financial institutions.

Overall, the Group's funding arrangements are designed to keep an appropriate balance between equity and debt, to give financing flexibility while continuously enhancing the Group's businesses.

Credit Risk

It is the Group's policy that buyers who wish to avail the in-house financing scheme are subject to credit verification procedures. Receivable balances are being monitored on a regular basis and subjected to appropriate actions to manage credit risk.

With respect to credit risk arising from the other financial assets of the Group, which comprise cash and cash equivalents and financial assets at amortized costs, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

33. Maturity Analysis of Assets and Liabilities

The following tables show an analysis of assets and liabilities analyzed according to whether they are expected to be recovered or settled within one year and beyond one year from the statement of financial position date:

	September 30, 2024 (Unaudited)			December 31, 2023 (Audited)		
	Less than 12 months*	Over 12 months	Total	Less than 12 months**	Over 12 months	Total
	(In Thousands)					
Assets						
Cash and other cash items	₱46,661,215	₱–	₱46,661,215	₱48,962,146	–	₱48,962,146
Loans and receivables - net						
Real estate operations	12,398,126	–	12,398,126	9,285,775	–	9,285,775
Hospitality operations	259,558	–	259,558	247,570	–	247,570
Banking and financial services	109,399,210	197,347,278	306,746,488	142,245,138	139,008,240	281,253,378
Power operations	5,672,739	–	5,672,739	4,861,962	–	4,861,962
Sugar operations	182,978	–	182,978	134,639	–	134,639
Financial assets at FVPL	8,713,999	–	8,713,999	4,112,322	–	4,112,322
Financial assets at FVOCI	22,064,922	–	22,064,922	19,411,425	–	19,411,425
Investment securities at amortized cost	245,549	75,493,858	75,739,407	520,066	74,880,953	75,401,019
Contract assets	5,697,275	2,758,613	8,455,888	4,748,130	5,119,512	9,867,642
Real estate inventories	72,276,351	–	72,276,351	81,004,413	–	81,004,413
Coal, spare parts and other inventories	1,802,958	–	1,802,958	1,665,772	–	1,665,772
Investment properties – net	–	102,952,701	102,952,701	–	98,240,278	98,240,278
Property and equipment - net	–	45,720,703	45,720,703	–	45,103,226	45,103,226
Investment in joint ventures	–	2,153,711	2,153,711	–	1,907,136	1,907,136
Deferred tax assets - net	–	6,251,559	6,251,559	–	5,628,946	5,628,946
ROU assets	–	3,780,097	3,780,097	–	4,150,658	4,150,658
Goodwill	–	10,381,152	10,381,152	–	10,381,152	10,381,152
Other assets	30,413,555	7,958,254	38,371,809	23,316,940	9,997,634	33,314,574
	₱315,788,435	₱454,797,926	₱770,586,361	₱340,516,298	₱394,417,735	₱734,934,033
Liabilities						
Deposit liabilities	₱351,288,981	₱522,065	₱351,811,046	₱338,185,349	₱595,963	₱338,781,312
Bills and acceptances payable	26,176,266	–	26,176,266	15,403,706	–	15,403,706
Accounts payable and accrued expenses	43,729,339	12,846,811	56,576,150	37,393,107	9,495,839	46,888,946
Contract liabilities	2,589,709	728,461	3,318,170	2,786,400	210,452	2,996,852
Long-term debt	48,429,548	85,019,200	133,448,748	29,528,806	102,843,138	132,371,944
Income tax payable	875,686	–	875,686	488,470	–	488,470
Retirement liabilities	–	1,711,126	1,711,126	–	1,575,028	1,575,028
Lease liabilities	1,428,690	7,686,846	9,115,536	1,325,059	7,129,278	8,454,337
Deferred tax liabilities - net	–	7,625,061	7,625,061	–	10,281,563	10,281,563
	₱474,518,219	₱116,139,570	₱590,657,789	₱425,110,897	₱132,131,261	₱557,242,158

*Includes current assets and current liabilities of EW amounting to ₱ 166,482,395 and ₱ 399,093,127 as of September 30, 2024, respectively.

**Includes current assets and current liabilities of EW amounting to ₱194,266,208 and ₱370,944,909 as of December 31, 2023, respectively.

34. Notes to Statement of Cash Flows

Changes in Liabilities Arising from Financing Activities

For Nine Months Ended September 30, 2024

	January 1	Cashflows	Noncash Movement	September 30
		(In Thousands)		
Short-term and long-term debt	₱132,371,944	(₱46,598,881)	₱ 47,675,685	₱ 133,448,748
Bills and acceptance payable	15,403,706	10,772,560	–	26,176,266
Lease liabilities	8,454,337	(1,164,834)	1,826,033	9,115,536
Accrued interest	1,793,825	–	-54,713	1,739,112
Dividends payable	–	(1,164,834)	1,164,834	–
	₱158,087,191	(₱38,155,989)	₱ 50,611,839	₱170,479,662

Noncash movements include the effects of declaration of dividends, amortization of debt issuance costs, and accretion of lease liabilities.

35. Events After Reporting Period

On October 2, 2024, FLI filed a Tender Offer Report (SEC Form 19-1) with the Securities and Exchange Commission to acquire up to One Billion Eight Hundred Sixty-Six Million (1,866,000,000) common shares of FLI through a Capped Voluntary Tender Offer to all shareholders of FLI. The consideration for the Tender Offer will be paid in shares owned by FLI in Filinvest REIT Corp. (FILRT) at an exchange ratio of 0.32 FILRT shares for every 1.00 FLI share tendered and accepted for payment. FLI amended the Tender Report on October 7, 2024, and October 15, 2024, to update the exhibits and comply with the requirements of the Markets and Securities Regulation Department of the SEC, respectively. The Tender Offer commenced at 9:00 am on October 7, 2024, and will end at 12:00 pm on November 27, 2024. The cross date and settlement date shall be on December 09, 2024, and December 11, 2024, respectively.

The Tender Offer will not have any material adverse effect on the business, operations, assets, liabilities, or condition, financial or otherwise, of the Company.

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
AGING OF LOANS AND RECEIVABLES (Unaudited)

ATTACHMENT II

As of September 30, 2024

(Amounts in Thousands of Pesos)

Type of Receivable	Total	Current	1-30 days	31-60 days	61-90 days	91-120 days	>120 days
a) Trade Receivables							
Mortgage, Notes and Installment Contracts Receivable	₱14,531,946	₱13,981,188	₱185,294	₱81,416	₱102,384	₱181,664	₱-
Receivable from Financing Institutions	244,714	244,714	-	-	-	-	-
Receivable from Customers	319,634,268	291,723,930	9,003,255	7,379,586	3,559,583	7,672,163	295,751
	334,410,928	305,949,832	9,188,549	7,461,002	3,661,967	7,853,827	295,751
b) Non-trade Receivables and Others	3,736,742	3,736,742	-	-	-	-	-
TOTAL	338,147,670	309,686,574	9,188,549	7,461,002	3,661,967	7,853,827	295,751
Less: Allowance for Probable Losses	(12,887,781)						
Net Receivable	₱325,259,889						

See accompanying Notes to Unaudited Interim Condensed Consolidated Financial Statements

ATTACHMENT III

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES

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

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
SCHEDULE A: SUPPLEMENTARY SCHEDULE ON FINANCIAL ASSETS
SEPTEMBER 30, 2024

Below is the schedule of financial assets in equity securities of the Group as of September 30, 2024:

Name of Issuing Entity and Association of Each Issue	Number of Shares/Principal Amount of Bonds and Notes	Amount Shown in the Statement of Financial Position	Value Based on Market Quotation at End of Year	Income Received and Accrued
(In Thousands)				
Financial Assets at Fair Value Through Profit or Loss				
Debt Securities				
Fixed Rate Treasury Notes (FXTN)	₱6,461,995	₱6,877,629	₱6,877,629	₱244,293
Petroleos Mexicanos (PEMEX)	560,300	436,334	436,334	33,374
Retail Treasury Bond (RTB)	211,593	215,986	215,987	8,551
Republic of the Philippines (ROP)	1,120,600	1,166,356	1,166,355	78,208
	8,354,488	8,696,305	8,696,305	364,426
Equity Securities				
LGU Guarantee Corporation	10,213	10,213	10,213	–
Victoria Milling Corporation	110	110	110	–
Citibank Manila	73	7,371	7,371	–
	10,396	17,694	17,694	–
	₱8,364,884	₱8,713,999	₱8,713,999	₱364,426
Financial Assets at Fair Value Through Other Comprehensive Income				
Debt Securities				
Government Securities				
ROP	₱9,034,236	₱9,341,869	₱9,341,869	₱375,137
FXTN	2,853,060	2,780,336	2,780,336	97,817
RTB	550,000	563,748	563,748	23,224
Retail Dollar Bond (RDB)	499,300	467,654	467,654	5,237
PEMEX	448,240	349,067	349,067	27,936
Republic of Indonesia (INDON)	–	–	–	7,594
Bangko Sentral ng Pilipinas (BSP)	50,000	49,991	49,991	249
Mexican Global Bonds (MEX)	280,150	281,789	281,789	19,906
	13,714,986	13,834,454	13,834,454	557,100
Private Bonds				
Ayala Corp.	1,619,098	1,372,286	1,372,286	53,742
Aboitiz Equity Ventures	1,400,750	1,348,923	1,348,923	39,340
First Pacific	1,120,600	1,095,308	1,095,308	27,798
JG Summit	1,120,600	1,079,989	1,079,989	28,794
Manila Water	897,601	867,944	867,944	25,618
Jollibee Food Corp.	559,740	554,086	554,086	18,393
Rizal Commercial Banking Corp	518,278	515,930	515,930	24,721
National Home Mortgage Finance Corporation	1	150,000	150,000	–
International Container Terminal Services, Inc.	256,169	255,331	255,331	7,483
	7,492,836	7,239,797	7,089,797	225,889

Name of Issuing Entity and Association of Each Issue	Number of Shares/Principal Amount of Bonds and Notes	Amount Shown in the Statement of Financial Position (In Thousands)	Value Based on Market Quotation at End of Year	Income Received and Accrued
Quoted				
The Palms Country Club	286	517,744	517,744	—
Manila Golf	2	320,000	320,000	—
Manila Electric Company	1,153,694	8,908	8,908	—
Manila Polo Club	1	50,000	50,000	—
Caliraya Golf	18,401	15,491	15,491	—
Empire East Land Holdings	—	(423)	(423)	—
Philippine Long Distance Telephone Company	1	358	358	—
Sta Elena Properties Inc.	2	48,000	48,000	—
Riviera Golf	1	1,800	1,800	—
	1,172,388	961,878	961,878	—
Unquoted				
H.B. Fuller	1,903,767	17,408	17,408	—
Cebu Country Club	1	6,017	6,017	—
The Palms Country Club	1,000	3,060	3,060	—
Alabang Country Club	1	2,200	2,200	—
Philippine Long Distance Telephone Company	59,900	100	100	—
Pilipino Telephone Corp.	1,800	8	8	—
	1,966,469	28,793	28,793	—
	₱24,346,679	₱22,064,922	₱21,914,922	₱782,989
Investment Securities at Amortized Cost				
ROP	₱41,405,553	₱39,847,497	₱38,731,283	₱1,376,836
FXTN	22,012,993	21,410,260	20,893,947	877,334
INDON	8,743,482	9,554,065	9,615,783	364,250
PLNJ	1,919,028	1,728,651	1,899,764	85,454
SM INVESTMENT CORP (SMINVE)	—	—	—	37,677
PEMEX	582,712	561,228	403,458	26,033
RTB	245,654	255,289	246,358	11,128
RP GPN	321,264	299,754	385,591	12,609
	75,230,686	73,656,744	72,176,184	2,791,321
Fixed Rate Treasury Notes (FXTN) - EWRB	1,881,646	2,093,448	2,305,249	19,150
Allowance for probable losses	—	(10,785)	—	—
	₱77,112,332	₱75,739,407	₱74,481,433	₱2,810,471

SCHEDULE B: SUPPLEMENTARY SCHEDULE OF AMOUNTS RECEIVABLE FROM DIRECTORS, OFFICERS, EMPLOYEES, RELATED PARTIES, AND PRINCIPAL STOCKHOLDERS (OTHER THAN RELATED PARTIES) SEPTEMBER 30, 2024

There are no advances to employees with balances above ₱ 1.0 million as of September 30, 2024.

Related Party Transactions

Due From Related Parties

Below is the list of outstanding receivables from related parties of the Group presented in the unaudited interim condensed consolidated statements of financial position as at September 30, 2024 (amounts in thousands):

	Relationship	Nature	Balances at End of Period
Filinvest-Hitachi Omni Waterworks, Inc.	Joint Venture	a	₱-
Luzon International premier Airport Development Corporation	Associate	a	-
			₱-

Nature of Intercompany Transactions

Expenses – these pertain to the share of the Group’s related parties in various common selling and marketing and general and administrative expenses.

The outstanding balances of intercompany transactions are due and demandable as of September 30, 2024.

SCHEDULE C: SUPPLEMENTARY SCHEDULE OF AMOUNTS RECEIVABLE FROM (PAYABLE TO) RELATED PARTIES WHICH ARE ELIMINATED DURING THE CONSOLIDATION OF FINANCIAL STATEMENTS SEPTEMBER 30, 2024

Below is the schedule of receivables (payables) with related parties which are eliminated in the unaudited condensed consolidated financial statements as of September 30, 2024 (amounts in thousands):

		Volume of Transactions	Receivable (Payable)	Terms
				Non-interest bearing and to be settled on a quarterly basis until December 2024
Filinvest REIT Corp. (FILRT)	Sale of lot	(₱260,208)	₱ 92,181	
Pacific Sugar Holdings Corporation (PSHC)	Share in expenses	–	106,625	Non-interest bearing and to be settled within 1 year
FDC Misamis Power Corporation (FDC Misamis)	Share in expenses Dividend income Operational advances Interest on advances	 (218)	 194	Non-interest bearing and to be settled within 1 year except for loan**
Corporate Technologies, Inc. (CTI)	Share in expenses Operational advances Interest on advances	 14,808	 197,753	Non-interest bearing and to be settled within 1 year except for loan**
SharePro, Inc. (SPI)	Share in expenses Operational advances Interest on advances	 (42,775)	 80,983	Non-interest bearing and to be settled within 1 year except for loan**
Countrywide Water Services Inc. (CWSI)	Share in expenses Interest on advances	 (32,413)	 11,217	Non-interest bearing and to be settled within 1 year except for loan**
Mactan Seascapes Services, Inc. (MSSI)	Share in expenses Maintenance dues Rental income	 (334,247)	 38,816	Non-interest bearing and to be settled within 1 year
Filinvest Land, Inc. (FLI)	Share in expenses Dividend income	 (113,983)	 39,346	Non-interest bearing and to be settled within 1 year
FDC Utilities, Inc. (FDCUI)	Share in expenses Rental income Rental deposit	 (1,060) 	 (489) 	Non-interest bearing and to be settled within 1 year
Boracay Seascapes, Inc. (BSI)	Share in expenses	411	411	Non-interest bearing and to be settled within 1 year
Filinvest Hospitality Corporation (FHC)	Share in expenses	13,459	20,851	Non-interest bearing and to be settled within 1 year
FDC Water Utilities, Inc. (FWUI)	Rental income Rental deposit	 31,393	 33,785	Non-interest bearing and to be settled within 1 year
F(dev) Digital Innovations and Ventures, Inc. (FDEV)	Share in expenses	22,177	22,363	Non-interest bearing and to be settled within 1 year
Filinvest Cyberparks, Inc. (FCI)	Share in expenses	(1,067)	359	Non-interest bearing and to be settled within 1 year
Proexcel Property Managers, Inc. (PPMI)	Share in expenses	570	570	Non-interest bearing and to be settled within 1 year
Dreambuilders Properties, Inc. (DPI)	Share in expenses	30	53	Non-interest bearing and to be settled within 1 year

		Volume of Transactions	Receivable (Payable)	Terms
Cotabato Sugar Central Company, Inc. (CSCC)	Purchases Share in expenses	(301)	–	Non-interest bearing and to be settled within 1 year
Davao Sugar Central Company, Inc. (DSCC)	Purchases Share in expenses	10,121	10,121	Non-interest bearing and to be settled within 1 year
Property Maximizer Professional Corp. (Promax)	Commission	–	(889)	Non-interest bearing and to be settled within 1 year
Duawon Seascapes Resort, Inc. (DSRI)	Share in expenses	3,878	3,878	Non-interest bearing and to be settled within 1 year
Filinvest Alabang, Inc. (FAI)	Share in expenses Purchase of shares Share in expenses Rental expense Bank loan	24,321	10,493	Non-interest bearing and to be settled within 1 year
East West Banking Corporation (EW)	Interest on bank loan	(1,811,058)	(4,842,800)	Non-interest bearing and to be settled within 1 year except for loan*
		(₱2,476,162)	(₱4,173,201)	

* The operational advances, with aggregate advances of ₱ 319.0 million subject to fixed interest rates ranging from 3.7% to 7.6%, are due within 1 year.

** Interest-bearing loan with interest rate per annum equivalent to 4.8% fixed payable semi-annually. Principal is due in September 2025.

	Balances at Beginning of Year	Additions/ Reclassifications	Collections/ Reclassification	Balances at End of Year
FILRT	₱352,389	₱–	(₱260,208)	₱ 92,181
PSHC	106,625		–	106,625
FDC Misamis	412		(218)	194
CTI	182,945	14,808		197,753
SPI	123,758		(42,775)	80,983
CWSI	43,630		(32,413)	11,217
MSSI	373,063		(334,247)	38,816
FLI	153,329		(113,983)	39,346
FDCUI	1,549		(1,060)	489
BSI	–	411		411
FHC	7,392	13,459		20,851
FWUI	2,392	31,393		33,785
FDEV	186	22,177		22,363
FCI	1,426		(1,067)	359
PPMI	–	570		570
DPI	23	30		53
CSCC	301		(301)	–
DSCC	–	10,121		10,121
Promax	(889)			(889)
DSRI	–	3,878		3,878
FAI	(13,828)	24,321		10,493
EW	(3,031,742)	(1,811,058)		(4,842,800)
	(₱1,697,039)	(₱1,689,890)	(₱786,272)	(₱4,173,201)

The intercompany transactions between FDC and the subsidiaries pertain to share in expenses, rental charges, dividend income, sale of lots, purchase of shares, operational loan and interest charges. There were no amounts written off during the year and all amounts are expected to be settled within the year except for; (a) EW, which pertains to interest-bearing loans with interest rate per annum equivalent to 4.8% fixed payable semi-annually. Principal is due in October 2025; and (b) ₱319.0 million aggregate advances to CTI, CWSI and SPI subject to fixed interest rates ranging from 3.7% to 7.6%. These advances are due within 1 year; and (c) sale of lot to FILRT with remaining balance payable on a quarterly installment basis up to December 31, 2024.

SCHEDULE D: SUPPLEMENTARY SCHEDULE OF LONG-TERM DEBT SEPTEMBER 30, 2024

Below is the schedule of long-term debt of the Group:

TITLE OF ISSUE AND TYPE OF OBLIGATION	AMOUNT AUTHORIZED BY INDENTURE	CURRENT	NON- CURRENT	TOTAL	INTEREST RATE	MATURITY DATE
PARENT COMPANY:						
Bank loans - Philippine Peso	Various	9,070,745	14,159,265	23,230,010	With fixed interest 2.5% to 5.4% per annum	With varying maturity dates up to 2028
Bonds due 2026	10,000,000	–	10,000,000	10,000,000		
		9,070,745	24,159,265	33,230,010		
SUBSIDIARIES:						
Bank loans - Philippine peso	Various	26,109,748	25,401,327	51,511,075	Various fixed/floating rates	With varying maturity dates up to 2029
Philippine peso:						
Bonds due 2024	1,700,000	1,693,485	–	1,693,485	5.6%	December 4, 2024
Bonds due 2025	8,925,000	8,855,928	–	8,855,928	5.4%	September 23, 2025
Bonds due 2025	1,000,000	994,775	–	994,775	5.7%	August 20, 2025
Bonds due 2025	5,000,000	–	4,975,446	4,975,446	4.5%	December 21, 2025
Bonds due 2026	1,764,600	–	1,760,053	1,760,053	4.2%	May 18, 2026
Bonds due 2027	11,430,800	–	11,332,874	11,332,874	7.0%	September 1, 2027
Bonds due 2027	2,975,000	–	2,954,637	2,954,637	6.4%	September 23, 2027
Bonds due 2027	5,000,000	–	4,965,464	4,965,464	5.3%	December 21, 2027
		37,653,936	51,389,801	89,043,737		
Foreign currency bonds due 2025	\$200,000	–	11,175,001	11,175,001	4.1%	September 17, 2025
		46,724,681	86,724,067	133,448,748		

Amounts are presented net of unamortized deferred costs.

SCHEDULE E

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
SCHEDULE E: SUPPLEMENTARY SCHEDULE OF INDEBTEDNESS TO
RELATED PARTIES (LONG-TERM LOANS FROM RELATED COMPANIES)
SEPTEMBER 30, 2024

This schedule is not applicable as there are no noncurrent indebtedness to related parties as of September 30, 2024.

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES
SCHEDULE F: SUPPLEMENTARY SCHEDULE OF GUARANTEES OF
SECURITIES OF OTHER ISSUERS
SEPTEMBER 30, 2024

The Group does not have guarantees of securities of other issuers as of September 30, 2024.

**SCHEDULE G: SUPPLEMENTARY SCHEDULE OF CAPITAL STOCK
SEPTEMBER 30, 2024**

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding as Shown Under Related Balance Sheet Caption	Number of Shares Reserved for Options, Warrants, Conversion and Other Rights	Number of Shares Held by Related Parties	Directors, Officers and Employees	Others
		(In Thousands)				
Common Shares	15,000,000	8,648,463	–	7,653,635	66,599	928,229
Preferred Shares	2,000,000	–	–	–	–	–

**SCHEDULE H: SUPPLEMENTARY SCHEDULE OF BOND ISSUANCES –
SECURITIES OFFERED TO THE PUBLIC
SEPTEMBER 30, 2024**

On February 7, 2024, the Parent Company issued fixed rate 2.5-year bonds due in 2026 with principal amount of ₱10 billion. The bonds carry a fixed interest rate of 6.3206% per annum payable quarterly in arrears starting May 7, 2024.

I.	Proceeds	
	Net proceeds	₱9,876.0
II.	Utilization	
	Partial financing of debt obligations	5,000.0
	Capital expenditures for:	
	Hotel projects	301.8
	Renewable energy and water projects	34.0
	Investments in digitalization	11.5
	General corporate purposes	1,000.0
III.	Balance as of September 30, 2024	₱3,528.7

FILINVEST DEVELOPMENT CORPORATION

ANNEX 68-E - COMPONENTS OF FINANCIAL SOUNDNESS INDICATORS SEPTEMBER 30, 2024

Below are the financial ratios that are relevant to the Group as of and for the periods ended September 30, 2024 and 2023.

Ratio	Formula	As of and for Nine Months Ended September 30, 2024 (Unaudited)	As of and for Nine Months Ended September 30, 2023 (Unaudited) and as of December 31, 2023 (Audited)
Earnings Per Share (EPS)	Net Income Attributable to Equity Holders divided by Weighted Average Number of Outstanding Shares Net Income Attributable to Equity Holders 9,452,184 Divide by: Weighted Average Number of Outstanding Shares 8,648,463 EPS 1.093	1.093	0.686
Price Earnings Ratio	Closing Price divided by EPS Closing Price ⁽¹⁾ 5.8 Divide by: EPS 1.093 Price Earnings Ratio 5.3	5.3	7.8
Return on Revenues	Net Income divided by Total Revenues and Other Income Net Income 11,994,606 Divide by: Total Revenues and Other Income 86,838,861 Return on Revenues 0.14	14%	13%
Return on Equity (ROE) (average)	Net Income divided by Average Equity Net Income (Annualized) 15,992,808 Divide by: Average Equity 178,810,224 ROE 0.09	9%	7%
Long-term and Short-Term Debt to Equity Ratio	Long-term and Short-Term Debt divided by Total Stockholders' Equity Long-term and Short-Term Debt 133,448,748 Divide by: Total Stockholders' Equity 179,928,572 Long-term and Short-Term Debt to Equity Ratio 0.74	0.74	0.74
Total Liabilities to Equity Ratio	Total Liabilities divided by Total Stockholders' Equity Total Liabilities ⁽²⁾ 202,766,142 Divide by: Total Stockholders' Equity 179,928,572 Total Liabilities to Equity Ratio 1.13	1.13	1.09

(Forward)

Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA) to Total Interest Expense	EBITDA divided by Total Interest Expense	4.62	4.71
	EBITDA	25,324,707	
	Divide by: Total Interest Expense ⁽³⁾	5,475,979	
	EBITDA to Total Interest Expense	4.62	
Current Ratio	a. Including EW	0.67	0.80
	Total Current Assets divided by Total Current Liabilities		
	Total Current Assets	315,788,435	
	Divide by: Total Current Liabilities	474,518,219	
	Current Ratio	0.67	
	b. Excluding EW	1.98	2.70
	Total Current Assets divided by Total Current Liabilities		
	Total Current Assets	149,306,040	
Divide by: Total Current Liabilities	75,425,091		
Current Ratio	1.98		
Quick Ratio - Excluding EW	Current Asset less Inventories divided by Current Liabilities	1.00	1.17
	Total Current Assets	149,306,038	
	Less: Inventories	74,079,309	
		75,226,731	
	Divide by: Total Current Liabilities	75,425,091	
Quick Ratio - Excluding EW	1.00		
Asset to Equity Ratio	Total Assets divided by Total Equity	4.28	4.14
	Total Assets	770,586,361	
	Divide by: Total Equity	179,928,572	
	Solvency Ratio	4.28	

(1) Closing prices of ₱5.80 and ₱5.22 as of September 30, 2024 and 2023, respectively.

(2) Excluding deposit liabilities, bills and acceptances payable and finance lease liabilities.

(3) Excluding accretion expense on financial liability on lease contract.

FILINVEST DEVELOPMENT CORPORATION AND SUBSIDIARIES

MAP SHOWING THE RELATIONSHIPS BETWEEN AND AMONG THE COMPANIES IN THE GROUP, ITS ULTIMATE PARENT COMPANY, CO-SUBSIDIARIES AND ASSOCIATE
SEPTEMBER 30, 2024

A.L. GOTIANUN, INC.
 MAP SHOWING THE RELATIONSHIP BETWEEN AND AMONG THE COMPANIES IN THE GROUP, ITS ULTIMATE PARENT, CO-SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES
 (As of September 30, 2024)

